TREE CONSERVATION PLAN TYPE 2

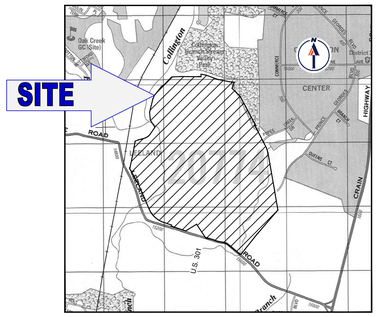
TCP2-026-2021-06

FOR

NATIONAL CAPITAL BUSINESS PARK

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

Forest Conservation Act Reporting Information (Change Table)					
	TCP-026-2021-01	TCP-026-2021-03	TCP-026-2021-04	TCP-026-2021-06	Change Since Last Approval
Net Tract (Acres)	347.53	347.53	347.53	347.53	0
Existing Woodland (Acres)	339.73	339.73	339.73	339.73	0
Woodland Cleared (Acres)	260.63	253	253	253.25	0.25
Woodland Retained On-Site (Acres)	79.06	86.73	86.73	86.48	-0.25
Woodland Planted On-Site (Acres)	16.16	16.12	16.12	16.12	0
On-Site Woodland Easement/ Preservation and Planting (Acres)	95.22	102.85	102.85	102.6	-0.25
On-Site Wooded Floodplain in Easement (Acres)	81.84	81.07	81.07	81.07	0
Bond Amount	$211,178.88	$210,656.16	$210,656.16	210,656.16	0
Fee-In-Lieu Amount	50.00	50.00	50.00	50.00	0
50' Stream Buffers Conserved (Preservation) - Linear Length	12,084	12,084	12,084	12,084	0
50' Stream Buffers Conserved (Preservation) - Acreage	10.07	10.07	10.07	10.07	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	595	595	595	595	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.72	0.72	0.72	0.72	0
Off-Site Woodland Conservation Credits Required (Acres)	23.43	14.66	14.66	14.97	0.31
Off-Site Woodland Conservation Credits Provided (Acres)	47.36	47.36	47.36	47.36	0



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

SCALE: 1"=2000'



KEY MAP

0 250 500
1"=500'

PREPARED BY

BOHLER

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

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (CNTA)	WOODLAND CLEARED FLOODPLAIN (CFP)	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)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
C-320	6.05	2.85	6.05	3.67	2.18	0.20	0.00	0.00	3.13	0.00	2.18	0.41	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

Standard Woodland Conservation Worksheet for Prince George's County

	SECTION I-Establishing Site Information- (Enter acres for each zone)				
1	Zone:	E-I-A	I-1	R-A	
2	Gross Tract:	425.85	15.67	0.78	
3	Floodplain:	92.49	2.28	0.00	
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	333.36	13.39	0.78	
6	TCP Number	TCP2-026-2021		Revision #	6
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	Y			
11	Is this one (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)				
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 reforestion=	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) =	15.08%	52.40		
19	Smaller of 17 or 18		52.40		
20	Woodland above WCT		287.33		
21	Woodland cleared		253.25	1.86	0.00
22	Woodland cleared above WCT (smaller of 16 or 17)		253.25		
23	Clearing above WCT (0.25 : 1) replacement requirement		63.31		
24	Woodland cleared below WCT		0.00		
25	Clearing below WCT (2:1 replacement requirement)		0.00		
26	Afforestation Required Threshold (AFT) =	15.01%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**117.57**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponging column)				
29	Woodland Preservation		86.48		
30	Afforestation / Reforestation		16.12	Bond amount	$ 210,656.16
31	Natural Regeneration		0.00		
32	Landscape Credits		0.00		
33	Specimen/Historic Tree Credit (CRZ 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		
36	Area approved for fee-in-lieu		0.00	Fee amount:	$0.00
37	Off-site Woodland Conservation Credits Required		14.97		
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**		**117.57**	acres	
41	Area of woodland not cleared	86.48	acres		
42	Net tract woodland retained not part of requirements:	0.00	acres		
43	100-floodplain woodland retained	81.07	acres		
44	On-site woodland conservation provided	102.60	acres		
45	On-site woodland conservation alternatives provided	0.00			
46	On-site woodland retained not credited	81.07	acres		
47	Prepared by:				
		Signed		Date	

NOTE: "THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS CONCEPTUAL WITH SDP-1603-03 FINAL CLEARING AND SPECIMEN TREE REMOVAL WILL REQUIRE A REVISION TO THE TCP2."

PLAN REFERENCES

REFERENCES
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

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY:
BOHLER ENGINEERING
"TOLL BROTHERS - WILLOW BROOK PROPERTY - QUEEN ANNE (7TH) ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
FILE NO. SB162141
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 -1603-04)

BOHLER ENGINEERING
"NATIONAL CAPITAL BUSINESS PARK - LEELAND ROAD & OAK GROVE ROAD - (7TH) ELECTION DISTRICT - PRINCE GEORGE'S COUNTY, MARYLAND"
DATE: 04/07/22

UTILITIES
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) 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.

POST DEVELOPMENT NOTES:

a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER SIRES 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 OMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND 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 THEIR 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 ONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION EING 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.

b. 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.

c. 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.\

d. 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 44372 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

Property Owners Awareness Certificate

I/ We Jason Davis 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 / Authorized Representative — June 15, 2023 Date

I/ We _____ 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	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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Nicholas A. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED ON THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER.

REVISIONS

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

811 Know what's below. Call before you dig.
ALWAYS CALL 811
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 UNLESS INDICATED OTHERWISE.

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

CHRISTOPHER M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2 COVER SHEET

SHEET NUMBER:

C-300

REVISION 1 - 10/27/2022

Jul 24, 2023
M:\1BMB\1921841\MISC\ADD\DRAWINGS\PLAN SET\5\TCP2\MB1921840_TCP2_3----LAYOUT - TCP1 PLAN - C-300

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 first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seedling planting is to occur from November through May only. No planting shall be done when 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 M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.

i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated $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 part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" 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 to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.

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

6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter 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. Moist 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, magnesium, phosphorus, potassium, calcium and organic matter.

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

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

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

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

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

Field check the raffforestation 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 month)
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 if 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. Miscellaneous: 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	400	12 X 12	75%	300
CONTAINER GROWN 5,7,GALLON OR 1" CAL. B & B.	300	15 X 15	85%	255
CONTAINER GROWN 15, 25 GALLON OR 1.5 - 2" CAL. B & 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.
2. IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DRY SEEDING, TREE SHELTERS, TRANSPLANTS, AND/ OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFIL THE REQUIREMENTS OF AN APPROVED FCD. THEY WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE APPROVING AUTHORITY.
3. 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 TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.
ADD THE APPLICABLE INVASIVE 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 TCP2.
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 TCP2.
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.

Tag #	Common Name	Scientific Name	DBH (inches)	Ownership	Condition	Tree Variance Request	Total Removal Impact (SQFT)	Total Removal Impact (SQFT 1.5X CRZ)	Tree Removal Impacted with Rough Grading	Tree Removal Approved & Listed
1	Ash/Hop	Ostrya/Fraxinus	30	Shared	Good	X				
2	Sycamore	Platanus occidentalis	36	Shared	Good	X				
3	Tulip Tree	Liriodendron tulipifera	30	Shared	Good	X				
4	Tulip Tree	Liriodendron tulipifera	30	Per	Good	X				
5	Fir Dbl	Species pinaceae	30	Per						
6	Sycamore	Platanus occidentalis	36	Per						
7	Sycamore	Platanus occidentalis	36	Per						
8	White Oak	Quercus alba	30	Per						
9	Tulip Tree	Liriodendron tulipifera	30	Per	Good	X				
10	Tulip Tree	Liriodendron tulipifera	30	Per	Good	X				
11	Tulip Tree	Liriodendron tulipifera	30	Per						
12	Tulip Tree	Liriodendron tulipifera	30	Per						
13	Tulip Tree	Liriodendron tulipifera	30	Per	Good	X				
14	Tulip Tree	Liriodendron tulipifera	30	Per	Good	X				
15	Tulip Tree	Liriodendron tulipifera	30	Per						
16	Tulip Tree	Liriodendron tulipifera	30	Per						
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18	Tulip Tree	Liriodendron tulipifera	30	Per						
19	Tulip Tree	Liriodendron tulipifera	30	Per						
20	Tulip Tree	Liriodendron tulipifera	30	Per						
21	Tulip Tree	Liriodendron tulipifera	30	Per						
22	American Beech	Fagus grandifolia	30	Per						
23	Tulip Tree	Liriodendron tulipifera	30	Per						
24	Tulip Tree	Liriodendron tulipifera	30	Per						
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28	Tulip Tree	Liriodendron tulipifera	30	Per						
29	Tulip Tree	Liriodendron tulipifera	30	Per						
30	Ash/Hop	Ostrya/Fraxinus	30	Per						
31	Sycamore	Platanus occidentalis	36	Per						
32	Tulip Tree	Liriodendron tulipifera	30	Per						
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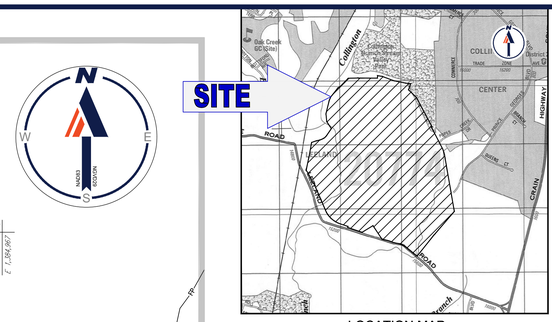
TCP 2 LEGEND

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

N 442,391
E 1,581,942

N 441,297
E 1,581,942

N 442,391
E 1,584,961



MATCHLINE - SHEET C-302

MATCHLINE - SHEET C-303

MATCHLINE - SHEET C-307

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

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
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- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT)(TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50

1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	5-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Signature & Initials	7-26-23	SDP-1603-03	PARCEL 11
07				

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

THE INFORMATION, DESIGN AND CONCEPTS SET FORTH ON THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER. © 2022 BOHLER

REVISIONS

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

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's 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 UNLESS INDICATED OTHERWISE.

