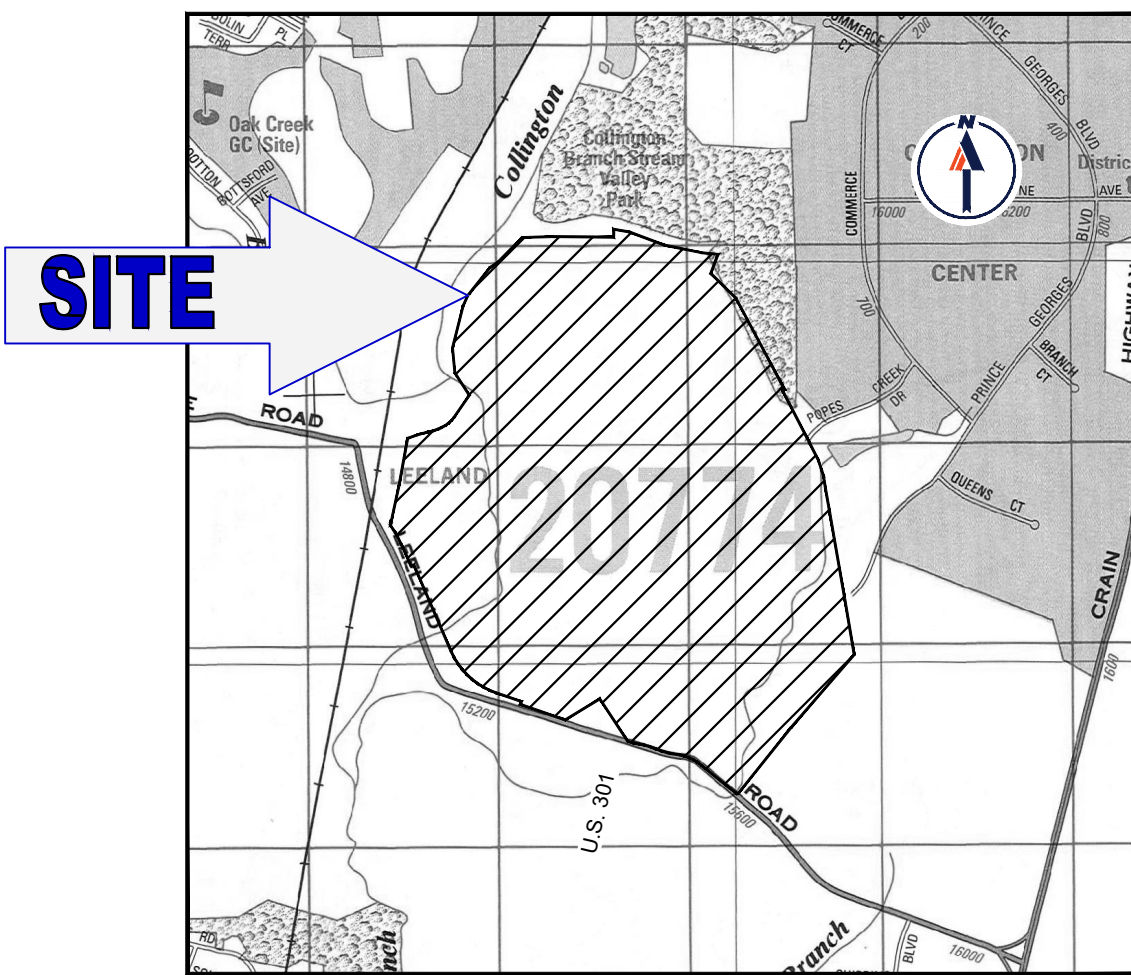


TREE CONSERVATION PLAN TYPE 2

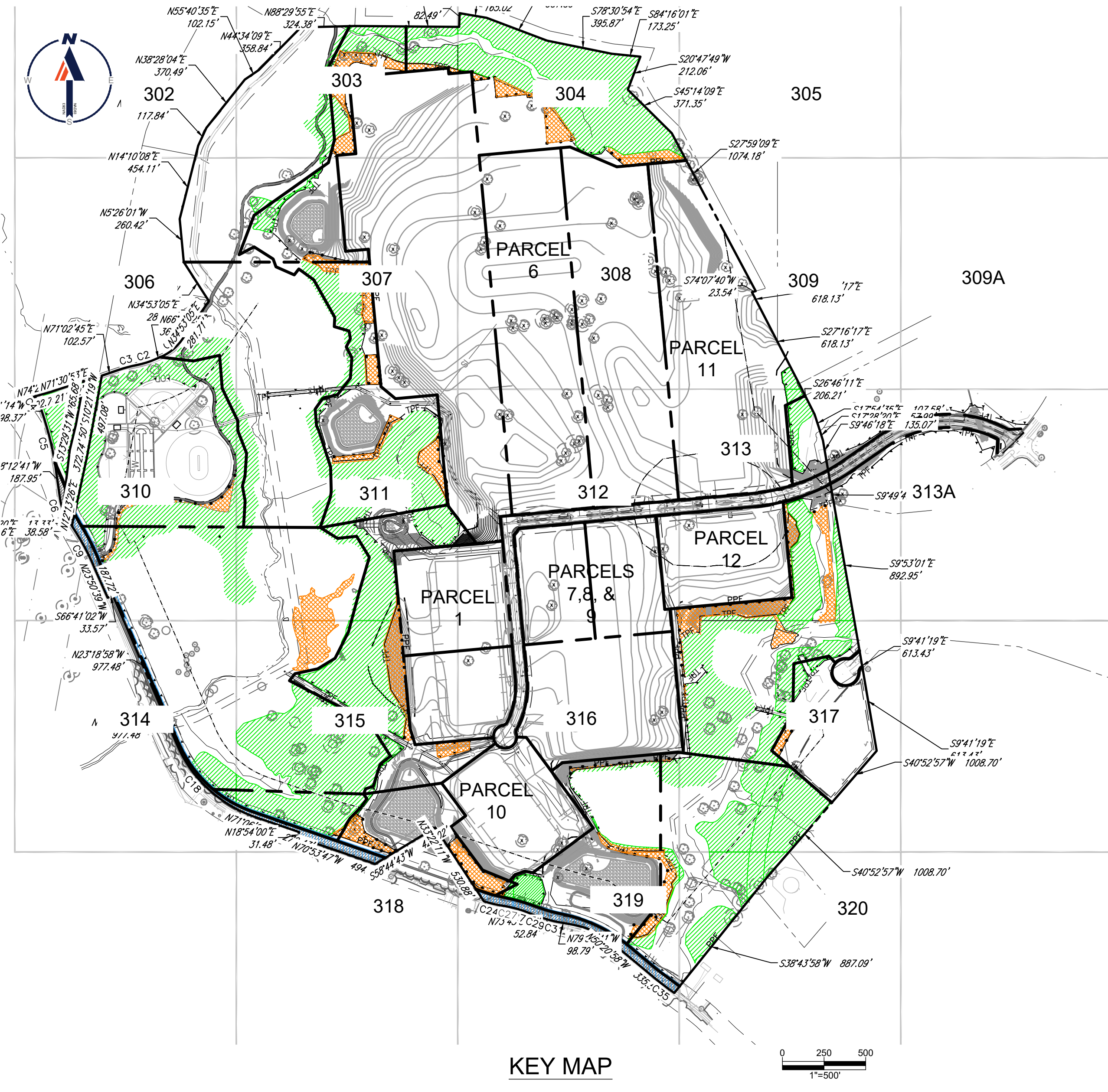
TCP2-026-2021-03

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



LOCATION MAP
COPYRIGHT ADD: THE MAP PEOPLE
PERMIT USE NO. 20601153-5
SCALE: 1"=2000'



KEY MAP

PREPARED BY

BOHLER //

CONTACT: CHRISTOPHER M. RIZZI - CRIZZI@BOHLERENG.COM

PLAN REFERENCES

REFERENCES
TOPOGRAPHIC / AERIAL SURVEY
LOADS AERIAL MAPPING BASED ON PHOTOGRAPHY BY AXIS GEOSPATIAL AND
SUPPLEMENTED WITH CONVENTIONAL FIELD SURVEY BY BOHLER
FIELD DATE: 08/24/2020

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
BOHLER ENGINEERING
"TOLL BROTHERS - WILLOW BROOK PROPERTY - QUEEN ANNE (7TH) ELECTION
DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
FILE NO. 88162141
DATE: 02/23/17
FIELD DATE: 02/16/17

• SITE DEVELOPMENT CONCEPT PLAN (SDCP-42013-2020-01)
BOHLER ENGINEERING
"NATIONAL CAPITAL BUSINESS PARK - LEELAND ROAD & OAK GROVE ROAD - (7TH)
ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
DATE: 03/01/22

• SPECIFIC DESIGN PLAN (SDP-1603-01)
BOHLER ENGINEERING
"NATIONAL CAPITAL BUSINESS PARK - LEELAND ROAD & OAK GROVE ROAD - (7TH)
ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
DATE: 03/25/22

UTILITIES
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM
(1-800-251-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES
AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION
SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS
REQUEST. SERIAL NUMBER(S): 17042147

GEOTECHNICAL REPORT
GEO-TECHNOLOGY ASSOCIATES, INC.
REPORT OF GEOTECHNICAL EXPLORATION
NATIONAL CAPITAL BUSINESS PARK
DATE: MARCH 17, 2022

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE
PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR
DERIVED FROM THESE DOCUMENTS, BY OTHERS.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone:	E-1A	I-1	R-A	
2 Gross Tract:	425.85	15.67	0.76	
3 Floodplain:	52.49	2.23	0.00	
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	333.36	13.39	0.76	
6 TCP Number: TCP2-026-2021 Revision # 3				
7 Property Description or Subdivision Name: National Capital Business Park				
8 Is this site subject to the 1989 or 1991 Ordinance:	N			
9 Is this site subject to the 1991 Ordinance:	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area):	N			
11 Is this site (1) single family lot? (Y or N):	N			
12 Are there prior TCP approvals which include a:	N			
13 combination of this lots? (Y or N):	N			
14 Is any portion of the property in a WC Bank? (Y or N):	N			
15 Break-even Point (preservation) =	109.87	acres		
16 Clearing permitted w/o reforestation =	229.86	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		339.73	82.93	
18 Woodland Conservation Threshold (WCT) =	15.06%	52.40		
19 Smaller of 17 or 18:		52.40		
20 Woodland above WCT		287.33		
21 Woodland cleared		253.00	1.86	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		253.00		
23 Clearing above WCT (0.25 : 1) replacement requirement		63.25		
24 Woodland cleared below WCT		0.00		
25 Reforestation Required		0.00		
26 Clearing below WCT (2:1 replacement requirement)		0.00		
27 Off-site WCA (preservation) being provided on this property	15.01%	0.00		
28 Off-site WCA (afforestation) being provided on this property		0.00		
29 Woodland Conservation Provided		117.51		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		86.73		
30 Afforestation / Reforestation		16.12		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	0.00		
36 Area approved for fee-in-lieu	0.00	0.00		
37 Off-site Woodland Conservation Credits Required		14.66		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		117.51		
41 Area of woodland not cleared		86.73		
42 Net tract woodland retained not part of requirements		0.00		
43 100-foot riparian woodland retained		81.07		
44 On-site woodland conservation provided		102.85		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		81.07		
47 Prepared by:			1/17/2023	
Signed:			Date:	

NOTE: THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS
CONCEPTUAL WITH SDP-1603-01. FINAL CLEARING AND SPECIMEN TREE
REMOVAL WILL REQUIRE A REVISION TO THE TCP2.

