

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ON-SITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	

CURB AND GUTTER	SPILL CURB	TRANSITION CURB	DEPRESSED CURB AND GUTTER

UTILITY POLE WITH LIGHT	POLE LIGHT

TRAFFIC LIGHT	UTILITY POLE

TYPICAL LIGHT	ACORN LIGHT

TYPICAL SIGN	PARKING COUNTS

CONTOUR LINE	SPOT ELEVATIONS

SANITARY LABEL	STORM LABEL

SANITARY SEWER LATERAL	STORM SEWER

UNDERGROUND WATER LINE	UNDERGROUND ELECTRIC LINE

UNDERGROUND GAS LINE	OVERHEAD WIRE

UNDERGROUND TELEPHONE LINE	UNDERGROUND CABLE LINE

STORM SEWER	SANITARY SEWER MAIN

HYDRANT	SANITARY MANHOLE

STORM MANHOLE	WATER METER

WATER VALVE	GAS VALVE

GAS METER	TYPICAL END SECTION

HEADWALL OR ENDWALL	YARD INLET

CURB INLET	CLEAN OUT

ELECTRIC MANHOLE	ELECTRIC BOX

ELECTRIC PEDESTAL	MONITORING WELL

TEST PIT	BENCHMARK

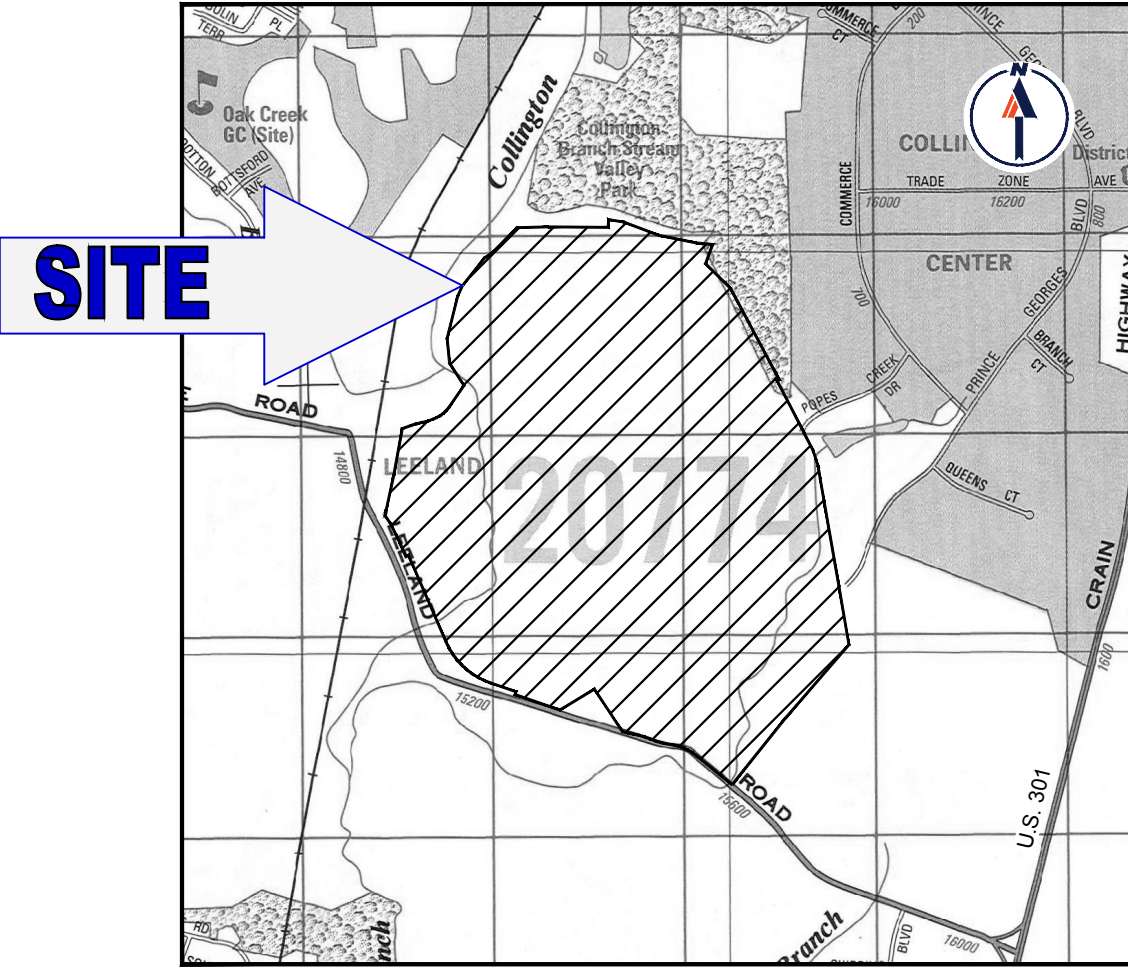
TEST PIT	

TREE CONSERVATION PLAN TYPE 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

OWNER/DEVELOPER

NATIONAL CAPITAL BUSINESS
5850 WATERLOO ROAD, SUITE 210
UPPER MARLBORO, MD 20774
CONTACT: COLE SCHNORF
EMAIL: CSCHNORF@NATIONALCAPITALBUSINESSPARK.COM
PHONE: (410)280-1461



LOCATION MAP

COPYRIGHT 2021 THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

TREE CONSERVATION PLAN NOTES:

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR ROUGH GRADING PERMIT. IF THE ROUGH GRADING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$90.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREA THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA 2 (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED RS-E, R-4 AND I-1.
- THE PROPERTY IS ADJACENT TO LEELAND ROAD WHICH IS A DESIGNATED SCENIC ROADWAY.
- THE PROPERTY IS ADJACENT TO LEELAND ROAD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR ROADWAY.
- THIS PLAN IS NOT GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF'S MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- 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.
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- H. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR.
- SEEDMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE TEMPORARY PROTECTIVE FENCING AND FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED AS PER FOREST CONSERVATION PLAN.
- SITE SHALL BE GRADED, DISTURBED AREAS SHALL BE STABILIZED, FOREST CONSERVATION SIGNAGE IN POOR CONDITION SHALL BE REPLACED.
- POST-CONSTRUCTION MEETING SHALL BE HELD WITH COUNTY INSPECTOR TO ENSURE COMPLIANCE WITH DEVELOPMENT PLAN, SEEDMENT CONTROL, AND TEMPORARY PROTECTIVE FENCING UPON STABILIZATION OF SITE AND COMPLETION OF CONSTRUCTION ACTIVITIES.

PREPARED BY



CONTACT: CHRISTOPHER RIZZI

FOREST CONSERVATION

SEQUENCE OF CONSTRUCTION

- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR.
- SEEDMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE TEMPORARY PROTECTIVE FENCING AND FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED AS PER FOREST CONSERVATION PLAN.
- SITE SHALL BE GRADED, DISTURBED AREAS SHALL BE STABILIZED, FOREST CONSERVATION SIGNAGE IN POOR CONDITION SHALL BE REPLACED.
- POST-CONSTRUCTION MEETING SHALL BE HELD WITH COUNTY INSPECTOR TO ENSURE COMPLIANCE WITH DEVELOPMENT PLAN, SEEDMENT CONTROL, AND TEMPORARY PROTECTIVE FENCING UPON STABILIZATION OF SITE AND COMPLETION OF CONSTRUCTION ACTIVITIES.

SITE AREA COMPUTATIONS

GROSS TRACT AREA = 442.30 AC
100-YEAR FLOODPLAIN = 94.77 AC
NET TRACT AREA = 347.53 AC
ZONING = RS-E, R-4, I-1

FORESTED FLOODPLAIN

FOREST = 82.93 AC

FOREST CLEARING

FOREST TO BE CLEARED = 149.66 AC

SECTION I - Establishing Site Information (Enter acres for each zone)			
1 Zone:	E+4	I-1	R-4
2 Gross Tract:	425.85	15.67	0.76
3 Floodplain:	92.49	2.29	0.00
4 Previously Dedicated Land:	0.00	0.00	0.00
5 Net Tract (NTA):	333.36	13.39	0.76
6 TCP2 for 2 Number:	TCP2-026-2021		
7 Property Description or Subdivision Name:	NATIONAL CAPITAL BUSINESS PARK (NCBP)		
8 TCP1 Number:	TCP1-004-2021		
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	Y
10 Break-even point (preservation acres)	109.87		Within PFA (Y/N)
11 Acres of Net Tract clearing permitted w/o reforestation:	229.86		

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)			
12 Existing Woodland on Net Tract (acres)	13 Existing Woodland in Floodplain (acres)	14 Woodland Conservation Threshold (NTA) =	15 Smaller of 10 or 12
339.73	82.93	15.08%	52.40
16 Woodland above WCT	297.53		
17 Plan Number (This must be completed for each phase)	Interim TCP2	Remainder	
18 Revision Number	0		
19 Plan Phase or Name:	Rough Grading		
20 TCP2 Number for this Phase or Section	2-026-2021		
21 Revision Number	0		
22 Status	PENDING	PENDING	
23 Approval Date			
24 Total area in this application (acres)	149.66	292.64	442.30
25 Floodplain area in this application (acres)	0.00	94.77	94.77
26 Net Tract area in the application (acres)	149.66	197.87	347.53
27 Woodland on the Net Tract for this phase (acres)	149.66	197.87	347.53
28 Woodland in the Floodplain for this phase	0.00	82.93	82.93
29 Woodland Cleared on Net Tract for this phase	149.66	0.00	149.66
30 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00
31 Off-site Woodland Clearing (1:1)	0.00	0.00	0.00
32 Off-site VCA being provided on this property (preservation)	0.00	0.00	0.00
33 Off-site VCA being provided on this property (afforestation)	0.00	0.00	0.00
34 Cumulative acres of Net Tract Woodland cleared	149.66	149.66	0.00
35 Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00
36 Smaller of 14 or 26	149.66	149.66	0.00
37 Woodland Clearing below WCT	0.00	0.00	0.00
38 Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00
39 Replacement for clearing above the WCT (0.25 : 1)	37.42	37.42	0.00
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00
41 Afforestation Required	0.00	0.00	0.00
42 Cumulative Woodland Conservation Required	89.82	89.82	0.00

SECTION III - Meeting the Requirements			
43 Woodland Preservation	44 Afforestation/Reforestation	45 Natural Regeneration	46 Landscape Credits
0.00	0.00	0.00	0.00
47 Specimen & Historic Tree Credit	0.00	0.00	0.00
48 Forest Enhancement Average	0.00	0.00	0.00
49 Forest Enhancement Credit (25% of enhancement area)	0.00	0.00	0.00
50 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00	0.00
51 Area approved for Off-site Mitigation	0.00	0.00	0.00
52 Off-site Woodland Conservation Credits Required	0.00	0.00	0.00
53 Off-site VCA (preservation) being provided on this property	0.00	0.00	0.00
54 Off-site VCA (afforestation) being provided on this property	0.00	0.00	0.00
55 Cumulative Woodland Conservation Provided	0.00	89.82	89.82
56 Woodland saved on this phase but not counted	0.00	100.25	100.25
57 Existing Net Tract Woodland in later phases	190.07	0.00	
58 Requirement Status per Phase			

Prepared by: License Number: Signature: Date:



POST DEVELOPMENT NOTES:

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

VIRGINIA PINE NOTES:

- THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 8 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED ANY OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.
- AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TCP2 SHALL SUBMIT AN EVALUATION OF THE STANDING LEVELS FOR THE REMOVED STAND. MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE MANCPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND MATERIALS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE PLAN.

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

SITE STATISTICS		TOTAL (AC)
GROSS TRACT AREA	442.30	
EXISTING 100-YEAR FLOODPLAIN	94.77	
NET TRACT AREA	347.53	
EXISTING WOODLAND IN THE FLOODPLAIN	82.93	
EXISTING WOODLAND NET TRACT	339.73	
EXISTING WOODLAND TOTAL	422.66	
EXISTING PMA	146.02	
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	15276 LF	

I, We, Bohler Engineering, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

I, We, Bohler Engineering, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: Date:

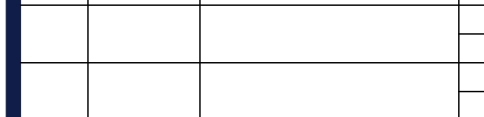
Prince George's County Planning Department, MANPCPC
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-026-2021

Approved by:	Date:	DRD #:	Reason for Revision:
<u>Christopher Rizzi</u>	2-16-2022	N/A	



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/18/21	PER DPIE COMMENTS	JWC
2	12/06/21	PER MANPCPC COMMENTS	JWC



PROJECT: TCP 2 INTERIM CONDITIONS

FOR NATIONAL CAPITAL BUSINESS PARK

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

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED FOR A CONTRACTOR TO CONDUCT WORK BASED ON THIS DRAWING.

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

PROJECT: TCP 2 INTERIM CONDITIONS

FOR NATIONAL CAPITAL BUSINESS PARK

E 1,283,942
N 442,291



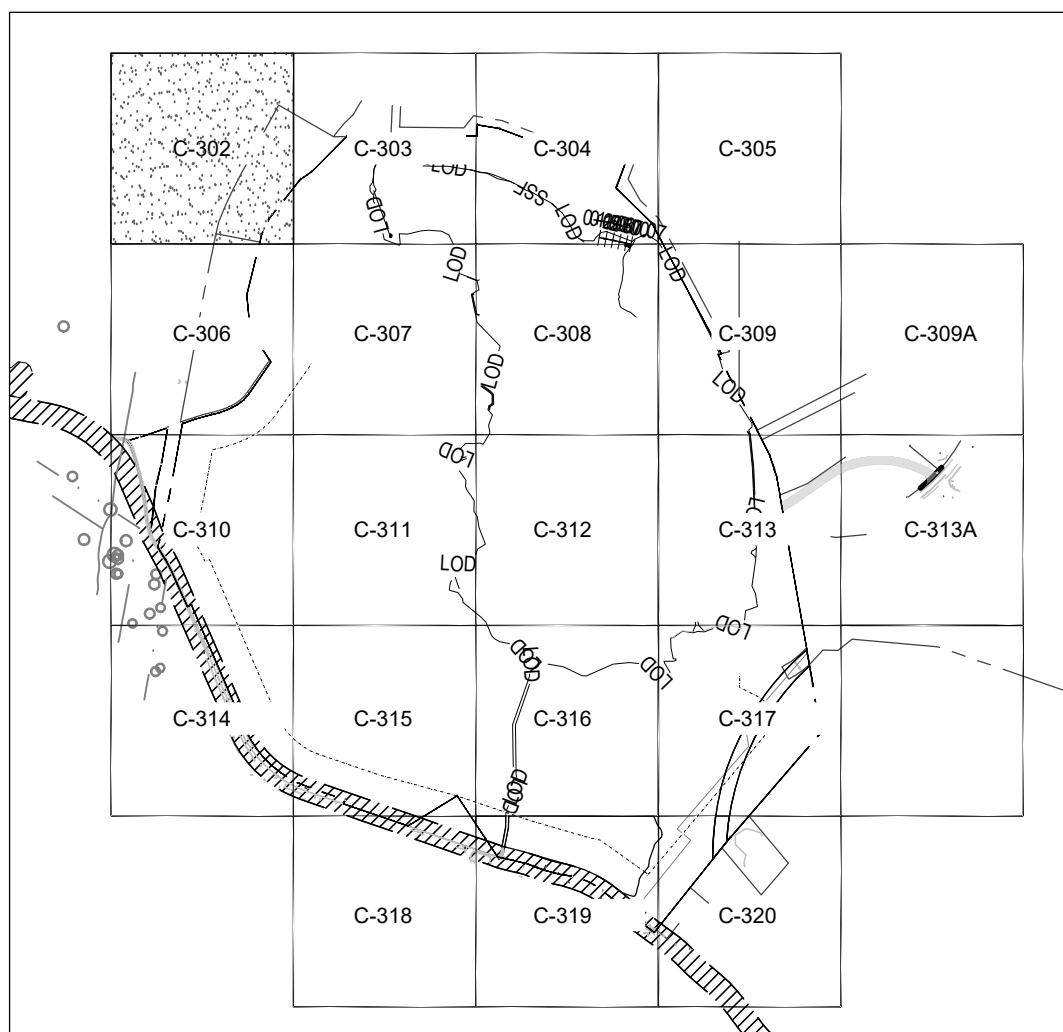
N 442,291
E 1,284,987

MATCHLINE - SHEET C-306

MATCHLINE - SHEET C-303

PARCEL A LANDS N/F NCBP
PROPERTY, LLC LIBER 35330 FOLIO
319 TM: 77 B4 30 AREA: 19,175,607 S.F.
OR 440,211 AC. "NO BUILDINGS"

LANDS N/F OAK CREEK CLUB
CORPORATION LIBER 17941 FOLIO
353 TM: 77 A2 02
USE: RESIDENTIAL

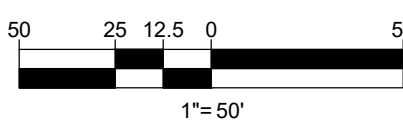


KEY MAP

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED (WR-NC))
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' W
- TREE PROTECTION FENCE (PERMANENT) PPF
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER (SVB)
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (WOODS)	EX. WOODLAND (W)	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 ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.90	14.08	7.80	10.08	0.00	0.00	4.22	0.00	7.86
C-304	19.10	0.74	18.28	17.52	0.74	6.18	0.00	0.00	11.36	0.00	0.74
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71
C-307	42.44	14.02	41.60	27.95	13.65	0.45	0.00	0.00	27.47	0.00	13.65
C-308	42.44	0.00	41.60	41.60	0.00	38.94	0.00	0.00	2.95	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.96	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71
C-311	42.44	15.50	41.60	29.20	12.40	7.49	0.00	0.00	21.11	0.00	12.40
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	8.90	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86
C-316	42.44	5.58	41.90	35.92	5.98	7.07	0.00	0.00	28.85	0.00	5.58
C-317	32.94	8.23	28.83	22.32	6.51	2.10	0.00	0.00	20.22	0.00	6.51
C-318	0.27	0.00	0.27	0.27	0.00	0.26	0.00	0.00	0.00	0.00	0.26
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18
TOTAL	442.30	94.77	442.66	335.73	82.93	149.66	0.00	0.00	190.06	0.00	82.93
APPROVED TCP	442.30	94.77	442.66	335.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84



Prince George's County Planning Department, M-NCPPC
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-428-2021

Approved by	Date	DRD #	Reason for Revision
J. J. J. J.	2-18-2022	N/A	
01			
02			
03			

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DRP COMMENTS	JWC	JWC
2	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

