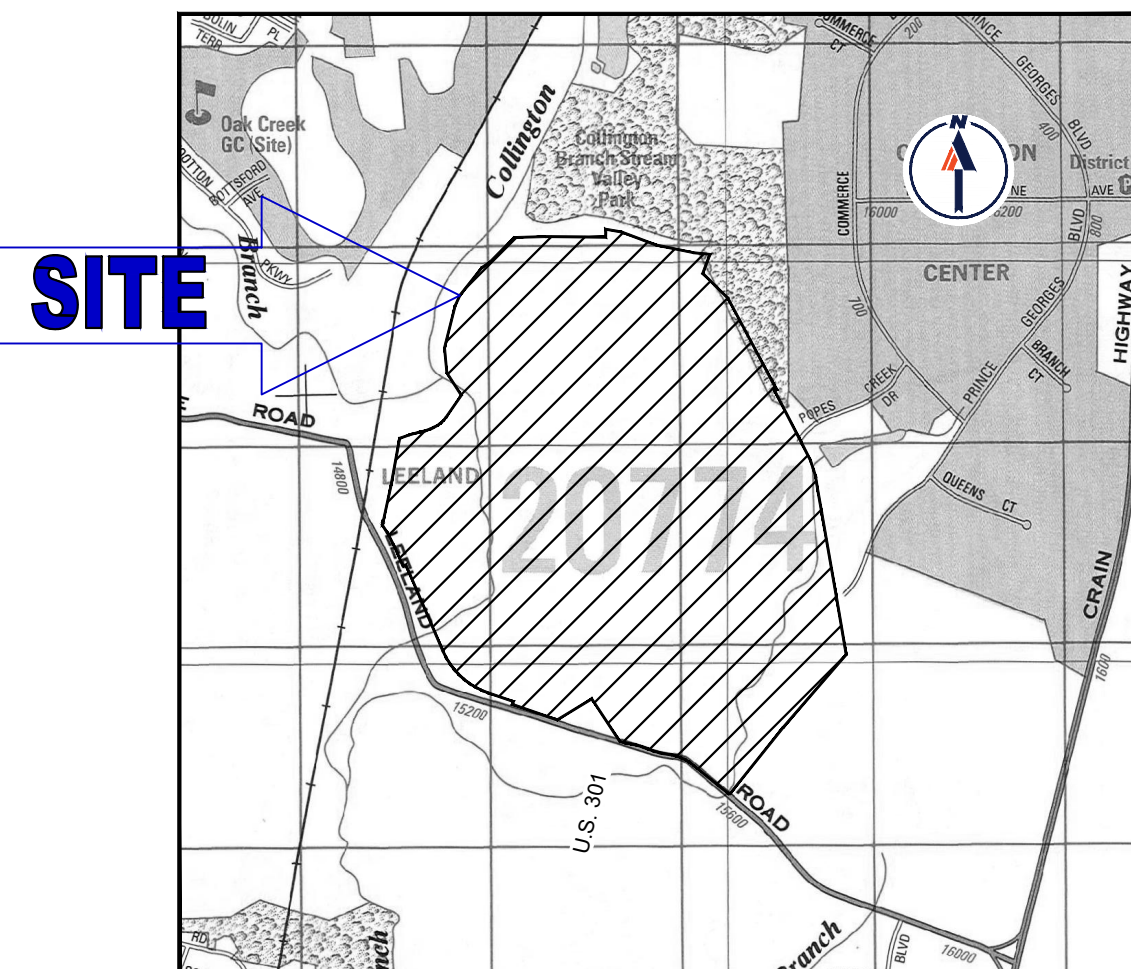


TREE CONSERVATION PLAN TYPE 2

TCP2-026-2021-08

FOR NATIONAL CAPITAL BUSINESS PARK

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



LOCATION MAP

COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 2006153-S

SCALE: 1"=2000'



KEY MAP

PREPARED BY

BOHLER

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

Forest Conservation Act Reporting Information (Change Table)									
	TCP-026-2021-01	TCP-026-2021-02	TCP-026-2021-03	TCP-026-2021-04	TCP-026-2021-05	TCP-026-2021-06	Revision Number (1-08)	Change Since Last Approval	
Net Tract (Acres)	347.53	347.53	347.53	347.53	347.53	347.53	354.97	7.44	
Existing Woodland (Acres)	339.73	339.73	339.73	339.73	339.73	339.73	345.23	5.5	
Woodland Cleared (Acres)	260.63	253	253	253.25	253.41	260.76	260.76	7.29	
Woodland Retained On-Site (Acres)	79.06	86.73	86.73	86.48	86.32	84.47	84.47	-1.85	
Woodland Planted On-Site (Acres)	16.16	16.12	16.12	16.12	16.08	17.61	17.61	1.53	
On-Site Woodland Easement/Preservation and Planting (Acres)	95.22	102.85	102.85	102.6	102.4	102.15	102.15	-0.25	
On-Site Wooded Floodplain in Easement (Acres)	81.84	81.07	81.07	81.07	81.07	77.43	77.43	-3.64	
Bond Amount	\$211,178.88	\$210,656.16	\$210,656.16	\$210,656.16	\$210,656.16	\$210,656.16	\$230,127.48	\$19,994.04	
Fee-In-Lieu Amount	50.00	50.00	50.00	50.00	50.00	50.00	50.00	0	
50' Stream Buffers Conserved (Preservation) - Linear Length	12.084	12.084	12.084	12.084	12.084	12.084	12.084	0	
50' Stream Buffers Conserved (Preservation) - Acreage	10.07	10.07	10.07	10.07	10.07	10.07	10.07	0	
50' Stream Buffers Newly Established (Afforestation) - Linear Length	595	595	595	595	595	595	595	0	
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0	
Off-Site Woodland Conservation Credits Required (Acres)	23.43	14.66	14.66	14.97	15.21	18.88	18.88	3.67	
Off-Site Woodland Conservation Credits Provided (Acres)	47.36	47.36	47.36	47.36	47.36	47.36	47.36	0	

SHEET	GROSS TRACT AREA	10-YEAR FLOODPLAIN (FIP)	EX. WOODLAND (R/CSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED OFF-SITE (C-FP)	WOODLAND CLEARED (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/ASSIGNED 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	1.05	0.00	0.00	0.00
C-303	22.34	8.14	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.89	0.00	0.67
C-304	19.10	0.14	19.10	18.36	0.74	1.36	0.00	0.00	1.06	1.36	0.73	0.00	1.75
C-305	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00	2.64
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	6.50	0.00	1.81
C-307	42.44	14.02	42.44	28.79	13.65	26.36	0.00	0.00	3.43	1.30	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	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
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	29.80	7.71	29.80	22.15	7.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.17
C-311	42.44	10.80	42.44	26.16	12.40	15.40	0.00	0.00	0.71	2.32	12.40	0.00	8.17
C-312	42.44	0.00	42.44	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	29.46	22.80	1.76	18.77	1.00	0.00	3.34	2.77	0.00	0.69	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	0.33	0.00	0.00	0.88	0.00	8.74	0.62	2.32
C-315	40.02	7.77	39.85	32.69	6.96	16.53	0.00	0.00	15.54	2.49	5.61	0.92	1.33
C-316	42.44	1.85	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.96	5.58	0.00	0.00
C-317	32.94	6.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	6.00	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	1.30	14.30	13.00	1.30	0.30	0.00	0.00	1.00	0.00	1.00	1.78	0.54
C-320	6.05	1.80	6.05	5.10	0.95	1.29	0.00	0.00	3.81	0.00	1.17	0.00	2.27
TOTAL	442.30	87.33	422.66	345.23	77.43	255.56	2.49	0.00	84.47	17.61	77.42	5.20	32.70

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information: (Enter acres for each zone)				
1 Zone:	E-LA	I-L	R-S	
2 Gross Tract:	423.83	15.67	0.78	
3 Floodplain:	85.88	1.47	0.00	
4 Previously Dedicated Land:	0.00	0.00	0.00	
5 Net Tract (NTA):	339.99	14.20	0.78	
6 TCP Number:	TCP2-026-2021	Revision #	8	
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):	N			
14 Is any portion of the property in a VAC Bank? (Y or N):	N			
15 Break-even Point (preservation) =:	111.67 acres			
16 Clearing permitted via reforestation =:	233.56 acres			
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/TAFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site and PMA Impacts (1:1)
17 Existing Woodland		345.23	77.43	
18 Woodland Conservation Threshold (WCT) =	15.01%	53.28		
19 Smaller of 17 or 18		53.28		
20 Woodland above WCT		291.95		
21 Woodland cleared		260.76	2.49	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		260.76		
23 Clearing above WCT (0.25 : 1) replacement requirement		55.19		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		120.86		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		84.47		
30 Afforestation / Reforestation		17.61		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CHZ area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * 2.0)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		18.88		
37 Off-site Woodland Conservation Credits Required		18.88		
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		120.86		
41 Area of woodland not cleared		84.47 acres		
42 Net tract woodland retained not part of requirements:		0.00 acres		
43 100-footpland woodland retained		74.94 acres		
44 On-site woodland conservation provided		102.08 acres		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		74.94 acres		
47 Prepared by:	Signed		Date	

NOTE: THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS CONCEPTUAL WITH SDP-2202. FINAL CLEARING AND SPECIMEN TREE REMOVAL WILL REQUIRE A REVISION TO THE TCP2.

PLAN REFERENCES

REFERENCES
TOPOGRAPHIC / AERIAL SURVEY:
LEAD 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. 58162141
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 -2202)

APPROVED 8/18/23
APPROVED 7/26/23
APPROVED 10/21/22
APPROVED 02/27/23
APPROVED 1/18/2023
APPROVED 12/02/22
APPROVED 2/8/2021
APPROVED 11/16/2021

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

UTILITIES
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM
(1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES
AFFECTING AND SERVING 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

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

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

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

TCP 2

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774

ELECTION DISTRICT 7

TAX ACCOUNT NO.: 0670737

BOHLER

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

TCP 2 COVER SHEET

SHEET NUMBER: C-300

REVISION 1 - 10/27/2022

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 while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- c. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be reaccomplished 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 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 TCPP.
- f. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- g. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- h. At time of issuance of the first permit, the following information shall be submitted to the MNCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number. Results of annual survival checks for each of the first four years after tree planting shall be reported to the MNCPPC Planning Department.
- i. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$5.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of the 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 38". The roots shall be well developed and at least 2" long. No more than twenty (20%) of the root system (both primary and auxiliary) fibrous roots shall be present.
- Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
- Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.
- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
4. Plant Handling: The quantity of seedlings taken from the nursery 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 stable bar or sharp-shovel shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be wedged, balled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, 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 planting site (see detail shown on this plan).
13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/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. (TO BE DETERMINED)

Four-Year Management Plan for Afforestation Areas

- Field check the afforestation area according to the following schedule:
- Year 1: Site preparation and Tree Planting
Survival check once annually (September-November) (see Note 1)
Weeding is needed (2 x 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 (1 needed 1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed (See Note 2)
Survival check (September - November)
1. Survival Check: Check planted stock against plant list (as-as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Maceraceous: Fertilization or weeding during years 1 through 3 will be done on an as-needed basis. Special return operations or recommendations will be conducted on an as-needed basis.

SITE STOCKING				
SIZE	REQUIRED PER ACRE	APPROXIMATE SPACING	SURVIVALITY REQUIREMENT AT THE END OF THE GROWING SEASON	
BARE ROOT SEEDLINGS OR WHIPS	700	8 X 8	75%	525
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.5")	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. 8 X 8	300	15 X 15	85%	255
CONTAINER GROWN 15, 25 GALLON OR 1.5" - 2" CAL. 8 X 8	150	20 X 20	100%	150
1. THESE SITE STOCKING AND SURVIVAL REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DETAILED DESIGN OF FOREST AND RAINFALL. IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DAY SEEDING, TREE SHELTERS, TRANSPLANTS, AND OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFILL THE REQUIREMENTS OF AN APPROVED FCD. THEY WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE APPROVING AGENCY.				
2. SPACING DOES NOT IMPLY THAT THE TREES OR SHRUBS MUST BE PLANTED IN A GRID PATTERN.				