POST DEVELOPMENT NOTES:

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE
PROPERTY AND THE NEW OWNER WISHES TO REMOVE A HAZARDOUS TREE OR
PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT
FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE
HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR
TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS
BEEN OBTAINED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S
COUNTY PROPERTY OWNERS: PRESERVATION OF WOODLAND AND CONSERVATION
AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE
STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN
PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND
CONSERVATION AREA IS NOT PERMITTED.
IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A
STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN
PERSONAL INJURY OR PROPERTY DAMAGE THEN THE ERTIFICATION IS NOT
REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY.
THE DEDICATION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH
PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS
SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE
DAMAGE.
TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A
PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS
THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE
ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE
EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM
ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF
HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY
BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER
MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL
MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS
GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT
WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED.
HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF
INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN
APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY
FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE
DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE
CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY
EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT
FOR THE PRUNING AND/OR CUTTING OF TREES.

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.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TCP 2 COVER SHEET	C-300
TCP 2 NOTES AND DETAILS	C-301
TCP 2	C-302 - C-320

I, We, Christopher M. Rizzi, 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 Owners Representative Date: 2/17/2022

I, We, Christopher M. Rizzi, 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
Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-026-2021

Approved by	Date	DRP #	Reason for Revision
00 S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02 S. NICKLE	1-18-2023	SDP-1603-02	PARCEL 6
03 S. NICKLE	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04 S. NICKLE	10-21-22	SDP-2201	PARCEL 12
05 S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06 S. NICKLE		SDP-1603-03	PARCEL 11
07 S. NICKLE			

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/27/2022	PARCEL 12 CERT	CR	CR

811
Know what's below.
Call before you dig.

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

PROJECT NO.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:

TCP 2

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
LICENSED PROFESSIONAL ARCHITECT
I, C. M. RIZZI, HEREBY CERTIFY THAT
I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3065 EXPIRATION DATE 10/18/2024

SHEET TITLE:

TCP 2
COVER SHEET

SHEET NUMBER:

C-300

REVISION 1 - 10/27/2022

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX WOODLAND (DNRSS)	EX WOODLAND (WPA)	EX WOODLAND (WPA)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPA)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WPA)	WOODLAND RETAINED 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	6.54	22.34	16.54	7.80	11.07	0.01	0.00	4.36	1.59	6.39	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.13	0.01	0.00	11.36	1.32	0.73	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.21	0.00	2.87	0.00	6.90	0.00
C-307	42.44	14.02	42.44	28.79	13.65	26.07	0.00	0.00	3.72	1.28	13.46	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.29	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	22.19	7.71	12.81	0.00	0.00	4.86	0.69	7.71	0.78
C-311	42.44	15.90	41.00	28.18	12.40	14.83	0.00	0.00	13.45	1.97	12.40	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.02	0.00	0.00
C-313	29.47	3.25	24.58	21.79	2.77	17.58	1.32	0.00	4.16	2.42	1.45	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	5.91	10.77	2.00	8.74	0.30	0.00	0.00	0.93	0.00	8.74	0.82
C-315	40.02	7.77	38.85	32.99	5.86	15.62	0.00	0.00	16.47	3.35	5.81	0.02
C-316	42.44	5.58	42.44	36.86	5.58	36.86	0.00	0.00	0.88	0.60	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	15.10	1.90	6.35	0.00
C-318	0.07	0.00	0.07	0.07	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.00
C-319	14.30	2.36	14.30	12.37	1.93	9.47	0.00	0.00	1.11	1.65	1.93	1.78
C-320	6.05	2.85	6.05	3.87	2.18	0.20	0.00	0.00	3.13	0.00	2.18	0.41
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.73	16.12	81.07	4.92

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 retained 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 final 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 landowner, 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 within the reforestation areas 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 TCP2.
- 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 MNCPPC 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 required four years after tree planting shall be reported to the MNCPPC 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 \$9.00 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 root just below ground level) shall be at least .38". 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 present.
- 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 first grade and stabilization of planting areas.
6. Seedling 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, balled 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 texture, pH, nitrogen, 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 disturbance between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
14. Mowing: No mowing shall be allowed in any planting area.
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no 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 reforestation area according to the following schedule:

- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) (see Note 1)
Watering 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. Maceraceous: 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	SURVIVABILITY 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 1.5")	500	10 X 10	75%	375
CONTAINER GROWN 1.2.3 GALLON OR 1" CAL. 8 & B	400	12 X 12	75%	300
CONTAINER GROWN 1.5.25 GALLON OR 1.5" CAL. 8 & B	300	15 X 15	85%	255
CONTAINER GROWN 1.5.25 GALLON OR 1.5" CAL. 8 & 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. IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, BARE 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 ON THIS TCP2, 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 RECORDED OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. ADD THE APPLICABLE INVASIVE PLAN 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.

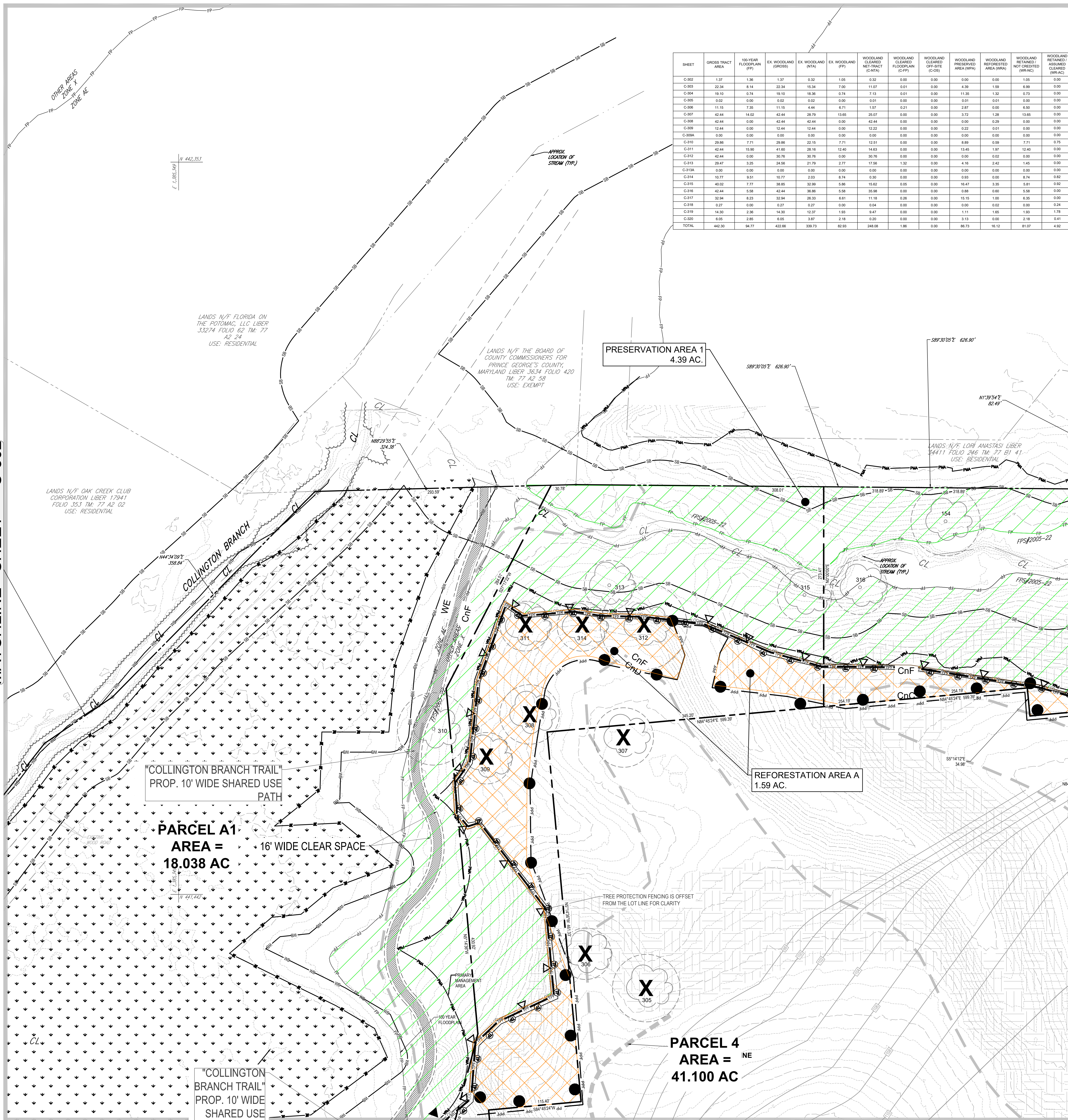
B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

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

D. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.

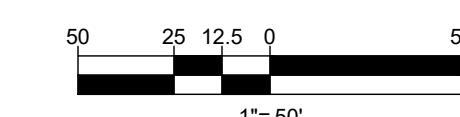
E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

ID	Species	Size (cm)	Age	Sex	Weight (kg)	Length (cm)	Wing (cm)	Tail (cm)	Bill (cm)	Tarsus (cm)	Middle toe (cm)	Hind toe (cm)	Culmen (cm)	Gape (cm)	Ear (cm)	Eye (cm)	Nose (cm)	Mouth (cm)	Throat (cm)	Neck (cm)	Shoulder (cm)	Chest (cm)	Hips (cm)	Legs (cm)	Feet (cm)	Claws (cm)	Nails (cm)	Skin (cm)	Fur (cm)	Bones (cm)	Muscles (cm)	Nerves (cm)	Blood (cm)	Sweat (cm)	Tears (cm)	Saliva (cm)	Urine (cm)	Feces (cm)	Scent (cm)	Sound (cm)	Taste (cm)	Touch (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (cm)	Touch (cm)	Taste (cm)	Smell (cm)	Vision (cm)	Hearing (
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TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CLEARED) (W-06)
- 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
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Prinace George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP# 028-2021			
Approved by	Date	DRD #	Reason for Revision
00 S NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01 S NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02		SDP-1603-02	PARCEL 6
03	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04		SDP-2201	PARCEL 12
05 S NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06		SDP-1603-03	PARCEL 11
07			

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/27/2022	PARCEL 12 CERT	SDP	CR



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 FIELD USE WITHOUT THE PRESENCE OF A PROFESSIONAL ENGINEER.

