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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

SHEET	GROSS AREA (F2)	100-YEAR FLOODPLAIN (F3)	EX WOODLAND (GROSS) (F4)	EX WOODLAND (NET) (F5)	EX WOODLAND (F6)	WOODLAND CLEARED OFF-SITE (F7)	WOODLAND CLEARED ON-SITE (F8)	WOODLAND CLEARED OFF-SITE (F9)	WOODLAND PRESERVED AREA (F10)	WOODLAND REFORESTED AREA (F11)	WOODLAND PRESERVED / REFORESTED AREA (F12)	WOODLAND NOT ASSIGNED (F13)
C-002	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.65	0.00
C-003	2.34	1.14	22.24	0.30	7.50	10.97	7.50	4.37	2.28	7.28	0.00	0.00
C-004	19.10	0.74	19.10	19.36	0.74	7.15	0.00	0.00	11.21	14.7	0.74	0.00
C-005	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-008	11.15	7.38	11.15	44.44	13.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-007	42.44	14.02	42.44	28.79	19.15	25.96	0.00	0.30	3.73	1.63	13.05	0.00
C-009	0.00	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-009	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-300A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.17	0.00	0.00	4.68	0.00	7.71	0.76
C-312	41.44	41.44	10.16	10.16	13.44	0.00	0.00	0.00	0.00	0.00	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.31	10.77	22.33	8.74	3.00	0.00	0.00	0.00	0.00	8.74	0.60
C-315	38.62	7.71	38.62	3.96	5.96	0.00	0.00	0.00	16.47	3.22	3.96	0.00
C-316	42.44	5.58	47.44	26.05	5.58	35.74	0.00	0.00	1.12	14.56	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.07	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.36	14.30	2.37	1.93	0.00	0.00	0.00	0.00	0.00	0.00	1.29
C-320	6.05	2.85	6.05	3.87	2.18	0.76	0.00	0.00	2.58	0.00	2.18	0.34
TOTAL	422.35	94.77	422.86	339.73	82.93	254.37	1.09	0.00	79.06	16.18	83.84	8.30



CRIZZI@BOHLERENG.COM

STANDARD TYPE 2 TREE **CONSERVATION PLAN NOTES**

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SP-103-001. IF SP-103-001 EXPIRES, THEN THIS TPO2 ALSO EXPIRES AND IS NO LONGER VALID.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 DESIGNED SHALL BE SUBJECT TO A \$5,000 PER ACRE FINE AND COSTS OF LITIGATION.
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. THE 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 THE WOODLAND CONSERVATION REQUIREMENTS OF THIS PLAN.
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 R-1, R.S. AND I-1.
7. ANY PROPERTY IS ADJACENT TO LEEWARD ROAD WHICH IS A DESIGNATED SCENIC ROADWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL, OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

OWNER/DEVELOPER/APPLICANT

NCBP PROPERTY, LLC
5850 WATERLOO ROAD, SUITE 210
COLUMBIA, MD 21045
CONTACT: COLE SCHNORF
EMAIL: CSCHNORF@MANEKIN.COM
PHONE: (410)290-1461

2) "SDP-1603-01 IS SUBJECT TO PRELIMINARY PLAN OF SUBDIVISION 4-20032 AND TCP1-004-2021-01, WHICH IS NO LONGER VALID AND IS SUPERSEDED WITH THE APPROVAL OF 4-21056 AND TCP1-004-2021-03. PERMITS SHALL NOT BE APPROVED WITH THIS TCP2."

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48372, FOLIO 62. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/22	N/A	ROUGH GRADING
01	<i>Suzanne A. Nickle</i>	12-27-2022	SDP-1603-01	Infrastructure
02				
03				

REVISION 6 - 10.03.22

Afforestation and Reforestation Notes

- a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be returned as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- b. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- c. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the developer or builder, shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- d. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation is acceptable.
- e. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCPP.
- f. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number. Results of annual survival checks for each of the first four years after tree planting shall be reported to the M-NCPPC Planning Department.
- i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$5.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be terminal.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

4. Plant Handling: The quantity of seedlings taken from the nursery or temporary storage area shall be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.

5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading building permits and/or reaching the final grades and stabilization of planting areas.

6. Seeding Planting: Tree seedlings shall be hand planted using a stable bar or sharp-shovel shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, pulled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.

7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.

8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil fertility, pH, magnesium, phosphorus, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

11. Planting method: Consult the Planting Details(s) shown on this plan.

12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/1000 sq ft.

14. Mowing: No mowing shall be allowed in any planting area.

15. Survival Check for Bond Release: The seedling planting to be checked at the end of each year for four years to assure that not less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

Four-Year Management Plan for Afforestation Areas

Field check the afforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) (see Note 1)
Weeding is needed (2 x monthly)
- Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation (1 needed 1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed (See Note 2)
Survival check (September - November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Maintenance: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

SITE STOCKING

SIZE	REQUIRED PER ACRE	APPROXIMATE SPACING	SURVIVALITY REQUIREMENT AT THE END OF THE GROWING SEASON	
BARE ROOT SEEDLINGS OR WHIPS	700	8 X 8	75%	525
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1 FT)	500	10 X 10	75%	375
CONTAINER GROWN 1.23 5.7 GALLON OR 1" CAL. & B.	400	12 X 12	75%	300
CONTAINER GROWN 15.25 GALLON OR 1.5 2" CAL. & B.	150	20 X 20	100%	150

1. THESE SITE STOCKING AND SURVIVAL REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DEFINITION OF FOREST AND BARE LAND AND IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DAY SEEDING, TREE SHELTERS, TRANSPLANTS AND/OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFILL THE REQUIREMENTS OF AN APPROVED FCD. THEY WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE APPROVING AUTHORITY.
2. SPACING DOES NOT IMPLY THAT THE TREES OR SHRUBS MUST BE PLANTED IN A GRID PATTERN.

WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN IN THIS TCPP, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECOGNITION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. ADD THE APPLICABLE INVASIVE PLANT REMOVAL NOTES IF AFFORESTATION IS USED ON AN OFF-SITE WOODLAND CONSERVATION BANK.

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 TOP2.

B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS THINNING 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 TOP2.

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.

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (CIRCUMFERENCE) (INCHES)	HEIGHT (FEET)	PERCENTAGE OF REMOVAL	REASON FOR REMOVAL
1	Red maple	Acer rubrum	30	Good	0	
2	Red maple	Acer rubrum	30	Good	0	
3	Red maple	Acer rubrum	30	Good	0	
4	Red maple	Acer rubrum	30	Good	0	
5	Red maple	Acer rubrum	30	Good	0	
6	Red maple	Acer rubrum	30	Good	0	
7	Red maple	Acer rubrum	30	Good	0	
8	Red maple	Acer rubrum	30	Good	0	
9	Red maple	Acer rubrum	30	Good	0	
10	Red maple	Acer rubrum	30	Good	0	
11	Red maple	Acer rubrum	30	Good	0	
12	Red maple	Acer rubrum	30	Good	0	
13	Red maple	Acer rubrum	30	Good	0	
14	Red maple	Acer rubrum	30	Good	0	
15	Red maple	Acer rubrum	30	Good	0	
16	Red maple	Acer rubrum	30	Good	0	
17	Red maple	Acer rubrum	30	Good	0	
18	Red maple	Acer rubrum	30	Good	0	
19	Red maple	Acer rubrum	30	Good	0	
20	Red maple	Acer rubrum	30	Good	0	
21	Red maple	Acer rubrum	30	Good	0	
22	Red maple	Acer rubrum	30	Good	0	
23	Red maple	Acer rubrum	30	Good	0	
24	Red maple	Acer rubrum	30	Good	0	
25	Red maple	Acer rubrum	30	Good	0	
26	Red maple	Acer rubrum	30	Good	0	
27	Red maple	Acer rubrum	30	Good	0	
28	Red maple	Acer rubrum	30	Good	0	
29	Red maple	Acer rubrum	30	Good	0	
30	Red maple	Acer rubrum	30	Good	0	
31	Red maple	Acer rubrum	30	Good	0	
32	Red maple	Acer rubrum	30	Good	0	
33	Red maple	Acer rubrum	30	Good	0	
34	Red maple	Acer rubrum	30	Good	0	
35	Red maple	Acer rubrum	30	Good	0	
36	Red maple	Acer rubrum	30	Good	0	
37	Red maple	Acer rubrum	30	Good	0	
38	Red maple	Acer rubrum	30	Good	0	
39	Red maple	Acer rubrum	30	Good	0	
40	Red maple	Acer rubrum	30	Good	0	
41	Red maple	Acer rubrum	30	Good	0	
42	Red maple	Acer rubrum	30	Good	0	
43	Red maple	Acer rubrum	30	Good	0	
44	Red maple	Acer rubrum	30	Good	0	
45	Red maple	Acer rubrum	30	Good	0	
46	Red maple	Acer rubrum	30	Good	0	
47	Red maple	Acer rubrum	30	Good	0	
48	Red maple	Acer rubrum	30	Good	0	
49	Red maple	Acer rubrum	30	Good	0	
50	Red maple	Acer rubrum	30	Good	0	
51	Red maple	Acer rubrum	30	Good	0	
52	Red maple	Acer rubrum	30	Good	0	
53	Red maple	Acer rubrum	30	Good	0	
54	Red maple	Acer rubrum	30	Good	0	
55	Red maple	Acer rubrum	30	Good	0	
56	Red maple	Acer rubrum	30	Good	0	
57	Red maple	Acer rubrum	30	Good	0	
58	Red maple	Acer rubrum	30	Good	0	
59	Red maple	Acer rubrum	30	Good	0	
60	Red maple	Acer rubrum	30	Good	0	
61	Red maple	Acer rubrum	30	Good	0	
62	Red maple	Acer rubrum	30	Good	0	
63	Red maple	Acer rubrum	30	Good	0	
64	Red maple	Acer rubrum	30	Good	0	
65	Red maple	Acer rubrum	30	Good	0	
66	Red maple	Acer rubrum	30	Good	0	
67	Red maple	Acer rubrum	30	Good	0	
68	Red maple	Acer rubrum	30	Good	0	
69	Red maple	Acer rubrum	30	Good	0	
70	Red maple	Acer rubrum	30	Good	0	
71	Red maple	Acer rubrum	30	Good	0	
72	Red maple	Acer rubrum	30	Good	0	
73	Red maple	Acer rubrum	30	Good	0	
74	Red maple	Acer rubrum	30	Good	0	
75	Red maple	Acer rubrum	30	Good	0	
76	Red maple	Acer rubrum	30	Good	0	
77	Red maple	Acer rubrum	30	Good	0	
78	Red maple	Acer rubrum	30	Good	0	
79	Red maple	Acer rubrum	30	Good	0	
80	Red maple	Acer rubrum	30	Good	0	
81	Red maple	Acer rubrum	30	Good	0	
82	Red maple	Acer rubrum	30	Good	0	
83	Red maple	Acer rubrum	30	Good	0	
84	Red maple	Acer rubrum	30	Good	0	
85	Red maple	Acer rubrum	30	Good	0	
86	Red maple	Acer rubrum	30	Good	0	
87	Red maple	Acer rubrum	30	Good	0	
88	Red maple	Acer rubrum	30	Good	0	
89	Red maple	Acer rubrum	30	Good	0	
90	Red maple	Acer rubrum	30	Good	0	
91	Red maple	Acer rubrum	30	Good	0	
92	Red maple	Acer rubrum	30	Good	0	
93	Red maple	Acer rubrum	30	Good	0	
94	Red maple	Acer rubrum	30	Good	0	
95	Red maple	Acer rubrum	30	Good	0	
96	Red maple	Acer rubrum	30	Good	0	
97	Red maple	Acer rubrum	30	Good	0	
98	Red maple	Acer rubrum	30	Good	0	
99	Red maple	Acer rubrum	30	Good	0	
100	Red maple	Acer rubrum	30	Good	0	

REFORESTATION PLANTING SCHEDULE						
ACREAGE	A	B	C	D	E	F
P.U. REQUIRED	1180	530	325	650	150	440
SPECIES						
236	106	65	130	30	88	ACER RUBRUM - RED MAPLE
236	106	65	130	30	88	PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
236	106	65	130	30	88	QUERCUS PALUSTRIS - PIN OAK
236	106	65	130	30	88	AMELANCHIER CANADENSIS - SERVICEBERRY
236	106	65	130	30	88	QUERCUS ALBA - WHITE OAK
P.U. PROVIDED	1180	530	325	650	150	440
TOTAL PLANTINGS						
3275						

