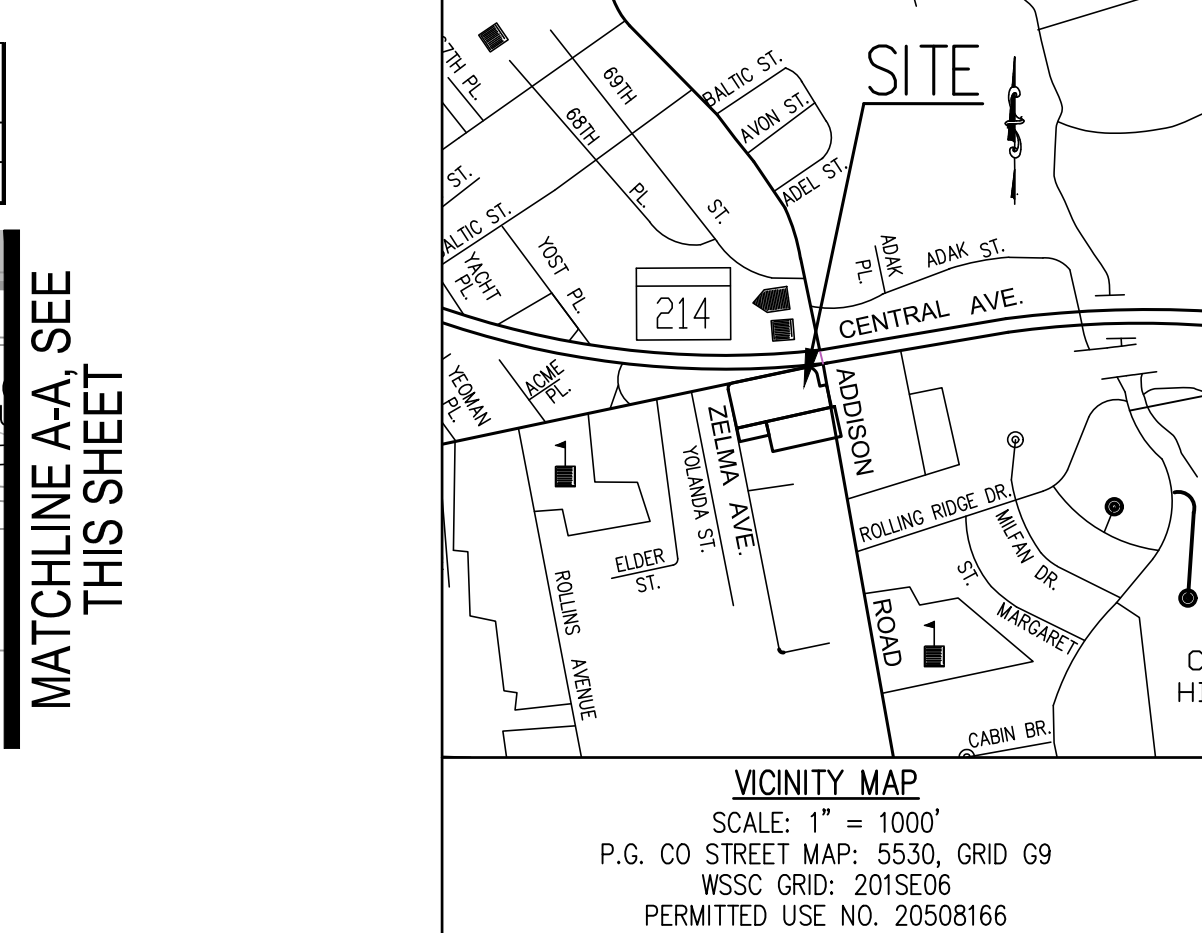
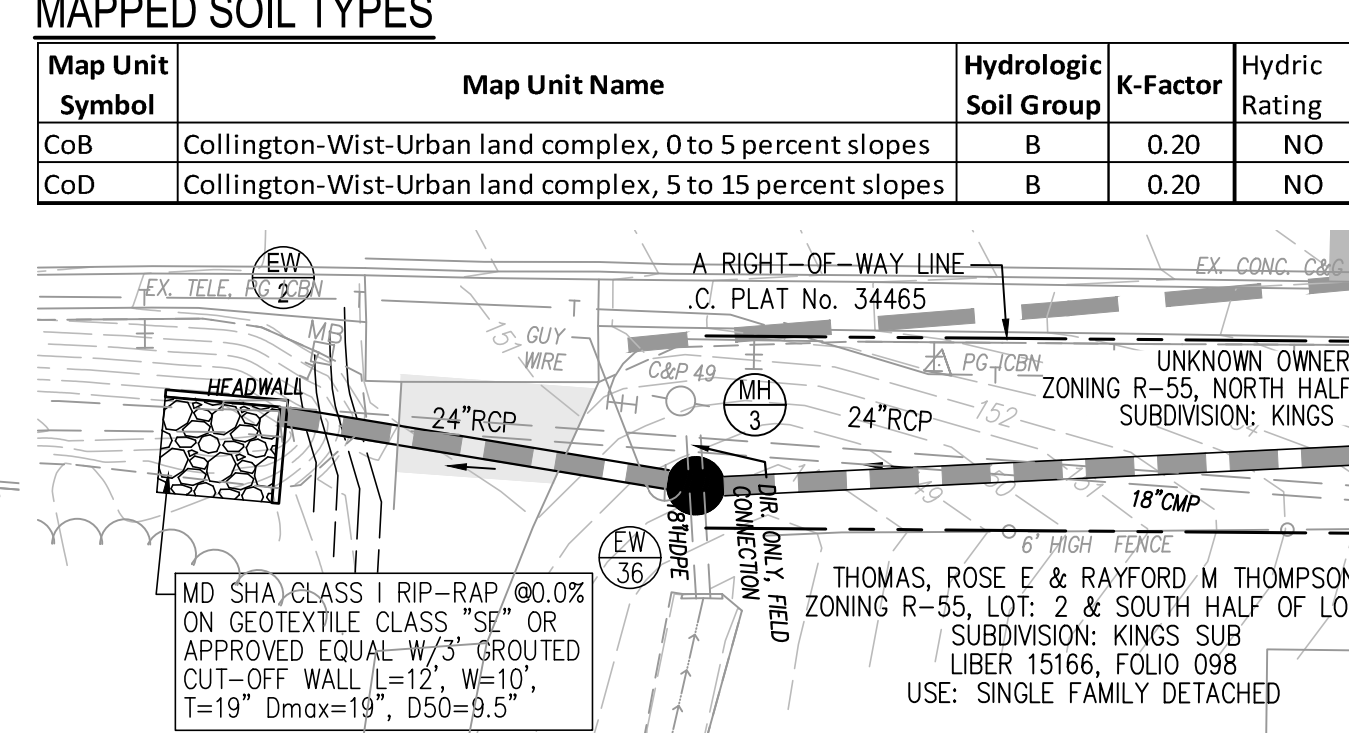


NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	COMMENTS	DISPOSITION
1	Sweet Gum	Liquidambar styracifera	39.5	Good	Broken branching, heavy English Ivy	Remove
2	Sweet Gum	Liquidambar styracifera	38.0	Good	Broken branching, heavy English Ivy	Remove
3	American Linden	Tilia americana	33.5	Good	Minor English Ivy	Remove
4	American Linden	Tilia americana	36.0	Fair	Double trunk	Remove
5	Eastern Red Cedar	Juniperus virginiana	30.0	Fair	Broken limbs, vines	Remove
6	Eastern Red Cedar	Juniperus virginiana	31.5	Good	High canopy	Remove
7	Tulip Poplar	Liriodendron tulipifera	39.0	Good	Heavy vines	Save
8	Red Maple	Acer rubrum	33.5	Fair	Heavy vines	Remove
9	American Elm	Ulmus americana	30.0	Good	Heavy vines	Remove

- NOTE:
- ALL PROPOSED SPECIMEN TREES TO BE REMOVED ARE GRANDFATHERED FROM THE VARIANCE PROCESS DUE TO PAST APPROVALS.
 - THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE(S) FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON MAY 5TH 2020 FOR THE REMOVAL OF THE FOLLOWING SPECIFIED SPECIMEN TREES (SECTION 25-122(b)(1)(G)): ST#1, ST#2, ST#3, ST#4, ST#5, ST#6, ST#9.
 - PREVIOUS SPECIMEN TREE #8 WAS REMOVED WITH PRIOR APPROVAL OF TCP 2-013-2019 THAT WAS APPROVED WITH THE DETAIL SITE PLAN (DSP-06001-03) ON MAY 5, 2020. A VARIANCE FROM SECTION 25(d)(1)(G) WAS SUBMITTED WITH DSP FOR REMOVAL OF SPECIMEN TREES ON SITE.