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

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

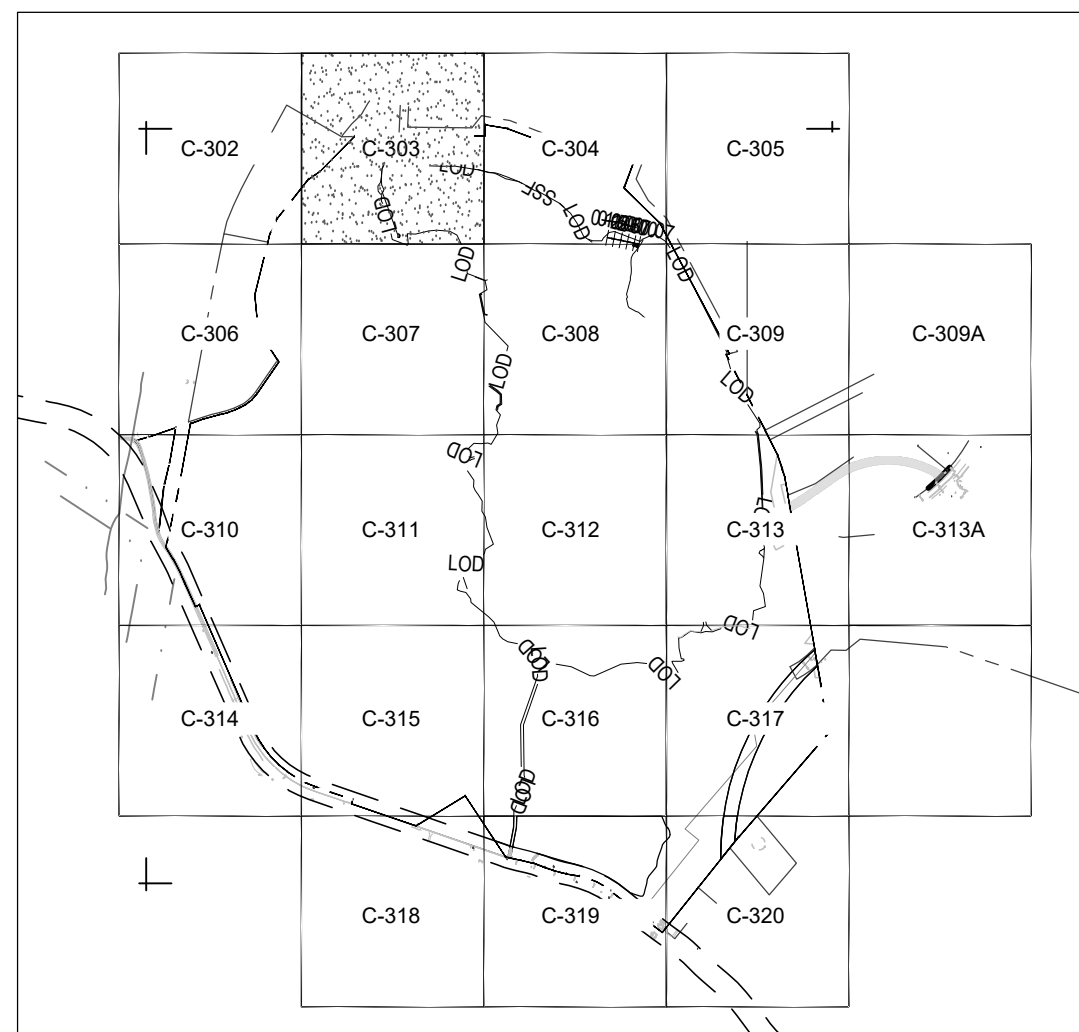
BOHLER
16701 MOLFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT
I, E.R. McWilliams, do hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.
License No. 869, Expiration Date: 02/22

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-302
REVISION 2 - 12/06/21

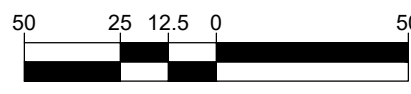
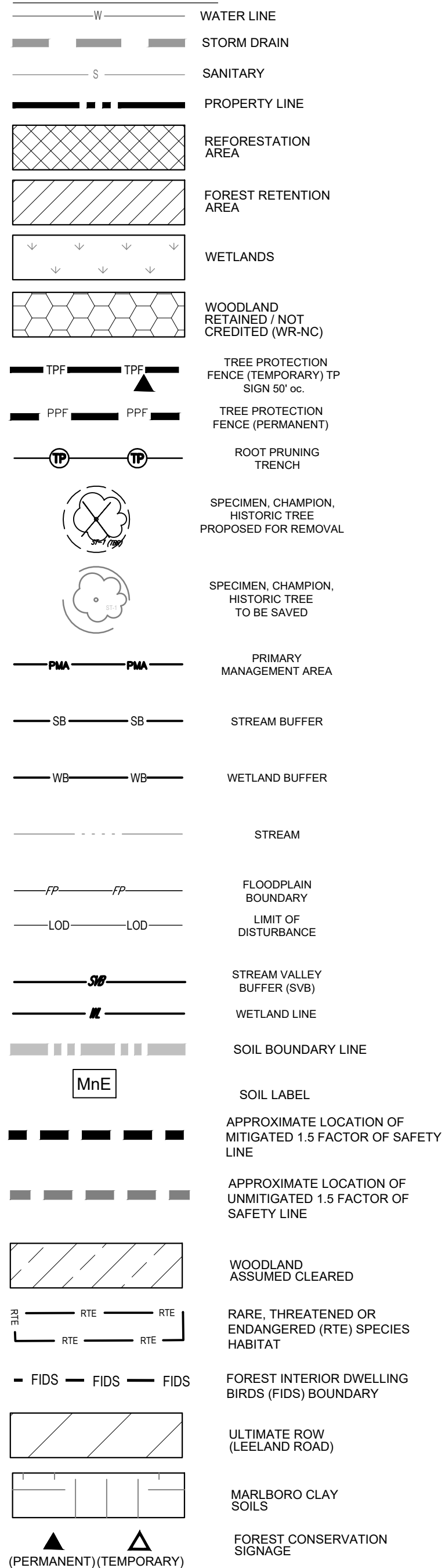


SHEET	GROSS TRACT AREA	10-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (N/A)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.90	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.82	0.78	0.78	0.00	0.00	1.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.90	11.90	0.00	11.93	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.85	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	10.98	41.60	26.20	12.46	7.49	0.00	0.00	21.71	0.00	12.46	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	26.47	3.25	26.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.51	1.10	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.84	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.30	12.30	10.27	1.90	0.00	0.00	0.00	10.27	0.00	1.90	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TOTALS	442.30	94.77	442.66	339.73	82.93	287.39	1.00	0.00	71.04	21.51	81.84	5.08



KEY MAP

TCP II LEGEND



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DPE COMMENTS	JMC	JMC
2	12/06/21	PER MNCPPC COMMENTS	JMC	JMC



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.: MB192154
DRAWN BY: LAM
CHECKED BY: JMC
DATE: 03/19/2021
CAD I.D.: TCP-0

PROJECT:

TCP 2
INTERIM
CONDITIONS

FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

BOHLER

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

E.R. McWILLIAMS
02/17/2022

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

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-303

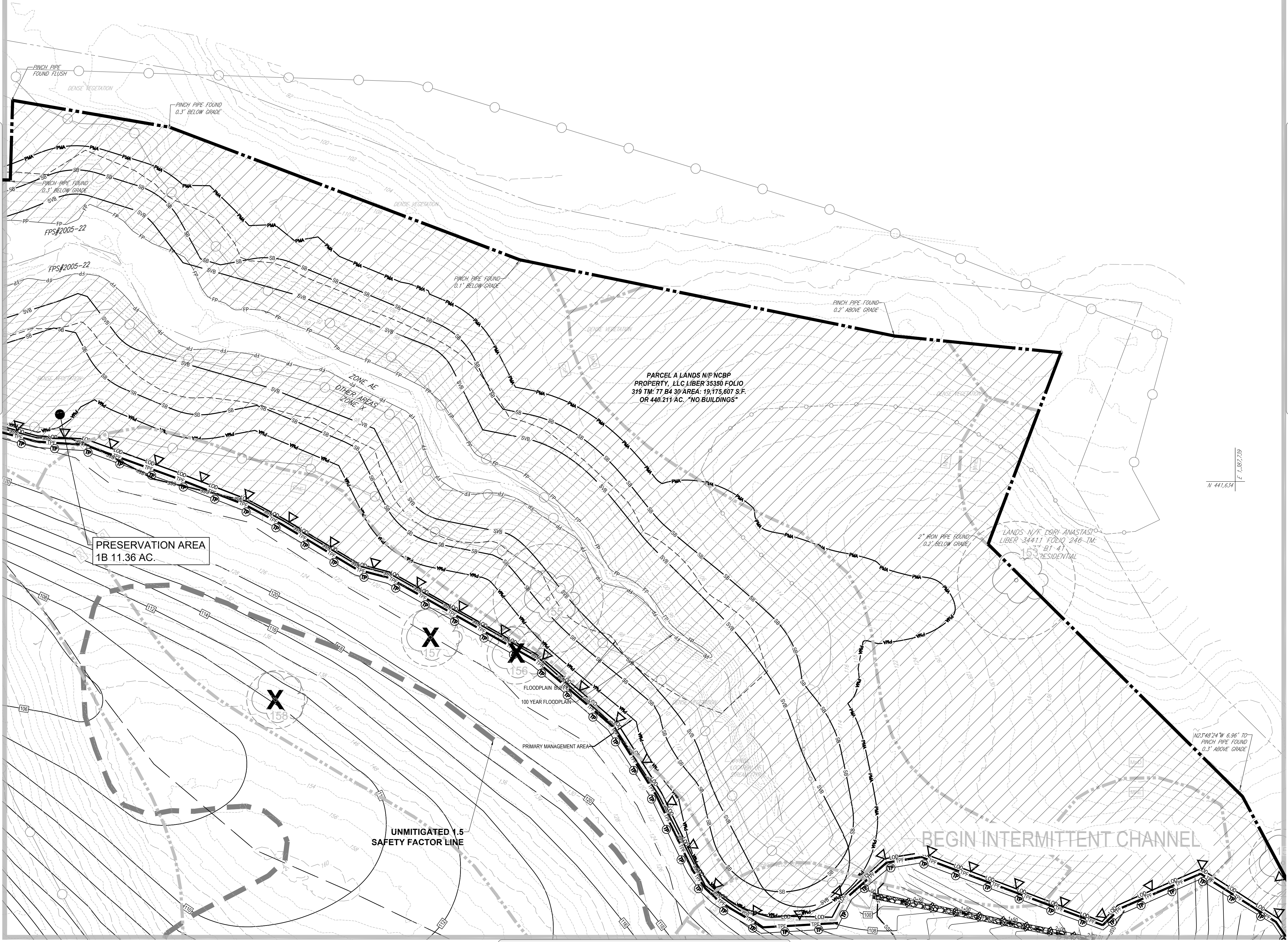
REVISION 2 - 12/06/21

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TCP2-028-2021

Approved by	Date	DRD #	Reason for Revision
Stephen J. Nickle	2-18-2022	N/A	
01			
02			
03			

FILE: 11-2022
H:\1918\B01\164\DRAWINGS\PLANS SET\TC2\INTERMITTENT\TC2\AMBIENT\TC2\PLAN - C-304.dwg
C:\Users\jboyle\OneDrive\Documents\TC2\INTERMITTENT\TC2\AMBIENT\TC2\PLAN - C-304.dwg

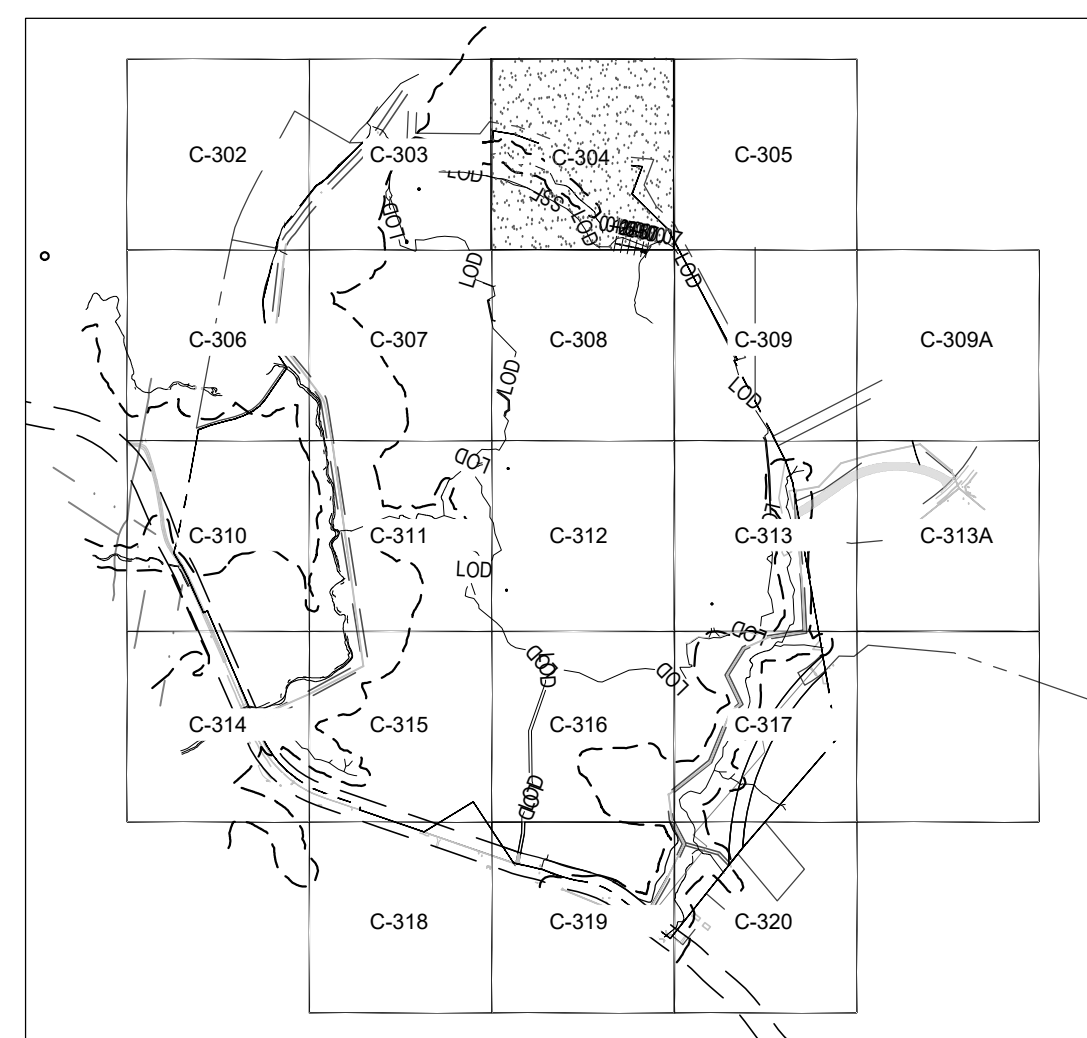
MATCHLINE - SHEET C-303



MATCHLINE - SHEET C-308

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (CMTA)	WOODLAND CLEARED FLOODPLAIN (CFTF)	WOODLAND CLEARED OFF-SITE (C-CO)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED (NOT CREDITED) (WPA-AC)	WOODLAND RETAINED (ASSUMED CLEARED) (WPA-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.90	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	0.00	8.71	0.06	0.00	0.00	3.94	0.00	6.71	0.00
C-307	42.44	14.02	41.80	27.95	13.65	0.46	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.80	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.80	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.90	41.80	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.29	25.82	2.77	21.66	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.63	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.62	5.86	7.07	0.00	0.00	24.95	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	10.27	0.00	1.93	2.40	0.00
C-320	0.05	2.85	4.43	2.35	2.10	0.00	0.00	2.35	0.00	2.10	1.58	0.00
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.06	0.00	82.93	8.03
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.06	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	442.66	339.73	82.93	267.36	1.08	0.00	71.04	21.51	81.84	5.08

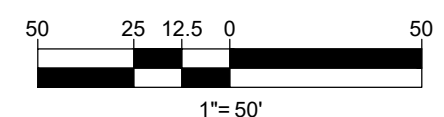
LANDS N/F MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION LIBER 16399 FOLIO 333 TM: 77 B1 00



KEY MAP

TC2 II LEGEND

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



MATCHLINE - SHEET C-305

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES

19180 MARLBOROUGH BLVD., SUITE 310
BOWIE, MARYLAND 20715
PHONE: (301) 800-4500
FAX: (301) 800-4501
MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DP2 COMMENTS	JWC	JWC
2	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

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

PROJECT:

TC2 II INTERIM CONDITIONS

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

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

BOHLER

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

E.R. McWILLIAMS

02/17/2022

REGISTERED LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 809, EXPIRATION DATE: 02/2022

SHEET TITLE:

TC2 II

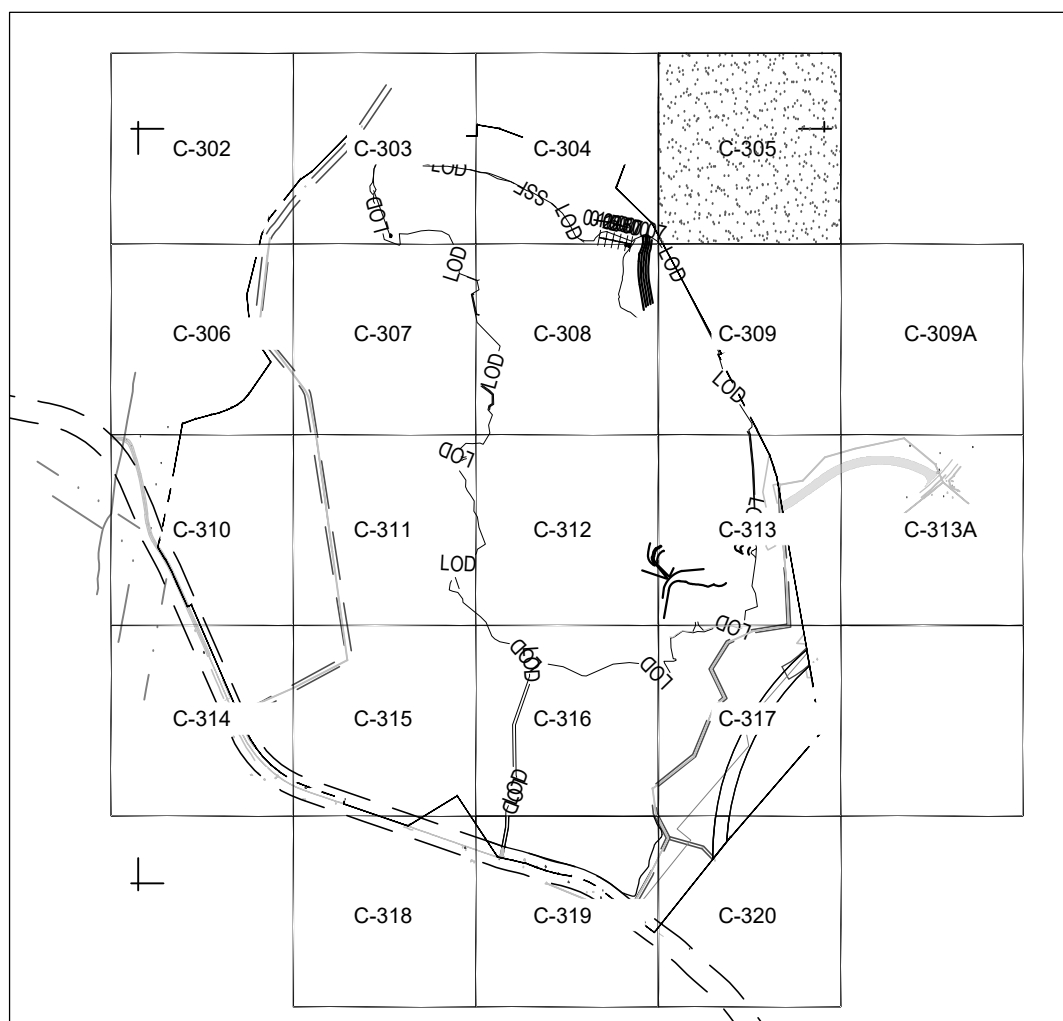
SHEET NUMBER:

C-304

REVISION 2 - 12/06/21

Approved by	Date	DRD #	Reason for Revision
JWC	2-18-2022	N/A	
01			
02			
03			

N 442,388	
	E 1,388,946



TCP II LEGEND

-

BOHLER  THE

SITE CIVIL AND CONSULTING ENGINEERING

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

BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITIES AND WOMEN ARE ENCOURAGED TO APPLY. BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITIES AND WOMEN ARE ENCOURAGED TO APPLY.