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

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT 7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-303

REVISION 1 - 10/27/2022

Jul 24, 2023
N:\SIMS\19\MB1921841\CAD\DRAWINGS\PLAN SETS\TCP2\MB1921841_TCP2_3----LAYOUT_TCP PLAN - C-303

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

N 442,398
E 1,386,447

442,398
E 1,387,739

LANDS N/F MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION LIBER 16399 FOLIO 333 TM: 77 B1 00

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

MATCHLINE - SHEET C-303

MATCHLINE - SHEET C-305

MATCHLINE - SHEET C-308

S89°15'32"E 387.83'

S78°30'54"E 395.87'

S84°16'01"E 173.25'

S20°42'21"E 212.0'

S45°14'09"E 371.35'

S84°45'24"W 548.66'

PRESERVATION AREA 1
11.35 AC.

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. *NO BUILDINGS*

REFORESTATION AREA A
0.09AC.

REFORESTATION AREA B
0.90 AC.

REFORESTATION AREA C
0.33 AC.

PARCEL B3
AREA =
19.550 AC

UNMITIGATED 1.5 SAFETY FACTOR LINE

TREE PROTECTION FENCING IS OFFSET FROM THE LOT LINE FOR CLARITY

100 YEAR FLOODPLAIN

PRIMARY MANAGEMENT AREA

APPROX. LOCATION OF STREAM (TYP.)

PROPOSED WALL

ZONE AE OTHER AREAS ZONE: X

LANDS N/F LORI ANASTASIO LIBER 34111 FOLIO 146 TAX MAP 77 B1 LOT 16 USE: RESIDENTIAL

N 441,634
E 1,387,739

CnE CnC CnF MnD MnE

FPS#2005-22

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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- WETLAND BUFFER
- STREAM
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- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
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- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT)/(TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

THE INFORMATION, DESIGN AND CONCEPTS SET FORTH ON THIS PLAN ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

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

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NOT APPROVED FOR CONSTRUCTION

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PROJECT NO.: MB19218I1
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

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-304

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\SHARE\1921840\CAD\DRAWING\EPLAN SET\TCP2\MB1921840_TCP2_3----LAYOUT - TCP1 PLAN - C-304

MATCHLINE - SHEET C-304

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.80	5.58	0.00	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	6.15
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	0.24
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	0.54
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N 442,388
E 1,387,946

N 442,388
E 1,388,946

CL

PRESERVATION AREA 1
0.01 AC.

N 441,265
E 1,388,946

MATCHLINE - SHEET C-309

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
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- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PMA — PRIMARY MANAGEMENT AREA
- SB — SB — STREAM BUFFER
- WB — WB — WETLAND BUFFER
- CL — STREAM
- FLOODPLAIN BOUNDARY
- LOD — LOD — LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- MnE — SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RTE — RTE — RTE — RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS — FIDS — FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- (PERMANENT)(TEMPORARY) — WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Signature Nicki	7-26-23	SDP-1603-03	PARCEL 11
07				

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

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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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ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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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

CARMELO RAZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THE DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-305

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\1921841\CAD\DRAWINGS\PLAN SET\TCP2\MB1921841-TCP2-3----JLAYOUT TCP2 PLAN - C-305

MATCHLINE - SHEET C-302

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.00	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

N 441,096

E 1,384,643

N 440,253

E 1,384,022

N14°10'08"E 454.11'

N5°28'01"W 260.42'

N34°53'25"E 281.71'

N32°42'14"W 278.86'

N71°02'45"E 102.57'

N86°30'25"E 36.78'

(TIE) N73°51'24"E 111.73'

N71°30'37"E 211.72'

S83°25'43"E 201.26'

N77°49'03"E 160.12'

S4°36'07"E 199.14'

543.48'

COLLINGTON BRANCH

OAK GROVE ROAD

"COLLINGTON BRANCH TRAIL" PROP. 10' WIDE SHARED USE PATH

16' WIDE CLEAR SPACE

PRESERVATION AREA 4 2.83 AC.

PRESERVATION AREA 5 0.05 AC.

PARCEL A6 AREA = 23.810 AC

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F OR 440.211 AC. "NO BUILDINGS"

LANDS N/F WBLH LLC LIBER 35,350 FOLIO 319 TM: 76 E4 22

LANDS N/F GLENNIE, OATES AND CLEOPATRA T, OATES LIBER 16179 FOLIO 711 TM: 77 A3 03 USE: RESIDENTIAL

NON-TIDAL WETLANDS

APPROX. LOCATION OF STREAM (TYP.)

100 YEAR FLOODPLAIN

PRIMARY MANAGEMENT AREA

30' PRESCRIPTIVE EASEMENT

HEADWALL

GRAVEL DRIVEWAY

OTHER AREAS ZONE X

ZONE AE

FP

CL

MATCHLINE - SHEET C-307

MATCHLINE - SHEET C-310

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
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- 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
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50

1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND ENTITLEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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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

C. M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-306

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\MB\192184\CAD\DRAWING\PLAN SET\SITCP2\MB192184S-TCP2_3---LAYOUT TCPII PLAN -C306

MATCHLINE - SHEET C-303

MATCHLINE - SHEET C-306

MATCHLINE - SHEET C-308

MATCHLINE - SHEET C-311

PATH

16' WIDE CLEAR SPACE

NON-TIDAL WETLANDS

PRIMARY MANAGEMENT AREA

PRESERVATION AREA 2
0.71 AC.

PARCEL B4
AREA =
10.05 AC

UNMITIGATED 1.5
SAFETY FACTOR LINE

PARCEL 4
AREA =
41.100 AC

REFORESTATION AREA D
0.95 AC.

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. "NO BUILDINGS"

100 YEAR FLOODPLAIN

PARCEL B5
AREA =
16.522 AC

PARCEL A6
AREA = 23.810
AC

PRESERVATION AREA 3
2.99 AC.

REFORESTATION AREA E
0.33 AC.

TREE PROTECTION FENCING IS OFFSET FROM THE LOT LINE FOR CLARITY

APPROX. LOCATION OF STREAM (TYP.)

COLLINGTON BRANCH

PROP. 20' WSSC SEWER EASEMENT

PARCE
AREA
41.100

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

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)
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- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
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- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
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- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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
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01	S.NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02			SDP-1603-02	PARCEL 6
03	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
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05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Signature Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
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TRANSPORTATION SERVICES

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

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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

CARMELO IZZI
No. 2666
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2666, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-307

REVISION 1 - 10/27/2022

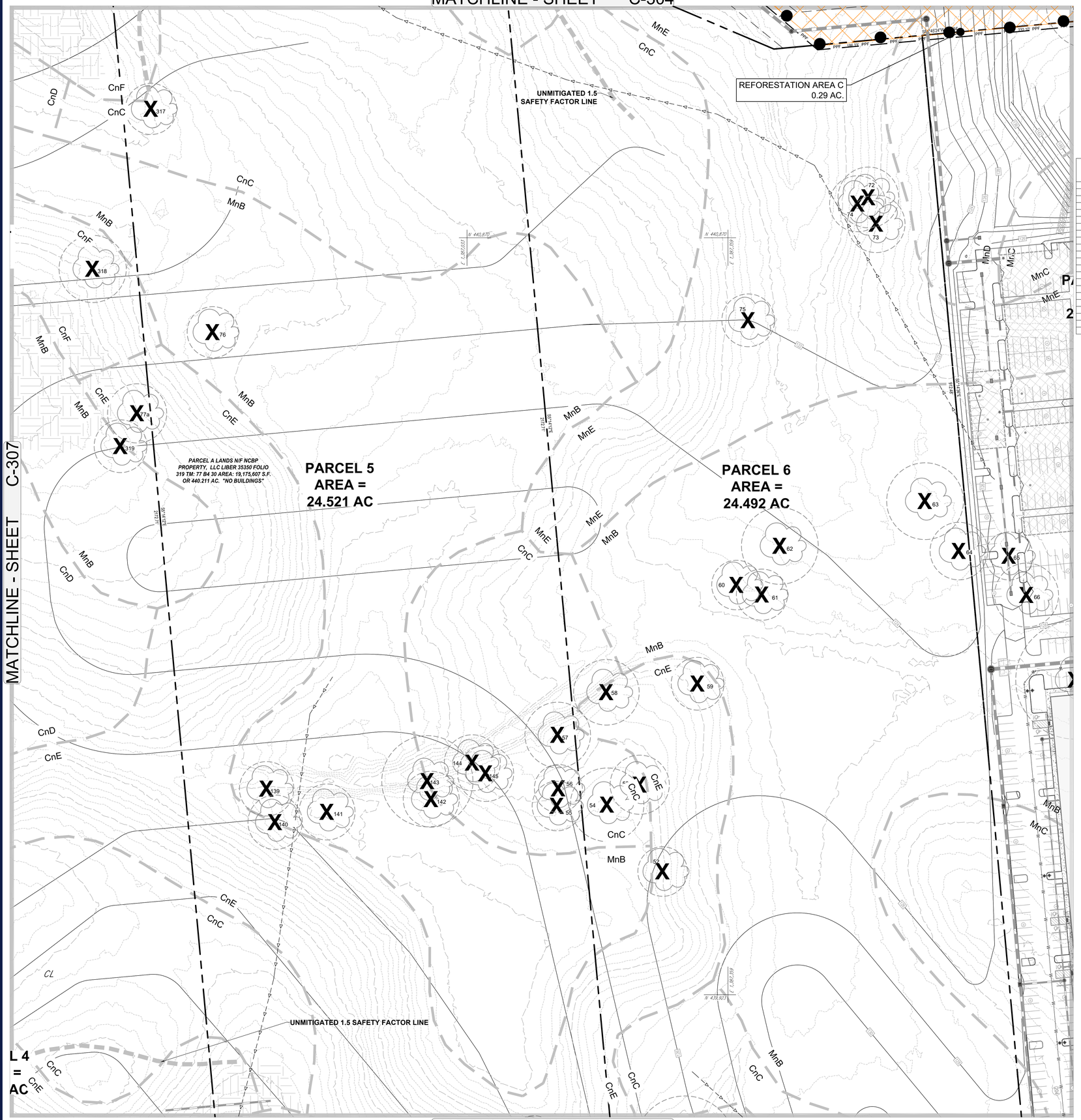
Jul 24, 2023
H:\1921841\CAD\DRAWINGS\PLAN SET\TCP2\MB1921845 - TCP2 3----JAYOUT TCP2 PLAN - C-307
SQ

MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-307

MATCHLINE - SHEET C-309

MATCHLINE - SHEET C-312



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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

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

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENEDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Jurgen Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER
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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS SET FORTH ON THESE PLANS ARE THE PROPERTY OF BOHLER AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. ALL RIGHTS RESERVED. © 2022 BOHLER

REVISIONS

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

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ALWAYS CALL 811
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 UNLESS INDICATED OTHERWISE

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

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MARYLAND
CHRISTOPHER M. RIZZI
21008
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-308

REVISION 1 - 10/27/2022

JAN 24, 2023
H:\1919\MB1919841\CAD\DRAWINGS\PLAN SETS\TCP2\MB1921841 -TCP2 3----LAYOUT: TCP1 PLAN - C-308

MATCHLINE - SHEET C-305

MATCHLINE - SHEET C-308

MATCHLINE - SHEET C-309A

MATCHLINE - SHEET C-313

REFORESTATION AREA C
0.01 AC.

PARCEL 11
AREA =
6.648 AC

LANDS N/F CBPI AMATSO LIBER 54411 FOLIO 246 TM: 77 B1 41 FOUR USE: RESIDENTIAL

LOT 3, BLOCK D COLLINGTON CENTER P.B. 132 PG. 42-43 LANDS N/F NORDSTROM REAL ESTATE HOLDINGS, LLC LIBER 43555 FOLIO 85 TM: 77 B1 00 USE: INDUSTRIAL

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. "NO BUILDINGS"

POPES CREEK DRIVE
80' WIDE PAPER STREET
P.B. 156 PG. 24

N62°48'11"E 755.80'

S27°16'17"E 618.13'

S63°10'57"W

S26°46'11"E

UNMITIGATED 1.5 SAFETY FACTOR LINE

FFE: 130.50

N: 441,030
E: 1,388,691

N: 441,030
E: 1,389,030

N: 440,179
E: 1,389,029

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
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- TPF TPF — TREE PROTECTION FENCE
- PPF PPF — TREE PROTECTION FENCE (PERMANENT)
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- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA PMA — PRIMARY MANAGEMENT AREA
- SB SB — STREAM BUFFER
- WB WB — WETLAND BUFFER
- CL — STREAM
- FP FP — FLOODPLAIN BOUNDARY
- LOD LOD — LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- MnE — SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RTE RTE RTE RTE RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS FIDS FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- (PERMANENT) (TEMPORARY) — WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Signature & Initials	7-26-23	SDP-1603-03	PARCEL 11
07				

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
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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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NOT APPROVED FOR CONSTRUCTION

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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

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, HAVE PREPARED OR APPROVED THE DOCUMENTS WHICH I SUBMIT AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3066, EXPIRATION DATE:10/16/2024

SHEET TITLE:

TCP 2

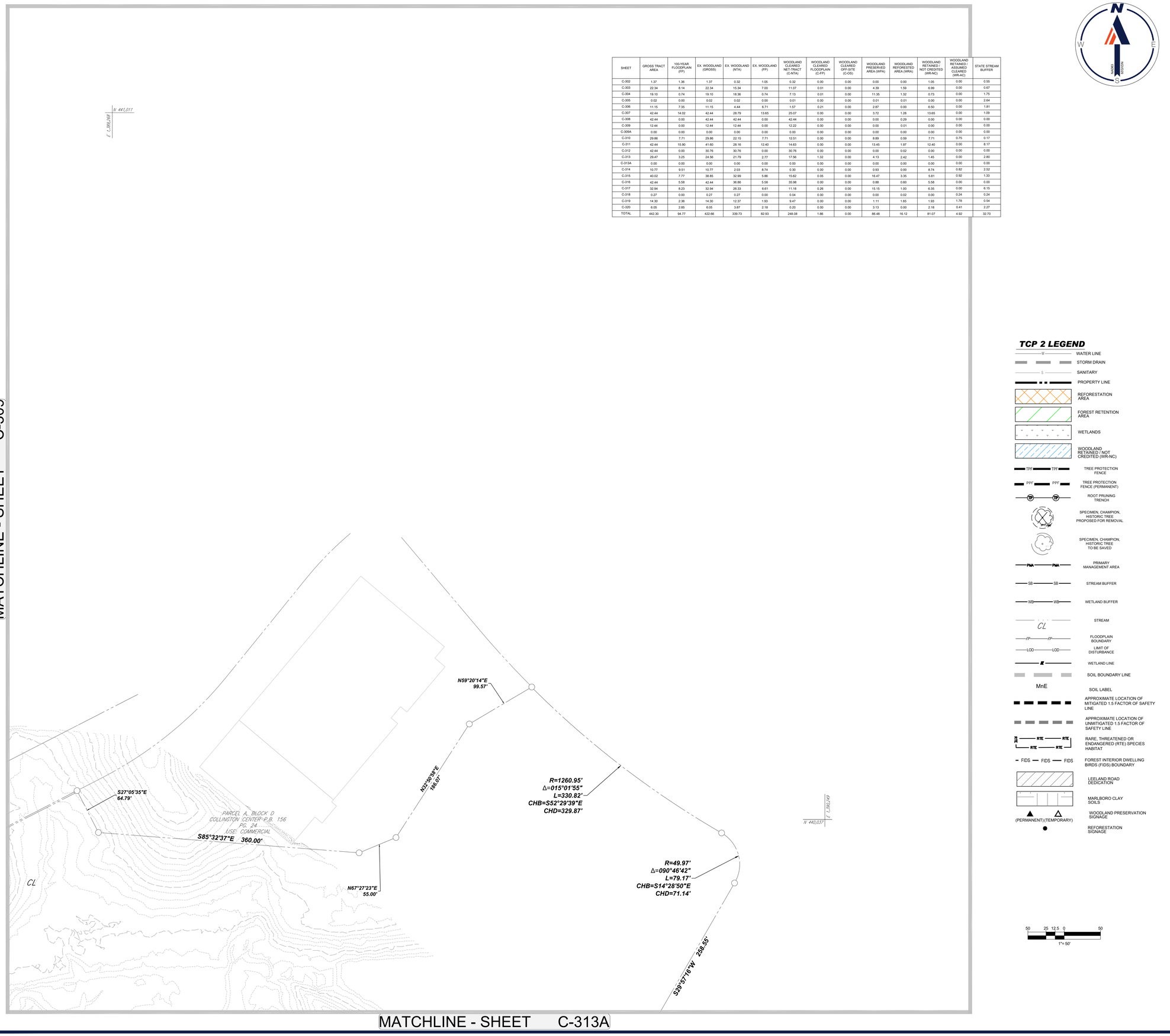
SHEET NUMBER:

C-309

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\19\MB1921845\CAD\DRAWINGS\PLAN SETS\TCP2\MB1921845_TCP2_3——LAYOUT_TCP1 PLAN – C-309

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
C-307	42.44	14.02	42.44	28.79	13.65	25.07	0.00	0.00	3.72	1.26	13.65	0.00	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.19	0.26	0.00	15.15	1.00	6.35	0.00	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70



TCP 2 LEGEND

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- SANITARY
- PROPERTY LINE
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- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
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- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RTE — RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS — FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
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50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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SURVEYING AND ESTIMATING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND IDEAS CONTAINED IN THIS PLAN, IN ANY FORM OR MEDIUM, IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

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

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ALWAYS CALL 811
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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 UNLESS INDICATED OTHERWISE

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

CARLO ZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-309A

REVISION 1 - 10/27/2022

JUN. 2023
H:\1921841\CAD\DRAWINGS\PLAN SET\TCP2\MB1921845 - TCP2 3----JAYJAY - TCP2 PLAN - C-309A
SQ

MATCHLINE - SHEET C-306

MATCHLINE - SHEET C-311

MATCHLINE - SHEET C-314

OAK GROVE ROAD

LEELAND ROAD (MC-600)

PARCEL B LANDS N/F NCBP PROPERTY, LLC
LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA:
91,062 S.F. OR 2.091 AC. "NO BUILDINGS"

PARCEL A LANDS N/F NCBP
PROPERTY, LLC LIBER 35350 FOLIO
319 TM: 77 B4 30 AREA: 19,175,607 S.F.
OR 440.211 AC. "NO BUILDINGS"

PRESERVATION AREA 5
1.53 AC.

PRESERVATION AREA 4
0.78 AC.

PRESERVATION AREA 4
2.39 AC.

PRESERVATION AREA 4
4.20 AC.

REFORESTATION AREA Q
0.31 AC.

REFORESTATION AREA R
0.28 AC.

CONCEPTUAL PARK DESIGN

"COLLINGTON BRANCH TRAIL"
PROP. 10' WIDE SHARED USE PATH

WOODLAND RETAINED-ASSUMED CLEARED
MC-600 (RIGHT-OF-WAY DEDICATION)
0.94 AC.