REFORESTATION PLANTING SCHEDULE												
ACREAGE	G	H	I	J	K	L	M	N	O	P		
P.U. REQUIRED	390	1010	680	170	130	585	685	135	875	155		
SPECIES												
78	202	136	34	26	117	137	27	175	31	ACER RUBRUM - RED MAPLE	CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.0")	10' O.C.
78	202	136	34	26	117	137	27	175	31	PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE	CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.0")	10' O.C.
78	202	136	34	26	117	137	27	175	31	QUERCUS PALUSTRIS - PIN OAK	CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.0")	10' O.C.
78	202	136	34	26	117	137	27	175	31	AMELANCHIER CANADENSIS - SERVICEBERRY	CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.0")	10' O.C.
78	202	136	34	26	117	137	27	175	31	QUERCUS ALBA - WHITE OAK	CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.0")	10' O.C.
P.U. PROVIDED	390	1010	680	170	130	585	685	135	875	155		
TOTAL PLANTINGS												
4660												

SOL TYPE		DESCRIPTION	
AB	ABZ-PH-4H-001	COMPLEX 1 TO 5 PERCENT SLOPES	
AC	ABZ-PH-4H-002	COMPLEX 1 TO 10 PERCENT SLOPES	
AB	ABZ-PH-4H-003	COMPLEX 1 TO 5 PERCENT SLOPES	
AD	ABZ-PH-4H-004	COMPLEX 1 TO 10 PERCENT SLOPES	
DA	COLMANTONW-001	COMPLEX 1 TO 2 PERCENT SLOPES	
CA	COLMANTONW-002	COMPLEX 1 TO 2 PERCENT SLOPES	
DB	COLMANTONW-003	COMPLEX 1 TO 2 PERCENT SLOPES	
DC	COLMANTONW-004	COMPLEX 1 TO 2 PERCENT SLOPES	
DD	COLMANTONW-005	COMPLEX 1 TO 2 PERCENT SLOPES	
DE	COLMANTONW-006	COMPLEX 1 TO 2 PERCENT SLOPES	
DF	COLMANTONW-007	COMPLEX 1 TO 2 PERCENT SLOPES	
FA	FALLSINGTON-001	COMPLEX 1 TO 2 PERCENT SLOPES	
HB	HOWELL-001	COMPLEX 1 TO 2 PERCENT SLOPES	
HC	HOWELL-002	COMPLEX 1 TO 2 PERCENT SLOPES	
IE	ISSUE-001	COMPLEX 1 TO 2 PERCENT SLOPES	
IB	ISSUE-002	COMPLEX 1 TO 2 PERCENT SLOPES	
MC	MARROON-001	COMPLEX 1 TO 2 PERCENT SLOPES	
MD	MARROON-002	COMPLEX 1 TO 2 PERCENT SLOPES	
ME	MARROON-003	COMPLEX 1 TO 2 PERCENT SLOPES	
MF	MARROON-004	COMPLEX 1 TO 2 PERCENT SLOPES	
WE	WESLEY-001	COMPLEX 1 TO 2 PERCENT SLOPES	

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. 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 PORTIONS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
16. 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 MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. 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 OBSCURE SPRING.
17. 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 PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRED FOR THE REMOVAL OF HAZARDOUS TREES 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 OBSCURE SPRING.
18. IF A TREE OR TREES BECOMING HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE

MATCHLINE - SHEET C-310

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/22	N/A	ROUGH GRADING
01	<i>Signature of Nickle</i>	12-27-2022	SDP-1603-01	Infrastructure
02				



REV	DATE	COMMENT	OR GHE
1	03/18/2021	PER DPIE COMMENTS	
2	11/24/2021	PER DPIE COMMENTS	
3	12/2/21	PER DPIE COMMENTS	
4	2.22.2022	LAYOUT UPDATES	
5	3.15.2022	PER MNCPPC COMMENTS	
6	10.03.22	PER MNCPPC COMMENTS	



PROJECT No.:	MB19
DRAWN BY:	
CHECKED BY:	
DATE:	03/19/
CAD I.D.:	TC

TCP 2
SDP-1603-01

NATIONAL
CAPITAL
BUSINESS PARK

BOHLER//

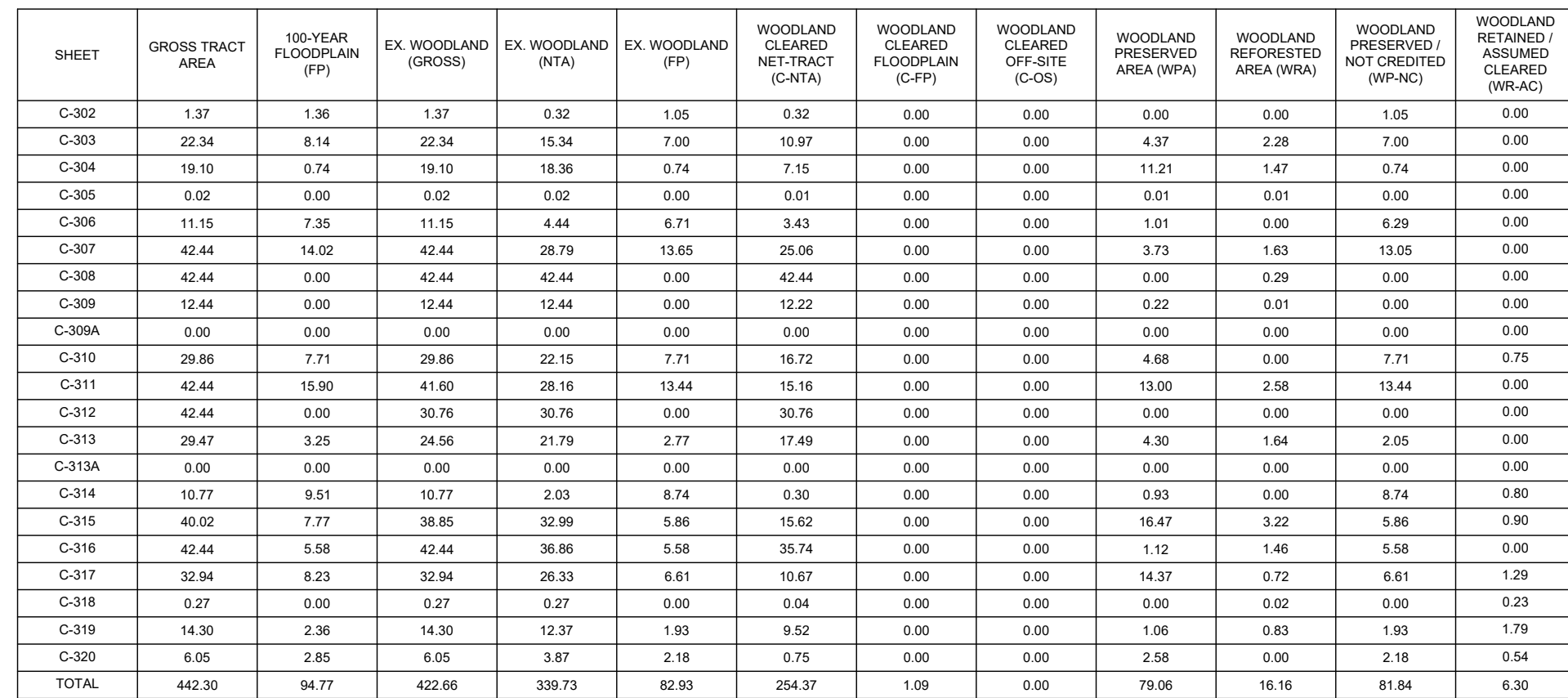
C.M. RIZZI

SHEET TITLE:

SHEET NUMBER: _____

C-306

REVISION 6 - 10.03.22



**THE MARYLAND ANNUAL CAPITAL
PARK ANTI-INFLATION COMMISSION**

FOR OFFICIAL USE ONLY

APPLICATION NAME: NATIONAL CAPITAL BUSINESS
PARK

APPLICATION NO.: SDP-1603-01

TCP NO.: TCP2-G06-2021-01

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCR RESOLUTION
NO. 2022-10 DATED JANUARY 27, 2022.

SIGNATURE APPROVAL DATE:

Fothergill Digitally signed by
I, Anne Fothergill, Anne
Date: 2023.03.27
13:53:48 -05'00'

Authorized Signature

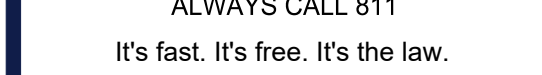
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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE NATIONAL BOARD OF CERTIFICATION OF PROFESSIONAL ENGINEERS HAS GRANTED BOHLER ENGINEERING, INC. THE STATUS OF A PROFESSIONAL ENGINEERING FIRM IN THE STATE OF CALIFORNIA. BOHLER ENGINEERING, INC. IS LICENSED TO PROVIDE ENGINEERING SERVICES IN CALIFORNIA. BOHLER ENGINEERING, INC. IS A BOHLER COMPANY.

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	03/18/2021	PER DPIE COMMENTS	JDC JD
2	11/24/2021	PER DPIE COMMENTS	JWC ERM
3	12/2/21	PER DPIE COMMENTS	JWC ERM
4	2.22.2022	LAYOUT UPDATES	AAT GR
5	3.15.2022	PER MNCPPC COMMENTS	SFQ ERM
6	10.03.22	PER MNCPPC COMMENTS	SFQ CMR



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB192184
DRAWN BY:	LAM
CHECKED BY:	JD
DATE:	03/19/2021
CAD I.D.:	TCP2-1

FOR

**NATIONAL
CAPITAL
BUSINESS PARK**

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER //

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**

Phone: (301) 809-4500
Fax: (301) 809-4501

MD@BohlerEng.com

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 200411/1/2022
PROFESSIONAL CERTIFICATION
& CHRISTOPHER M. RIZZI, MEMBER IN GOOD STANDING
THESE DOCUMENTS WERE PREPARED ON
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 200411/1/2022 EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:
C-307

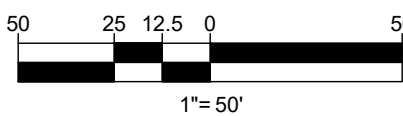
REVISION 6 - 10.03.22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FPA)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPA)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED / NOT CREDITED (WP-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	18.10	0.74	18.10	18.36	0.74	7.15	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.02	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.02	42.44	28.73	13.65	25.06	0.00	0.00	3.73	1.63	13.35	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.29	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.72	0.00	0.00	4.68	0.00	7.71	0.75
C-311	42.44	15.90	41.60	28.16	13.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.25	24.98	21.79	2.77	17.49	0.00	0.00	4.35	1.64	2.25	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	6.51	10.77	2.03	8.74	0.30	0.00	0.00	0.83	0.00	8.74	0.80
C-315	40.02	7.77	38.85	32.89	5.95	15.62	0.00	0.00	16.47	3.22	5.95	0.00
C-316	42.44	0.98	42.44	30.86	0.98	35.74	0.00	0.00	1.12	1.46	0.98	0.00
C-317	32.96	8.23	32.94	28.33	6.61	10.87	0.00	0.00	14.37	0.72	6.61	1.20
C-318	0.27	0.27	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.36	14.30	12.37	1.93	9.62	0.00	0.00	1.06	0.83	1.93	1.79
C-320	6.05	2.85	6.05	3.87	2.18	0.75	0.00	0.00	2.98	0.00	2.18	0.54
TOTAL	442.35	94.77	422.66	336.73	82.93	254.37	1.08	0.00	79.66	16.16	61.64	6.35

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEE AND ROAD)
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK
APPLICATION NO.: SDP-1603-01
TOP NO.: TOP2-028-2021-01
SIGNATURE APPROVAL OF THE PLANNING COMMISSION IN ACCORDANCE WITH PROGRAM RESOLUTION NO. 2021-10 DATED JANUARY 27, 2022
SIGNATURE APPROVAL DATE:
Fothergill, Anne
Authorizing Signature

Approved by	Date	DRD #	Reason for Revision
00 S. NICOLE	12-27-2022	SDP-1603-01	Infrastructure
01			
02			
03			

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/18/2021	PER DPIC COMMENTS	JWC
2	11/24/2021	PER DPIC COMMENTS	JWC
3	12/21/21	PER DPIC COMMENTS	JWC
4	2/22/2022	LAYOUT UPDATES	CR
5	3/15/2022	PER MNOPPC COMMENTS	SFO
6	10/03/22	PER MNOPPC COMMENTS	CMR

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO FIELD REVISIONS OR CHANGES ARE ALLOWED.

