



Woodland Conservation Worksheet  
for  
Prince Georges County

Zone	MA-XF			
Gross Tract	84.90			
Floodplain	0.00			
Previously Dedicated Land	0.00			
Net Tract (NTA)	84.90	0.00	0.00	

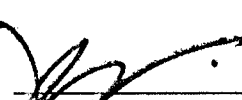
\*Include all usage in the corresponding columns for each zone  
TCPS-23-27 National Harbor

Property Description or Subdivs on Name is this site subject to the 1989 Ordinance?  
 Reforestation Requirement Reduction Question is this one (1) single family (sf) (y/n)  
 Are there prior TCR approvals which include a combination of this lot and/or other lots (y/n)  
 is this a Mitigation Bank  
 Break-even Port (presentation) = 9.99 acres  
 Clearing permitted w/o reforestation = 1.99 acres

Woodland Conservation Calculations			Net Tract (acres)	Floodplain Impacts (acres)
Existing Woodland			7.70	0.00
Woodland Conservation Threshold (NTA) = Smaller of a or b	15.00%	9.99	7.70	
Woodland above WCT			7.70	0.00
Woodland cleared			0.00	
Clearing above WCT (0.25 : 1) replacement requirement			7.70	
Afforestation Threshold (AFT) =	15.00%	1.99	0.00	
Offset to Mitigation being provided on this property			17.39	
Woodland Conservation Required				


Woodland Conservation Provided:			(acres)	
Woodland Preservation			0.00	
Afforestation / Reforestation			0.00	
Area approved for fee-simple			0.00	\$0.00
Credits for Offset to Mitigation on another property			17.39	
Offset to Mitigation (preservation) being provided on this property			0.00	
Offset to Mitigation (afforestation) being provided on this property			0.00	
Total Woodland Conservation Provided			17.39	

Area of Woodland not cleared 0.00 acres  
 Woodland retained not part of requirements 0.00 acres