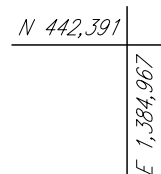
WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

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

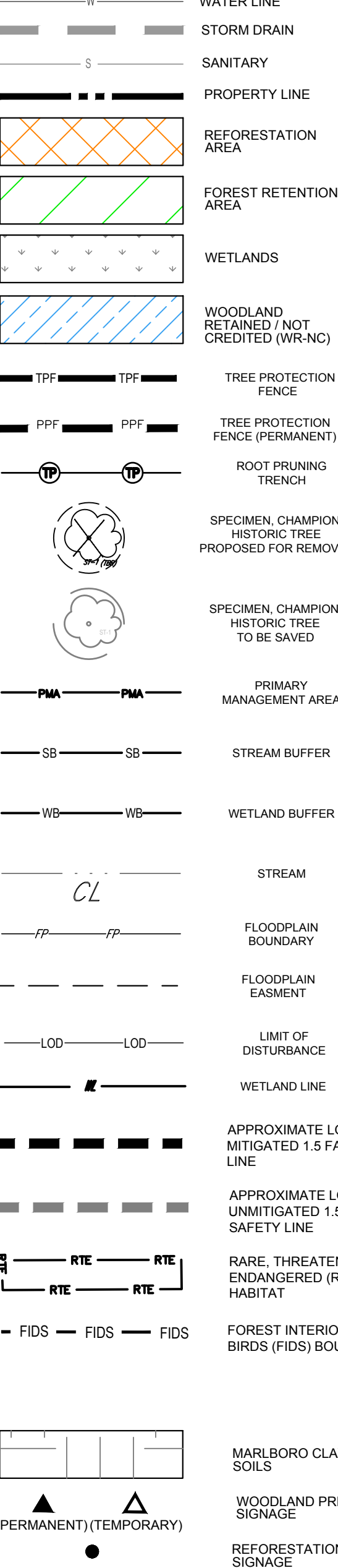
TREE PRESERVATION AND RETENTION NOTES

A. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCPP. B. TREES AND WOODLAND CONSERVATION METHODS AND PROCEDURES SHALL BE CONDUCTED IN ACCORDANCE WITH THE TCPP. C. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED AND 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 TCPP. E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

NO.	DATE	REVISION	DESCRIPTION	BY	CHKD	APP'D	REASON	DATE	NO.	DATE	REVISION	DESCRIPTION	BY	CHKD	APP'D	REASON	DATE
1	1/1/2022		Initial						1	1/1/2022		Initial					
2	1/1/2022		Initial						2	1/1/2022		Initial					
3	1/1/2022		Initial						3	1/1/2022		Initial					
4	1/1/2022		Initial						4	1/1/2022		Initial					
5	1/1/2022		Initial						5	1/1/2022		Initial					
6	1/1/2022		Initial						6	1/1/2022		Initial					
7	1/1/2022		Initial						7	1/1/2022		Initial					
8	1/1/2022		Initial						8	1/1/2022		Initial					
9	1/1/2022		Initial						9	1/1/2022		Initial					
10	1/1/2022		Initial						10	1/1/2022		Initial					
11	1/1/2022		Initial						11	1/1/2022		Initial					
12	1/1/2022		Initial						12	1/1/2022		Initial					
13	1/1/2022		Initial						13	1/1/2022		Initial					
14	1/1/2022		Initial						14	1/1/2022		Initial					
15	1/1/2022		Initial						15	1/1/2022		Initial					
16	1/1/2022		Initial						16	1/1/2022		Initial					
17	1/1/2022		Initial						17	1/1/2022		Initial					
18	1/1/2022		Initial						18	1/1/2022		Initial					
19	1/1/2022		Initial						19	1/1/2022		Initial					
20	1/1/2022		Initial						20	1/1/2022		Initial					
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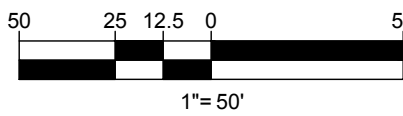


LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'



SHEET	GROSS TRACT AREA	EX WOODLAND FLOPPED (C-10)	EX WOODLAND GROSS (C-11)	EX WOODLAND NET (C-12)	EX WOODLAND TOTAL (C-13)	WOODLAND CLEARED AND NOT REFORESTED (C-14)	WOODLAND CLEARED AND REFORESTED (C-15)	WOODLAND CLEARED OFFSITE (C-16)	WOODLAND PRESERVED AREA (C-17)	WOODLAND REFORESTED AREA (C-18)	WOODLAND RETAINED AND ASSUMED (C-19)	STATE STREAM BUFFER
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00	0.55
C-303	22.34	8.14	22.34	15.34	7.50	11.62	0.00	3.72	1.91	6.99	0.00	1.85
C-304	19.10	0.74	19.10	18.36	0.74	7.30	0.00	11.06	1.38	0.74	0.00	1.75
C-305	0.02	0.00	0.02	0.02	0.01	0.01	0.00	0.01	0.01	0.01	0.00	0.64
C-306	11.35	7.35	11.15	4.44	6.71	1.97	0.03	0.00	2.87	0.00	8.50	0.81
C-307	42.44	0.00	42.44	28.75	28.38	0.00	0.00	0.00	3.43	1.20	13.65	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.80	7.71	29.80	22.15	7.71	12.75	0.00	8.65	6.59	7.71	0.75	0.17
C-311	42.44	15.80	42.44	26.64	15.80	15.45	0.22	12.71	0.33	12.40	0.00	0.17
C-312	42.44	0.00	30.76	30.76	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
C-313	29.47	0.30	24.56	22.80	1.78	18.77	1.90	0.00	3.34	2.77	0.00	0.80
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
C-314	10.77	0.97	10.77	9.20	5.74	0.33	0.00	0.00	0.00	8.74	0.93	2.52
C-315	0.00	0.00	39.85	39.85	0.00	17.23	0.00	0.00	15.84	2.49	0.00	0.82
C-316	42.44	1.65	42.44	41.79	0.65	36.00	0.00	0.00	0.79	1.66	5.58	0.00
C-317	32.84	8.91	32.84	24.03	8.91	10.81	0.25	0.00	13.22	1.84	8.00	0.15
C-318	0.00	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.26	1.30	14.26	13.00	1.30	1.30	0.00	1.00	1.02	1.35	0.00	0.04
C-320	6.05	1.80	6.05	5.10	0.95	1.29	0.00	0.00	0.81	1.17	1.10	0.27
TOTAL	442.30	87.33	422.66	345.23	77.43	255.56	2.49	0.00	38.47	17.61	77.42	5.20

MATCHLINE - SHEET C-303



Prince George's County Planning Department - M-NCPPC Environmental Planning Section TYPE 2 TIER DSD PLAN APPROVAL TOP-205-2021				
	Approved by	Date	ORD #	Reason for Revision
00	S.NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S.NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02	S.NICKLE	12-27-22	SDP-1603-02	PARGEL 6
03	S.NICKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S.NICKLE	06-27-23	SDP-2201	PARGEL 12
05	S.NICKLE	10-27-22	SDP-1603-03	ROUGH GRADING PERMIT
06	S.NICKLE	7-26-23	SDP-1603-03	PARGEL 11
07	S.NICKLE	8-18-23	SDP-2206	PARGELS 7.8 & 9
08	<i>Suzanne J. Nickle</i>	2-7-2024	SDP-2202	PARGELS 1.2 & 10

BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

[illegible]

**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.:	MB192184
DRAWN BY:	SC
CHECKED BY:	CR
DATE:	03/19/202
CAD I.D.:	TCP2-6

TCP 2

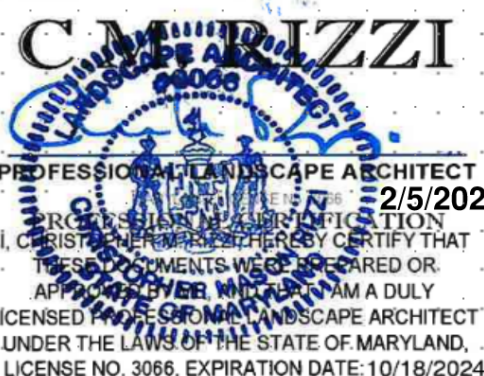
— FC

NATIONAL
CAPITAL
BUSINESS PARK

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

BOHLER//

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



SHEET TITLE:

TCP 2

SHEET NUMBER:

NUMBER:
C-302

REVISION 1 - 10/27/2022

E 1,282.046
N 442.388

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FPA)	WOODLAND CLEARING NET TRACT (C-NTA)	WOODLAND CLEARING FLOODPLAIN (C-FPA)	WOODLAND CLEARING OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WRNC)	WOODLAND RETAINED / ASSUMED CREDITED (WRAC)	STATE STREAM BUFFER
C-302	1.97	1.98	1.97	0.22	1.95	0.32	0.00	0.00	0.00	1.05	0.00	0.00	0.00
C-303	22.34	8.14	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.99	0.00	0.07
C-304	19.10	0.74	19.10	18.36	0.74	7.30	0.00	0.00	11.06	1.36	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	7.32	11.15	4.44	6.71	1.57	0.00	0.00	2.87	0.00	6.50	0.00	1.81
C-307	42.44	14.02	42.44	28.79	13.65	25.36	0.00	0.00	3.43	1.30	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	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
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	12.75	0.00	0.00	8.05	0.99	7.71	0.75	0.17
C-311	42.44	15.50	40.86	28.16	12.40	15.45	0.22	0.00	12.71	2.32	12.40	0.00	6.17
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	2.30	24.56	22.80	1.76	18.77	1.90	0.00	3.34	2.77	0.00	0.69	2.60
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	0.33	0.00	0.00	0.88	0.00	8.74	0.82	2.52
C-315	40.02	7.77	38.85	32.99	5.86	16.23	0.05	0.00	16.84	2.49	5.81	0.02	1.33
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.90	5.58	0.00	0.00
C-317	32.94	8.01	32.94	24.00	8.91	18.81	0.29	0.00	10.22	1.54	8.00	0.00	6.10
C-318	0.27	0.00	0.27	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	0.00	1.92	0.95	1.09	1.78	0.54
C-320	0.05	1.80	0.05	5.10	0.95	1.29	0.00	0.00	3.81	0.00	1.17	0.00	2.27
TOTAL	442.30	87.33	422.86	345.23	77.43	255.58	2.49	0.00	84.47	17.81	77.42	5.26	32.70

N 442.388
E 1,282.046



TCP 2 LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WRNC)
- TREE PROTECTION FENCE
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNNING 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
- FLOODPLAIN EASEMENT
- LIMIT OF DISTURBANCE
- WETLAND LINE
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE

50 25 12.5 0
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
03 S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02 S. NICKLE	01-19-23	SDP-1603-02	PARCEL 6
04 S. NICKLE	06-27-23	SDP-1603-04	AMENDED INFRASTRUCTURE
05 S. NICKLE	10-21-22	N/A	PARCEL 12
06 S. NICKLE	7-26-23	SDP-1603-03	ROUGH GRADING PERMIT
07 S. NICKLE	8-18-23	SDP-2200	PARCELS 7, 8 & 9
08 S. NICKLE	2-7-2024	SDP-2202	PARCELS 1, 2 & 10



REVISIONS

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



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PROJECT No.: MB1901841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

PROJECT:

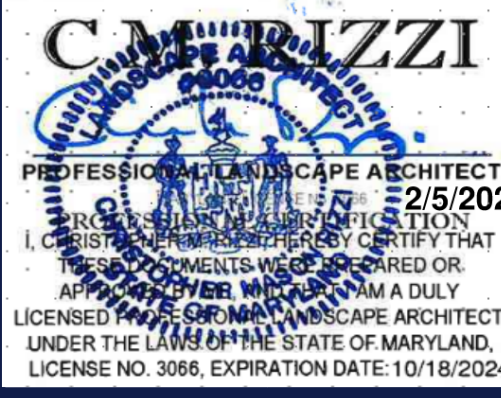
TCP 2

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



SHEET TITLE:

TCP 2

SHEET NUMBER:

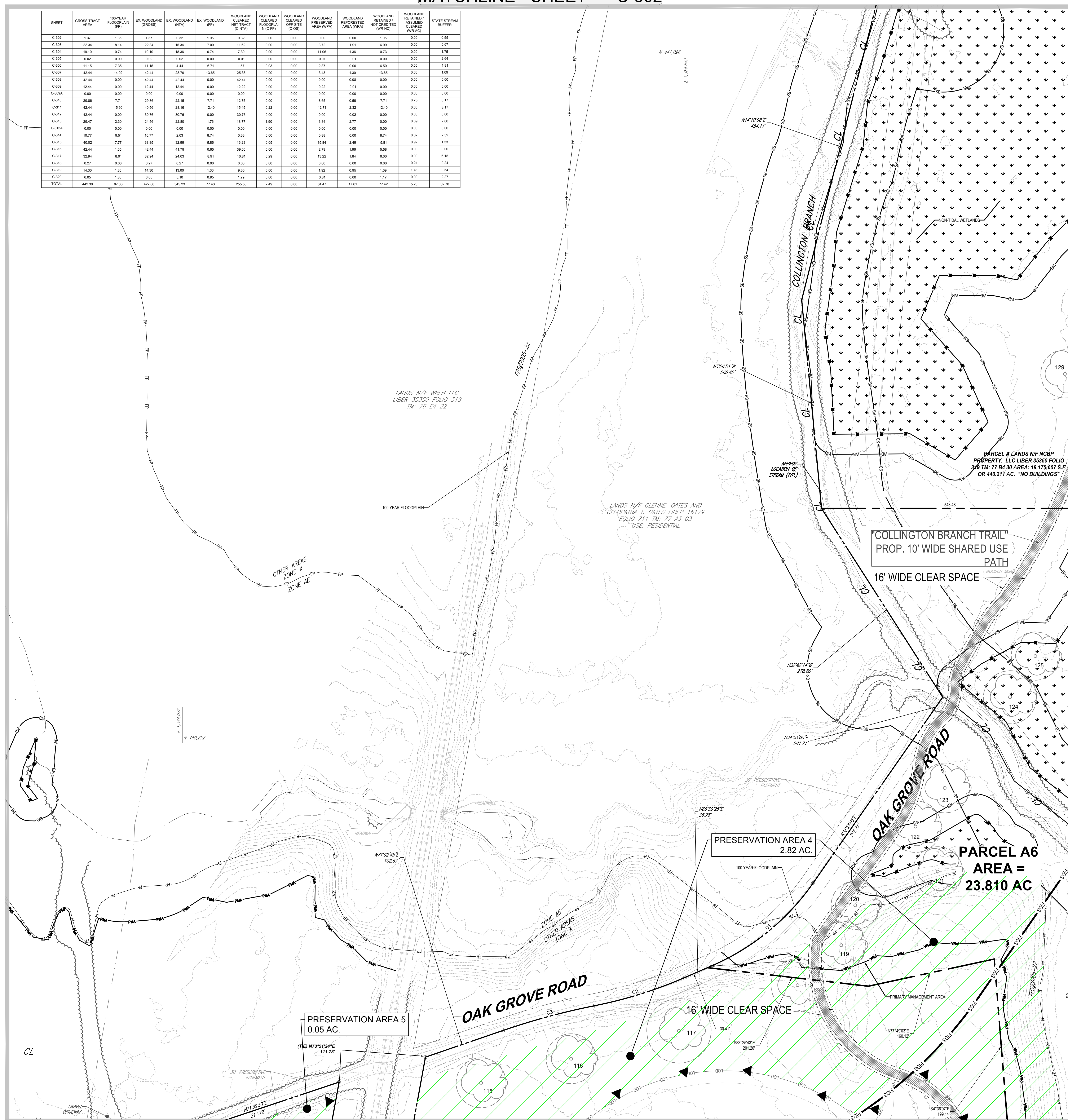
C-305

REVISION 1 - 10/27/2022

N 441.265
E 1,280.840

MATCHLINE - SHEET C-310

SHEET	GROSS REACTOR AREA (SQ. FT.)	100-YEAR FLOOD AREA (SQ. FT.)	EX. WOODLAND (GROSS)	EX. WOODLAND (NET)	EX. WOODLAND (IN)	WOODLAND CLEARED N.O. (GROSS) (C-INTA)	WOODLAND CLEARED N.O. (GROSS) (C-FFP)	WOODLAND CLEARED N.O. (GROSS) (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED N.O. (CREATED) (WRNC)	WOODLAND ASSOCIATED N.O. (CREATED) (WRAC)	STATE STREAM BUFFER
C-002	1.37	1.36	1.37	0.32	1.05	0.32	1.05	0.00	0.00	0.00	1.05	0.00	0.05
C-003	22.24	8.14	22.24	11.74	11.62	0.00	0.00	0.00	1.77	1.97	4.93	0.00	6.17
C-004	19.10	0.74	19.10	18.36	0.74	0.00	0.00	0.00	11.06	1.36	0.73	0.00	1.75
C-005	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00	2.64
C-006	11.15	7.35	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	6.64	0.00	1.81
C-007	44.42	14.02	42.44	28.79	13.65	28.36	0.00	0.00	3.43	1.30	13.65	0.00	1.09
C-008	42.44	0.00	42.44	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-009	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.02	0.01	0.00	0.00	0.00
C-009A	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-010	28.86	7.71	28.86	22.15	7.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.17
C-011	44.44	15.80	44.44	18.10	12.44	15.45	0.22	0.00	12.71	2.53	12.44	0.00	0.00
C-012	42.44	0.00	42.44	30.76	30.76	30.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-013	26.47	2.30	26.47	0.00	1.76	18.77	0.00	0.00	3.34	2.77	0.00	0.69	2.60
C-013A	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-014	90.77	9.91	10.77	2.03	8.74	0.33	0.00	0.00	9.88	0.00	8.74	0.82	2.52
C-015	40.86	8.86	25.95	25.95	0.00	25.95	0.22	0.00	4.84	2.44	0.81	0.00	1.33
C-016	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.66	0.58	0.00	0.00
C-017	32.94	8.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.44	6.00	0.00	6.15
C-018	0.02	0.00	0.27	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-020	0.00	1.80	0.00	13.00	13.00	13.00	0.00	0.00	1.92	1.95	1.09	1.76	0.34
C-020	0.00	0.00	0.00	5.01	0.05	1.98	0.00	0.00	0.00	0.00	0.00	2.27	0.00
TOTAL	442.30	87.33	422.68	345.23	77.43	255.56	2.49	0.00	84.47	17.61	77.42	5.20	37.84



MAI CHLINE - SHEET C-307

TCP 2 LEGEND

- | | |
|--|---|
| | WATER LINE |
| | STORM DRAIN |
| | SANITARY |
| | PROPERTY LINE |
| | REFORESTATION AREA |
| | FOREST RETENTION AREA |
| | WETLANDS |
| | WOODLAND RETAINED / NOT CREDITED (WN-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 |
| | FLOODPLAIN EASEMENT |
| | LIMIT OF DISTURBANCE |
| | WETLAND LINE |
| | APPROXIMATE 1.05 FAD LINE |
| | APPROXIMATE 1.5 FAD LINE |
| | SAFETY LINE |
| | RARE, THREATENED, ENDANGERED (RTE) HABITAT |
| | FOREST INTERIOR BIRDS (FIDS) BOUNDARY |
| | MARLBORO CLAY SOILS |
| | WOODLAND PRESERVATION |
| | REFORESTATION |



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	
01	S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
02	S. NICKLE	12-27-22	SOP-1603-01	INFRASTRUCTURE
12			SOP-1603-02	PART 6
03	S. NICKLE	01-18-23	SOP-1603-04	AMENDED INFRASTRUCTURE
04	S. NICKLE	06-27-23	SOP-2201	PART 12
05	S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	S. NICKLE	7-26-23	SOP-1603-03	PART 11
07	S. NICKLE	8-18-23	SOP-2202	PARTS 7.8.9
08	<i>Nicolas M. Nickle</i>	2-7-2024	SOP-2202	PARTS 12.8.10

REVISIONS

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

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

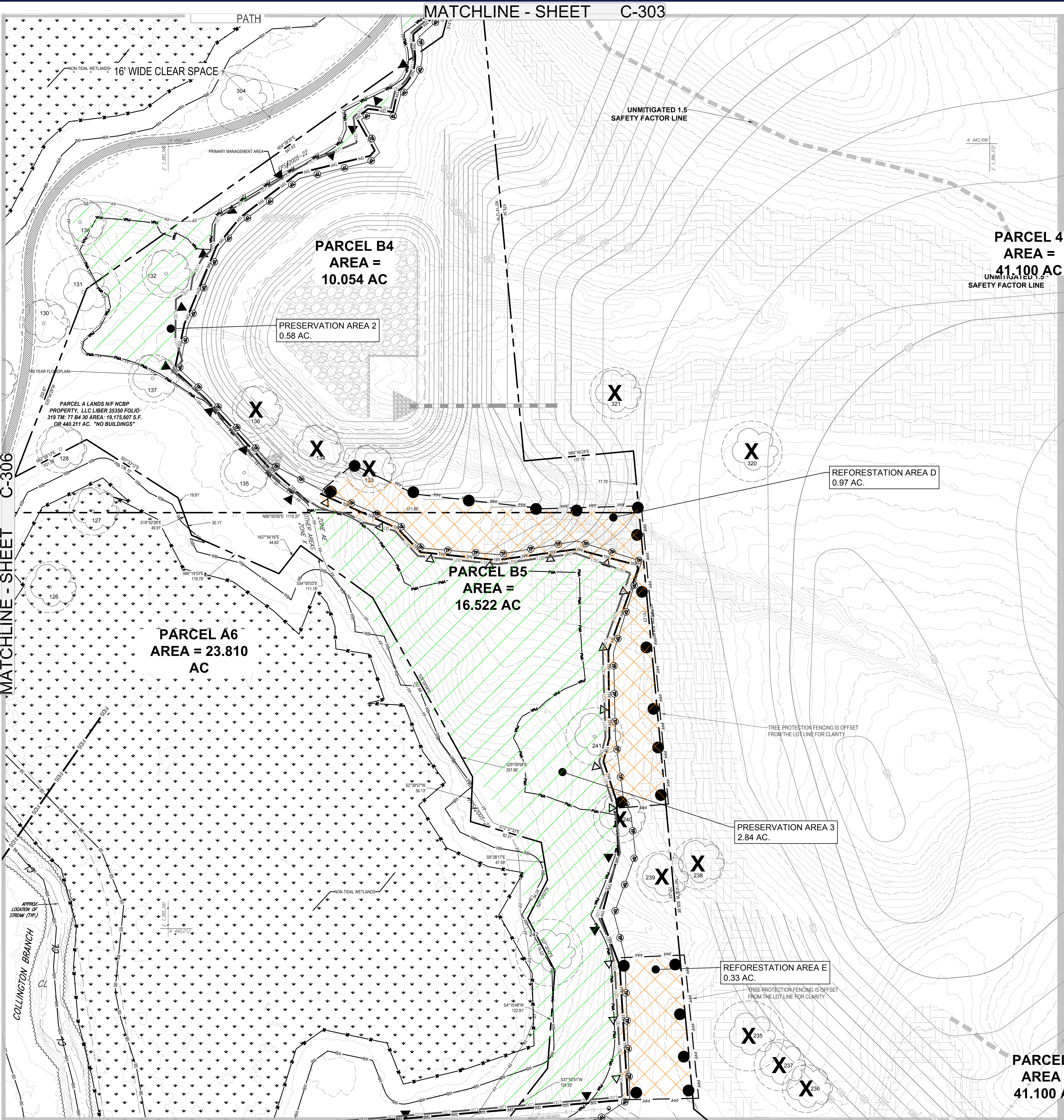
TCP 2

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

**TCP 2**

MBER:
C-306

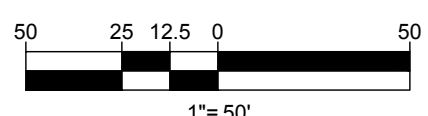
REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND 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
C-303	22.34	8.14	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.99	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.30	0.00	0.00	11.06	1.38	0.73	0.00
C-305	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.00
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	6.50	0.00
C-307	42.44	14.02	42.44	28.79	13.65	25.36	0.00	0.00	3.43	1.30	13.65	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.44	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75
C-311	42.44	15.90	40.56	28.16	12.40	15.45	0.22	0.00	12.71	2.32	12.40	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.56	22.80	1.76	18.77	1.00	0.00	3.34	2.77	0.00	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	0.51	10.77	2.03	8.74	0.33	0.00	0.00	0.88	0.00	8.74	0.82
C-315	40.02	7.77	38.95	32.99	5.96	16.23	0.65	0.00	15.84	2.49	5.61	0.00
C-316	42.44	1.65	42.44	41.79	0.65	39.30	0.00	0.00	2.79	1.96	5.58	0.00
C-317	32.94	0.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	6.00	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	0.00	1.82	0.85	1.09	1.78
C-320	8.05	1.80	8.05	5.10	2.95	1.29	0.00	0.00	3.81	0.00	1.17	0.00
TOTAL	442.30	87.33	422.96	345.23	77.43	265.96	2.49	0.00	84.67	17.61	77.42	5.20

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
- FLOODPLAIN EASEMENT
- LIMIT OF DISTURBANCE
- WETLAND LINE
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



MATCHLINE - SHEET C-306

MATCHLINE - SHEET C-308

MATCHLINE - SHEET C-306

MATCHLINE - SHEET C-311



REVISIONS

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



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

TCP 2

FOR

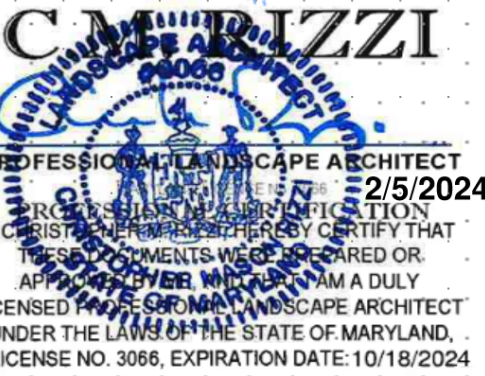
NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

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



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



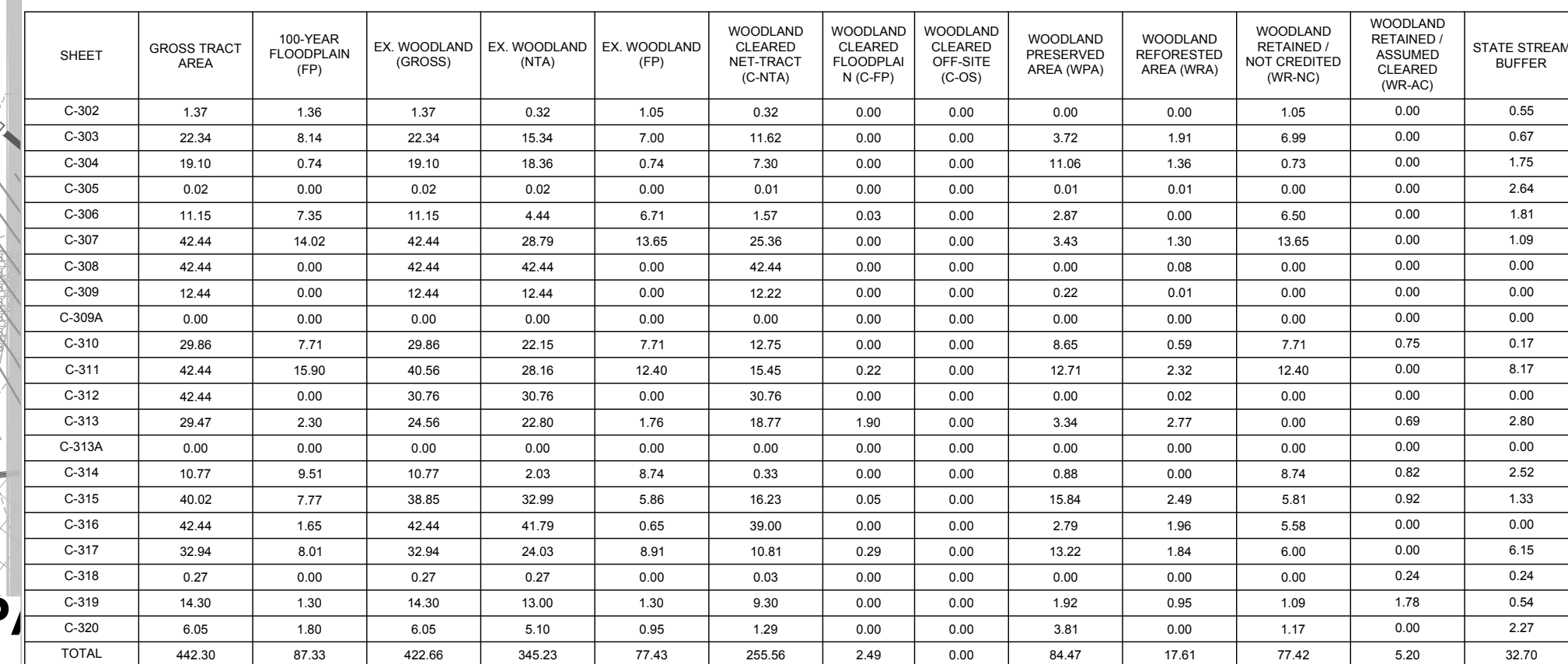
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SHEET NUMBER
C-307