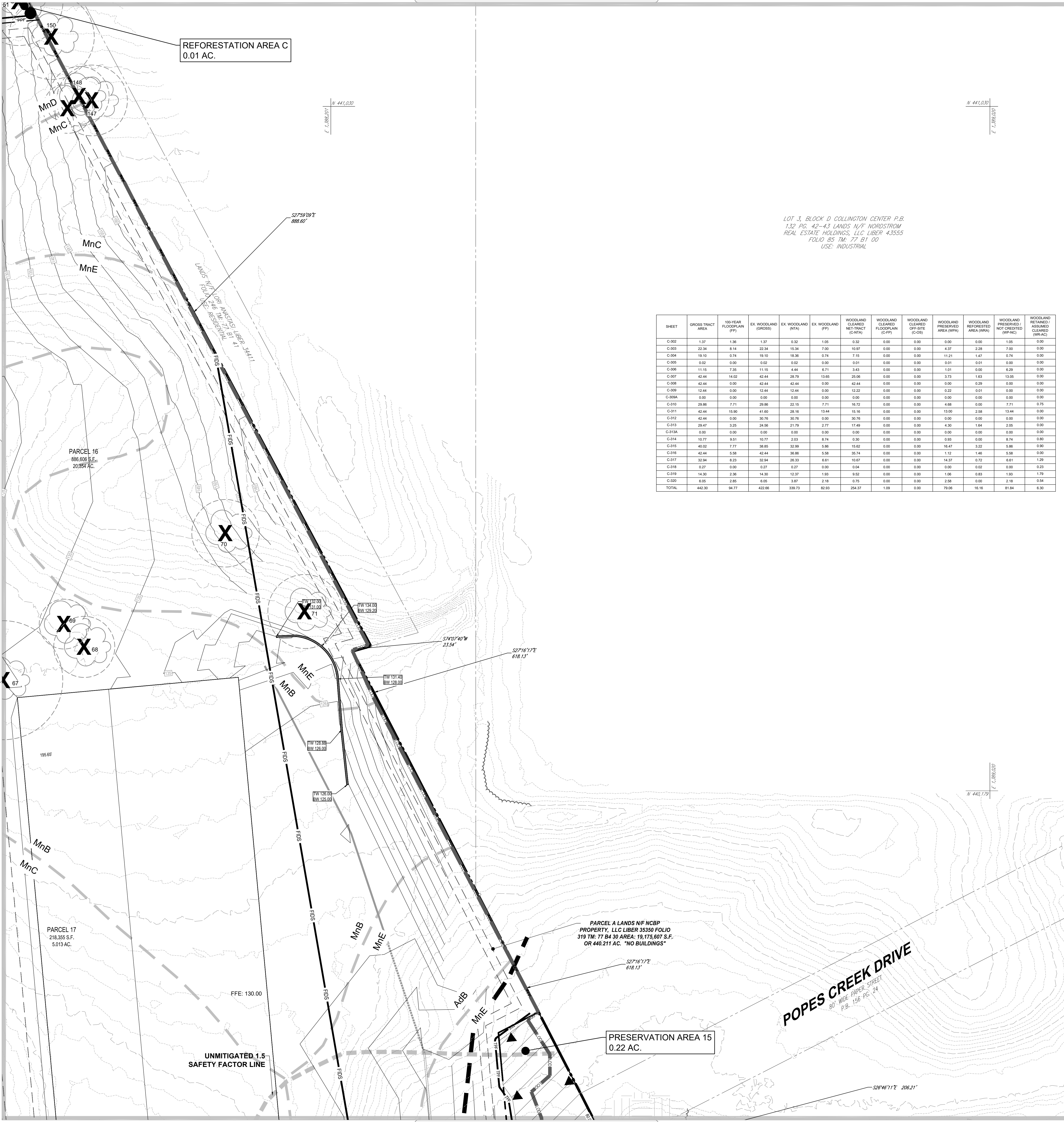
PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JO
DATE: 03/19/2021
CAD I.D.: TCP2-1

TCP 2
SDP-1603-01
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELEND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, CHERYL M. RIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE PROFESSIONAL REGISTRY ACT, MARYLAND, LICENSE NO. 101100204.

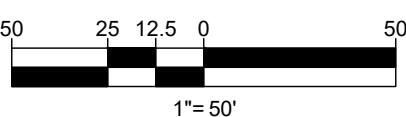
SHEET TITLE:
TCP 2
SHEET NUMBER:
C-308
REVISION 6 - 10/03/22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPL)	EX WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (FPL)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPL)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED/NOT CREDITED (WP-NC)	WOODLAND RETAINED/ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	19.10	0.74	19.10	19.36	0.74	7.15	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-306	11.16	7.35	11.16	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.56	0.00	0.00	3.73	1.93	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.29	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.96	7.71	29.96	22.15	7.71	16.72	0.00	0.00	4.68	0.00	7.71	0.75
C-311	42.44	15.90	41.60	28.16	13.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.65	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.65	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	0.51	10.77	2.03	8.74	0.30	0.00	0.00	0.03	0.00	8.74	0.80
C-315	40.02	7.77	38.85	32.99	5.86	15.62	0.00	0.00	16.47	3.22	5.86	0.90
C-316	42.44	5.58	42.44	36.86	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	6.12	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23	0.00
C-319	14.30	2.36	14.30	12.37	1.93	9.62	0.00	0.00	1.06	0.83	1.93	1.79
C-320	6.05	2.85	6.05	3.67	2.18	0.75	0.00	0.00	2.58	0.00	2.18	0.54
TOTAL	442.30	94.77	423.96	339.73	82.93	354.37	1.09	0.00	79.06	16.16	91.84	6.30

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED/NOT CREDITED (WR-NC)
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- ULTIMATE ROW (LESS AND ROAD)
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK
APPLICATION NO.: SDP-1603-01
TCP NO.: TCP2-628-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PROCP RESOLUTION NO. 2021-10 DATED JANUARY 27, 2022.
SIGNATURE APPROVAL DATE:
Fothergill, L. Anne
Approved Signature

Approved by	Date	DRD #	Reason for Revision
S. NICOLE	12-27-2022	N/A	ROUGH GRADING
S. NICOLE	12-27-2022	SDP-1603-01	Infrastructure

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY
1	03/18/2021	PER DPE COMMENTS	JDC
2	11/24/2021	PER DPE COMMENTS	JDC
3	12/2/21	PER DPE COMMENTS	JDC
4	2/22/2022	LAYOUT UPDATES	CR
5	3/15/2022	PER MNCPPC COMMENTS	SFO
6	10/03/22	PER MNCPPC COMMENTS	CMR

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PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP2-1

TCP 2
SDP-1603-01
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD, SUITE 310
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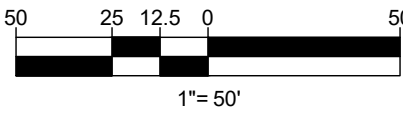
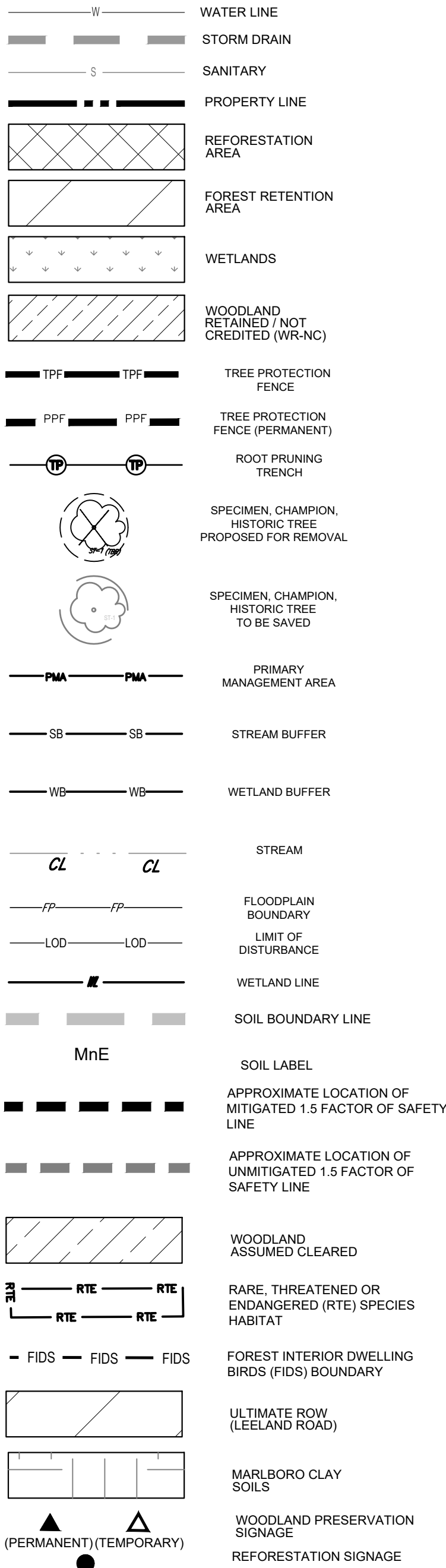
C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE PROFESSIONAL REGULATION ACT, CHAPTER 11, § 11-101, MARYLAND, LICENSE NO. 101100204.

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-309
REVISION 6 - 10.03.22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GRO28)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED / NOT CREDITED (WP-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	19.10	0.14	19.10	15.39	0.14	1.16	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.02	42.44	26.79	13.65	25.06	0.00	0.00	3.73	1.83	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.80	7.71	29.80	22.15	7.71	16.72	0.00	0.00	4.66	0.00	7.71	0.75
C-311	42.44	15.90	41.60	26.16	15.44	15.16	0.00	0.00	13.00	2.56	12.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	10.77	2.03	8.74	0.30	0.00	0.00	0.93	0.00	8.74	0.00
C-315	40.02	7.77	39.60	32.69	5.96	15.62	0.00	0.00	16.47	3.22	1.96	0.00
C-316	42.44	5.58	42.44	36.66	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.36	14.30	12.37	1.93	6.52	0.00	0.00	1.96	0.93	1.93	1.79
C-320	6.05	2.85	6.05	3.87	2.18	0.75	0.00	0.00	2.58	0.00	2.18	0.54
TOTAL	442.30	94.77	422.66	335.73	82.93	254.37	1.09	0.00	78.06	16.16	81.64	6.30

TCP 2 LEGEND



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK
APPLICATION NO.: SDP-1603-01
TOP NO.: TOP-020-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PUBLIC RESOLUTION NO. 2002-10 DATED JANUARY 27, 2002
SIGNATURE APPROVAL DATE: 12/27/2022
Signature: Anne Fothergill
Title: Director
Date: 12/27/2022

Approved by	Date	DRD #	Reason for Revision
S. Nickle	12/19/22	N/A	ROUGH GRADING
S. Nickle	12-27-2022	SDP-1603-01	Infrastructure
03			

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPIC COMMENTS	JWC	JDC
2	11/24/2021	PER DPIC COMMENTS	JWC	JDC
3	12/2/21	PER DPIC COMMENTS	JWC	JDC
4	2.22.2022	LAYOUT UPDATES	SFO	CR
5	3.15.2022	PER MNCPPC COMMENTS	SFO	ERM
6	10.03.22	PER MNCPPC COMMENTS	SFO	CMR