Prepared by:  7/10/14




1. <i>NAME</i> 2. <i>ADDRESS</i> 3. <i>CITY</i> 4. <i>STATE</i> 5. <i>ZIP</i> 6. <i>PHONE</i> 7. <i>DATE</i> 8. <i>SIGNATURE</i> 9. <i>PRINT NAME</i> 10. <i>PRINT ADDRESS</i> 11. <i>PRINT CITY</i> 12. <i>PRINT STATE</i> 13. <i>PRINT ZIP</i> 14. <i>PRINT PHONE</i> 15. <i>PRINT DATE</i> 16. <i>PRINT SIGNATURE</i> 17. <i>PRINT NAME</i> 18. <i>PRINT ADDRESS</i> 19. <i>PRINT CITY</i> 20. <i>PRINT STATE</i> 21. <i>PRINT ZIP</i> 22. <i>PRINT PHONE</i> 23. <i>PRINT DATE</i> 24. <i>PRINT SIGNATURE</i> 25. <i>PRINT NAME</i> 26. <i>PRINT ADDRESS</i> 27. <i>PRINT CITY</i> 28. <i>PRINT STATE</i> 29. <i>PRINT ZIP</i> 30. <i>PRINT PHONE</i> 31. <i>PRINT DATE</i> 32. <i>PRINT SIGNATURE</i> 33. <i>PRINT NAME</i> 