LOCATION	ADDRESS	OWNER	DISCRIPTION	PROPERTY INFORMATION	ACRE	ZONING	TAX ACCOUNT
NORTH	6301 Central Avenue, Capital Heights, MD 20743	6301 CENTRAL AVE. LLC.	MAIN BUILDING	Parcel A P 231/P 98	1.85	C-S-C/DDOZ	4048179
SOUTH EAST	212 Zelma Avenue, Capital Heights, MD 20743	6301 CENTRAL AVE. LLC.	SURFACE PARKING & UNDERGROUND SWM	LOT 5 P 16/P 61	0.232	R-55/DDOZ	2063139
SOUTH WEST	109 S. Addison Road, Capital Heights, MD 20743	IMAN LLC.	SURFACE PARKING	PARCEL 00877/L 32201, F 00501	0.895	C-S-C/DDOZ	2118693
TOTAL					2.977	or Say 2.98	Acres



AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 P: (301)306-3091
 F: (301)306-3092

PARK PLACE AT ADDISON ROAD METRO

6301 CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

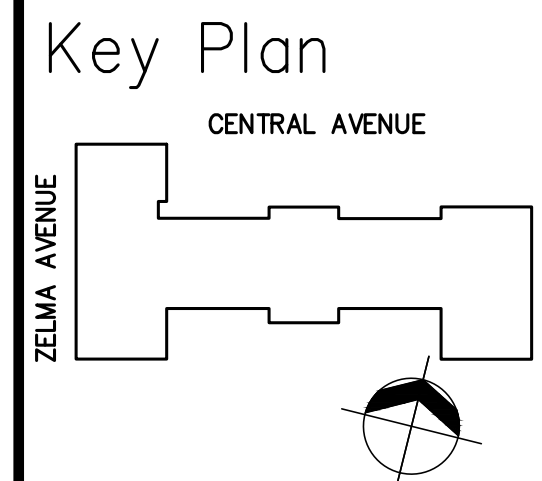
OWNER / DEVELOPER
 6301 CENTRAL AVENUE, LLC
 301.401.0800

