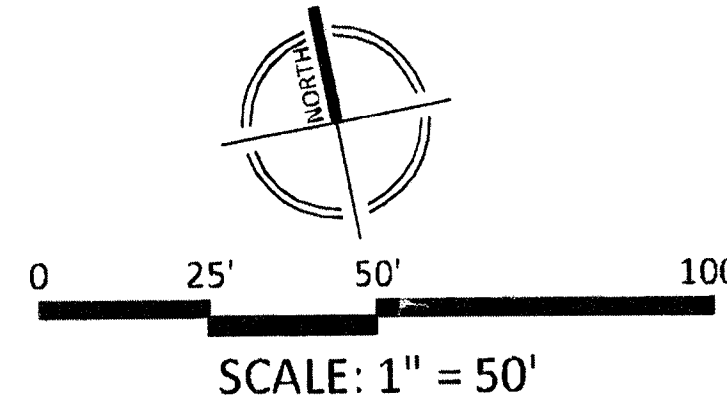


SSF

Cd

Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CcE	CHRISTIANA-DOWNER COMPLEX, 15-20% SLOPES	0.49	Partially Hydric	C	Moderately well drained
CdD	CHRISTIANA-DOWNER COMPLEX, 10-15% SLOPES	0	Not Hydric	C	Moderately well drained
RcB	RUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 2-5% SLOPES	0	Partially Hydric	C	Moderately well drained
UrbB	URBAN LAND, IN RUSSETT-CHRISTIANA COMPLEX, 0-5% SLOPES	0	Not Hydric	D	Moderately well drained

Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CcE	CHRISTIANA-DOWNER COMPLEX, 15-20% SLOPES	0.49	Partially Hydric	C	Moderately well drained
CdD	CHRISTIANA-DOWNER COMPLEX, 10-15% SLOPES	0	Not Hydric	C	Moderately well drained
RcB	RUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 2-5% SLOPES	0	Partially Hydric	C	Moderately well drained
UrbB	URBAN LAND, IN RUSSETT-CHRISTIANA COMPLEX, 0-5% SLOPES	0	Not Hydric	D	Moderately well drained



SHEET NO. TCP.100

MD. RTE. 450

SITE

VICINITY MAP
SCALE: 1" = 4000' HORIZ.: NAD-1983
VERT.: N.GVD-1929

STABILIZED
CONSTRUCTION
ENTRANCE

FOREST AREA = 43,700 SF.
CLEARED OR 1.00 AC.

STABILIZED
CONSTRUCTION
ENTRANCE WITH
MOUNTABLE BERM

HARKINS ROAD
77.34' RIGHT OF WAY P.B.

CROSS STREET
50' RIGHT OF WAY
P.B. & B. & PLAT NO. 27

WEST LANHAM DRIVE
60' RIGHT OF WAY
P.B. & B. & PLAT NO. 27
(FORMERLY BOWNE STREET)

#1

33" WHITE OAK

PLAN LEGEND:

CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
BOLLARD
SIGN POST
WOOD POST

INLETS
UTILITY POLE
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
CURB INLET
EXISTING TREE

CBG CURB AND GUTTER
BLDG BUILDING
STY STORY
TRV TRAFFIC SIGNAL
ASPH ASPHALT
EASMT EASEMENT
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
BRL BUILDING RESTRICTION LINE
R/W RIGHT-OF-WAY
IPS IRON PIPE W/ CAP SET
PIS P.W. MAIL SET
C CENTERLINE OF ROAD

EXISTING TREE GREATER THAN
OR EQUAL TO 30" DBH WITH
CRITICAL ROOT ZONE TO BE
REMOVED

SOILS BOUNDARY
15% OR GREATER SLOPES
TREE CANOPY FOR FOREST
TREE CANOPY NOT FOREST
FOREST STAND "A"
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR

PROPOSED WATER LINE
PROPOSED SANITARY SEWER
WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
FOREST STAND "A"
PROPOSED STORM WATER EASEMENT
PROPOSED STORM WATER FACILITY
WOODLAND CLEARED
SUPER SILT FENCE

