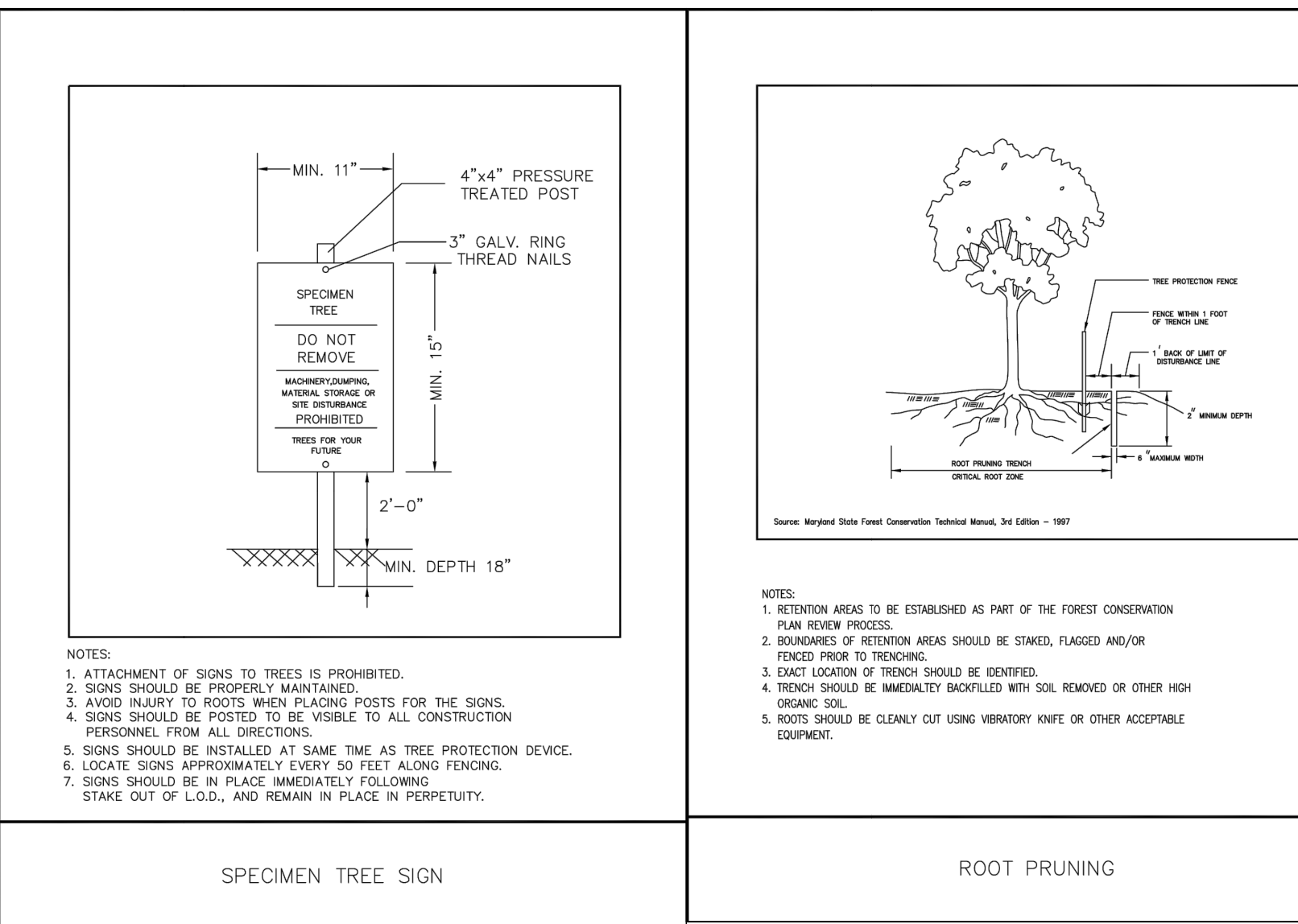




SOL TYPE	DESCRIPTION
AB	ABELPMA-HOJUELO COMPLEX, 2 TO 4 PERCENT SLOPES
AC	ABELPMA-HOJUELO COMPLEX, 5 TO 10 PERCENT SLOPES
AB	ANAPULPO-HIST SANDY LOAM, 2 TO 4 PERCENT SLOPES
AB	ANAPULPO-HIST SANDY LOAM, 10 TO 15 PERCENT SLOPES
OA	COLEMANTON BLT LOAM, 3 TO 5 PERCENT SLOPES
OA	COLLINGTON-HIST COMPLEX, 7 TO 12 PERCENT SLOPES
OB	COLLINGTON-HIST COMPLEX, 13 TO 15 PERCENT SLOPES
OC	COLLINGTON-HIST COMPLEX, 5 TO 10 PERCENT SLOPES
OD	COLLINGTON-HIST COMPLEX, 15 TO 18 PERCENT SLOPES
OE	COLLINGTON-HIST COMPLEX, 15 TO 20 PERCENT SLOPES
OF	COLLINGTON-HIST COMPLEX, 20 TO 40 PERCENT SLOPES
FAuA	FALLSINGTON SANDY LOAMS, 10 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN
HB	HOWELL-ANAPULPO COMPLEX, 5 TO 10 PERCENT SLOPES
HOE	HOWELL AND ANAPULPO'S SLOPES, 15 TO 25 PERCENT SLOPES
II	ISSACONVILLE LOAM, OCCASIONALLY FLOODED
MB	MARR-ODCOON COMPLEX, 2 TO 5 PERCENT SLOPES
MC	MARR-ODCOON COMPLEX, 5 TO 10 PERCENT SLOPES
MD	MARR-ODCOON COMPLEX, 10 TO 15 PERCENT SLOPES
ME	MARR-ODCOON COMPLEX, 15 TO 20 PERCENT SLOPES
WOF	MARR-ODCOON COMPLEX, 16 TO 25 PERCENT SLOPES
WE	WINDWARD AND ISSACONVILLE SLOPES, FREQUENTLY FLOODED

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ROUGH GRADING PERMIT. IF THE ROUGH GRADING PERMIT IS APPROVED, THESE REQUIREMENTS WILL BE INCORPORATED INTO THE GRADING PERMIT.
2. CUTTING, CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT WILL CONDUCT THE MEETING. THE MEETING WILL BE CONDUCTED AT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND REMOVAL OR CONSTRUCTION. A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS OF THIS PLAN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA 2 (ESA 2) OF PLAIN PRINCES GEORGES' 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED R-S, R-A AND L-1.
7. THE PROPERTY IS ADJACENT TO LELAND ROAD WHICH IS A DESIGNATED SCENIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO LELAND ROAD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR ROADWAY.
9. THIS PLAN IS NOT A GRADING PERMIT BY THE CITY OF OTTAWA, ONTARIO.
10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED IF THE PROPERTY IS TO BE REDEVELOPED OR THE WOODLAND AREAS ARE TO BE REMOVED OR DESTROYED BY THE PROPERTY.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) 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.
13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND INSTALLATION OF PERMANENT TREE PROTECTIVE DEVICES. THE PROJECT FENCING TO INSTALL AND MAINTAIN WOODLAND OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TPC2.
14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF IS INSTALLED.
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 PARTS 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.
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 ACTION SHALL BE REQUIRED TO BE TAKEN TO CORRECT THE LEANING TREES TO A VERTICAL POSITION.
18. INSPECTOR, ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE REMOVAL OF TREES SHALL BE BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL OR BY CUTTING OR COCKING.
19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR PORTION THEREOF IS HAZARDOUS. THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THE TREE SHALL BE REMOVED IMMEDIATELY.
20. ALL REMOVALS OR COCKING OF TREES 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.
21. IF CORRECTIVE PRUNING MAY ALLEViate A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 STANDARD. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
22. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO 12 INCHES IN LENGTH AND 4 INCHES IN DIAMETER. THIS IS TO ENCOURAGE DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED TO THE CURB OF THE ROAD THAT WILL SERVE AS THE NEW HABITAT.

19. 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.

19. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

VIRGINIA PINE NOTES:

20. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 6 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.
21. AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TOP2 SHALL SUBMIT AN EVALUATION OF THE STOKING LEVELS FOR THE RESIDUAL STAND. MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND AND SUPPLEMENTAL PLANTING REQUIREMENTS TO BE APPLIED TO THE PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTORE THE SITE MUST BE SHOWN ON THE PLAN.

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

GEOTECHNICAL REPORT:
GEO-TECHNOLOGY ASSOCIATES, INC.
*NATIONAL CAPITAL BUSINESS PARK REPORT OF GEOTECHNICAL EXPLORATION
PROJECT NO.: MB192184
PLANNING & CONSTRUCTION

Phased Woodland Conservation Worksheet for Prince George's County										
SECTION I - Establishing Site Information (Enter acres for each zone)										
1 Zone:	E-1A	1-1	R-A							
2 Gross Tract:	425.85	15.07	0.78	Include acreages only in columns						
3 Floodplain:	92.49	2.28	0.00	for which there is a corresponding zone.						
4 Previously Dedicated Land:	0.00	0.00	0.00							
5 Net Tract (NTA):	333.36	13.39	0.78							
6 TCP#1 or 2 Number:	TCP2-026-2021	REV	3							
7 Property Description or Subdivision Name:	NATIONAL CAPITAL BUSINESS PARK (NCBP)									
8 TCP#1 Number:	TCP#1-004-2021									
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	Y	Within PFA (Y/N)			Y			
10 Break-even Point (preservation acres) =	109.87									
11 Acres of Net Tract clearing permitted w/o reforestation=	229.86									
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)										
12 Existing Woodland on Net Tract (acres)	339.73									
13 Existing Woodland in Floodplain (acres)	82.93									
14 Woodland Conservation Threshold (NTA) =	15.08%									
15 Smaller of 10 or 12	52.40									
16 Woodland above WCT	287.33									
17 Plan Number: (This must be completed for each phase)	Interim TCP2	Remainder								
18 Revision Number	5									
19 Plan Phase or Name:	Rough Grading									
20 TCP2 Number for this Phase or Section	2-026-2021									
21 Revision Number	3	0								
22 Status	PENDING	PENDING								
23 Approval Date									Total	
24 Total area in this application (acres)	182.48	259.84								442.30
25 Floodplain area in this application (acres)	0.00	94.77								94.77
26 Net Tract area in the application (acres)	182.48	165.07								347.53
27 Woodland on the Net Tract for this phase (acres)	182.48	157.27								339.73
28 Woodland in the Floodplain for this phase	0.00	92.93								92.93
29 Woodland Cleared on Net Tract for this phase	182.48	0.00								182.48
30 Woodland Cleared in Floodplain for this phase	0.00	0.00								0.00
31 Off-site Woodland Clearing (1-1)	0.00	0.00								0.00
32 Off-site VCA being provided on this property (preservation)	0.00	0.00								0.00
33 Off-site VCA being provided on this property (afforestation)	0.00	0.00								0.00
34 Cumulative acres of Net Tract Woodland cleared	182.48	182.48								364.96
35 Cumulative acres of Floodplain woodland cleared	0.00	0.00								0.00
36 Smaller of 14 or 28	182.48	182.48								182.48
37 Woodland Clearing below WCT	0.00	0.00								0.00
38 Clearing below WCT (2-1 replacement requirement)	0.00	0.00								0.00
39 Replacement for clearing above the WCT (0-25 - 1)	45.62	45.62								91.25
40 Replacement for clearing below the WCT (2 - 1)	0.00	0.00								0.00
41 Afforestation Required Threshold (AFT) =	14.43%	0.00								0.00
42 Cumulative Woodland Conservation Required	98.02	98.02								196.04
Latest phase indicates cumulative preservation through that phase of work										
SECTION III - Meeting the Requirements										
43 Woodland Preservation	0.00	98.02								98.02
44 Afforestation/Reforestation	0.00	0.00								0.00
45 Natural Regeneration	0.00	0.00								0.00
46 Landscape Credits	0.00	0.00								0.00
47 Specimen & Historic Tree (CRZ area)	0.00	0.00								0.00
48 Specimen & Historic Tree Credit	0.00	0.00								0.00
49 Forest Enhancement Acreage	0.00	0.00								0.00
50 Forest Enhancement Credit (25% of enhancement area)	0.00	0.00								0.00
51 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00								0.00
52 Area approved for Off-site Mitigation	0.00	0.00								0.00
53 Off-site Woodland Conservation Credits Required	0.00	0.00								0.00
54 Off-site VCA (preservation) being provided on this property	0.00	0.00								0.00
55 Off-site VCA (afforestation) being provided on this property	0.00	0.00								0.00
56 Cumulative Woodland Conservation Provided	0.00	98.02								98.02
57 Woodland saved on this phase but not counted	0.00	59.25								59.25
58 Existing Net Tract Woodland in later phases	157.27	0.00								157.27
59 Requirement Status per Phase										

POST DEVELOPMENT NOTES:

- 22 IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN PERMIT FROM A CEMETERY BOARD TO IDENTIFY THE TREE, NOTIFYTING THE PROPERTY OWNER OF THE TREE'S LOCATION AND THE CEMETERY BOARD OF THE TREE'S LOCATION. THE CEMETERY BOARD'S DOCUMENTATION HAS BEEN COMPLETED PER THE LANDSCAPE GUIDANCE FOR THE NEW OWNER'S PROPERTY. THE PROPERTY OWNER SHALL OBTAIN A PERMIT FROM THE CEMETERY BOARD TO REMOVE THE TREE. THE TREE 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.
- 23 IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION OF THE REMOVAL AND THE REMOVAL OF THE TREE OR PORTIONS OF THE TREE 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.
- 24 TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE LANDSCAPE DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF THE ROAD RIGHT-OF-WAY.
- 25 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.
- 26 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 ALTERNATE TO THE CUTTING OF THE PLANTS CONDUCTED BY A LICENSED TREE CUTTING EXPERT.
- 27 THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD BE CONDUCTED WITH PROPERLY MAINTAINED EQUIPMENT, AND BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

Prince George's County Planning Department, MANCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/2022	N/A	ROUGH GRADING PERMIT
01	S. NICKLE		SDP-1003-01	INFRASTRUCTURE
02	S. NICKLE		SDP-1003-02	PARCEL 6
03	S. NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE
04	S. NICKLE		SDP-2201	PARCEL 12
05	<i>Suzanne M. Nickle</i>	10-21-2022	N/A	ROUGH GRADING PERMIT

BOHLER  TM

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
CONCRETE DESIGN
PROCESSES AND MATERIALS
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE FIRM HAS BEEN A MEMBER OF THE NATIONAL ASSOCIATION OF CIVIL ENGINEERS SINCE 1998 AND THE NATIONAL ASSOCIATION OF PROFESSIONAL LAND SURVEYORS SINCE 1992.

