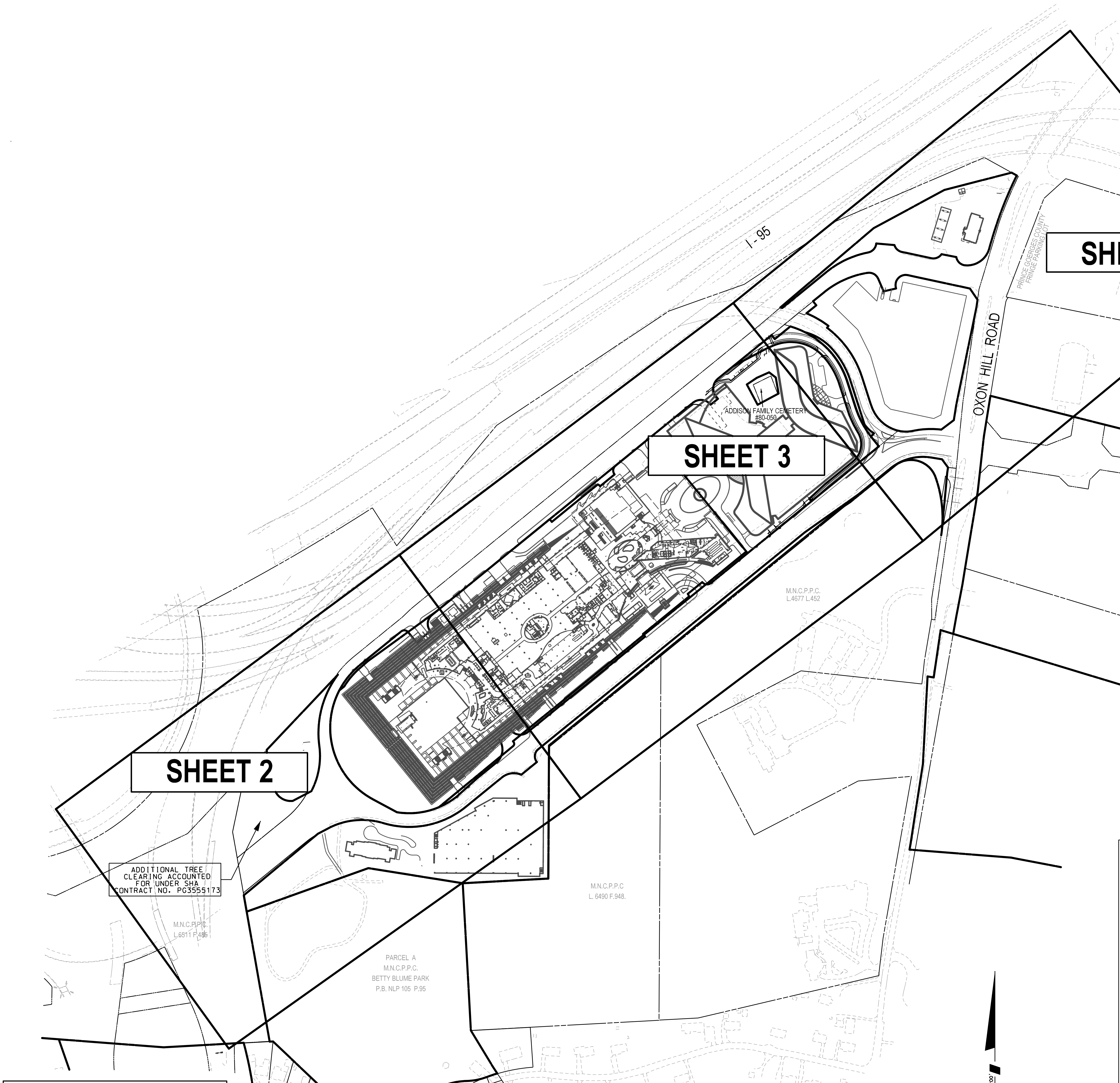
NATIONAL HARBOR BELTWAY PARCEL

TREE CONSERVATION PLAN TYPE II


I - 95
SHEET 4
SHEET 3
SHEET 2
OXON HILL ROAD
ADDISON FAMILY CEMETERY
M.N.C.P.P.C. L.4677 F.452
M.N.C.P.P.C. L.6490 F.948
M.N.C.P.P.C. L.6511 F.486
PARCEL A M.N.C.P.P.C. BETTY BLUME PARK P.B. NLP 105 P.95
ADDITIONAL TREE CLEARING ACCOUNTED FOR UNDER SHA CONTRACT NO. PG3555173
SCALE: 1" = 200'
WSSC DATUM