STRUCTURAL ENGINEER
 SK&A MD
 301.881.1441

MEP ENGINEER
 HENRY ADAMS
 402.296.6500

CIVIL ENGINEER
 AB CONSULTANTS, INC.
 301.306.3091

LANDSCAPE ARCHITECT
 CGLA
 202.857.9720

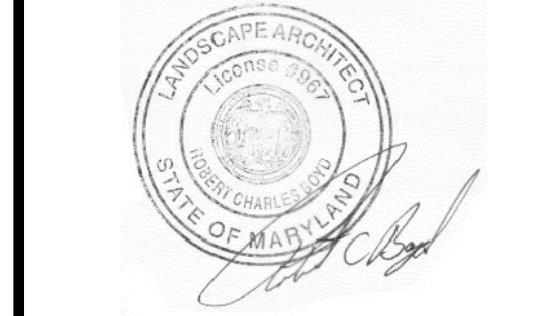


Issue NO.	DATE
1	06/21/2022
2	07/23/2021
3	09/24/2021
4	11/19/2021

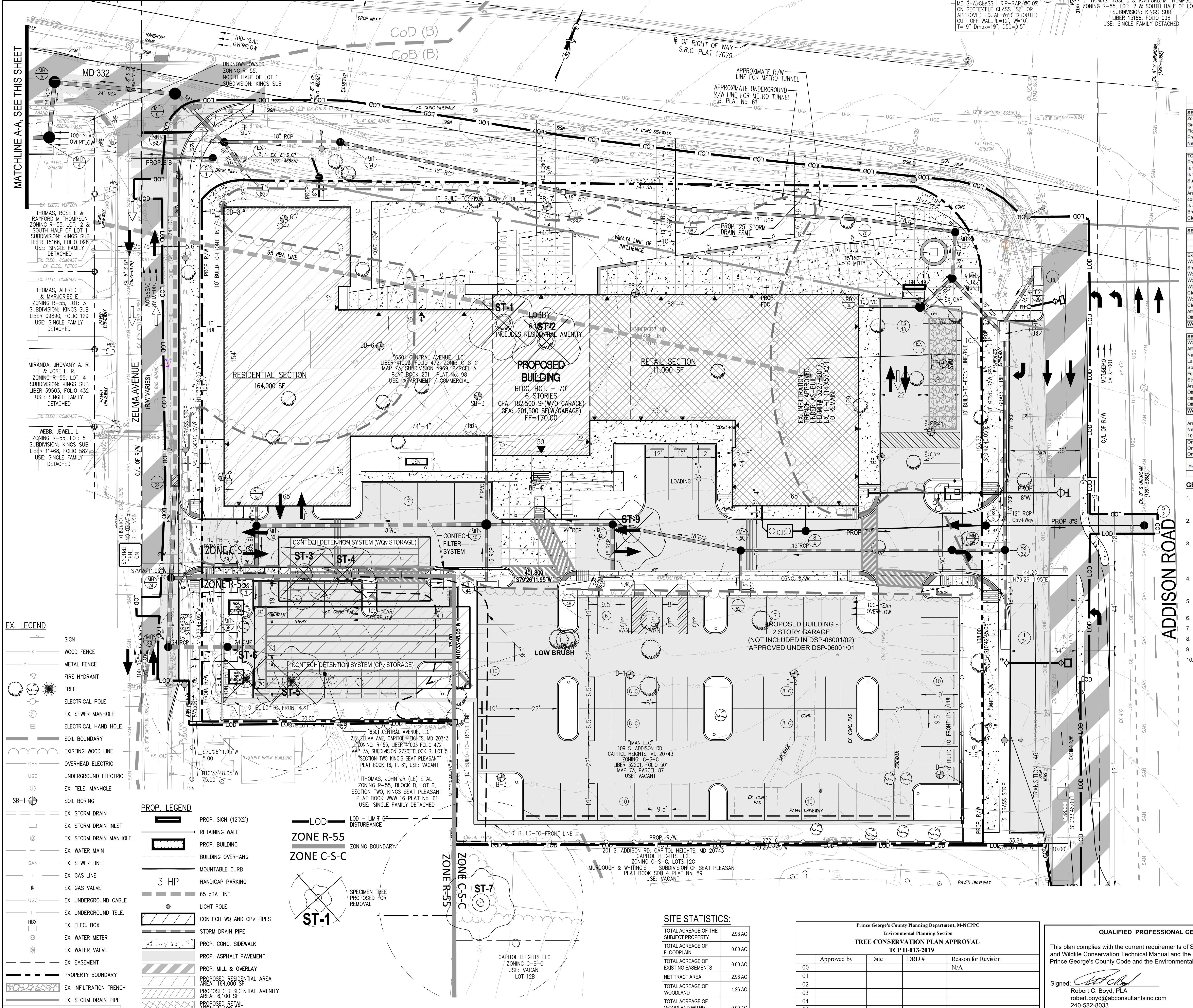
Revisions NO.	DATE
1	06/21/2022
2	07/23/2021
3	09/24/2021
4	11/19/2021

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.

NAME: SANJAY PATEL
 LICENSE NO. 31042
 EXPIRATION DATE: 02/18/2023



PRINCIPAL IN CHARGE
 A.P.
PROJECT ENGINEER
 S.P.
DRAWN
 J.P., A.D., B.L., H.P.
D.T.
 Jan. 17, 2022
SCALE:
 1"=20'
DRAWING NO.
 2018096



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
Zone	C-S-C	R-55		
Gross Tract	2.76	0.23		
Floodplain	0.00	0.00		
Previously Dedicated Land	0.00	0.00		
Net Tract (NTA)	2.76	0.23	0.00	
TCP Number: TCP-013-2019 Property Description or Subdivision Name: Park Place at Addison Metro Is this site subject to the 1989 or 1991 Ordinance? <input checked="" type="checkbox"/> Is this site subject to the 1991 Ordinance? <input checked="" type="checkbox"/> Subject to 2010 Ordinance and in PFA (Priority Funding Area) is this one (1) single family lot? (Y or N) <input checked="" type="checkbox"/> Are there prior TCP approvals which include a combination of this lots? (Y or N) <input checked="" type="checkbox"/> Is any portion of the property in a WC Bank? (Y or N) <input checked="" type="checkbox"/> Break-even point (pre-approval) = 0.46 acres Clearing permitted via reforestation = 0.46 acres				