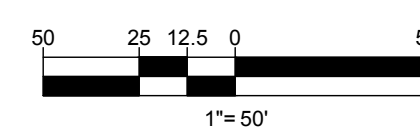
REVISION 1 - 10/27/2022

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

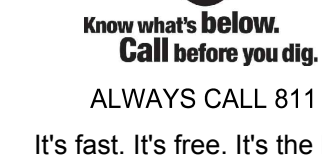
Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A
01	S. NICKLE	12-27-22	ROUGH GRADING PERMIT
02	S. NICKLE	SDP-1603-01	INFRASTRUCTURE
03	S. NICKLE	SDP-1603-02	PARCEL 6
04	S. NICKLE	SDP-1603-04	AMENDED INFRASTRUCTURE
05	S. NICKLE	SDP-2201	PARCEL 12
06	S. NICKLE	10-21-22	N/A
07	S. NICKLE	7-26-23	ROUGH GRADING PERMIT
08	S. NICKLE	SDP-1603-03	PARCEL 11
09	S. NICKLE	8-18-23	SDP-2200
10	S. NICKLE	2-7-2024	SDP-2202



	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
	FLOODPLAIN EASEMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	MARLBORO CLAY SOILS
	WOODLAND PRESERVATION SIGNAGE
	REFORESTATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPE-026-2021				
Approved by	Date	DRD #	Reason for Revision	
01 N. SINKLE	2-18-22	N/A	ROUGH GRADING PERMIT	
01 N. SINKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE	
02		SDP-1603-02	PARCEL E	
03 N. SINKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE	
04 N. SINKLE	06-27-23	N/A	PARCEL 12	
05 N. SINKLE	10-21-22	N/A	ROUGH GRADING PERMIT	
06 N. SINKLE	7-26-23	SDP-1603-03	PARCEL 12	
07 N. SINKLE	8-18-23	SDP-2202-2021	PARCELS 7, 8 & 9	
<i>Suzanne A. Mosley</i>	2-7-2024	SDP-2202	PARCELS 7, 8 & 9	

[illegible]

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PROJECT No.: MB192
DRAWN BY:

CHECKED BY: _____
DATE: 03/19/2017

CAD I.D.:	TO
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TCP 2

_____ FOR _____

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

LEELAND ROAD & OAK GROVE RD
PRINCE GEORGES COUNTYPRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774

ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

[illegible]

BOHIFP

BOTTLEK //

16701 MELFORD BLVD , SUITE 31

BOWIE, MARYLAND 20715
Phone: (301) 809-4500

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

CLAUDE RIZZ

CHICKLEZZ

PROFESSIONAL LANDSCAPE ARCHITECT 2/5/2

PROFESSIONAL CERTIFICATION
I, CHRISTOPHER M. ROSE, HEREBY CERTIFY THAT

THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, WHO/THAT I AM A DULY
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 3086, EXPIRATION DATE: 10/18/2012

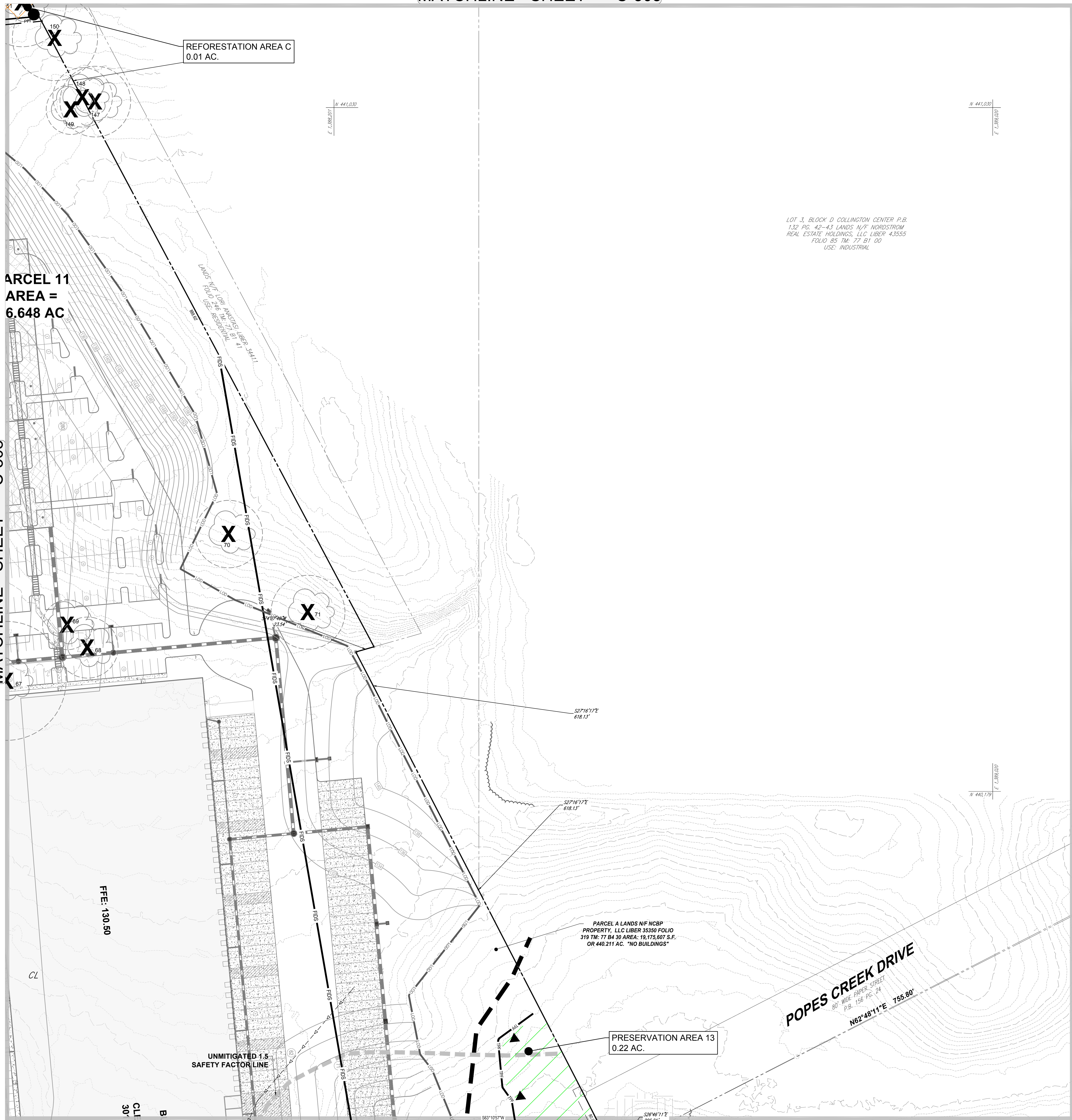
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TCP 2

SHEET NUMBER:

C-308

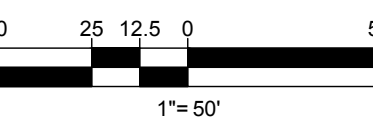
REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (WOODS)	EX. WOODLAND (WPA)	EX. WOODLAND (WPA)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPA)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (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	0.00
C-303	22.34	8.54	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.09	0.00	0.00
C-304	19.10	0.74	19.10	18.30	0.74	7.30	0.00	0.00	11.08	1.30	0.73	0.00	1.75
C-305	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	2.64
C-306	11.15	7.35	11.15	4.44	6.71	1.97	0.03	0.00	2.87	0.00	6.80	0.00	1.81
C-307	42.44	14.02	42.44	28.73	13.65	18.36	0.00	0.00	3.43	1.30	13.65	0.00	1.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
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	20.96	7.71	20.96	22.16	7.71	12.75	0.00	0.00	4.66	0.60	7.71	0.75	5.17
C-311	42.44	15.90	40.96	26.16	12.40	19.45	0.22	0.00	12.71	2.32	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	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.56	22.80	1.76	16.77	1.90	0.00	3.34	2.77	0.00	0.69	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	0.33	0.00	0.00	0.88	0.00	6.74	0.82	2.52
C-315	40.02	7.77	38.85	32.99	5.86	16.23	0.05	0.00	19.84	2.49	5.81	0.02	1.33
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.90	5.58	0.00	0.00
C-317	32.99	8.01	32.99	24.03	8.91	10.81	0.29	0.00	13.22	1.84	6.00	0.00	8.16
C-318	0.27	0.00	0.27	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	0.00	1.02	0.95	1.09	1.78	0.54
C-320	6.05	1.60	6.05	5.10	0.95	1.29	0.00	0.00	3.81	0.00	1.17	0.00	2.27
TOTAL	442.30	87.53	422.86	345.23	77.43	259.96	2.49	0.00	84.47	17.61	77.42	5.20	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
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- FLOODPLAIN EASEMENT
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- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
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- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-028-2021			
Approved by	Date	DRD #	Reason for Revision
00 S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01 S. NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02 S. NICKLE	01-18-23	SDP-1603-02	PARCEL 6
03 S. NICKLE	06-27-23	SDP-2201	AMENDED INFRASTRUCTURE
04 S. NICKLE	10-21-22	N/A	PARCEL 12
05 S. NICKLE	7-26-23	SDP-1603-03	ROUGH GRADING PERMIT
06 S. NICKLE	8-19-23	SDP-2201	PARCELS 7, 8 & 9
07 S. NICKLE	2-7-2024	SDP-2202	PARCELS 1, 2 & 10

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

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

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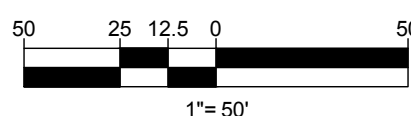
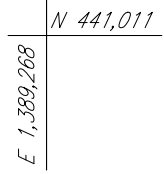
PROJECT No.: MB1921841
DRAWN BY: SQ
CHECKED BY: CR
DATE: 03/19/2021
CAD I.D.: TCP2-0

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

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

C. M. RIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 10117
EXPIRATION DATE 10/18/2024

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



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LAND SURVEYING
PROCESSED INFORMATION
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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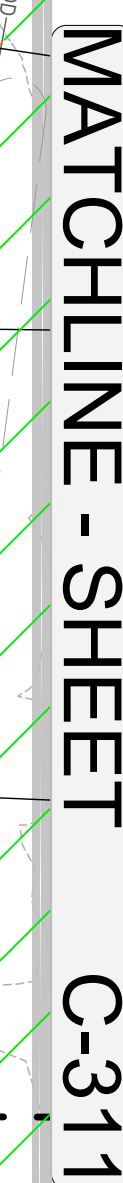
BOHLER //
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

SHEET TITLE:

TCP 2

SHEET NUMBER:
C-309A

REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100 YEAR FLOOD (FP)	EX WOODLAND (GSP)	EX WOODLAND (RTA)	EX WOODLAND (FP)	WOODLAND CLEARED TO PLANT (GTA)	WOODLAND CLEARED TO PLANT N (FP)	WOODLAND CLEARED (C-GS)	WOODLAND PRESERVED AREA (MPA)	WOODLAND REFORESTED AREA (ORA)	WOODLAND RETAINED/ NOT REFORESTED (WRG)	WOODLAND RETAINED/ CLEARED (WRAC)	STATE SHARE
C-302	1.37	1.38	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.55
C-303	22.34	8.74	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	0.99	0.00	2.87
C-304	19.10	0.74	19.10	15.36	0.74	7.35	0.00	0.00	11.08	0.36	0.75	0.00	1.69
C-305	0.02	0.00	0.02	4.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.04
C-306	11.15	7.35	11.15	4.44	6.71	1.17	0.03	0.00	2.87	0.00	6.50	0.00	1.81
C-307	42.44	14.02	42.44	29.79	13.65	25.36	0.00	0.00	3.43	1.30	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	0.08	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	29.86	22.15	7.71	12.75	0.00	0.00	8.65	0.59	7.71	0.00	1.75
C-311	42.44	15.90	40.36	28.18	12.40	15.45	0.22	0.00	12.71	2.32	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	2.30	24.47	0.00	0.00	1.79	18.77	0.00	0.00	3.39	2.77	0.00	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	0.33	0.00	0.00	0.88	0.00	8.74	0.00	2.52
C-315	40.02	7.77	38.85	32.99	5.86	16.23	0.05	0.00	15.84	2.49	5.81	0.02	1.33
C-316	42.44	1.68	17.9	5.65	39.00	0.00	0.00	0.00	2.73	1.98	5.68	0.00	1.05
C-317	32.94	8.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	0.00	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.04
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	0.00	1.92	0.85	1.99	0.00	1.78
C-320	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	462.0	82.23	422.06	346.06	76.63	255.56	2.45	0.00	16.67	10.00	17.47	0.02	32.70

	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
	FLOODPLAIN EASEMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	MARLBORO CLAY SOILS
	WOODLAND PRESERVATION SIGNAGE
	REFORESTATION SIGNAGE

NOTE: 1. THE CLEARING FOR THE PARK AND ASSOCIATED TRAILS IS CONCEPTUAL WITH SDP-2202 FINAL CLEARING AND SPECIMEN TR 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.