Oxon Hill Farm (National Park Service)
SITE
OXON HILL

VICINITY MAP
SCALE: 1"=2000'

INDEX OF SHEETS

DESCRIPTION	SHEET NO.
COVER SHEET	1
TCPII PLAN SHEET	2
TCPII PLAN SHEET	3
TCPII PLAN SHEET	4

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-07073-12. IF DSP-07073-13 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.

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 MITIGATION FEE.

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 DEVELOPING TIER AND IS ZONED M-X-T.

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

8. THE PROPERTY IS ADJACENT TO THE CAPITAL BELTWAY (I-95/I-495) WHICH IS CLASSIFIED AS A FREEWAY ROADWAY. THE PROPERTY IS ADJACENT TO OXON HILL ROAD WHICH IS CLASSIFIED AS AN ARTERIAL.

9. THE UNMITIGATED 65 dBA Ldn NOISE CONTOUR IS NOT SHOWN AS NOISE LEVELS ARE ABOVE 65 dBA Ldn THROUGHOUT THE ENTIRE SITE, SUCH THAT A 65 dBA Ldn NOISE CONTOUR CANNOT BE DELINEATED.

ADDITIONAL NOTES
TO BE PROVIDED WHEN APPROPRIATE. MUST BE NUMBERED IN SEQUENCE STARTING WITH NUMBER 9.
WHEN PRESERVATION OR RETENTION OF EXISTING WOODLANDS IS PROPOSED:
TREE PRESERVATION AND RETENTION NOTES

A. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.

B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

C. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.

D. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.

E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

F. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED, ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

G. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

H. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

I. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

IF DEVELOPMENT IS PROPOSED TO BE COMPLETED IN PHASES:

J. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
/{ EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:

K. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED.