8 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPIE COMMENTS	JDC	JD
2	12/06/21	PER MNCPPC COMMENTS	JWC	ERM
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFQ	ERM
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFQ	ERM



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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 CONSTRUCT DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB192
DRAWN BY:	L
CHECKED BY:	
DATE:	03/19/21
CAD I.D.:	TC

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

— 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. J. ARPIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
 I, CHRISTOPHER J. ARPIZZI, HEREBY CERTIFY THAT
 THE FOLLOWING DOCUMENTS WERE PREPARED OR
 APPROVED BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A DULY
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

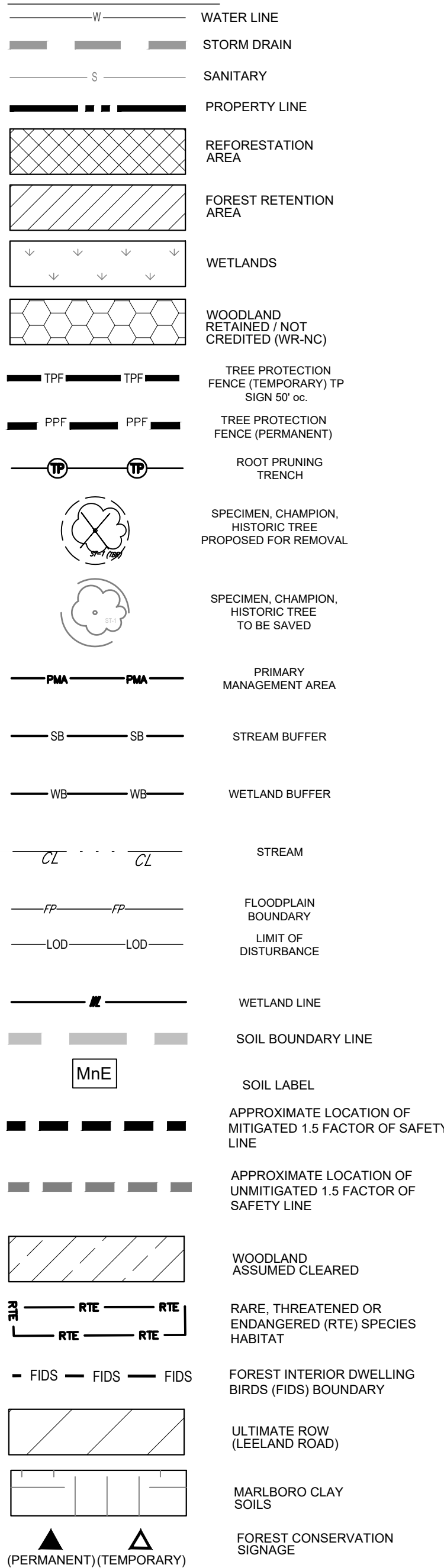
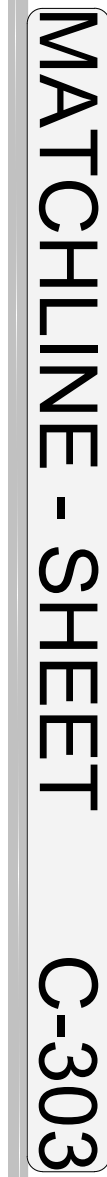
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TCP 2 NOTES AND DETAILS

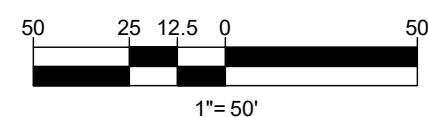
SHEET NUMBER

C-301

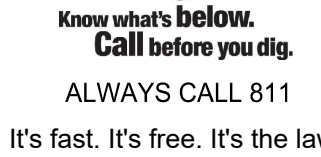
REVISION 4 - 10/17/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (N-FP)	WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (F)	WOODLAND CLEARED FOR WOOD N (C-FP)	WOODLAND CLEARED FOR OTHER N (C-FP)	WOODLAND CLEARED FOR OTHER (C-OS)	WOODLAND PRESERVE (WPA)	WOODLAND REFORESTED (WRA)	WOODLAND RETAINED / ADDED CREDITED (WRA-C)	WOODLAND RETAINED / ADDED CREDITED (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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-308	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-309	42.44	14.02	41.60	27.99	13.65	24.11	0.00	0.00	0.00	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.83
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	20.47	3.25	20.59	20.52	0.77	21.68	0.00	0.00	0.00	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	26.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.37	0.00	1.93	0.40
C-320	8.05	2.85	4.15	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TOTAL	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08



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	2/18/2022	N/A	ROUGH GRADING PERMIT
01	S NICKLE		SDP-1003-01	INFRASTRUCTURE
02	S NICKLE		SDP-1003-02	PARCEL 6
03	S NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE
04	S NICKLE		SDP-2201	PARCEL 12
05	<i>Signature of Nickle</i>	10-21-2022	N/A	ROUGH GRADING PERMIT

[illegible]

NOT APPROVED FOR
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.:	TCP-0

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

— FOR —

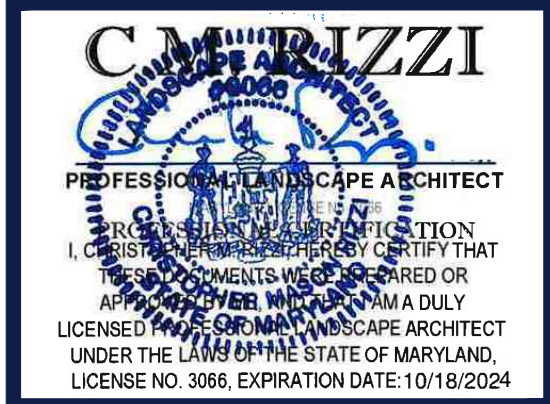
NATIONAL
CAPITAL
BUSINESS PAR

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



SHEET TITLE:

TCP 2

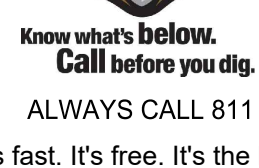
SHEET NUMBER: _____

C-302

REVISION 4 - 10/17/2021

REV	DATE	COMMENT	DR CHK
1	03/18/2021	PER DPIE COMMENTS	
2	12/06/21	PER MNCPPC COMMENTS	
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	

REV	DATE	COMMENT	DR CHK
1	03/18/2021	PER DPIE COMMENTS	
2	12/06/21	PER MNCPPC COMMENTS	
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	



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

PROJECT:

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//

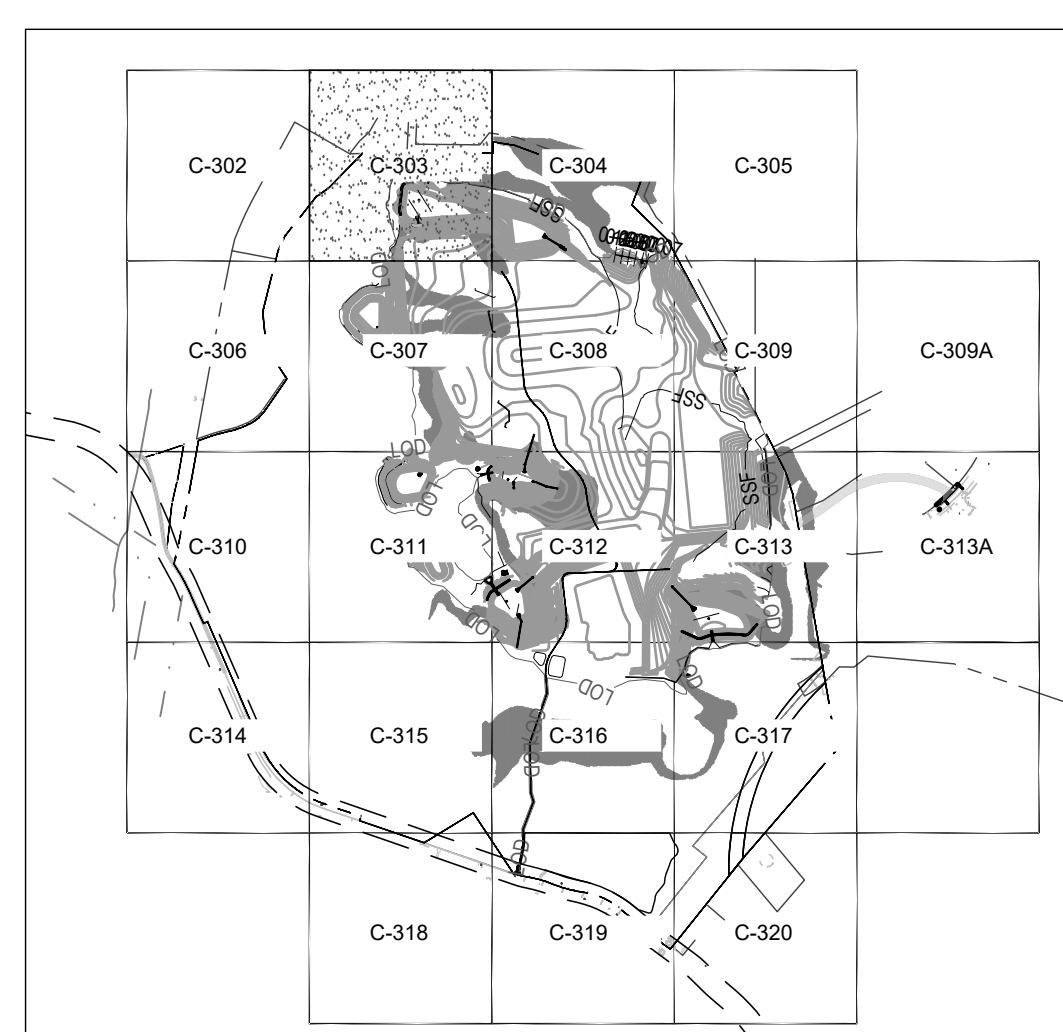
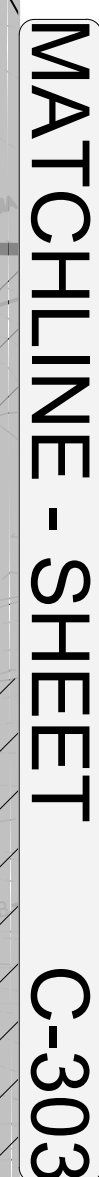
**16701 MELFORD BLVD, SUITE 301
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE

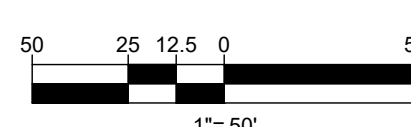
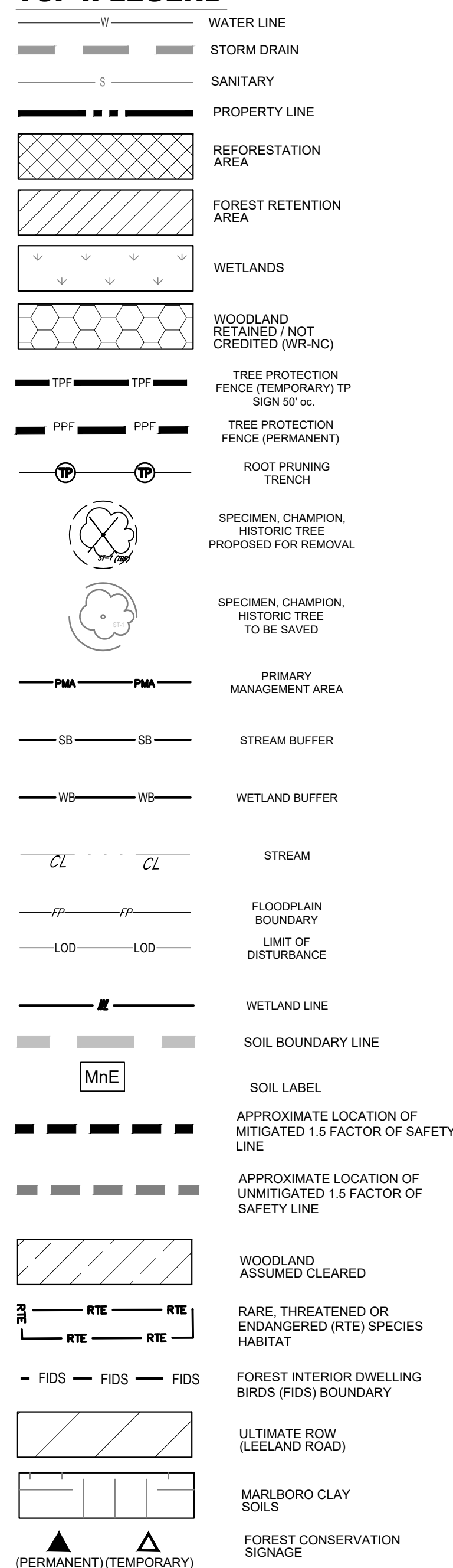
SHEET NUMBER:
C-303

REVISION 4 - 10/17/2022

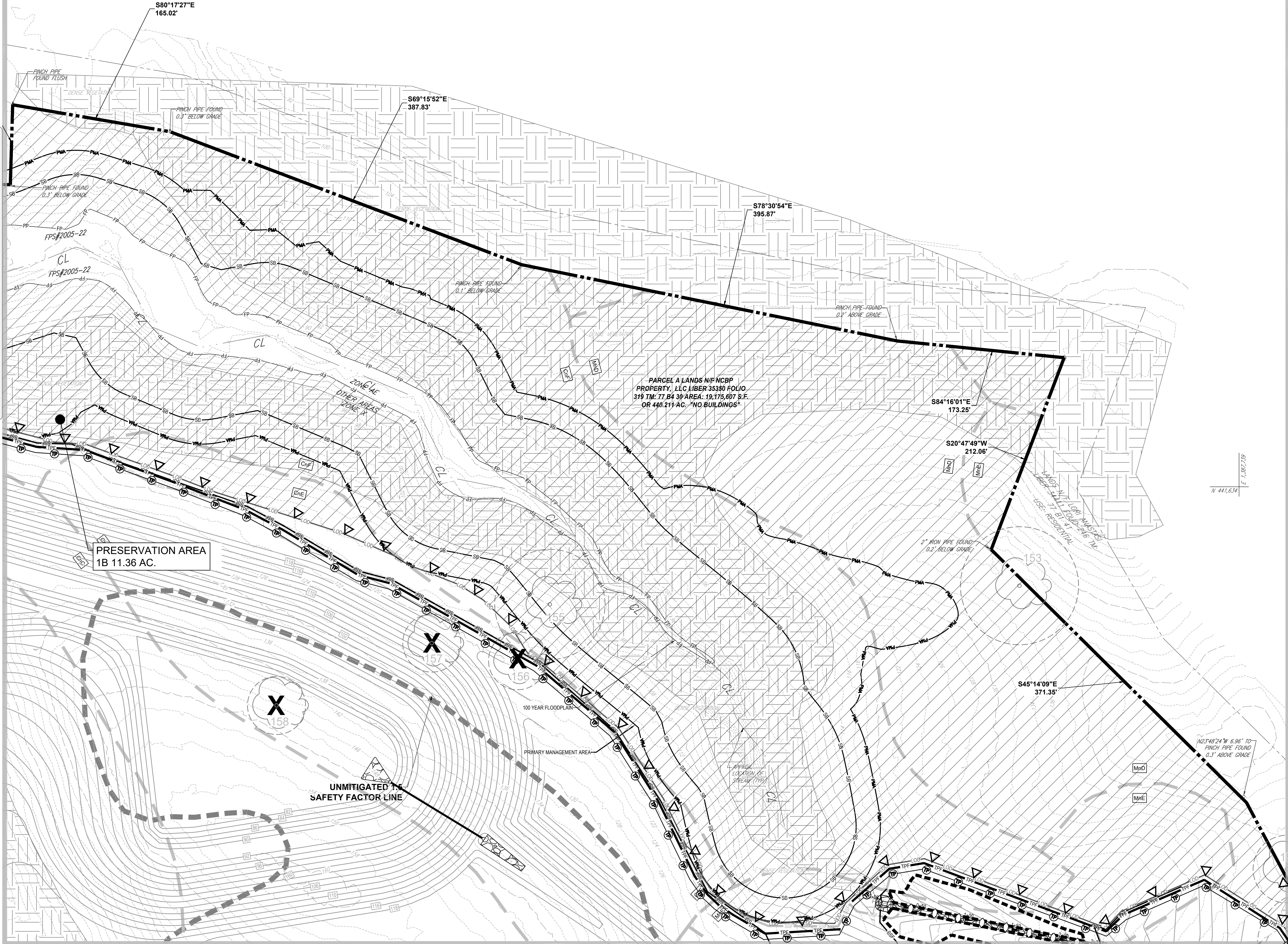


KEY MAP

TCP II LEGEND



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYP2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
01	S NICKLE		SDP-1003-01	INFRASTRUCTURE
02	S NICKLE		SDP-1003-02	PARCEL 6
03	S NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE
04	S NICKLE		SDP-2201	PARCEL 12
06	S NICKLE	10.31.2022		POUGH GRADING PERMIT



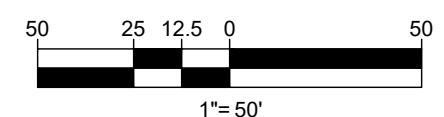
PARCEL B, BLOCK E COLLINGTON
CENTER P.B. 193 PG. 37

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 PRESERVE D AREA (WPA)	WOODLAND REFORESTATION D 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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.95	10.31	9.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	9.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	6.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TOTAL	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