TCP.101

KEY MAP
NTS

TREE CONSERVATION PLAN 2
PREPARED BY: STEPHEN COOK, RLA
MD. LICENSED LANDSCAPE ARCHITECT No.: 3108

M-NCPPC
Prince George's County Planning Department
Environmental Planning
APPROVAL
TREE CONSERVATION PLAN
TCP2-023-13

Approved by: Megan K. Reiser Date: 12/2/13
DESIGNED BY: CC
DATE ISSUED: 06-06-2013
SHEET NO. TCP.101

VITA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VITA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: 301.665.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
OWNER/APPLICANT
DE MASTER NC STATION, LLC
8000 BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
561.247.1550
KEVIN R. BERMAN

DESIGN CONSULTANTS
ARCHITECTS
THE MARTIN ARCHITECTURAL
GROUP, P.C.
240 NORTH SECOND STREET
PHILADELPHIA, PA 19103
215.665.1080
DANIEL MCCALLEY

MGMA
131 GREAT FALLS STREET
FALLS CHURCH, VA 22064
703.226.4311
WILLIAM MESSIAH

ATTORNEY
SINGLES, LLC
11795 BELLEVILLE DRIVE, SUITE 1350
CALVERTON, MD 20705
301.572.5001
ANDRE GINGLES

TRAFFIC ENGINEER
LENHART TRAFFIC
CONSULTING, INC.
331 REDWOOD GROVE COURT
WILKESVILLE, MD 21158
410.987.3888
MIKE LENHART

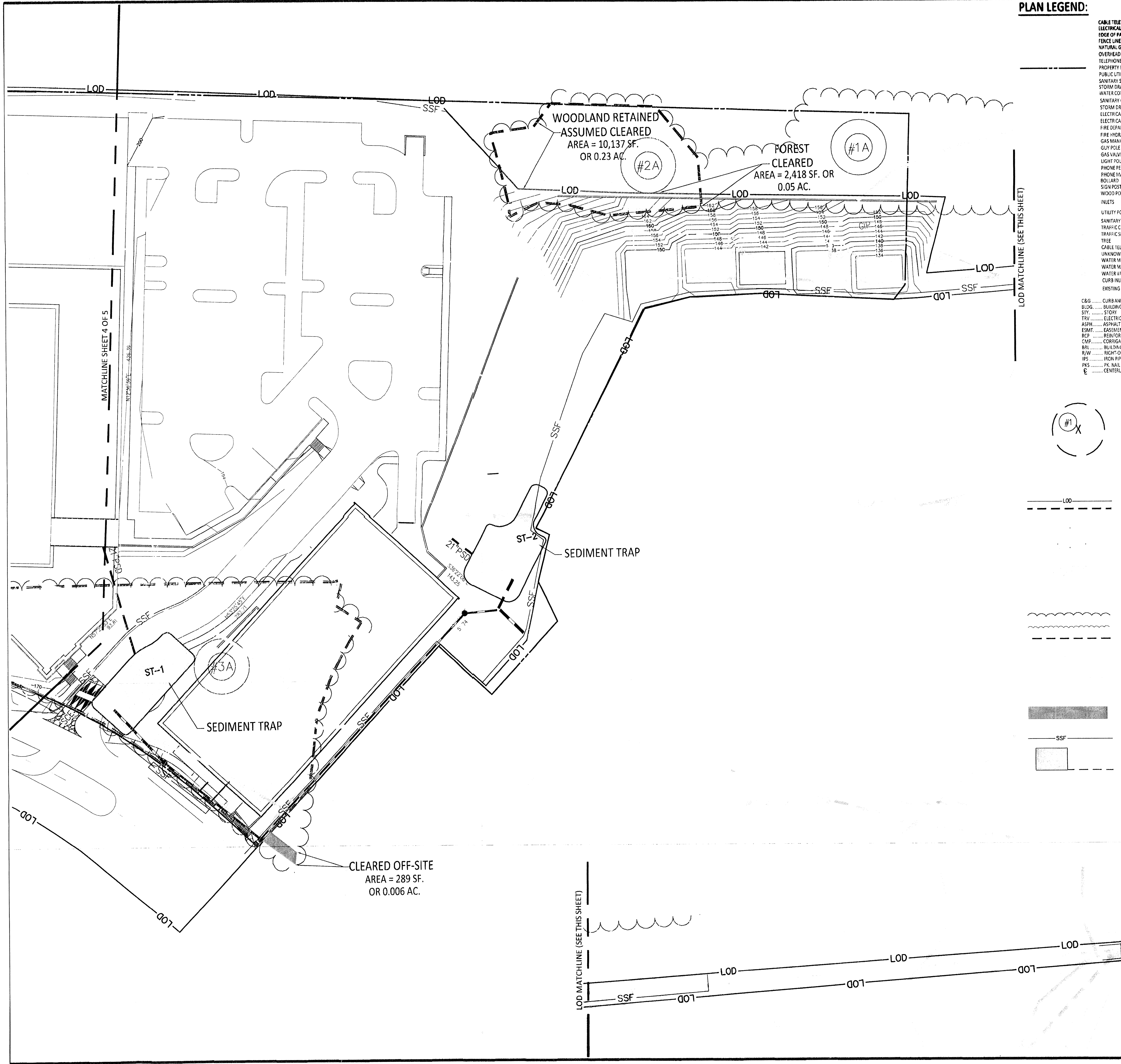
REVISIONS	DATE	BY
1	10/20/13	CC
2	09/20/13	CC
3	07/08/13	SC
4	06/25/13	SC
5	06/06/13	SC