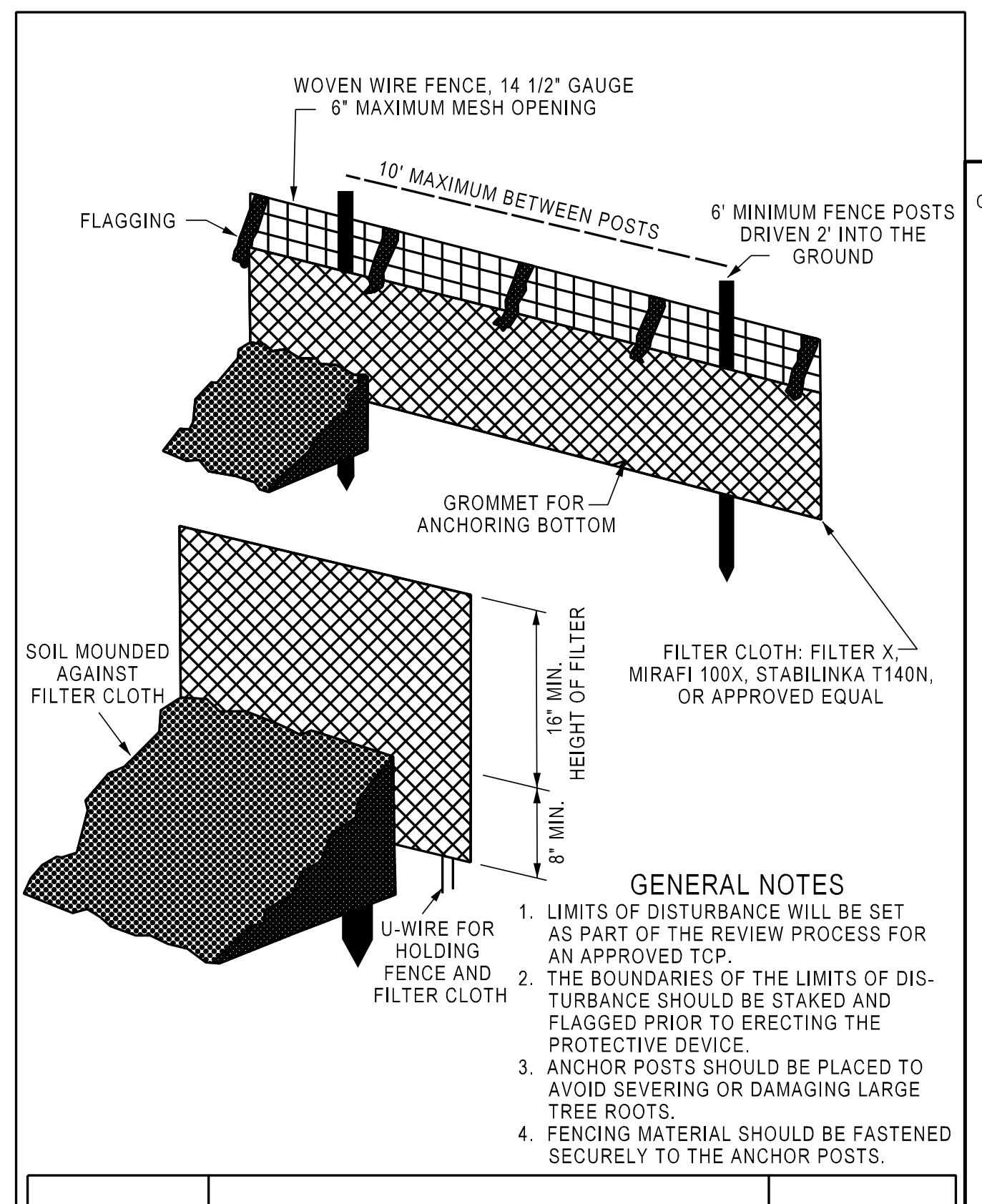
IF DEBRIS PILES ARE NOTED ON THE FSD AND LOCATED IN PRESERVATION AREAS:

I. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	M-X-T			
Gross Tract:	64.60			
Floodplain:	0.00			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	64.60	0.00	0.00	
	*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	TCP2-23-01 Beltway Parcel			
Is this site subject to the 1989 Ordinance?	N			
Reforesation Requirement Reduction Questions				
Is this one (1) single family lot? (y,n)	N			
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N			
Is this a Mitigation Bank	N			
Break-even Point (preservation) =	9.69	acres		
Clearing permitted w/o reforestion=	-1.99	acres		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		7.70	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	9.69		
Smaller of a or b		7.70		
Woodland above WCT		0.00		
Woodland cleared		7.70	0.00	0.00
Smaller of d or e		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		7.70		
Afforestation Threshold (AFT) =	15.00%	1.99		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		**17.39**		
Woodland Conservation Provided:		(acres)		
Woodland Preservation		0.00		
Afforestation / Reforestation		0.00		
Area approved for fee-in-lieu		0.00		$0.00
Credits for Off-site Mitigation on another property		17.39		
Off-site Mitigation (preservation) being provided on this property		0.00		
Off-site 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: David Bickel 3210	DB		6-8-20	
	Signed		Date	
Revised 7/1/06				

* OFF-SITE CONSERVATION FOR BELTWAY PARCEL SHALL BE SATISFIED PRIOR TO THE SIGNATURE CERTIFCIATION OF THE NATIONAL HARBOR PRELIMINARY PLAN OF SUBDIVISION. IN THE INTERIM. A BOND SURETY OR CORPORATE GUARANTEE IN THE AMOUNT OF $165,833 WAS PROVIDED.