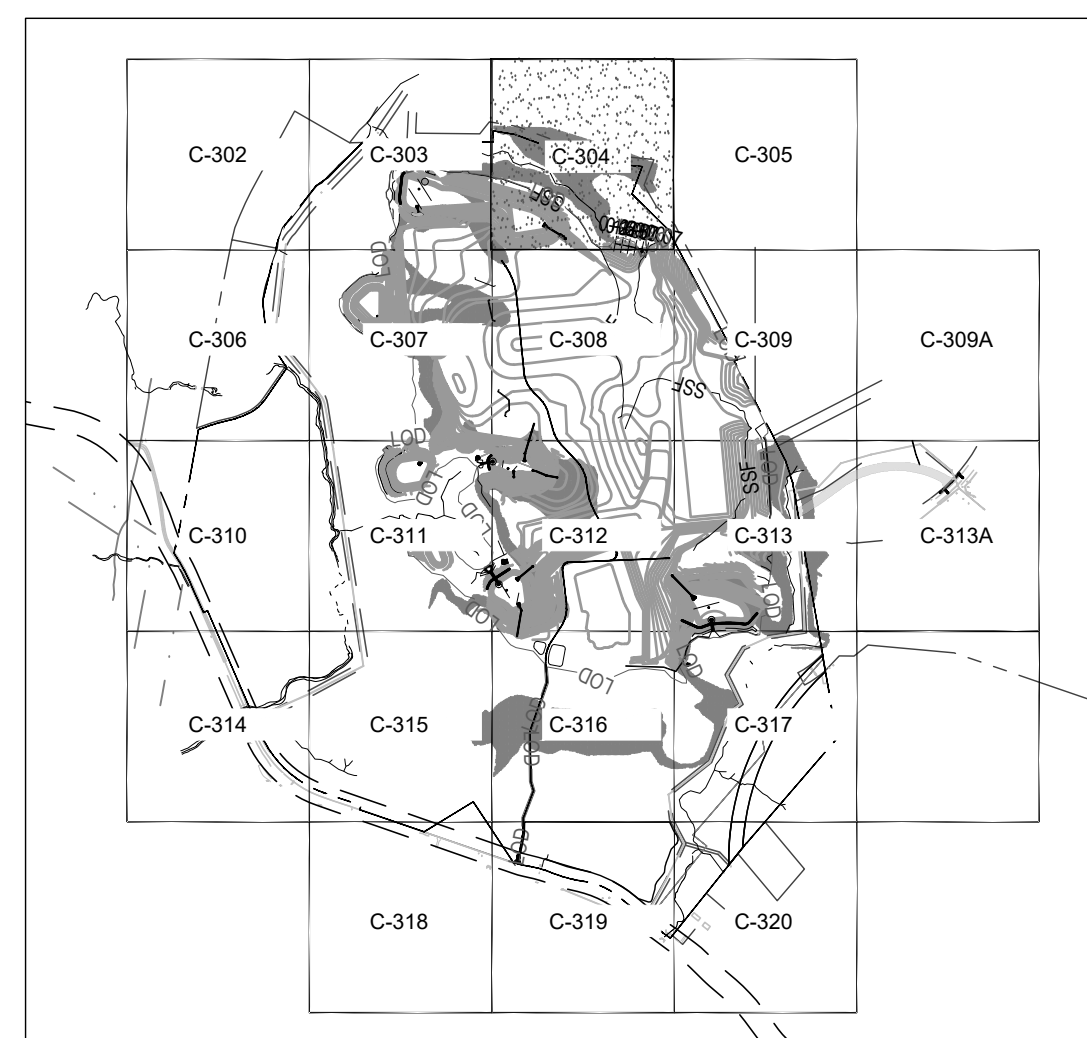
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TC2 II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED) (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) (TPF)
- TREE PROTECTION FENCE (PERMANENT) (PPF)
- 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 SOILS
- FOREST CONSERVATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2-18-2022	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
02 S. NICKLE	SDP-1603-02		PARCEL 6
03 S. NICKLE	SDP-103-04		AMENDED INFRASTRUCTURE
04 S. NICKLE	SDP-2201		PARCEL 12
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT



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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPIC COMMENTS	JDC	JDC
2	12/06/21	PER MNCPPC COMMENTS	JWC	JWC
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	SFO
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	SFO

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PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP-0

PROJECT:

TC2 II INTERIM CONDITIONS

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

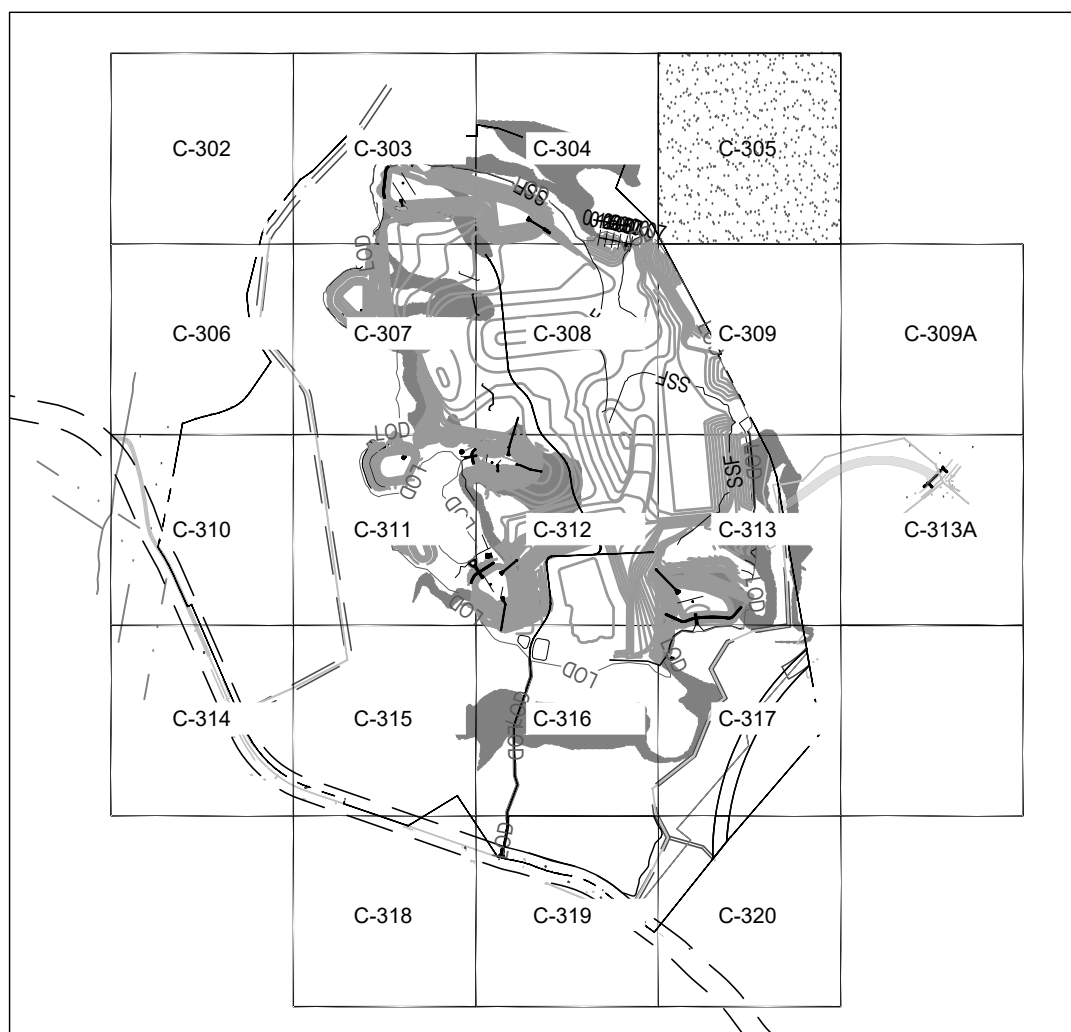
C. M. RAZZI
PROFESSIONAL LANDSCAPE ARCHITECT
I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MARYLAND.
LICENSE NO. 3094, EXPIRATION DATE 10/18/2024

SHEET TITLE:

TCP 2
SHEET NUMBER
C-304

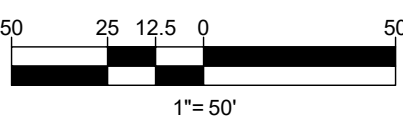
REVISION 4 - 10/17/2022

E 1,387,946	N 442,398
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N 442,388	
	E 1,388,946

	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REFORESTATION AREA
	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED / NOT CREDITED (WARING)
	TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' or
	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
	WOODED AND ASSUMED CLEARED
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	ULTIMATE ROW (LEELAND ROAD)
	MARLBORO CLAY SOILS
	FOREST CONSERVATION SIGNAGE
	(PERMANENT)
	(TEMPORARY)



Prince George's County Planning Department, MANCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2/18/2022	N/A	ROUGH GRADING PERMIT
01	S. NICKLE		SDP-1003-01	INFRASTRUCTURE
02	S. NICKLE		SDP-1003-02	PARCEL 6
03	S. NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE
04	S. NICKLE		SDP-2201	PARCEL 12
05	<i>Signature of Prolog</i>	10-21-2022	N/A	ROUGH GRADING PERMIT

SHEET NUMBER:
C-305

REVISION 4 - 10/17/2022

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

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

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REVISIONS

REV	DATE	COMMENT	DRAWN CHECKED
1	03/18/2021	PER DPIE COMMENTS	JD JD
2	12/06/21	PER MNCPPC COMMENTS	JW SF
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	ER ER
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SF SF



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CONSTRUCTION

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PROJECT No.:	MB1921
DRAWN BY:	LA
CHECKED BY:	.
DATE:	03/19/20
CAD I.D.:	TCF

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

- 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



SHEET TITLE:

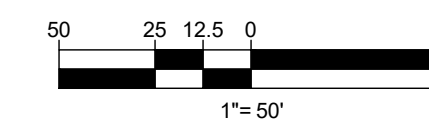
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVE D AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08



KEY MAP

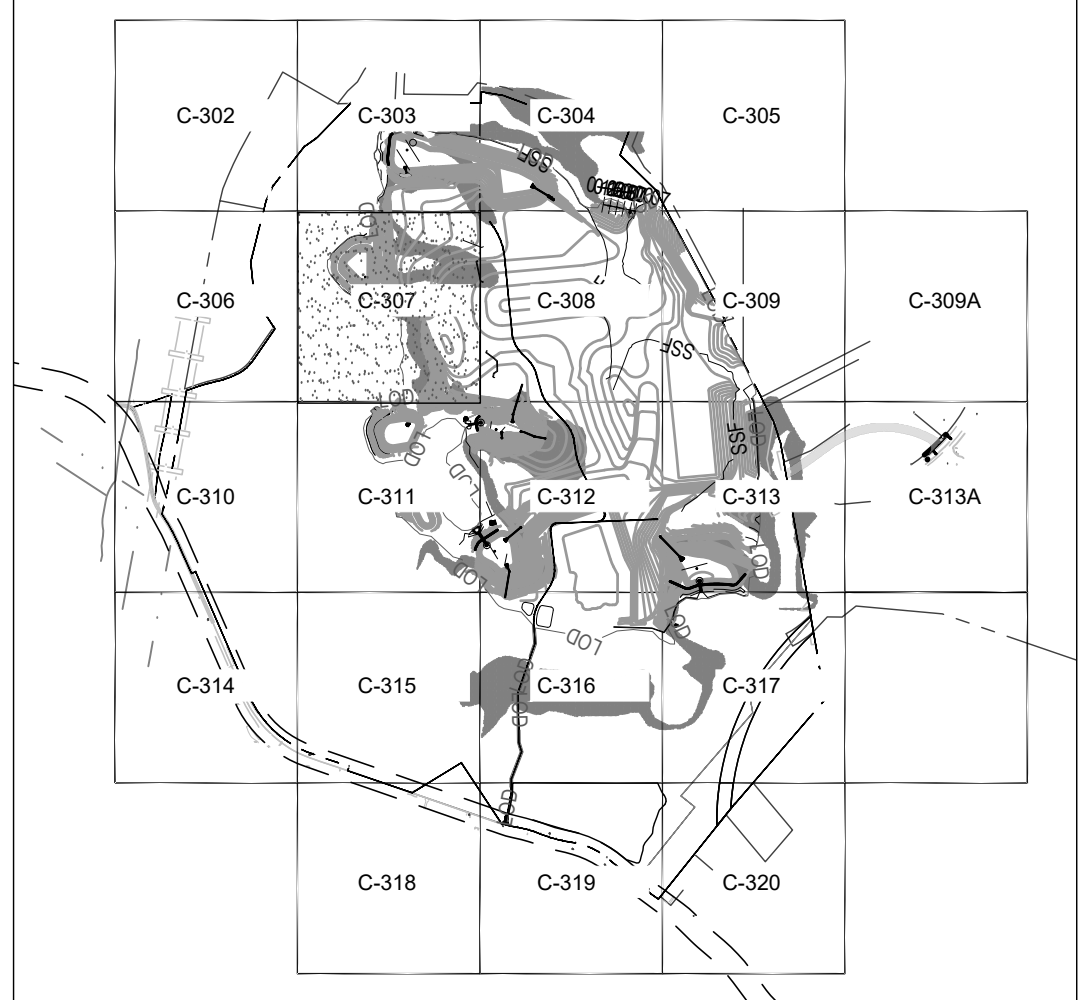
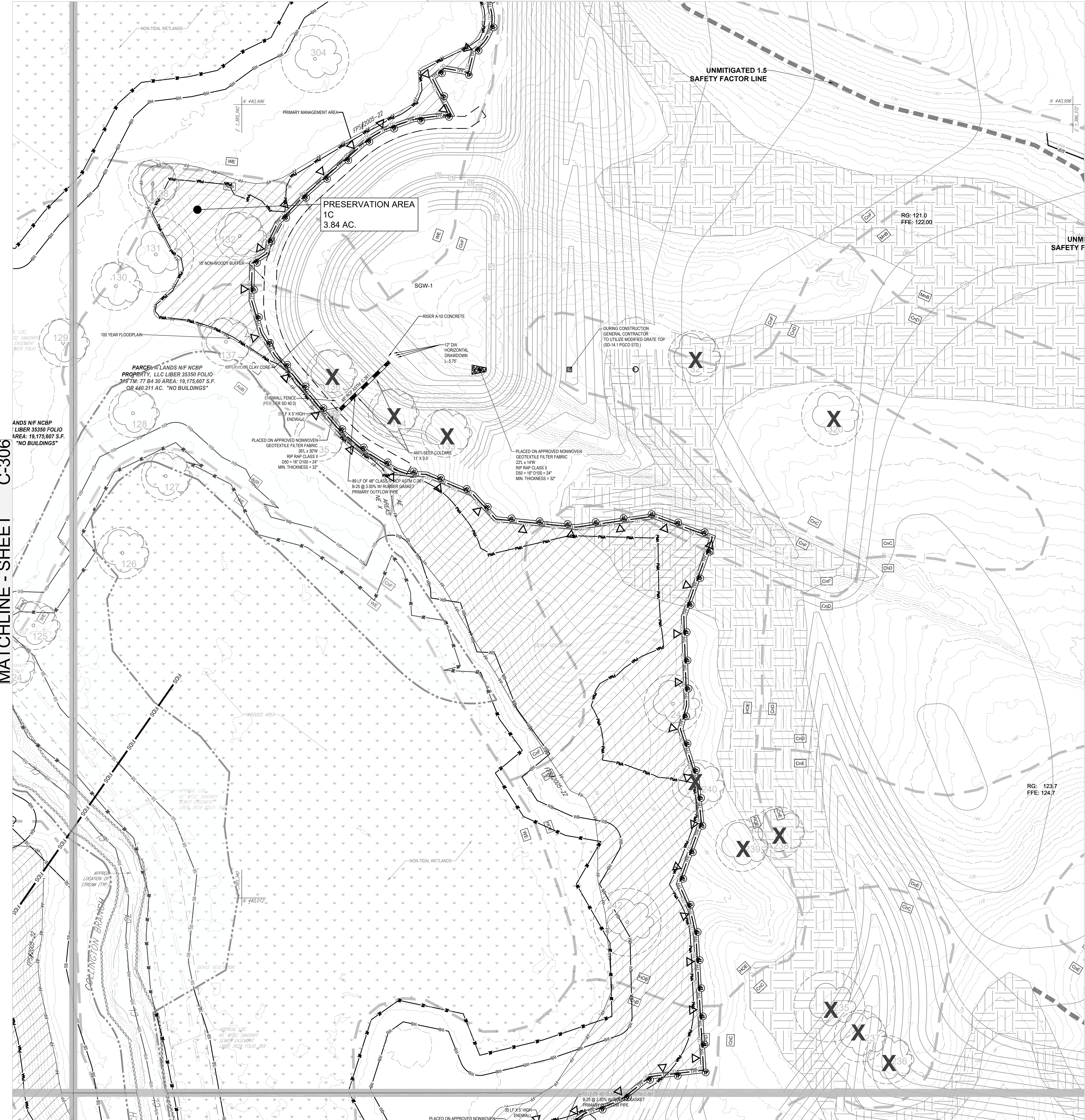
TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' oc.
- 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 SOILS
- FOREST CONSERVATION SIGNAGE