REVISIONS

REV	DATE	COMMENT	DRAWN CHECKED
1	03/18/21	PER DPIC COMMENTS	JDM JP
2	12/06/21	PER MNCPPC COMMENTS	JVM ER



**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

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

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

- FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

BOHLER //

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

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3697. EXPIRATION DATE: 9/20/22

SHEET TITLE:

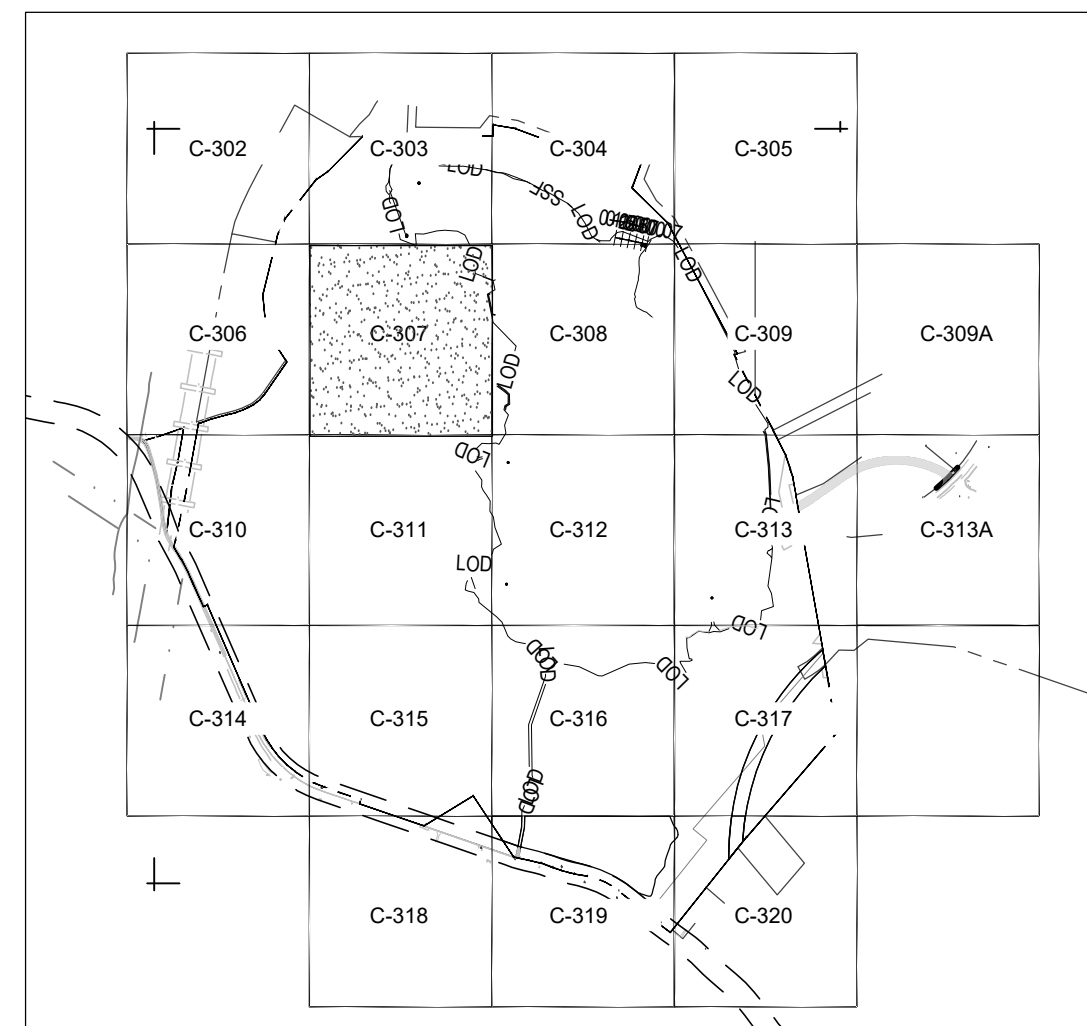
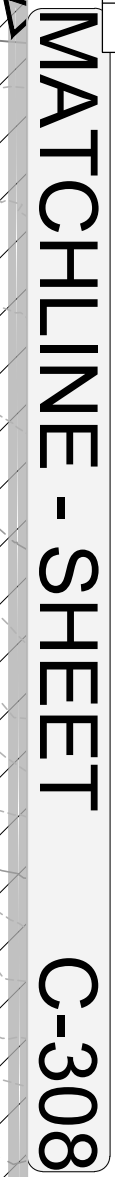
TCP 2

SHEET NUMBER

C-305

REVISION 2 - 12/06/21

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	<i>Suzanne F. Miller</i>	2-18-2022	N/A	
01				
02				
03				

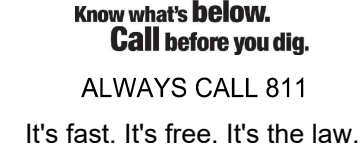


TCP II LEGEND

-

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

REV	DATE	COMMENT	OR CHECK
1	03/18/21	PER DPIE COMMENTS	
2	12/06/21	PER MNCPPC COMMENTS	



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

PROJECT:

FOR —

LOCATION OF SITE

BOHIFR //

[illegible]

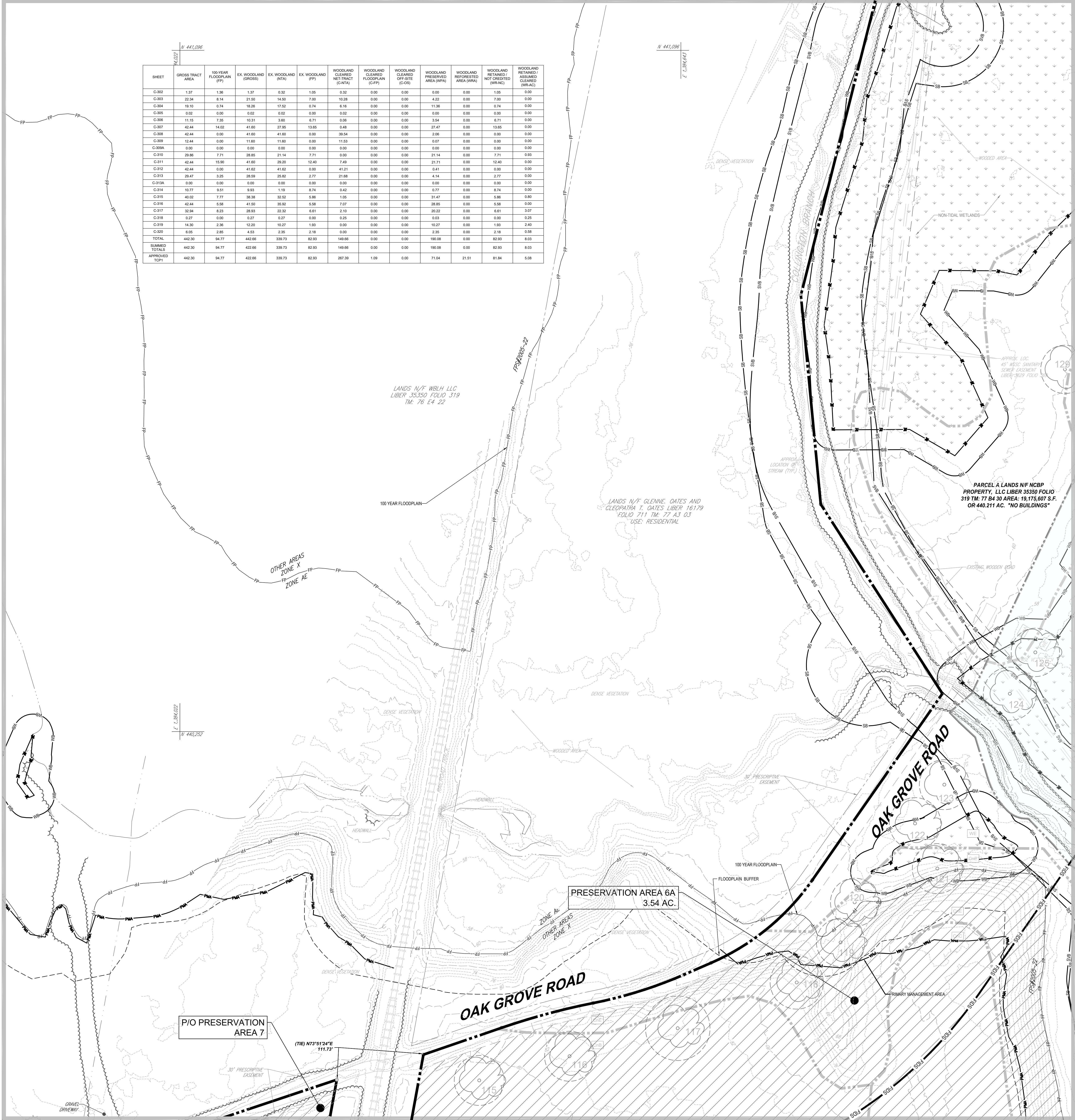
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

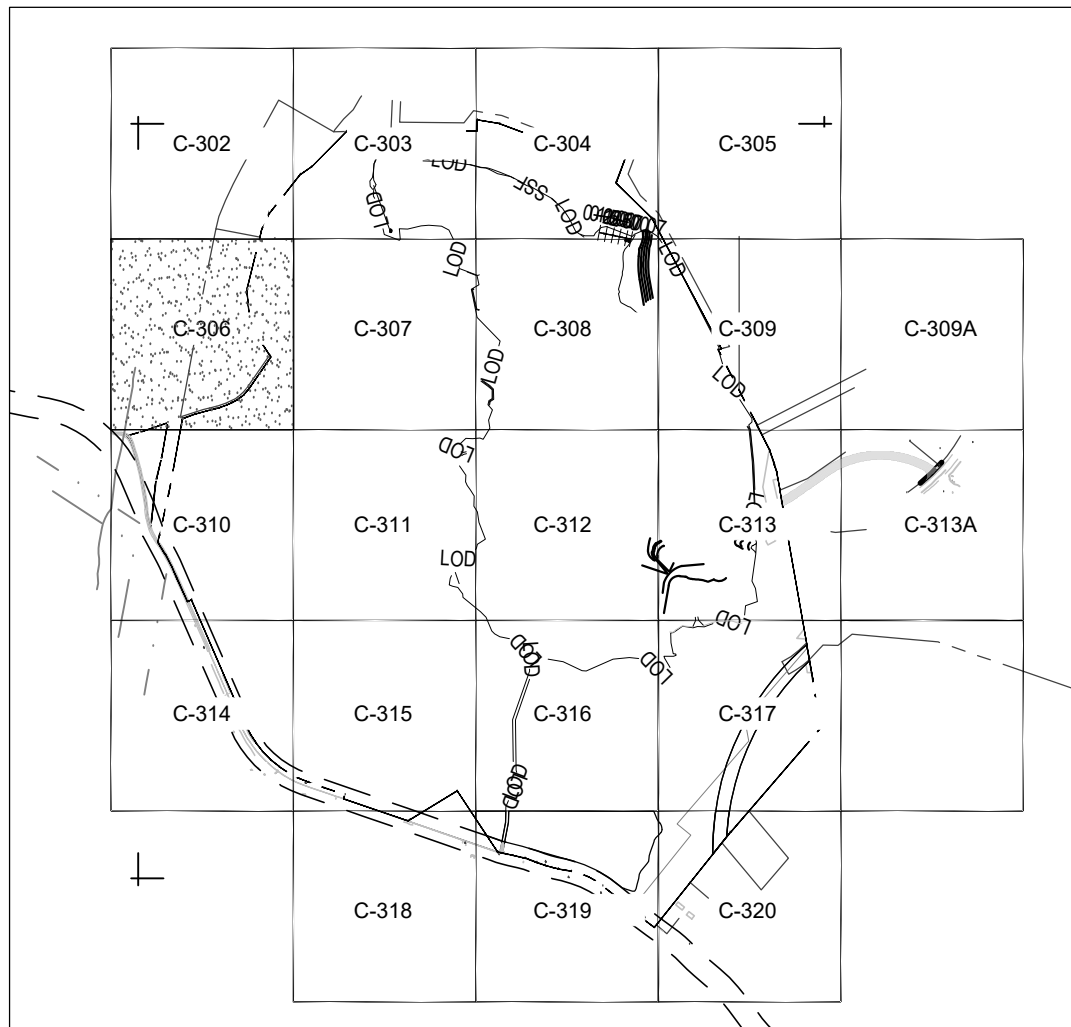
SHEET NUMBER:
0 207

C-307

REVISION 2 - 12/06/21

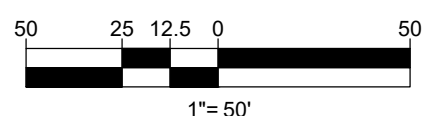


SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (FPA)	WOODLAND CLEARED NET TRACT (CFF)	WOODLAND CLEARED FLOODPLAIN (CFF)	WOODLAND CLEARED OFF-SITE (CFF)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED NOT CREDITED (WRA-C)	WOODLAND RETAINED ASSUMED CLEARED (WRA-C)	
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00	
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00	
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00	
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
C-306	11.15	7.36	10.31	9.60	6.71	0.66	0.00	0.00	3.84	0.00	6.71	0.00	
C-307	42.44	14.00	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00	
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00	
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00	
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C-310	29.85	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00	
C-311	42.44	15.90	41.60	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00	
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00	
C-313	25.47	3.25	28.58	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00	
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00	
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00	
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.89	0.00	5.58	0.00	
C-317	32.94	8.20	38.39	22.52	6.87	2.10	0.00	0.00	29.22	0.00	6.87	0.00	
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25	
C-319	14.30	2.38	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40	
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.08	
TOTAL	442.30	94.77	422.06	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.03	
SUMMED TOTALS	442.30	94.77	422.06	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.03	
APPROVED	TCP1	442.30	94.77	422.06	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.94	0.08



TCP II LEGEND

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



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DPE COMMENTS	JMC	JMC
2	12/06/21	PER MNCPPC COMMENTS	JMC	JMC



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. NO GUARANTEE IS MADE FOR ANY OTHER USE.

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

PROJECT:

TCP 2 INTERIM CONDITIONS

FOR

NATIONAL CAPITAL BUSINESS PARK

LOCATION OF SITE

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

BOHLER

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

E.R. McWILLIAMS

02/11/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWilliams, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland. License No. 869, Expiration Date: 02/2022

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-306

REVISION 2 - 12/06/21

Approved by	Date	DRD #	Reason for Revision
Signature of Michael	2-18-2022	N/A	

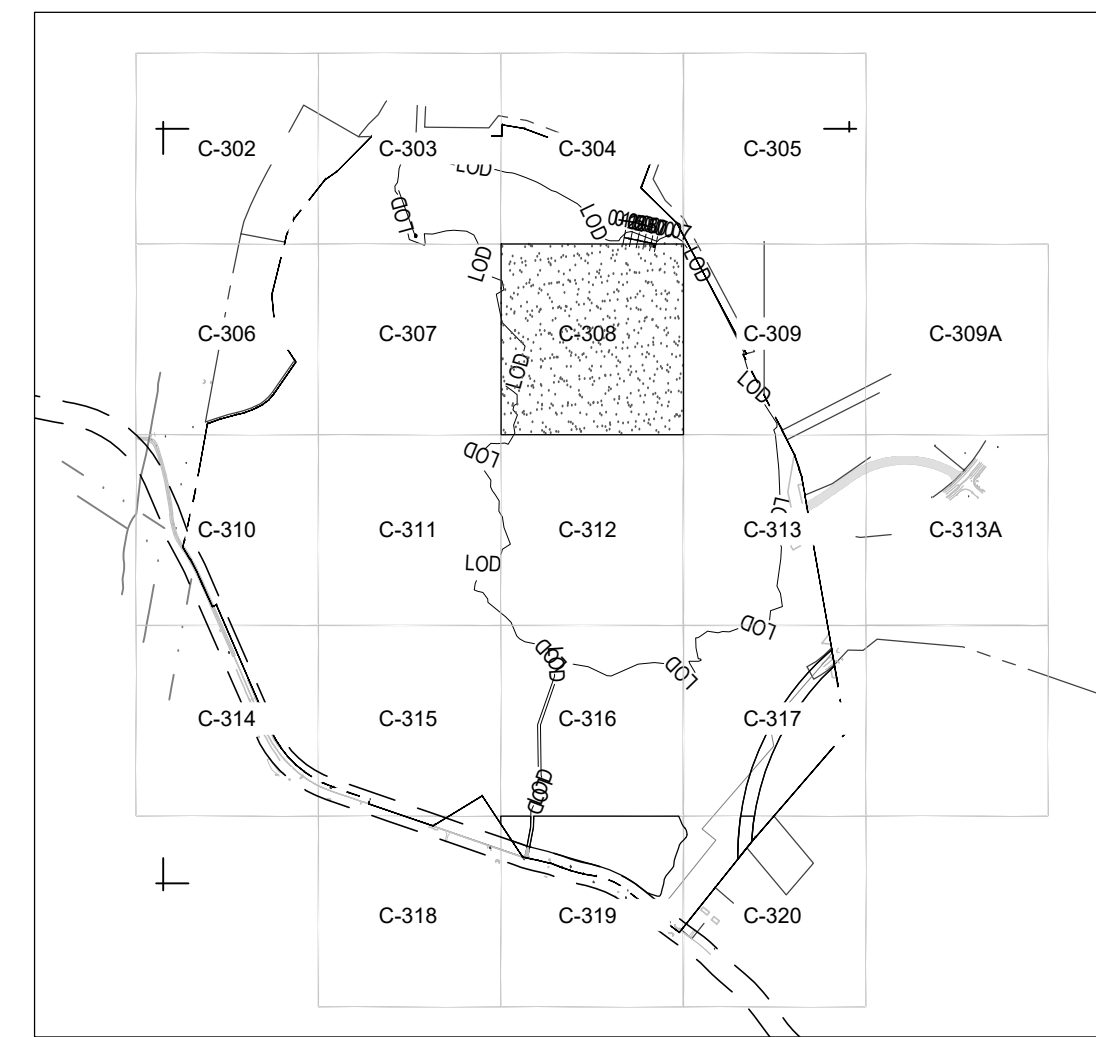
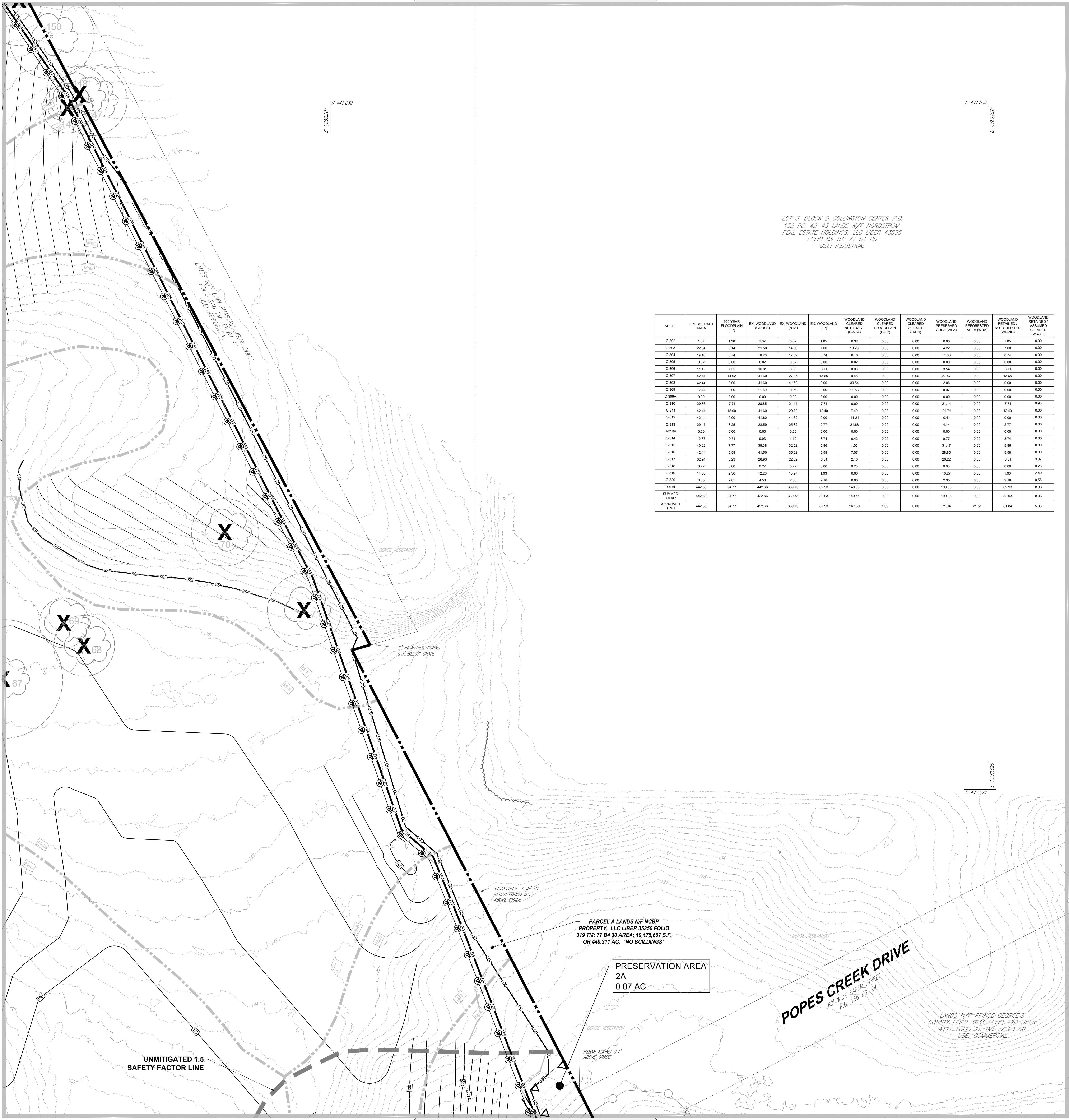
MATCHLINE - SHEET C-309