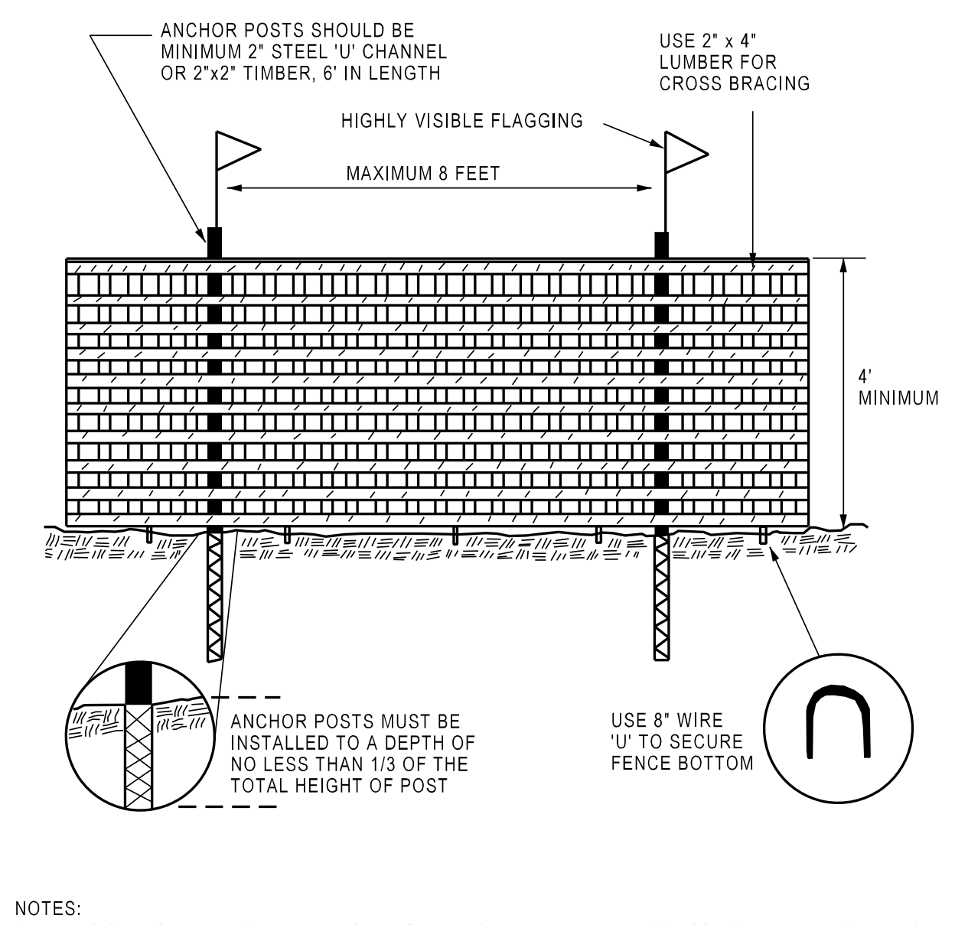

WOVEN WIRE FENCE, 14 1/2" GAUGE
6" MAXIMUM MESH OPENING
10' MAXIMUM BETWEEN POSTS
FLAGGING
6' MINIMUM FENCE POSTS DRIVEN 2' INTO THE GROUND
GROMMET FOR ANCHORING BOTTOM
SOIL MOUNDED AGAINST FILTER CLOTH
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
16" MIN. HEIGHT OF FILTER
8" MIN.
U-WIRE FOR HOLDING FENCE AND FILTER CLOTH

GENERAL NOTES
1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS.

TREE PROTECTIVE DEVICE
FILTER CLOTH ON WIRE MESH
TPD-ES
OPTION 1

TPD-G
OPTION 3

TREE PROTECTIVE DEVICE
BLAZE ORANGE PLASTIC MESH


ANCHOR POSTS SHOULD BE MINIMUM 2" STEEL 'U' CHANNEL OR 2"x2" TIMBER, 6' IN LENGTH
USE 2" x 4" LUMBER FOR CROSS BRACING
HIGHLY VISIBLE FLAGGING
MAXIMUM 8 FEET
4' MINIMUM
ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST
USE 8" WIRE 'U' TO SECURE FENCE BOTTOM

NOTES:
1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
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4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND.