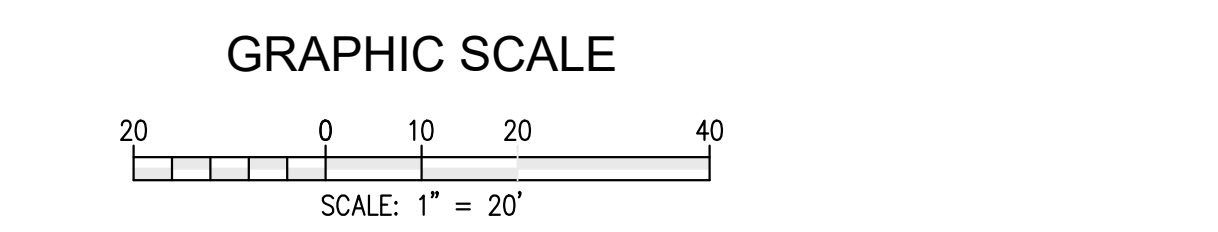
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
Existing Woodland	Woodland Conservation Threshold (WCT)	Column A	Column B	Column C
Existing Woodland	0.00	0.00	0.00	0.00
Woodland Conservation Threshold (WCT)	15.39%	0.46	0.00	0.00
Smaller of 17 or 18	0.00	0.00	0.00	0.00
Woodland above WCT	0.00	0.00	0.00	0.00
Woodland cleared	0.00	0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	0.00	0.00	0.00	0.00
Clearing above WCT (0.25 - 1) replacement requirement	0.00	0.00	0.00	0.00
Woodland cleared below WCT	0.00	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00
Afforestation Required	15.00%	0.43	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
Woodland Conservation Required		0.43	0.00	0.00

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
Woodland Preservation	Afforestation / Reforestation	Landscaping Credits	Specimen/Historic Tree Credit (CR2 area * 2.0)	Street Tree Credit (Easting or 10-year canopy coverage)
Woodland Preservation	0.00	0.00	0.00	0.00
Afforestation / Reforestation	0.00	0.00	0.00	0.00
Landscaping Credits	0.00	0.00	0.00	0.00
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00	0.00	0.00
Street Tree Credit (Easting or 10-year canopy coverage)	0.00	0.00	0.00	0.00
Area approved for fee-in-lieu	0.00	0.00	0.00	0.00
Off-site Woodland Conservation Credits Required	0.43	0.00	0.00	0.00
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
Woodland Conservation Provided	0.43	0.00	0.00	0.00

Prepared by: *[Signature]* Date: 01-17-2022
 Signed: *[Signature]* Date: 01-17-2022

- GENERAL NOTES:**
- This plan is submitted to fulfill the woodland conservation requirements for Commons at Addison Road for grading permit. If this grading permit expires, then this TCP II-013-2019 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 preservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developed Tier and is zoned C-S-C/DDOZ & R-55/DDOZ.
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is adjacent to MD 214 Central Ave. which is classified as an arterial roadway.
 - The property is adjacent to Addison Road South which is classified as an arterial roadway.
 - This plan is grandfathered under CB-27-2010, Section 25-117 (g).

General Information Table	
Zoning	C-S-C/DDOZ
Zoning	R-55/DDOZ
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	73-C1
WSSC Grid (TMG)	201S06
WSSC Grid (Sheet)	201S06
Planning Area (PA)	75A
Election District (ED)	18
Councilmanic District (CD)	7
General Plan 2002 Tier (Tier)	Addison Road Metro
Traffic Analysis Zone (COG) (TAZ-COG)	1065
PG Traffic Analysis Zone	857



PROPERTY OWNERS AWARENESS CERTIFICATE
 We, 6301 Central Avenue, LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.
 Signed: *[Signature]* Date: 8/29/18
 Owner or Owner's Representative

SITE STATISTICS:	
TOTAL ACREAGE OF THE SUBJECT PROPERTY	2.98 AC
TOTAL ACREAGE OF FLOODPLAIN	0.00 AC
TOTAL ACREAGE OF EXISTING EASEMENTS	0.00 AC
NET TRACT AREA	2.98 AC
TOTAL ACREAGE OF WOODLAND	1.26 AC
TOTAL ACREAGE OF WOODLAND WITHIN FLOODPLAIN	0.00 AC

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II-013-2019				
	Approved by	Date	DRD #	Reason for Revision
00				N/A
01				
02				
03				
04				
05				

QUALIFIED PROFESSIONAL CERTIFICATION
 This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual and the current requirements of the Prince George's County Code and the Environmental Technical Manual.
 Signed: *[Signature]*
 Robert C. Boyd, PLA
 robert.boyd@abconsultantsinc.com
 240-582-8033

THIS BLOCK IS FOR OFFICIAL USE ONLY
 GSE label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
COMMONS AT ADDISON ROAD
 Date: 01-17-2022
 AB Consultants, Inc.
 9450 Annapolis Road
 Lanham, MD 20706

9/23/2021 10:34:15 AM
 CALL "MISS UTILITY" AT 1-800-257-7777
 48 Hours Before Start of Construction