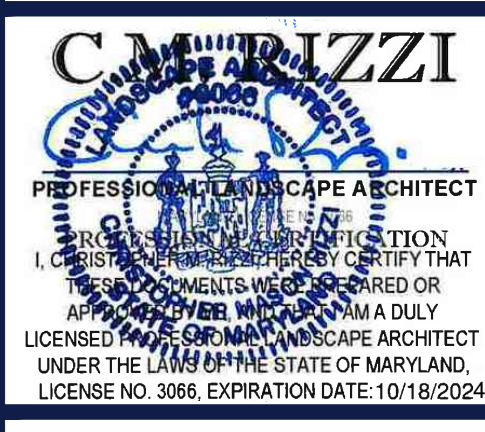
PROJECT NO.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:

TCP 2

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

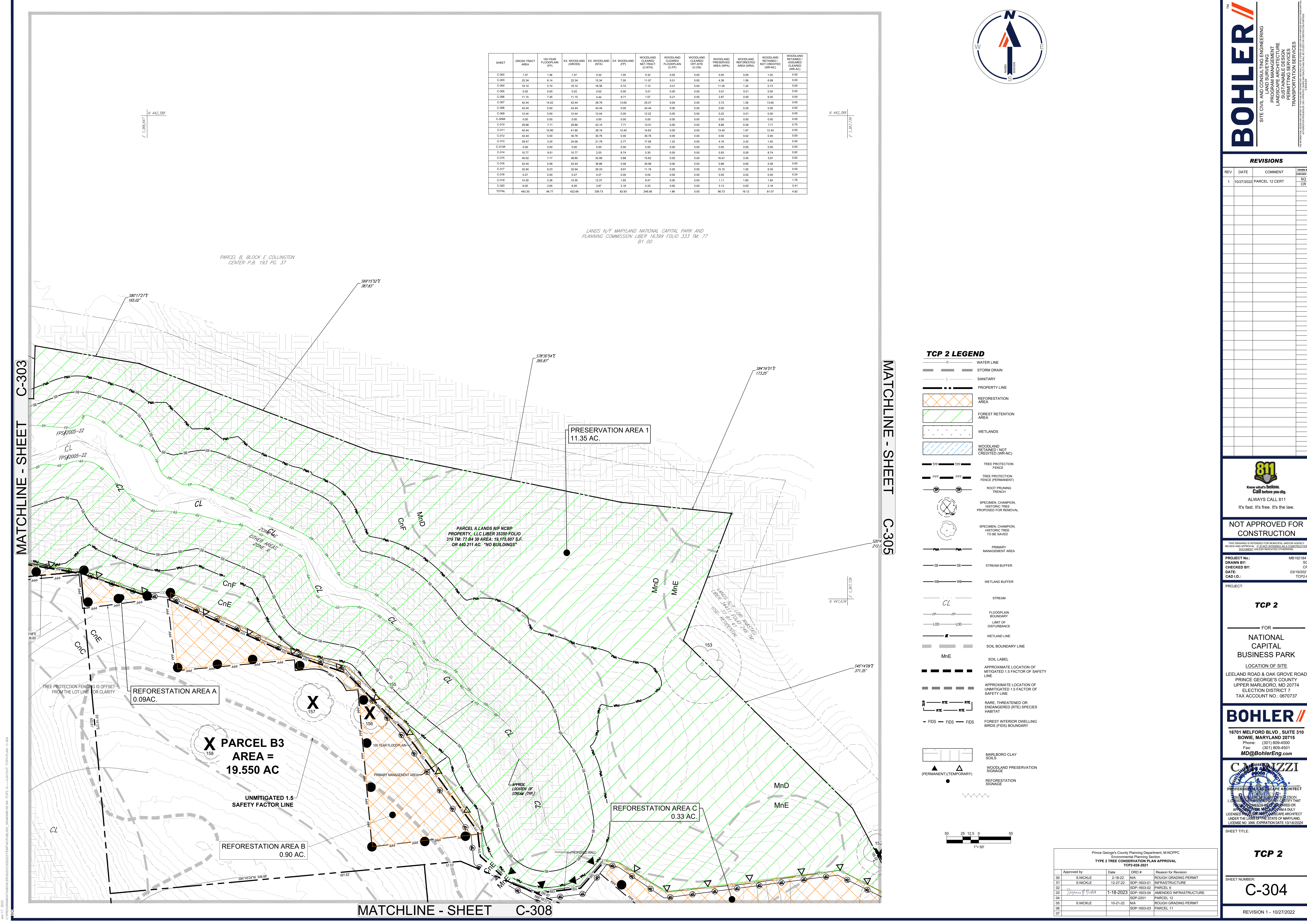


SHEET TITLE:

TCP 2

SHEET NUMBER
C-303

REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (P)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSIGNED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	11.07	0.01	0.00	4.39	1.99	6.99
C-304	18.10	0.74	18.10	18.36	0.14	7.15	0.01	0.00	11.56	1.30	0.73
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	1.87	0.21	0.00	2.87	0.00	6.00
C-307	42.44	14.02	42.44	28.79	13.65	29.07	0.00	0.00	3.72	1.28	13.65
C-308	42.44	0.00	42.44	42.44	0.00	42.44	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
C-309A	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	12.51	0.00	0.00	8.89	0.99	7.71
C-311	42.44	15.90	41.80	28.16	12.40	14.63	0.00	0.00	13.45	1.87	12.40
C-312	42.44	0.00	30.76	20.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45
C-313A	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	0.93	0.00	8.74
C-315	40.02	7.77	38.85	32.96	5.86	15.62	0.00	0.00	16.47	3.35	5.81
C-316	42.44	0.00	42.44	36.86	5.58	35.98	0.00	0.00	0.00	0.00	5.58
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	15.15	1.00	6.35
C-318	0.27	0.00	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.24
C-319	14.30	2.36	14.30	13.37	1.93	9.47	0.00	0.00	1.11	1.99	1.78
C-320	0.05	2.85	6.95	3.87	2.18	0.20	0.00	0.00	3.13	0.00	2.18
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.88	0.00	86.73	16.12	81.07

LANDS N/F MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION LIBER 16399 FOLIO 333 TM: 77 01 00

PARCEL B, BLOCK E COLLINGTON CENTER P.B. 193 PG. 37

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 33350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,007 S.F. OR 440.211 AC. "NO BUILDINGS"

PARCEL B3 AREA = 19.550 AC

UNMITIGATED 1.5 SAFETY FACTOR LINE

REFORESTATION AREA B 0.90 AC.

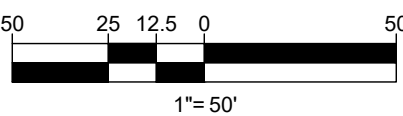
PRESERVATION AREA 1 11.35 AC.

REFORESTATION AREA C 0.33 AC.

REFORESTATION AREA A 0.09 AC.

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
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- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
00 S NICKLE	2-19-22	N/A	ROUGH GRADING PERMIT
01 S NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02 S NICKLE	SDP-1603-02	PARCEL 6	
03 S NICKLE	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04 S NICKLE	SDP-2201	PARCEL 12	
05 S NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06 S NICKLE	SDP-1603-03	PARCEL 11	
07			

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/27/2022	PARCEL 12 CERT	SD	CR



NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. (IT IS NOT INTENDED AS A CONTRACT) LOCAL AGENCY REVIEW REQUIRED FOR PERMITTING.

PROJECT NO.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

TCP 2

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. MARICIC
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ARCHITECT THAT
DESIGNS LANDSCAPE ARCHITECTURE
AND PLANS LANDSCAPE ARCHITECTURE
UNDER THE LANDSCAPE ARCHITECTURE
LICENSE NO. 3086 EXPIRATION DATE: 10/18/2024

TCP 2

SHEET NUMBER
C-304

REVISION 1 - 10/27/2022

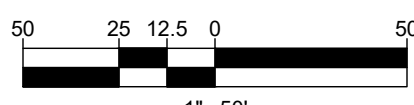
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / REMOVED CLEARED (WRA-C)	WOODLAND RETAINED / REMOVED CLEARED (WRA-C)
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	11.07	0.01	0.00	4.39	1.59	6.99	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.13	0.01	0.00	11.35	1.32	0.73	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	1.67	0.21	0.00	2.87	0.00	6.50	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.28	13.45	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	0.00	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	12.51	0.00	0.00	8.89	0.99	7.71	0.75
C-311	42.44	15.00	41.80	28.16	12.40	14.83	0.00	0.00	13.45	1.87	12.40	0.00
C-312	42.44	0.00	36.76	36.76	0.00	36.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	20.47	3.25	24.36	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45	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	0.00	0.00	8.74	0.82
C-315	40.02	7.77	38.80	32.99	5.80	15.62	0.00	0.00	16.47	3.25	5.81	0.82
C-316	42.44	5.59	42.44	39.99	5.59	39.99	0.00	0.00	0.00	0.00	5.59	0.00
C-317	32.84	8.23	32.84	26.33	6.61	11.18	0.26	0.00	15.15	1.00	6.35	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.24
C-319	14.30	2.36	14.30	12.37	1.93	6.47	0.00	0.00	1.11	1.60	1.93	1.79
C-320	6.05	2.85	6.05	3.87	2.18	0.30	0.00	0.00	1.13	0.00	2.18	0.41
TOTAL	462.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.73	16.12	81.07	4.92



MATCHLINE - SHEET C-307

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
- UNIT 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
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
S. NICKLE	1-18-2023	SDP-1603-02	PARCEL 5
S. NICKLE	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
S. NICKLE	10-21-22	SDP-2201	PARCEL 12
S. NICKLE	10-21-22	SDP-1603-03	ROUGH GRADING PERMIT
S. NICKLE	10-21-22	SDP-1603-03	PARCEL 11

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/27/2022	PARCEL 12 CERT	SD	CR

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PROJECT No.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:

TCP 2

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. MARUZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I am a duly licensed professional landscape architect under the laws of the State of Maryland. License No. 3086. Expiration Date: 10/18/2024.

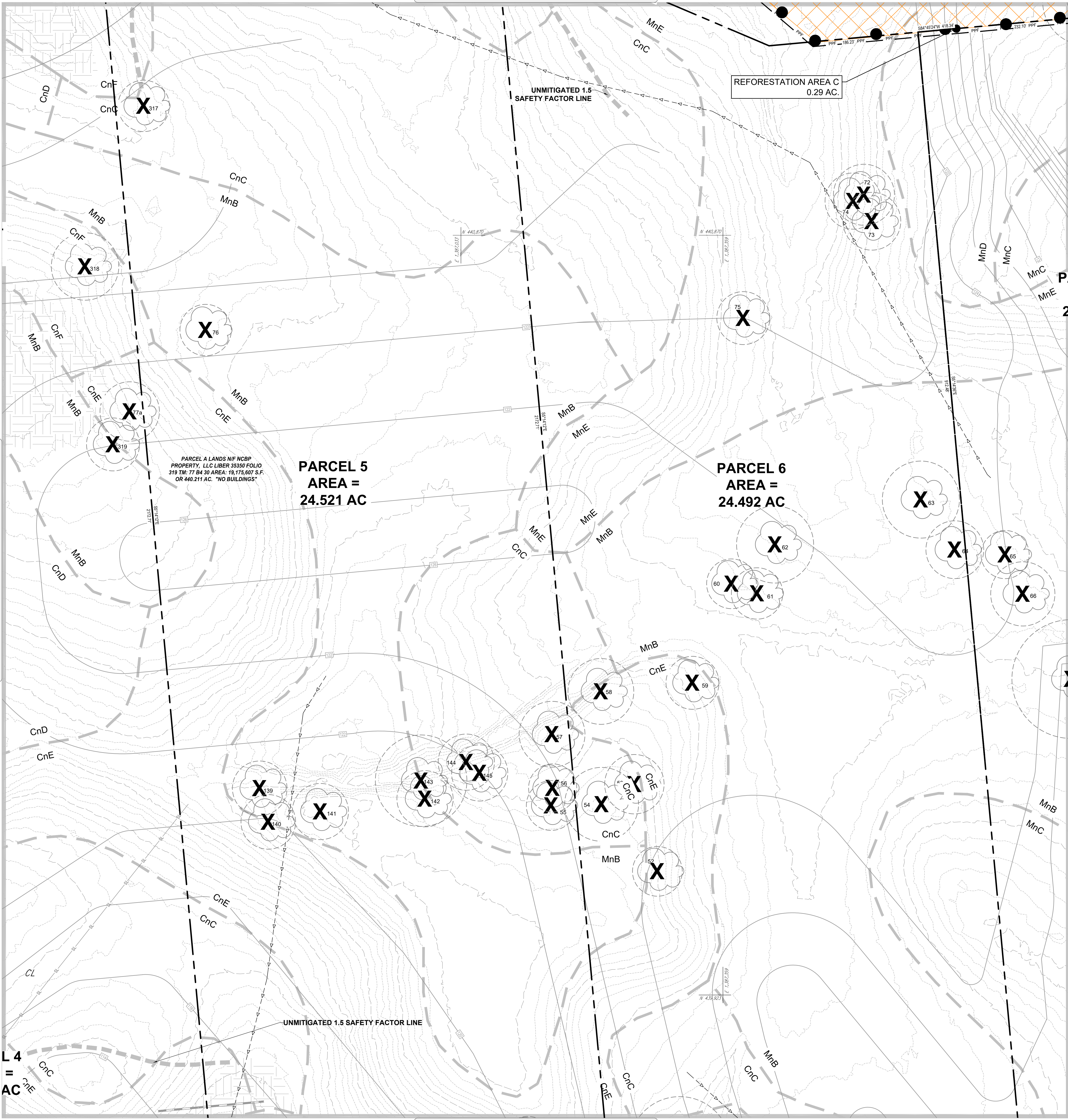
SHEET TITLE:

TCP 2

SHEET NUMBER:

C-306

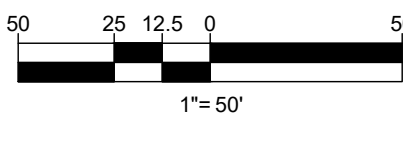
REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX WOODLAND (GROSS)	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 RETAINED / ASSUMED CLEARED (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	11.07	0.01	0.00	4.39	1.59	6.99	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.73	0.01	0.00	11.35	1.50	0.73	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	1.57	0.21	0.00	2.87	0.00	6.90	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.28	13.65	0.00
C-308	42.44	0.00	42.44	0.00	42.44	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	12.23	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
C-310	29.86	7.71	29.86	22.15	7.71	12.51	0.00	0.00	8.89	0.59	7.71	0.75
C-311	42.44	15.90	41.60	28.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00
C-312	42.44	0.00	36.76	36.76	0.00	36.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	9.25	24.56	21.79	2.77	17.86	1.32	0.00	4.16	2.42	1.45	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	0.82
C-315	40.02	7.77	38.85	32.99	5.86	15.42	0.00	0.00	16.47	3.35	5.81	0.82
C-316	42.44	5.58	42.44	36.86	5.58	35.96	0.00	0.00	0.88	0.60	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.28	0.00	15.15	1.00	6.35	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.24
C-319	14.30	2.56	14.30	12.37	1.93	8.47	0.00	0.00	1.11	1.60	1.83	1.78
C-320	6.05	2.85	6.05	2.97	2.18	0.20	0.00	0.00	3.13	0.00	2.18	5.41
TOTAL	442.30	94.77	422.86	339.73	82.93	248.08	1.86	0.00	86.73	16.12	81.07	4.82

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
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- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
S. NICKLE	1-18-2023	SDP-1603-02	PARCEL 6
S. NICKLE	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
S. NICKLE	10-21-22	SDP-2201	PARCEL 12
S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
S. NICKLE	10-21-22	SDP-1603-03	PARCEL 11

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REV	DATE	COMMENT	DRAWN BY
1	10/27/2022	PARCEL 12 CERT	SD CR

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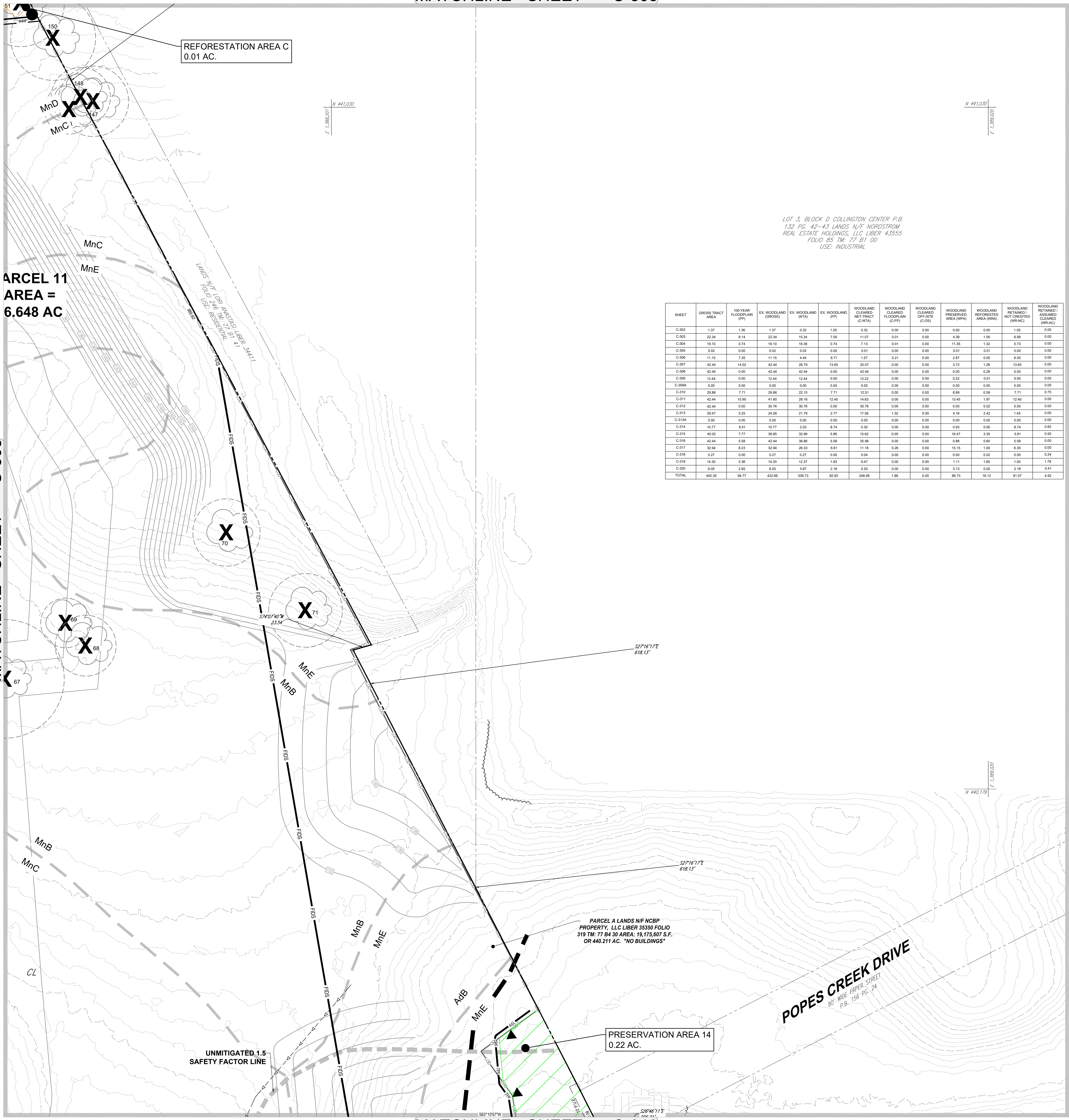
PROJECT NO.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:
TCP 2
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. MARLIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 10118-2024
SHEET TITLE:

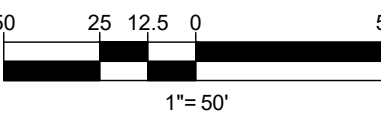
TCP 2
SHEET NUMBER:
C-308
REVISION 1 - 10/27/2022



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 RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSIGNED 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	6.14	22.34	15.34	7.00	11.07	0.01	0.00	4.39	1.59	6.99	0.00
C-304	19.10	0.74	19.10	18.38	0.74	7.13	0.01	0.00	11.35	1.32	0.73	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	1.57	0.21	0.00	2.87	0.00	6.50	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.28	13.65	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	12.51	0.00	0.00	8.89	0.59	7.71	0.75
C-311	42.44	15.00	41.60	28.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	4.02	0.00	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45	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	0.82
C-315	40.00	7.77	38.65	32.99	5.66	10.62	0.00	0.00	16.47	3.35	0.61	0.82
C-316	42.44	5.58	42.44	35.86	5.58	35.58	0.00	0.00	0.86	0.00	5.59	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	15.15	1.00	6.35	0.00
C-318	6.27	0.00	6.27	0.00	0.00	0.54	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.30	2.38	14.30	12.37	1.93	9.47	0.00	0.00	1.11	1.65	1.93	1.78
C-320	4.00	2.85	4.00	3.87	0.13	0.30	0.00	0.00	3.13	0.00	2.10	0.41
TOTAL	442.30	94.77	422.66	330.73	82.93	249.08	1.86	0.00	86.73	16.12	81.07	4.92

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
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- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A
01	S. NICKLE	12-27-22	ROUGH GRADING PERMIT
02		SDP-1603-01	INFRASTRUCTURE
03		SDP-1603-02	PARCEL 8
04		SDP-1603-04	AMENDED INFRASTRUCTURE
05		SDP-2201	PARCEL 12
06	S. NICKLE	10-21-22	N/A
07		SDP-1603-03	PARCEL 11

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PERMITTING SERVICES
TRANSPORTATION SERVICES

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1	10/27/2022	PARCEL 12 CERT	SD

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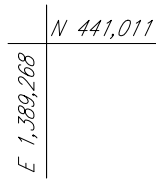
PROJECT No.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:
TCP 2
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. MARLIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I am a duly licensed professional landscape architect that I have been licensed since 1998. I am a duly licensed professional landscape architect under the laws of the State of Maryland. License No. 3085. Expiration Date: 10/18/2024

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-309
REVISION 1 - 10/27/2022



<i>N</i> 440,037	<i>E</i> 1,390,249
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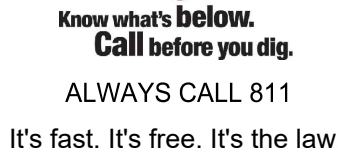


Figure 10.1 shows a horizontal bar divided into segments. The segments are labeled with their lengths in feet: 50, 25, 12.5, 0, and 50. The bar is divided into two rows of segments. The top row has segments of 50, 25, 12.5, 0, and 50 feet. The bottom row has segments of 50, 25, 12.5, 0, and 50 feet. The total length is 100 feet, and the scale is 1 inch = 50 feet.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TRAIL CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S. NICKLE	12-27-22	SOP-1603-01	INFRASTRUCTURE
02	<i>Signature of Nickle</i>	1-18-2023	SOP-1603-02	PARGEL 5
03			SOP-1603-04	AMENDED INFRASTRUCTURE
04			SOP-2201-2021	PARGEL 12
05	S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06			SOP-1603-03	PARGEL 11



REV	DATE	COMMENT	DRAWN
			CHECKED
1	10/27/2022	PARCEL 12 CERT	SO CR



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PROJECT No.:	MB192184
DRAWN BY:	S
CHECKED BY:	C
DATE:	03/19/2021
CAD ID.:	TCP2

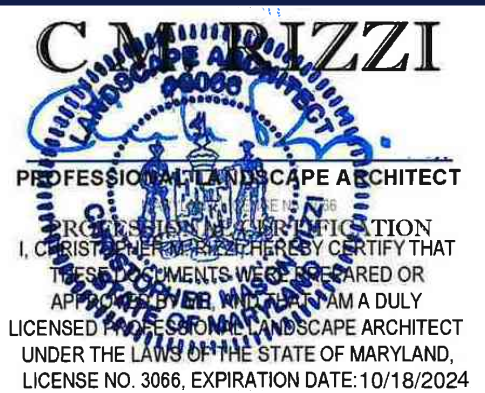
PROJECT:

- FOR -

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



NUMBER:
C-309A

REVISION 1 - 10/27/2022

REV	DATE	COMMENT	DR CHK
1	10/27/2022	PARCEL 12 CERT	

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DATE: 03/18/2019
CAD I.D.: TC
PROJECT:

TCP 2

NATIONAL
CAREER

LOCATION OF SITE

ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

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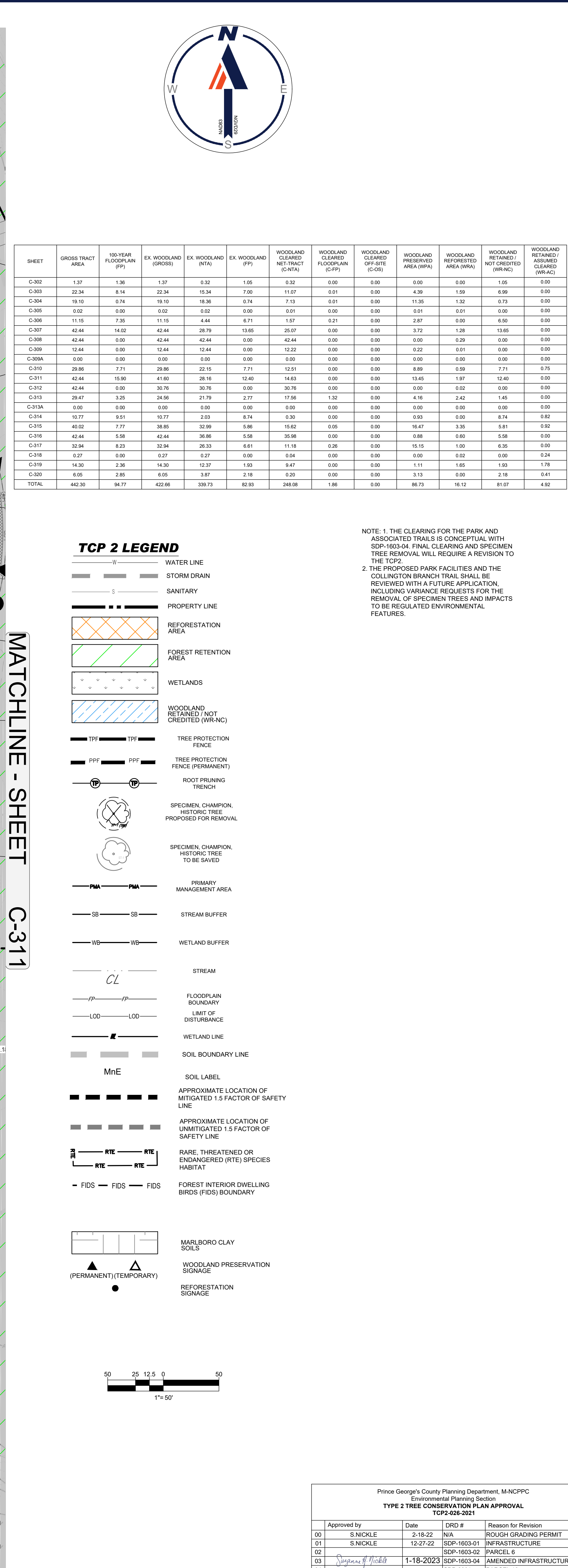
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MD@BohlerEng.com

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LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

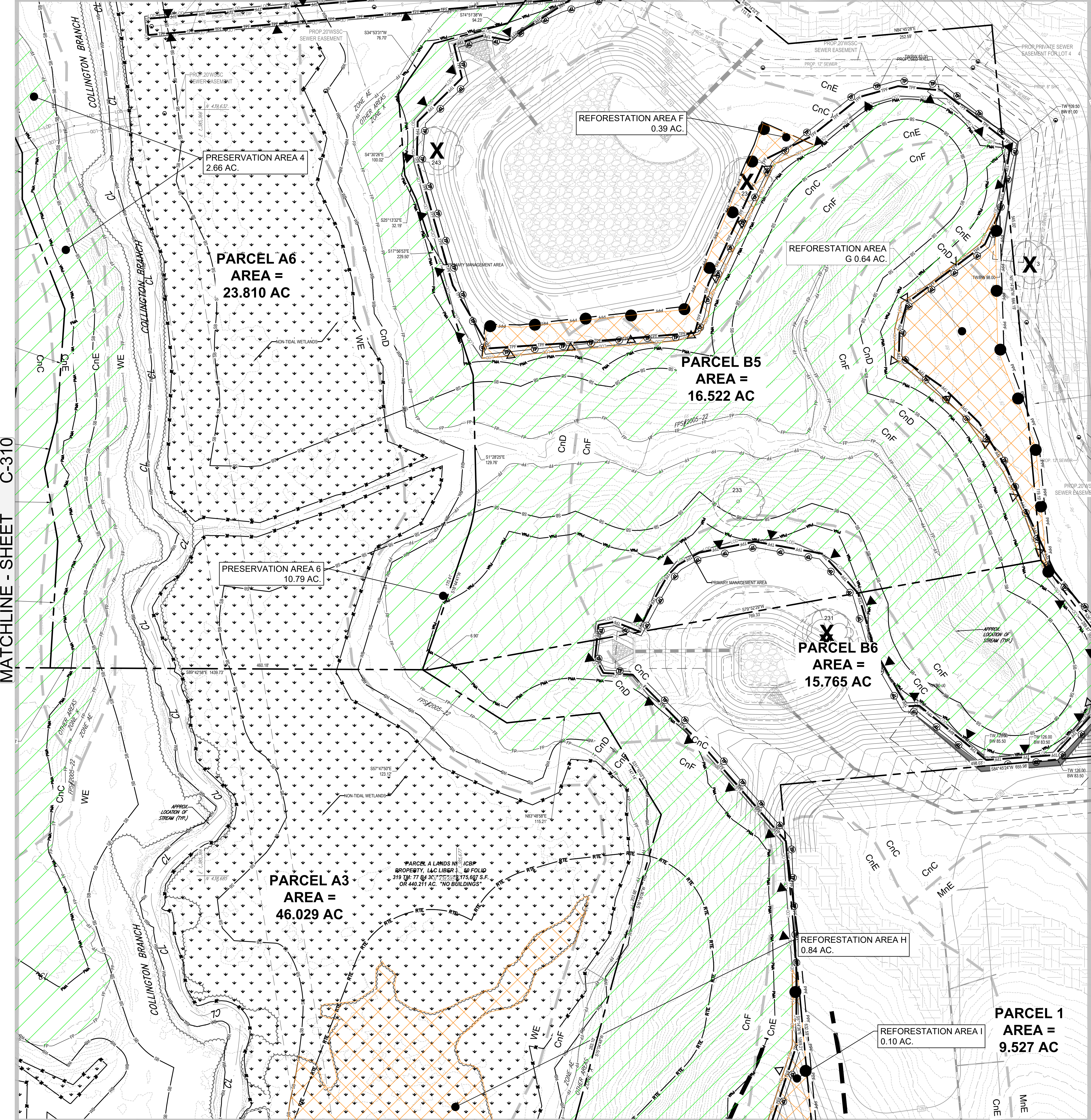
SHEET TITLE:

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

C-310



MATCHLINE - SHEET C-310



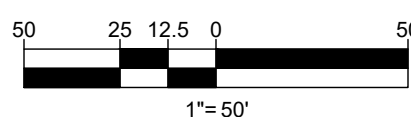
MATCHLINE - SHEET C-315

MATCHLINE - SHEET C-312

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F)	EX. WOODLAND (W200S)	EX. WOODLAND (W2A)	EX. WOODLAND (W2P)	WOODLAND CLEARED NET TRACT (C2NTA)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRNC)	WOODLAND RETAINED / ASSIGNED CLEARED (WRAC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	22.34	15.34	7.00	11.07	0.01	0.00	4.30	1.59	0.00
C-304	10.10	0.74	10.10	15.30	0.74	7.75	0.01	0.00	11.35	1.32	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.01	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.21	0.00	2.87	0.00	0.00
C-307	42.44	14.02	42.44	20.79	13.05	25.07	0.00	0.00	3.72	1.28	13.05
C-308	42.44	0.00	42.44	42.44	0.00	42.44	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
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	20.80	7.71	20.80	22.15	7.71	12.51	0.00	0.00	8.80	0.59	7.71
C-311	42.44	16.00	42.44	16.00	16.00	16.00	0.00	0.00	16.00	0.00	0.00
C-312	42.44	0.00	42.44	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00
C-313	20.47	3.35	20.47	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45
C-313A	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	9.01	10.77	2.03	8.74	2.30	0.00	0.00	0.00	0.00	0.00
C-315	40.02	7.77	39.85	32.99	9.36	15.62	0.00	0.00	16.47	3.35	9.81
C-316	42.44	5.56	42.44	36.06	5.56	35.98	0.00	0.00	0.00	0.00	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.25	0.00	15.15	1.00	6.35
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.00
C-319	14.50	2.36	14.50	12.37	1.93	8.47	0.00	0.00	1.11	1.05	1.75
C-320	6.05	2.85	6.05	3.87	2.18	0.20	0.00	0.00	3.13	0.00	0.41
TOTAL	442.30	64.77	422.68	330.73	62.93	248.08	1.86	0.00	86.73	16.12	81.07

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
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- 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			
Approved by	Date	DRD #	Reason for Revision
S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
S. NICKLE	1-18-2023	SDP-1603-02	PARCEL 6
S. NICKLE	10-21-22	SDP-2201	PARCEL 12
S. NICKLE	10-21-22	SDP-1603-03	PARCEL 11

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	10/27/2022	PARCEL 12 CERT	SDP

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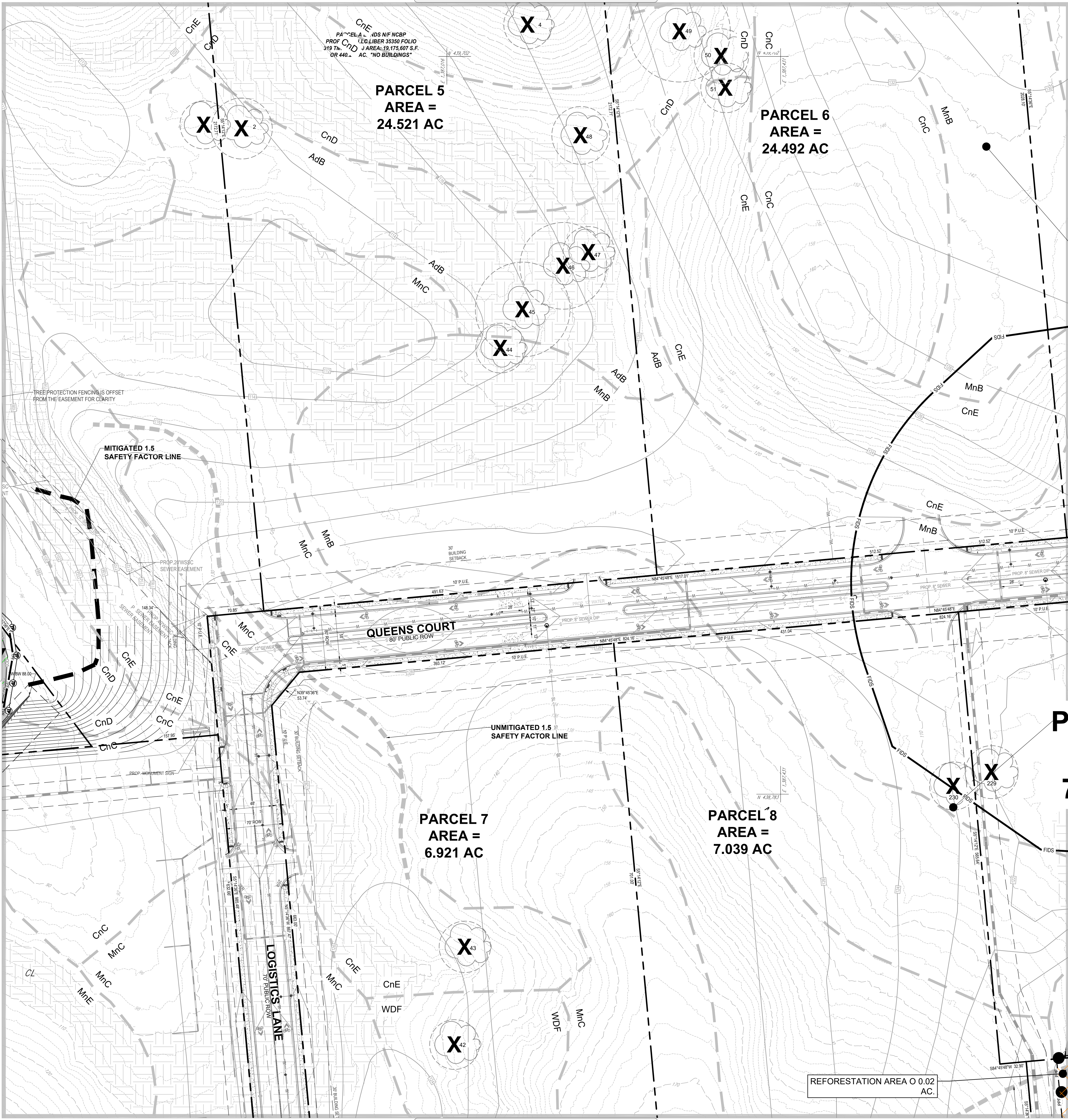
PROJECT No.:	MB1921841
DRAWN BY:	SQ
CHECKED BY:	CR
DATE:	03/19/2021
CAD I.D.:	TCP2-0