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

APPLICATION NAME: NATIONAL HARBOR BELTWAY PARCEL

APPLICATION NO.: DSP-07073-12 & DDS-654

TCP NO.: TCPII-023-01-04

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTIONS NO. 2020-03 & 2020-04 DATED JANUARY 16, 2020.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2020.08.21 12:29:59 -04'00'

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN TYPE 2 APPROVAL
TCPII-23-01

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
00	JS	4-17-01		
01	CS	6-13-13	DSP-07073	
02	CS	7-23-14	DSP-07073-01	DSP-PARCEL 4
03	MR	7-19-16	DSP-07073-02	DSP-PARCELS 1-3,5-7
04		6-22-20	DSP-07073-12	DSP-PARCEL 7
05				
06				

LEGEND

EXISTING TREE LINE	︶︶︶︶︶
PROPOSED TREE LINE	︵︵︵︵︵
LIMITS OF DISTURBANCE	━━ LOD ━━ LOD ━━
CBCA LINE	CBCA
PROPERTY LINE	——— – – ———
MATCH LINE	———
PRESERVATION SIGN	•
TREE PROTECTION DEVICE (BLAZE ORANGE FENCE)	——— TPD ———

SOLTESZ

Rockville
Lanham
Waldorf
Leonardtown
Frederick

Engineering
Planning
Environmental Sciences

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE

DATE: MARCH 2014
CAD STANDARDS VERSION: V8 - 2000
DESIGNED: WKD
TECHNICIAN: DJB
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 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

NATIONAL HARBOR BELTWAY LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
703-227-2000

CONTACT: SKIP GAULT

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PERMITTED USE NUMBER 21001200
MAP 23 GRID D6

TAX MAP: 104,E1
ZONING CATEGORY: M-X-T
WSSC 200' SHEET: 209SW01, 209SE01
XXXX:
SITE DATUM
HORIZONTAL:
VERTICAL:
XXXX:

DAVID JOHN BICKEL
NO. 3210
6-8-20

PLAN VIEW

TREE CONSERVATION PLAN II

NATIONAL HARBOR

BELTWAY PARCEL

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

ONE INCH
1" = 200'