MATCHLINE - SHEET C-307

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-626-2021				
Approved by	Date	DRD #	Reason for Revision	
00 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT	
01 S. NICKLE		SDP-1603-01	INFRASTRUCTURE	
02 S. NICKLE		SDP-1603-02	PARCEL 6	
03 S. NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE	
04 S. NICKLE		SDP-2201	PARCEL 12	
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT	



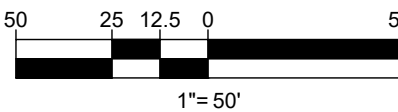
KEY MAP

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F)	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 PRESERVE D 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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.32	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	6.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

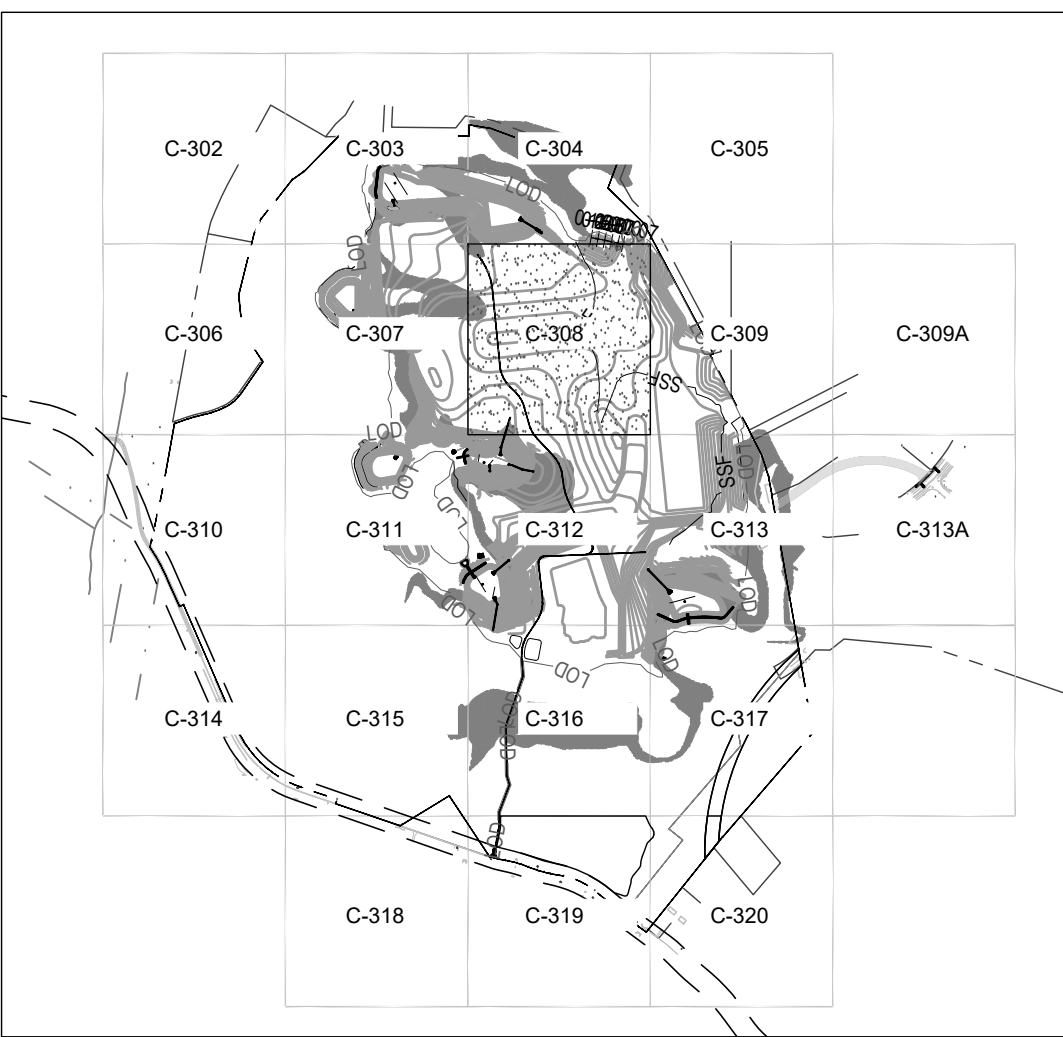
MATCHLINE - SHEET C-308

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP
- TREE PROTECTION FENCE (PERMANENT) PPF
- 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 (LELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-028-2021			
Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
01 S. NICKLE		SDP-1603-01	INFRASTRUCTURE
02 S. NICKLE		SDP-1603-02	PARCEL 6
03 S. NICKLE		SDP-1033-04	AMENDED INFRASTRUCTURE
04 S. NICKLE		SDP-2201	PARCEL 12
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT

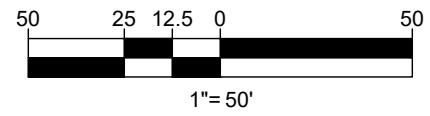


KEY MAP

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 PRESERVE D AREA (WPA)	WOODLAND REFORESTED D AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRNC)	WOODLAND RETAINED / ASSUMED CLEARED (WVAC)
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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
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C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.94	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED) (WRNC)
- TREE PROTECTION FENCE (TEMPORARY) (TP)
- TREE PROTECTION FENCE (PERMANENT) (PPF)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
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- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
01 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
02 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
03 S. NICKLE	SDP-1603-02		PARCEL 6
04 S. NICKLE	SDP-1603-04		AMENDED INFRASTRUCTURE
05 S. NICKLE	SDP-2201		PARCEL 12
06 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT

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 DIE COMMENTS	JDC	JDC
2	12/06/21	PER MNCPPC COMMENTS	JWC	ERM
3	8/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	ERM
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	ERM

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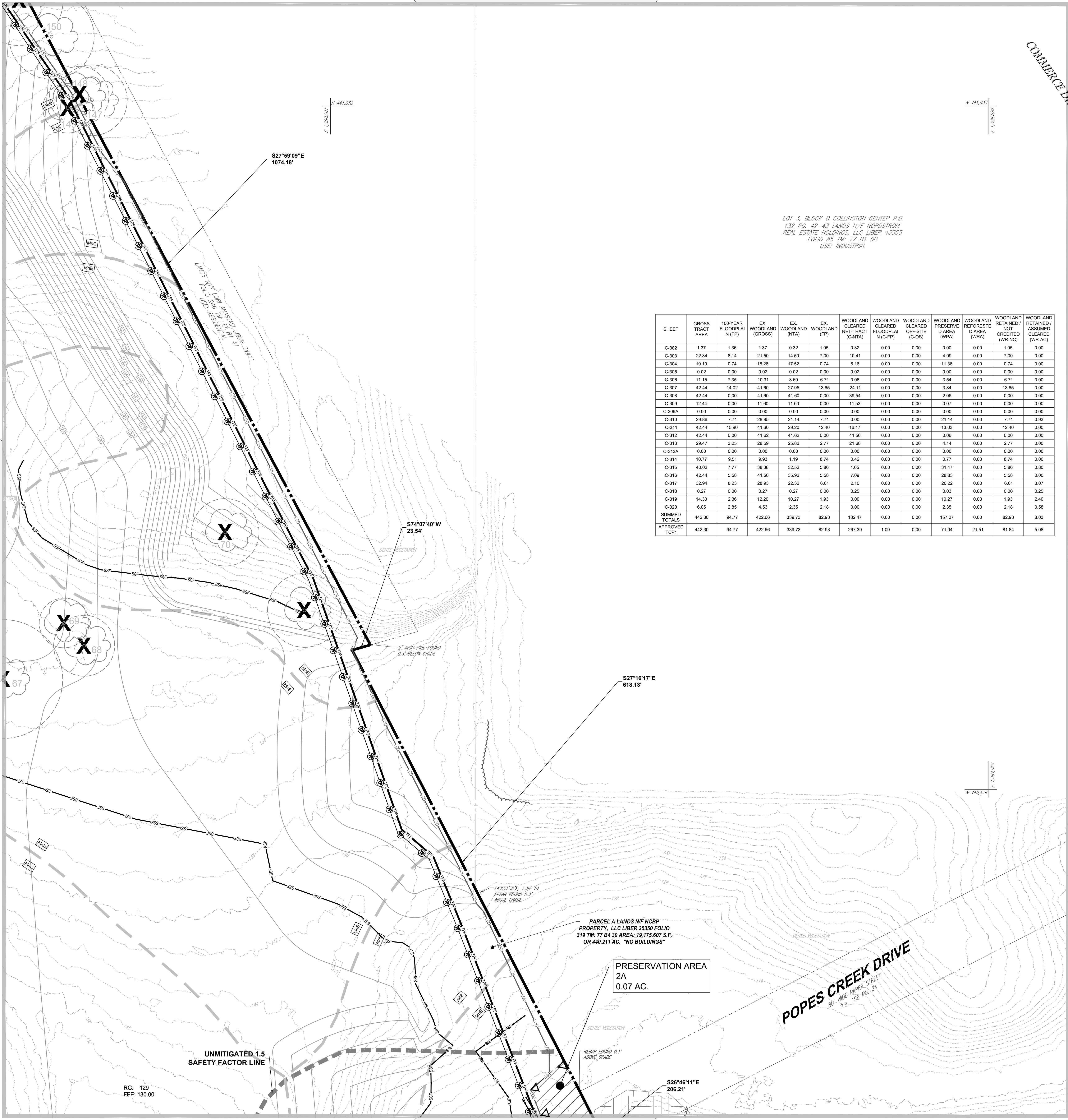
NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT OR FOR CONSTRUCTION OF ANY PROJECT.
PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP-0

TCP 2 INTERIM CONDITIONS
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

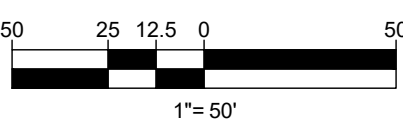
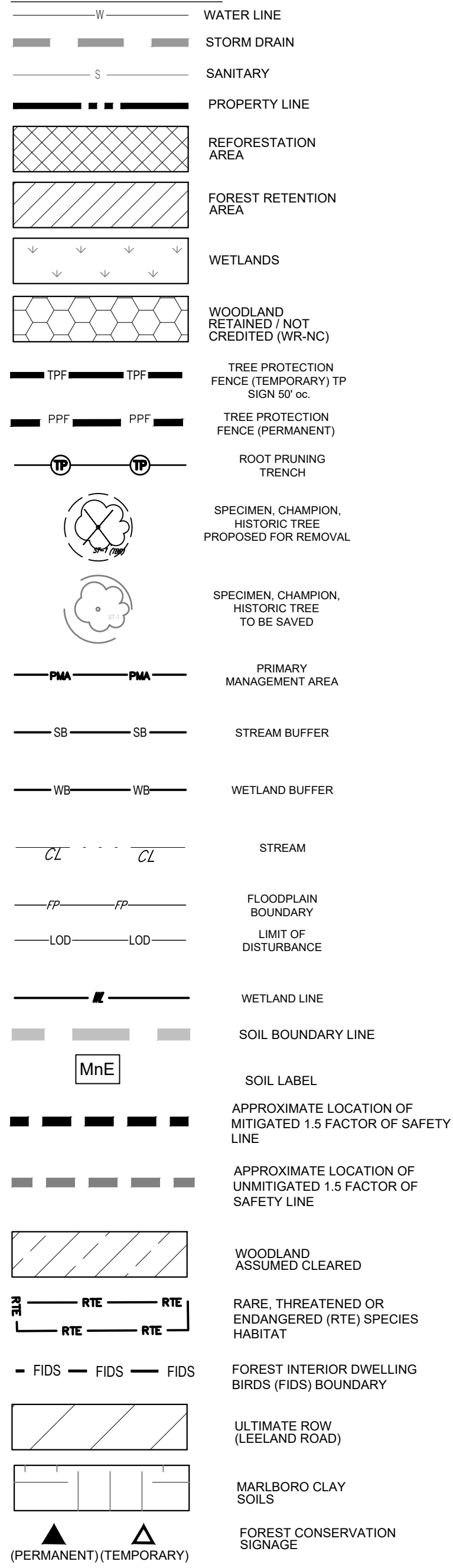
C. M. RAZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ARCHITECT
L. RAZZI, P.A. IS A PROFESSIONAL ARCHITECT THAT MEETS THE REQUIREMENTS OF THE MARYLAND BOARD OF PROFESSIONAL ARCHITECTS UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3094, EXPIRATION DATE 10/18/2024

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-308
REVISION 4 - 10/17/2022

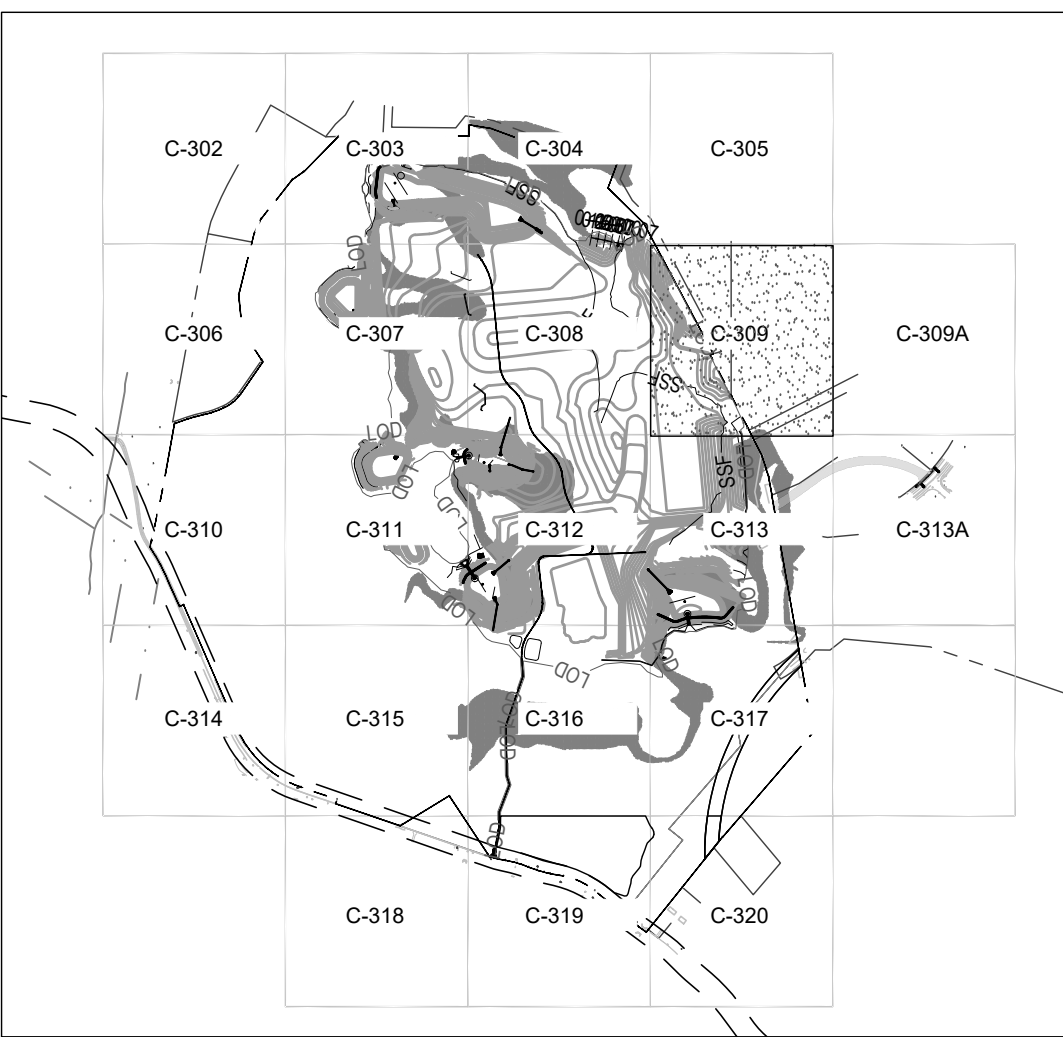


SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVE D AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRNC)	WOODLAND RETAINED / ASSUMED CLEARED (WRA-C)
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APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND



Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
02 S. NICKLE	SDP-1603-02		PARCEL 6
03 S. NICKLE	SDP-103-04		AMENDED INFRASTRUCTURE
04 S. NICKLE	SDP-2201		PARCEL 12
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT



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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/2021	PER DPE COMMENTS	JDC	JDC
2	12/06/21	PER MNCPPC COMMENTS	JDC	JDC
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PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP-0