TCP 2
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. IZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ARCHITECT
UNDER THE LANDSCAPE ARCHITECTURE ACT OF MARYLAND
LICENSE NO. 3065 EXPIRATION DATE: 10/18/2024
SHEET TITLE:

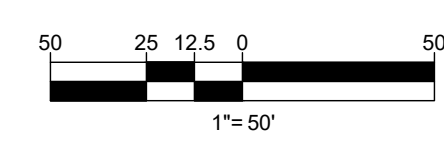
TCP 2
SHEET NUMBER
C-311
REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX WOODLAND (GROSS)	EX WOODLAND (NET)	EX WOODLAND (FPA)	WOODLAND CLEARING NET TRACT (C-PP)	WOODLAND CLEARING FLOODPLAIN (C-PP)	WOODLAND CLEARING OFF-SITE (C-PP)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRNC)	WOODLAND RETAINED / ASSIGNED CREDITED (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	6.14	22.34	19.34	7.00	11.07	0.01	0.00	4.39	1.32	0.73	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.13	0.01	0.00	11.35	1.32	0.00	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	7.36	11.15	4.44	6.71	1.57	0.21	0.00	2.87	0.00	6.40	0.00
C-307	42.44	14.00	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.26	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	20.86	7.71	20.86	22.15	7.71	12.51	0.00	0.00	6.89	0.59	7.71	0.75
C-311	42.44	15.90	41.40	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00
C-312	42.44	0.00	35.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	25.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45	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	0.82
C-315	40.02	7.77	38.85	32.99	5.86	15.62	0.05	0.00	16.47	3.35	5.81	0.92
C-316	42.44	5.65	42.44	39.89	5.56	35.98	0.00	0.00	0.88	0.60	5.56	0.00
C-317	32.84	8.22	32.84	28.33	6.67	11.16	0.06	0.00	13.15	1.00	6.16	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.30	2.38	14.30	12.37	1.93	9.47	0.00	0.00	1.11	1.65	1.93	1.78
C-320	6.05	2.85	6.05	3.87	2.18	0.20	0.00	0.00	3.13	0.00	2.18	0.41
TOTAL	482.30	94.77	422.66	339.73	82.93	248.98	1.86	0.00	66.73	16.12	91.97	4.92

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
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



REFORESTATION AREA 0.02 AC.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 3 TREE CONSERVATION PLAN APPROVAL TCP2-2021-001			
Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02 S. NICKLE	1-18-2023	SDP-1603-02	PARCEL 6
03 S. NICKLE	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04 S. NICKLE	10-21-22	SDP-2201	PARCEL 12
05 S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06 S. NICKLE		SDP-1603-03	PARCEL 11
07			

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LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT
1	10/27/2022	PARCEL 12 CERT

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PROJECT NO.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:
TCP 2
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

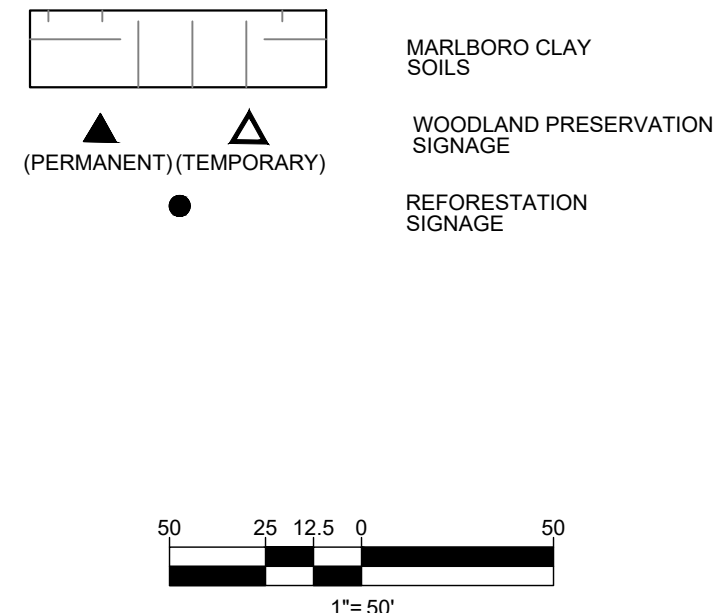
C. M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ARCHITECT
UNDER THE LAW OF THE STATE OF MARYLAND
LICENSE NO. 3065 EXPIRATION DATE 10/18/2024

TCP 2
SHEET NUMBER
C-312
REVISION 1 - 10/27/2022



	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
	SOIL LABEL
	APPROXIMATE LO MITIGATED 1.5 FA SAFETY LINE
	APPROXIMATE LO UNMITIGATED 1.5 FA SAFETY LINE
	RARE, THREATENED, ENDANGERED (RTE) HABITAT
	FOREST INTERIOR

SHEET	GRASS FLACAT AREA (F)	100 YEAR FLACAT AREA (F)	EX WOOLAND (GROSS)	EX WOOLAND (NET)	EX WOOLAND (F)	WOOLAND CLEARED (GROSS) (G-NTA)	WOOLAND CLEARED (OFF-TRACT) (G-FF)	WOOLAND CLEARED (OFF-TRACT) (G-OB)	WOOLAND PRESERVED AREA (WPA)	WOOLAND REFORESTED AREA (WRA)	WOOLAND RETAINED AND NOT REFORESTED (WRA-C)	WOOLAND REFORESTED AND 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	1.05	0.00
C-303	22.34	6.14	22.34	15.14	7.20	11.07	0.01	0.00	4.30	1.39	6.99	0.00
C-304	18.10	0.74	18.10	0.74	1.73	0.01	1.73	0.01	0.00	11.32	0.00	0.00
C-305	0.02	0.02	0.00	0.00	0.01	0.00	0.01	0.01	0.01	0.01	0.00	0.00
C-306	11.15	7.36	11.15	4.44	6.71	1.57	0.21	0.00	2.87	0.00	6.85	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.28	13.80	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
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	17.11	12.51	0.00	0.00	8.69	0.59	17.21	0.00
C-311	48.44	19.80	41.60	28.16	12.40	14.03	0.00	0.00	13.45	1.97	12.40	0.00
C-312	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-313	29.47	3.25	24.66	21.79	2.77	17.96	1.32	0.00	4.16	2.42	1.45	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	37.77	9.51	10.77	20.23	8.74	5.30	0.00	0.00	0.00	0.00	8.74	0.02
C-315	7.71	40.86	54.86	32.96	5.86	0.00	0.00	0.00	46.47	3.35	4.81	0.00
C-316	42.44	5.98	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.80	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.28	0.00	15.15	1.00	6.35	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.36	2.36	14.30	13.37	0.93	0.00	0.00	0.11	1.15	1.85	1.87	0.00
C-320	0.00	0.00	2.85	1.85	1.00	2.18	0.00	0.00	3.13	0.14	1.14	0.61
TOTAL	442.30	84.77	422.66	327.13	82.93	248.08	1.86	0.00	86.73	16.12	181.70	4.92



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

REV	DATE	COMMENT	DRAWN CHECKED
1	10/27/2022	PARCEL 12 CERT	SC CF

[illegible]

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PROJECT No.:	MB1921841
DRAWN BY:	SQ
CHECKED BY:	CR
DATE:	03/19/2021
CAD I.D.:	TCP2-0

PROJECT: _____

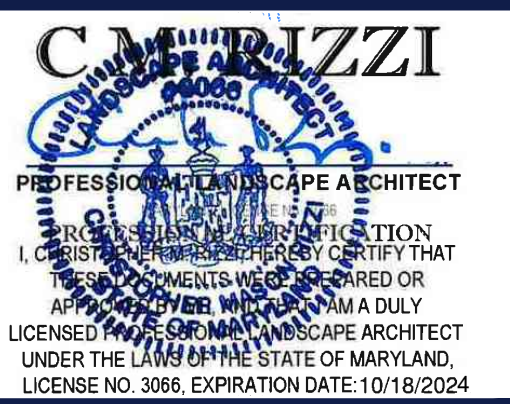
— FOR —

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE
D ROAD & OAK GROVE ROAD
NCE GEORGE'S COUNTY
ER MARLBORO, MD 20774
LECTION DISTRICT 7
K ACCOUNT NO.: 0670737

BOHLER //

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



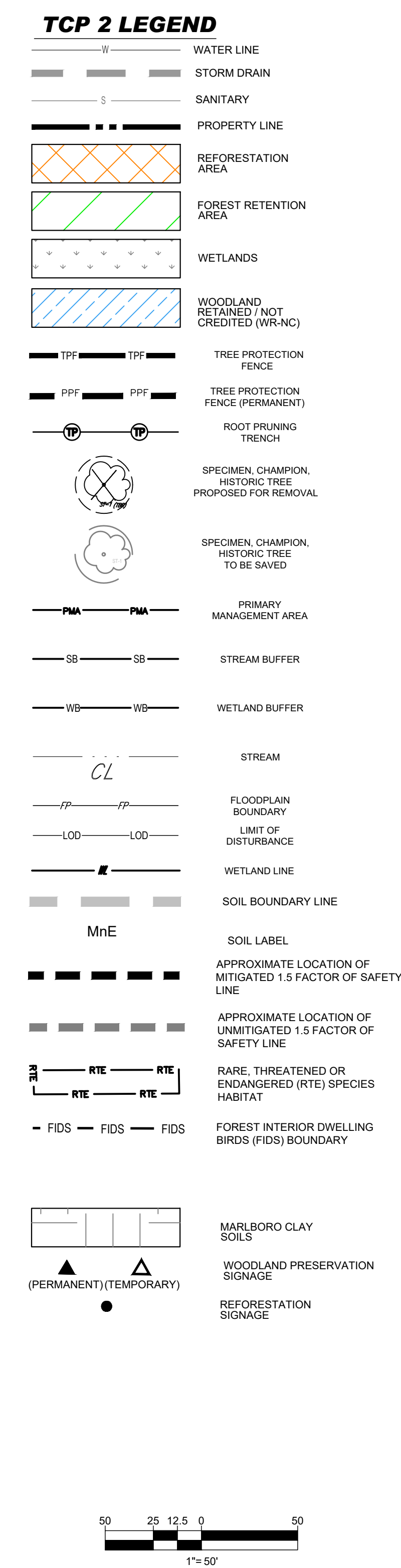
SHEET TITLE:

NUMBER:
C-313A

SHEET NUMBER: _____

REVISION 1 - 10/27/2022

Prince George's County Planning Department - M-NCPPC Environmental Planning Section TYP 2 TRE CONSERVATION PLAN APPROVAL TOPS-02-0021				
	Approved by	Date	DRD #	Reason for Revision
00	S NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02			SDP-1603-02	PANEL 6
04	<i>Suzanne A. Nickle</i>	1-18-2023	SDP-1603-04	INFRASTRUCTURE
05			SDP-2201	PANEL 12
05	S NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06			SDP-1603-03	PANEL 11

[illegible]

SHEET	GROSS TRACT AREA (AC)	100-YEAR FLOODPLAIN (AC)	EX. WOODLAND (DROB)	EX. WOODLAND (NTA)	EX. WOODLAND (P)	WOODLAND CLEARED NET (C-NTA)	WOODLAND CLEARED NET (C-PP)	WOODLAND CLEARED (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / ACCELERATED (WRNC)	WOODLAND RETAINED / ASSURED CLEARED (WRNC)
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	11.07	0.00	4.39	1.99	4.39	0.00	6.99
C-304	19.10	0.74	19.10	15.36	3.74	7.13	0.00	1.13	0.72	1.13	0.00	1.72
C-305	0.02	0.00	0.02	0.02	0.00	0.00	0.01	0.01	0.01	0.01	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.21	0.00	2.87	0.00	0.00	1.85
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.32	1.28	13.65	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
C-309	12.40	0.00	12.40	12.40	0.00	12.22	0.00	0.00	0.00	0.00	0.00	0.00
C-30A	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	12.51	0.00	0.89	8.69	0.59	7.71	0.75
C-311	42.44	15.00	41.60	28.16	13.40	14.60	0.00	13.65	1.87	12.40	0.00	0.00
C-312	42.44	0.00	42.44	30.78	11.66	30.78	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	29.46	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45	0.00
C-31A	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	5.98	0.00	0.00	10.63	0.00	8.74	0.82
C-315	40.02	7.77	38.80	32.59	5.84	15.62	0.05	0.00	19.47	1.85	2.81	1.82
C-316	42.44	0.18	42.44	38.80	1.18	38.80	0.00	0.00	0.00	0.00	0.00	0.00
C-317	32.84	8.23	32.84	26.33	6.61	11.18	0.26	0.00	15.15	1.00	6.35	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.30	2.36	14.30	12.37	1.93	8.48	0.00	0.11	1.65	1.93	0.00	1.78
C-320	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	442.30	96.77	420.68	339.73	82.93	249.88	1.56	0.00	86.73	16.12	81.07	4.50

PARCEL A4
AREA =
3.404 AC

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL 2023-026-0201				
	Approved by	Date	DD#	Reason for Revision
00		N/A	21-19-22	ISSUE FOR PERMIT
01	S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02			SDP-1603-02	PARCEL 6
03	<i>Signature of Nickle</i>	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04			SDP-2201	PARCEL 12
05	S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06			SDP-1603-03	PARCEL 11

REV	DATE	COMMENT	OR CHK
1	10/27/2022	PARCEL 12 CERT	



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

DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192
DRAWN BY:

CHECKED BY: _____
DATE: 03/19/2017

CAD ID:	10
REF ID:	

PROJECT:

TCB 3

TCP 2

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_____ 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

CONCLUSIONS

BOHLER/

16701 MELFORD BLVD , SUITE 31
BOWIE, MARYLAND 20715

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

MD@BohlerEng.com

CAMPICCI



PROFESSIONAL LANDSCAPE ARCHITECT

I, CHRISTOPHER J. BERRY, HEREBY CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR

APPROVED BY: [Signature] I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3066, EXPIRATION DATE: 10/18/202

SHEET TITLE:

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TCP 2

For 2

— *Journal of the American Medical Association*

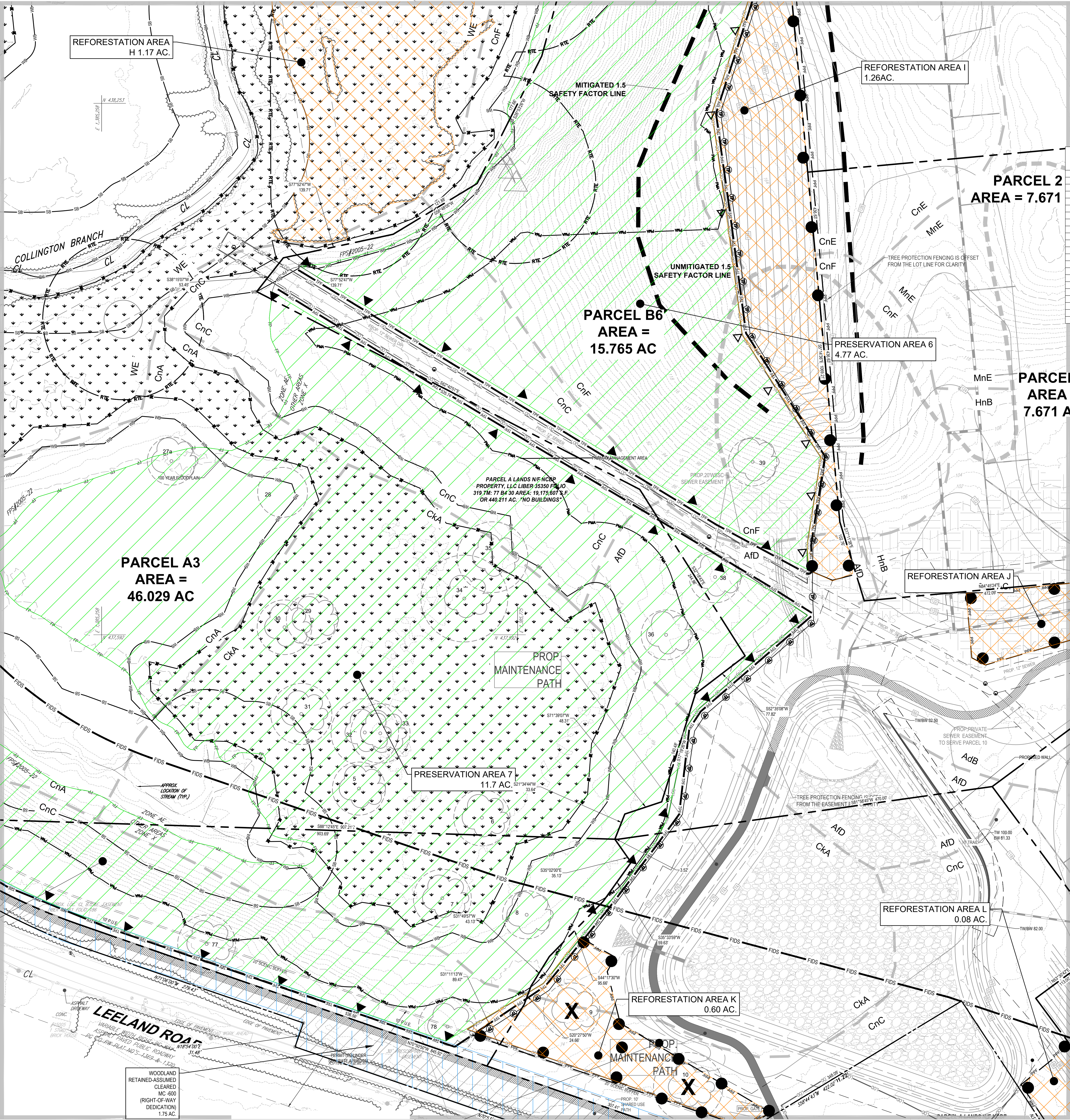
SHEET NUMBER: _____

C-314

CON

REVISION 1 - 10/27/2022

REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (CWA)	WOODLAND CLEARED FLOODPLAIN (CFF)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / 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	11.07	0.01	0.00	4.39	1.59	6.99	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.13	0.01	0.00	11.35	1.32	0.73	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	1.57	0.21	0.00	2.87	0.00	6.50	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.28	13.65	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	12.44	0.00	0.00	0.22	0.00	0.00	0.00
C-310	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-311	29.86	7.71	29.86	22.15	7.71	12.51	0.00	0.00	8.89	0.29	7.71	0.75
C-312	42.44	15.50	41.00	28.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00
C-313	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-314	29.47	3.25	24.59	21.79	2.77	17.56	1.32	0.00	4.16	2.42	1.45	0.00
C-315A	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	0.93	0.00	8.74	0.82
C-315	40.02	7.77	38.85	32.59	5.86	15.62	0.00	0.00	16.47	3.35	5.81	0.62
C-316	42.44	1.58	42.44	39.86	5.58	35.38	0.00	0.00	0.88	0.00	5.58	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.28	0.00	15.15	1.00	6.35	0.00
C-318	0.27	0.00	0.27	0.00	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.30	2.36	14.30	12.37	1.93	9.47	0.00	0.00	1.11	1.60	1.93	1.78
C-320	6.05	1.85	6.05	3.87	2.18	1.20	0.00	0.00	3.13	0.00	2.18	0.41
TOTAL	442.30	54.77	422.66	339.73	82.93	248.08	1.86	0.00	86.73	16.12	81.07	4.92

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
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



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

REV	DATE	COMMENT	DRAWN BY
1	10/27/2022	PARCEL 12 CERT	CR

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CHECKED BY:	CR
DATE:	03/19/2021
CAD I.D.:	TCP2-0

TCP 2
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. IZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ARCHITECT
LICENSED PROFESSIONAL ARCHITECT
UNDER THE LANDSCAPE ARCHITECTURE ACT OF 1968
LICENSE NO. 3085 EXPIRATION DATE 10/18/2024
SHEET TITLE:

TCP 2
SHEET NUMBER
C-315
REVISION 1 - 10/27/2022

Approved by	Date	CRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A
01	S. NICKLE	12-27-22	ROUGH GRADING PERMIT
02	S. NICKLE	12-27-22	INFRASTRUCTURE
03	S. NICKLE	1-18-2023	PARCEL 6 AMENDED INFRASTRUCTURE
04	S. NICKLE	SDP-2201	PARCEL 12
05	S. NICKLE	10-21-22	N/A
06	S. NICKLE	SDP-1603-03	ROUGH GRADING PERMIT
07			

C-315

PARCEL B7
AREA =
5.875 AC



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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	10/27/2022	PARCEL 12 CERT	SQ CR



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PROJECT No.:	MB1921841
DRAWN BY:	SQ
CHECKED BY:	CR
DATE:	03/19/2021
CAD I.D.:	TCP2-0

PROJECT:

TCP 2

— 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



TCP .

