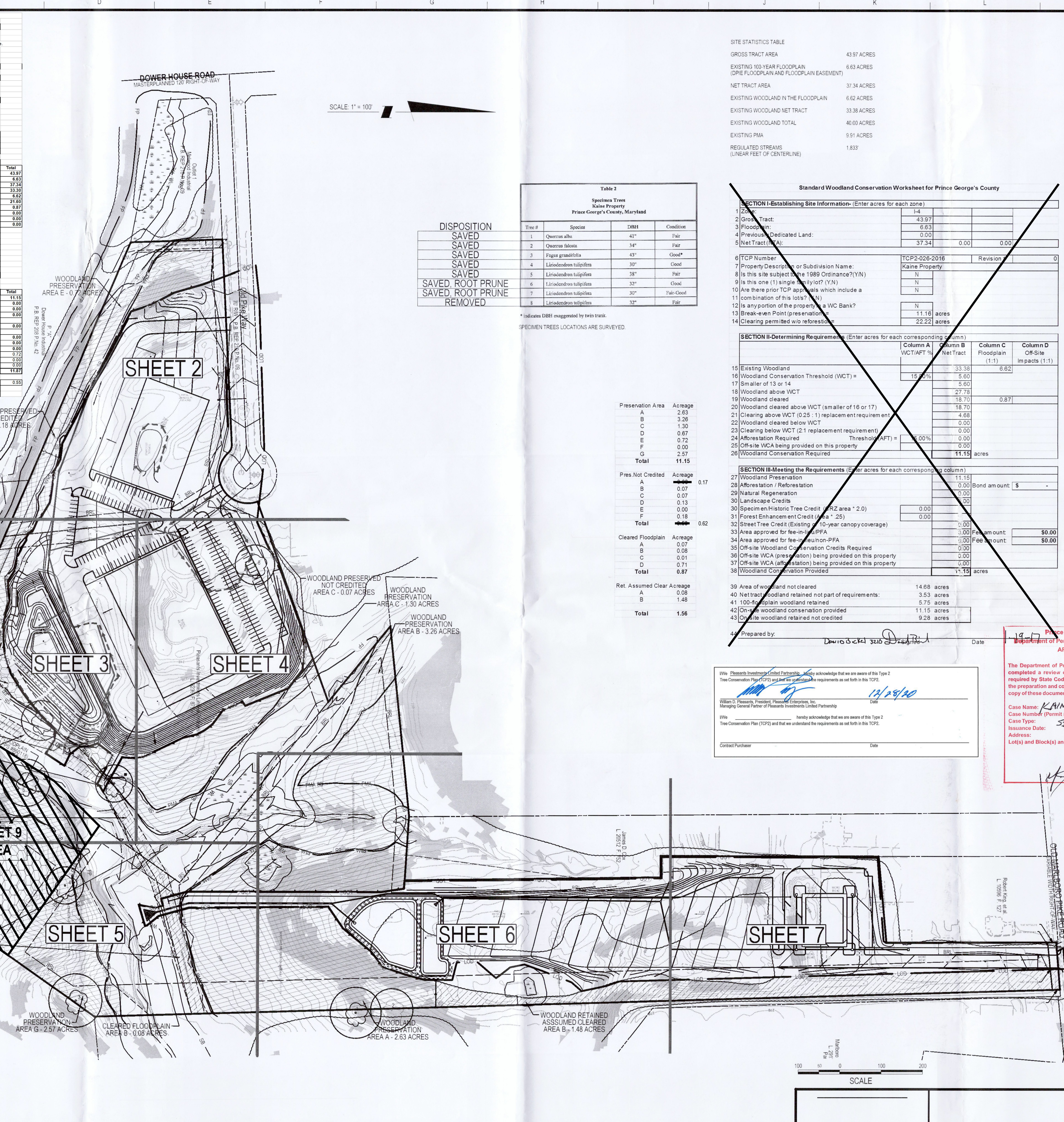


Planned Woodland Conservation Worksheet for Prince George's County									
SECTION I - Establishing Site Information (Enter acres for each zone)									
1 Zone:	I-4								
2 Gross Tract:	43.97								
3 Floodplain:	6.63								
4 Previously Dedicated Land:	0.00	0.00	0.00						
5 Net Tract (N/A):	37.34								
6 TCP Plan Number:	2-026-16	Revision:							
7 Property Description or Subdivision Name:	Kaine Property								
8 TCP Number:	2-026-16								
9 Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	Y	Within PFA (Y/N):	N				
10 Break-even Point (preservation acres) =	11.15								
11 Acres of Net Tract clearing permitted w/o reforestation =	22.22								
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
12 Existing Woodland on Net Tract (acres):	33.30								
13 Existing Woodland in Floodplain (acres):	5.60								
14 Woodland Conservation Threshold (WCT) =	15.00%								
15 Smaller of 10 or 12:	5.60								
16 Woodland above WCT:	27.70								
17 Plan Number (This must be completed for each phase):	2-026-16	2-026-16							
18 Revision Number:	0								
19 Plan Phase or Name:	Phase 1	Phase 2							
20 TCP2 Number for this Phase or Section:	2-026-16-03	2-016-18-01							
21 Revision Number:	0								
22 Status:	Approved	Pending							
23 Approval Date:									
24 Total area in this application (acres):	30.10	4.78							34.87
25 Floodplain area in this application (acres):	6.30	0.33							6.63
26 Net Tract area in this application (acres):	32.80	4.45							37.34
27 Woodland on the Net Tract for this phase (acres):	28.82	4.78							33.60
28 Woodland in the Floodplain for this phase:	6.22	0.33							6.55
29 Woodland Cleared on Net Tract for this phase:	18.70	2.50							21.60
30 Woodland Cleared in Floodplain for this phase:	0.87	0.00							0.87
31 Off-site Woodland Clearing (1:1):	0.00	0.00							0.00
32 Off-site WCA being provided on this property (preservation):	0.00	0.00							0.00
33 Off-site WCA being provided on this property (afforestation):	0.00	0.00							0.00
34 Cumulative acres of Net Tract Woodland cleared:	18.70	2.50							21.60
35 Cumulative acres of Floodplain woodland cleared:	0.87	0.00							0.87
36 Smaller of 14 or 26:	18.70	2.50							21.60
37 Woodland Clearing below WCT:	0.00	0.00							0.00
38 Clearing below WCT (2:1 replacement requirement):	0.00	0.00							0.00
39 Replacement for clearing below the WCT (0.25:1):	4.68	0.00							4.68
40 Replacement for clearing below the WCT (2:1):	0.00	0.00							0.00
41 Afforestation Required - Threshold (AFT) =	15.00%	0.00							15.00%
42 Cumulative Woodland Conservation Required:	11.15	11.87							23.02
Latest phase indicates cumulative requirement through that phase of work									
SECTION III - Meeting the Requirements									
43 Woodland Preservation:	11.15	0.00							11.15
44 Afforestation/Reforestation:									0.00
45 Natural Regeneration:									0.00
46 Landscape Credits:									0.00
47 Specimen & Historic Tree Credit:									0.00
48 Forest Enhancement Credits:									0.00
49 Forest Enhancement Credit (25% of enhancement area):									0.00
50 Street Tree Credit (Existing or 10-year canopy):									0.00
51 Area approved for fee-in-lieu:									0.00
52 Off-site Woodland Conservation Credits Required:									0.00
53 Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Off-site WCA (afforestation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Cumulative Woodland Conservation Provided:	11.15	11.87							23.02
56 Woodland saved on this phase but not counted:	-1.33	1.88							0.55
57 Existing Net Tract Woodland in later phases:	4.78	0.00							4.78
58 Requirement Status per Phase:									