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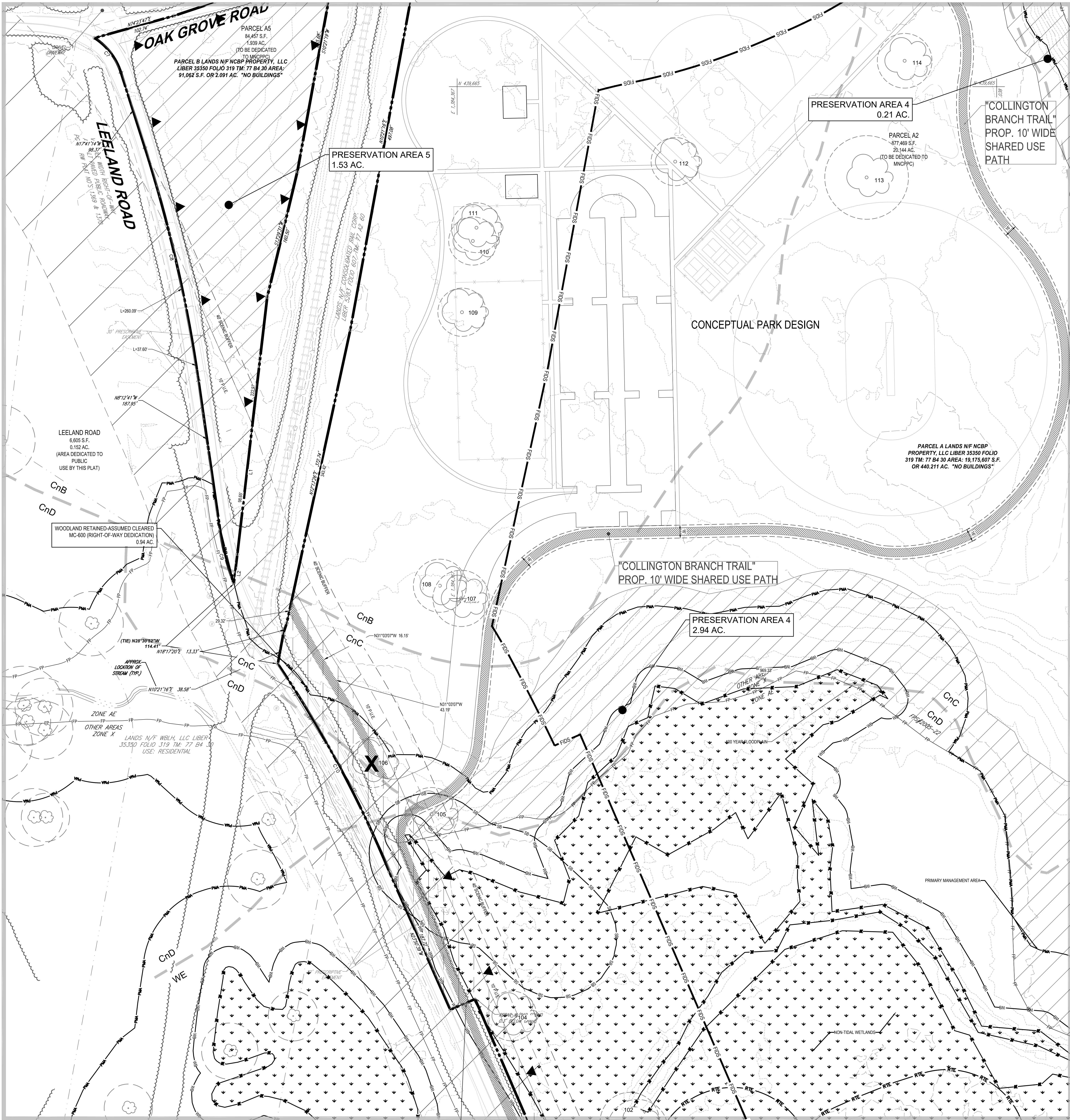
NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT OR FOR CONSTRUCTION OF ANY TYPE.
PROJECT NO.: MB102154
DRAWN BY: LAM
CHECKED BY: JO
DATE: 03/19/2021
CAD I.D.: TCP2-1

TCP 2
SDP-1603-01
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I AM A PROFESSIONAL LANDSCAPE ARCHITECT
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE PROFESSIONAL LANDSCAPE ARCHITECT LICENSE, EXPIRING DATE: 10/18/2024

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-309A
REVISION 6 - 10.03.22



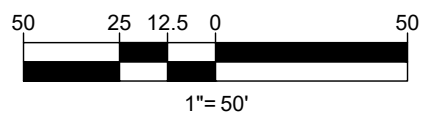
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (GROSS)	EX. WOODLAND (NET)	EX. WOODLAND (FPA)	WOODLAND (GROSS)	WOODLAND (NET)	WOODLAND (FPA)	WOODLAND CLEARED (FLOODPLAIN CFT)	WOODLAND CLEARED (FLOODPLAIN CFT)	WOODLAND CLEARED (FLOODPLAIN CFT)	WOODLAND PRESERVED AREA (NPA)	WOODLAND REFORESTED AREA (NPA)	WOODLAND REFORESTED AREA (NPA)	WOODLAND REFORESTED AREA (NPA)	WOODLAND REFORESTED AREA (NPA)	WOODLAND REFORESTED AREA (NPA)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	16.97	0.00	4.37	2.38	7.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-304	19.15	0.74	19.15	18.36	0.74	7.15	0.00	11.21	1.47	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	3.43	0.00	1.01	0.00	6.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-307	42.44	14.02	42.44	28.79	13.65	28.79	0.00	3.73	1.83	13.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.72	0.00	4.68	0.00	7.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-311	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.49	0.00	4.30	1.64	2.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.17	8.51	10.17	2.03	8.14	9.30	0.00	0.00	0.00	0.00	8.74	0.00	0.00	0.00	0.00	0.00	0.00
C-315	40.02	7.77	38.85	32.99	5.86	15.62	0.00	16.47	3.22	5.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-316	42.44	5.58	42.44	36.86	5.58	35.74	0.00	1.12	1.46	5.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-317	32.94	8.23	32.94	28.33	6.61	15.67	0.00	14.37	0.72	6.61	1.29	0.00	0.00	0.00	0.00	0.00	0.00
C-318	0.07	0.00	0.07	0.07	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-319	14.30	2.36	14.30	12.37	1.93	9.52	0.00	1.06	0.83	1.93	1.79	0.00	0.00	0.00	0.00	0.00	0.00
C-320	6.05	2.85	6.05	3.87	2.18	0.75	0.00	2.58	0.00	2.18	0.54	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	442.30	94.77	422.68	339.73	82.95	254.37	1.09	79.06	16.16	81.84	6.30	0.00	0.00	0.00	0.00	0.00	0.00

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEE AND ROAD)
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE

NOTE: 1. THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS CONCEPTUAL WITH 20% TREE REMOVAL AND SPECIMEN TREE REMOVAL WILL REQUIRE A REVISION TO THE TCP2.

2. THE PROPOSED PARK FACILITIES AND THE COLLINGTON BRANCH TRAIL SHALL BE REVIEWED WITH A FUTURE APPLICATION, INCLUDING VARIANCE REQUESTS FOR THE REMOVAL OF SPECIMEN TREES AND IMPACTS TO BE REGULATED ENVIRONMENTAL FEATURES.



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK

APPLICATION NO.: SDP-1603-01

TOPNO: TOPS-028-2021-01

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH MDCR REGULATION NO. 2022-10 DATED JANUARY 27, 2022.

SIGNATURE APPROVAL DATE: 12/27/2022

Signature: I. Anne

Architect/Engineer

Approved by	Date	DRD #	Reason for Revision
00 S. Nickle	12/27/2022	N/A	ROUGH GRADING
01 Signature of Nickle		SDP-1603-01	Infrastructure
02			
03			

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

LANDSCAPE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REV	DATE	COMMENT	BY	CHKD
1	03/18/2021	PER DPE COMMENTS	JWS	
2	11/24/2021	PER DPE COMMENTS	JWS	
3	12/21/21	PER DPE COMMENTS	JWS	
4	2/22/2022	LAYOUT UPDATES	CR	
5	3/15/2022	PER MNCPPC COMMENTS	ERW	
6	10/03/22	PER MNCPPC COMMENTS	SFO	

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PROJECT NO.: MB192154

DRAWN BY: LAM

CHECKED BY: JDO

DATE: 03/19/2021

CAD I.D.: TCP2-1

TCP 2

SDP-1603-01

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20774

ELECTION DISTRICT 7

TAX ACCOUNT NO.: 0670737

BOHLER

16701 Melford Blvd, Suite 310

Bowie, Maryland 20715

Phone: (301) 800-4500

Fax: (301) 800-4501

MD@BohlerEng.com

C.M. RIZZI

PROFESSIONAL LANDSCAPE ARCHITECT

MEMBER OF THE NATIONAL SOCIETY OF LANDSCAPE ARCHITECTS

PROFESSIONAL CERTIFICATION

DESIGNED BY ME AND THE CHINA LID

THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THE CHINA LID

UNDER A PROFESSIONAL LANDSCAPE ARCHITECT LICENSE IN THE STATE OF MARYLAND

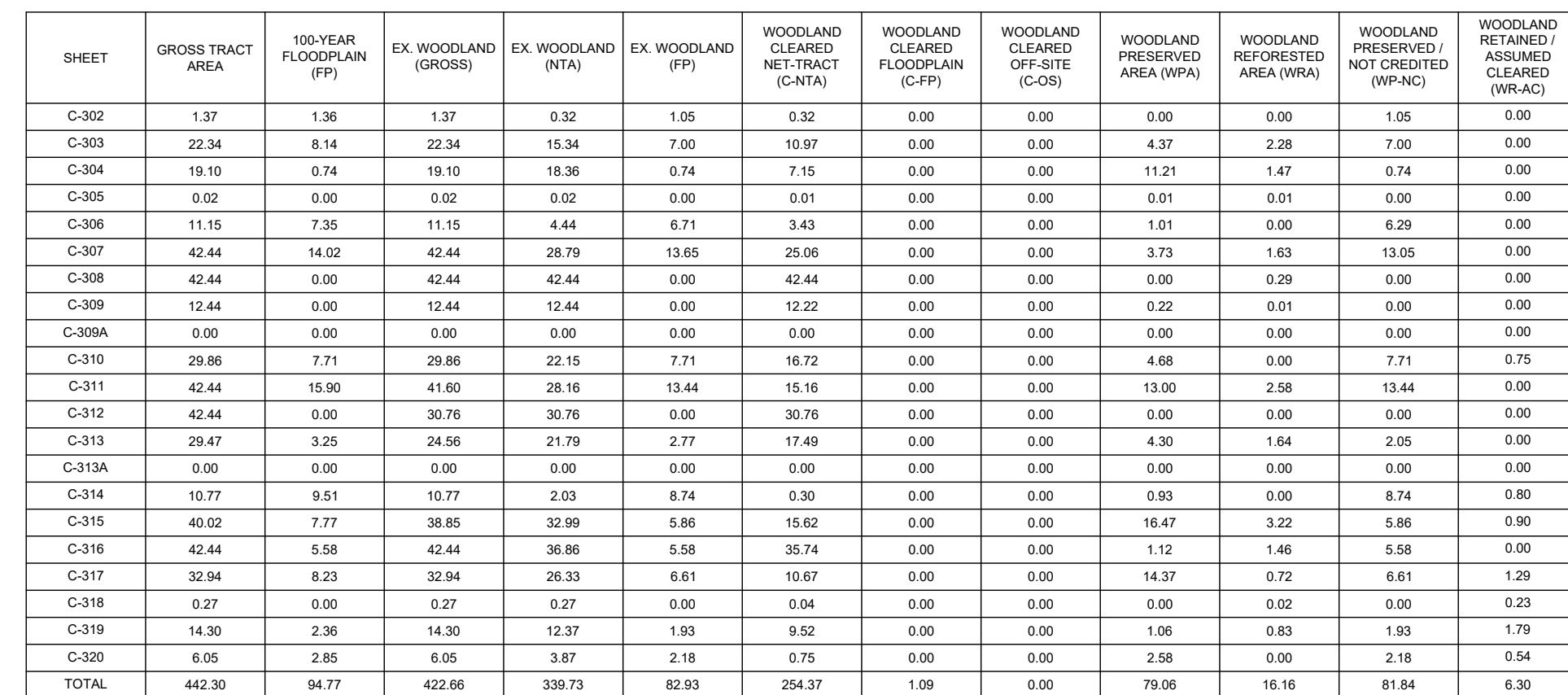
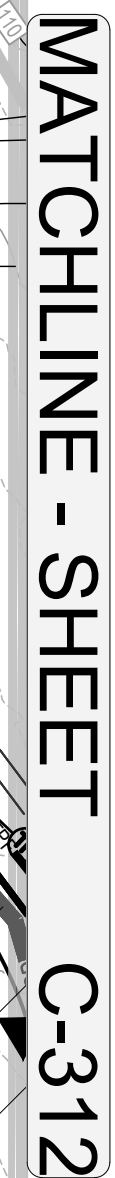
DATE: 10/10/2024

TCP 2

SHEET NUMBER

C-310

REVISION 6 - 10/03/22



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



APPLICATION NAME: NATIONAL CAPITAL BUSINESS
PARK

APPLICATION NO.: SOP-1603-01

TOP NO.: TOP2-0202-01

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCS RESOLUTION
NO. 2002-10 DATED JANUARY 27, 2002.