REVISIONS

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

NOT APPROVED FOR
CONSTRUCTION

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

PROJECT:

TCP 2

FOR
NATIONAL
CAPITAL
BUSINESS PARK

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

BOHLER//

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

C. MARICCHI
 PROFESSIONAL LANDSCAPE ARCHITECT
 25/2
 I, CHRISTOPHER MARICCHI, HEREBY CERTIFY THAT
 THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME OR BY A DULY
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NO. 30696, EXPIRATION DATE: 10/18/20

TCP 2

SHEET NUMBER: _____

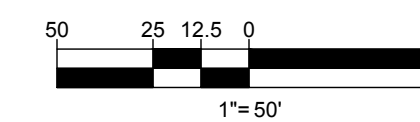
ET NUMBER:
C-310

REVISION 1 - 10/27/2022

DATE	COMMENT	DRIVEN BY
10/27/2022	PARCEL 12 CERT	CHECKED BY
		SQ
		CR

SHEET	GROSS TRACT AREA	10 YEAR FLOORPLAN (FPI)	EX. WOODLAND (GROSS)	EX. WOODLAND (NET)	EX. WOODLAND (P)	WOODLAND CLEARED IN TRACT (G-N/A)	WOODLAND CLEARED IN TRACT N (F-P)	WOODLAND CLEARED OFF TRACT (G-O)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED (WRS)	WOODLAND ASSIGNED FOR OTHER USE (WAO)	STATE STREAM BUFFER
C-302	1.37	1.36	1.37	0.32	1.05	0.32	1.05	0.00	0.00	0.00	1.05	0.00	0.55
C-303	20.34	8.14	20.34	15.74	7.59	15.74	11.42	0.00	0.72	1.91	6.86	0.00	0.67
C-304	19.10	0.74	19.10	18.36	0.74	7.10	1.30	0.00	0.00	11.06	1.30	0.75	1.75
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.01	0.00	0.01	0.01	0.00	0.00	2.64
C-308	11.15	7.36	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	6.50	0.00	1.81
C-307	42.44	14.02	42.44	38.79	13.65	25.36	0.00	0.00	3.43	1.30	13.65	0.00	1.09
C-308	42.44	5.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	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	29.88	1.71	29.88	22.15	7.71	12.75	0.75	0.00	8.65	5.59	7.71	0.75	0.17
C-311	42.44	15.86	42.44	39.76	12.40	39.76	0.22	0.00	12.11	0.22	12.40	0.00	0.17
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	20.47	2.30	24.56	22.80	1.76	18.77	1.80	0.00	3.34	2.77	0.00	0.69	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	15.77	2.00	8.74	0.53	0.00	0.00	0.98	0.00	8.74	0.52	2.52
C-315	10.02	7.77	30.65	0.99	5.84	18.23	0.14	0.00	2.49	0.64	2.49	0.14	0.32
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	10.79	1.66	5.74	0.00	0.00
C-317	32.94	8.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	6.00	0.00	0.15
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.04	0.24
C-319	14.10	1.30	14.10	13.80	0.30	13.80	0.00	0.00	0.30	0.00	0.66	0.54	0.54
C-320	0.05	1.80	6.05	5.10	0.95	1.20	0.00	0.00	3.81	0.00	1.17	0.00	0.27
TOTAL	442.30	87.33	422.66	346.23	75.43	259.56	2.48	0.00	84.47	17.61	177.42	5.20	32.70

	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
	FLOODPLAIN EASEMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	MARLBORO CLAY SOILS
	WOODLAND PRESERVATION SIGNAGE
	REFORESTATION SIGNAGE



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

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

TCP 2

FOR
NATIONAL
CAPITAL
BUSINESS PARK

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

BOHLER //

**6701 Melford Blvd., Suite 310
Bowie, Maryland 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

C. M. RIZZI

PROFESSIONAL LANDSCAPE ARCHITECT
2/5/2024
PROFESSIONAL LANDSCAPE ARCHITECT
EXISTING LANDSCAPE ARCHITECT CERTIFY THAT
THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME OR A PERSON UNDER MY DAILY
SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3056, EXPIRATION DATE: 10/18/2024

HEET TITLE:

TCP 2

HEET NUMBER:
C-311

REVISION 1 - 10/27/2022

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	SCP-1063-02	INFRASTRUCTURE
02		SCP-1063-02	PARCEL 6
03 S NICKLE	10-17-22	SCP-1063-04	AMENDED INFRASTRUCTURE
04 S NICKLE	06-27-23	SCP-2201	PARCEL 12
05 S NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06 S NICKLE	7-26-23	SCP-1063-03	PARCEL 11
07 S NICKLE	8-19-23	SCP-2206	PARCELS 7, 8 & 9
<i>Susan A. Hobbs</i>	2-7-2024	SCP-2202	PARCELS 12.6.1.9

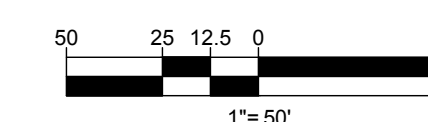


SHEET	GROSS TRACT AREA (SQ. FT.)	10-YEAR FLOODPLAIN (FPA)	EX WOODLAND (FPA)	EX WOODLAND (FPA)	EX WOODLAND (FPA)	EX WOODLAND (FPA)	WOODLAND CULDED IN-TRACT (C-2)	WOODLAND CULDED IN-TRACT (N-G-P-F)	WOODLAND CULDED FLOODPLAIN (C-GS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WPA)	WOODLAND RELANED/ REPLANTED (W-R)	WOODLAND RETAINED/ ASSUMED REPLANTED (W-RNC)	STATE STREAM BUFFER
C-302	1.37	1.36	1.37	0.32	1.05	0.32				0.00	0.00	1.05	0.00	0.55
C-303	0.34	0.14	23.34	15.34	0.00	11.63	0.00	0.00	0.00	27.2	1.74	0.00	0.00	8.67
C-304	19.10	0.74	19.10	18.36	0.74	2.30	0.00	0.00	0.00	11.06	1.36	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	0.01	0.00	0.00	2.64
C-308	11.15	7.35	11.15	4.44	6.71	15.17	0.03	0.00	2.87	0.00	6.50	0.00	1.81	
C-307	42.44	14.02	42.44	28.79	13.65	25.30	0.00	0.00	2.43	1.30	13.00	0.00	1.00	
C-309	0.44	0.00	0.44	0.44	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	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	29.88	7.71	29.88	22.15	7.71	12.75	0.00	0.00	8.65	0.50	7.71	0.75	0.17	
C-311	42.44	10.90	42.44	31.50	12.94	10.90	0.00	0.00	12.71	1.02	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	0.00	0.00	0.00	0.00	
C-313	29.47	2.30	24.56	22.80	1.76	16.77	0.00	0.00	3.34	2.77	0.00	0.60	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	4.23	6.74	13.03	0.00	0.00	0.88	0.00	6.74	0.82	2.52	
C-316	7.71	0.02	5.85	5.85	0.00	5.85	0.00	0.00	15.56	2.40	0.00	1.81	0.33	
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	0.79	1.66	5.56	0.00	0.00	
C-317	32.94	8.61	32.94	24.03	8.91	10.61	0.29	0.00	13.22	1.84	6.00	0.00	6.15	
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24	
C-319	14.30	1.80	14.30	13.50	1.30	5.30	0.00	0.00	1.92	0.95	1.95	1.75	0.54	
C-320	0.50	0.00	0.50	0.50	0.00	0.50	0.00	0.00	3.81	1.01	0.00	0.00	0.37	
TOTAL	442.30	67.33	422.66	330.23	77.43	255.50	2.49	0.00	84.47	17.61	77.42	5.20	32.70	

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

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

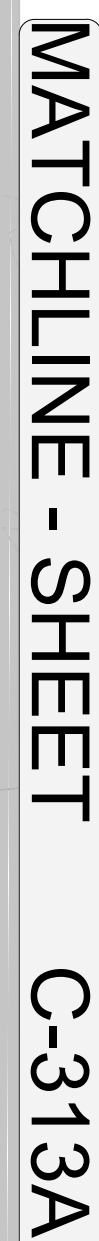
	WATER LINE
	STORM DRAIN
	SANITARY
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	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED/NOT CREDITED (WR-NC)
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	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE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



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP-2025-0021				
Approved by	Date	DRD #	Reason for Revision	
01	N SINKILE	2-18-23	N/A	ROUGH GRADING PERMIT
01	N SINKILE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02			SDP-1603-02	PARCEL 6
03		01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	N SINKILE	06-27-23	SDP-2201	PARCEL 12
05	N SINKILE	10-21-22	N/A	ROUGH GRADING PERMIT
06	N SINKILE	7-26-23	SDP-1603-03	PARCEL 11
07	N SINKILE	9-18-23	SDP-2202	PARCELS 12 & 9
08	<i>Susan M. Moxley</i>	7-27-2024	SDP-2202	PARCELS 12.8.10

SHEET NUMBER:
C-312

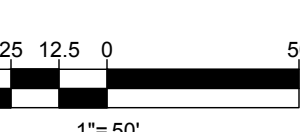
SESSION 1 - 10/27/2022



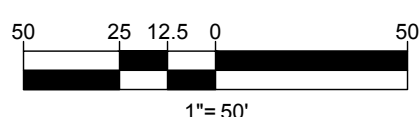
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (R-1)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (RTP)	EX. WOODLAND (P)	WOODLAND CLEARED N/A (C-NTA)	WOODLAND CLEARED N/A (C-CP)	WOODLAND CLEARED PRESERVED (C-OS)	WOODLAND PRESERVED (WPA)	WOODLAND REFORESTED (WRA)	WOODLAND RETAINED N/A (WRNC)	WOODLAND REFORESTED/ ASSIGNED CLEARED (WRA)	STATE STREAM BUFFER
C-362	1.37	1.96	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	1.05	0.00	0.56
C-303	22.34	1.84	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.99	0.00	0.00	0.67
C-264	19.10	0.24	19.10	15.34	0.76	13.74	2.80	0.00	1.16	11.56	0.00	0.73	0.00	0.00
C-305	0.92	0.00	0.92	0.02	0.00	0.90	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.24
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.23	0.00	2.87	0.00	6.50	0.00	1.15	0.00
C-307	42.44	14.02	42.44	26.79	13.85	25.36	0.00	0.00	3.43	1.30	13.65	0.00	1.09	0.00
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.46	0.00	12.46	12.46	0.00	12.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-300A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	28.66	7.71	28.66	22.15	17.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.71	0.00
C-311	42.44	15.90	42.44	26.16	12.40	15.45	0.22	0.00	12.21	0.30	12.40	0.00	8.17	0.00
C-312	42.44	0.00	42.44	36.79	0.70	39.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	29.46	22.90	1.76	18.77	1.90	0.00	1.34	2.77	0.00	0.00	0.49	2.00
C-314A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	10.77	2.03	8.74	0.03	0.00	0.00	0.88	0.00	8.74	0.02	8.52	1.50
C-315	40.52	7.77	38.85	26.99	5.88	16.23	0.05	0.00	10.84	2.49	5.81	0.92	1.03	0.00
C-316	43.44	14.10	43.44	41.75	0.65	39.00	0.00	0.00	1.75	0.00	5.19	0.00	0.00	0.00
C-317	32.94	8.01	32.94	24.03	8.91	10.61	0.29	0.00	13.22	1.84	6.00	0.00	6.15	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.04	0.00
C-319	14.30	13.00	14.30	13.00	1.30	8.30	0.00	0.00	1.92	0.06	1.96	1.78	0.54	0.00
C-320	14.30	13.00	14.30	13.00	1.30	8.30	0.00	0.00	1.92	0.06	1.96	1.78	0.54	0.00
TOTAL	462.30	87.33	422.68	349.23	72.50	255.56	2.49	0.00	56.67	17.61	77.42	3.30	32.74	0.00

END

- 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
FLOODPLAIN EASEMENT
LIMIT OF DISTURBANCE
WETLAND LINE
APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
MARLBORO CLAY SOILS
WOODLAND PRESERVATION SIGNAGE
REFORESTATION SIGNAGE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TIE CONSERVATION PLAN APPROVAL TCP-2-02-2021				
	Approved by	Date	D/R #	Reason for Revision
00	S NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S NICKLE	12-27-22	SDP-1603-01	INFRASTRUCTURE
02	S NICKLE	12-27-22	SDP-1603-02	PARCEL 6
03	S NICKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S NICKLE	06-27-23	SDP-2201	PARCEL 12
05	S NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT
06	S NICKLE	7-6-23	SDP-1603-03	PARCEL 11
07	S NICKLE	8-18-23	SDP-2202	PARCEL 17 & 8
08	<i>Sharon M. Nichols</i>	7-27-2024	SDP-2202	PARCELS 1, 2 & 10



	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REFORESTATION AREA
	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED / NOT CREDITED (WR-NC)
	TREE PROTECTION FENCE (PERMANENT)
	TREE PROTECTION FENCE (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
	FLOODPLAIN EASEMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	APPROXIMATE 1.5 FAC LINE
	APPROXIMATE 1.5 SAFETY LINE
	RARE, THREATENED, ENDANGERED (RTE) HABITAT
	FOREST INTERIOR BIRDS (FIDS) BOUNDARY
	MARLBORO CLAY SOILS
	WOODLAND PRE-SIGNAGE
	REFORESTATION SIGNAGE