SECTION III - Meeting the Requirements									
43 Woodland Preservation:	11.15	0.00							11.15
44 Afforestation/Reforestation:									0.00
45 Natural Regeneration:									0.00
46 Landscape Credits:									0.00
47 Specimen & Historic Tree Credit:									0.00
48 Forest Enhancement Credits:									0.00
49 Forest Enhancement Credit (25% of enhancement area):									0.00
50 Street Tree Credit (Existing or 10-year canopy):									0.00
51 Area approved for fee-in-lieu:									0.00
52 Off-site Woodland Conservation Credits Required:									0.00
53 Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Off-site WCA (afforestation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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52 Off-site Woodland Conservation Credits Required:									0.00
53 Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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56 Woodland saved on this phase but not counted:	-1.33	1.88							0.55
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58 Requirement Status per Phase:									

11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	Dec 28, 2020	DATE	
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.	MAE	DATE	
Drawn by: CO Designed by: MP Checked by: MP Recorded by: MP Scale: 1" = 30' Date: NOVEMBER 2020	J-A99008	DATE	
Mike Petrakis Qualified Professional COMAR 08.19.06.01		DATE	



2 REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	BOG	10/4/18	
1 REVISE PER EPS STAFF COMMENTS	BOG		
DATE: JULY 2013	CAD STANDARDS VERSION: 19-2008	DATE	
DESIGNED: BOG	TECHNICIAN: BOG	CHECKED: DJB	

PLAN LEGEND

EXISTING PROPOSED

BUILDING RESTRICTION LINE

CONTOUR (INDEX, INTERMEDIATE)

EASEMENTS (LABEL LINE)

ENVIRONMENTAL BUFFER

EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN / TO BE REMOVED

FLOODPLAIN DELINEATION (100YR)

PROPERTY LINE (SITE ADJOINERS)

PUBLIC UTILITY EASEMENT

SPOT SHOTS

SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1987)

STEEP SLOPES

LIMIT OF DISTURBANCE (LOD)

STREAM BUFFER

TREE LINE

WETLAND (BUFFER, DELINEATION)

UTILITIES

SEWER (LINE, MANHOLE)

WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)

WOODLAND PRESERVATION AREA

WOODLAND PRESERVED - NOT CREDITED

WOODLAND CLEARED IN FLOODPLAIN

WOODLAND RETAINED ASSUMED CLEARED

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

19-17

Prince George's County (Mazungu)

Department of Permitting, Inspections and Enforcement

APPROVED PERMIT SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance as required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a true and correct copy of these documents with their original seal, signature and date.

Case Name: KAINE PROPERTY

Case Number (Permit #): 45349-2016-0

Case Type: SDRG

Issuance Date:

Address:

Lot(s) and Block(s) and Parcel(s): PARCEL 57 FOND #1

1/3/2017

Property Owners Awareness Certificate

I/We, Pleasant Investments Limited Partnership, 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.

11/6/17

Owner of Owners Representative:

I/We, N/A, 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.

Contract Purchaser:

Date:

Prince George's County Planning Department, M-NCPPC

TREE CONSERVATION PLAN APPROVAL

TCP 2-026-2016

#	Approved by	Date	DRD #	Reason for Revision
00	Marc Juba	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Greg Schuler	1/29/2021		Outlot 1
02				
03				
04				
05				

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

LANHAM OFFICE
4266 Forbes Road
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556

Engineering
Planning
Surveying
Environmental Sciences

www.LSAssociates.com

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 ORIGINATOR 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, WHOEVER 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

PLEASANT INVESTMENTS LTD PARTNERSHIP
24024 FREDERICK ROAD
CLARKSBURG, MD 20871

APPLICANT

NORTHPOINT REALTY PARTNERS
8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9603
EMAIL: cmc@northpointrealty.com

COPYRIGHT AND THE MAP HEREIN PERMITTED USE NUMBER 20811199

MAP: 5767 GRID: B2

TAX MAP: 99 E3 ZONING CATEGORY: I-4

W30C 200 SHEET: 208 SE 08

SITE BATHY: HORIZONTAL: NAD83 VERTICAL: NAVD83

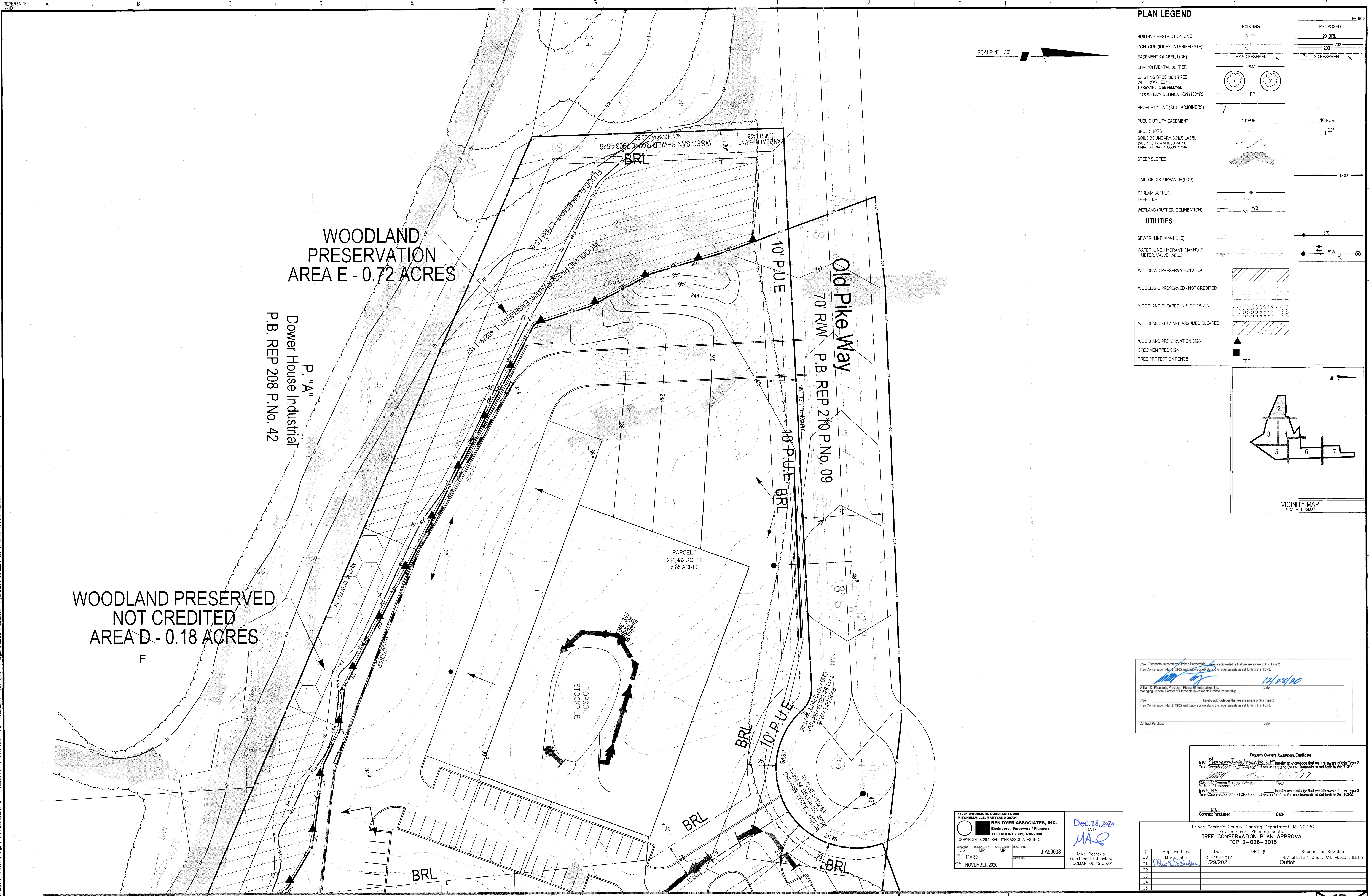
TREE CONSERVATION PLAN - TYPE 2
KAINE PROPERTY