SHEET 1 OF 4

PROJECT NO. 1006-01

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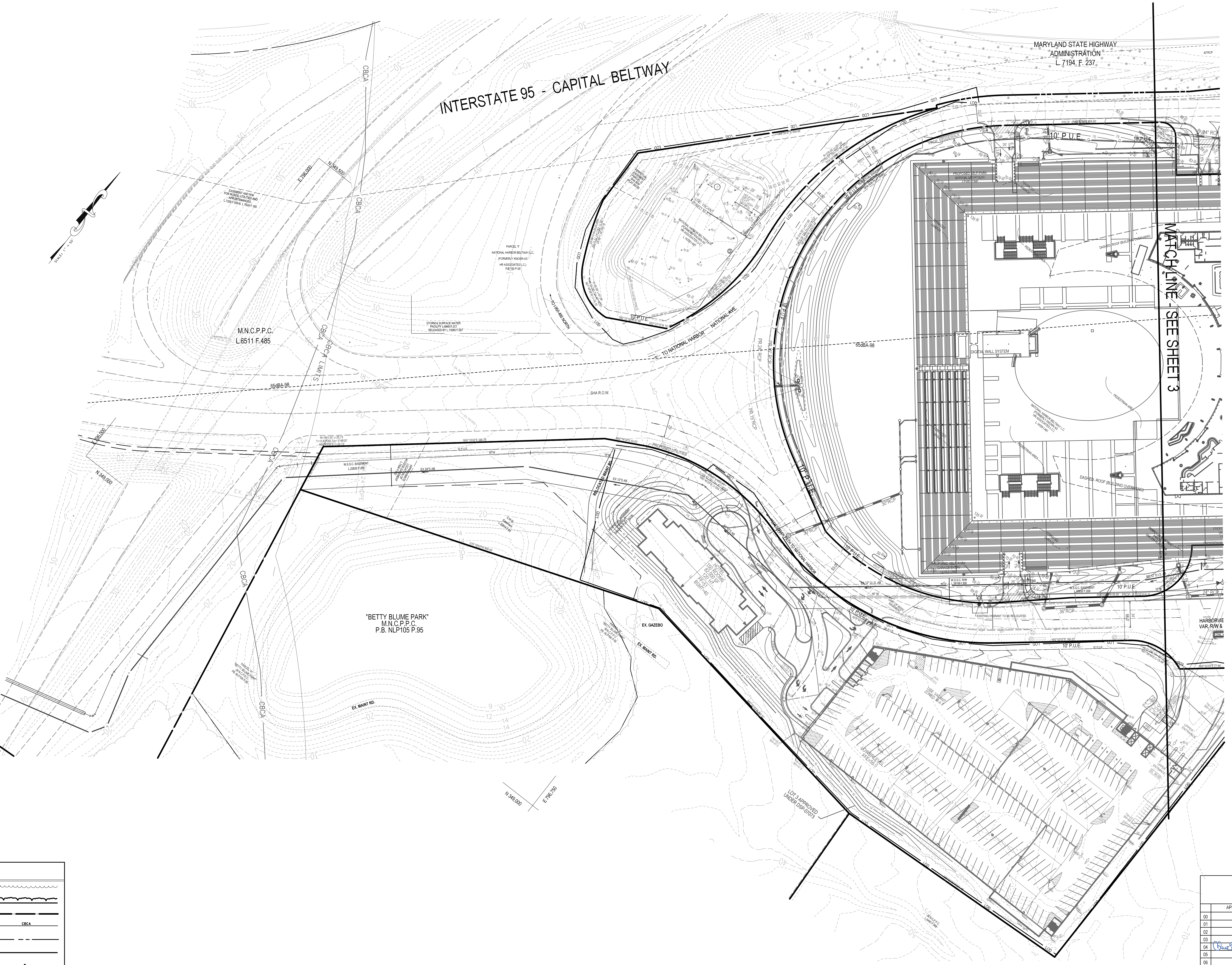
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INTERSTATE 95 - CAPITAL BELTWAY
MARYLAND STATE HIGHWAY ADMINISTRATION L. 7194, F. 237
MATCH LINE - SEE SHEET 3
M.N.C.P.P.C. L.6511 F.485
"BETTY BLUME PARK" M.N.C.P.P.C. P.B. NLP105 P.95
CBCA
CBCA LIMITS
TO NATIONAL HARBOR
NATIONAL AVE.
10' P.U.E.
LOD
EX. GAZEBO
EX. MAINT. RD.
DIGITAL WALL SYSTEM
DASHED ROOF (BUILDING OVERHANG)
LOT 3 APPROVED UNDER DSP-07073
UPPER ENTRANCE
HARBORVIEW
N 349,000
E 796,750
N 349,500
E 796,000
SHA R.O.W.
M.N.C.P.P.C. L.6490 F.948

APPROVED BY	DATE	DRD #	REASON FOR REVISION

LEGEND

EXISTING TREE LINE	︶︶︶︶︶
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LIMITS OF DISTURBANCE	━ LOD ━ LOD ━
CBCA LINE	CBCA
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03	MR	7-19-16	DSP-07073-02	DSP-PARCELS 1-3,5-7
04	Chuck Schneider	6-22-20	DSP-07073-12	DSP-PARCEL 7
05				
06				

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Engineering
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NO.	REVISIONS	BY	DATE

DATE: MARCH 2014	CAD STANDARDS VERSION: V8 - 2000		
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OWNER/DEVELOPER/APPLICANT

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

CONTACT: SKIP GAULT

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MAP 23 GRID D6

TAX MAP	ZONING CATEGORY:
104,E1	M-X-T
WSSC 200' SHEET 209SW01, 209SE01	XXXX:
SITE DATUM HORIZONTAL: ______ VERTICAL: ______	XXXX:

DAVID JOHN BICKEL
NO. 3240
6-8-20

PLAN VIEW

TREE CONSERVATION PLAN II

NATIONAL HARBOR

BELTWAY PARCEL

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

ONE INCH
1" = 50'

SHEET 2
OF 4

PROJECT NO.
1006-01

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INTERSTATE 95 - CAPITAL BELTWAY
EXIT TO MD 210 SOUTH
MARYLAND STATE HIGHWAY L. 7194 F. 237
MONUMENT AVENUE
NATIONAL AVE. VAR. R/W & PAVING
10' P.U.E.
ISLAND TO BE REMOVED
MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 4
HARBORVIEW AVE. VAR. R/W & PAVING
TO TANGER OUTLETS
M.N.C.P.P.C. EXISTING SLOPE EASEMENT L. 6490 F. 948
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.7684 F.513
M.N.C.P.P.C. P.B.153 P.59 L.7684 F.513
N 351,500
E 798,250
N 350,000
E 798,250

LEGEND

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

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

APPLICATION NAME: NATIONAL HARBOR BELTWAY PARCEL

APPLICATION NO.: DSP-07073-12 & DDS-654

TCP NO.: TCPII-023-01-04

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTIONS NO. 2020-03 & 2020-04 DATED JANUARY 16, 2020.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack Date: 2020.08.21 12:29:59 -04'00'

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN TYPE 2 APPROVAL
TCPII-23-01

	APPROVED BY	DATE	DRD #	REASON FOR REVISION
00	JS	4-17-01		
01	CS	6-13-13	DSP-07073	
02	CS	7-23-14	DSP-07073-01	DSP-PARCEL 4
03	MR	7-19-16	DSP-07073-02	DSP-PARCELS 1-3,5-7
04		6-22-20	DSP-07073-12	DSP-PARCEL 7
05				
06				

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Engineering
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Environmental Sciences

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

www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: MARCH 2014 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: WKD TECHNICIAN: DJB 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 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

NATIONAL HARBOR BELTWAY LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
703-227-2000

CONTACT: SKIP GAULT

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200
MAP 23 GRID D6

TAX MAP 104,E1	ZONING CATEGORY: M-X-T
WSSC 200' SHEET 209SW01, 209SE01	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