Figure 1 shows a horizontal scale bar with markings at 50, 25, 12.5, and 0. Below the bar, a scale indicator indicates that 1 inch represents 50 feet.

REVISION 2 - 12/06/21

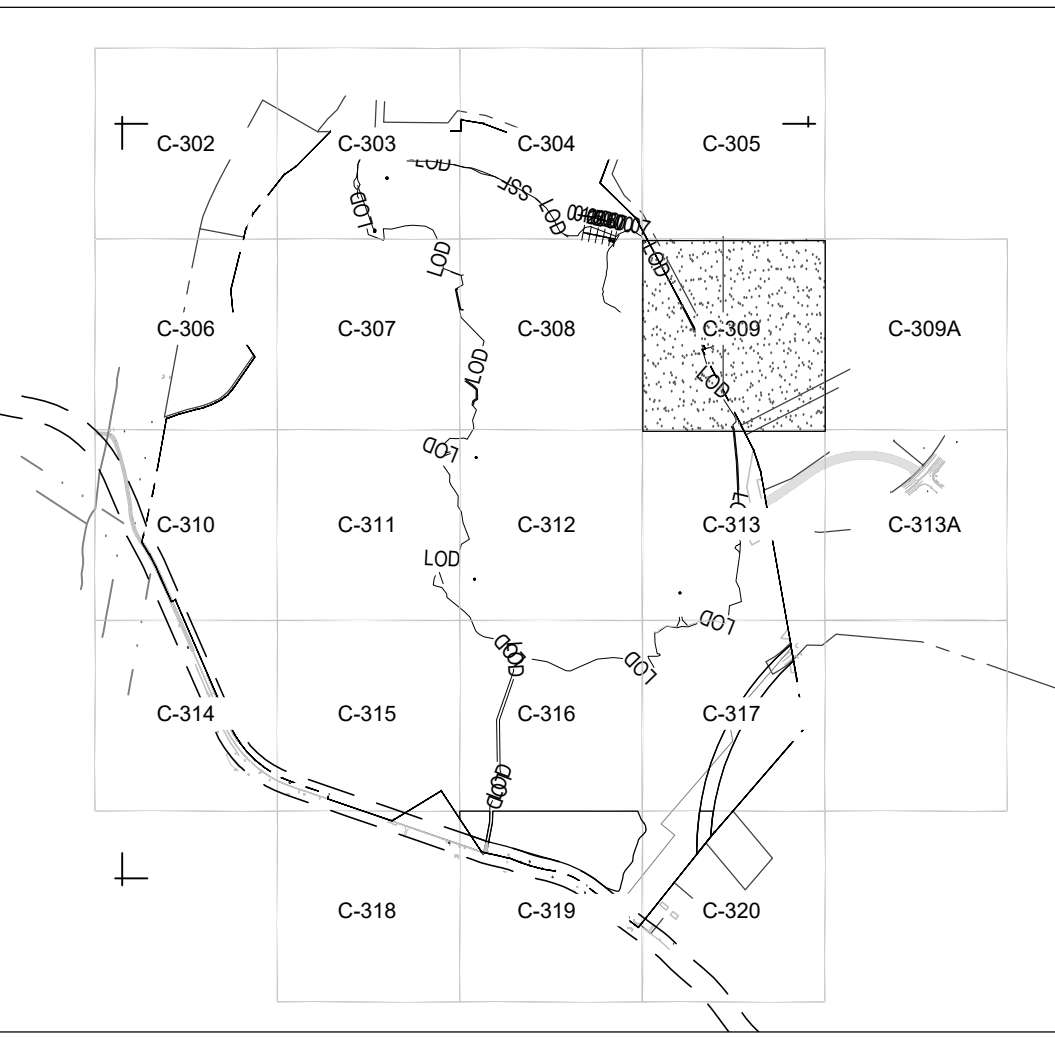
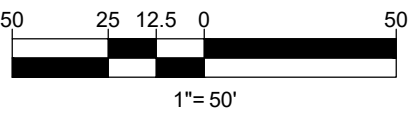
	Approved by	Date	DRD #	Reason for Revision
00	<i>Suzanne J. Nichols</i>	2-18-2022	N/A	
01				
02				
03				



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPL)	EX WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (FPL)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPL)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.94	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.21	3.80	6.71	0.00	0.00	0.00	3.94	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.08	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.95	7.71	28.55	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.90	41.60	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	0.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.32	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.57	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.94	6.12	28.90	22.32	4.61	2.10	0.00	0.00	29.32	0.00	4.61	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.63	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	422.66	339.73	82.93	149.86	0.00	0.00	190.08	0.00	82.93	8.03
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	149.86	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TCP	442.30	94.77	422.66	339.73	82.93	287.39	1.09	0.00	71.04	21.51	81.94	5.08

TCP II LEGEND

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



BOHLER

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

17601 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DEPI COMMENTS	JMC	JMC
2	12/06/21	PER MNCPPC COMMENTS	JMC	JMC

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

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

TCP 2 INTERIM CONDITIONS

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

BOHLER

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

E.R. McWILLIAMS

02/11/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, DO HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly Licensed Landscape Architect Under The Laws Of The State Of Maryland. License No. 869, Expiration Date: 9/2022

TCP 2

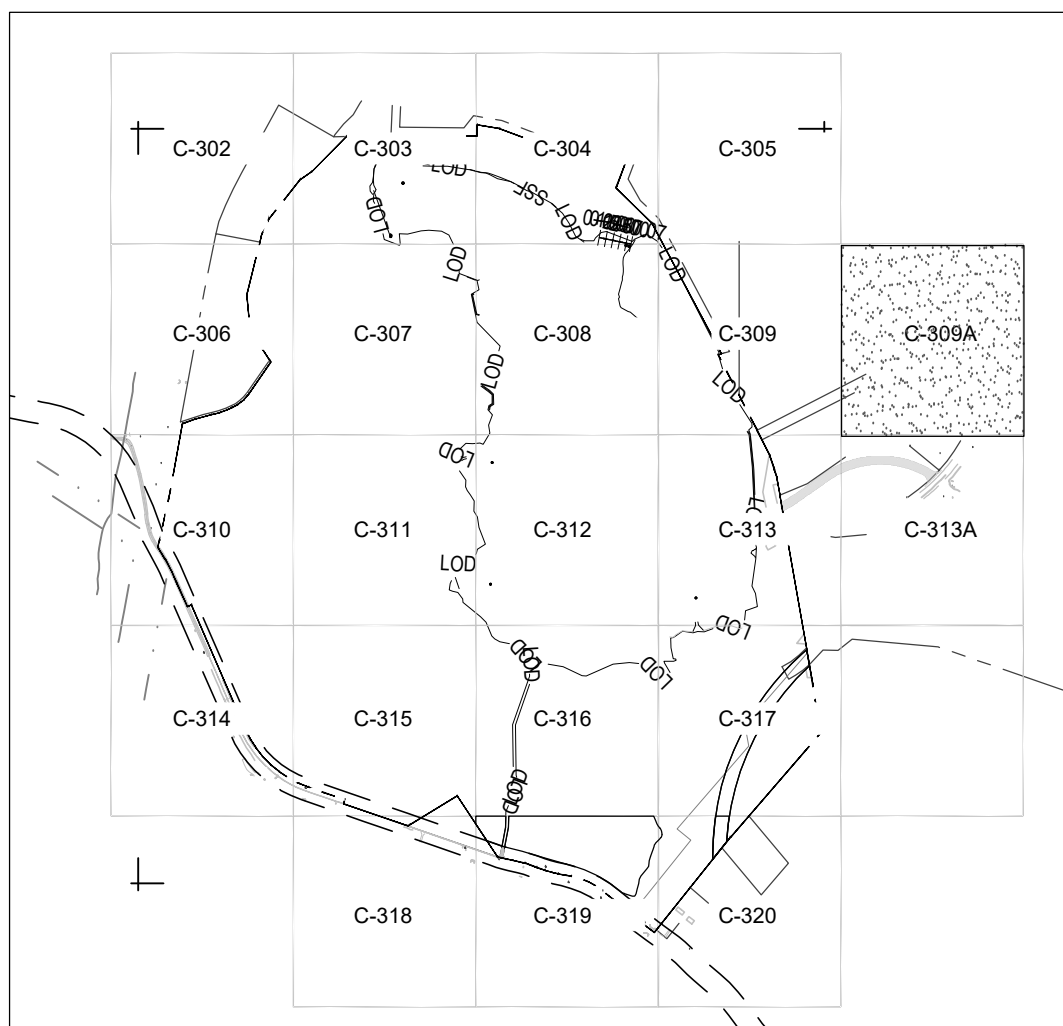
SHEET NUMBER
C-309

REVISION 2 - 12/06/21

Approved by	Date	DRD #	Reason for Revision
<i>Signature of John</i>	2-18-2022	N/A	



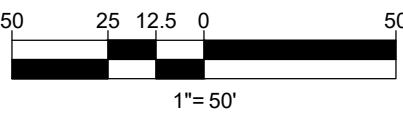
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GR24S)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.14	18.26	17.52	0.14	6.16	0.00	0.00	11.38	0.00	0.14	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.00	0.00	30.54	0.00	0.00	2.66	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.80	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.90	41.60	26.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	39.38	32.92	6.46	1.00	0.00	0.00	31.47	0.00	6.46	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.86	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.38	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.43	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
SUMMED TOTALS	442.30	94.77	422.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TCP1	442.30	94.77	422.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08



KEY MAP

TCP II LEGEND

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



Approved by	Date	DRD #	Reason for Revision
00	2-18-2022	N/A	
01			
02			
03			

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DRP COMMENTS	JWC	JWC
2	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

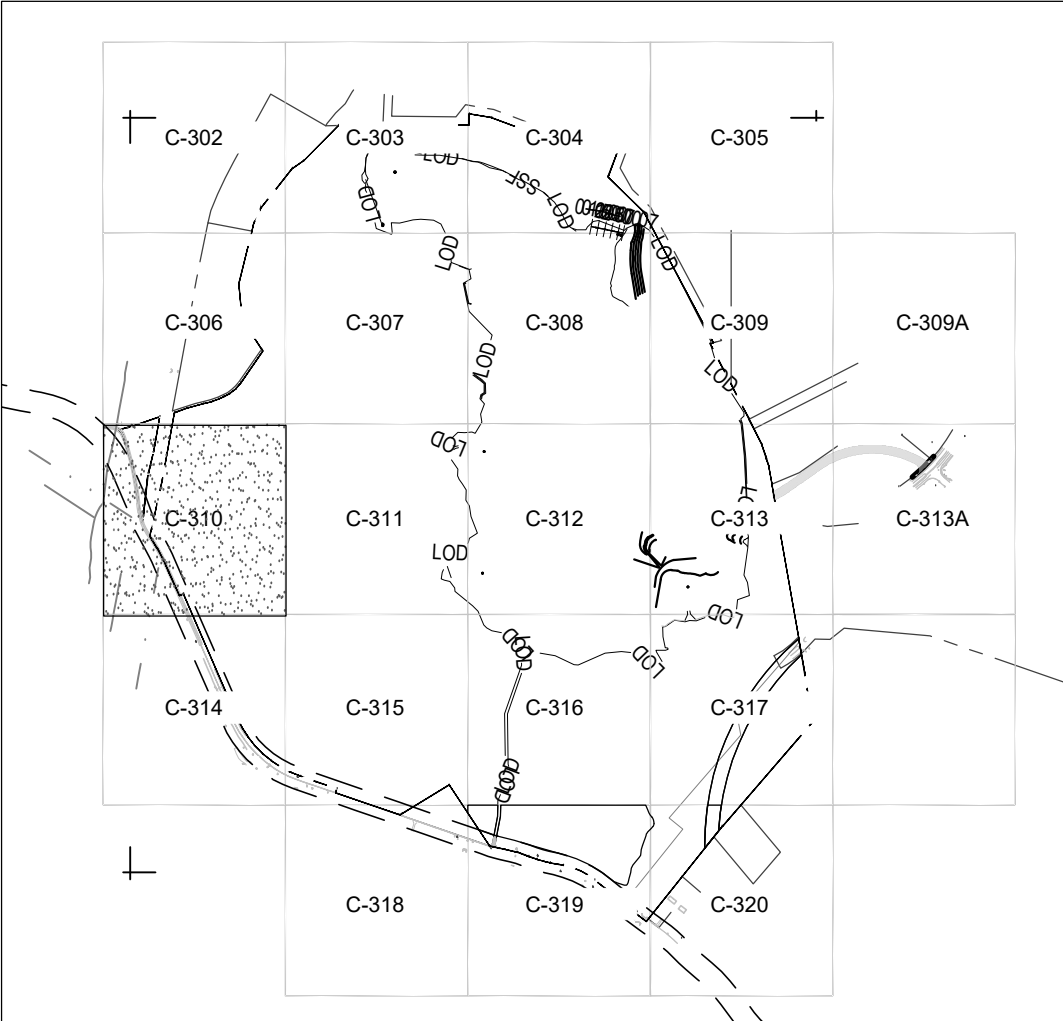
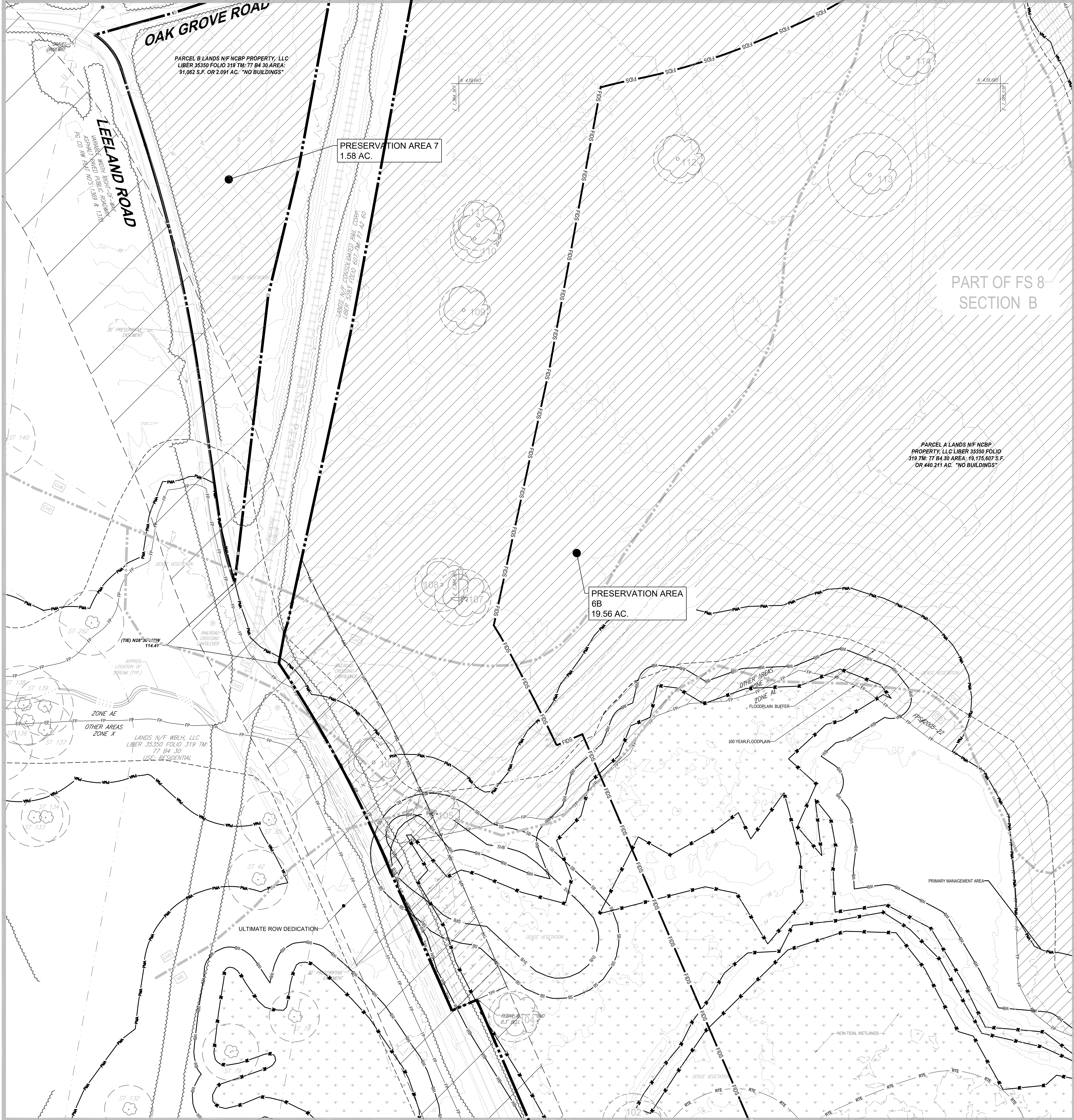
TCP 2 INTERIM CONDITIONS