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

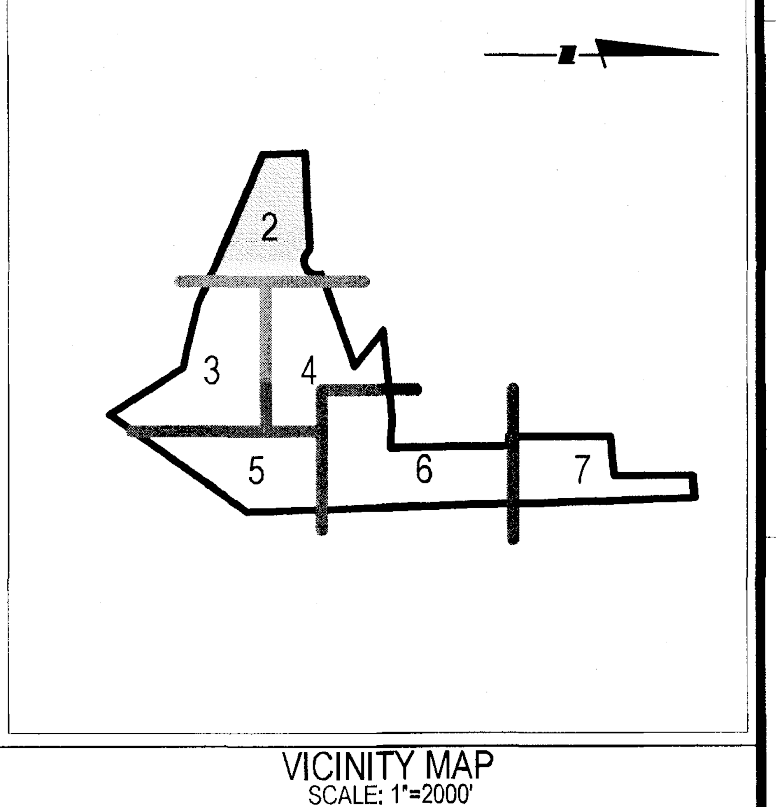
SHEET 1 OF 9

PROJECT NO: 0064-10-00

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PLAN LEGEND	
EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	200 - 202
EASEMENTS (LABEL, LINE)	EX SD EASEMENT
ENVIRONMENTAL BUFFER	PMA
EXISTING SPECIMEN TREE WITH ROOT ZONE TO BE REMOVED	FP
FLOODPLAIN DELINEATION (100YR)	
PROPERTY LINE (SITE, ADJOINERS)	
PUBLIC UTILITY EASEMENT	10' PUE
SPOT SHOTS	23.4
SOILS BOUNDARY/SOILS LABEL	A3B2 C1
STEEP SLOPES	LOD
LIMIT OF DISTURBANCE (LOD)	
STREAM BUFFER	SB
TREE LINE	WB
WETLAND (BUFFER, DELINEATION)	WL
UTILITIES	
SEWER (LINE, MANHOLE)	8" S
WATER LINE, HYDRANT, MANHOLE, METER, VALVE, WELL	8" W
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND CLEARED IN FLOODPLAIN	
WOODLAND RETAINED ASSUMED CLEARED	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
TREE PROTECTION FENCE	



11721 WOODMONT ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 436-2000
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DATE: 12/28/2020
DRAWN BY: MAE
CHECKED BY: J-A99008
DATE: NOVEMBER 2020

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

TREE CONSERVATION PLAN - TYPE 2				
Kaine Property				
#	Approved by	Date	DRD #	Reason for Revision
01	MAE	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
02	MAE	1/23/2021		OUTLET 1
03				
04				
05				

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN 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 THE UTILITY AT 1-800-251-7777 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 REVISION TO THIS PLAN.

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8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9600
EMAIL: cmo@northpointrp.com

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

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1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
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REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
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REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

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1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

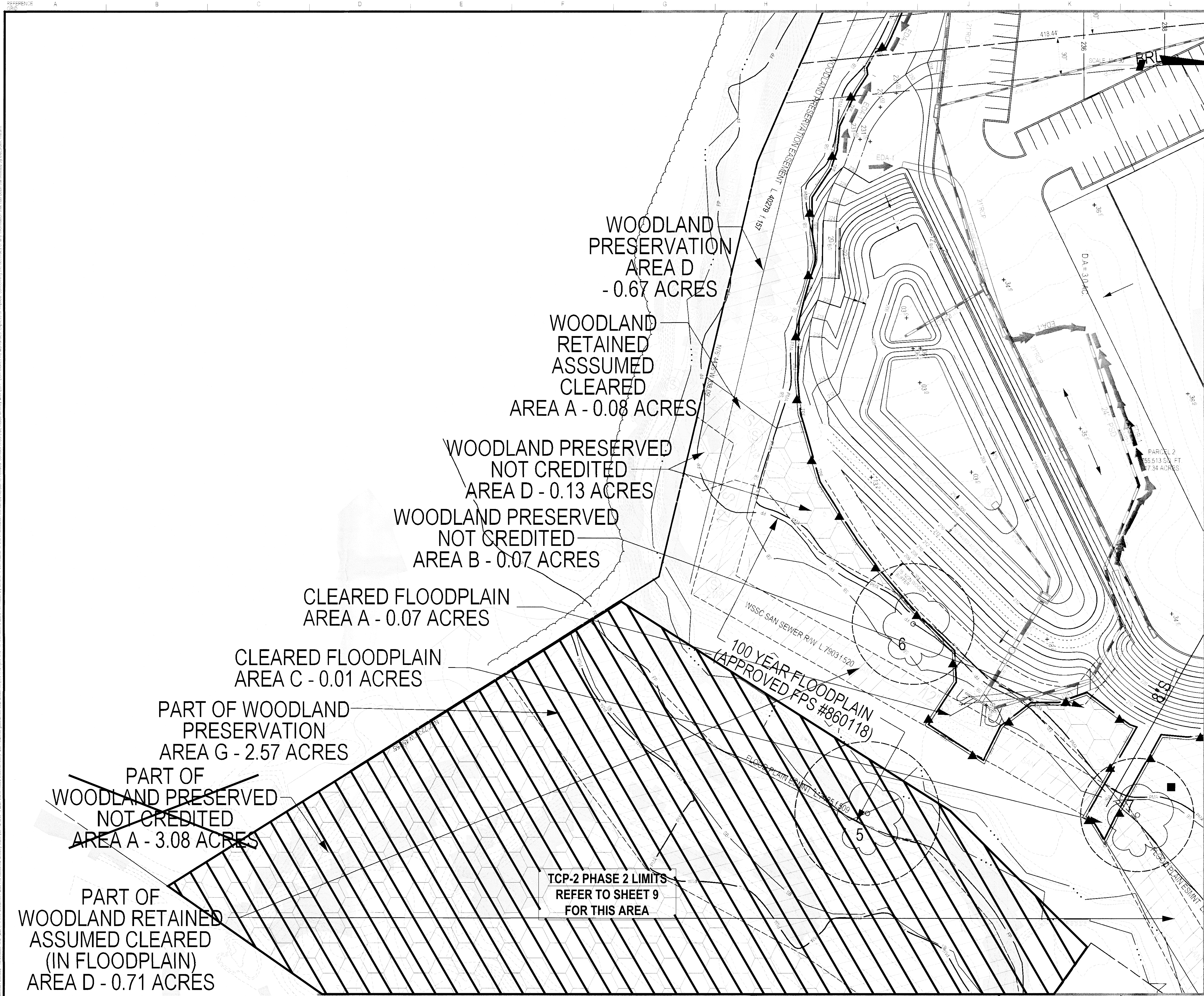
NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2	REVISE PER EPS STAFF COMMENTS	