TCP 2 INTERIM CONDITIONS

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. J. RAZZI
PROFESSIONAL LANDSCAPE ARCHITECT
1000 E. MOUNTAIN VIEW AVENUE, SUITE 100
FARMERSVILLE, OHIO 43024
APPROVED FOR THE PROJECT BY: [Signature]
DATE: 10/17/2022
LICENSE NO. 10000, EXPIRATION DATE 10/18/2024

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-309
REVISION 4 - 10/17/2022



Oct 20, 2022
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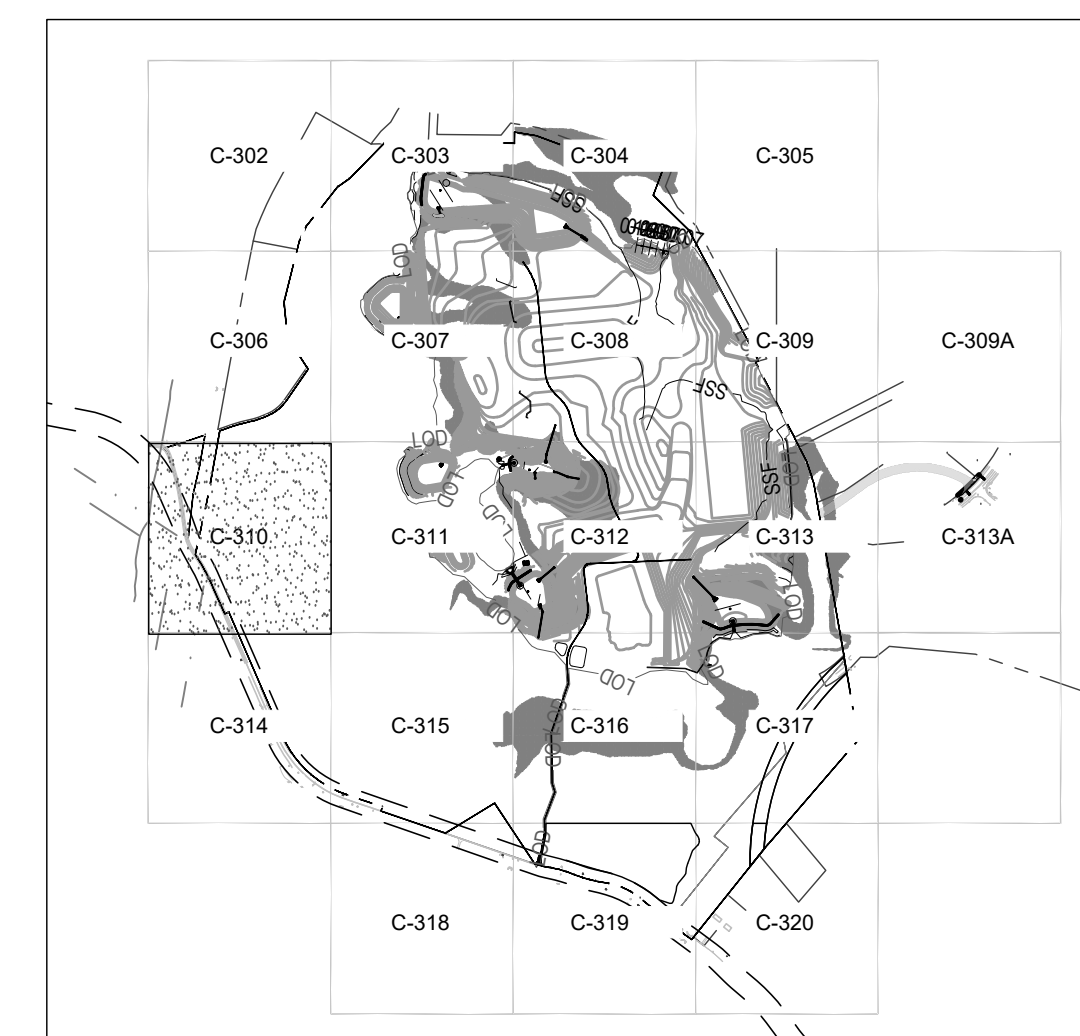
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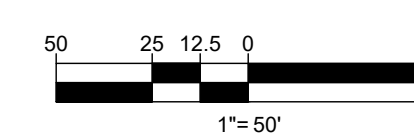


KEY MAP

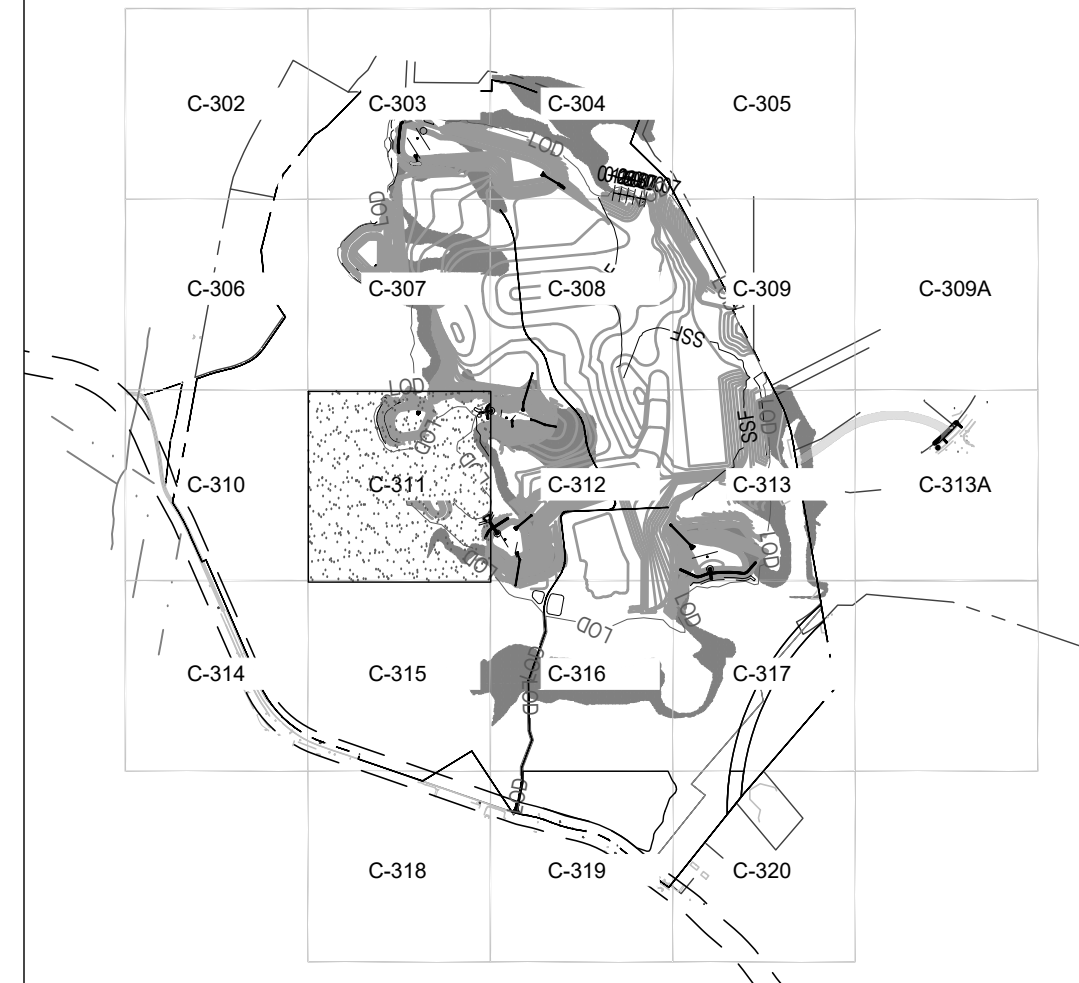
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F)	EX. WOODLAND (GROSS)	EX. WOODLAND (NITA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NITA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED D AREA (WPA)	WOODLAND PRESERVED D AREA (WRA)	WOODLAND RETAINED/ NOT CREATED (WR-NC)	WOODLAND 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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.38	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.00	41.00	27.65	13.35	24.11	0.00	0.00	3.86	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	29.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.23	0.00	0.25	0.00
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TOTAL	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND

- | | |
|--|---|
| | WATER LINE |
| | STORM DRAIN |
| | SANITARY |
| | PROPERTY LINE |
| | REFORESTATION AREA |
| | FOREST RETENTION AREA |
| | WETLANDS |
| | WOODLAND RETAINED (NOT CREDITED) (WR-NC) |
| | TREE PROTECTION FENCE (TEMPORARY) TP |
| | TREE PROTECTION FENCE (PERMANENT) PP |
| | 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 (LEASING ROAD) |
| | MARLBORO CLAY SOILS |
| | FOREST CONSERVATION SIGNAGE |
| | (PERMANENT) (TEMPORARY) |



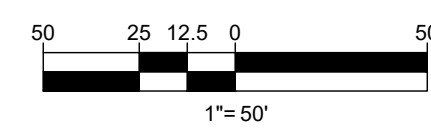
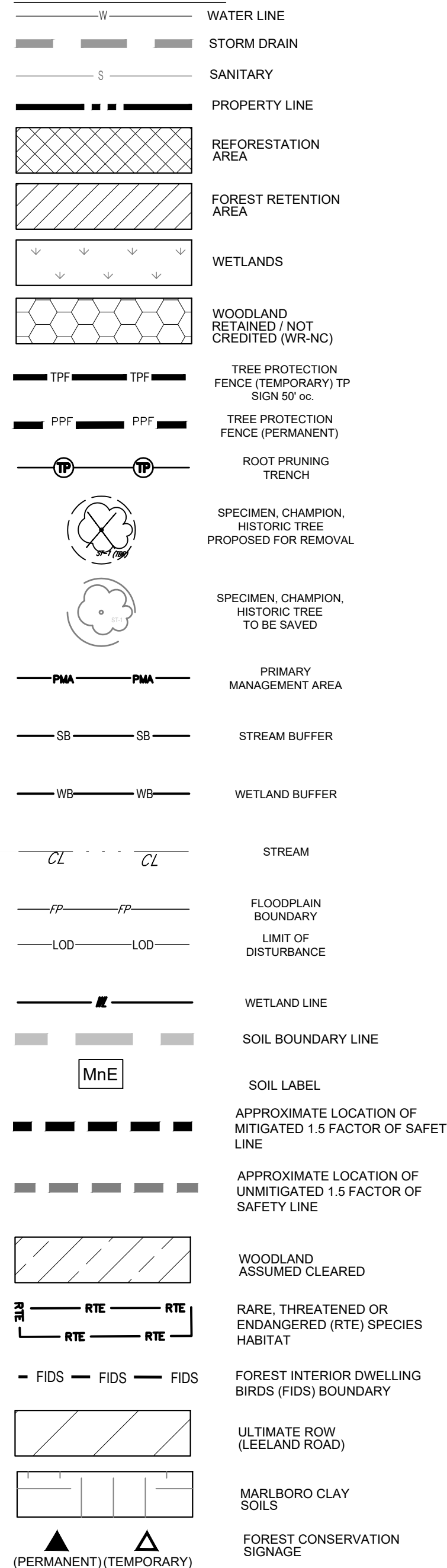
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP-026-2021			
	Approved by	Date	DRD # Reason for Revision
00	S NICKLE	2.18.2022	N/A ROUGH GRADING PERMIT
01	S NICKLE		SDP-1603-01 INFRASTRUCTURE
02	S NICKLE		SDP-1603-02 PARCEL 6
03	S NICKLE		SDP-102-04 AMENDED INFRASTRUCTURE
04	S NICKLE		SDP-2201 PARCEL 12
05	<i>Suzanne M. Nickle</i>	10-21-2022	N/A ROUGH GRADING PERMIT



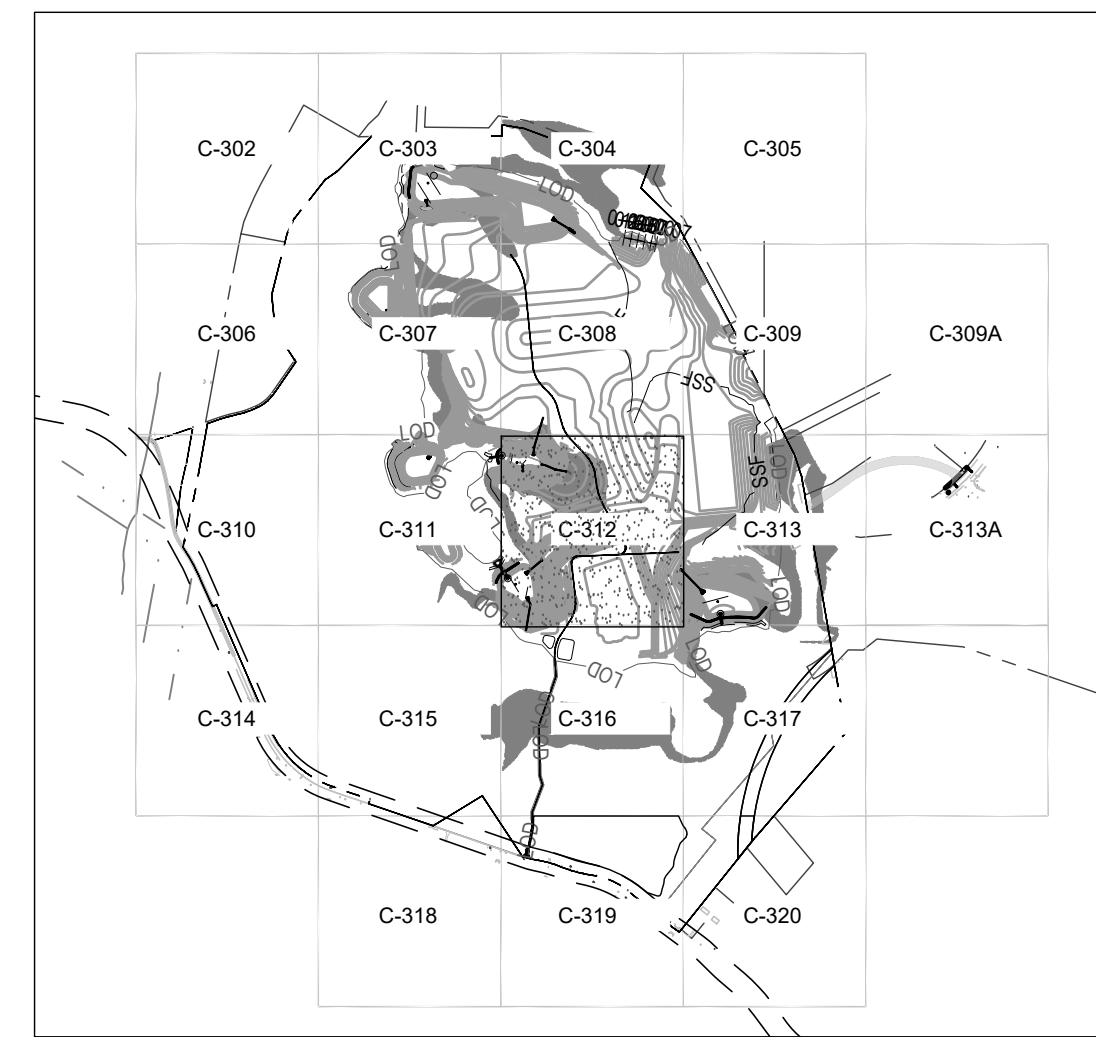
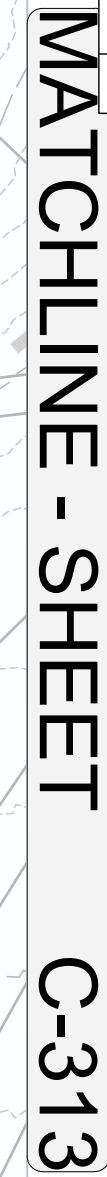
KEY MAP

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 PRESERVE D AREA (WPA)	WOODLAND REFOREST D 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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.94	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP-2022-001			
Approved by	Date	DRD #	Reason for Revision
00 S NICKLE	2/18/2022	N/A	ROUGH GRADING PERMIT
01 S NICKLE		SDP-1603-01	INFRASTRUCTURE
02 S NICKLE		SDP-1603-02	PARCEL 6
03 S NICKLE		SDP-1603-04	AMENDED INFRASTRUCTURE
04 S NICKLE		SDP-2201	PARCEL 12
05 S NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT



TCP II LEGEND

-
- Figure 1 is a schematic diagram of the experimental setup. It shows a horizontal bar representing a 50m distance, divided into segments of 50, 25, 12.5, and 0 meters. A scale bar indicates 1 inch equals 50 feet.