34. <i>PRINT ADDRESS</i> 35. <i>PRINT CITY</i> 36. <i>PRINT STATE</i> 37. <i>PRINT ZIP</i> 38. <i>PRINT PHONE</i> 39. <i>PRINT DATE</i> 40. <i>PRINT SIGNATURE</i> 41. <i>PRINT NAME</i> 42. <i>PRINT ADDRESS</i> 43. <i>PRINT CITY</i> 44. <i>PRINT STATE</i> 45. <i>PRINT ZIP</i> 46. <i>PRINT 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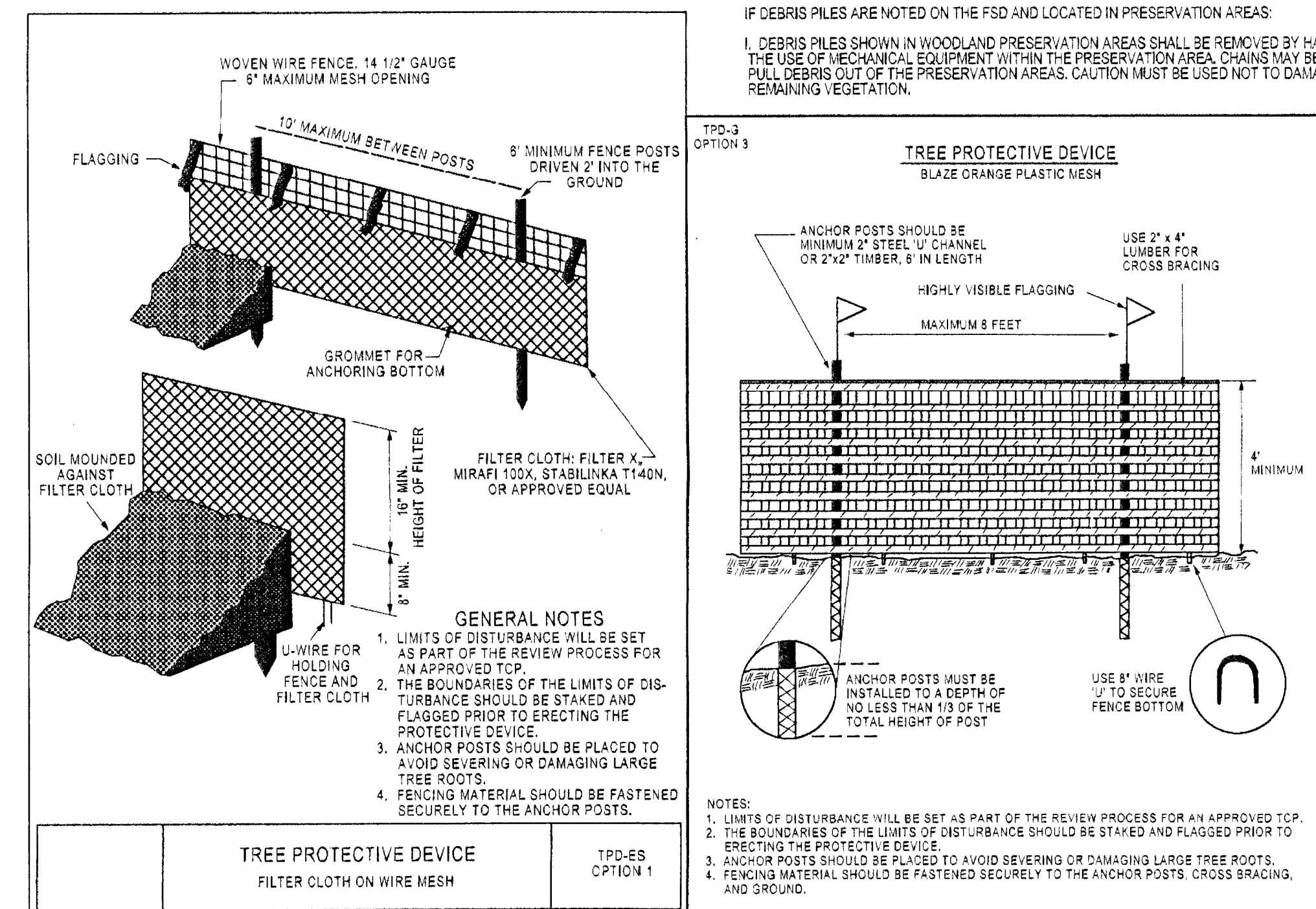
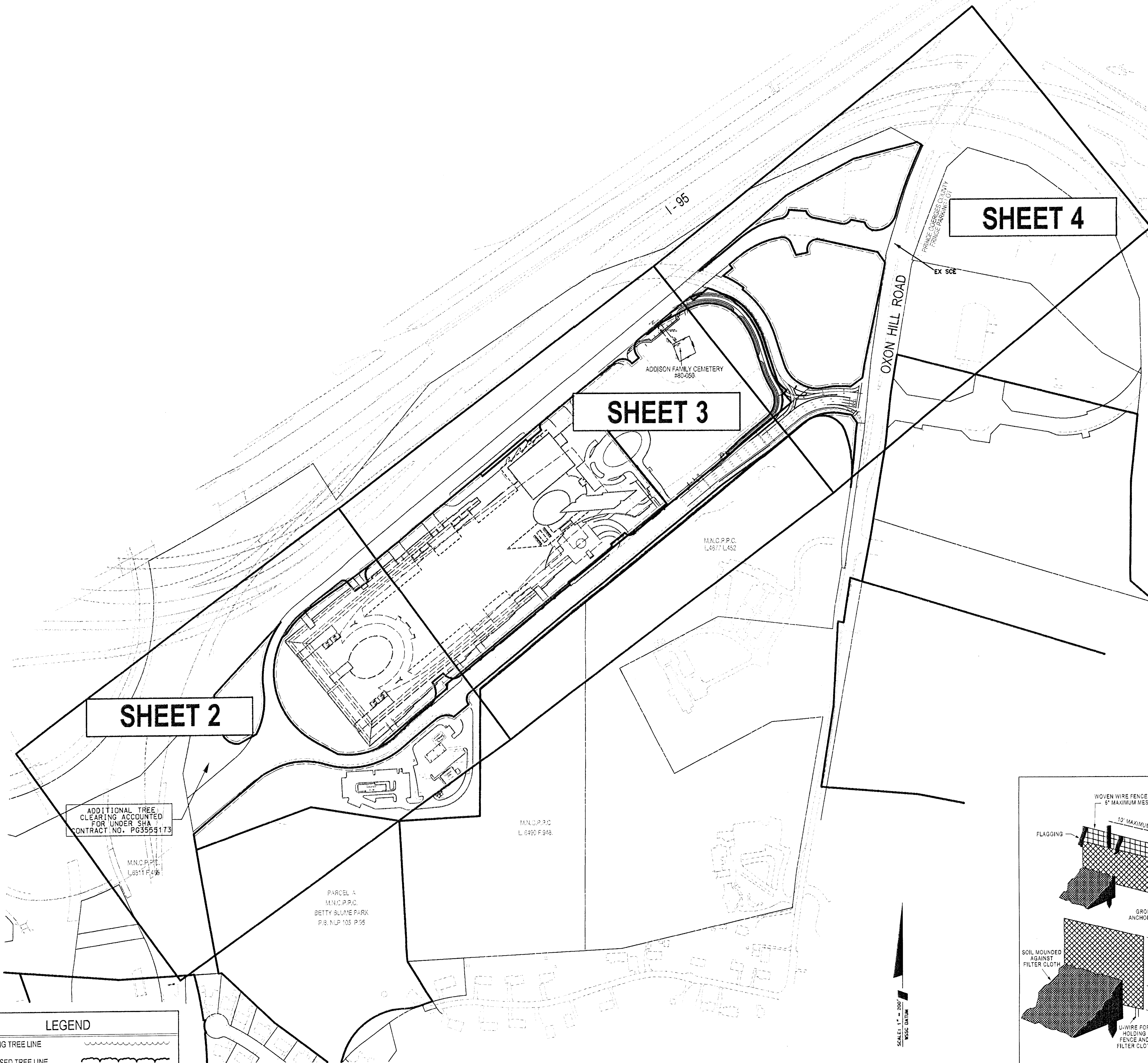
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M-NCPPC APPROVAL			
PROJECT NAME:		NATIONAL HARBOR - BELTWAY PARKING	
PROJECT NUMBER:		DSP-07073-01 & CDS-623	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.          Revision numbers must be included in the Project Number.</p>			