DATE JULY 2013
DATE 10/4/16
DATE 12/28/2020

REVISIONS

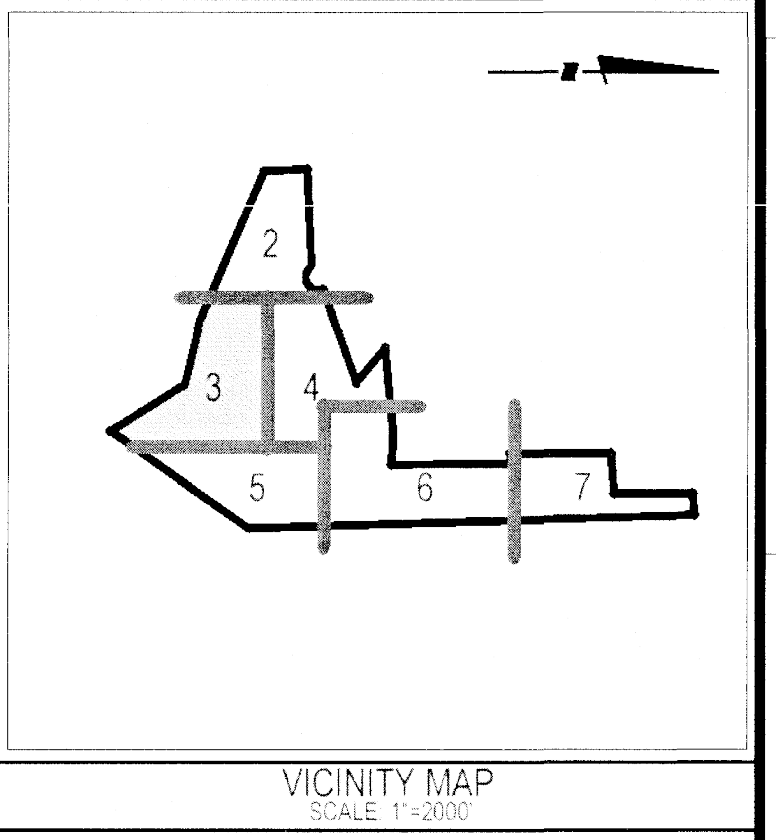
NO.	REVISIONS	DATE
1	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	10/4/16
2		

REFERENCE: This document was prepared by Pleasant Shores Associates, Inc. (PSA) from information and data provided by the owner. PSA makes no warranty, express or implied, concerning the accuracy or completeness of the information contained herein. It is the responsibility of the owner to verify the accuracy and completeness of the information provided to PSA. The information contained herein is for informational purposes only and should not be used for any other purpose without the written consent of PSA. The information contained herein is the property of PSA and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of PSA. The information contained herein is not to be used for any other purpose without the written consent of PSA. The information contained herein is the property of PSA and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of PSA.



PLAN LEGEND

EXISTING	PROPOSED
BUILDING RESTRICTION LINE	70 BRL
CONTOUR (INDEX, INTERMEDIATE)	20' 200'
EASEMENTS (LABEL LINE)	EX. 30' EASEMENT
ENVIRONMENTAL BUFFER	ENV. 100'
EXISTING SPECIMEN TREE WITH ROOT ZONE	FF
FLOODPLAIN DELINEATION (100YR)	100 YR
PROPERTY LINE (SITE ADJACENT)	10' PLE
PUBLIC UTILITY EASEMENT	10' PUE
SPOT SHOTS	23'
SOILS BOUNDARY/SOILS LABEL	AWB
STEEP SLOPES	100'
LIMIT OF DISTURBANCE (LOD)	LOD
STREAM BUFFER	SB
TREE LINE	WB
WETLAND (BUFFER, DELINEATION)	WC
UTILITIES	
SEWER LINE (MANHOLE)	10' S
WATER LINE (HYDRANT, MANHOLE)	10' W
METER VALVE (WELL)	10' W
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND CLEARED IN FLOODPLAIN	
WOODLAND RETAINED ASSUMED CLEARED	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
TREE PROTECTION FENCE	



I/We, Pleasant Shores Associates, Inc. (PSA), 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.

William D. Pleasant, President, Pleasant Shores Associates, Inc.
Managing General Partner of Pleasant Shores Associates, Inc.

I/We, Kaune Property, Inc. (KPI), 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.

Contract Purchaser: _____ Date: 12/28/20

11721 WOODMOUNT ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.

PROJECT: _____ DRAWING: _____ REVISION: _____
DATE: 11/19/2020 DRAWN BY: J-A99008

Mike Petroski
Qualified Professional
COMAR 08.19.06.01

Property Owners Awareness Certificate

I/We, Pleasant Shores Associates, Inc. (PSA), 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.

William D. Pleasant, President, Pleasant Shores Associates, Inc.

I/We, Kaune Property, Inc. (KPI), 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.

Contract Purchaser: _____ Date: 12/28/20

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-026-2016				
#	Approved by	Date	DRD #	Reason for Revision
00	Marj. Juba	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Chris J. Schaefer	1/29/2021		Outlet 1
02				
03				
04				
05				

PSA
Pleasant Shores Associates, Inc.
LANHAM OFFICE
4286 FREDERICK ROAD
LANHAM, MD 20706
T: 301.794.7555 F: 301.794.7556
WWW.PSA-INC.COM

REVISIONS			
#	DATE	DESCRIPTION	BY
2	JULY 2013	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	BOG
1		REVISED PER EPS STAFF COMMENTS	BOG

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY RECORDS BY EXCAVATION TEST PITTS AND FIELD SURVEY. ON THE START OF EXCAVATION, CONTACT UTILITY AT 1-800-367-7777. EXCAVATIONS PRIOR TO THE START OF EXCAVATION, IF NECESSARY, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER AND THE UTILITY COMPANY BEFORE PROVIDING ANY EXCAVATION. CLEARANCE SHALL BE NOTED AND REQUIRE REVISIONS TO THIS PLAN.