LANDS N/F CONSOLIDATED BAG CORP
LIBER 4253 FOLIO 60 TM: 77 B2 60

LANDS N/F WBLH, LLC LIBER
35350 FOLIO 319 TM: 77 B4 30
USE: RESIDENTIAL

ZONE AE
OTHER AREAS
ZONE X

100 YEAR FLOODPLAIN

PRIMARY MANAGEMENT AREA

NON-TIDAL WETLANDS

50' PRESCRIPTIVE EASEMENT

WOODLAND BUFFER

RAILROAD CROSSING CANTILEVER

APPROX. LOCATION OF STREAM (TYP.)

TCP 2 LEGEND

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

50 25 12.5 0 50
1"= 50'

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	12.51	0.00	0.00	8.69	0.59	7.71	0.75	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	15.15	1.00	6.30	0.00	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

NOTE: 1. THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS CONCEPTUAL WITH SDP-1603-03. FINAL CLEARING AND SPECIMEN TREE REMOVAL WILL REQUIRE A REVISION TO THE TCP2.
2. THE PROPOSED PARK FACILITIES AND THE COLLINGTON BRANCH TRAIL SHALL BE REVIEWED WITH A FUTURE APPLICATION, INCLUDING VARIANCE REQUESTS FOR THE REMOVAL OF SPECIMEN TREES AND IMPACTS TO BE REGULATED ENVIRONMENTAL FEATURES.

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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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
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C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
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SHEET TITLE:

TCP 2

SHEET NUMBER:

C-310

REVISION 1 - 10/27/2022

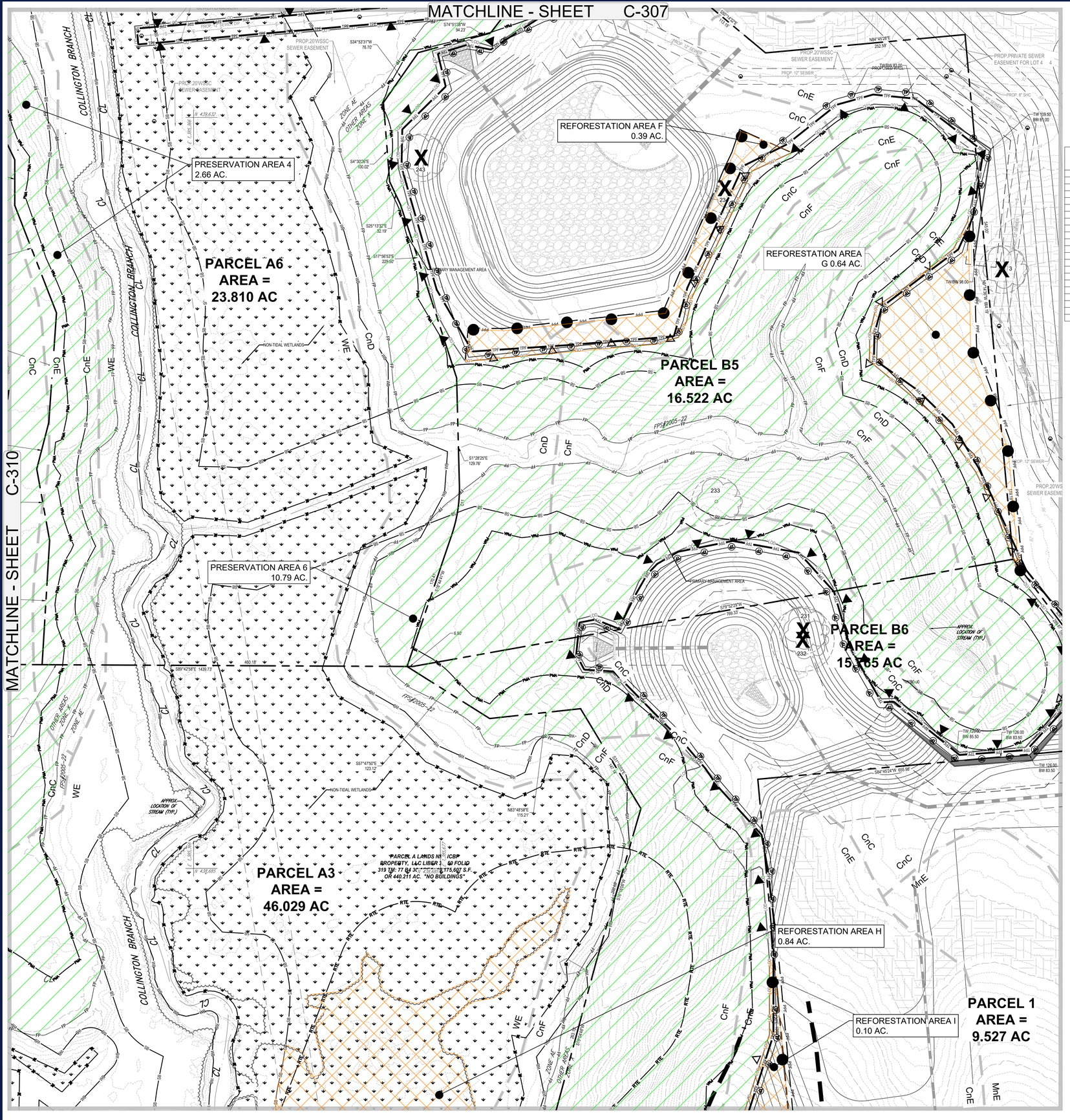
Jul 24, 2023
H:\SHARE\1921841\CAD\DRAWINGS\PLAN SETS\TCP2\MB1921841-TCP2_3----LAYOUT- TCP1 PLAN - C-310

MATCHLINE - SHEET C-307

MATCHLINE - SHEET C-310

MATCHLINE - SHEET C-312

MATCHLINE - SHEET C-315

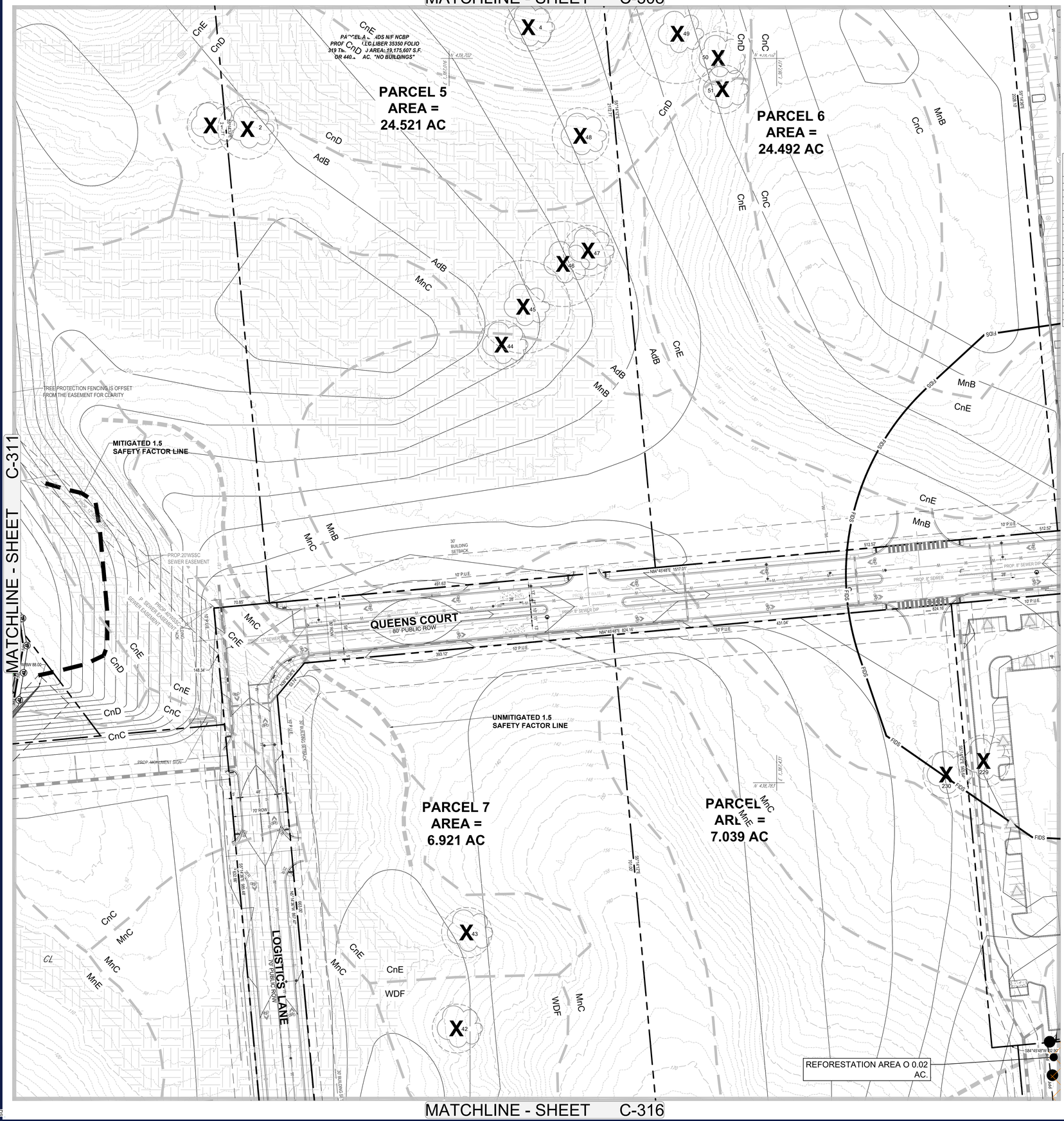

PRESERVATION AREA 4
2.66 AC.
PRESERVATION AREA 6
10.79 AC.
REFORESTATION AREA F
0.39 AC.
REFORESTATION AREA
G 0.64 AC.
REFORESTATION AREA H
0.84 AC.
REFORESTATION AREA I
0.10 AC.
PARCEL A6
AREA =
23.810 AC
PARCEL A3
AREA =
46.029 AC
PARCEL B5
AREA =
16.522 AC
PARCEL B6
AREA =
15.765 AC
PARCEL 1
AREA =
9.527 AC
COLLINGTON BRANCH
PROP.20'WSSC
SEWER EASEMENT
PROP.20'WSSC
SEWER EASEMENT
PROP.PRIVATE SEWER
EASEMENT FOR LOT 4
PROP. 12" SEWER
PROP. 8" SWC
TW109.00
BW 81.00
TW109.00
BW 83.50
TW 126.00
BW 83.50
TW 126.00
BW 83.50
TW 120.00
BW 85.50
TW 120.00
BW 83.50
TW 99.00
BW 83.50
TW 99.00
BW 81.00
TW 99.00
BW 83.50
TW 99.00
BW 81.00
TW 99.00
BW 83.50
TW 99.00
BW 81.00