SIGNATURE APPROVAL DATE:

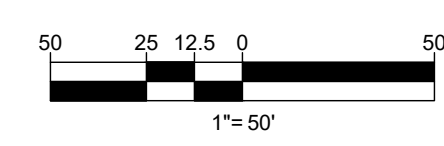
 Digitally signed by
Fothergill, Anne
Date: 2013.02.07
13:55:48 -05'00'



SHEET	GROSS TRACT AREA (A)	100-YEAR FLOODPLAIN (B)	EXCLOSION (GROSS) (C)	EXCLOSION (NTA) (D)	EXCLOSION (P) (E)	WOODLAND NET-TRACT AREA (F)	WOODLAND FLOODPLAIN (C-PP)	WOODLAND CUMULATIVE OFF-SITE (C-D)	WOODLAND PRESERVED AREA (G)	WOODLAND REFORESTED AREA (H)	WOODLAND NOT CREDITED (I)	WOODLAND PRESERVED AS REQUIRED (J)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	1.84	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.15	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-308	11.15	7.26	11.15	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.26	0.00
C-307	42.44	14.02	42.44	35.66	6.66	20.06	0.00	0.00	3.79	0.00	16.27	0.00
C-308	0.00	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.29	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.77	0.00	0.00	4.48	0.00	7.71	0.00
C-311	42.44	15.90	41.60	28.16	13.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.49	0.00	0.00	0.34	1.64	2.05	0.00
C-314A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	10.77	2.03	8.74	0.30	0.00	0.00	0.03	0.00	0.74	0.00
C-315	40.02	7.77	38.85	32.99	5.86	15.82	0.00	0.00	16.47	3.22	5.86	0.00
C-316	42.44	5.58	42.44	36.86	5.58	30.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.84	8.23	24.34	20.33	6.01	16.67	0.00	0.00	1.37	0.72	6.61	1.29
C-318	0.27	0.27	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00
C-319	14.30	2.36	12.30	12.37	1.93	9.52	0.00	0.00	1.06	0.83	1.93	0.00
C-320	6.05	2.85	0.05	3.87	2.18	0.75	0.00	0.00	2.56	0.19	2.18	0.54
TOTAL	442.30	94.77	422.66	330.73	62.93	254.37	1.09	0.00	79.06	16.16	21.98	6.30

TCP 2 LEGEND

	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REFORESTATION AREA
	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED / NOT RETAINED (WR-NC)
	TREE PROTECTION FENCE
	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	LIMIT OF DISTURBANCE
	WETLAND LINE
	SOIL BOUNDARY LINE
	SOIL LABEL
	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
	WOODLAND ASSUMED CLEARED
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	ULTIMATE ROW (LEEWARD ROAD)
	MARLBORO CLAY SOILS
	WOODLAND PRESERVATION SIGNAGE
	REFORESTATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPP-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/22	N/A	ROUGH GRADING
01	<i>Suzanne R. Nickle</i>	12-27-2022	SPD-1603-01	Infrastructure
02				
03				

REVISIONS			
REV	DATE	COMMENT	DESIGN BY CHECKED
1	03/18/2012	PER DPIE COMMENTS	JDC JD
2	11/24/2012	PER DPIE COMMENTS	JWC JRM
3	12/2/12	PER DPIE COMMENTS	JWC ERM
4	2.22.2012	LAYOUT UPDATES	AAT CR
5	3.15.2012	PER MNCPCC COMMENTS	SFO ERM
6	10.03.12	PER MNCPCC COMMENTS	SFO CMR



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DOCUMENT UNLESS INDICATED OTHERWISE.	
PROJECT No.:	MB19218
DRAWN BY:	LAM
CHECKED BY:	JE
DATE:	03/19/202
CAD I.D.:	TCP2-
PROJECT:	

TCP 2
SDP-1603-01

FOR
NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER //

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715

Phone: (301) 809-4500
Fax: (301) 809-4501

MD@BohlerEng.com

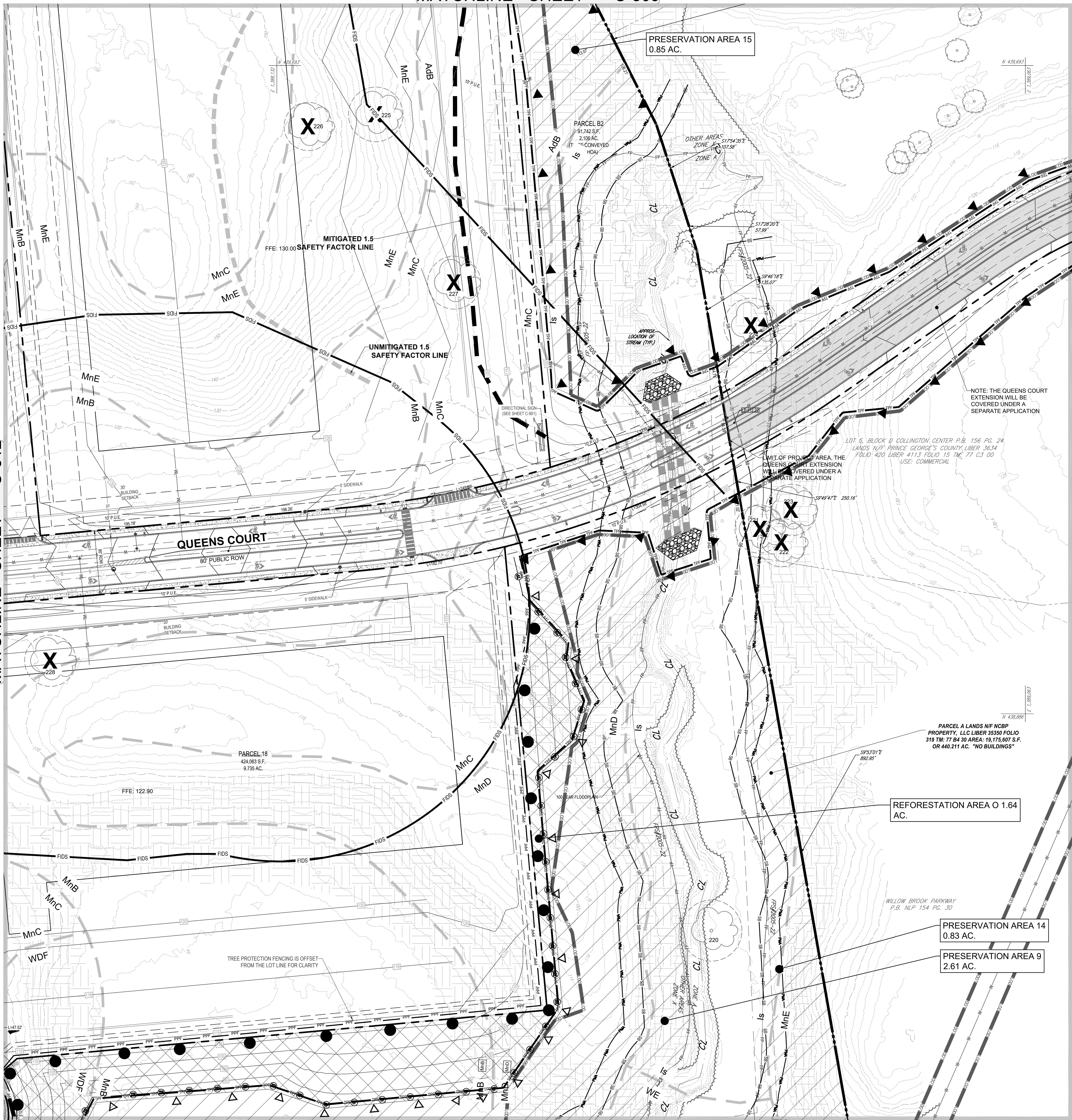
C. M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3086 11/11/2022
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3086, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:
C-312

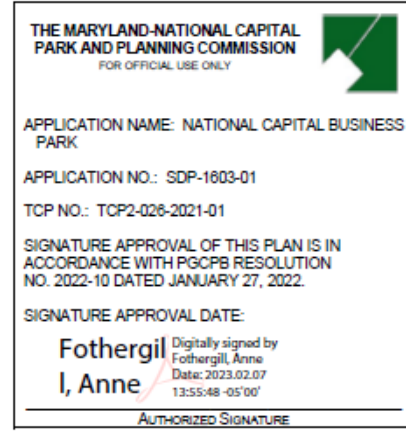
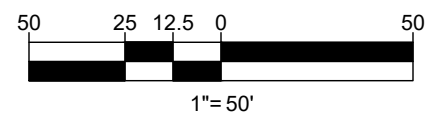
REVISION 6 - 10.03.22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FPP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARING FLOODPLAIN (C-FPP)	WOODLAND CLEARED OFF-RITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED NOT CREDITED (WP-NC)	WOODLAND RETAINED/ ASSIGNED CLEARED (WR-NC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	19.10	0.74	19.10	16.38	0.74	2.76	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.02	42.44	28.79	13.65	28.96	0.00	0.00	3.73	1.63	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.41	0.00	12.41	12.41	0.00	12.22	0.00	0.00	0.27	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.72	0.00	0.00	4.66	0.00	7.71	0.75
C-311	42.44	15.90	41.60	28.16	13.44	15.16	0.00	0.00	13.90	2.58	13.44	0.00
C-312	42.44	0.00	30.78	30.78	0.00	30.78	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-315	40.02	7.77	39.85	32.89	5.96	15.62	0.00	0.00	16.47	3.22	5.96	0.00
C-316	42.44	5.58	42.44	36.86	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.23
C-319	14.30	2.36	14.30	12.37	1.93	0.92	0.00	0.00	1.06	0.83	1.93	1.79
C-320	6.06	2.85	6.06	3.87	2.19	0.75	0.00	0.00	2.58	0.00	2.19	0.54
TOTAL	442.30	94.77	422.65	339.73	82.93	254.37	1.09	0.00	79.08	16.16	81.84	6.30

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED/ NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE, PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEE AND ROAD)
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
00 S. NICOLE	12-27-2022	N/A	ROUGH GRADING
01			
02			
03			

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPIC COMMENTS	JWS	JWS
2	11/24/2021	PER DPIC COMMENTS	ERM	ERM
3	12/21/21	PER DPIC COMMENTS	JWS	ERM
4	2/22/2022	LAYOUT UPDATES	ERM	ERM
5	3/15/2022	PER MINPPC COMMENTS	SFO	ERM
6	10/03/22	PER MINPPC COMMENTS	SFO	ERM

811
Know what's below.
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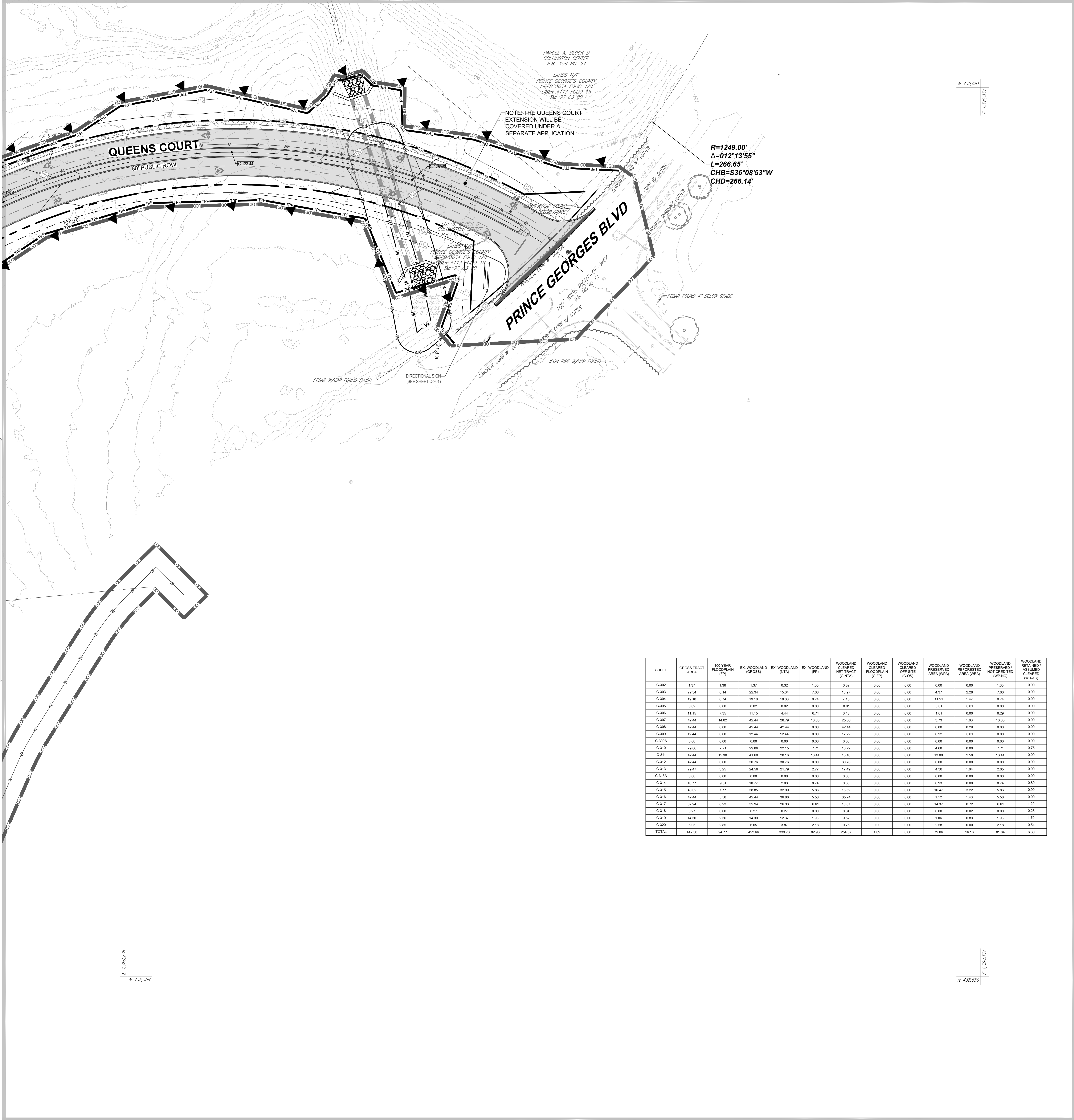
NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT OR FOR CONSTRUCTION.
PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDO
DATE: 03/19/2021
CAD I.D.: TCP2-1