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

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

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 869, EXPIRATION DATE: 9/2022

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-309A
REVISION 2 - 12/06/21

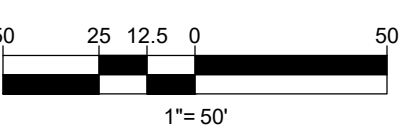


SHEET	GROSS TRACT AREA	10-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (GROSS)	EX. WOODLAND (NET)	EX. WOODLAND (FPA)	WOODLAND CLEARED NETTRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FPP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.30	8.74	21.90	14.50	7.40	10.28	0.00	0.00	4.22	0.00	7.06	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.40	14.02	41.60	27.85	13.66	0.48	0.00	0.00	27.47	0.00	5.66	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.90	41.60	26.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.69	25.62	2.77	21.68	0.00	0.00	4.44	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.55	1.19	8.74	0.42	0.00	0.00	0.77	0.00	9.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.52	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.94	8.23	29.80	23.32	6.81	2.10	0.00	0.00	20.52	0.00	6.81	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.00
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	422.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TOTALS	442.30	94.77	422.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TOTALS	442.30	94.77	422.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03

MATCHLINE - SHEET C-311

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED) (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 5' x 6'
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER (SVB)
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



Approved by	Date	DRD #	Reason for Revision
James J. Mohr	2-18-2022	N/A	

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DRP COMMENTS	JWC	JWC
2	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

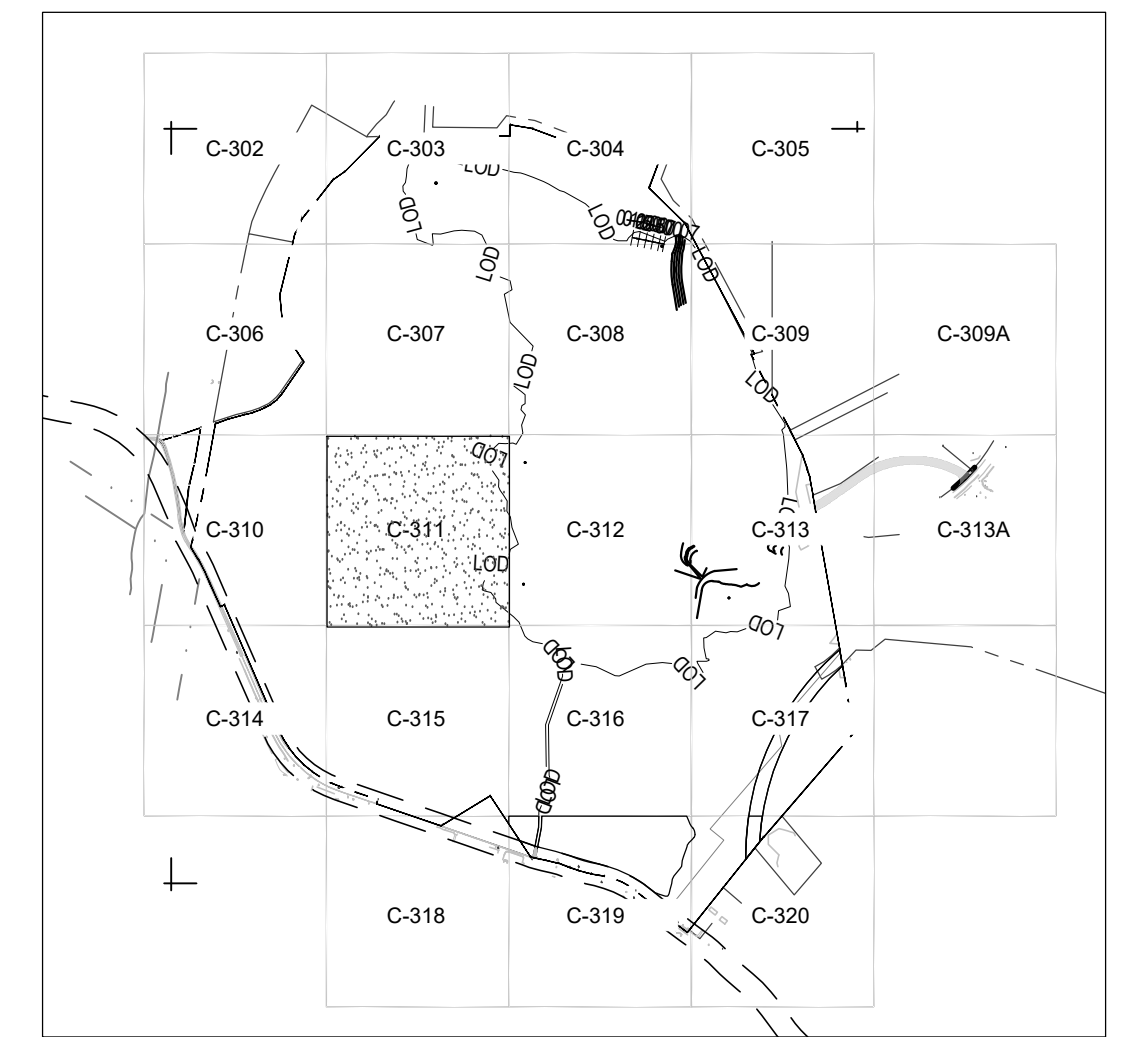
NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JWC
DATE: 03/19/2021
CAD I.D.: TCP-0

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

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

E.R. McWILLIAMS
02/11/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWilliams, hereby certify that these documents were prepared (or approved) by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland. License No. 869, Expiration Date: 9/2022

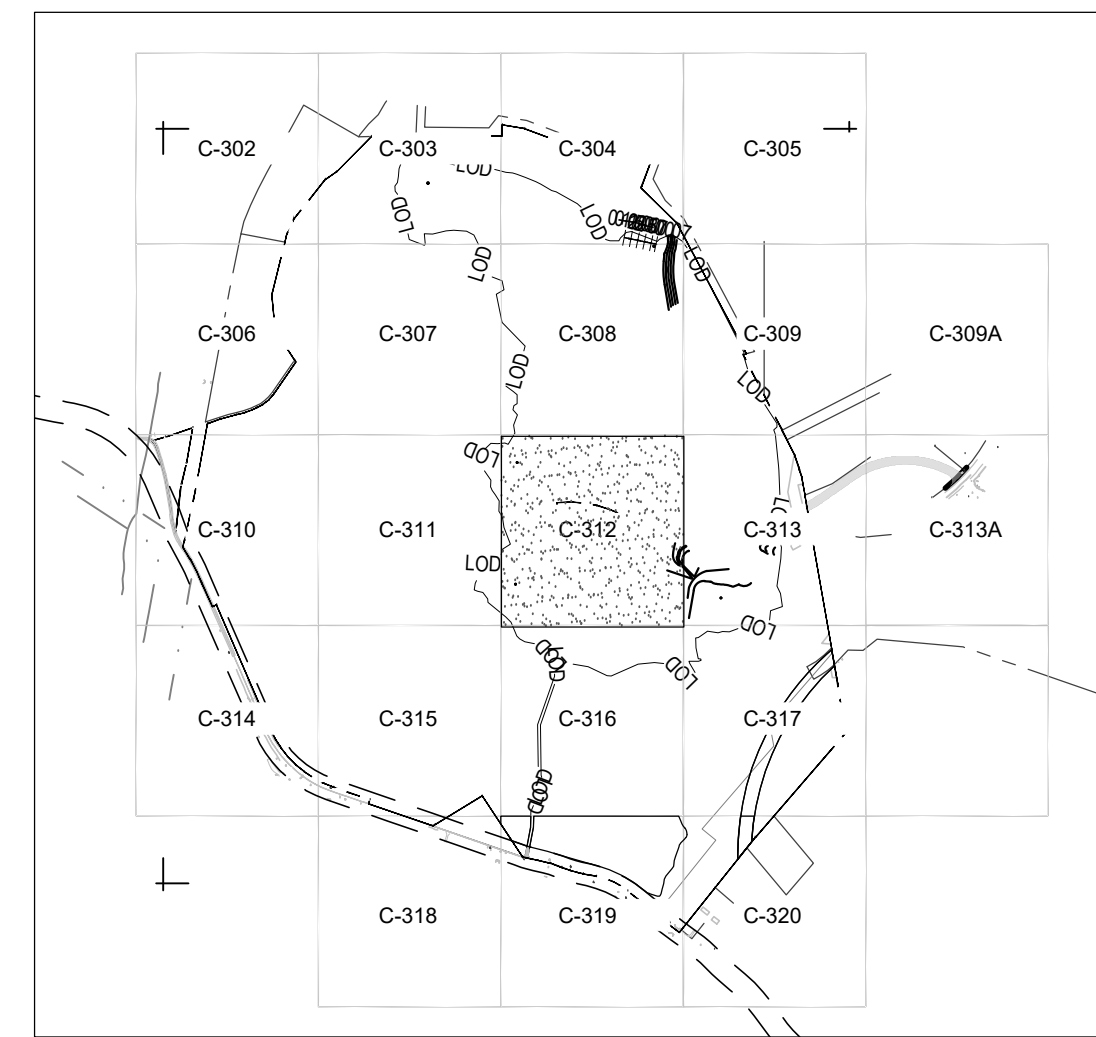
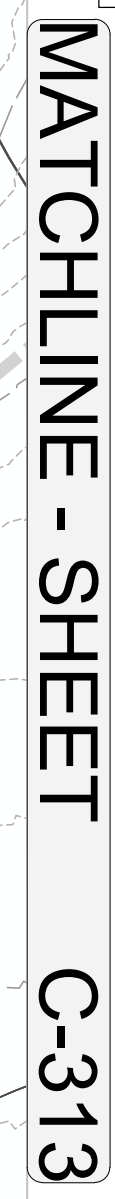
SHEET TITLE:
TCP 2
SHEET NUMBER:
C-310
REVISION 2 - 12/06/21



MATCHLINE - SHEET C-312



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPP-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Stephanie A. Nichols</i>	2-18-2022	N/A	
01				
02				
03				



TCP II LEGEND

-

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Suzanne A. Nichols</i>	2-18-2022	N/A	
01				
02				
03				



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

TCP 2 INTERIM CONDITIONS

FOR

**NATIONAL
CAPITAL
BUSINESS PARK**

LOCATION OF SITE

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

BOHLER//

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



E.R. McWILLIAMS

02/17/2022

REGISTERED LANDSCAPE ARCHITECT

MARYLAND PROFESSIONAL LANDSCAPE ARCHITECTURE BOARD

PROFESSIONAL CERTIFICATION

I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

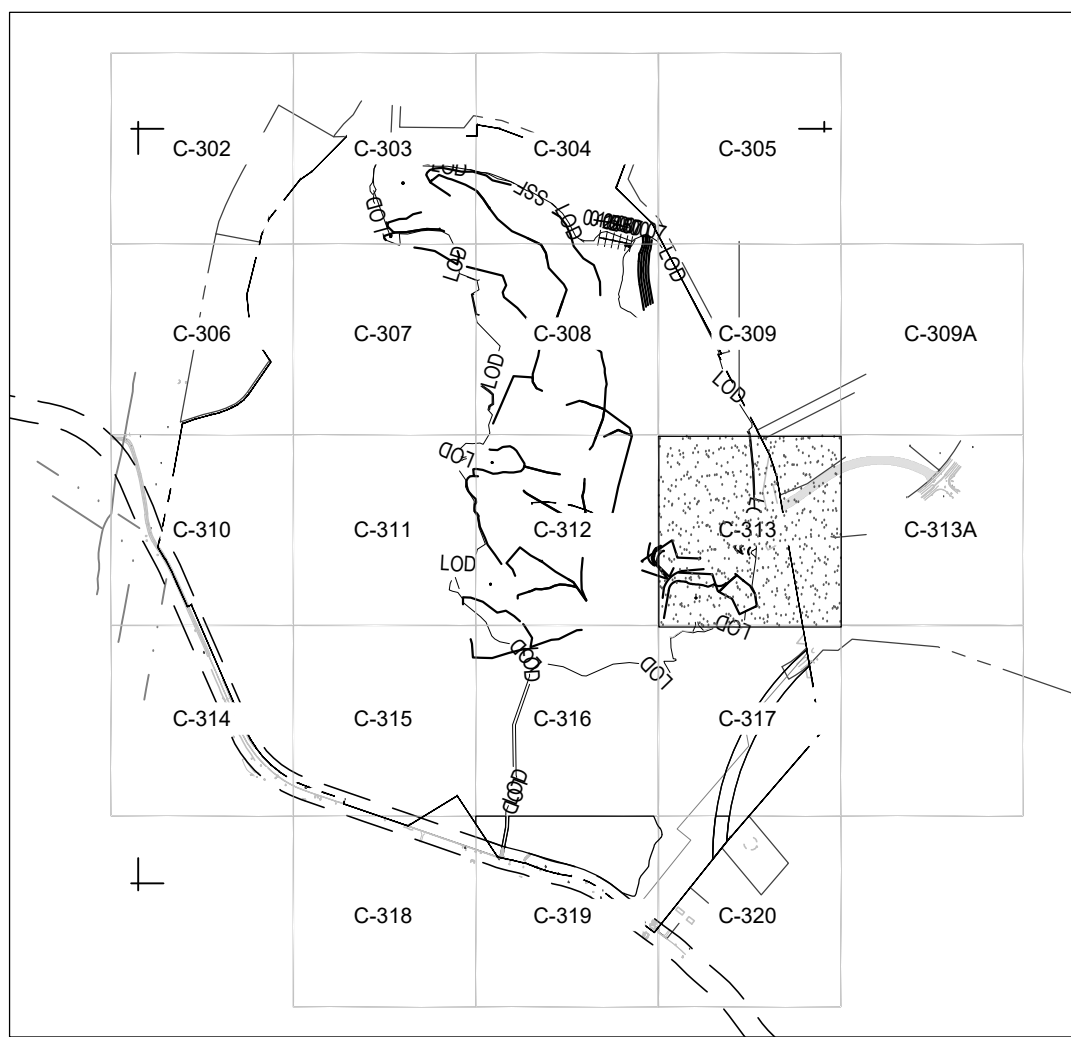
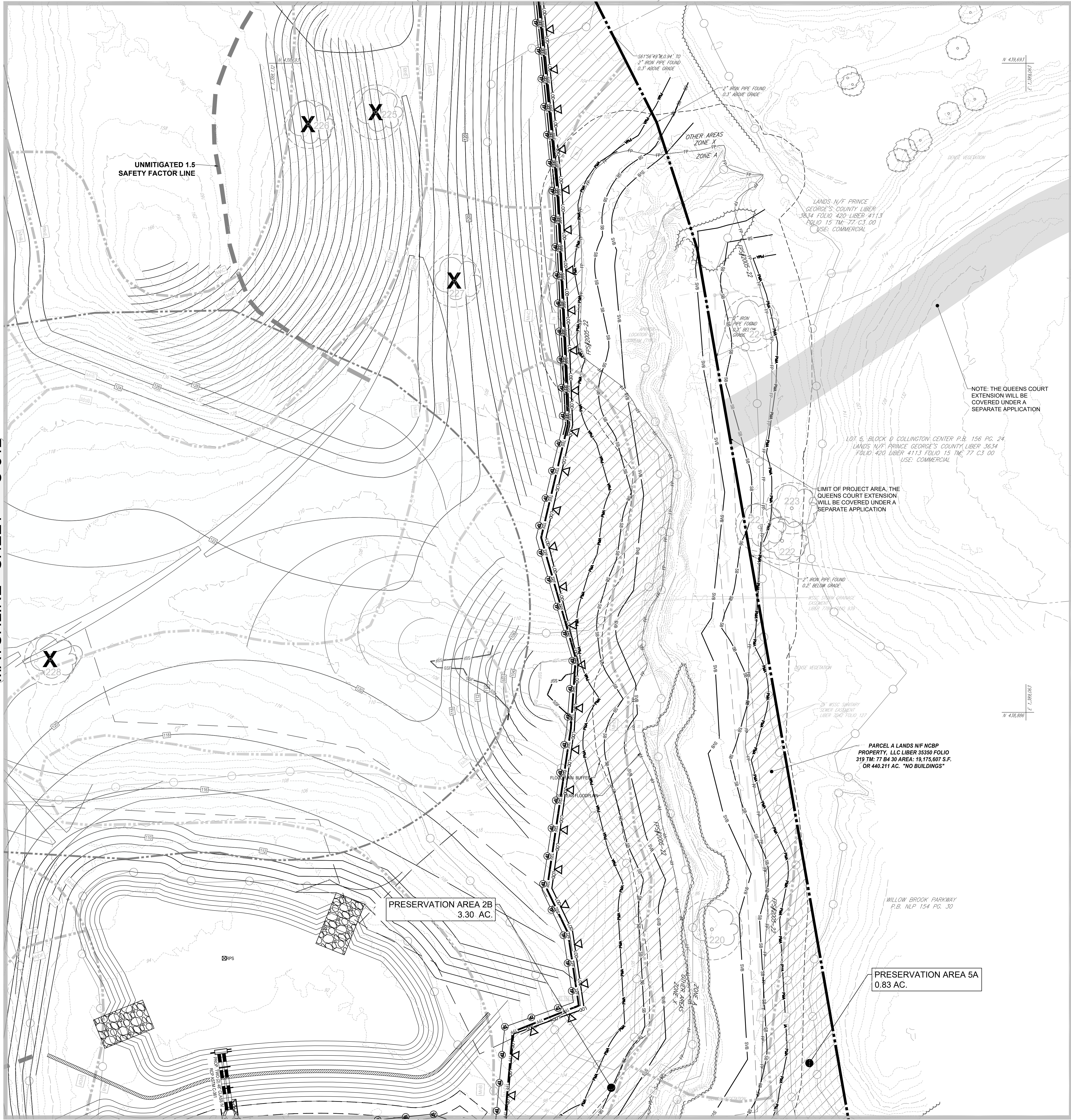
LICENSE NO. 3697, EXPIRATION DATE: 9/2022

SHEET TITLE:

TCP 2

SHEET NUMBER:
C-312

REVISION 2 - 12/06/21

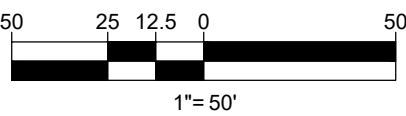


KEY MAP

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (WPA)	EX. WOODLAND (WPA)	EX. WOODLAND (WPA)	WOODLAND CLEARED (C-ATA)	WOODLAND CLEARED (C-PP)	WOODLAND CLEARED (C-DE)	WOODLAND PRESERVED (WPA)	WOODLAND REFORESTED (WPA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CREDITED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.40	14.00	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	9.65	0.48	0.00	0.00	27.47	0.00	13.63	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	10.90	41.60	28.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	0.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.19	0.00	0.00	20.22	0.00	6.61	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	442.06	338.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TPI	442.30	94.77	442.06	338.73	82.93	287.39	1.00	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED / NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' oc.
- TREE PROTECTION FENCE (PERMANENT) PFT
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER (SVB)
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	03/18/21	PER DPE COMMENTS	JWC	JWC
02	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	03/18/21	PER DPE COMMENTS	JWC	JWC
02	12/06/21	PER MNCPPC COMMENTS	JWC	JWC