MATCHLINE - SHEET C-308

MATCHLINE - SHEET C-311

MATCHLINE - SHEET C-313

MATCHLINE - SHEET C-316



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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	10.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TPF TPF — TREE PROTECTION FENCE
- PPF PPF — TREE PROTECTION FENCE (PERMANENT)
- TP TP — ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA PMA — PRIMARY MANAGEMENT AREA
- SB SB — STREAM BUFFER
- WB WB — WETLAND BUFFER
- CL — STREAM
- FP FP — FLOODPLAIN BOUNDARY
- LOD LOD — LIMIT OF DISTURBANCE
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- MnE — SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
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- RTE RTE RTE RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS FIDS FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Suzanne M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
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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

C.M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-312

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\MB1921841\CAD\DRAWING\EPLAN SET\SITCP2\MB1921841-TCP2_3---LAYOUT- TCP1 PLAN -C-312

MATCHLINE - SHEET C-309

MATCHLINE - SHEET C-312

MATCHLINE - SHEET C-313A

MATCHLINE - SHEET C-317

PRESERVATION AREA 14
0.75 AC.

PARCEL 11
AREA =
26.648 AC

PARCEL B2
AREA =
1.06 AC

PARCEL 12
AREA =
9.977 AC

MITIGATED 1.5
SAFETY FACTOR LINE

UNMITIGATED 1.5
SAFETY FACTOR LINE

FFE: 130.50

QUEENS COURT
80' PUBLIC ROW

PROP. ENTRANCE SIGN

PROP. MONUMENT SIGN

N26°40'11"W 125.93'

N17°54'35"W 107.58'

N17°28'20"W 57.99'

S55°25'47"W 337.

S68°30'53"W 216.54'

N09°46'18"W 135.07'

N80°41'03"W 367.99'

S73°37'01"E 892.95'

N84°45'48"E 584.84'

N84°45'48"E 1517.01'

APPROX. LOCATION OF STREAM (TYP.)

OTHER AREAS ZONE X

ZONE A

NOTE: THE QUEENS COURT EXTENSION WILL BE COVERED UNDER A SEPARATE APPLICATION

LIMIT OF PROJECT AREA. THE QUEENS COURT EXTENSION WILL BE COVERED UNDER A SEPARATE APPLICATION

FLOODPLAIN COMPENSATORY REFORESTATION AREA S 0.78 AC.

REFORESTATION AREA O 1.68 AC.

PRESERVATION AREA 13
0.83 AC.

PRESERVATION AREA 9
2.55 AC.

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. "NO BUILDINGS"

WILLOW BROOK PARKWAY P.B. NLP 154 PG. 30

TREE PROTECTION FENCING IS OFFSET FROM THE LOT LINE FOR CLARITY

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
C-315	40.02	7.77	38.85	32.99	5.86	15.62	0.05	0.00	0.00	16.47	3.35	5.81	0.92	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.00	0.88	0.60	5.58	0.00	0.00
C-317	32.94	8.23	32.94	26.33	6.61	11.18	0.26	0.00	0.00	15.15	1.00	6.35	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.04	0.00	0.00	0.00	0.00	0.02	0.00	0.24	0.24
C-319	14.30	2.36	14.30	12.37	1.93	9.47	0.00	0.00	0.00	1.11	1.65	1.93	1.78	0.54
C-320	6.05	2.65	6.05	3.87	2.18	0.20	0.00	0.00	0.00	3.13	0.00	2.18	0.41	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	0.00	86.48	16.12	81.07	4.92	32.70

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
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1" = 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

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REVISIONS

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

Know what's below. Call before you dig.
ALWAYS CALL 811
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, UNLESS INDICATED OTHERWISE

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

CARMELO CIMBRIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

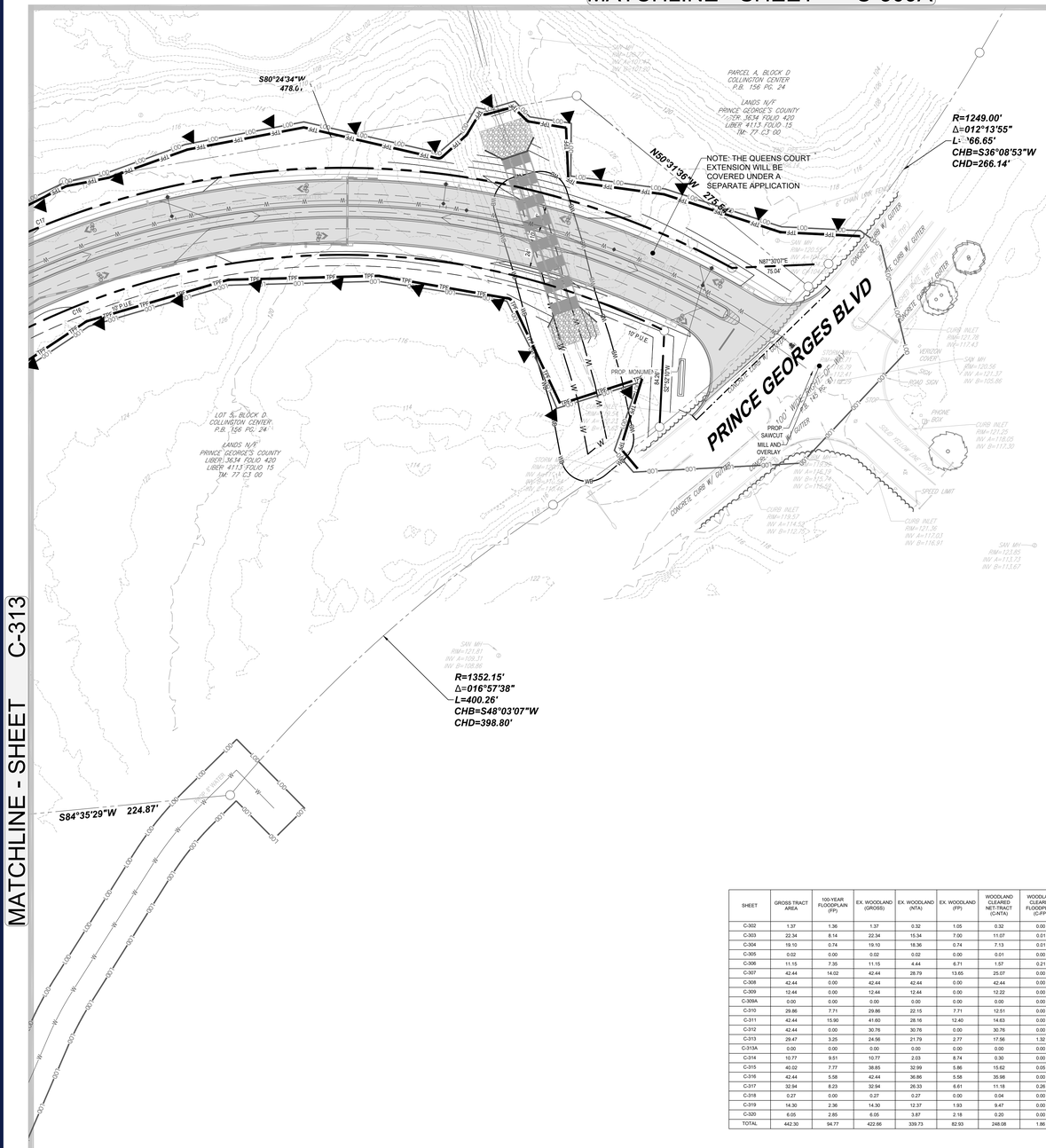
SHEET NUMBER:

C-313

REVISION 1 - 10/27/2022

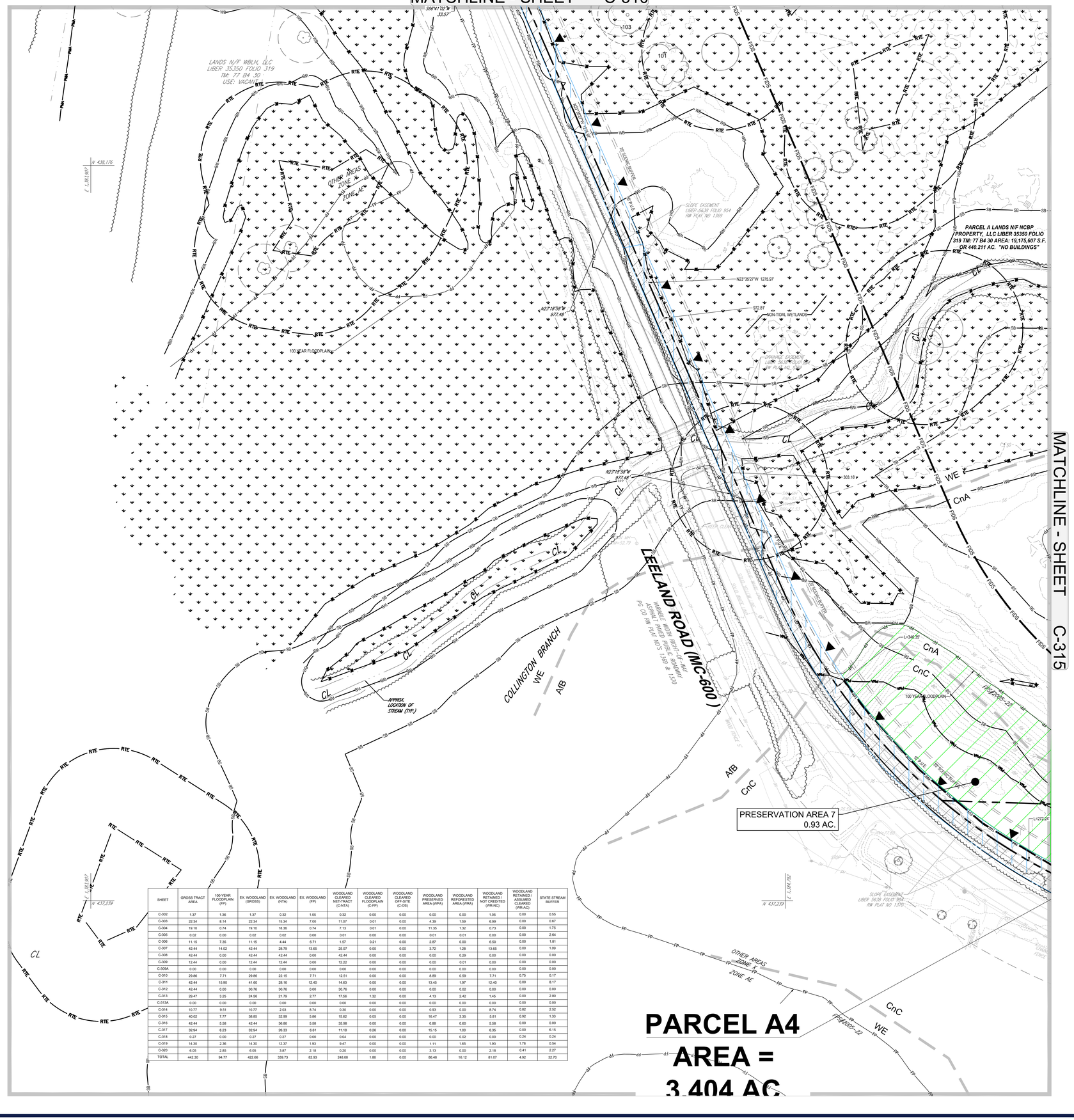
JK24 , 2023
H:\1919\MB1921841\CAD\DRAWINGS\PLAN SETS\TCP2\MB1921845 - TCP2 3 — LAYOUT: TCP1 PLAN - C-313

MATCHLINE - SHEET C-309A


S80°24'34"W
478.6'
N50°31'36"W
275.56'
NOTE: THE QUEENS COURT EXTENSION WILL BE COVERED UNDER A SEPARATE APPLICATION
R=1249.00'
Δ=012°13'55"
L=266.65'
CHB=S36°08'53"W
CHD=266.14'
N 439,661
E 1,381,104
PARCEL A, BLOCK D COLLINGTON CENTER P.B. 156 PG. 24
LANDS N/F PRINCE GEORGE'S COUNTY LIBER 5634 FOLIO 420 LIBER 4113 FOLIO 15 TM: 77 C3 00
N87°30'07"E 75.04'
PRINCE GEORGES BLVD
CONCRETE CURB W/ GUTTER
CONCRETE CURB W/ GUTTER
CONCRETE CURB W/ GUTTER
CONCRETE CURB W/ GUTTER
10' P.U.E.
PROP. MONUMENT
PROP. SAWCUT MILL AND OVERLAY
100' BUILDING SETBACK LINE
LOT 5, BLOCK D COLLINGTON CENTER P.B. 156 PG. 24
LANDS N/F PRINCE GEORGE'S COUNTY LIBER 5634 FOLIO 420 LIBER 4113 FOLIO 15 TM: 77 C3 00
VERIZON COVER
SIGN
ROAD SIGN
PHONE BOX
SOLID YELLOW LINE (TYP.)
SPEED LIMIT
CURB INLET RIM=121.78 INV=117.43
SAN MH RIM=122.56 INV A=121.37 INV B=105.86
CURB INLET RIM=121.25 INV A=118.05 INV B=117.30
CURB INLET RIM=121.36 INV A=117.03 INV B=116.91
SAN MH RIM=123.65 INV A=113.73 INV B=113.67
CURB INLET RIM=119.57 INV A=114.52 INV B=112.75
STORM MH RIM=124.41 INV A=116.73 INV B=116.58
STORM MH RIM=124.41 INV A=116.73 INV B=116.58
STORM MH RIM=124.41 INV A=116.73 INV B=116.58

MATCHLINE - SHEET C-310

MATCHLINE - SHEET C-315



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET-TRACT (C-NT)	WOODLAND CLEARED FLOODPLAIN (C-FP)	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)	STATE STREAM BUFFER
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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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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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	0.24
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	0.54
C-320	8.06	2.85	6.05	3.87	2.18	0.20	0.00	0.00	3.13	0.00	2.18	0.41	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

- WATER LINE
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- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TPF — TPF — TREE PROTECTION FENCE
- PPF — PPF — TREE PROTECTION FENCE (PERMANENT)
- TP — TP — ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PMA — PRIMARY MANAGEMENT AREA
- SB — SB — STREAM BUFFER
- WB — WB — WETLAND BUFFER
- CL — STREAM
- FP — FP — FLOODPLAIN BOUNDARY
- LOD — LOD — LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- MnE — SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RTE — RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS — FIDS — FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- (PERMANENT) (TEMPORARY) — WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Suzanne M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

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

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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

CARLO TORZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-314

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\19\MB1921841\CAD\DRAWINGS\PLAN SET\TCP2\MB1921841 - TCP2 3------3A.LAYOUT: TCP2 PLAN - C-314
BOHLER

MATCHLINE - SHEET C-311

MATCHLINE - SHEET C-314

MATCHLINE - SHEET C-316

MATCHLINE - SHEET C-318

REFORESTATION AREA H 1.17 AC.

REFORESTATION AREA I 1.19AC.

MITIGATED 1.5 SAFETY FACTOR LINE

UNMITIGATED 1.5 SAFETY FACTOR LINE

PARCEL B6 AREA = 15.765 AC

PARCEL 2 AREA = 7.671 A

PRESERVATION AREA 6 4.73 AC.

TREE PROTECTION FENCING IS OFFSET FROM THE LOT LINE FOR CLARITY

PARCEL A3 AREA = 46.029 AC

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. *NO BUILDINGS*

PROGRAM MANAGEMENT AREA

PROP 20'WSSC SEWER EASEMENT

REFORESTATION AREA J 0.24 AC.

PRESERVATION AREA 7 11.69 AC.

REFORESTATION AREA K 0.60 AC.

REFORESTATION AREA L 0.08 AC.

PROP MAINTENANCE PATH

PROP 10' SHARED USE PATH

PROP PRIVATE SEWER EASEMENT TO SERVE PARCEL 10

TREE PROTECTION FENCING IS OFFSET FROM THE EASEMENT FOR CLARITY

LEELAND ROAD (MC-600)

WOODLAND RETAINED-ASSUMED CLEARED MC -600 (RIGHT-OF-WAY DEDICATION) 1.75 AC.

COLLINGTON BRANCH

100 YEAR FLOODPLAIN

ZONE AE, OTHER AREAS ZONE X

APPROX. LOCATION OF STREAM (TYP.)

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 (W/PA)	WOODLAND REFORESTED AREA (W/RA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
C-320	8.05	2.85	8.05	3.87	2.18	0.20	0.00	0.00	3.13	0.00	2.18	0.41	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TPF — TPF — TREE PROTECTION FENCE
- PPF — PPF — TREE PROTECTION FENCE (PERMANENT)
- TP — TP — ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PMA — PMA — PRIMARY MANAGEMENT AREA
- SB — SB — STREAM BUFFER
- WB — WB — WETLAND BUFFER
- CL — STREAM
- FP — FP — FLOODPLAIN BOUNDARY
- LOD — LOD — LIMIT OF DISTURBANCE
- WETLAND LINE
- SOIL BOUNDARY LINE
- MnE — SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- 38 RTE — RTE — RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FIDS — FIDS — FIDS — FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- LEELAND ROAD DEDICATION
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE (PERMANENT) (TEMPORARY)
- REFORESTATION SIGNAGE

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

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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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ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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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

C.M. RIZZI
No. 3066
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-315

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\MB\192184\CAD\DRAWING\PLAN SET\SITCP2\MB1921840_TCP2_3---LAYOUT_TCP1 PLAN_C-315

MATCHLINE - SHEET C-312

MATCHLINE - SHEET C-315

MATCHLINE - SHEET C-317

MATCHLINE - SHEET C-319

PARCEL 9
AREA = 15.211 AC

PARCEL 9
AREA = 15.211

PARCEL 10
AREA = 10.676 AC

PARCEL 10
AREA = 10.676 AC

PARCEL B8
AREA = 14.602 AC

REFOREST ATION AREA O 0.01 AC.

REFORESTATION AREA M 0.18 AC.

REFORESTATION AREA M 1.04 AC.

PRESERVATION AREA 9 0.86 AC.

REFORESTATION AREA J 0.10 AC.

REFORESTATION AREA L 0.07 AC.

REFORESTATION AREA P 0.23 AC.