TCP 2
SDP-1603-01
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
No. 11112, State of Maryland
PROFESSIONAL CERTIFICATION
I, CHERYL M. RIZZI, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A LANDSCAPE
ARCHITECT UNDER THE PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE ACT OF 1998, STATE OF MARYLAND.
LICENSE NO. 11112, EXPIRATION DATE: 10/18/2024

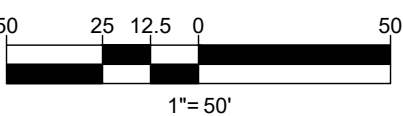
SHEET TITLE:
TCP 2
SHEET NUMBER:
C-313
REVISION 6 - 10.03.22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FF)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FPF)	WOODLAND CLEARING NET TRACT (C-NTA)	WOODLAND CLEARING FLOODPLAIN (C-FF)	WOODLAND CLEARING OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.07	0.00	0.00	4.37	2.28	7.00	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.16	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	3.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.62	42.44	28.79	13.65	25.06	0.00	0.00	3.73	1.63	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.29	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	18.72	0.00	0.00	4.88	0.00	7.71	0.75
C-311	42.44	15.90	41.60	28.16	13.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.46	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	8.51	10.77	2.03	8.74	0.30	0.00	0.00	0.83	0.00	8.74	0.80
C-315	40.02	7.77	38.65	32.98	5.66	10.62	0.00	0.00	16.47	3.22	5.66	0.00
C-316	42.44	5.58	42.44	36.86	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.00	0.04	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.30	14.30	12.57	1.93	6.52	0.00	0.00	1.98	0.83	1.93	1.79
C-320	6.05	2.80	6.05	3.87	2.18	0.75	0.00	0.00	2.98	0.00	2.18	0.54
TOTAL	442.30	94.77	422.66	339.73	82.93	254.37	1.08	0.00	79.06	16.16	81.84	6.30

TCP 2 LEGEND

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- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK
APPLICATION NO.: SDP-1603-01
TOP NO.: TOPS-600-2021-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH FLOOD RESOLUTION NO. 2002-10 DATED JANUARY 21, 2003
SIGNATURE APPROVAL DATE: 12/27/2022
Fothergill
I, Anne
APPROVED SIGNATURE

Approved by	Date	DRD #	Reason for Revision
S. NICOLE	12-27-2022	SDP-1603-01	Infrastructure

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
1700 MARLBORO BLVD., SUITE 310
BOWIE, MARYLAND 20715
PHONE: (301) 800-4500
FAX: (301) 800-4501
MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY
1	03/18/2021	PER DPE COMMENTS	JDC
2	11/24/2021	PER DPE COMMENTS	JWC
3	12/2/21	PER DPE COMMENTS	JWC
4	2/22/2022	LAYOUT UPDATES	CR
5	3/15/2022	PER MNCPPC COMMENTS	SFO
6	10/03/22	PER MNCPPC COMMENTS	CMR

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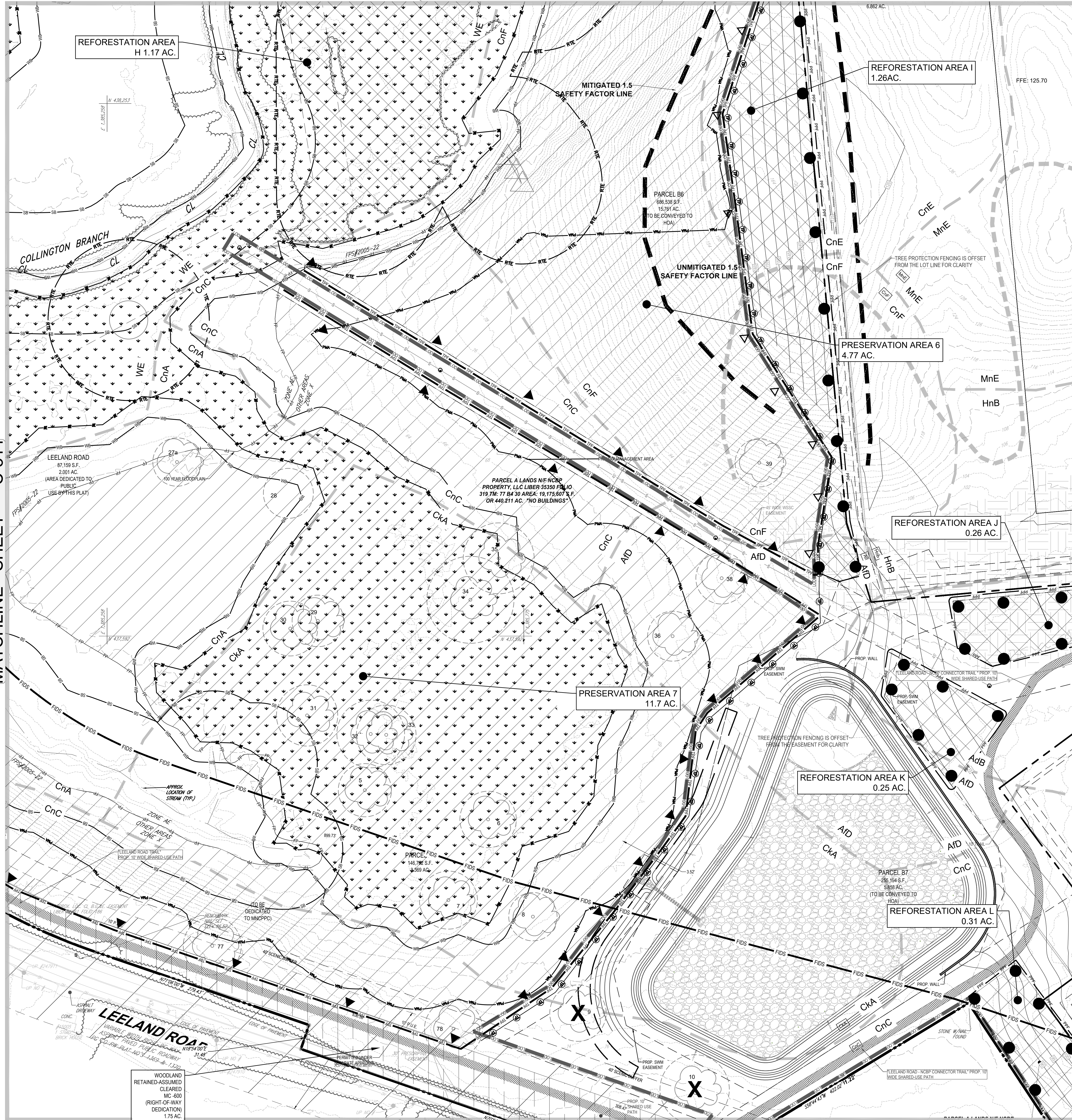
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PROJECT NO.: MB192154
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CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP2-1

TCP 2
SDP-1603-01
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MOLFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
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C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL LANDSCAPE ARCHITECTS
I, Anne
APPROVED SIGNATURE

TCP 2
SHEET NUMBER:
C-313A
REVISION 6 - 10/03/22



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F1)	EX. WOODLAND (RIBS)	EX. WOODLAND (NTA)	EX. WOODLAND (F1)	WOODLAND CLEARED NET TRACT (CATA)	WOODLAND CLEARED FLOODPLAIN (CFFP)	WOODLAND CLEARED OFF-SITE (C-CF)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRPA)	WOODLAND PRESERVED/NOT CREDITED (WPNAC)	WOODLAND RETAINED/ASSUMED CLEARED (WRAC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	0.00	4.37	2.28	7.00
C-304	19.10	0.74	19.10	18.36	0.74	7.15	0.00	0.00	0.00	11.21	1.47	0.74
C-305	0.02	0.02	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-306	11.15	7.29	11.15	4.44	6.71	3.43	0.00	0.00	1.00	0.00	6.29	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.06	0.00	0.00	3.73	1.63	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.29	0.00	0.00
C-309	12.44	0.00	12.44	0.00	12.22	0.00	0.00	0.00	0.22	0.01	0.00	0.00
C-310A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.72	0.00	0.00	4.68	0.00	7.71	0.75
C-311	42.44	15.90	41.60	26.16	15.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.87	2.25	24.66	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	0.51	10.77	2.03	8.74	0.30	0.00	0.00	0.83	0.00	8.74	0.80
C-315	40.02	7.77	38.85	32.89	5.96	15.62	0.00	0.00	16.47	3.22	5.86	0.00
C-316	42.44	0.58	42.44	36.86	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.81	1.29
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.36	14.30	12.37	1.93	9.52	0.00	0.00	1.06	0.83	1.93	1.79
C-320	6.09	2.85	6.09	3.87	2.18	0.79	0.00	0.00	2.58	0.00	2.18	0.54
TOTAL	442.30	94.77	422.06	329.73	92.33	254.37	1.08	0.00	79.06	16.16	81.84	0.30

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- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
S. NICOLE	12-27-2022	N/A	ROUGH GRADING
S. NICOLE	12-27-2022	SDP-1603-01	Infrastructure

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPE COMMENTS	JWC	JWC
2	11/24/2021	PER DPE COMMENTS	JWC	JWC
3	12/21/21	PER DPE COMMENTS	JWC	JWC
4	2/22/2022	LAYOUT UPDATES	CR	CR
5	3/15/2022	PER MINCPCC COMMENTS	SFO	ERM
6	10/03/22	PER MINCPCC COMMENTS	SFO	CMR



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PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JWC
DATE: 03/19/2021
CAD I.D.: TCP2-1

PROJECT:

TCP 2 SDP-1603-01

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER

16701 Melford Blvd, Suite 310
Bowie, Maryland 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

C.M. RIZZI

PROFESSIONAL LANDSCAPE ARCHITECT
I am a duly licensed Professional Landscape Architect in the State of Maryland, License No. 11112022.
I have prepared this plan and the accompanying documents in accordance with the Maryland Professional Landscaping Act and the rules and regulations of the Maryland Board of Landscape Architecture.
I warrant that I am the author of this plan and the accompanying documents, and that I am not providing any false or misleading information.