SHEET	GROSS TRACT AREA (SQ. FT.)	100-YEAR FLOOD INFECTION (C-100)	EX. WOODLAND DROSB	EX. WOODLAND T-1	EX. WOODLAND T-2	WOODLAND CLEARED NET TRACT (C-100)	WOODLAND CLEARED NET TRACT (C-100)	WOODLAND CLEARED NET TRACT (C-100)	WOODLAND PRESERVED AREA (C-100)	WOODLAND REFORESTED AREA (C-100)	WOODLAND RETAINED NET TRACT (C-100)	WOODLAND ASSIGNED CULTE (C-100)	STATE STREAM BUFFER
C-302	1.37	1.36	1.37	0.32	1.05	0.52	0.00	0.00	0.00	0.00	1.05	0.00	0.55
C-303	20.26	8.14	20.26	7.50	11.50	0.00	0.00	0.00	3.70	1.91	5.69	0.00	1.67
C-305	0.02	0.00	0.02	0.00	0.00	0.01	0.00	0.00	11.06	1.36	0.73	0.00	1.75
C-306	11.15	7.36	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	8.50	0.00	1.81
C-307	42.44	14.02	42.44	28.79	13.65	25.38	0.00	0.00	3.43	1.30	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	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
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	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.17
C-311	42.44	15.90	46.36	38.18	12.40	15.40	0.22	0.00	12.71	2.32	12.40	0.00	0.17
C-312	42.44	30.476	0.00	30.476	0.00	30.476	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.00	24.56	22.80	1.76	16.77	1.90	0.00	3.34	2.77	0.00	0.49	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	0.20	8.74	0.33	0.00	0.00	0.88	0.00	9.74	0.82	2.32
C-315	29.86	7.71	29.86	22.15	7.71	12.75	0.00	0.00	12.71	2.32	12.40	0.00	0.17
C-316	42.44	1.65	42.44	41.79	0.65	38.00	0.00	0.00	2.79	1.86	5.58	0.00	0.00
C-317	32.94	8.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	0.00	0.00	6.15
C-318	0.07	0.27	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	14.30	14.30	14.30	0.00	9.30	0.00	0.00	1.82	0.95	1.09	1.15	0.54
C-320	1.00	4.05	1.00	1.00	1.00	1.00	0.00	0.00	3.91	0.00	0.00	0.00	2.27
TOTAL	442.30	87.33	422.66	345.23	77.43	255.56	2.49	0.00	84.47	17.61	77.42	5.20	32.70

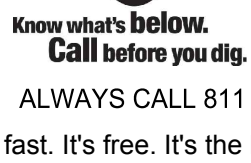
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-025-0261				
Approved by	Date	DRD #	Reason for Revision	
00	S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
01	S. NICKLE	12-19-21	SDP-1603-01	INFRASTRUCTURE
02	S. NICKLE	12-19-21	SDP-1603-02	PARCEL 6
03	S. NICKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S. NICKLE	06-27-23	SDP-2201	PARCEL 12
05	S. NICKLE	10-21-22	SDP-1603-05	ROUGH GRADING PERMIT
06	S. NICKLE	7-26-23	SDP-1603-03	PARCEL 12
07	S. NICKLE	8-18-23	SDP-2206	PARCELS 7.5 & 8
08	<i>Suzanne M. Nickle</i>	2-7-2024	SDP-2202	PARCELS 1.2 & 10

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

WE REMAIN AN EQUAL OPPORTUNITY OF EMPLOYMENT. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. MINORITIES AND WOMEN ARE ENCOURAGED TO APPLY. 10-0000000

[illegible]

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.:	MB1921
DRAWN BY:	
CHECKED BY:	
DATE:	03/19/21
CAD I.D.:	TCP

FOR

**NATIONAL
CAPITAL
BUSINESS PARK**

LOCATION OF SITE

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

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



SHEET NUMBER:
C-313A

REVISION 1 - 10/27/2022

LANDS N/F WBLH, LLC
LIBER 35,350 FOLIO 319
TM: 77 B4 30
USE: VACANT

OTHER AREAS
ZONE AE

100 YEAR FLOODPLAIN

COLLINGTON BRANCH

LEELAND ROAD (MC-600)

APPROX. LOCATION OF
STREAM (TOP)

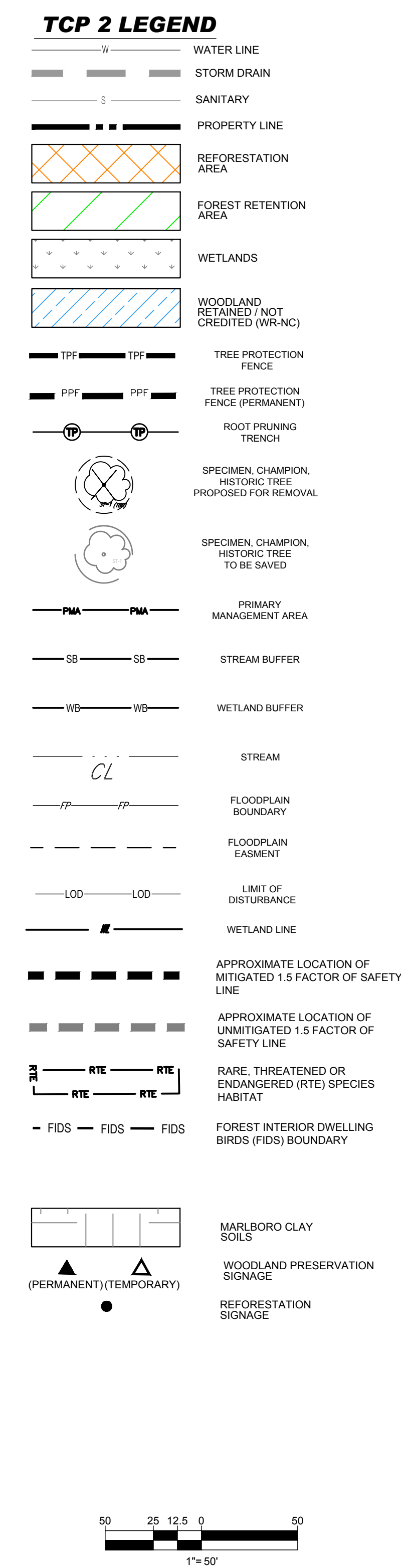
PARCEL A LANDS N/F NCBP
PROPERTY, LLC LIBER 35350 FOLIO
319 TM: 77 B4 30 AREA: 19,175,607 S.F.
OR 440.211 AC. "NO BUILDINGS"

PRESERVATION AREA 7
0.88 AC.

OTHER AREAS
ZONE AE

PARCEL A4
AREA =
3.404 AC

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED (NET TRACT N-GFP)	WOODLAND CLEARED (FLOODPLAIN N-GFP)	WOODLAND CLEARED (OFF-RITE (C-GS))	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / ASSURED CLEARED (WRA-C)	STATE STREAM BUFFER
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00	0.55
C-303	22.34	8.14	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	8.99	0.87
C-304	19.10	0.74	19.10	19.36	0.74	7.96	0.00	0.00	1.06	1.36	6.73	1.75
C-305	0.00	0.00	0.00	0.00	0.00	0.01	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	0.00	0.00	2.87	0.00	6.56	1.81
C-307	42.44	14.02	42.44	26.79	13.65	25.36	0.00	0.00	3.43	1.30	13.65	0.01
C-308	42.44	0.00	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.68	7.71	29.68	22.15	7.71	12.76	0.00	0.00	8.66	0.69	7.71	0.75
C-311	42.44	15.50	40.59	28.16	12.40	15.45	0.22	0.00	12.71	2.32	12.40	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.58	22.80	1.78	18.77	1.90	0.00	3.34	2.77	0.00	0.69
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.81	10.77	2.03	8.74	0.33	0.00	0.00	0.88	0.00	8.74	0.67
C-315	40.00	7.77	38.56	32.89	5.66	16.33	0.00	0.00	15.54	2.49	3.81	0.97
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.56	1.56	0.00
C-317	32.94	8.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	0.00	0.00
C-318	0.27	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	1.30	14.30	13.00	1.30	0.30	0.00	0.00	1.02	0.95	1.09	0.94
C-320	8.05	1.80	6.05	5.10	0.95	1.20	0.00	0.00	3.81	0.00	1.17	0.27
TOTAL	442.30	87.33	422.66	345.23	77.43	205.56	2.49	0.00	84.47	17.81	77.42	5.20



SHEET	GRIDS TRACT AREA	100-YEAR FLOODING (A)	EX WOODLAND (GRSBS)	EX WOODLAND (N)	EX WOODLAND (P)	WOODLAND CLEARED NOT C-RNTA	WOODLAND CLEARED N (C-P)	WOODLAND CLEARED N (C-P)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REQUESTED AREA (WRA)	WOODLAND RETAINED/ WOODLAND (MRNC)	WOODLAND RETAINED/ CLEARED WOODLAND	STATE STREAM BUFFER
C-362	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	23.24	8.14	22.34	15.34	7.10	11.62	0.00	0.00	3.72	1.91	6.79	0.00	2.67
C-304	10.10	0.74	10.10	15.34	0.74	1.30	0.00	0.00	11.10	1.56	1.56	0.00	1.75
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.00	0.24
C-306	11.15	7.35	11.15	4.44	6.75	1.97	0.03	0.00	2.87	0.00	6.50	0.00	1.81
C-307	4.42	14.02	42.44	28.74	13.85	25.35	0.00	0.00	3.43	1.30	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	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
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	17.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.17
C-311	44.44	15.50	40.50	28.10	12.40	15.45	0.22	0.00	12.71	2.32	12.40	0.00	8.17
C-312	42.44	0.00	42.76	30.76	30.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.50	22.80	1.78	18.77	1.90	0.00	3.34	2.77	0.00	0.09	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	50.77	9.91	10.77	20.23	8.74	5.33	0.00	0.00	0.88	0.00	8.74	0.62	2.52
C-315	60.82	7.77	52.99	32.99	54.85	14.23	0.00	0.00	14.34	2.49	2.49	0.00	1.50
C-316	44.4	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.66	5.58	0.00	0.00
C-317	32.84	8.01	32.84	24.00	8.91	10.81	0.29	0.00	13.22	1.84	0.00	0.00	6.15
C-318	0.02	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-320	14.30	1.30	14.30	11.00	1.30	0.00	0.00	0.00	1.82	0.95	1.00	1.78	2.04
C-321	0.00	1.80	0.00	5.10	5.10	1.29	0.00	0.00	0.00	0.81	0.00	0.00	2.27
TOTAL	442.30	87.53	422.66	345.23	77.43	255.56	2.49	0.00	84.47	17.61	77.42	5.20	32.70

PARCEL A4
AREA =
3.404 AC

Prince George's County Planning Department, M.NCNP Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-026-2021				
Approved by	Date	DRD #	Reason for Revision	
03 N. SINKLE	2-18-22	N/A	ROUGH GRADING PERMIT	
01 N. SINKLE	12-27-22	SOP-1603-01	INFRASTRUCTURE	
02		SOP-1603-02	PARCEL 6	
03 N. SINKLE	01-17-23	SOP-1603-04	AMENDED INFRASTRUCTURE	
04 N. SINKLE	06-27-23	SOP-2201	PARCEL 12	
05 N. SINKLE	10-21-22	N/A	ROUGH GRADING PERMIT	
06	7-26-23	SOP-1603-03	PARCEL 11	
07 N. SINKLE	5-18-23	SOP-2206	PARCELS 11 & 9	
08	2-20-24	SOP-2202	PARCELS 12 & 10	

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



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

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

PROJECT:

FOR
NATIONAL
CAPITAL
BUSINESS PARK

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

BOHLER //

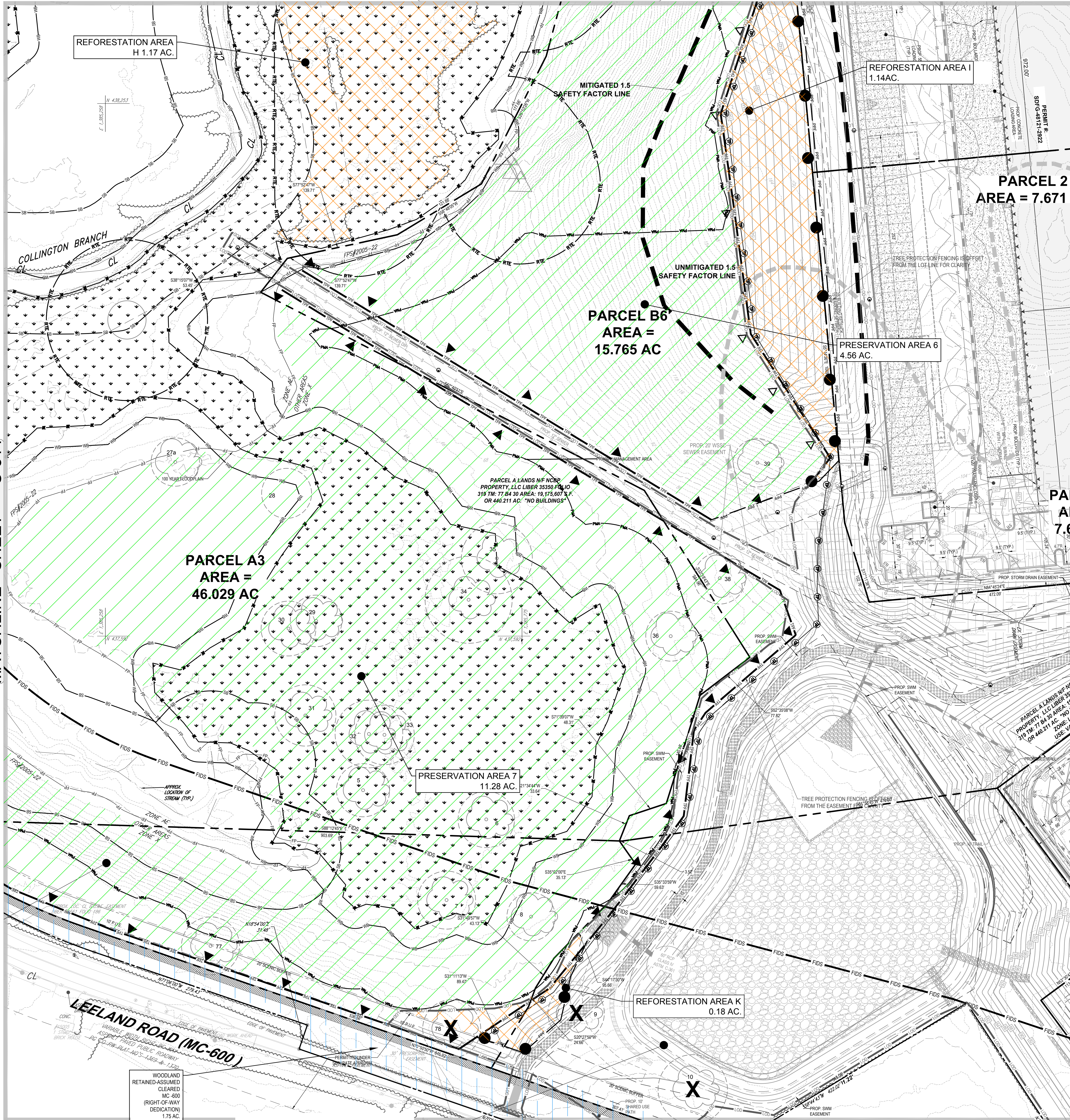
**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

CHRISTOPHER J. ARIZZI
2/5/2024
 PROFESSIONAL LANDSCAPE ARCHITECT
 I, CHRISTOPHER J. ARIZZI, HEREBY CERTIFY THAT
 MY LICENSE WAS NOT REVOKED OR
 ANNUALLY RENEWED
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 3086, EXPIRATION DATE: 10/18/2024

SHEET TITLE:

SHEET NUMBER:
C-314

REVISION 1 - 10/27/2022



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FPA)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPA)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	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	0.00
C-303	22.34	8.14	22.34	15.34	7.00	11.62	0.00	0.00	3.72	1.91	6.99	0.00	0.00
C-304	19.10	0.74	19.10	19.36	0.74	7.30	0.00	0.00	11.06	1.36	0.73	0.00	1.75
C-305	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.44
C-306	11.15	7.35	11.15	4.44	6.71	1.57	0.03	0.00	2.87	0.00	6.90	0.00	1.81
C-307	42.44	14.02	42.44	28.79	13.65	28.79	0.00	0.00	3.43	1.30	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	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.85	7.71	29.85	22.15	7.71	12.75	0.00	0.00	8.65	0.59	7.71	0.75	0.17
C-311	42.44	15.90	40.55	28.15	12.40	15.45	0.22	0.00	12.71	2.32	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	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.55	22.80	1.75	18.77	1.80	0.00	3.34	2.77	0.00	0.89	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	0.33	0.00	0.00	0.88	0.00	8.74	0.82	2.52
C-315	40.02	36.85	32.99	5.86	16.23	0.05	0.00	0.00	15.84	2.49	5.81	0.82	1.31
C-316	42.44	1.05	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.95	5.89	0.00	0.00
C-317	32.94	6.01	32.94	24.03	8.91	10.81	0.29	0.00	13.22	1.84	6.00	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.24	0.24	0.24
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	0.00	1.92	0.95	1.09	1.78	0.54
C-320	6.05	1.80	6.05	5.10	0.95	1.29	0.00	0.00	3.81	0.00	1.17	0.00	2.27
TOTAL	442.30	87.33	422.06	345.23	77.43	255.56	2.49	0.00	84.47	17.61	77.42	5.20	52.70

TCP 2 LEGEND

— W —	WATER LINE
— SD —	STORM DRAIN
— S —	SANITARY
— P —	PROPERTY LINE
— R —	REFORESTATION AREA
— F —	FOREST RETENTION AREA
— W —	WETLANDS
— W —	WOODLAND RETAINED/NOT CREDITED (WR-NC)
— T —	TREE PROTECTION FENCE
— P —	TREE PROTECTION FENCE (PERMANENT)
— R —	ROOT PRUNING TRENCH
— S —	SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED
— S —	SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED
— P —	PRIMARY MANAGEMENT AREA
— SB —	STREAM BUFFER
— WB —	WETLAND BUFFER
— CL —	STREAM
— FP —	FLOODPLAIN BOUNDARY
— F —	FLOODPLAIN EASEMENT
— L —	LIMIT OF DISTURBANCE
— W —	WETLAND LINE
— A —	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
— A —	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
— R —	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
— F —	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
— M —	MARLBORO CLAY SOILS
— W —	WOODLAND PRESERVATION SIGNAGE
— R —	REFORESTATION SIGNAGE



REVISIONS

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



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

TCP 2

FOR
NATIONAL CAPITAL BUSINESS PARK

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

BOHLER

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

C. M. IZZI

PROFESSIONAL LANDSCAPE ARCHITECT
PRINCE GEORGE'S COUNTY, MARYLAND
LICENSE NO. 1005, EXPIRATION DATE 10/18/2024

SHEET TITLE:

TCP 2

SHEET NUMBER
C-315

REVISION 1 - 10/27/2022

Approved by	Date	DRD #	Reason for Revision
00	2-18-22	N/A	ROUGH GRADING PERMIT
01	12-27-22	SDP-1603-01	INFRASTRUCTURE
02		SDP-1603-02	PARCEL 6
03	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	06-27-23	SDP-2201	PARCEL 12
05	10-21-22	N/A	ROUGH GRADING PERMIT
06	7-26-23	SDP-1603-03	PARCEL 11
07	8-18-23	SDP-2202	PARCELS 7, 8 & 9
08	2-7-2024	SDP-2202	PARCELS 1, 2 & 10



TCP 2 LEGEND

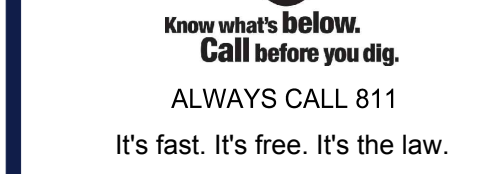
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TRANSPORTATION SERVICES

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

- [illegible]



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB1922
DRAWN BY:	
CHECKED BY:	
DATE:	03/19/2019
CAD I.D.:	TC

PROJECT:

TCP 2

FOR
NATIONAL
CAPITAL
BUSINESS PARK

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

BOHI FR/

**16701 MELFORD BLVD , SUITE 300
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 3066, EXPIRATION DATE: 10/18/2012

TCP 2

SHEET NUMBER:
C-316

REVISION 1 - 10/27/2022

[illegible]

PROJECT No.:	MB192184
DRAWN BY:	SC
CHECKED BY:	CR
DATE:	03/19/2021
PROJECT ID.:	TCP2-4

SUBJECT:

FOR _____

**NATIONAL
CAPITAL
BUSINESS PARK**

LOCATION OF SITE

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

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



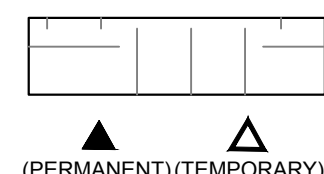
HEET TITLE:

HEET NUMBER:
C-317

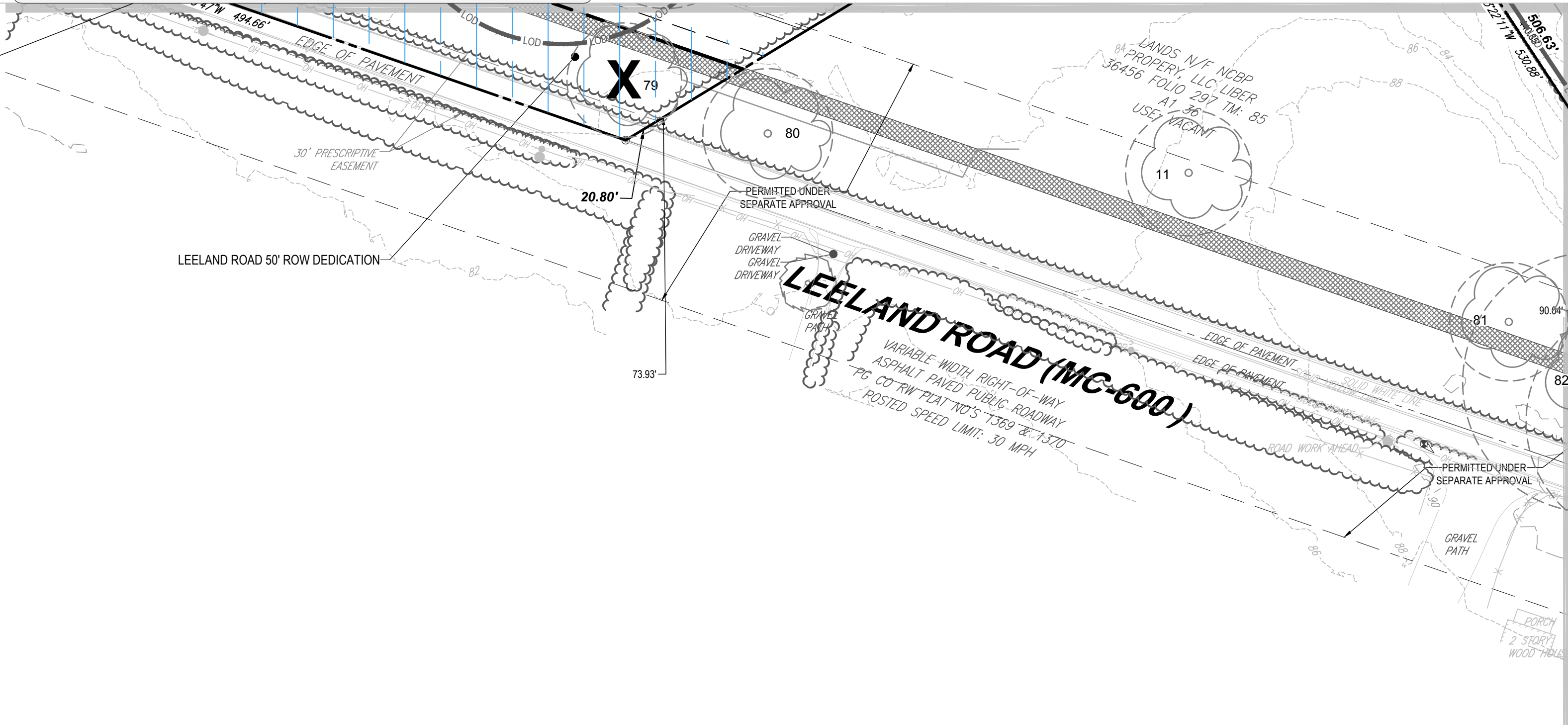
SESSION 1 - 10/27/2022



	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REFORESTATION AREA
	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED / NOT CREDITED (WRNC)
	TREE PROTECTION FENCE
	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	FLOODPLAIN EASEMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	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) HABITAT



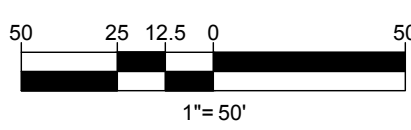
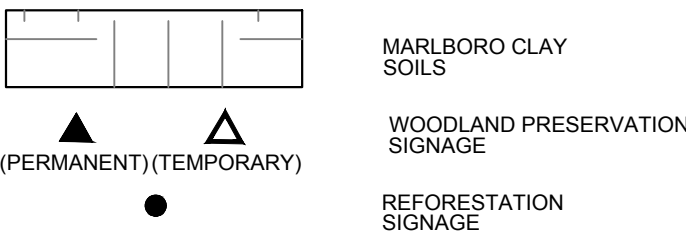
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC2P-226-2021				
	Approved by	Date	DRD #	Reason for Revision
01	S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT
02	S. NICKLE	12-27-21	SDP-1603-01	INFRASTRUCTURE PARCEL 6
03	S. NICKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE
04	S. NICKLE	06-26-23	SDP-2201	ROUGH GRADING PERMIT
05	S. NICKLE	10-31-23	N/A	ROUGH GRADING PERMIT
06	S. NICKLE	07-27-23	SDP-1603-03	PARCEL 11
07	S. NICKLE	8-18-23	SDP-2206	PARCELS 7 & 8
08	<i>Stephanie H. Mickel</i>	2-7-2024	SDP-2202	PARCELS 1, 2 & 10



MATCHLINE - SHEET C-319

	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REPRESTATION 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
	FLOODPLAIN EASMENT
	LIMIT OF DISTURBANCE
	WETLAND LINE
	APPROXIMATE LINE MITIGATED 1.5-AC LINE
	APPROXIMATE LINE UNMITIGATED 1.5-AC SAFETY LINE
	RARE, THREATENED, ENDANGERED (RTE) HABITAT
	FOREST INTERIOR BUFFER