REVISIONS	DATE	BY
1	10/20/13	CC
2	09/20/13	CC
3	07/08/13	SC
4	06/25/13	SC
5	06/06/13	SC

PROFESSIONAL SEAL
LANDSCAPE ARCHITECT
STEPHEN COOK
1976
STATE OF MARYLAND
EXPIRATION DATE: FEB. 17, 2014

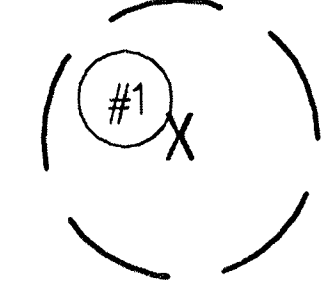
CARROLLTON
STATION
LOTS 7-19, BLOCK A;
LOTS 1-9, BLOCK B;
LOTS 1-7, BLOCK C;
AND PARCEL D
22ND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 206NE07
TAX MAP: 0051
MNCPPC
4-13008
TYPE 2 TREE
CONSERVATION
PLAN:
DETAIL VIEW

DRAWN BY: SOG
DESIGNED BY: CC
DATE ISSUED: 06-06-2013
SHEET NO. TCP.101



PLAN LEGEND:

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- EXISTING TREE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STONY
- TRN. ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. EASEMENT
- RCP. REINFORCED CONCRETE PIPE
- CMP. CORRUGATED METAL PIPE
- BR. BUILDING RESTRICTION LINE
- R/W. RIGHT-OF-WAY
- IPS. IRON PIPE W/CAP SET
- PKS. PK. NAIL SET
- E CENTERLINE OF ROAD



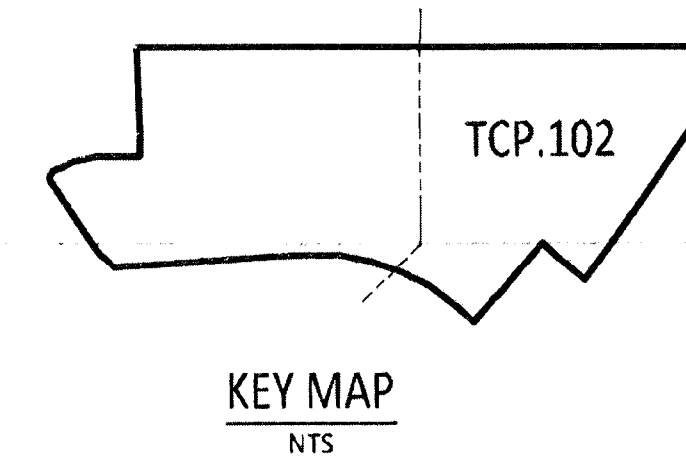
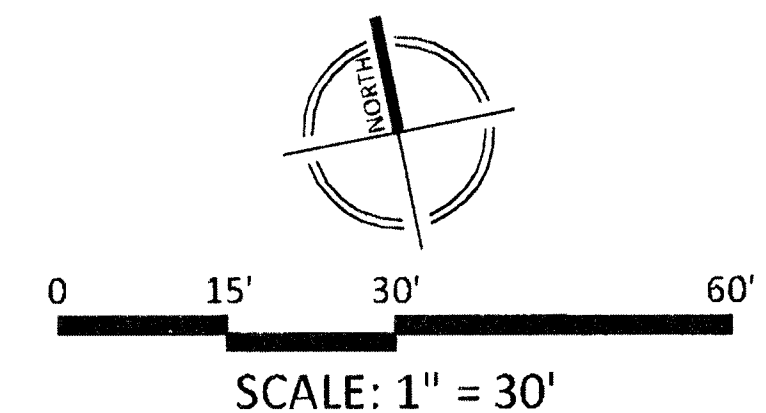
EXISTING TREE GREATER THAN OR EQUAL TO 30' DBH WITH CRITICAL ROOT ZONE TO BE REMOVED