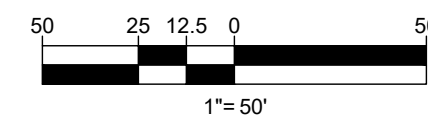
SHEET TITLE:

TCP 2

SHEET NUMBER:

C-315

REVISION 6 - 10/03/22



TCP 2 LEGEND

- THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY
- 
- APPLICATION NAME: NATIONAL CAPITAL BUSINESS
PARK
- APPLICATION NO.: SGP-1003-01
- TOP NO.: TCP2-026-2021-01
- SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PCPB'S RESOLUTION
NO. 2022-10 DATED JANUARY 27, 2022.
- SIGNATURE APPROVAL DATE:
- 
Fothergill
I, Anne
- Digitally signed by
Fothergill, Anne
Date: 2022.03.07
13:55:45 -05'00'

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

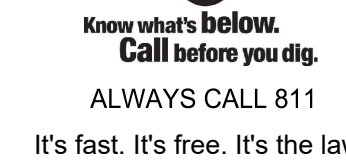
LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REV	DATE	COMMENT	DR CHK
1	03/18/2021	PER DPIE COMMENTS	-
2	11/24/2021	PER DPIE COMMENTS	-
3	12/2/21	PER DPIE COMMENTS	-
4	2.22.2022	LAYOUT UPDATES	-
5	3.15.2022	PER MNCPPC COMMENTS	-
6	10.03.22	PER MNCPPC COMMENTS	-



PROJECT No.:	MB19
DRAWN BY:	
CHECKED BY:	
DATE:	03/19/
CAD I.D.:	TC

FOR
NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE
LEELAND ROAD & OAK GROVE RD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER //

16701 MELFORD BLVD , SUITE 300
BOWIE, MARYLAND 20715

Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

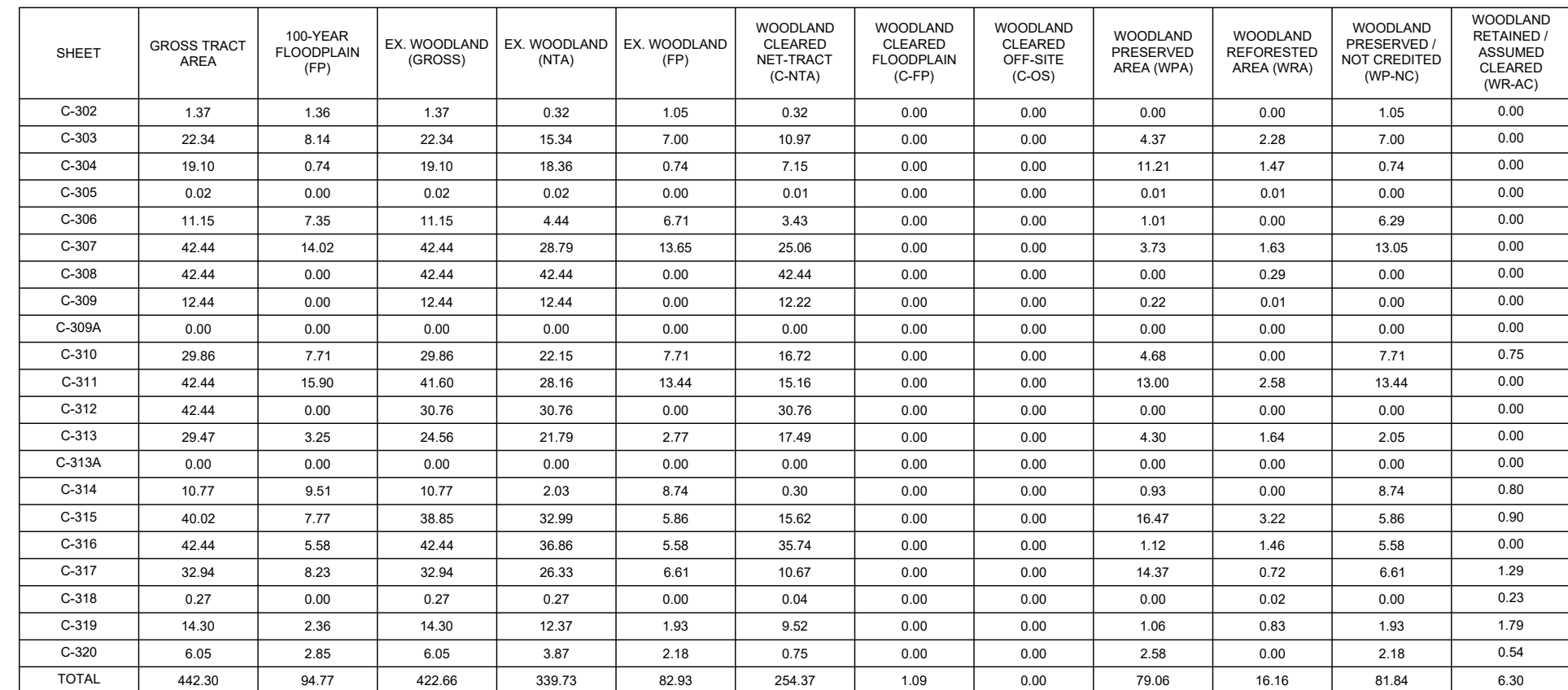
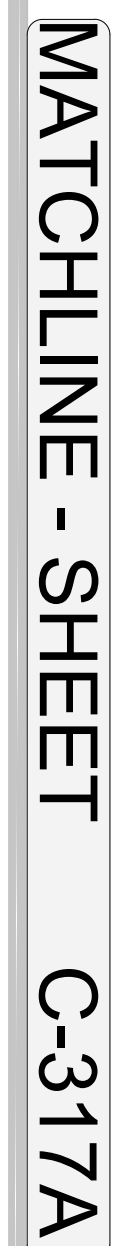
C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 30668
11/1/2012
PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. RIZZI, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 30668 EXPIRATION DATE: 10/18/20

SHEET TITLE:

TCP 2

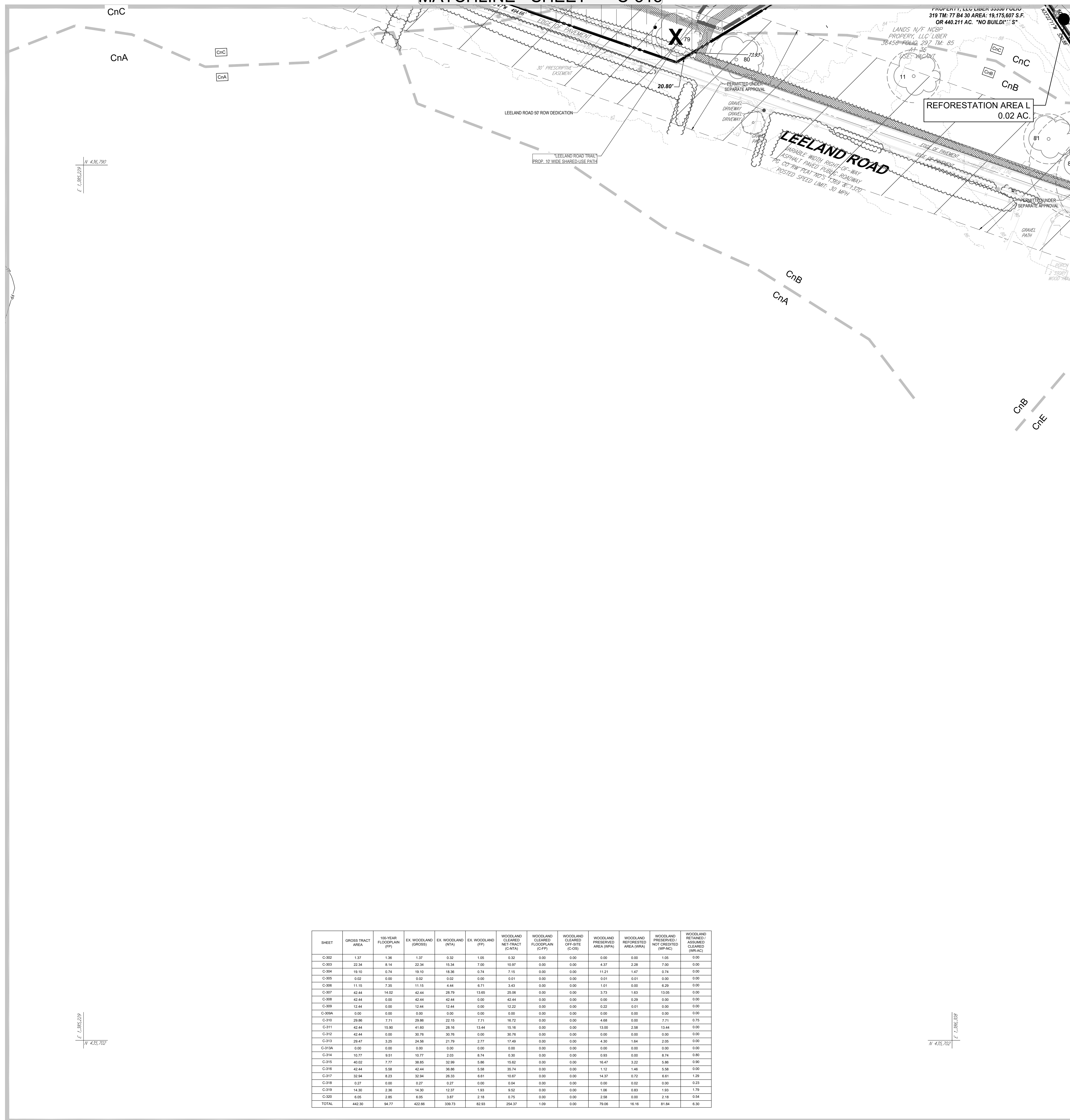
SHEET NUMBER:
C-316

REVISION 6 - 10.03.22



C-317

MATCHLINE - SHEET C-315



MATCHLINE - SHEET C-319

TCP 2 LEGEND

- | | |
|--|---|
| | WATER LINE |
| | STORM DRAIN |
| | SANITARY |
| | PROPERTY LINE |
| | REFORESTATION AREA |
| | FOREST RETENTION AREA |
| | WETLANDS |
| | WOODLAND RETAINED / NOT CREDITED (WRNC) |
| | TREE PROTECTION FENCE |
| | TREE PROTECTION FENCE (PERMANENT) |
| | ROOT PRUNING TRENCH |
| | SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL |
| | SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED |
| | PRIMARY MANAGEMENT AREA |
| | STREAM BUFFER |
| | WETLAND BUFFER |
| | STREAM |
| | FLOODPLAIN BOUNDARY |
| | LIMIT OF DISTURBANCE |
| | WETLAND LINE |
| | SOIL BOUNDARY LINE |
| | SOIL LABEL |
| | APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE |
| | APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE |
| | WOODLAND ASSUMED CLEARED |
| | RARE, THREATENED OR ENDEANGERED (RTE) SPECIES HABITAT |
| | FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY |
| | ULTIMATE ROAD (LEELAND ROAD) |
| | MARLBORO CLAY SOILS |
| | WOODLAND PRESERVATION SIGNAGE |
| | REFORESTATION SIGNAGE |



SHEET	GRASS FLACT AREA	100/160 FLACT AREA	EX WOOLAND (GROSS)	EX WOOLAND (NET)	EX WOOLAND (GTA)	WOOLAND CLEARED (GTA)	WOOLAND CLEARED (G-NTA)	WOOLAND CLEARED (G-CP)	WOOLAND CLEARED (G-CB)	WOOLAND PRESERVED AREA (WPA)	WOOLAND REFORESTED AREA (WRA)	WOOLAND PRESERVED (NOT CLEARED)	WOOLAND ASSIGNED (WRA-C)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.24	22.34	22.34	1.74	7.00	16.97	0.00	0.00	0.00	4.37	2.28	7.00	0.00
C-304	18.10	0.74	18.10	1.16	0.74	1.16	0.00	0.00	0.00	1.12	1.41	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	1.61	3.43	0.00	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	16.02	42.44	28.79	13.65	25.06	0.00	0.00	0.00	3.73	1.63	13.05	0.00
C-308	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	0.00	0.00	10.22	0.00	0.00	0.00	0.22	0.01	0.00	0.00
C309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C310	29.86	7.71	29.86	22.15	1.71	16.72	0.00	0.00	0.00	4.68	0.00	7.71	0.75
C311	42.44	19.80	41.60	28.15	13.44	15.16	0.00	0.00	0.00	2.56	13.44	0.00	0.00
C312	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C313	29.47	3.25	24.66	21.79	2.77	17.49	0.00	0.00	0.00	4.30	1.64	2.05	0.00
C313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C314	16.77	9.51	16.77	2.03	8.74	0.00	0.00	0.00	0.00	0.00	0.00	8.74	0.80
C315	7.71	40.86	54.86	32.99	5.46	29.62	0.00	0.00	0.00	16.47	3.22	5.46	0.00
C316	42.44	5.95	42.44	36.86	5.58	35.74	0.00	0.00	0.00	1.12	1.46	5.58	0.00
C317	32.94	8.23	32.94	26.33	6.61	16.00	0.00	0.00	0.00	14.37	0.72	6.61	1.29
C318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.23
C319	14.30	2.36	14.30	13.37	1.18	0.62	0.00	0.00	0.00	1.06	0.83	1.83	1.79
C320	0.00	0.00	2.85	1.97	2.18	0.75	0.00	0.00	0.00	1.68	0.18	2.18	0.64
TOTAL	442.30	84.77	422.66	338.73	82.93	254.37	1.08	0.00	79.06	16.55	18.84	63.00	0.00

[illegible]

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CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT No.:	MB192184
DRAWN BY:	LAM
CHECKED BY:	JD
DATE:	03/19/2021
CAD I.D.:	TCP2-1

PROJECT:

TCP 2
SDP-1603-01

— FOR —

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER //

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com



PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3086 11/11/2022
PROFESSIONAL CERTIFICATION
CHRISTOPHER M. RIZZI HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3086 EXPIRATION DATE: 10/18/2024

SHEET TITLE:

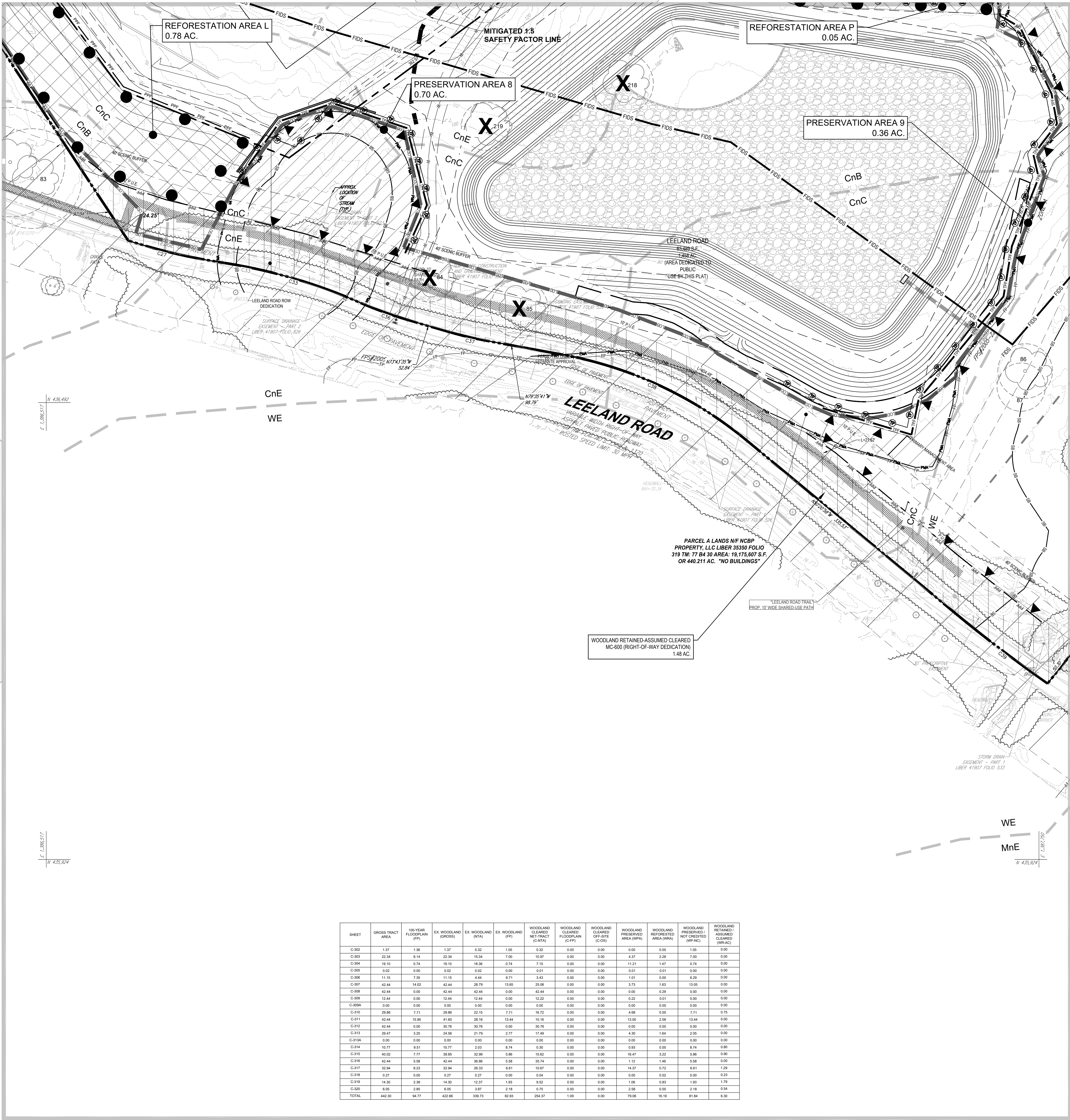
TCP 2

SHEET NUMBER:

C-318

REVISION 6 - 10.03.22

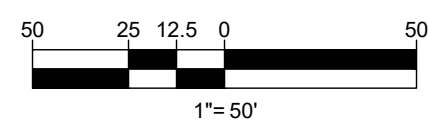
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/22	N/A	ROUGH GRADING
01	<i>Suzanne F. Nickle</i>	12-27-2022	SDP-1603-01	Infrastructure
02				



MATCHLINE - SHEET C-320

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED/NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FF)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET (WNTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-GS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND PRESERVED/NOT CREDITED (WP-NC)	WOODLAND RETAINED/ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	1.05
C-303	22.34	8.14	22.34	15.34	7.00	10.97	0.00	0.00	4.37	2.28	7.00	0.00
C-304	18.10	0.74	18.10	18.36	0.74	7.15	0.00	0.00	11.21	1.47	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	9.43	0.00	0.00	1.01	0.00	6.29	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.06	0.00	0.00	3.73	1.83	13.05	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	16.72	0.00	0.00	4.88	0.00	7.71	0.75
C-311	42.44	15.00	41.90	28.16	13.44	15.16	0.00	0.00	13.00	2.58	13.44	0.00
C-312	42.44	0.00	30.75	30.75	0.00	30.75	0.00	0.00	0.00	0.00	0.00	0.00
C-313	28.47	3.25	24.56	21.79	2.77	17.49	0.00	0.00	4.30	1.64	2.05	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	16.77	9.51	10.77	2.03	8.74	0.30	0.00	0.00	0.93	0.00	8.74	0.00
C-315	40.02	7.77	38.85	32.96	5.88	15.62	0.00	0.00	16.47	3.22	5.88	0.00
C-316	42.44	5.58	42.44	36.86	5.58	35.74	0.00	0.00	1.12	1.46	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	10.67	0.00	0.00	14.37	0.72	6.61	1.29
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.23
C-319	14.30	2.36	14.30	12.37	1.93	9.92	0.00	0.00	1.06	0.93	1.93	1.78
C-320	6.05	3.85	6.05	3.87	2.18	0.75	0.00	0.00	2.58	0.00	2.18	0.54
TOTAL	442.30	94.77	422.66	338.73	82.93	254.37	1.09	0.00	79.06	16.16	81.64	6.30

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: NATIONAL CAPITAL BUSINESS PARK
APPLICATION NO.: SDP-1603-01
TOP NO.: TOP-025-2021-01
SIGNATURE APPROVAL OF THE PLAN IS IN ACCORDANCE WITH PCRB RESOLUTION NO. 2021-10-027, JANUARY 27, 2022.
SIGNATURE APPROVAL DATE:
Fothergill, Anne
12/27/2022
APPROVED SIGNATURE

Approved by	Date	DRD #	Reason for Revision
S. NICOLE	12/27/2022	N/A	ROUGH GRADING
S. NICOLE	12-27-2022	SDP-1603-01	Infrastructure
02			
03			

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
11700 WOODBURN ROAD, SUITE 100, BOWIE, MARYLAND 20715
PHONE: (301) 800-4500
FAX: (301) 800-4501
MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPE COMMENTS	JDO	JDO
2	11/24/2021	PER DPE COMMENTS	JWG	JWG
3	12/2/21	PER DPE COMMENTS	JWG	JWG
4	2/22/2022	LAYOUT UPDATES	CR	CR
5	3/15/2022	PER MNCPPC COMMENTS	SFO	SFO
6	10/03/22	PER MNCPPC COMMENTS	CMR	CMR

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PROJECT NO.: MB192154
DRAWN BY: JAM
CHECKED BY: JDO
DATE: 03/19/2021
CAD I.D.: TCP2-1

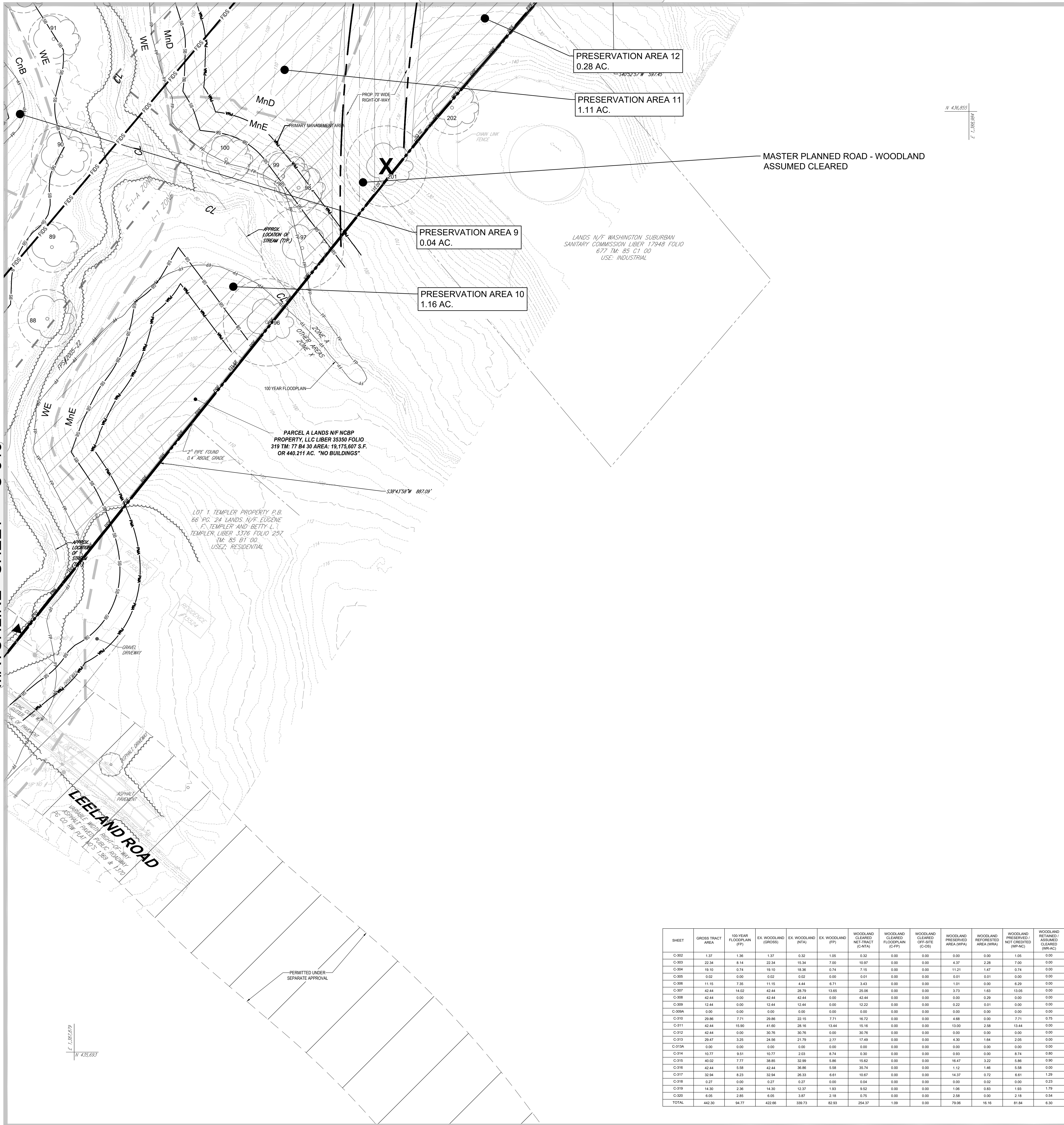
PROJECT:
TCP 2
SDP-1603-01

FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER
16701 MOLFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

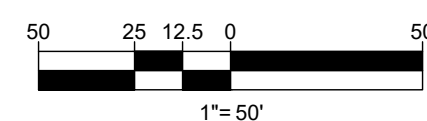
C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, Anne Fothergill, certify that I am the author of the design and construction documents for the project described above and that I am a duly licensed professional landscape architect under the Professional Landscaping Act of Maryland, License No. 111112022.
SHEET TITLE:

TCP 2
SHEET NUMBER:
C-319
REVISION 6 - 10.03.22



TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WRNC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
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- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROAD (LEELAND ROAD)
- MARLBORO CLAY
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TCP2-628-2021			
Approved by	Date	DRD #	Reason for Revision
00 S. NICOLE	12-27-2022	N/A	ROUGH GRADING
01		SDP-1603-01	Infrastructure
02			
03			

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/18/2021	PER DPE COMMENTS	JDC
2	11/24/2021	PER DPE COMMENTS	JWC
3	12/2/21	PER DPE COMMENTS	JWC
4	2/22/2022	LAYOUT UPDATES	CR
5	3/15/2022	PER MNCPPC COMMENTS	SFO
6	10/03/22	PER MNCPPC COMMENTS	CMR



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PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: SSO

PROJECT:

TCP 2
SDP-1603-01

FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

BOHLER

16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

C.M. RIZZI

PROFESSIONAL LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
APPROVED BY ME AND THE CHAIRMAN OF THE BOARD OF PROFESSIONAL LANDSCAPE ARCHITECTS
UNDER THE PROFESSIONAL LANDSCAPE ARCHITECT ACT
LICENSE NO. 101100024
DATE 10/10/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-320

REVISION 6 - 10.03.22