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

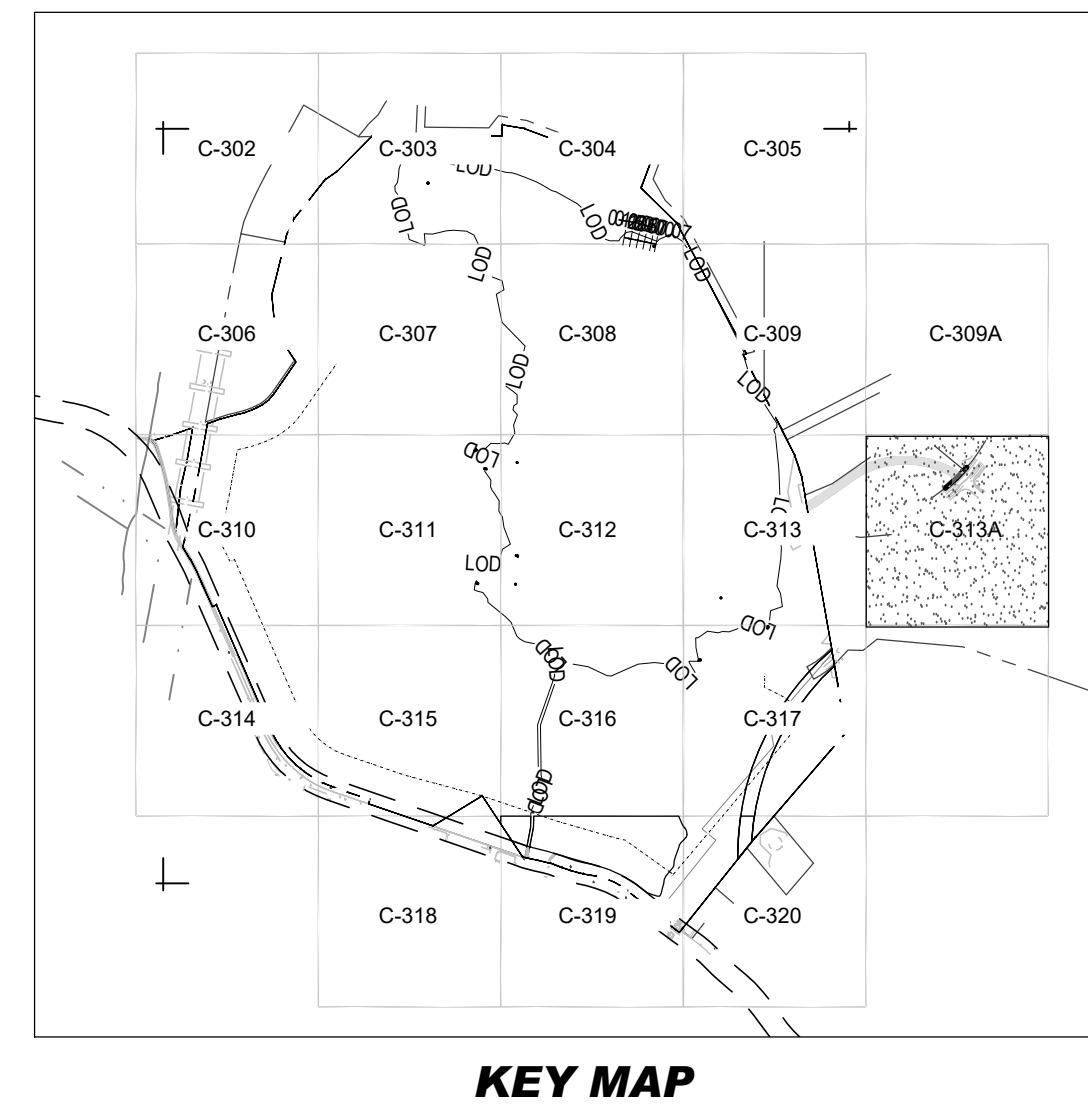
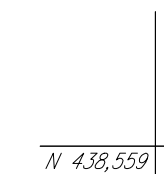
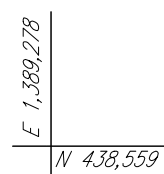
PROJECT NO.: MB192154
DRAWN BY: LAM
CHECKED BY: JWC
DATE: 03/19/2021
CAD I.D.: TCP-0

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

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

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWilliams, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland.
LICENSE NO. 809, EXPIRATION DATE: 02/2022

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-313
REVISION 2 - 12/06/21



TCP II LEGEND

	WATER LINE
	STORM DRAIN
	SANITARY
	PROPERTY LINE
	REFORESTATION AREA
	FOREST RETENTION AREA
	WETLANDS
	WOODLAND RETAINED (NOT CREDITED) (WR-NC)
	TREE PROTECTION FENCE (TEMPORARY) TREE SIGN 50' OC.
	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	LIMIT OF DISTURBANCE
	STREAM VALLEY BUFFER (SVB)
	WETLAND LINE
	SOIL BOUNDARY LINE
	SOIL LABEL
	APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
	APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
	WOODLAND ASSUMED CLEARED
	RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
	FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
	ULTIMATE ROW (LEELAND ROAD)
	MARLBORO CLAY SOILS
	FOREST CONSERVATION SIGNAGE

SHEET	GROSS TRACT AREA	100-YEAR FLOOD AREA		EX (WOODLAND (GROSS))	EX (WOODLAND (NET))	EX (WOODLAND (F))	WOODLAND (GROSS) - NET TRACT AREA (GROSS)	WOODLAND (FLOODING) - NET TRACT AREA (GROSS)	WOODLAND (FLOODING) - OFF-SITE (GROSS)	WOODLAND (PRESERVED AREA)	WOODLAND (REFORESTED AREA)	WOODLAND (NET CROPPED AREA)	WOODLAND (NET CROPPED AREA) ASSUMED (GROSS)
		AREA (GROSS)	AREA (NET)										
C-302	1.36	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.70	7.00	7.00	0.00
C-304	19.10	17.04	18.28	17.52	0.74	6.16	0.00	0.00	11.36	0.00	6.74	6.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.00	6.71	0.00	0.00	0.00	3.54	0.00	6.71	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00	0.00
C-308	42.48	0.00	41.80	0.00	0.00	0.00	0.00	0.00	2.68	0.00	0.00	0.00	0.00
C-309	24.44	0.00	11.00	11.00	0.00	11.93	0.00	0.00	0.07	0.00	0.00	0.00	0.00
C-30A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	7.71	0.00
C-311	20.40	12.44	15.80	12.40	2.00	1.48	0.00	0.00	2.71	0.00	12.40	12.40	0.00
C-312	26.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00	0.00
C-313	42.47	3.25	28.59	25.25	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00	0.00
C-314	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	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	0.77	0.00	0.00
C-315	45.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	8.74	8.74	0.00
C-316	42.44	5.86	41.90	35.92	5.98	7.97	0.00	0.00	26.86	0.00	5.98	5.98	0.00
C-317	0.36	0.36	0.20	0.20	0.16	0.20	0.00	0.00	0.20	0.16	0.20	0.16	0.00
C-318	0.00	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.00	0.25
C-319	14.30	2.30	12.20	10.27	8.93	0.00	0.00	0.00	10.27	0.00	1.93	1.93	2.45
C-320	0.00	2.93	1.15	2.25	2.15	0.10	0.00	0.00	0.25	0.10	2.15	2.15	0.00
TOTAL	442.30	94.77	442.66	339.73	82.93	146.66	0.00	0.00	160.08	0.00	82.93	82.93	8.03
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	146.66	0.00	0.00	160.08	0.00	82.93	82.93	8.03
APPROVED TOTAL	442.30	94.77	442.66	339.73	82.93	267.39	0.00	0.00	71.04	21.51	81.84	81.84	8.03

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

TCP 2
INTERIM
CONDITIONS

_____ FOR _____

**NATIONAL
CAPITAL
BUSINESS PARK**

LOCATION OF SITE

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

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

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT
MAY 1 AND LICENSE NO. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3697 EXPIRATION DATE: 9/2022

SHEET TITLE:

TCP 2

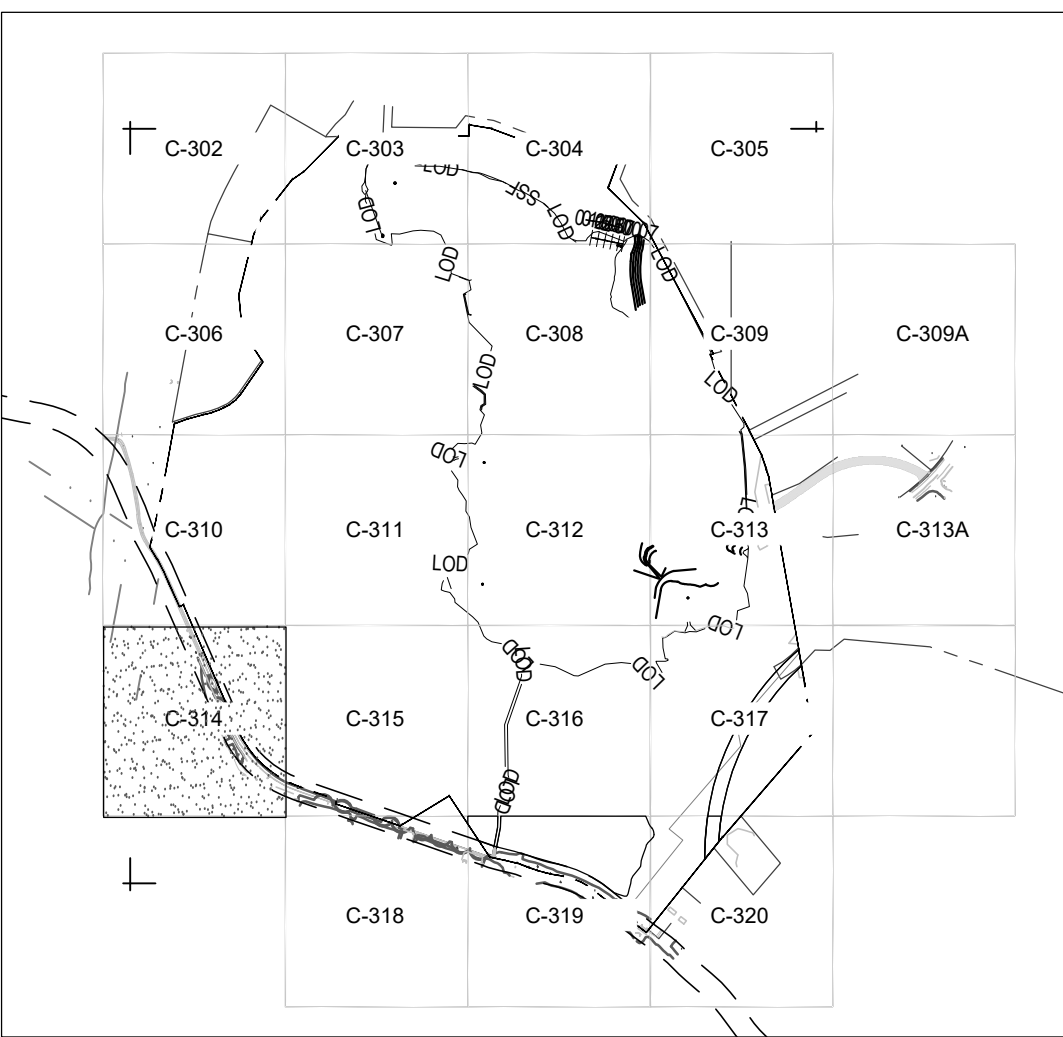
SHEET NUMBER:

C-313A

REVISION 2 - 12/06/21

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	<i>Suzanne F. Mickel</i>	2-18-2022	N/A	
01				
02				
03				

MATCHLINE - SHEET C-310



KEY MAP

MATCHLINE - SHEET C-315

TCP II LEGEND

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

SHEET	GROSS TRACT AREA	10-YEAR FLOODPLAIN (FP)	EX WOODLAND (GROSS)	EX WOODLAND (NTH)	EX WOODLAND (FP)	WOODLAND CLEARED (CENTA)	WOODLAND CLEARED (FP)	WOODLAND CLEARED (G-25)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.05	1.32	0.00	0.00	0.00	0.00	1.00	0.00
C-303	22.34	8.14	21.50	14.50	7.00	12.25	0.00	0.00	4.22	0.00	7.00	0.00
C-304	15.10	0.74	15.25	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.90	6.71	0.00	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.00	27.95	13.05	0.48	0.00	0.00	27.47	0.00	13.05	0.00
C-308	42.44	0.00	41.00	41.00	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-310A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	20.86	7.71	20.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.90	41.00	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.02	41.02	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.09	25.82	2.77	21.60	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.06	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.52	5.98	7.07	0.00	0.00	26.85	0.00	5.98	0.00
C-317	23.94	9.23	23.94	22.32	6.61	2.70	0.00	0.00	22.22	0.00	6.61	2.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	0.05	2.95	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.54
TOTAL	442.30	94.77	442.66	399.73	82.93	149.06	0.00	0.00	190.08	0.00	82.93	8.03
SHOWN TOTALS	442.30	94.77	442.66	399.73	82.93	149.06	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TCP I	442.30	94.77	442.66	399.73	82.93	207.39	1.00	0.00	71.04	21.51	81.84	5.08

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DRP COMMENTS	JWG	JWG
2	12/06/21	PER MNCPPC COMMENTS	JWG	JWG

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO OTHER REVISIONS OR CHANGES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

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

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

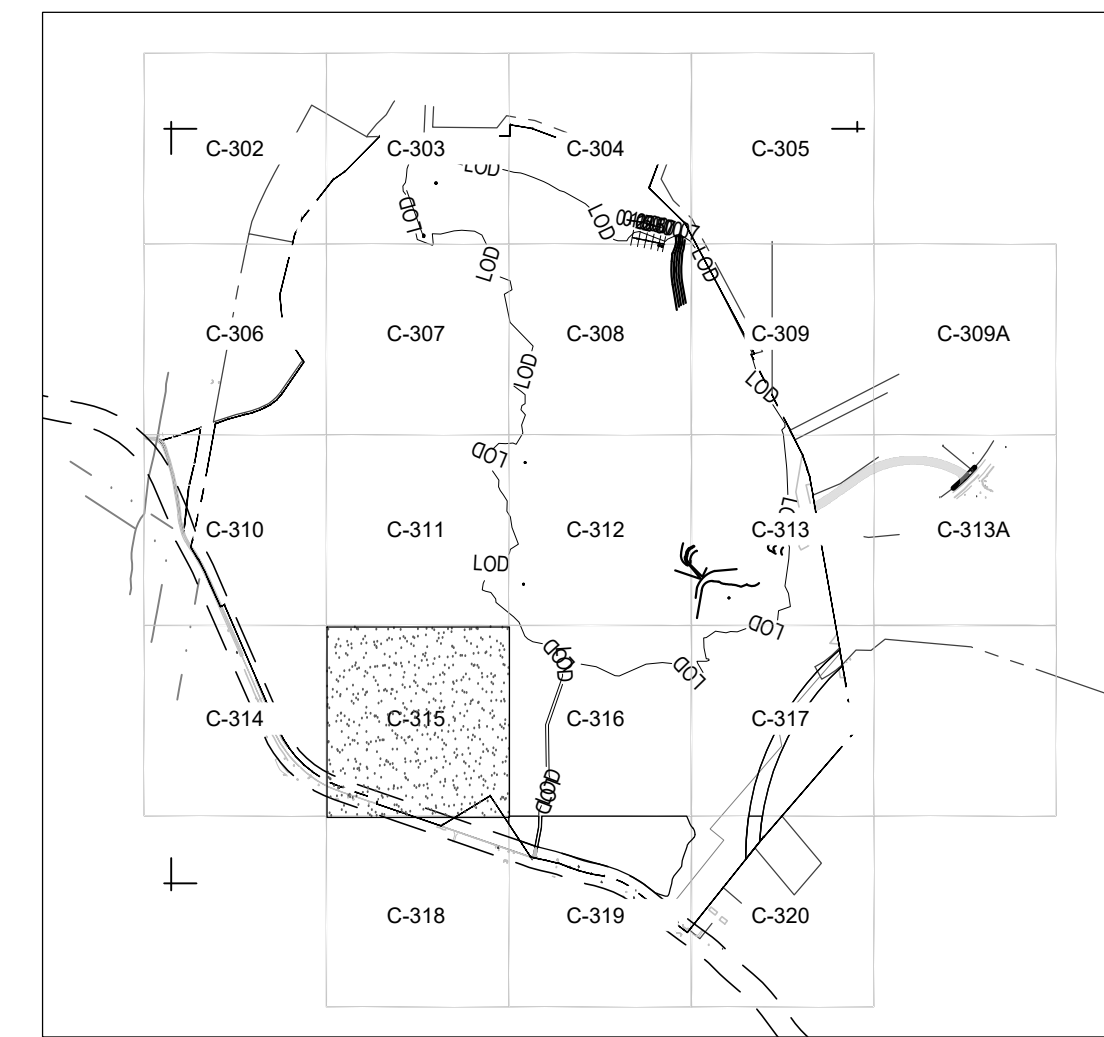
BOHLER
16701 MOLFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWilliams, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland. License No. 869, Expiration Date: 9/2022

SHEET TITLE:

TCP 2
SHEET NUMBER:
C-314
REVISION 2 - 12/06/21

Approved by	Date	DRD #	Reason for Revision
<i>Stephen J. Nickle</i>	2-18-2022	N/A	



TCP II LEGEND

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

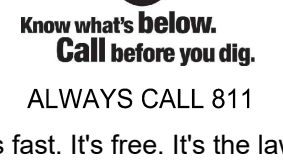
LANDSCAPE ARCHITECTURE

DESIGN AND CONSTRUCTION

PERMITTING SERVICES

TRANSPORTATION SERVICES

DATE	COMMENT	DR CR
03/18/21	PER DPIE COMMENTS	
12/06/21	PER MNCPPC COMMENTS	



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. LINKS FOR INDICATED CEMENTS ARE:

SUBJECT:

FOR —

LOCATION OF SITE

BOHLEB //

© 2005 The Authors

REGISTERED LANDSCAPE ARCHITECT

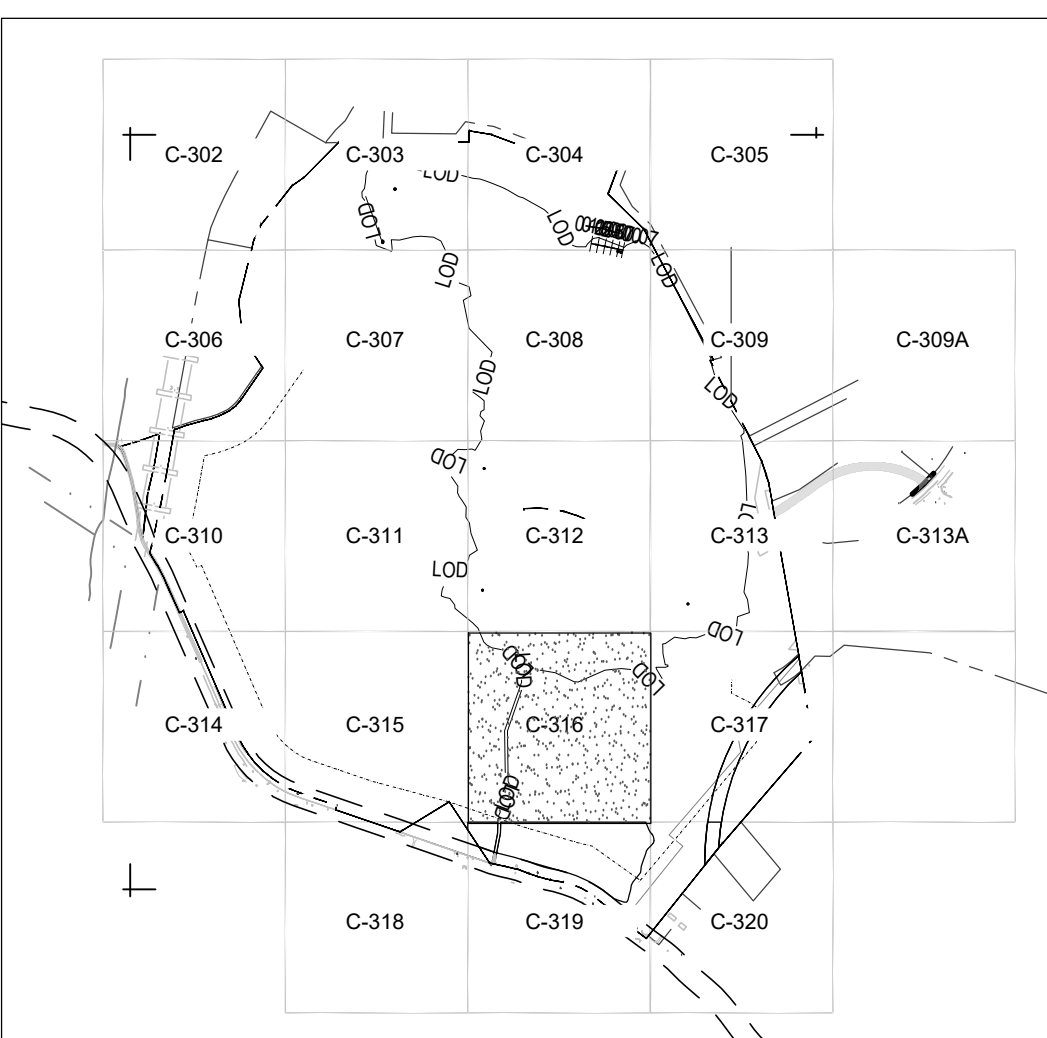
HEET TITLE:

TCP 2

SHEET NUMBER: _____

C-315

REVISION 2 - 12/06/21

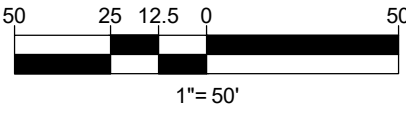


KEY MAP

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FPA)	EX. WOODLAND (RTP)	EX. WOODLAND (RTP)	EX. WOODLAND (RTP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED/NOT CREDITED (WR-NC)	WOODLAND RETAINED/ASSUMED CLEARED (WR-AC)
C-302	1.37	1.36	1.37	0.32	1.65	0.32	0.00	0.00	0.00	0.00	1.65	0.00
C-303	22.34	8.14	21.90	14.50	7.80	10.38	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	18.26	17.52	0.74	6.16	0.00	0.00	11.35	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.00	6.71	0.00	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.56	13.85	0.48	0.00	0.00	27.47	0.00	13.85	0.00
C-308	42.44	0.00	41.60	41.60	39.54	0.00	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.63	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00
C-311	42.44	15.50	41.60	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	28.47	3.25	28.59	25.62	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	38.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00
C-319	14.30	2.38	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	2.40
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
BLANKED	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED	442.30	94.77	442.66	339.73	82.93	287.39	1.00	0.00	71.04	21.51	81.84	5.08

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED/NOT CREDITED (WR-NC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 5' x 4'
- TREE PROTECTION FENCE (PERMANENT) PPF
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER (SVB)
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



MATCHLINE - SHEET C-317

MATCHLINE - SHEET C-315

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DPE COMMENTS	LAM	JDC
2	12/06/21	PER MNCPPC COMMENTS	JWC	ERW

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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

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

PROJECT:
TCP 2 INTERIM CONDITIONS

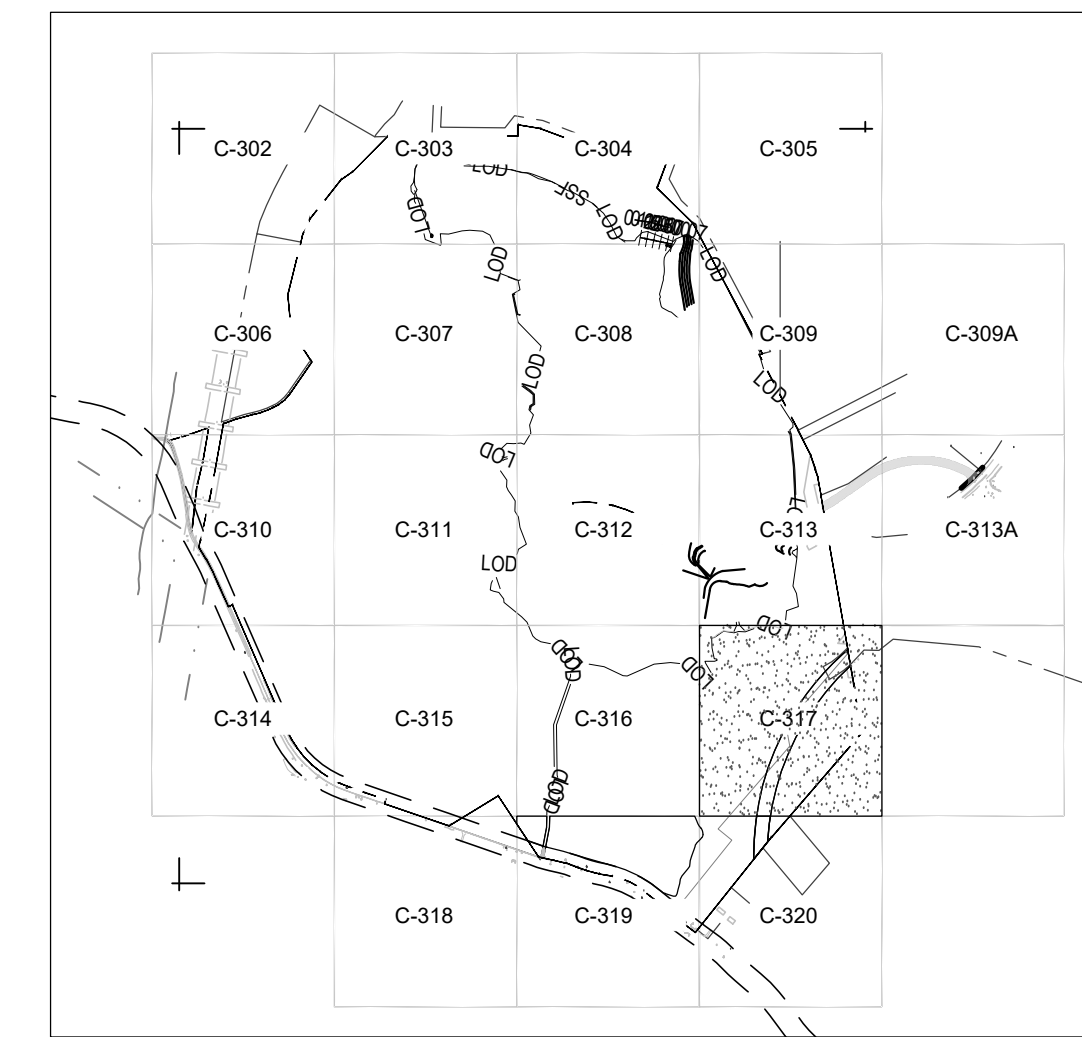
FOR
NATIONAL CAPITAL BUSINESS PARK
LOCATION OF SITE
LEELAND ROAD & OAK GROVE ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 7
TAX ACCOUNT NO.: 0670737

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

E.R. McWILLIAMS
02/11/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 869, EXPIRATION DATE: 02/2022

SHEET TITLE:
TCP 2
SHEET NUMBER:
C-316
REVISION 2 - 12/06/21

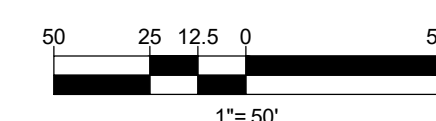
Approved by	Date	DRD #	Reason for Revision
<i>Signature of Nick</i>	2-18-2022	N/A	



KEY MAP

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA	EX WOODLAND (DRUS)	EX WOODLAND (WTA)	EX WOODLAND (RPA)	WOODLAND CLEARED (WAC) (DRUS)	WOODLAND CLEARED (WAC) (WTA)	WOODLAND CLEARED (WAC) (RPA)	WOODLAND PRESERVED (WPR) (DRUS)	WOODLAND PRESERVED (WPR) (WTA)	WOODLAND PRESERVED (WPR) (RPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND NOT TREATED / NOT REFORESTED (WNT) (DRUS)	WOODLAND NOT TREATED / NOT REFORESTED (WNT) (WTA)	WOODLAND NOT TREATED / NOT REFORESTED (WNT) (RPA)
C-302	1.37	1.36	1.37	0.32	1.05	6.39	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-303	22.34	8.14	21.50	14.50	10.74	10.28	0.00	0.00	4.22	0.00	7.00	0.00	0.00	0.00	0.00
C-304	19.10	0.74	18.26	17.62	0.74	6.16	0.16	0.00	11.36	0.00	0.74	0.00	0.00	0.00	0.00
C-305	0.00	0.02	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.80	6.71	0.00	0.00	0.00	3.54	0.00	6.71	0.00	0.00	0.00	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.48	0.00	27.47	0.00	13.65	0.00	0.00	0.00	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.63	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.86	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00	0.00	0.00	0.00
C-311	42.44	41.60	15.30	12.44	12.44	0.00	0.00	0.00	21.71	0.00	12.44	0.00	0.00	0.00	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.21	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00
C-313	29.47	3.25	28.69	28.62	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00	0.00	0.00	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.42	0.00	3.77	0.00	8.74	0.00	0.00	0.00	0.00
C-315	40.02	7.77	39.38	32.52	5.86	1.05	0.00	0.00	0.00	0.00	5.86	0.00	0.00	0.00	0.00
C-316	42.44	5.58	41.50	35.52	5.58	7.67	0.00	0.00	26.85	0.00	5.58	0.00	0.00	0.00	0.00
C-317	31.94	8.23	29.63	28.32	6.61	7.67	0.00	0.00	20.22	0.00	6.61	0.00	0.00	0.00	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	0.00	0.00	0.00	0.00
C-320	0.00	2.98	4.50	2.98	2.14	0.00	0.00	0.00	2.14	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	442.30	94.77	442.06	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.00	0.00	0.00	0.00
SUMMED TOTALS	442.30	94.77	442.06	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.00	0.00	0.00	0.00
APPROVED TOTAL	442.30	94.77	442.06	339.73	82.93	149.66	1.09	1.09	174.04	21.51	81.84	5.08			

MATCHLINE - SHEET C-317A



BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

SITE DESIGN
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	0 CH
1	03/18/21	PER DPIE COMMENTS	



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.:	MB1921
DRAWN BY:	LA
CHECKED BY:	.
DATE:	03/19/20
CAD I.D.:	TCF

PROJECT

**TCP 2
INTERIM
CONDITIONS**

— FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

PROHIBITED //**BUNLER //**

6701 MEL FORD BLVD. SUITE 210

BOWIE, MARYLAND 20715

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

MD@BohlerEng.com

[illegible]

E.R. McWILLIAMS

02/17/2022

02/VI/2022

REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3897

PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.

UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3697, EXPIRATION DATE: 9/20/22

HEET TITLE:

TCR 2

TCP 2

SHEET NUMBER: _____

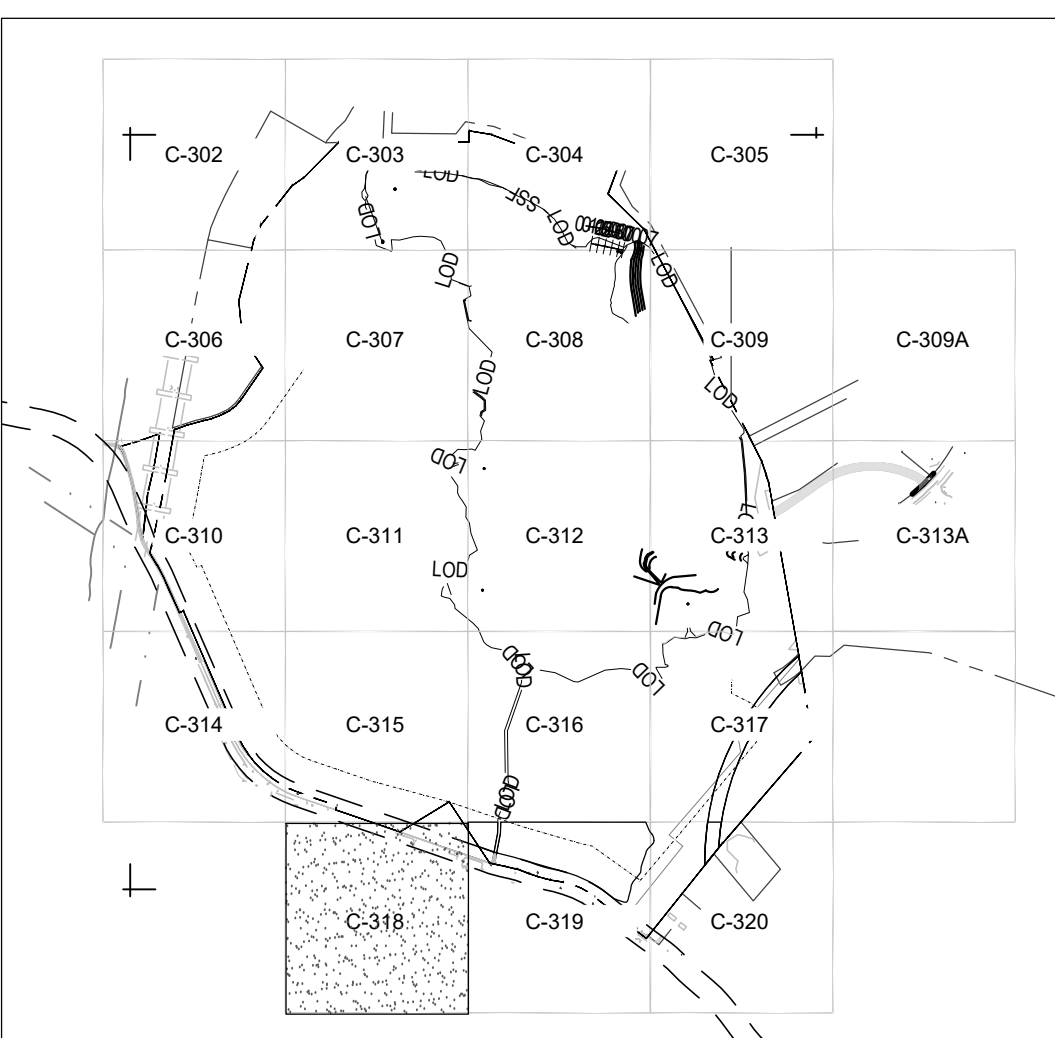
C 217

C-317

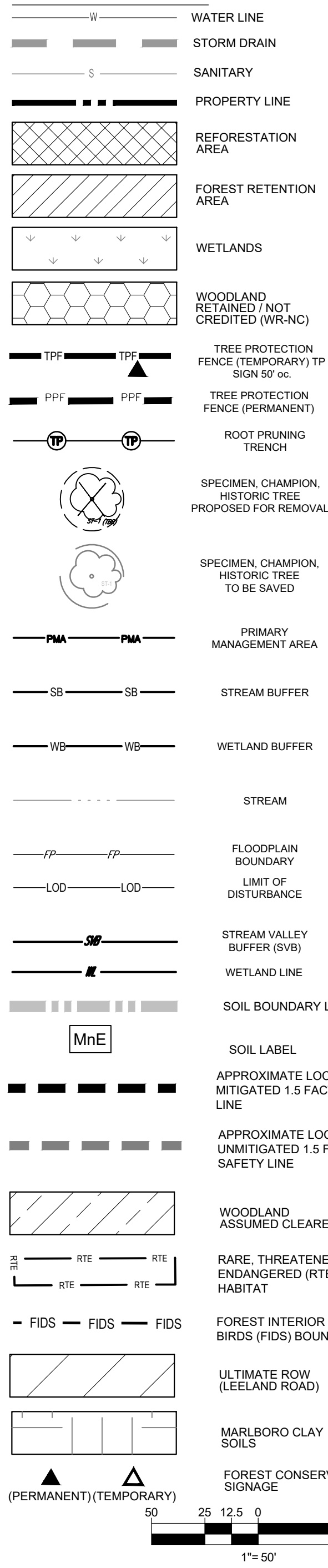
REVISION 2 - 12/06/21

The site plan illustrates a development project with a focus on a 'PRESERVATION AREA 1L' of 0.03 AC. The plan shows the layout of 'LEELAND ROAD' and various easements and property lines. A north arrow is positioned in the upper left corner. The plan also includes a '20.80'' dimension and a 'ULTIMATE ROW DEDICATION' line. The plan is divided into several sections, with the 'PRESERVATION AREA 1L' being a key feature. The plan also shows adjacent properties with their own designations and a '20.80'' dimension.