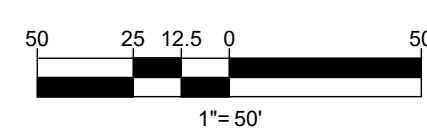
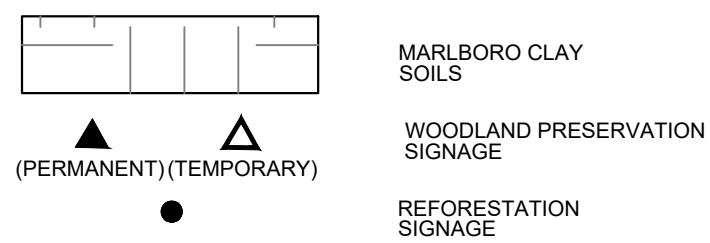
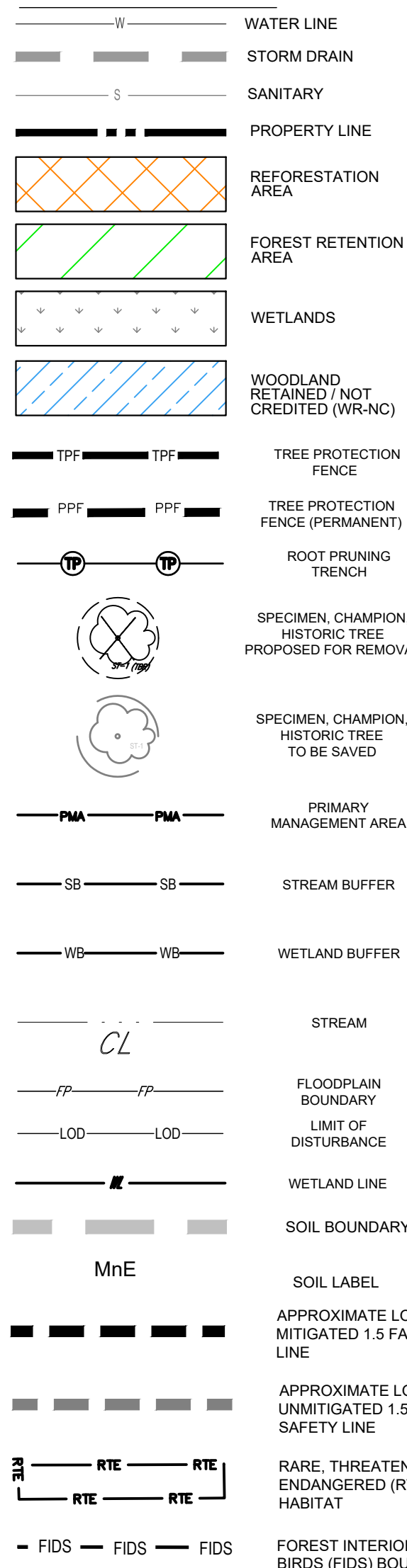
SHEET NUMBER:

C-318

REVISION 1 - 10/27/2022

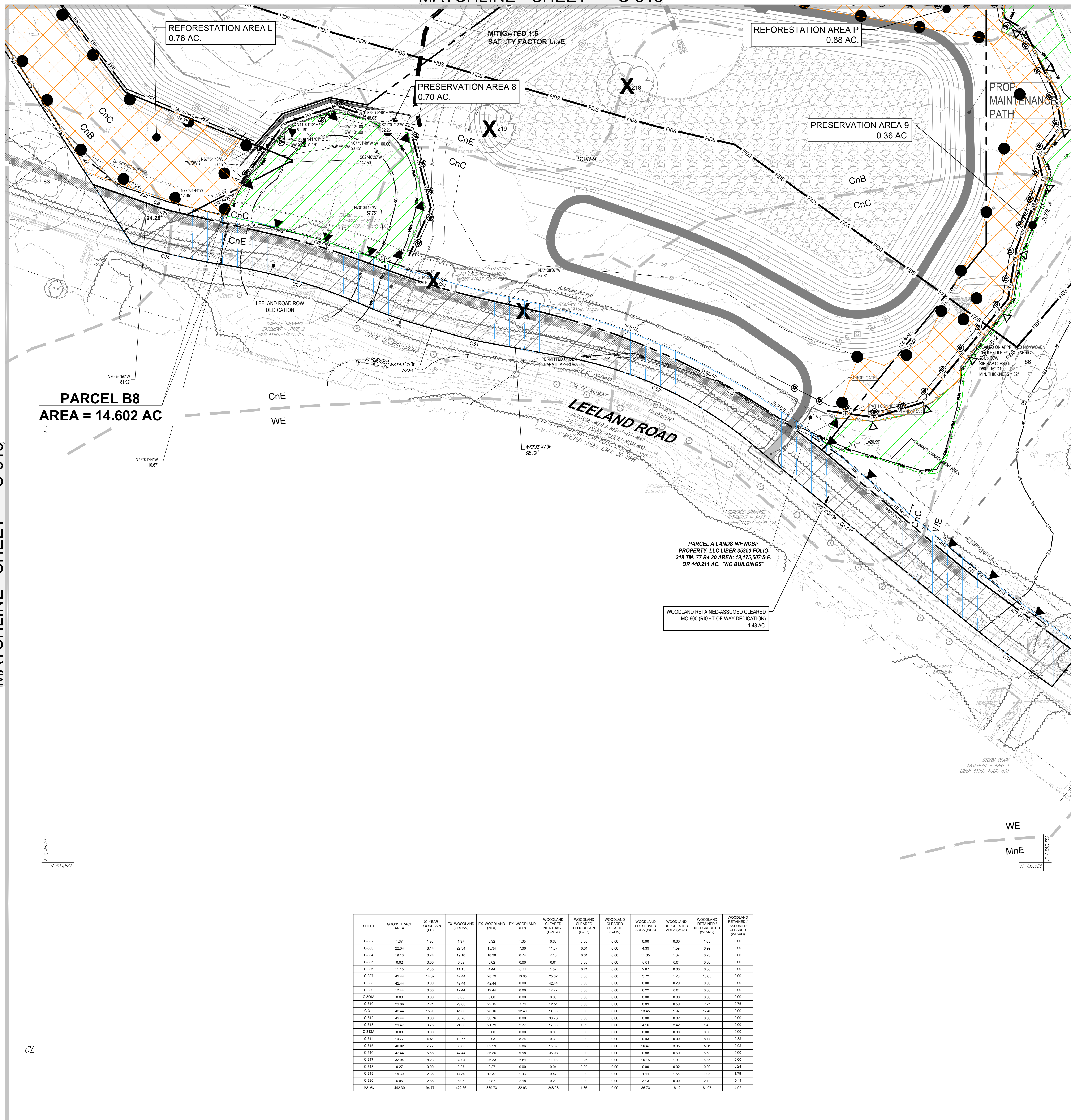
SHEET	GROSS TRACT AREA (H-FP)	EX WOODLAND (H-FP)	EX WOODLAND (H-FP)	EX WOODLAND (H-FP)	EX WOODLAND (H-FP)	WOODLAND CLEARED OFF-SITE (C-FP)	WOODLAND CLEARED OFF-SITE (C-FP)	WOODLAND CLEARED OFF-SITE (C-GS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED AREA (WRA)	WOODLAND REMOVED AREA (WRA)
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	15.24	7.10	0.00	0.00	0.00	1.59	1.59	6.59	0.00
C-304	19.10	0.74	19.10	19.36	0.74	7.13	0.01	0.00	11.35	13.2	0.73	0.00
C-305	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.01	0.01	0.01	0.00	0.00
C-306	11.15	7.36	11.15	8.44	6.71	1.97	0.21	0.00	2.87	2.87	6.50	0.00
C-307	42.44	14.02	42.44	28.79	13.05	25.07	0.00	0.00	3.72	13.05	13.05	0.00
C-308	42.44	0.00	42.44	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
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	17.71	12.61	0.00	0.00	8.89	0.99	7.71	0.75
C-311	42.44	15.00	42.44	11.80	72.40	14.63	0.00	0.00	13.45	19.77	12.40	0.00
C-312	30.47	0.00	30.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	0.35	29.46	21.79	2.77	17.66	1.32	0.00	4.16	2.42	1.45	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	3.00	0.00	0.00	0.93	0.00	8.74	0.82
C-315	30.85	7.77	30.85	0.00	0.00	0.00	0.00	0.00	5.47	3.56	5.47	0.02
C-316	42.44	5.56	42.44	36.86	5.58	30.98	0.00	0.00	0.00	0.00	5.56	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	15.15	1.10	6.35	0.00
C-318	0.00	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.24
C-319	14.30	2.26	14.30	12.32	0.00	0.00	0.00	0.00	1.11	1.65	1.03	0.79
C-320	6.16	2.86	6.16	3.27	2.19	1.10	0.00	0.00	2.13	0.18	2.13	0.41
TOTAL	462.30	94.77	422.66	339.73	129.83	248.08	1.86	0.00	86.73	16.12	181.07	4.92

TCP 2 LEGEND



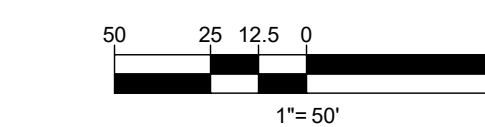
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-026-2021

	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02			SDP-1603-02	PARCEL 6
03	<i>Suzanne M. Nickle</i>	1-18-2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04			SDP-2201	PARCEL 12
05	S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06			SDP-1603-03	PARCEL 11
07				



TCP 2 LEGEND

-
- Figure 1 is a legend for the National Wetlands Inventory (NWI) map, detailing various symbols and their corresponding features. The legend is organized into two columns, with symbols on the left and descriptions on the right.
- WATER LINE**: Represented by a solid black line.
 - STORM DRAIN**: Represented by a dashed black line.
 - SANITARY**: Represented by a solid black line with a central dot.
 - PROPERTY LINE**: Represented by a solid black line with a central dot.
 - REFORESTATION AREA**: Represented by a rectangle with orange diagonal lines.
 - FOREST RETENTION AREA**: Represented by a rectangle with green diagonal lines.
 - WETLANDS**: Represented by a rectangle with a light blue stippled pattern.
 - WOODLAND AND RETAINED / NOT CREDITED (WRNC)**: Represented by a rectangle with blue diagonal lines.
 - TREE PROTECTION FENCE (TPF)**: Represented by a solid black line with a central dot.
 - TREE PROTECTION FENCE (PERMANENT) (PPTF)**: Represented by a solid black line with a central dot.
 - ROOT PRUNING TRENCH**: Represented by a circle with a cross inside.
 - SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL**: Represented by a circle with a cross inside.
 - SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED**: Represented by a circle with a cross inside.
 - PRIMARY MANAGEMENT AREA (PMA)**: Represented by a solid black line with a central dot.
 - STREAM BUFFER (SB)**: Represented by a solid black line with a central dot.
 - WETLAND BUFFER (WB)**: Represented by a solid black line with a central dot.
 - STREAM**: Represented by a solid black line with a central dot.
 - FLOODPLAIN BOUNDARY (FP)**: Represented by a solid black line with a central dot.
 - UNIT OF DISTURBANCE (LOD)**: Represented by a solid black line with a central dot.
 - WETLAND LINE**: Represented by a solid black line with a central dot.
 - SOIL BOUNDARY LINE**: Represented by a solid black line with a central dot.
 - SOIL LABEL (MnE)**: Represented by a solid black line with a central dot.
 - APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE**: Represented by a dashed black line.
 - APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE**: Represented by a dashed black line.
 - RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT**: Represented by a solid black line with a central dot.
 - FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY**: Represented by a solid black line with a central dot.
 - MARLBORO CLAY SOILS**: Represented by a solid black line with a central dot.
 - WOODLAND PRESERVATION SIGNAGE**: Represented by a solid black line with a central dot.
 - REFORESTATION SIGNAGE**: Represented by a solid black line with a central dot.



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 PE
01	S. NICKLE	12-27-22	SDP-1803-01	INFRASTRUCTURE
02	<i>Suzanne A. Nickle</i>	1-18-2023	SDP-1803-02	PARCEL 6
03			SDP-1803-04	AMENDED INFRASTR
04			SDP-2201	PARCEL 12
05	S. NICKLE	10-21-22	N/A	ROUGH GRADING PE
06			SDP-1803-03	PARCEL 11

REVISIONS

DATE	COMMENT	DR CHE
10/27/2022	PARCEL 12 CERT	



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PROJECT No.:	MB1921841
DRAWN BY:	SQ
CHECKED BY:	CR
DATE:	03/19/2021
PROJECT I.D.:	TCP2-0

PROJECT:

CP 2

FOR _____

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

BOHLER //

6701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com



HEET TITLE:

CP 2

SHEET NUMBER:
C-319

SESSION 1 - 10/27/2022



	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
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING

50 25 12.5 0 50

1" = 50'

TCP 2

SHEET NUMBER:

C-320

REVISION 1 - 10/27/2022