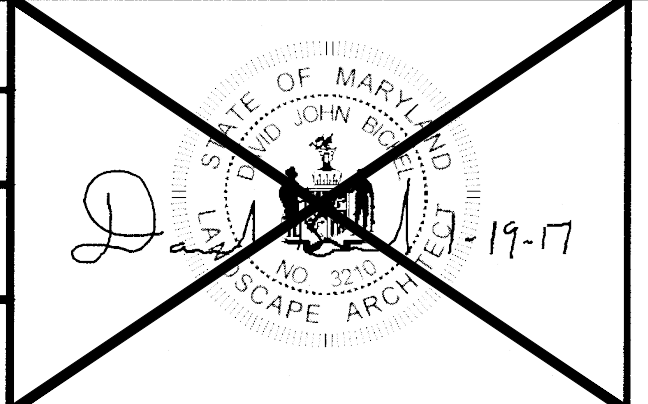
OWNER/DEVELOPER/APPLICANT

PLEASANT INVESTMENTS LTD PARTNERSHIP
24024 FREDERICK ROAD
CLARKSBURG, MD 20811

APPLICANT

NORTHPOINT REALTY PARTNERS
8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9603
EMAIL: omc@northpointrp.com

EXISTING CONDITIONS	
99 E3	1-4
20R SE UR	
20R SE UR	
20R SE UR	



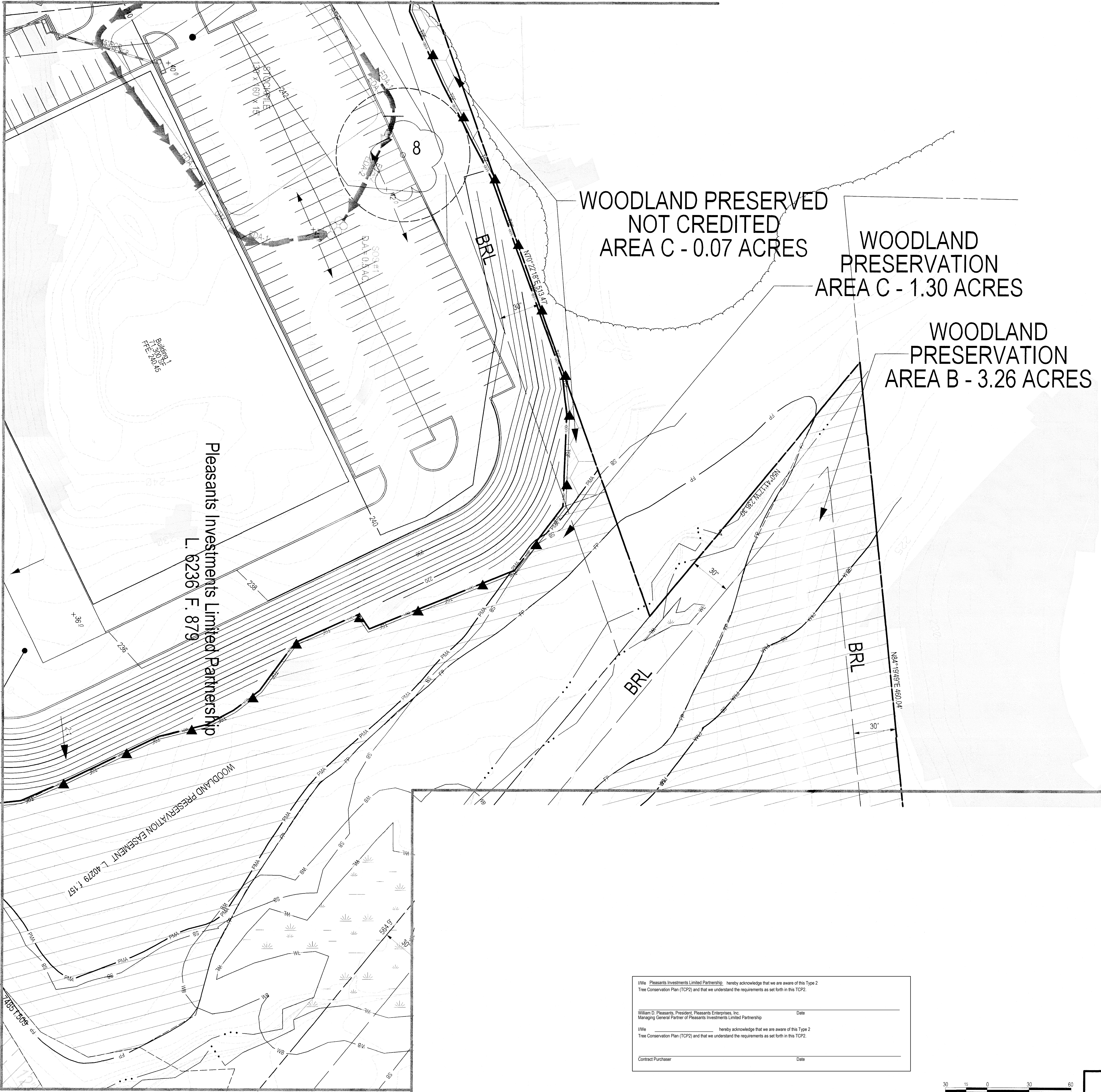
TREE CONSERVATION PLAN - TYPE 2
KAUNE PROPERTY

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 3 OF 9

11/19/2020

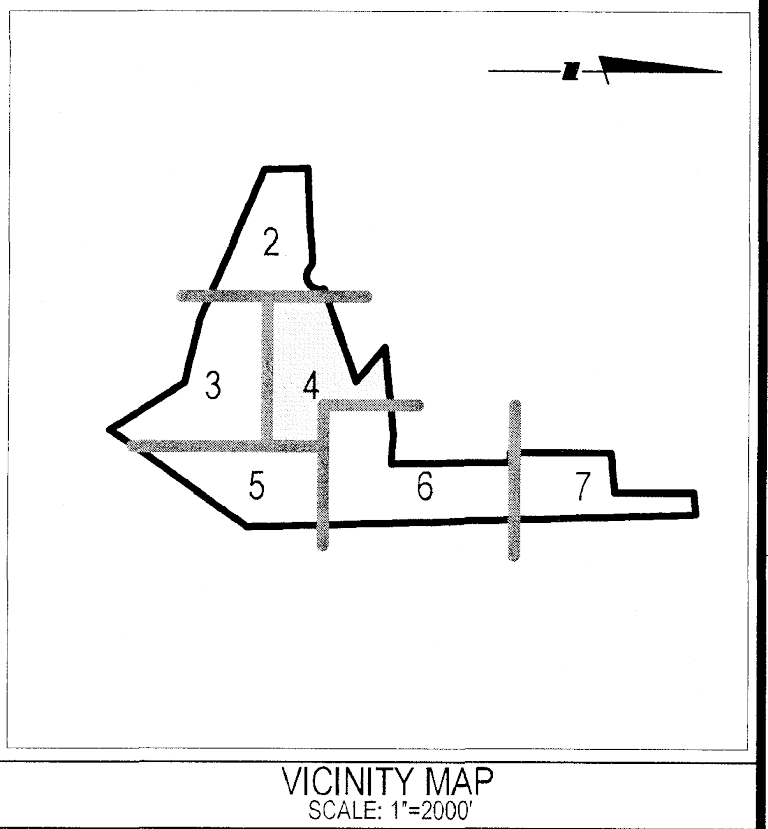
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SCALE: 1" = 30'

PLAN LEGEND

EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	200 - 202
EASEMENTS (LABEL, LINE)	EX. SD EASEMENT
ENVIRONMENTAL BUFFER	PMA
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN TO BE REMOVED	PP
FLOODPLAIN DELINEATION (100YR)	
PROPERTY LINE (SITE, ADJOINERS)	
PUBLIC UTILITY EASEMENT	10' PUE
SPOT SHOTS	
SOILS BOUNDARY/SOILS LABEL	
STEEP SLOPES	
LIMIT OF DISTURBANCE (LOD)	LOD
STREAM BUFFER	SB
TREE LINE	
WETLAND (BUFFER, DELINEATION)	WB
UTILITIES	
SEWER (LINE, MANHOLE)	8" S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	8" W
WOODLAND PRESERVATION AREA	
WOODLAND PRESERVED - NOT CREDITED	
WOODLAND CLEARED IN FLOODPLAIN	
WOODLAND RETAINED ASSUMED CLEARED	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
TREE PROTECTION FENCE	TPF



I/We, Pleasants Investments Limited Partnership, 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.