M-NCPPC  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
**APPROVAL**  
TREE CONSERVATION PLAN  
TCP2 - 23 - 01

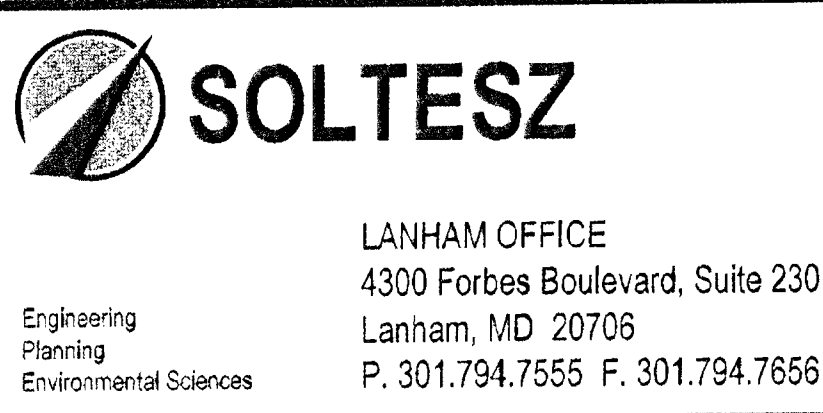
APPROVED BY		DATE
INITIAL STAFF SIGNATURE	JS	4-1
01 REVISION	CS	6-1
02 REVISION	<i>[Signature]</i>	7/2
03 REVISION		
04 REVISION		

<h1>PLAN VIEW</h1> <h2>ERVATION PLAN II</h2> <h1>AL HARBOR</h1> <h2>WAY PARCEL</h2> <p>PRINCE GEORGE'S COUNTY, MARYLAND</p>	  <p>1" = 200'</p>	
		<p>SHEET</p> <p>1</p>
		<p>OF</p> <p>4</p>
		<p>PROJECT NO.</p> <p>1005-01</p>



### LEGEND

EXISTING TREE LINE	
PROPOSED TREE LINE	
LIMITS OF DISTURBANCE	
CBCA LINE	
PROPERTY LINE	
MATCH LINE	
PRESERVATION SIGN	
TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	



Rockville								
Landan	5	MODIFIED TO SHOW REVISED PARCEL LINES, INGRESS/EGRESS EASEMENTS, WEST ROAD				GAM	03/29/14	
Walden	4	MODIFIED TO SHOW BUILDING ON LOT				DJB	03/07/14	
Luxemburg	3	MODIFIED FOR ADDITIONAL TREE CLEARING AND REMOVED OFFSITE REFORESTATION AREAS AND EXISTING LANDSCAPED AREAS FROM TOP CHASE				GAM	05/08/13	
Frederick	2	MODIFIED FOR ADDITIONAL TREE CLEARING AND OFFSITE REFORESTATION AREAS				YCR	02/20/13	
	1	MODIFIED FOR ADDITIONAL TREE CLEARING ON MINOR PC PROP				MAM	09/20/01	
	NO	REVISIONS				BY	DATE	
DATE:	MARCH 2014	DAD STANDARD VERSION	18	2000				
DESIGNED:	WKD	TEC-METAL	DJB			CHECKED:	WKD	