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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 CONSTRUCTION
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION

REVISIONS



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CONSTRUCTION

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.:	MB19218
DRAWN BY:	LAJ
CHECKED BY:	J
DATE:	03/19/202
CAD I.D.:	TCP

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

_____ 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

POWER

BOHLER//

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

SHEET TITLE:

TCP 2

FOR 2

SHEET NUMBER: _____

C-312

CONCLUSIONS

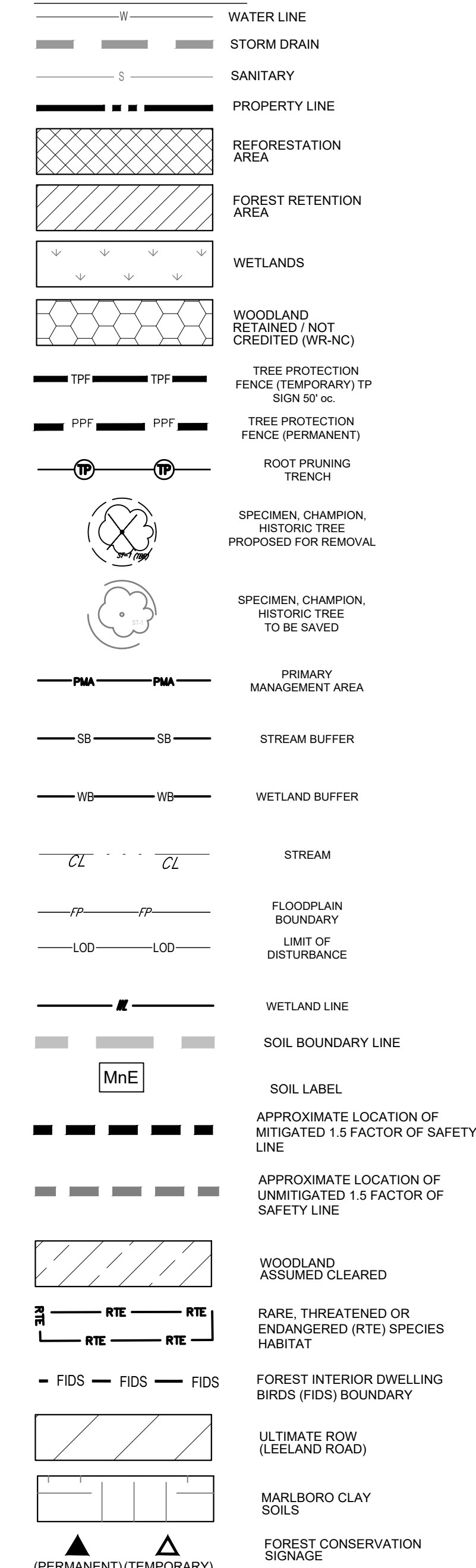
REVISION 4 - 10/17/2022



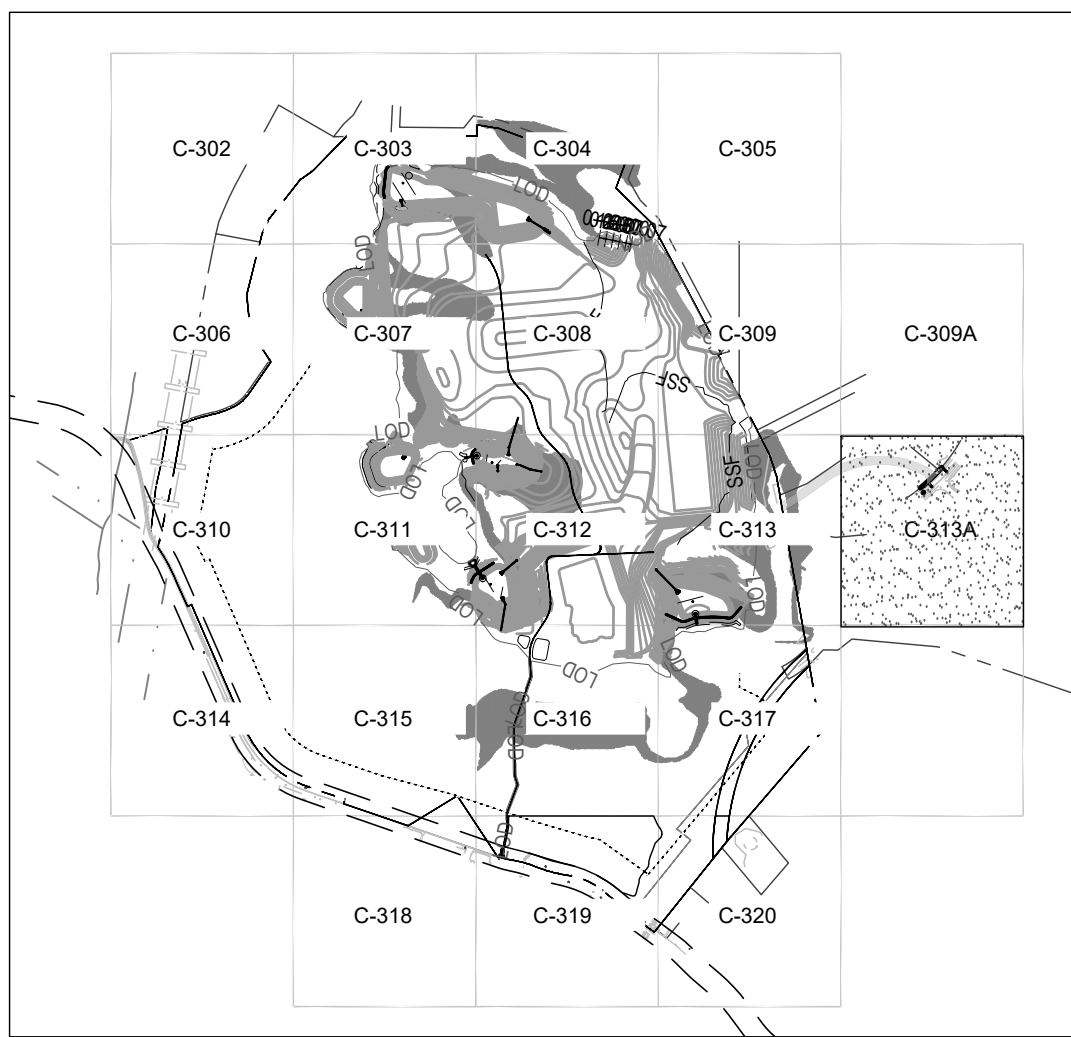
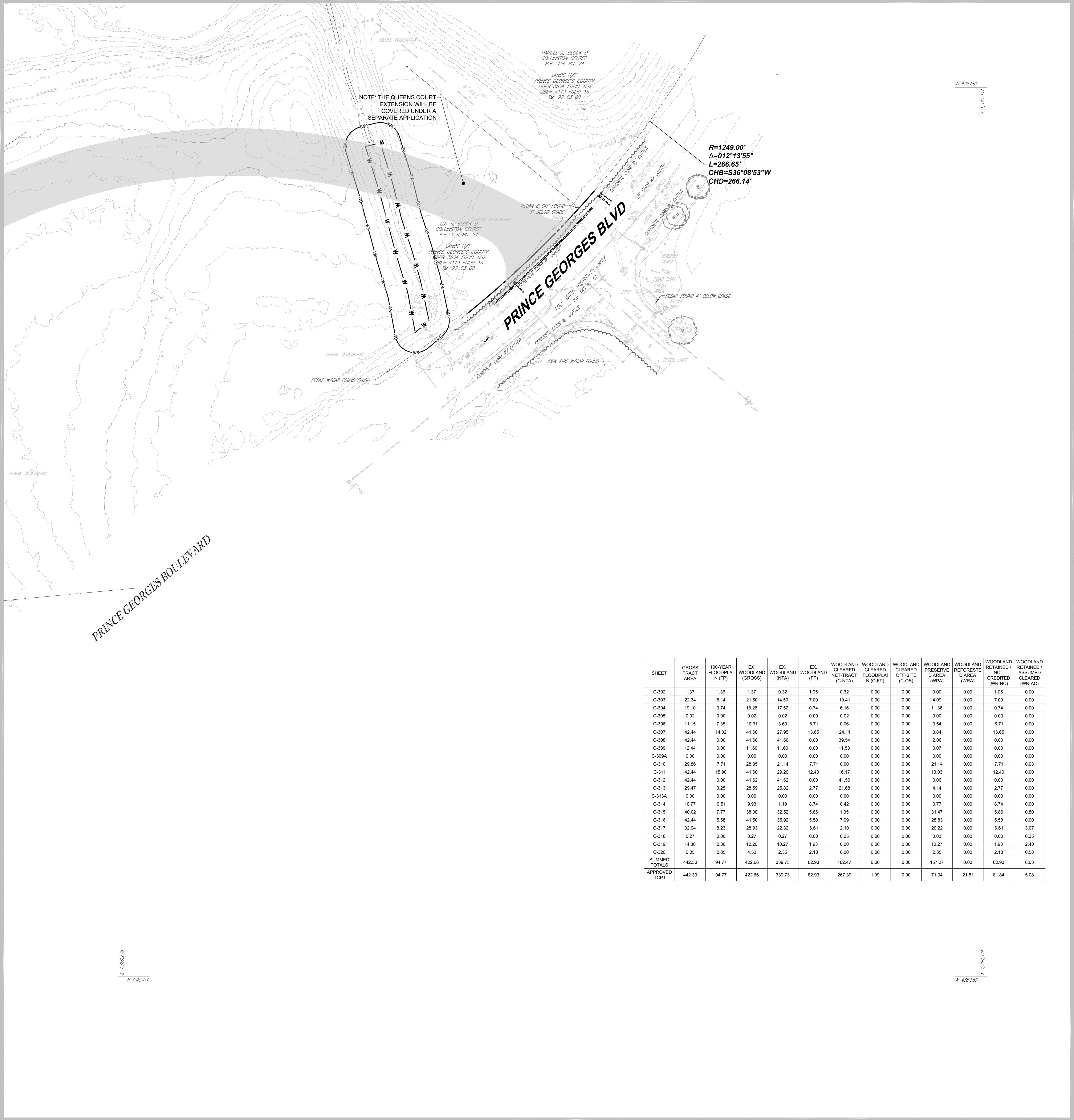
KEY MAP

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (N-FF)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (WFF)	WOODLAND C-CLEARED NET-TRACT (C-NTA)	WOODLAND C-CLEARED FLOODPLAIN (C-FF)	WOODLAND C-CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVE D AREA (WPA)	WOODLAND REFORESTATION D AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / RETAINING (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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	0.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.36	6.71	0.06	0.00	0.00	3.34	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.25	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.21	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	0.37
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	12.20	1.93	10.27	0.00	0.00	10.27	0.00	1.93	0.20
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	6.08
APPROVED TOTAL	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.03

TCP II LEGEND



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC2P-026-2021				
Approved by	Date	DRD #	Reason for Revision	
00 S NICKLE	2.18.2022	N/A	ROUGH GRADING PERM	
01 S NICKLE		SDP-1603-01	INFRASTRUCTURE	
02 S NICKLE		SDP-1603-02	PARCEL 6	
03 S NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE	
04 S NICKLE		SDP-222-01	PARCEL 12	
05 <i>S NICKLE</i>	10.21.2022	N/A	BOULDER GRADING PERM	



KEY MAP

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP
- TREE PROTECTION FENCE (PERMANENT) PPF
- 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 SOILS
- FOREST CONSERVATION SIGNAGE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVE D AREA (WPA)	WOODLAND RETENTION D AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND 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	21.50	14.50	7.00	10.41	0.00	0.00	4.09	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.62	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	28.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

Approved by	Date	DRD #	Reason for Revision
01 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
02 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
03 S. NICKLE	SDP-1603-02		PARCEL 6
04 S. NICKLE	SDP-103-04		AMENDED INFRASTRUCTURE
05 S. NICKLE	SDP-2201		PARCEL 12
06 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT

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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 DPPE COMMENTS	JDC
2	12/06/21	PER MNCPPC COMMENTS	JDC
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO

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PROJECT No.: MB192154
DRAWN BY: LAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP-0