UNMITIGATED 1.5 SAFETY FACTOR LINE

MITIGATED 1.5 SAFETY FACTOR LINE

LOGISTICS LANE
70' PUBLIC R/W

PROPOSED WALL

TREE PROTECTION FENCING IS OFFSET FROM THE LOT LINE FOR CLARITY

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. "NO BUILDINGS"

PROP. 30' WSSC SEWER EASEMENT

PROP. 12' SEWER

PROP. 30' WSSC WATER EASEMENT

PROP. 30' WSSC SEWER EASEMENT

PROP. 24' WSSC WATER EASEMENT

PROP. 30' WSSC WATER EASEMENT

N 438,798
E 1,086,597

N 437,867
E 1,085,597

N 437,867
E 1,087,597

N 438,798
E 1,087,597

N84°45'48"E 463.96'

S84°45'48"W 895.00'

N84°45'48"E 431.04'

N84°45'48"E 591.92'

N84°45'48"E 104.00'

N81°45'48"E 855.98'

S53°30'42"W 83.94'

S53°30'42"W 80.40'

S53°30'42"W 176.05'

N88°02'48"W 57.20'

N82°39'33"W 33.81'

N5°14'30"W 884.05'

N5°14'30"W 884.05'

N5°14'30"W 131.36'

N5°14'30"W 884.05'

TW 108.00
BW 90.00

TW 111.00
BW 92.00

TW 115.50
BW 93.00

TW 119.00
BW 93.00

TW 90.00
BW 90.00

FPS#2005-22

ZONE A

ZONE B

ZONE C

ZONE D

ZONE E

L=103.60'

L=22.10'

L=174.50'

L=37.28'

L=24.00'

L=22.00'

L=22.00'

L=22

MATCHLINE - SHEET C-313

MATCHLINE - SHEET C-316

MATCHLINE - SHEET C-317A

MATCHLINE - SHEET C-320

MITIGATED 1.5 SAFETY FACTOR LINE

MITIGATED 1.5 SAFETY FACTOR LINE

REFORESTATION AREA O 0.06 AC.

PARCEL B1
AREA =
22.407 AC

FLOODPLAIN COMPENSATORY REFORESTATION AREA O 0.26 AC.

REFORESTATION AREA O 0.35 AC.

PRESERVATION AREA 9
6.21 AC.

REFORESTATION AREA O 0.04AC.

PRESERVATION AREA 13
0.22 AC.

I-300
PRINCE GEORGES BLVD
(MD 704)
VARIABLE WIDTH PUBLIC
STATE HIGHWAY ADMINISTRATION
RIGHT-OF-WAY

PARCEL B1
AREA =
22.407 AC

PARCEL 3
AREA =
7.786 AC

PRESERVATION AREA 12
1.84 AC.

REFORESTATION AREA N
0.27 AC.

PARCEL B9
AREA =
20.478 AC

PRESERVATION AREA 11
6.87 AC.

PARCEL A LANDS N/F NCBP PROPERTY, LLC LIBER 35350 FOLIO 319 TM: 77 B4 30 AREA: 19,175,607 S.F. OR 440.211 AC. "NO BUILDINGS"

PARCEL 4 COLLINGTON SOUTH
P.B. 234 PG. 45 LANDS N/F NAI
SATURN EASTERN LLC LIBER
36720 FOLIO 431 TM: 85 C1
USE: INDUSTRIAL

PROPOSED WALL

POSSIBLE REVERTIBLE SLOPE EASEMENT LIBER 13411 FOLIO 673

WSSC SEWER EASEMENT

APPROX. LOCATION OF STREAM (TYP.)

OTHER AREAS ZONE X

ZONE A

E-1-A ZONE

I-1 ZONE

NON-TIDAL WETLANDS

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	26.16	12.40	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

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

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2001	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Stephanie M. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
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TRANSPORTATION SERVICES

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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

CHRISTOPHER M. CAMMARATA, No. 2106, PROFESSIONAL LANDSCAPE ARCHITECT, STATE OF MARYLAND, 7/24/2023

PROFESSIONAL LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2106, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

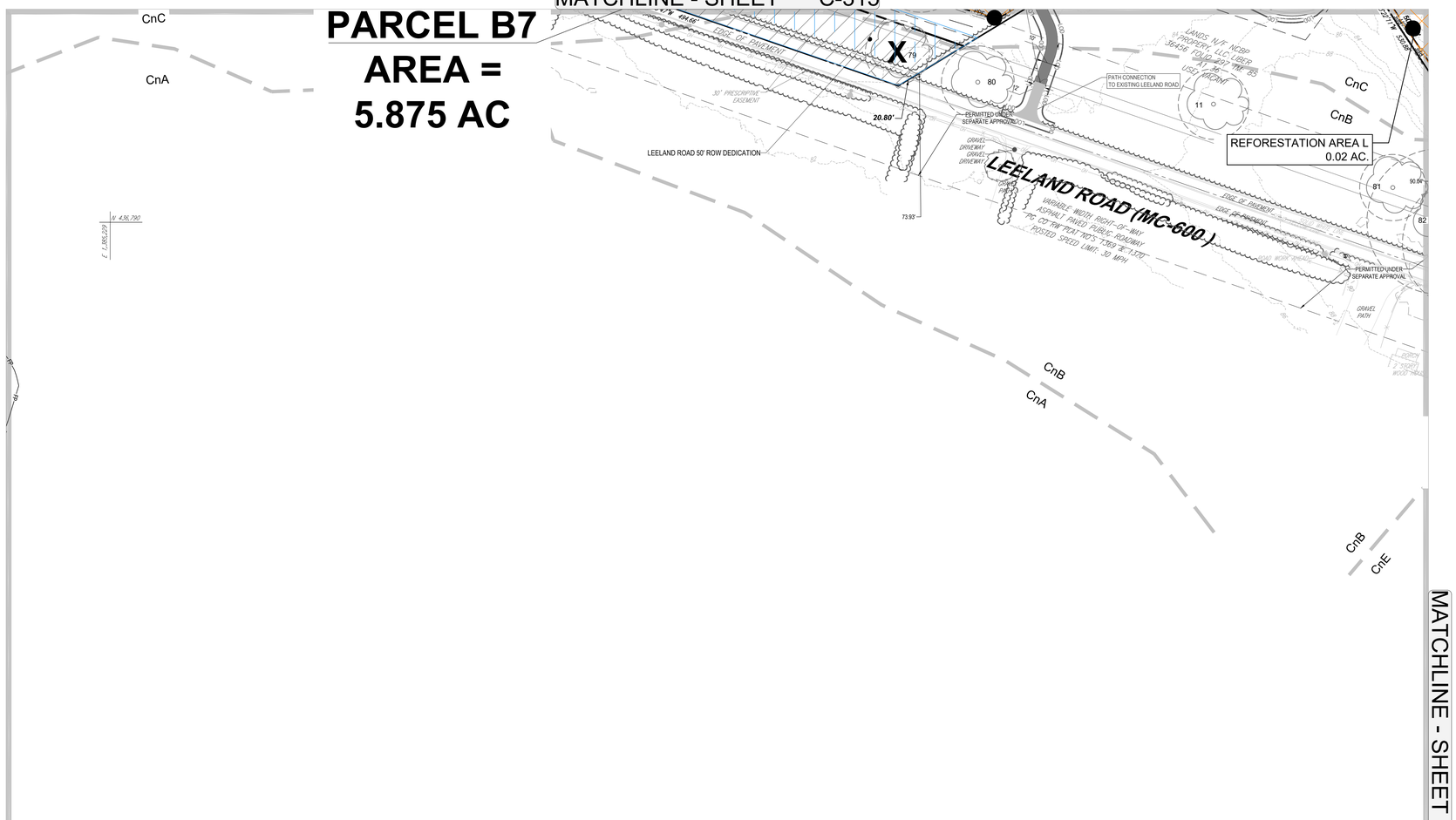
C-317

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\1921841\21841CAD\ZDRAWINGS\PLAN SET\TCP2\MB1921841 - TCP2 3------JAYOUT TCP2 PLAN - C-317
SQ

MATCHLINE - SHEET C-315

PARCEL B7
AREA = 5.875 AC



MATCHLINE - SHEET C-319

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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
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	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
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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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

TCP 2 LEGEND

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

50 25 12.5 0 50
1"= 50'

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	S.NICKLE	1/18/2023	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	6-27-23	SDP-2201	PARCEL 12
05	S.NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	Susan A. Nickle	7-26-23	SDP-1603-03	PARCEL 11
07				

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

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

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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.:	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