William D. Pleasants, President, Pleasants Enterprises, Inc. Date: 11/28/20

I/We, Ben Dyer Associates, Inc., 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.

Contract Purchaser: _____ Date: _____

I/We, Pleasants Investments Limited Partnership, 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.

William D. Pleasants, President, Pleasants Enterprises, Inc. Date: _____

I/We, Ben Dyer Associates, Inc., 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.

Contract Purchaser: _____ Date: _____

11721 WOODMERE ROAD, SUITE 200
MYRTLE VILLE, MARYLAND 20711

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.

DESIGNED BY: MP CHECKED BY: MP RECORD NO: J-A99008
DATE: NOVEMBER 2020 SCALE: 1" = 30'

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

Dec. 28, 2020
DATE
MAE

Property Owners Awareness Certificate

I/We, Pleasants Investments Limited Partnership, 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.

William D. Pleasants, President, Pleasants Enterprises, Inc. Date: 11/28/20

I/We, Ben Dyer Associates, Inc., 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.

Contract Purchaser: _____ Date: _____

TREE CONSERVATION PLAN APPROVAL				
TCP 2-026-2016				
#	Approved by	Date	DRD #	Reason for Revision
00	Mike Juba	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Ben Dyer	11/29/2021		Outlot 1
02				
03				
04				
05				

Ben Dyer Associates, Inc.
11721 WOODMERE ROAD, SUITE 200
MYRTLE VILLE, MARYLAND 20711
TELEPHONE (301) 430-2000
FAX (301) 430-2001
WWW.BENDYERASSOCIATES.COM

LANHAM OFFICE
4266 Firth's Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Engineering
Planning
Surveying
Environmental Sciences

Project:
Waldorf
Leonardtown

Website:
www.bendyer.com

NO.	REVISIONS	BY	DATE
2	REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9	BCG	10/4/18
1	REVISE PER EP3 STAFF COMMENTS	BCG	10/4/18
DATE:	JULY 2013	CAD STANDARDS VERSION:	VR - 2009
DESIGNED BY:	BCG	TECHNICIAN:	BCG
CHECKED:	DJB		

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 EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTRACTOR MUST UTILITY AT 1400-250177 18 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE ARE 120 INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THE PLAN.

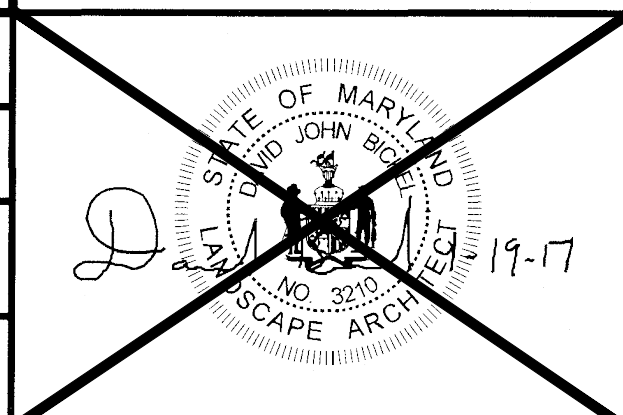
OWNER/DEVELOPER/APPLICANT

PLEASANTS INVESTMENTS LTD PARTNERSHIP
24024 FREDERICK ROAD
CLARKSBURG, MD 20871

APPLICANT

NORTHPOINT REALTY PARTNERS
8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9603
EMAIL: cmc@northpointRP.com

TAX MAP	ZONING CATEGORY:
99 E3	I-4
WSOC 200 SHEET	
208 SE 08	
SITE DATUM	
HORIZONTAL: <u>NAD83</u>	
VERTICAL: <u>NGVD29</u>	




TREE CONSERVATION PLAN - TYPE 2
KAINE PROPERTY

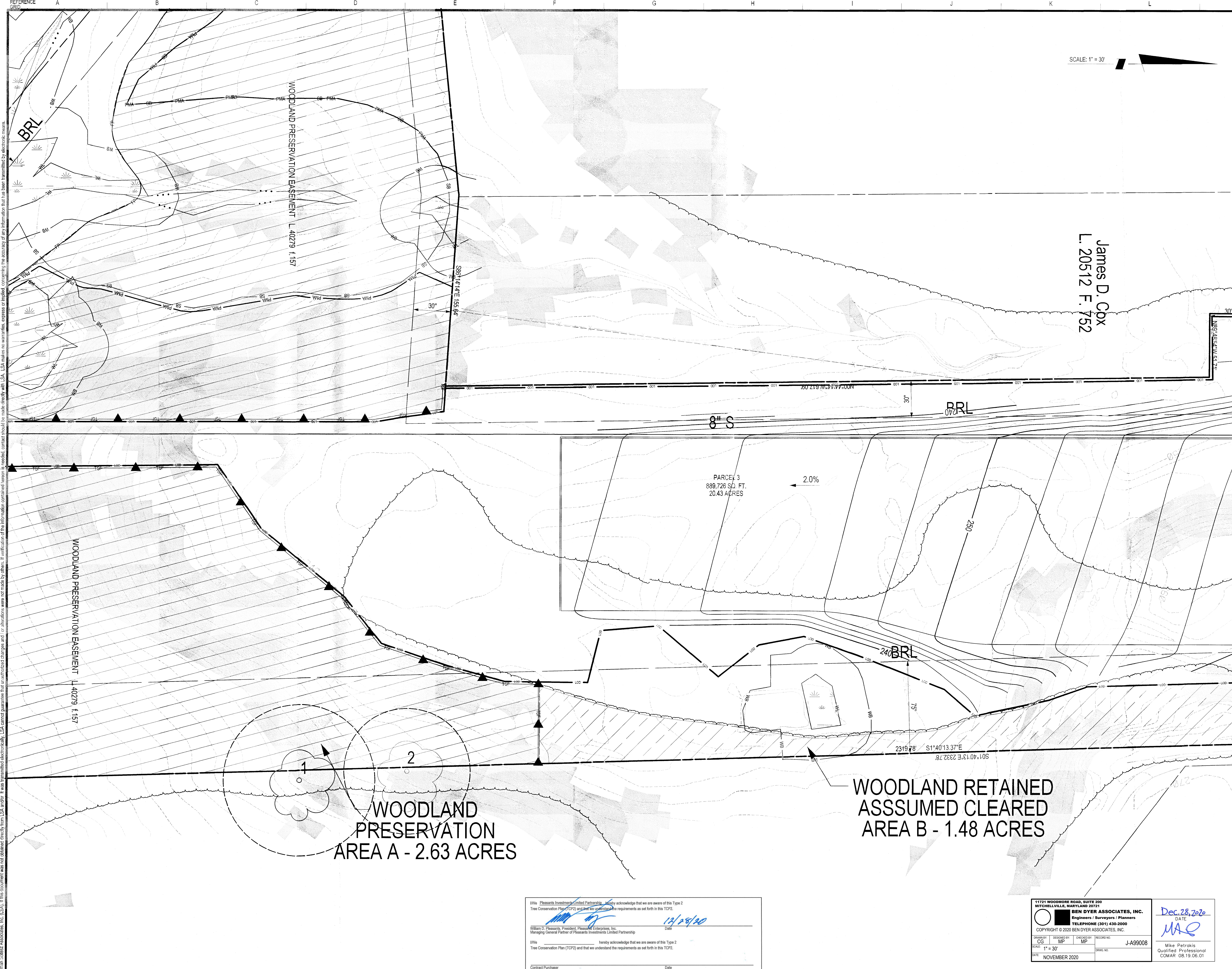
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC
TREE CONSERVATION PLAN APPROVAL
TCP 2-026-2016