TCP 2 INTERIM CONDITIONS

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

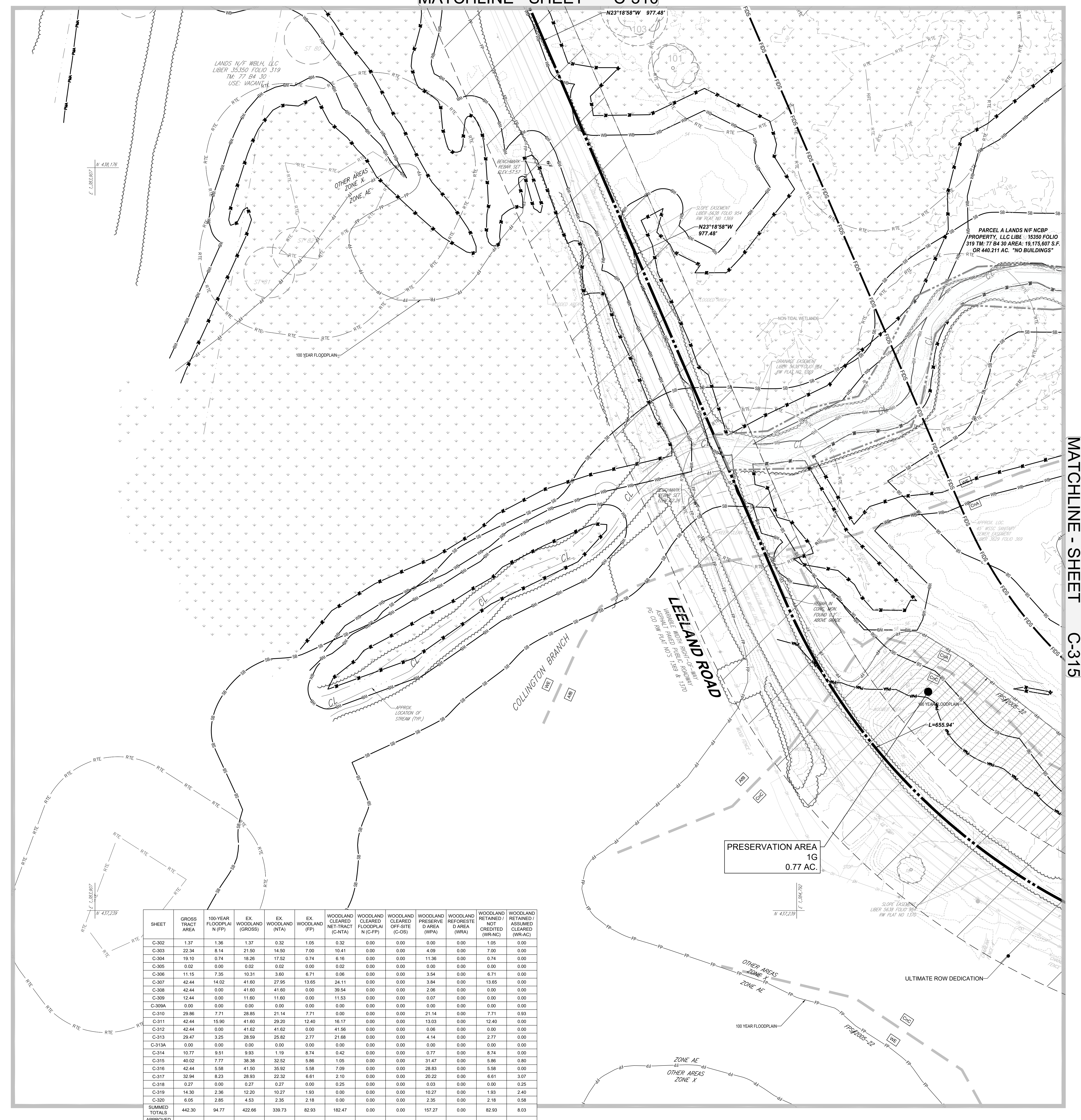
C. J. RAZZI

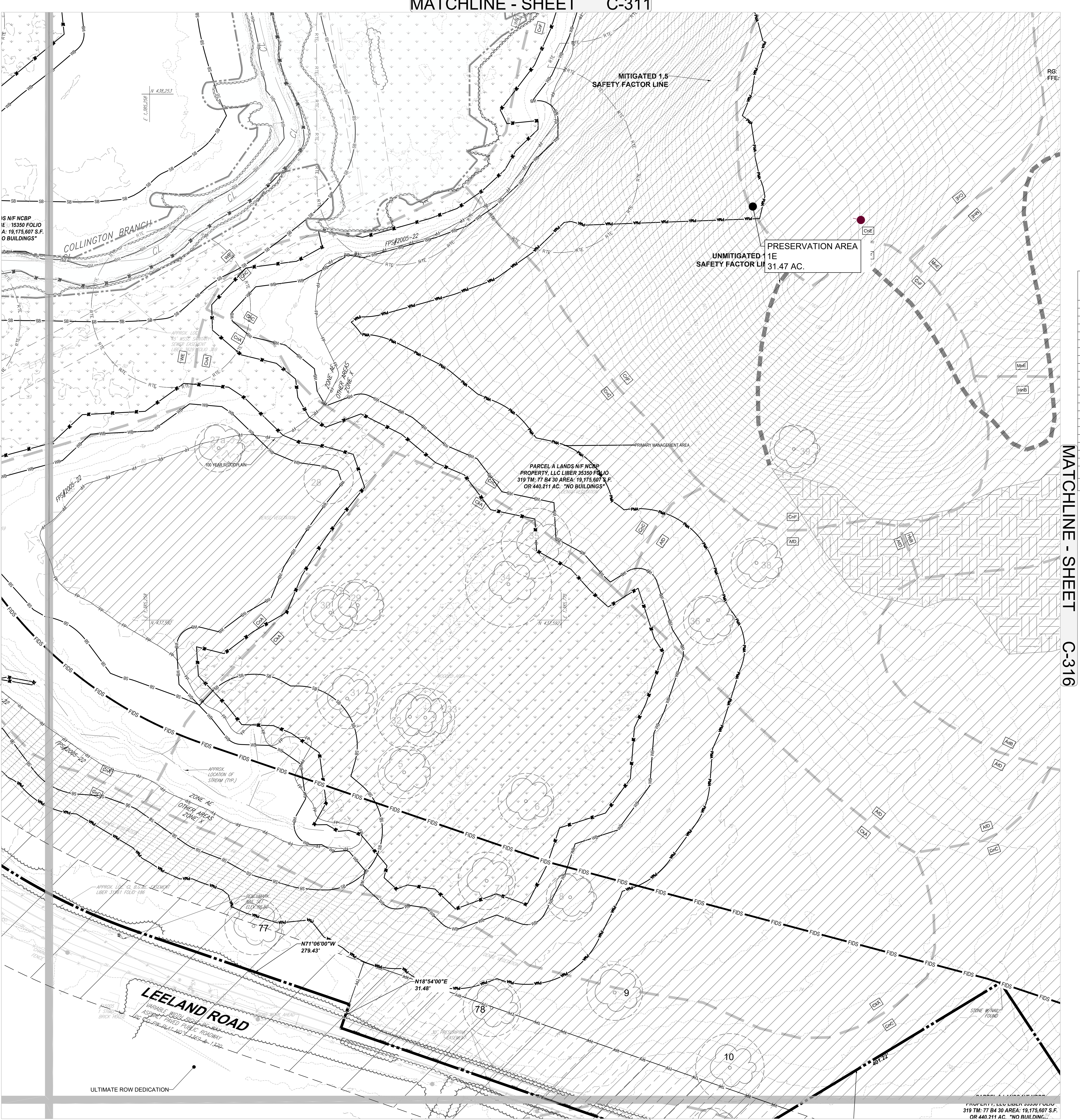
PROFESSIONAL LANDSCAPE ARCHITECT
I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND. I AM A DULY LICENSED ARCHITECT UNDER THE LANDSCAPE ARCHITECT ACT OF 1996, EXPIRATION DATE 10/18/2024.

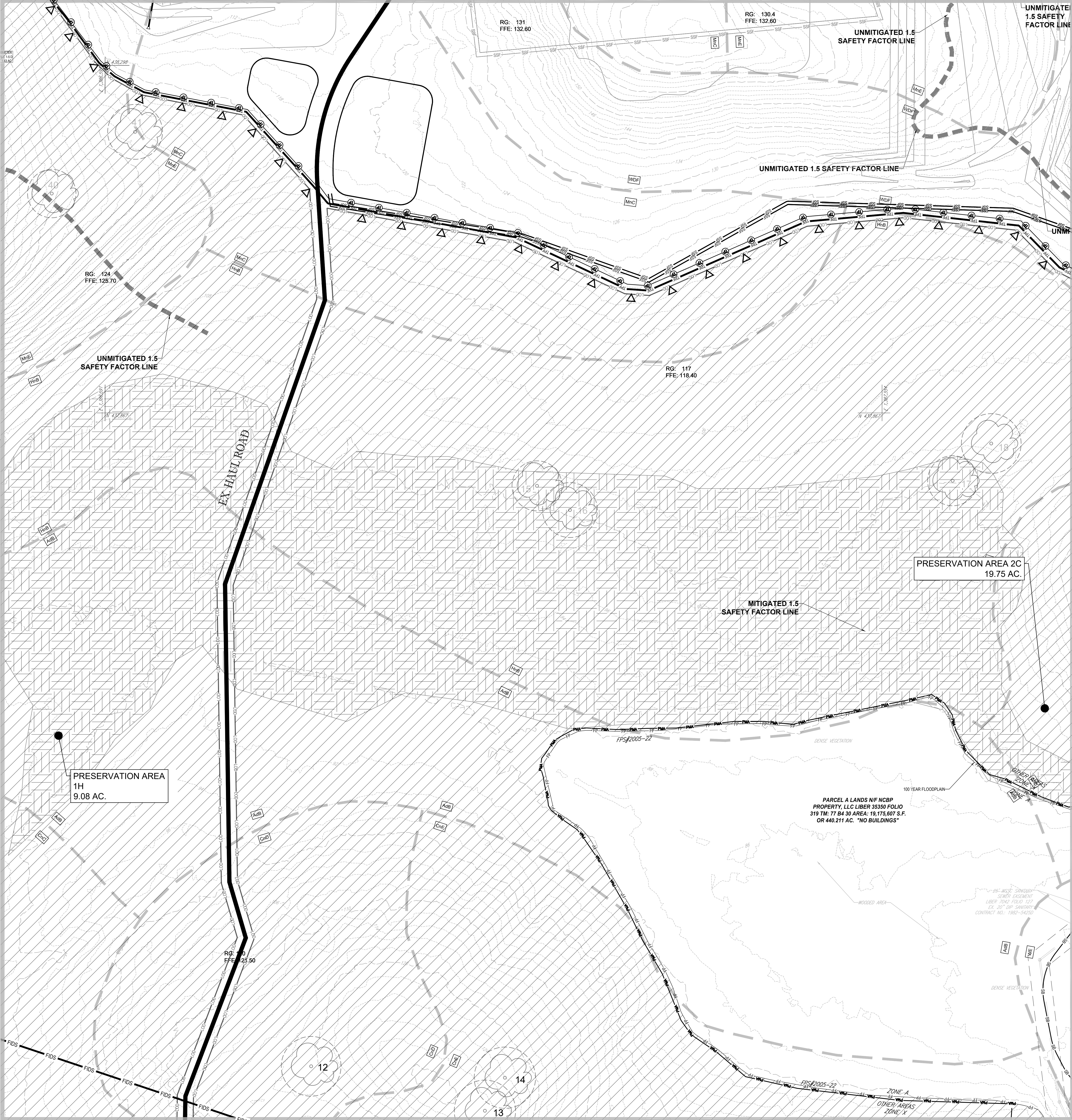
TCP 2

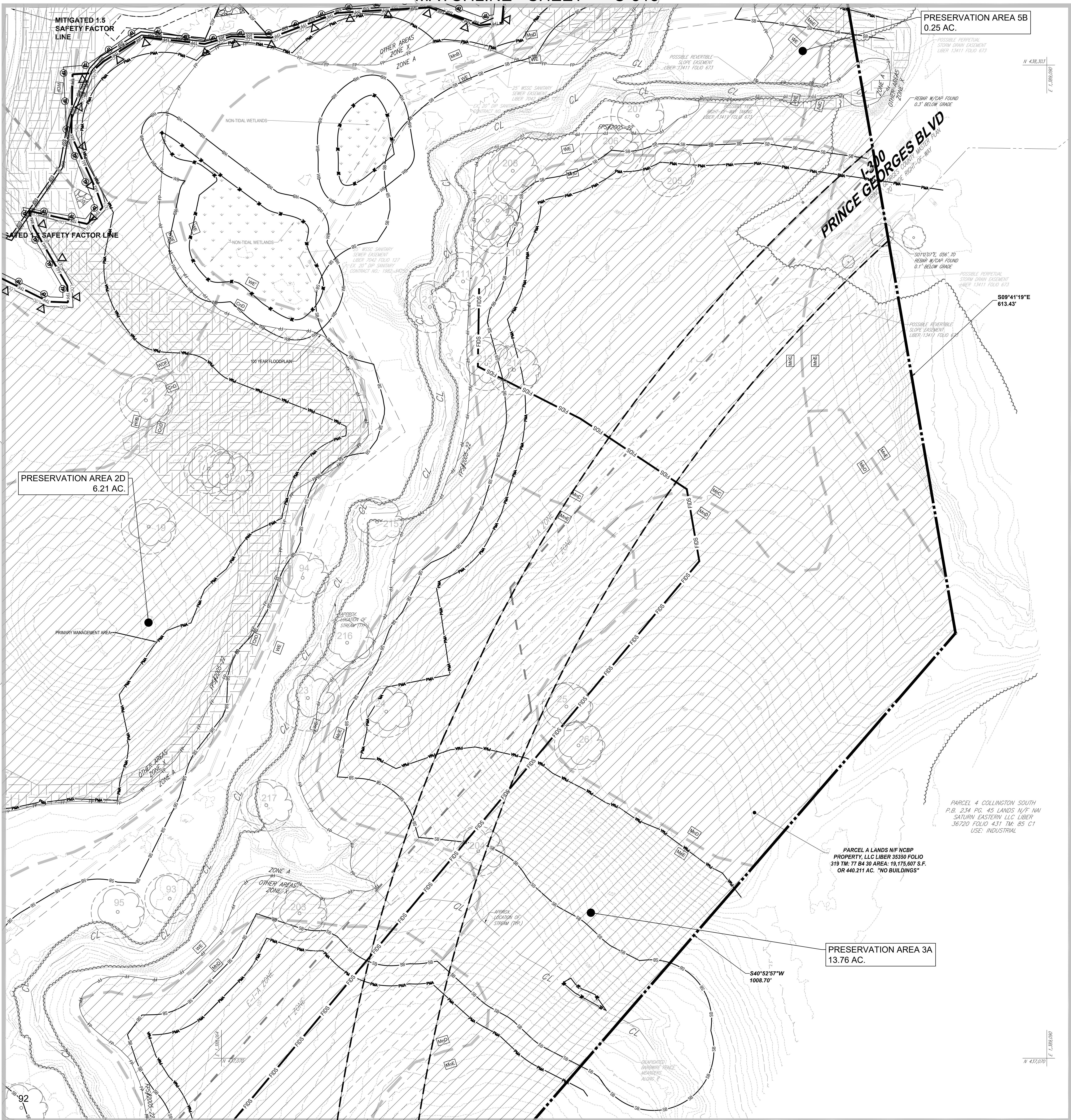
SHEET NUMBER:
C-313A

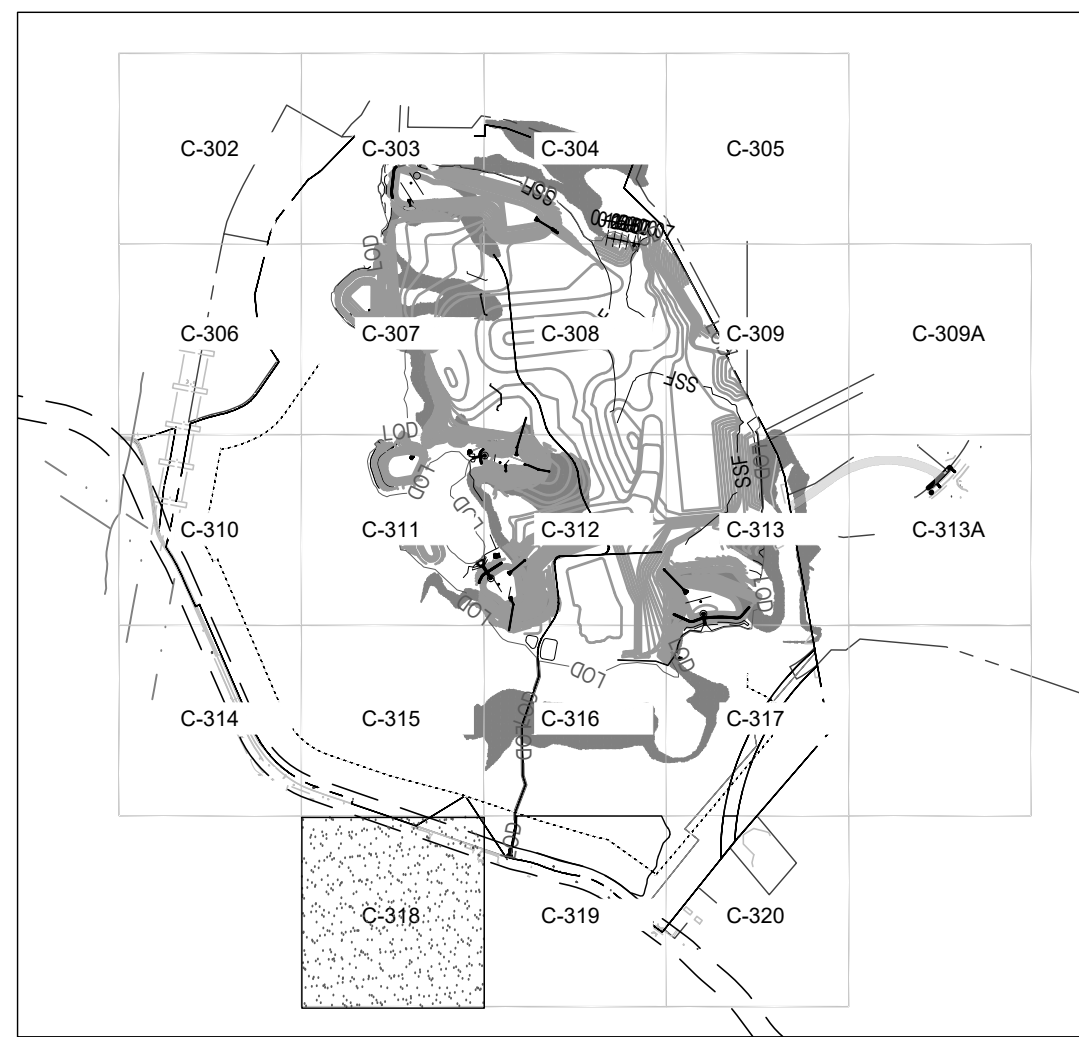
REVISION 4 - 10/17/2022





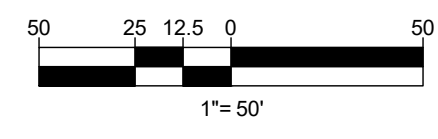
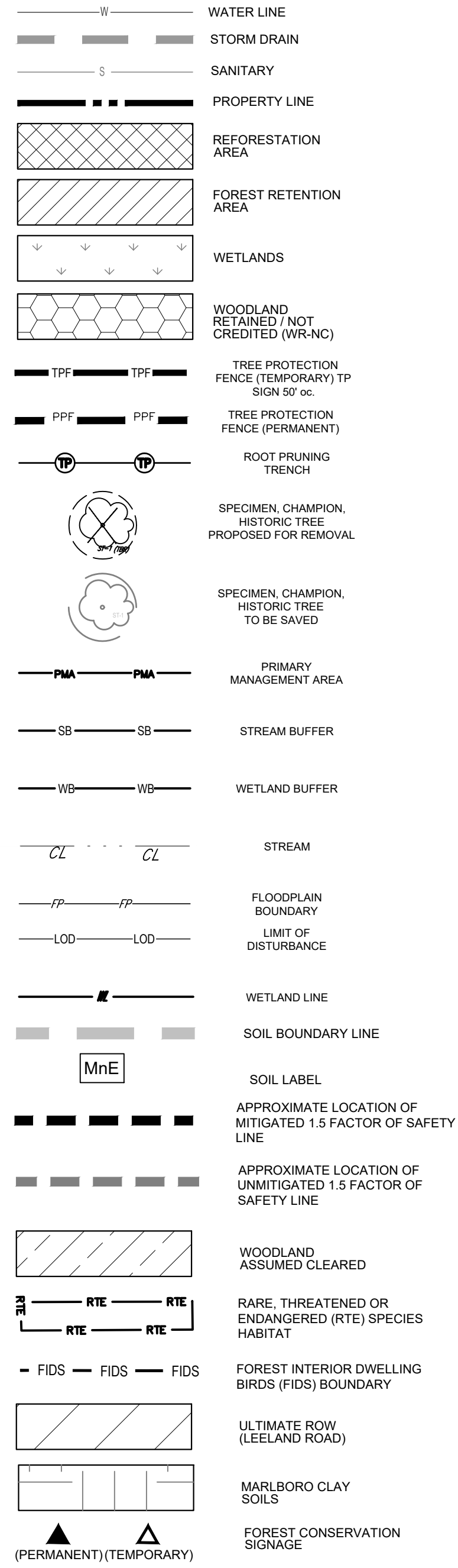