### MISS UTILITY NOTE

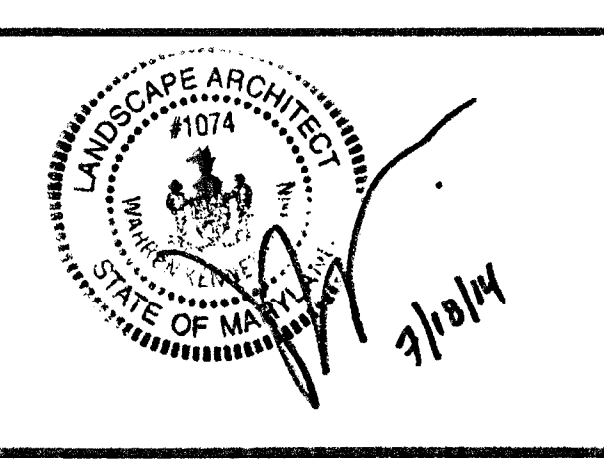
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-259-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, THE ANSWER 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**

THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-2000

CONTACT: SKIP GAULT

COPYRIGHT 200 THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP _____ 23 _____	GRID _____ D6 _____
TAX MAP 104.E1	ZONING CATEGORY M-X-T
WSSO 200' SHEET 20S01N01, 20S05E01	XXXX:
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX:



**PLAN VIEW**

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**TREE CONSERVATION PLAN II**  
**NATIONAL HARBOR**  
**BELTWAY PARCEL**

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



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LEGEND	
EXISTING TREE LINE	~~~~~
PROPOSED TREE LINE	~~~~~
LIMITS OF DISTURBANCE	~~~~~
CBCA LINE	~~~~~
PROPERTY LINE	~~~~~
MATCH LINE	~~~~~
PRESERVATION SIGN	•
TREE PROTECTION DEVICE	TPD
(BLAZE ORANGE FENCE)	



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

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick

www.solteszco.com

DATE: MARCH 2014  
DESIGNED: WJD

CAD STANDARDS VERSION: V8 - 2009  
TECHNICIAN: CJB

REVISIONS  
BY DATE

1 MAM 09/20/01  
2 YOR 02/20/13

#### MISS UTILITY NOTE

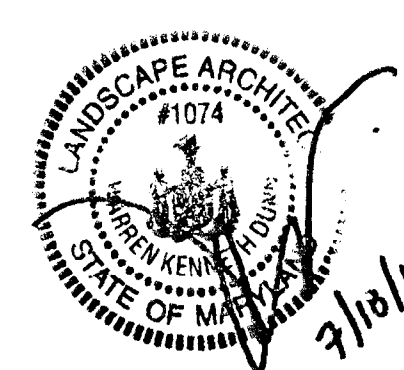
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#### OWNER/DEVELOPER/APPLICANT

THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-2000

CONTACT: SHIP GAULT

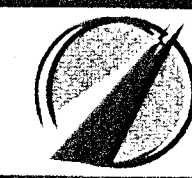
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MAP 23	2ND DS
TAX MAP 104 ET	ZONING CATEGORY: MAX-T
USDC 200 SHEET XXXX	
2005/001, 2005/001	
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	



#### PLAN VIEW

### TREE CONSERVATION PLAN II NATIONAL HARBOR BELTWAY PARCEL

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 50'

SHEET 2

OF 4

PROJECT NO.

1006-01

THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its assignee or the Deities Council.	
M-NCPPC APPROVAL	
PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL	
PROJECT NUMBER: DSP-07073-01 & CDS-623	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP2 - 23 - 01		
APPROVED BY	DATE	
INITIAL STAFF SIGNATURE	JS	4-17-01
01 REVISION	CS	6-13-13
02 REVISION	CS	7/25/14
03 REVISION		
04 REVISION		



# INTERSTATE 95 - CAPITAL BELTWAY

EXIT TO MD 210 SOUTH

MARYLAND STATE  
HIGHWAY  
L 7194 F. 237

NATIONAL AVENUE

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

M.N.C.P.P.C. EXISTING  
SLOPE EASEMENT  
L 6490 F. 948

M.N.C.P.P.C.  
P.B.153 P.59  
L.7884 F.513

M.N.C.P.P.C. EXISTING  
SLOPE EASEMENT  
L 6490 F. 943

M.N.C.P.P.C.  
P.B.153 P.56  
L.7884 F.513

## LEGEND

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PROPOSED TREE LINE	~~~~~
LIMITS OF DISTURBANCE	----
CBCA LINE	----
PROPERTY LINE	----
MATCH LINE	----
PRESERVATION SIGN	•
TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	----