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- FOREST STAND "A"
- PROPOSED STORM WATER EASEMENT
- PROPOSED STORM WATER FACILITY

- SOILS BOUNDARY
- 15% OR GREATER SLOPES
- TREE CANOPY FOR FOREST
- TREE CANOPY NOT FOREST
- FOREST STAND "A"
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- WOODLAND CLEARED
- WOODLAND RETAINED ASSUMED CLEARED
- CLEARED OFF-SITE AREA AREA = 289 SF OR .006 AC
- SSF SUPER SILT FENCE
- SSF SEDIMENT TRAP

VICINITY MAP
SCALE: 1" = 4000'
HORIZ.: NAD-1983
VERT.: NGVD-1929

M-NCPPC APPROVALS			
PROJECT NAME: <i>Carrollton Station</i>			
PROJECT NUMBER: <i>05P-13026</i>			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date



TREE CONSERVATION PLAN 2 PREPARED BY: STEPHEN COOK, RLA MD. LICENSED LANDSCAPE ARCHITECT No.: 3108	
M-NCPPC Prince George's County Planning Department Environmental Planning APPROVAL TREE CONSERVATION PLAN TCP2-023-13	
Approved by <i>Megan K. Reiser</i>	Date <i>12/2/13</i>
01	
02	
03	
04	
05	

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: 301.928.4120
FAX: 301.928.4265
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
OWNER/APPLICANT
BE MASTER NC STATION, LLC
3100 BUILDING WEST
5410 EDSON LANE, SUITE 220
ROCKVILLE, MD 20852
561.287.1550
KEVIN R. BERMAN

DESIGN CONSULTANTS
ARCHITECTS
THE MARTIN ARCHITECTURAL
GROUP, P.C.
240 NORTH SECOND STREET
PHILADELPHIA, PA 19103
215.685.1280
DANIEL MCCABEY

MGMA
231 GREAT FALLS STREET
FALLS CHURCH, VA 22046
703.226.4811
WILLIAM MCBATH

ATTORNEY
GINGLES, LLC
11208 BELTWAY DRIVE, SUITE 1350
CALVERTON, MD 20708
301.572.5002
ANDRE GINGLES

TRAFFIC ENGINEER
LENHART TRAFFIC
CONSULTING, INC
331 REDWOOD GROVE COURT
WILMINGTON, MD 21201
410.987.8888
MIKE LENHART

DATE	10/20/13
BY	CC
REVISIONS	10/20/13
	09/20/13
	07/08/13
	06/25/13
	06/05/13

PROFESSIONAL SEAL

TCP.102

KEY MAP
NTS

TREE CONSERVATION PLAN 2
PREPARED BY: STEPHEN COOK, RLA
MD. LICENSED LANDSCAPE ARCHITECT No.: 3108

M-NCPPC
Prince George's County Planning Department
Environmental Planning
APPROVAL
TREE CONSERVATION PLAN
TCP2-023-13

Approved by
Megan K. Reiser

Date
12/2/13

01	
02	
03	
04	
05	

22ND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSG GRID: 2006E07
TAX MAP: 0051

MNCPPC
4-13008

TYPE 2 TREE
CONSERVATION
PLAN:
DETAIL VIEW

DRAWN BY: SDG
DESIGNED BY: CC
DATE ISSUED: 06-06-2013

SHEET
NO. TCP.102