SHEET 4 OF 9

PROJECT NO:
0064-10-00

BSLAPLOT COMMENTS





PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	70 BRL	20 BRL
CONTOUR (INDEX, INTERMEDIATE)	100	200 - 202
EASEMENTS (LABEL, LINE)	EX SD EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN TO BE REMOVED	8'	8'
FLOODPLAIN DELINEATION (100YR)	FP	
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' PUE	10' PUE
SPOT SHOTS		23'
SOILS BOUNDARY/SOILS LABEL (SOURCE: 1984 SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1987)	A8B2	C1
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE		
WETLAND (BUFFER, DELINEATION)	WB	
UTILITIES		
SEWER (LINE, MANHOLE)	8" S	8" S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	8" W	8" W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		

VICINITY MAP
SCALE: 1"=2000'

I/We, Pleasant Investments Limited Partnership, 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.

Contract Purchaser: _____ Date: 11/28/20

11721 WOODMOUNT ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20714

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-5000
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Dec 28, 2020
DATE
MAE

Mike Petroski
Qualified Professional
COMAR 08.19.06.01

#	Approved by	Date	DRD #	Reason for Revision
00	Marc Juba	01-19-2017		REV SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Chris Schuler	1/29/2021		Outlet 1
02				
03				
04				
05				

Ben Dyer Associates, Inc.
4266 Fort Belvoir Road
Lanham, MD 20706
L 301.794.7555 f. 301.794.7656
www.LSAssociates.com

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 EXCAVATING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE 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

PLEASANT'S INVESTMENTS LTD PARTNERSHIP
24524 FREDERICK ROAD
CLARKSBURG, MD 20871

APPLICANT

NORTHPOINT REALTY PARTNERS
8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9803
EMAIL: cmo@northpointrp.com

TREE CONSERVATION PLAN - TYPE 2
KAINE PROPERTY

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
0064-10-00

2 REVISED SHEETS 1, 3 & 5 AND ADDED SHEET 9

1 REVISE PER EPS STAFF COMMENTS

NO. _____ REVISIONS _____

DATE: JULY 2013 CAD STANDARDS VERSION: 14 - 2000

DESIGNED: BCG TECHNICIAN: BCG

CHECKED: DJB

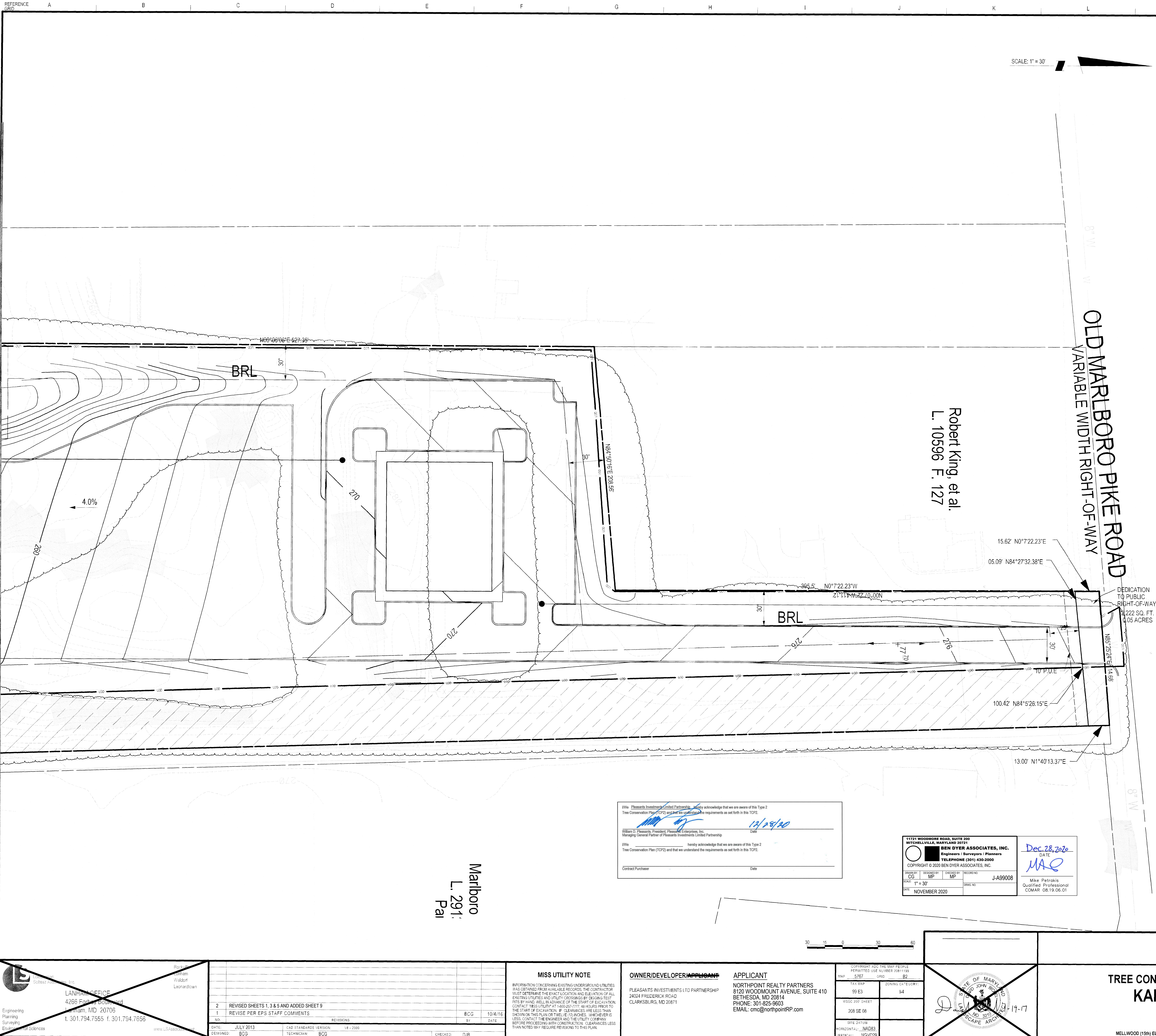
30 15 0 30 60

1" = 30'

SHEET 6 OF 9

PROJECT NO. 0064-10-00

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PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	BR	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100	200
EASEMENTS (LABEL, LINE)	EX SD EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE	FP	
TO REMAIN TO BE REMOVED		
FLOODPLAIN DELINEATION (100YR)		
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' PUE	10' PUE
SPOT SHOTS		
SOILS BOUNDARY/SOILS LABEL		
SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1987		
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE		
WETLAND (BUFFER, DELINEATION)	WL	
UTILITIES		
SEWER (LINE, MANHOLE)	8\"S	8\"S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	8\"W	8\"W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		

VICINITY MAP

SCALE: 1\"=2000'

Property Owners Awareness Certificate

I, William D. Pleasants, President, Pleasant Enterprises, Inc., 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.