CARLO ALESSANDRO MAZZI
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-318

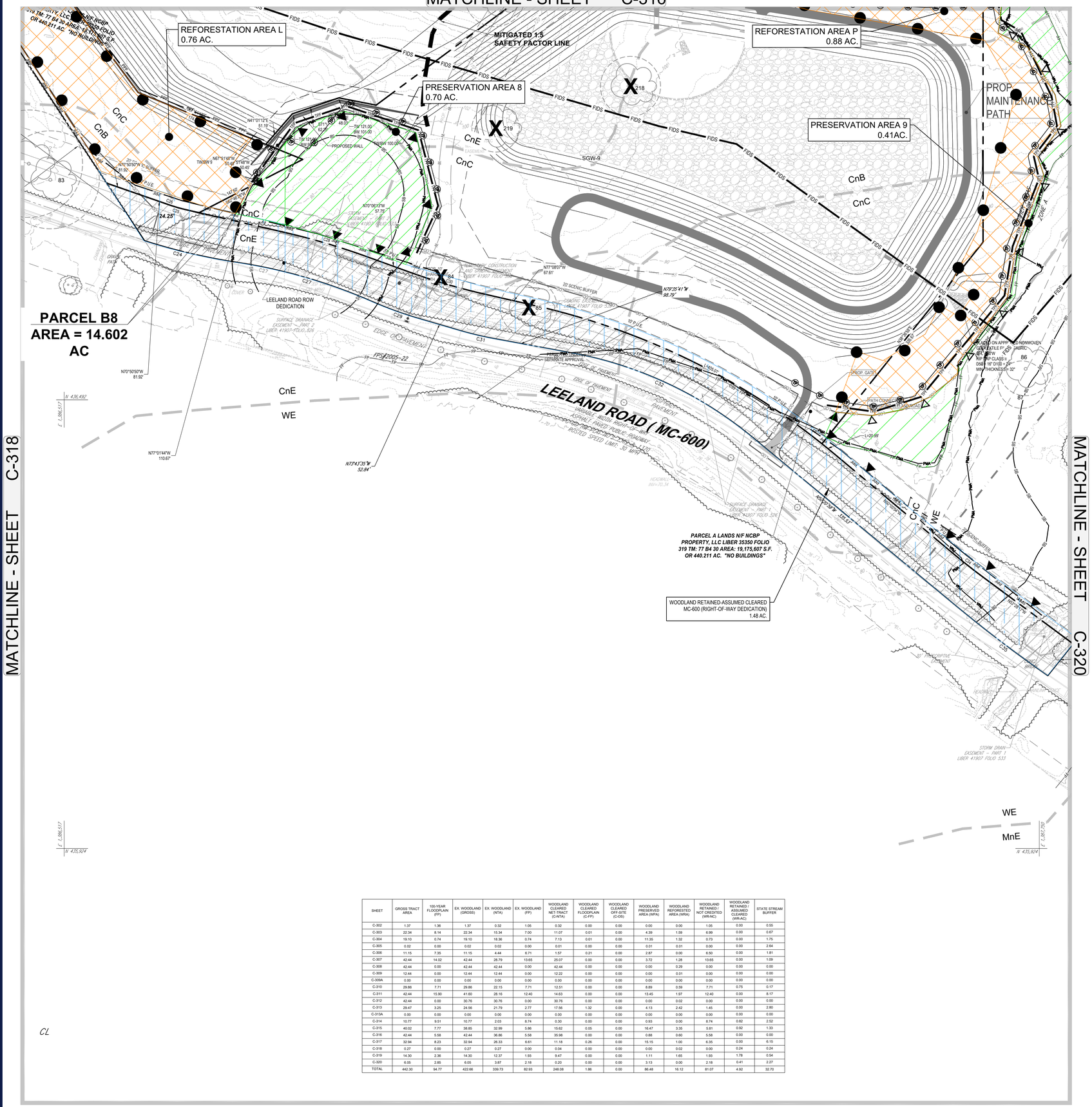
REVISION 1 - 10/27/2022

Jul 24, 2023
H:\1BMB\1921841\CAD\DRAWINGS\PLAN SET\TCP\MB1921842 - TCP2_3----LAYOUT_TCP2 PLAN - C-318
SQ

MATCHLINE - SHEET C-316

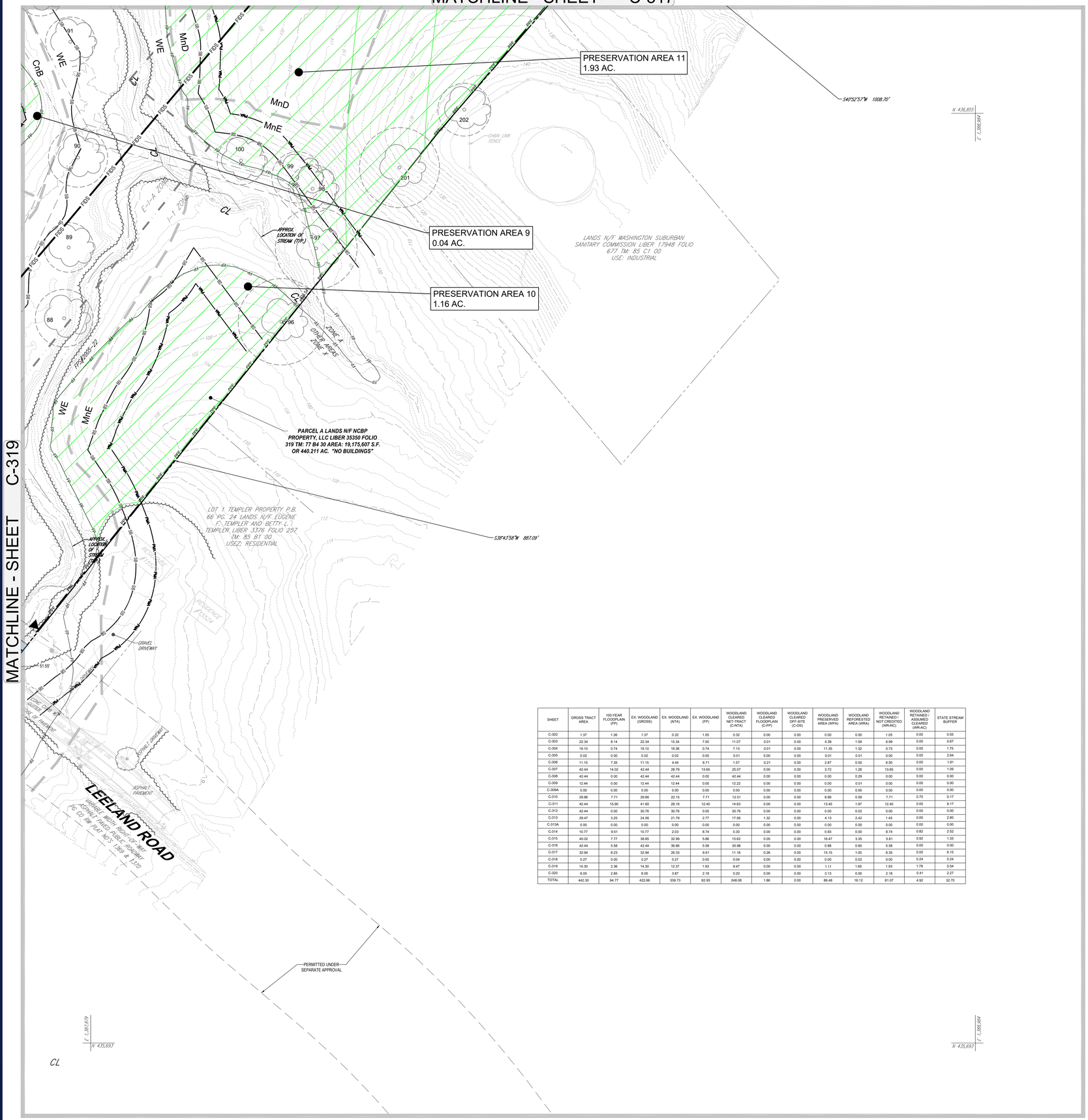
MATCHLINE - SHEET C-318

MATCHLINE - SHEET C-320


REFORESTATION AREA L
0.76 AC.
MITIGATED 1.5
SAFETY FACTOR LINE
PRESERVATION AREA 8
0.70 AC.
REFORESTATION AREA P
0.88 AC.
PRESERVATION AREA 9
0.41AC.
PROP. MAINTENANCE PATH
PARCEL B8
AREA = 14.602
AC
LEELAND ROAD ROW
DEDICATION
LEELAND ROAD (MC-600)
PARCEL A LANDS N/F NCBP
PROPERTY, LLC LIBER 35350 FOLIO
319 TM: 77 B4 30 AREA: 19,175,607 S.F.
OR 440.211 AC. "NO BUILDINGS"
WOODLAND RETAINED-ASSUMED CLEARED
MC-600 (RIGHT-OF-WAY DEDICATION)
1.48 AC.
CnB
CnC
CnE
WE
MnE
SGW-9
PROP. GATE
PROP. SWM
PROP. BIORETENTION
PROP. SWM OUTFALL
PROP. SWM ACCESS
PROP. SWM ACCESS EASEMENT
PROPOSED WALL
TW 121.00
BW 103.00
TW 121.00
BW 100.00
N41°01'12"E
51.19'
N67°54'48"W
50.45'
N70°50'50"W
81.92'
N77°01'44"W
110.67'
N71°08'07"W
67.61'
N70°08'13"W
57.75'
N75°43'35"W
52.84'
N78°35'41"W
66.79'
N35°50'56"W
151.47'
N 435,492
E 1,886,517
N 435,924
E 1,887,700
20' SCENIC BUFFER
10' P.U.E.
24' ACCESS EASEMENT
SURFACE DRAINAGE EASEMENT – PART 1 LIBER 41907 FOLIO 526
SURFACE DRAINAGE EASEMENT – PART 2 LIBER 41907 FOLIO 526
STORM DRAIN EASEMENT – PART 1 LIBER 41907 FOLIO 533
40' TRANSPORTIVE EASEMENT
ASPHALT PAVED MULTI-USE ROADWAY
POSTED SPEED LIMIT: 50 MPH
EDGE OF PAVEMENT
LIMIT OF DISTURBANCE
WETLAND LINE
WETLAND BUFFER
STREAM BUFFER
FIDS
PMA
TPF
PPF
L=20.99'
R=1470'
L=449.41'
R=1470'
L=449.41'
R=1470'
L=20.99'
R=1470'

MATCHLINE - SHEET C-317

MATCHLINE - SHEET C-319



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 / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	STATE STREAM BUFFER
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	0.55
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	0.67
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	1.75
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	2.64
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	1.81
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	1.09
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	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.00	0.01	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.17
C-311	42.44	15.90	41.60	28.16	12.45	14.63	0.00	0.00	13.45	1.97	12.40	0.00	8.17
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	0.00
C-313	29.47	3.25	24.56	21.79	2.77	17.56	1.32	0.00	4.13	2.42	1.45	0.00	2.80
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	2.52
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	1.33
C-316	42.44	5.58	42.44	36.86	5.58	35.98	0.00	0.00	0.88	0.60	5.58	0.00	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	6.15
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	0.24
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	0.54
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	2.27
TOTAL	442.30	94.77	422.66	339.73	82.93	248.08	1.86	0.00	86.48	16.12	81.07	4.92	32.70

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
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Environmental Planning Section
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07				

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PROJECT No.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: SS0

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

CARLO TAZZI
LICENSE NO. 3066
STATE OF MARYLAND
PROFESSIONAL LANDSCAPE ARCHITECT
7/24/2023
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SHEET TITLE:

TCP 2

SHEET NUMBER:

C-320

REVISION 1 - 10/27/2022

Jul 24, 2023
H:\SHARED\21MB\CAD\DRAWINGS\PLAN SET\TCP2\MB1921845 - TCP2 3----JAYJAY\ TCP2 PLAN - C-320