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Rock Hill  
Lanham  
Waldorf  
Leonardtown  
Frederick

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NO.	REVISIONS	DATE
5	MODIFIED TO SHOW REVISED PARCEL LINES, INGRESS/EGRESS EASEMENTS, WEST ROAD	GAM 03/25/14
4	MODIFIED TO SHOW BUILDING ON LOT	DJB 03/07/14
3	MODIFIED FOR ADDITIONAL TREE CLEARING AND REMOVED OFFSITE REFORESTATION AREAS AND EXISTING UNDESIGNED AREAS FROM TOP CHART	GAM 05/05/13
2	MODIFIED FOR ADDITIONAL TREE CLEARING AND OFFSITE REFORESTATION AREAS	YOR 02/20/13
1	MODIFIED FOR ADDITIONAL TREE CLEARING ON MNCPPC PROP	MAM 09/20/01
DATE:	MARCH 2014	CAD STANDARDS: LERSON 14 - 2005
DESIGNED:	WMD	TECHNICAL: DJB
CHECKED:	WMD	

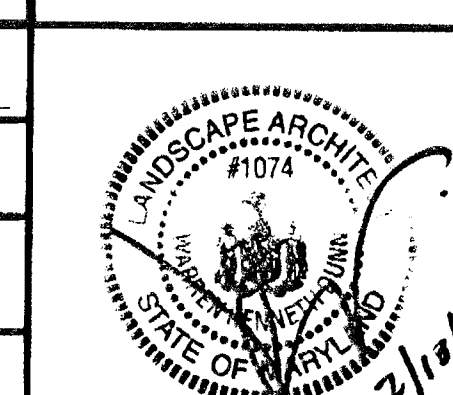
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## OWNER/DEVELOPER/APPLICANT

THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-0000  
CONTACT: SKIP GAULT

MAP	23	GRID	DS
FILE NAME	104.E1	WORK CATEGORY	MACT
PROJECT NO.	2096/NO1, 2096/NO1	PROJECT NO.	XXXX
SITE DATUM		SITE DATUM	XXXX
HORIZONTAL		HORIZONTAL	
VERTICAL		VERTICAL	



## PLAN VIEW

## TREE CONSERVATION PLAN II NATIONAL HARBOR BELTWAY PARCEL

12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

P:\1008-01\ENGINEERING\Beltway\3.sh Scale= 50.0000 11 in. User= G:\Mick P\Draw PDF\_Grey\_150.plt Plot= TEXT\_SUB.IN 7/9/2014 2:24:00 PM

THIS BLOCK IS FOR  
OFFICIAL USE ONLY  
QR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, is design of  
the District Council.



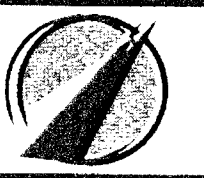
M-NCPPC  
APPROVAL

PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL  
PROJECT NUMBER: DSP-07073-01 & DDB-823

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.  
Revision numbers must be included in the Project Number.

M-NCPPC  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2 - 23 - 01

APPROVED BY	DATE
INITIAL STAFF SIGNATURE	JS 4-17-01
01 REVISION	CS 6-13-13
02 REVISION	WMD 7/9/14
03 REVISION	
04 REVISION	



1" = 50'

3

4

OF

PROJECT NO.