Owner or Owner Representative: William D. Pleasants Date: 11/5/17

I, Mike Petrakis, 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.

Contract Purchaser: N/A Date:

Prince George's County Planning, Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2-026-2016

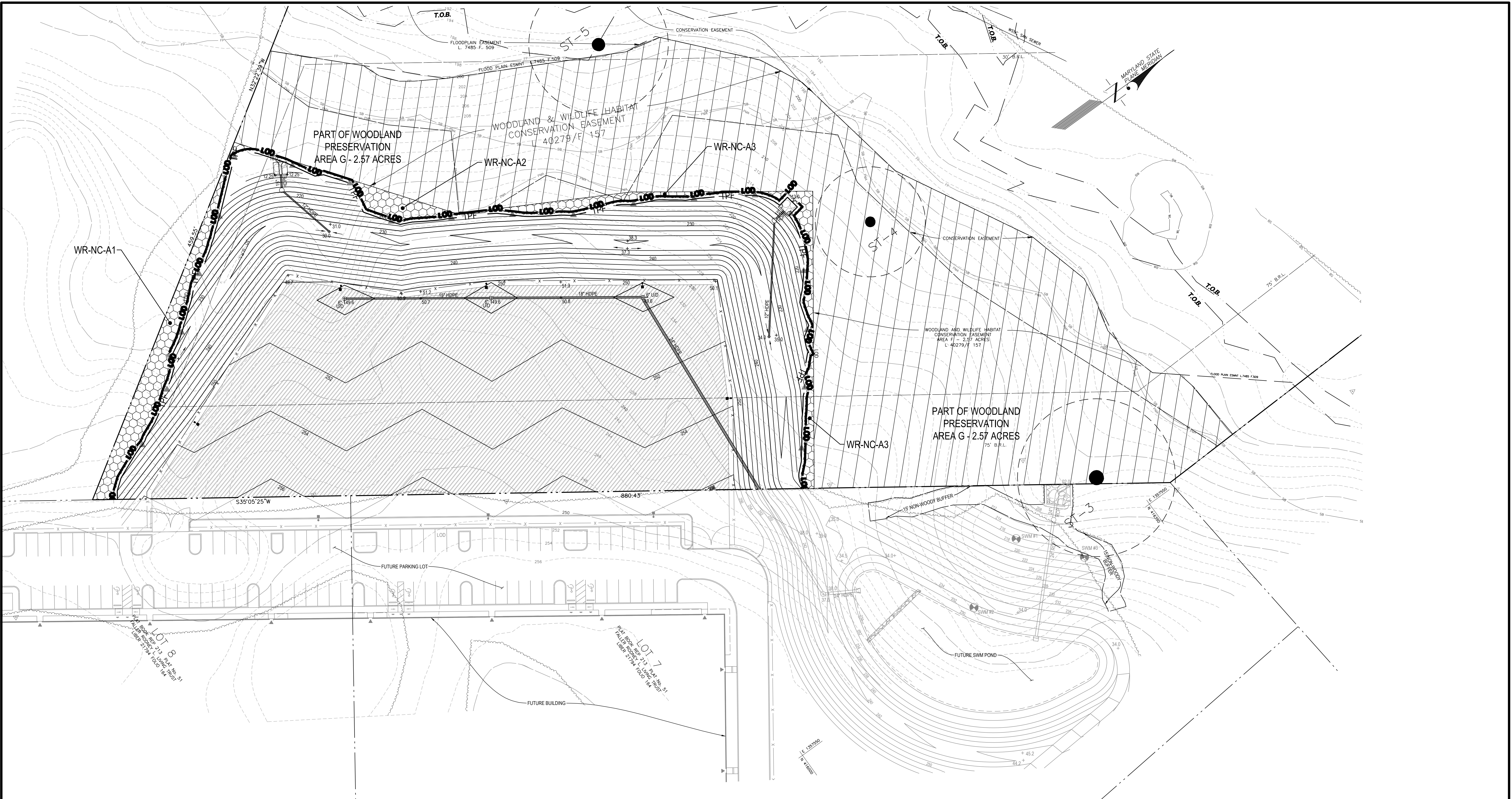
#	Approved by	Date	DRD #	Reason for Revision
00	Morg-Juba	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Chris J. Stender	1/29/2021		Outlot 1
02				
03				
04				
05				

TREE CONSERVATION PLAN - TYPE 2

KAINE PROPERTY

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO: 0064-10-00



LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
EX. TREELINE	---
LIMIT OF DISTURBANCE	---
PRIMARY MANAGEMENT AREA (PMA)	---
EX. FLOODPLAIN	---
REGULATED STREAM (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (75')	---
NONTIDAL WETLAND	---
WETLAND BUFFER (25')	---
TREE PROTECTION FENCE (TEMPORARY)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND RETAINED NOT COUNTED (WR-NC)	---
WOODLAND PRESERVATION SIGN	---

WOODLAND RETAINED NOT COUNTED AREAS (WR-NC)	
AREA	ACRES
WR-NC-A1	0.09
WR-NC-A2	0.02
WR-NC-A3	0.06
TOTAL:	0.17

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

I/We, Placenta Investments Limited Partnership, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and understand the requirements as set forth in this TCP2.

William D. Placenta, President, Placenta Investments, Inc.
Managing General Partner of Placenta Investments Limited Partnership

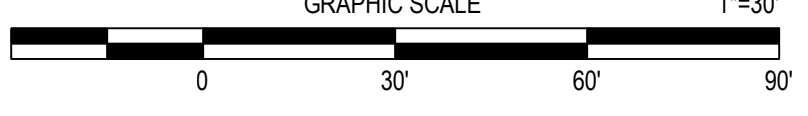
I/We, Northpoint Realty Partners, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and understand the requirements as set forth in this TCP2.

Contract Purchaser: Northpoint Realty Partners Date: 11/28/20

APPLICANT
NORTHPOINT REALTY PARTNERS
8120 WOODMOUNT AVENUE, SUITE 410
BETHESDA, MD 20814
PHONE: 301-825-9603
EMAIL: cmc@northpointRP.com

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-026-2016				
#	Approved by	Date	DRD #	Reason for Revision
00	Marj. Juba	01-19-2017		REV. SHEETS 1, 3 & 5 AND ADDED SHEET 9
01	Chuck Schuster	1/29/2021		Outlot 1
02				
03				
04				
05				

TREE CONSERVATION PLAN - TYPE 2
KAINE PROPERTY
MELLWOOD ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 9 OF 9

DATE <u>Dec 28, 2020</u> MAJ	DATE <u>NOVEMBER 2020</u>	DESCRIPTION REVISIONS	BY Mike Petrakis Qualified Professional COMAR 08.19.06.01	DATE NOVEMBER 2020	REASON FOR REVISION J-A99008
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Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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