DAVID JOHN BICKEL
NO. 3210
6-8-20

PLAN VIEW

TREE CONSERVATION PLAN II
NATIONAL HARBOR
BELTWAY PARCEL

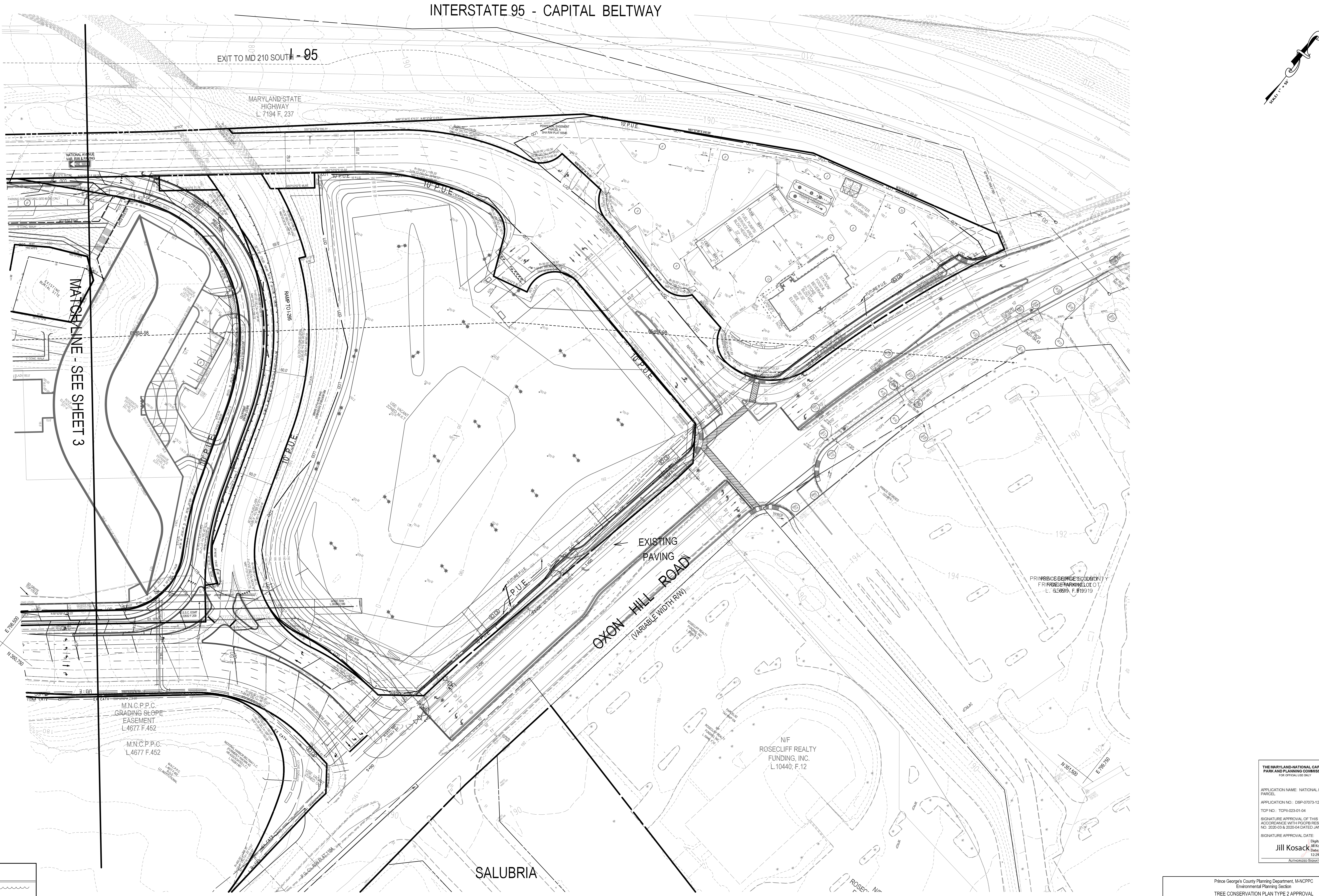
12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

ONE INCH
1" = 50'

SHEET 3 OF 4

PROJECT NO. 1006-01

P:\1006-01\Beltway_Hotel\ENGINEER\ENV\TCPII_03.sht Scale= 50.0000 ft / in. User= DBickel PLTdrv= PDF_Grey_150.pltcfg Pentbl= TEXT_SUB.tbl 8/21/2020 4:26:50 PM


INTERSTATE 95 - CAPITAL BELTWAY
EXIT TO MD 210 SOUTH
I - 95
MARYLAND STATE HIGHWAY
L. 7194 F. 237
MATCH LINE - SEE SHEET 3
RAMP TO I-295
10' P.U.E.
P.U.E.
EXISTING PAVING
OXON HILL ROAD
(VARIABLE WIDTH R/W)
M.N.C.P.P.C. GRADING SLOPE EASEMENT L.4677 F.452
M.N.C.P.P.C. L.4677 F.452
N/F ROSECLIFF REALTY FUNDING, INC. L.10440, F.12
PRINCE GEORGE'S COUNTY FRINGE PARKING LOT
SALUBRIA
N 350,750
E 788,500
N 351,500
E 789,750
SCALE 1" = 50'
1
2
3
4
5
6
7
8
9
10

LEGEND

EXISTING TREE LINE	︵︵︵︵
PROPOSED TREE LINE	︵︵︵︵
LIMITS OF DISTURBANCE	— — —
CBCA LINE	CBCA
PROPERTY LINE	— - - —
MATCH LINE	——
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WSSC 200' SHEET 209SW01, 209SE01	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

DAVID JOHN BICKEL
NO. 3240
6-8-20

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TREE CONSERVATION PLAN II
NATIONAL HARBOR
BELTWAY PARCEL

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

ONE INCH
1" = 50'

SHEET 4 OF 4

PROJECT NO.
1006-01

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