1008-01



INTERSTATE 95 - CAPITAL BELTWAY

EXIT TO MD 210 SOUTH - 95

MARYLAND STATE HIGHWAY

MATCHLINE - SEE SHEET 3

EXISTING PAVING  
OXON HILL ROAD  
(VARIABLE WIDTH ROW)

SALUBRIA

N/F  
ROSECLIFF REALTY  
FUNDING, INC.  
L 10440, F 12

PRINCE GEORGE'S COUNTY  
F.F. FRONTS PARKING LOT  
L 938919, F 819919

LEGEND	
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PROPOSED TREE LINE	
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TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	

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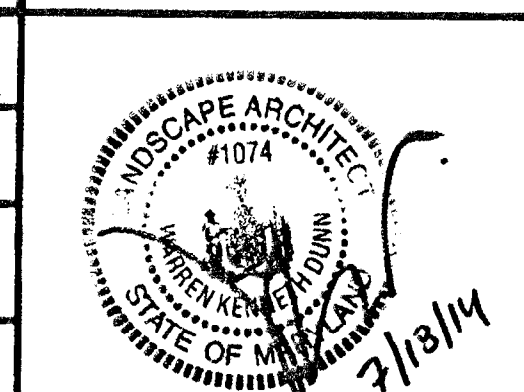
Rockville  
Lanham  
Waldorf  
Leesburg  
Frederick

NO.	DATE	DESCRIPTION	BY	DATE
5	03/29/14	MODIFIED TO SHOW REVISED PARCEL LINES, INGRESS/EGRESS EASEMENTS, WEST ROAD	GAM	03/29/14
4	03/07/14	MODIFIED TO SHOW BUILDING ON LOT	DJB	03/07/14
3	05/08/13	MODIFIED FOR ADDITIONAL TREE CLEARING AND REMOVED OFFSITE REFORESTATION AREAS AND EXISTING LANDSCAPED AREAS FROM TOP CHART	GAM	05/08/13
2	02/20/13	MODIFIED FOR ADDITIONAL TREE CLEARING AND OFFSITE REFORESTATION AREAS	YOR	02/20/13
1	09/20/01	MODIFIED FOR ADDITIONAL TREE CLEARING ON MNCPPC PROP.	MAM	09/20/01
NO.	DATE	DESCRIPTION	BY	DATE
1	03/29/14	DESIGNED	WVD	03/29/14
2	03/29/14	CAD STANDARDS VERSION	WVD	03/29/14
3	03/29/14	TECHNICAL	DJB	03/29/14
4	03/29/14	CHECKED	WVD	03/29/14

**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, WITHIN A MINIMUM OF THE START OF EXCAVATION CONTACT MISS UTILITY AT 1-800-881-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE IS A 12" INCHES, THE CONTRACTOR MUST CONTACT THE OWNER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VA 22033  
703-227-2000  
CONTACT: SKIP GAULT

2007/2014 ADD THE MAP PEOPLE TERMINATED USE WITHIN 10/1/10	MAP 23	GRID D6
TAX MAP	104.E1	ZONING CATEGORY M-X-T
NSIC 230 SHEET	XXXX	
2009/2014 2008/2011	XXXX	
SITE DATUM	XXXX	
HORIZONTAL		
VERTICAL		



**PLAN VIEW**  
**TREE CONSERVATION PLAN II**  
**NATIONAL HARBOR**  
**BELTWAY PARCEL**  
12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	4
OF	4
PROJECT NO.	1006-01

THIS BLOCK IS FOR OFFICIAL USE ONLY On-line users must verify that this plan meets conditions of final approval by the Planning Board. Its design is the official record.		
M-NCPPC APPROVAL		
PROJECT NAME: NATIONAL HARBOR - BELTWAY PARCEL		
PROJECT NUMBER: DSP-2073-01 & DDS-423		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.		
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION <b>APPROVAL</b> TREE CONSERVATION PLAN TCP2 - 23 - 01		
APPROVED BY	DATE	
INITIAL STAFF SIGNATURE	JS	4-17-01
01 REVISION	CS	6-13-13
02 REVISION		7/23/14
03 REVISION		
04 REVISION		