MATCHLINE - SHEET C-319

TCP II LEGEND



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TIRE CONSERVATION PLAN APPROVAL TCP2-096-2021				
	Approved by	Date	DRO #	Reason for Revision
00	S NICKLE	2/16/2022	N/A	ROUGH GRADING PERMIT
01	S NICKLE		SDP-1603-01	INFRASTRUCTURE
02	S NICKLE		SDP-1603-02	PARCEL 6
03	S NICKLE		SDP-103-04	AMENDED INFRASTRUCTURE
04	<i>Suzanne G. Nickle</i>		SDP-2201	PARCEL 12
05	<i>Suzanne G. Nickle</i>	10-21-2022	N/A	ROUGH GRADING PERMIT

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	03/18/2021	PER DPIE COMMENTS	JDC JD
2	12/06/21	PER MNCPPC COMMENTS	JWC ERM
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFQ ERM
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFQ ERM



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB192184
DRAWN BY:	LAM
CHECKED BY:	JD
DATE:	03/19/2021
CAD I.D.:	TCP-0

PROJECT:

TCP 2 INTERIM CONDITIONS

— 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



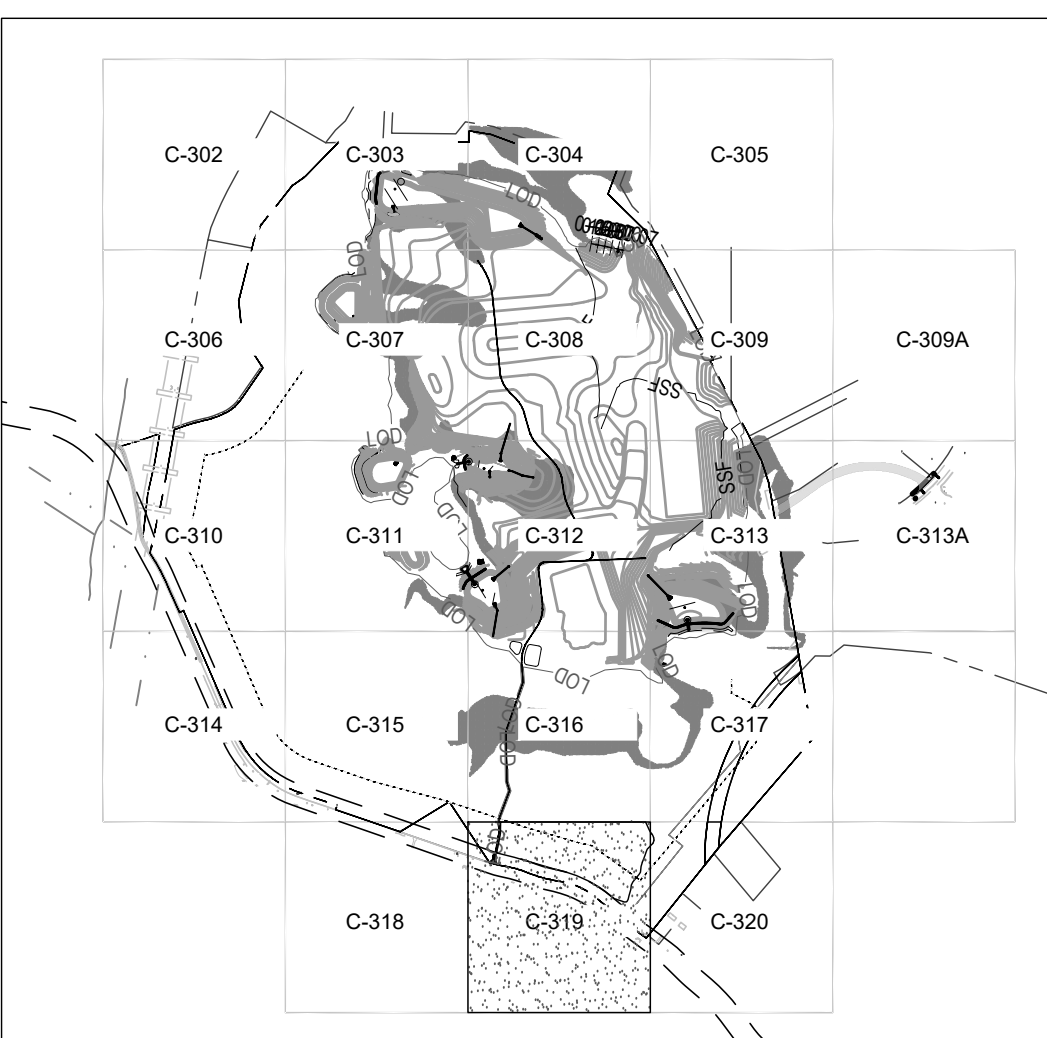
SHEET TITLE:

TCP 2

SHEET NUMBER

C-318

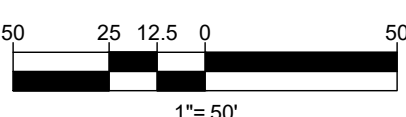
REVISION 4 - 10/17/2022



KEY MAP

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED (WR-NC))
- TREE PROTECTION FENCE (TEMPORARY) TP
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- 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 UNMITIGATED 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 SOILS
- FOREST CONSERVATION SIGNAGE
- (PERMANENT) (TEMPORARY)



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 PRESERVE D AREA (WPA)	WOODLAND REFORESTED D 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	21.50	14.50	7.00	10.41	0.00	0.00	4.99	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	0.00	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.99	0.00	0.00	26.93	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	182.47	0.00	0.00	157.27	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
02 S. NICKLE	SDP-1603-02		PARCEL 6
03 S. NICKLE	SDP-103-04		AMENDED INFRASTRUCTURE
04 S. NICKLE	SDP-2201		PARCEL 12
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT

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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 DPE COMMENTS	JDC	JDC
2	12/06/21	PER MNCPPC COMMENTS	JWC	ERM
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	ERM
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO	ERM

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PROJECT No.: MB192154
DRAWN BY: JAM
CHECKED BY: JDC
DATE: 03/19/2021
CAD I.D.: TCP-0

TCP 2 INTERIM CONDITIONS

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

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BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

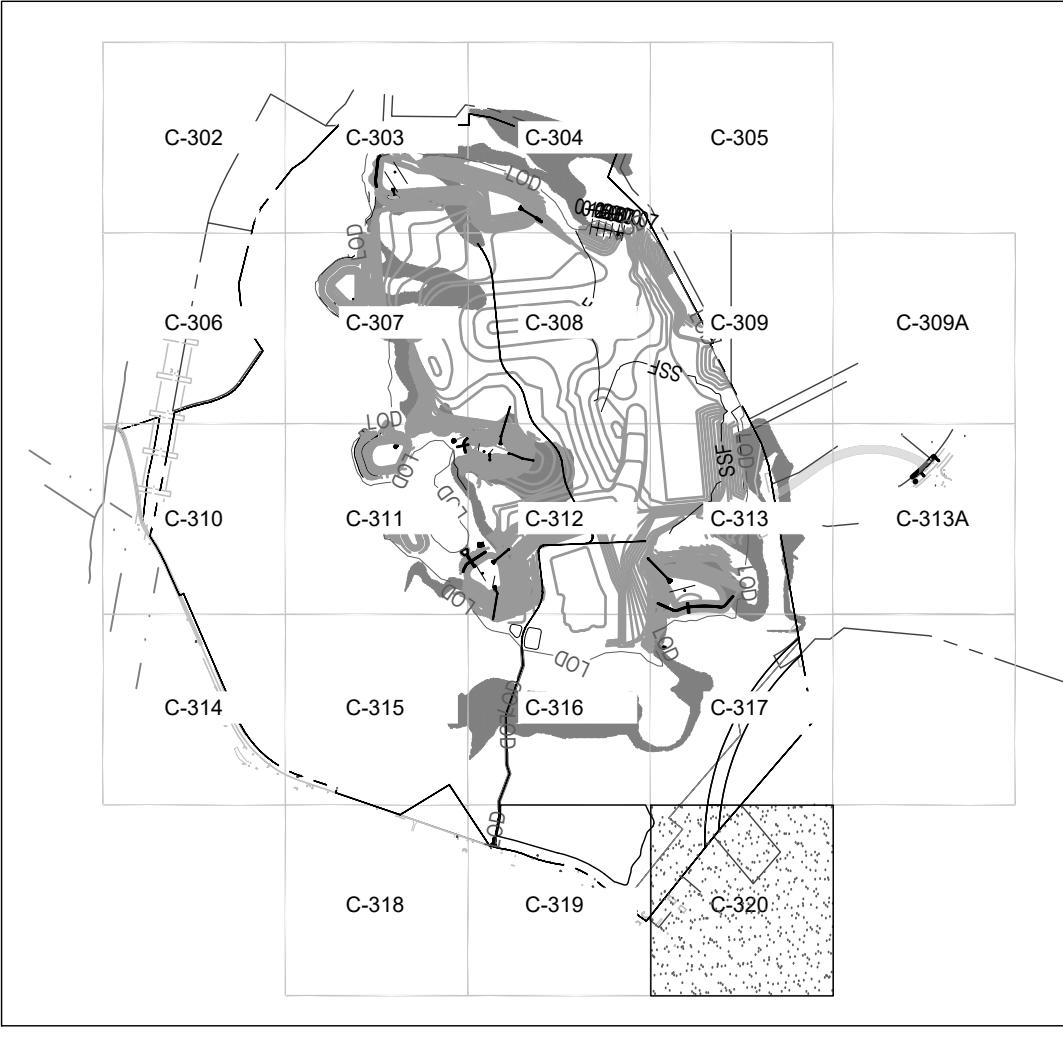
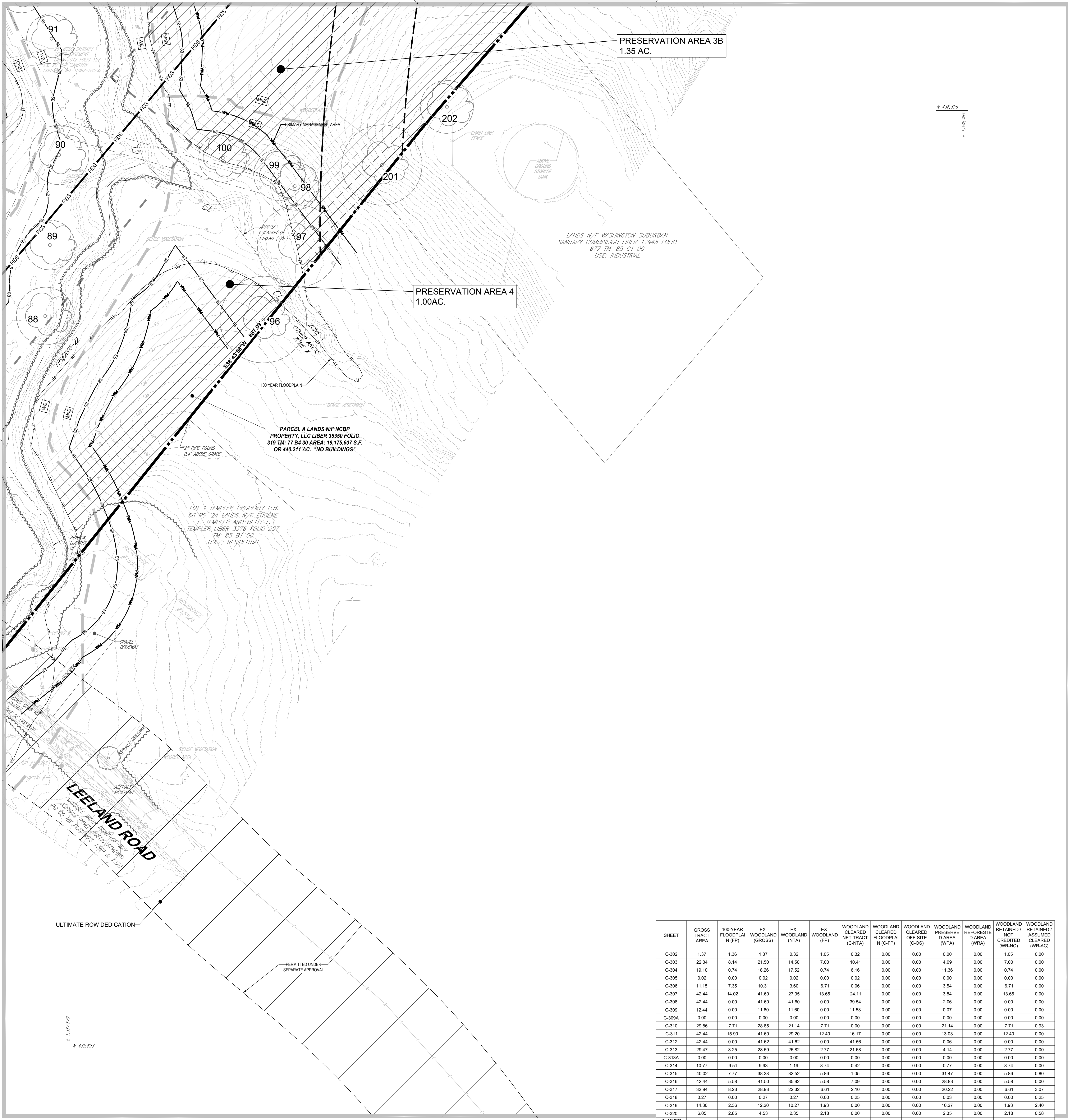
C. J. RAZZI

PROFESSIONAL LANDSCAPE ARCHITECT
I am a duly licensed landscape architect under the laws of the State of Maryland. License No. 3094. Expiration Date 10/18/2024.

TCP 2

SHEET NUMBER
C-319

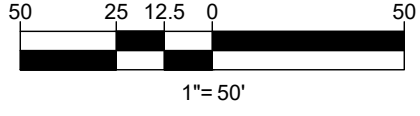
REVISION 4 - 10/17/2022



KEY MAP

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED) (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' OC
- TREE PROTECTION FENCE (PERMANENT) (PPF)
- 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 SOILS
- FOREST CONSERVATION SIGNAGE



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 PRESERVE D AREA (WPA)	WOODLAND REFORESTED D AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.38	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	21.50	14.50	7.00	10.41	0.00	0.00	4.08	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	24.11	0.00	0.00	3.84	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.08	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	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	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.33
C-311	42.44	15.90	41.60	28.20	12.40	16.17	0.00	0.00	13.03	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.56	0.00	0.00	0.06	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.09	0.00	0.00	28.83	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
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APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-226-2021			
Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2.18.2022	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	SDP-1603-01		INFRASTRUCTURE
02 S. NICKLE	SDP-1603-02		PARCEL 6
03 S. NICKLE	SDP-103-04		AMENDED INFRASTRUCTURE
04 S. NICKLE	SDP-2201		PARCEL 12
05 S. NICKLE	10-21-2022	N/A	ROUGH GRADING PERMIT

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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	JDC
2	12/06/21	PER MNCPPC COMMENTS	JWC
3	9/23/2022	UPDATE FOR ROUGH GRADING AMENDMENT	SFO
4	10/17/2022	UPDATE FOR ROUGH GRADING AMENDMENT	ERM

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

PROJECT:

TCP 2
INTERIM
CONDITIONS

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. J. RAZZI

PROFESSIONAL LANDSCAPE ARCHITECT
I AM A DULY LICENSED LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND UNDER THE LANDSCAPE ARCHITECT ACT OF 1991. MY LICENSE NO. IS 1018/2024.

TCP 2

SHEET NUMBER

C-320

REVISION 4 - 10/17/2022