SHEET	GROSS TRACT AREA	10-YR FLOODPLAIN (FPI)	EX WOODLAND (GROSS)	EX WOODLAND (NET)	EX WOODLAND (PI)	WOODLAND CLEARED (NET-TRACT)	WOODLAND CLEARED (NET-PI)	WOODLAND CLEARED (GROSS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED/RESTORED (WRR+R)	WOODLAND ASSIGNED (WRR-ASSIGNED) (WRAFC)	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	0.00	1.05	0.00
C-303	2.34	2.34	2.34	1.62	7.00	11.62	0.00	0.00	3.72	1.90	0.00	0.87	0.00
C-304	19.10	0.74	19.10	19.36	0.74	7.30	0.00	11.06	1.36	0.73	0.75	1.75	1.75
C-305	0.02	0.00	0.02	0.02	0.00	0.01	0.00	0.01	0.01	0.01	0.00	0.00	2.64
C-306	11.15	7.52	11.15	44.74	13.71	1.57	0.03	2.67	0.00	0.00	8.50	0.00	1.81
C-307	42.44	42.44	42.44	28.79	67.95	25.36	0.00	0.343	1.30	13.95	0.00	1.09	1.09
C-308	42.44	42.44	42.44	42.44	0.00	42.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.22	0.00	0.00	0.22	0.01	0.00	0.00	0.00
C-308A	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	12.75	0.00	8.65	0.59	7.71	0.75	0.17	0.17
C-311	42.44	19.50	40.96	28.10	16.49	15.49	0.22	0.00	12.71	2.32	12.49	0.00	0.00
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	2.30	24.56	22.80	1.76	18.77	1.90	0.00	3.34	2.77	0.00	0.69	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	0.33	0.00	0.00	0.86	0.86	0.00	0.84	0.62
C-315	36.85	7.77	36.85	16.00	5.86	16.23	0.05	16.84	2.04	2.92	0.00	1.52	1.52
C-316	42.44	1.65	42.44	41.79	0.65	36.00	0.00	0.00	2.79	1.96	5.58	0.00	0.00
C-317	32.94	8.01	32.94	24.63	8.91	10.81	0.29	0.00	13.22	1.84	0.00	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.24	0.24
C-319	14.30	1.50	14.30	13.30	1.00	0.30	0.00	1.92	1.92	0.95	1.09	1.78	0.54
C-320	4.05	4.05	4.05	1.00	5.95	1.28	0.00	3.90	0.00	1.37	0.00	2.27	2.27
TOTAL	442.30	87.33	422.66	346.23	73.43	255.56	2.49	90.47	17.61	77.42	5.20	32.70	



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-030-2021				
Approved by	Date	DRG #	Reason for Revision	
01 S. NICKLE	2-18-22	N/A	ROUGH GRADING PERMIT	
02 S. NICKLE	12-22-21	SDP-1603-01	INFRASTRUCTURE	
02 S. NICKLE	12-22-21	SDP-1603-02	PARCEL 6	
03 S. NICKLE	01-18-23	SDP-1603-04	AMENDED INFRASTRUCTURE	
04 S. NICKLE	06-27-23	SDP-2201	PARCEL 12	
05 S. NICKLE	10-21-22	N/A	ROUGH GRADING PERMIT	
06 S. NICKLE	7-26-23	SDP-1603-03	PARCEL 11	
07 S. NICKLE	8-18-23	SDP-2206	PARCELS 7.5 & 9	
08 <i>Suzanne R. Nicke</i>	2-1-2024	SDP-2202	PARCELS 1.2 & 10	

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



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PROJECT No.:	MB19218
DRAWN BY:	
CHECKED BY:	
DATE:	03/19/21
CAD I.D.:	TCP

PROJECT:

- FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

BOHLER //

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



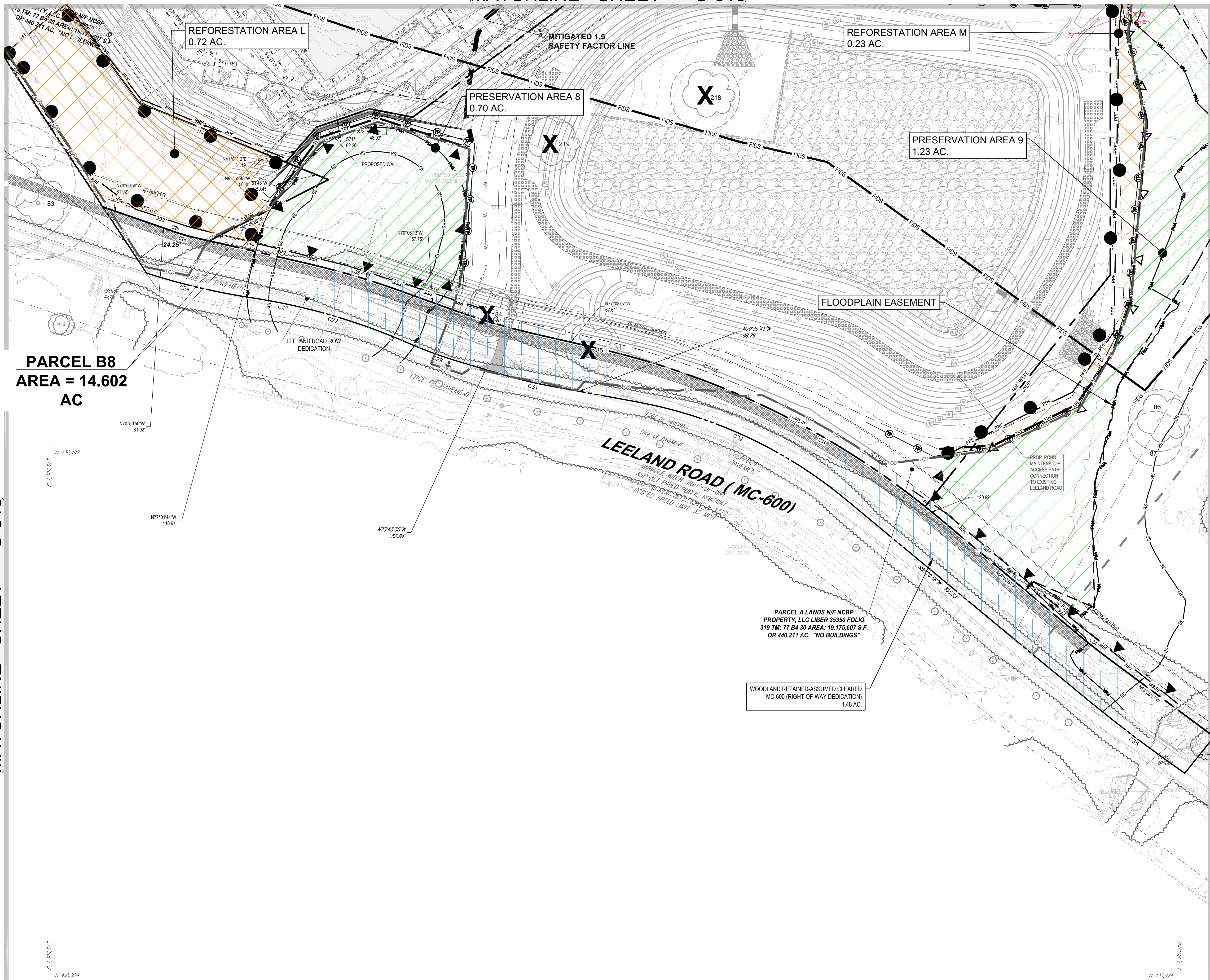
SHEET TITLE:

TCP 2

SHEET NUMBER:

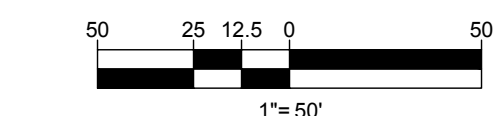
C-318

REVISION 1 - 10/27/2022



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
- FLOODPLAIN EASEMENT
- LIMIT OF DISTURBANCE
- WETLAND LINE
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- MARLBORO CLAY SOILS
- WOODLAND PRESERVATION SIGNAGE
- REFORESTATION SIGNAGE



SHEET	GROSS TRACT AREA	10% YEAR FLOODPLAIN (F)	EX WOODLAND (GROSS)	EX WOODLAND (N/A)	EX WOODLAND (N/A)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN 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	1.05	0.00	0.00
C-303	22.34	8.54	22.34	16.34	7.00	11.62	0.00	3.72	1.91	6.99	0.00	0.00
C-304	19.10	0.74	19.10	18.36	0.74	7.30	0.00	11.06	1.36	0.73	0.00	1.75
C-305	0.02	0.00	0.02	0.02	0.00	0.01	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	0.00	2.87	0.00	6.50	0.00	1.81
C-307	40.44	14.02	40.44	28.79	13.65	26.36	0.00	3.43	1.36	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	0.00	0.00	0.00
C-309	12.44	0.00	12.44	12.44	0.00	12.44	0.00	0.22	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
C-310	29.86	7.71	29.86	22.15	7.71	12.75	0.00	8.65	0.99	7.71	0.76	0.17
C-311	42.44	15.90	40.56	36.16	12.40	15.45	0.22	12.71	2.32	12.40	0.00	8.17
C-312	42.44	0.00	30.76	30.76	0.00	30.76	0.00	0.00	0.02	0.00	0.00	0.00
C-313	20.47	2.30	24.56	22.80	1.76	18.77	1.00	3.34	2.77	0.00	0.69	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
C-314	10.77	5.51	10.77	2.03	8.74	0.33	0.00	0.08	0.00	8.74	0.92	2.52
C-315	40.02	7.77	38.85	32.99	5.86	16.23	0.05	0.00	15.84	2.49	5.81	1.33
C-316	42.44	1.65	42.44	41.79	0.65	39.00	0.00	0.00	2.79	1.96	5.58	0.00
C-317	32.94	8.91	32.94	24.03	8.91	10.81	0.00	13.22	1.84	8.90	0.00	6.15
C-318	0.27	0.00	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.24	1.24
C-319	14.30	1.30	14.30	13.00	1.30	9.30	0.00	1.92	0.95	1.09	1.78	0.54
C-320	6.05	1.80	6.05	5.10	0.95	1.29	0.00	3.81	0.00	1.17	0.00	2.27
TOTAL	442.30	87.23	422.66	345.23	77.43	295.56	2.49	84.47	17.61	77.42	5.20	32.70

Approved by	Date	DRD #	Reason for Revision
00	S. NICKLE	2-18-22	N/A
01	S. NICKLE	12-27-22	SDP-1603-01 INFRASTRUCTURE
02		SDP-1603-02	PARCEL 6
03	S. NICKLE	01-18-23	SDP-1603-04 AMENDED INFRASTRUCTURE
04	S. NICKLE	06-27-23	SDP-2201 PARCEL 12
05	S. NICKLE	10-21-22	N/A
06	S. NICKLE	7-26-23	SDP-1603-03 PARCEL 11
07	S. NICKLE	8-18-23	SDP-2206 PARCELS 7, 8, & 9
08	S. NICKLE	2-7-2024	SDP-2202 PARCELS 1, 2, & 10

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

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

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

SHEET TITLE:

TCP 2

SHEET NUMBER:

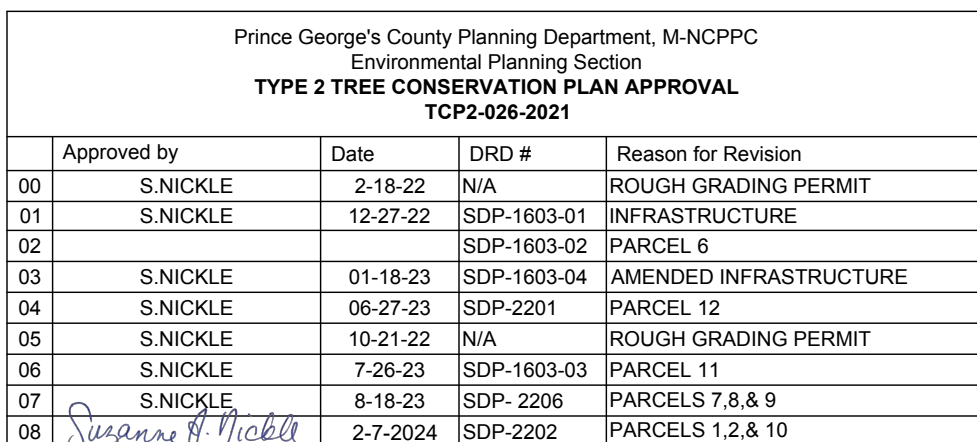
C-319

REVISION 1 - 10/27/2022



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 |
| | FLOODPLAIN EASEMENT |
| | LIMIT OF DISTURBANCE |
| | WETLAND LINE |
| | APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE |
| | APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE |
| | RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT |
| | FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY |
| | MARLBORO CLAY SOILS |
| | WOODLAND PRESERVATION SIGNAGE |
| | REFORESTATION SIGNAGE |



REVISIONS

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



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CONSTRUCTION

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DOCUMENT UNLESS INDICATED OTHERWISE.

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

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. FIZZI
PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 3066

2/5/2024

I, CHRISTOPHER M. FIZZI, DO HEREBY CERTIFY THAT
 THE STATEMENTS MADE ARE TRUE AND CORRECT OR
 APPROXIMATELY TRUE AND CORRECT. I AM A DULY
 LICENSED **PROFESSIONAL LANDSCAPE ARCHITECT**
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 3066, EXPIRATION DATE: 10/18/2024

TCP 2

SHEET NUMBER:
C-320

REVISION 1 - 10/27/2022