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX WOODLAND (GROSS)	EX WOODLAND (NTA)	EX WOODLAND (PP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / ASSUMED CLEARED (WRA-C)	WOODLAND RETAINED / ASSUMED CLEARED (WRA-C)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.10	0.74	19.28	17.52	0.74	6.16	0.00	0.00	11.36	0.00	0.74	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	28.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.93
C-311	42.44	15.90	41.60	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	5.77	0.00	8.74	0.00
C-315	40.02	7.77	39.38	30.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.80
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	32.84	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	3.07
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	1.40
C-320	6.06	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.58
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	8.03
APPROVED TDP	442.30	94.77	442.66	339.73	82.93	267.29	1.09	0.00	71.04	21.51	81.84	5.08



TCP II LEGEND

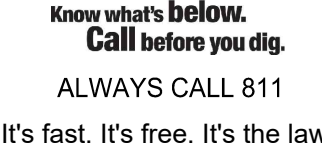


SHEET	GROSS TRACT AREA	10-YEAR FLOOD AREA	EX WOODLAND FLOOD AREA	EX WOODLAND FLOOD AREA	EX WOODLAND FLOOD AREA	WOODLAND NOT IN-TRACT FLOOD AREA	WOODLAND FLOOD AREA	WOODLAND OFF-TRACT FLOOD AREA	WOODLAND PRESERVED AREA	WOODLAND REFORESTED AREA	WOODLAND NOT CROPPED	WOODLAND RECENTLY ASSIGNED (WRA-C)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00	0.00
C-304	19.15	0.74	18.26	17.62	0.74	6.16	0.00	0.00	11.38	0.00	0.74	0.00
C-305	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.60	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65	0.00
C-308	42.44	0.00	41.60	41.60	0.00	39.54	0.00	0.00	2.06	0.00	0.00	0.00
C-309	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-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	20.86	7.71	20.85	21.54	7.71	0.00	0.00	0.00	21.54	0.00	7.71	0.00
C-311	41.44	15.46	41.46	29.29	12.45	1.48	0.00	0.00	17.71	0.00	12.45	0.00
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00
C-313	20.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00
C-315	40.02	7.77	39.38	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00
C-316	42.44	5.98	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00
C-317	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-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93	0.00
C-320	0.26	1.05	2.98	2.98	2.18	0.80	0.00	0.00	0.26	0.00	2.18	0.00
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	196.08	0.00	82.93	0.00
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	196.08	0.00	82.93	0.00
APPROVED TOTAL	442.30	94.77	442.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	8.08

BOHLER

LAND SURVEYING
PROSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
DESIGN
SUSTAINABLE SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

[illegible]

NOT APPROVED FOR
CONSTRUCTION

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

PROJECT No.:	MB19218
DRAWN BY:	LA
CHECKED BY:	J
DATE:	03/19/202
CAD I.D.:	TCP

PROJECT:

**TCP 2
INTERIM
CONDITIONS**

- FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

BOHLER //

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



E.R. McWILLIAMS

02/17/2022

REGISTERED LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION

I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/22

SHEET TITLE:

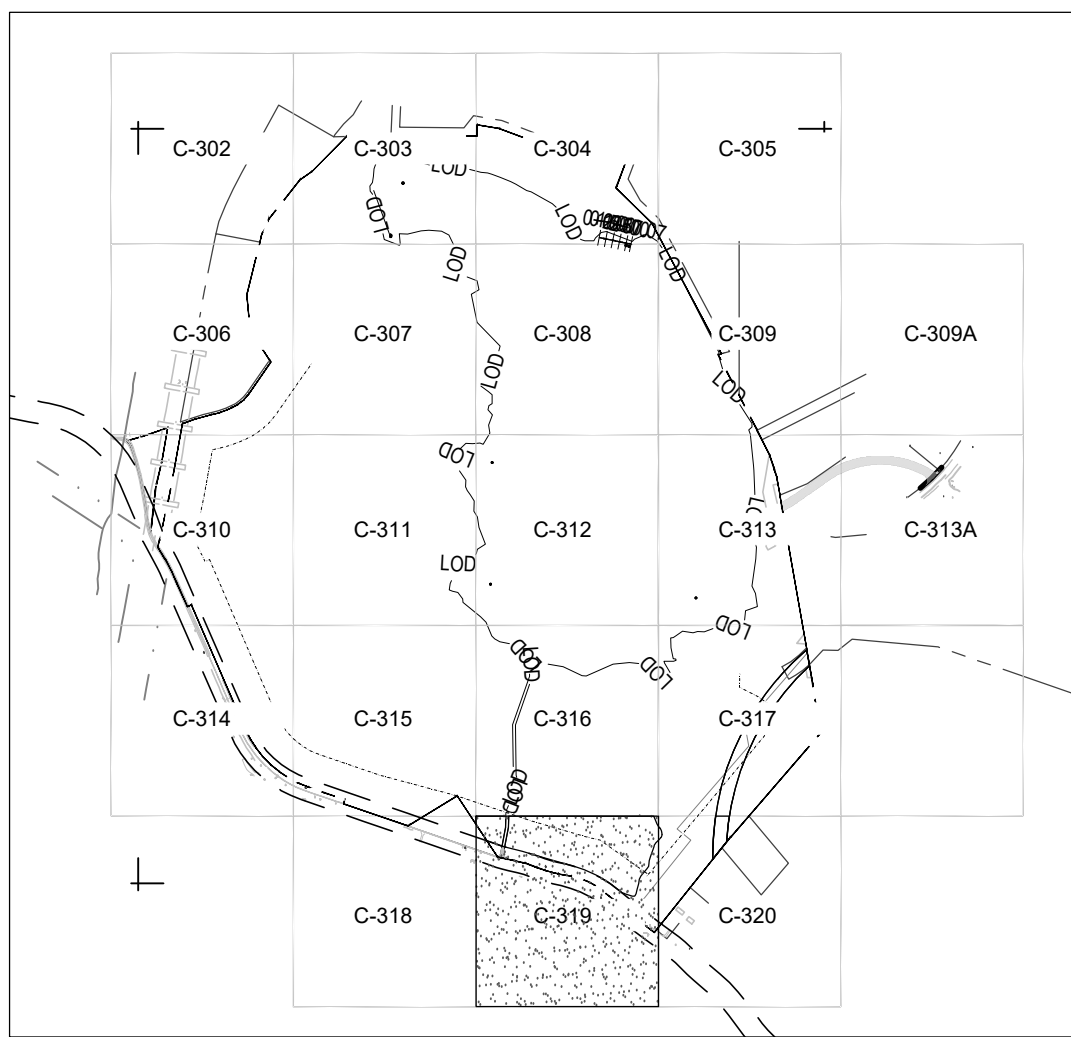
TCP 2

SHEET NUMBER:

C-318

REVISION 2 - 12/06/2

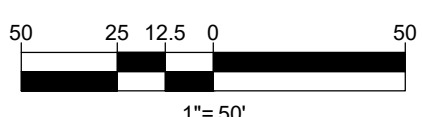
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-2021				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Suzanne J. Nickol</i>	2-18-2022	N/A	
01				
02				
03				



KEY MAP

TCP II LEGEND

- WATER LINE
- STORM DRAIN
- SANITARY
- PROPERTY LINE
- REFORESTATION AREA
- FOREST RETENTION AREA
- WETLANDS
- WOODLAND RETAINED (NOT CREDITED W/AC)
- TREE PROTECTION FENCE (TEMPORARY) TP SIGN 50' W/
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNING TRENCH
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND BUFFER
- STREAM
- FLOODPLAIN BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER (SVB)
- WETLAND LINE
- SOIL BOUNDARY LINE
- SOIL LABEL
- APPROXIMATE LOCATION OF MITIGATED 1.5 FACTOR OF SAFETY LINE
- APPROXIMATE LOCATION OF UNMITIGATED 1.5 FACTOR OF SAFETY LINE
- WOODLAND ASSUMED CLEARED
- RARE, THREATENED OR ENDANGERED (RTE) SPECIES HABITAT
- FOREST INTERIOR DWELLING BIRDS (FIDS) BOUNDARY
- ULTIMATE ROW (LEELAND ROAD)
- MARLBORO CLAY SOILS
- FOREST CONSERVATION SIGNAGE



SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EX. WOODLAND (GROSS)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET TRACT (C-NTA)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND RETAINED / ASSUMED CLEARED (WRA-C)	WOODLAND RETAINED / NOT CREDITED (WRA-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WRA-C)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	0.00	1.05	0.00	0.00
C-303	22.34	8.14	21.55	14.50	7.00	10.28	0.00	0.00	4.32	0.00	7.90	0.00	0.00
C-304	18.10	0.74	18.28	17.52	0.74	0.16	0.00	0.00	11.36	0.00	0.74	0.00	0.00
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.80	6.71	0.06	0.00	0.00	3.54	0.00	6.71	0.00	0.00
C-307	42.44	14.02	41.80	27.95	13.85	0.48	0.00	0.00	27.47	0.00	13.85	0.00	0.00
C-308	42.44	0.00	41.80	41.80	0.00	39.94	0.00	0.00	2.06	0.00	0.00	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00	0.00	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	29.89	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71	0.00	0.00
C-311	42.44	15.90	41.80	29.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40	0.00	0.00
C-312	42.44	0.00	41.82	41.82	0.00	41.21	0.00	0.00	0.41	0.00	0.00	0.00	0.00
C-313	29.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77	0.00	0.00
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	16.77	9.51	9.93	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74	0.00	0.00
C-315	40.02	7.77	38.39	32.52	5.86	1.05	0.00	0.00	31.47	0.00	5.86	0.00	0.00
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58	0.00	0.00
C-317	32.84	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61	0.00	0.00
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.00	0.00	0.00
C-319	14.30	2.36	12.30	10.37	1.93	0.00	0.00	0.00	10.37	0.00	1.93	0.00	0.00
C-320	6.05	3.85	4.63	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18	0.00	0.00
TOTAL	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.00	0.00
SUMMED TOTALS	442.30	94.77	442.66	339.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93	0.00	0.00
APPROVED TCP	442.30	94.77	442.66	339.73	82.93	267.39	1.09	0.00	71.04	21.51	81.84	5.08	0.00

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DPE COMMENTS	JWG	JWG
2	12/06/21	PER MNCPPC COMMENTS	JWG	JWG



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 OTHER REVISIONS OR CHANGES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

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

PROJECT: **TCP 2 INTERIM CONDITIONS**

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

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

E.R. McWILLIAMS
02/11/2022
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 869, EXPIRATION DATE: 02/22

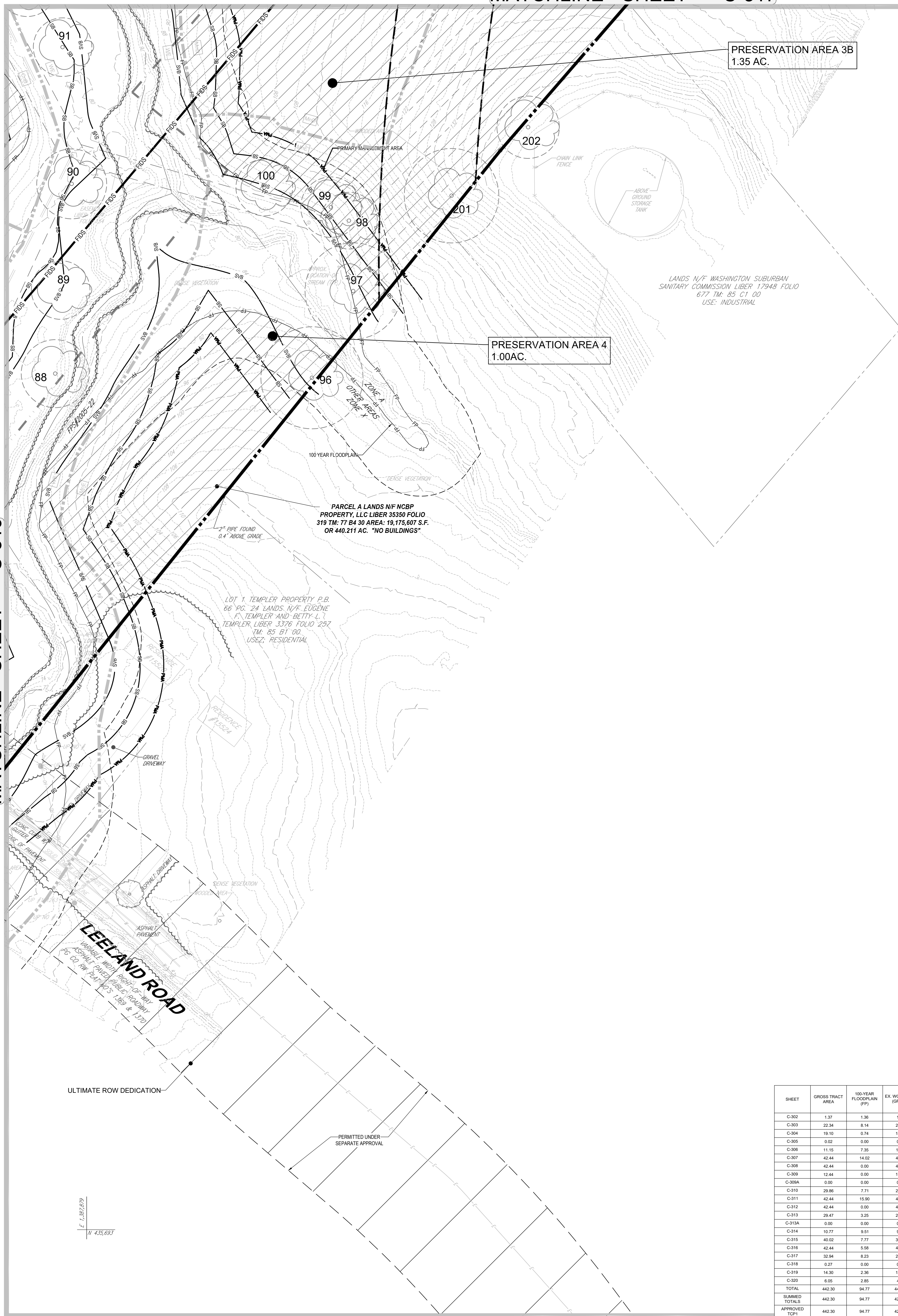
SHEET TITLE:

TCP 2

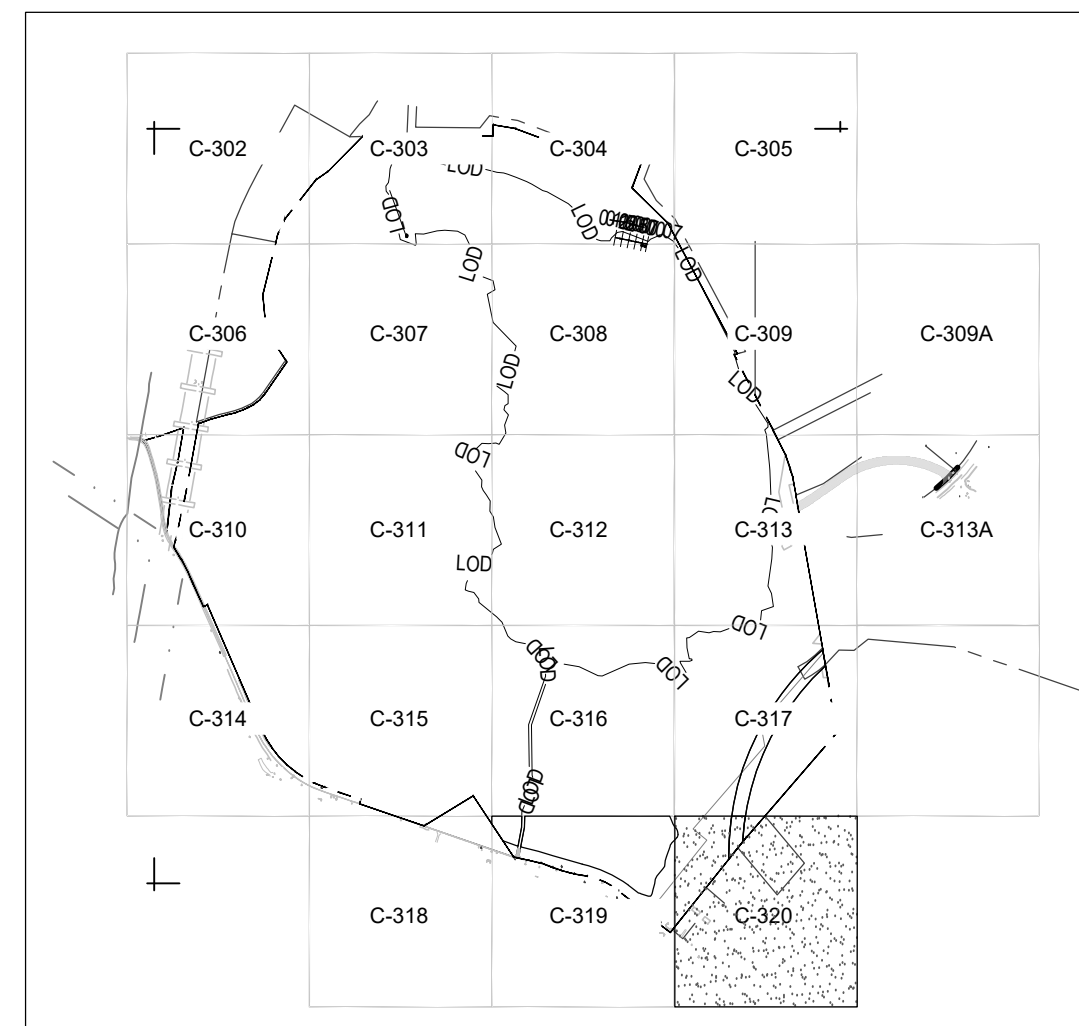
SHEET NUMBER:
C-319

REVISION 2 - 12/06/21

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	
J. McWilliams	2-18-2022	N/A		
01				
02				
03				

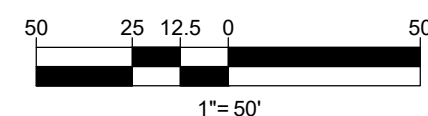
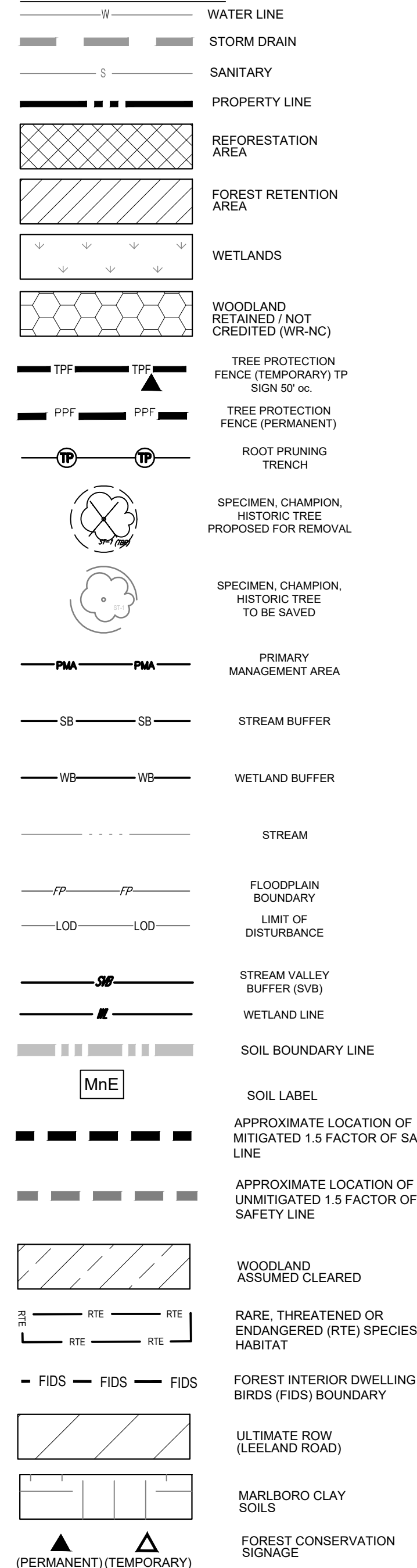


SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (F100)	EX. WOODLAND (W100)	EX. WOODLAND (W1A)	EX. WOODLAND (W1P)	WOODLAND (CLEARED) NET TRACT (C-ATA)	WOODLAND (CLEARED) OFF-SITE (C-OPS)	WOODLAND PRESERVED AREA (WPA)	WOODLAND REFORESTED AREA (WRA)	WOODLAND (RETAINED) NOT CREDITED (W1NC)	WOODLAND (RETAINED) ASSIGNED CREDIT (W1AC)
C-302	1.37	1.36	1.37	0.32	1.05	0.32	0.00	0.00	0.00	1.05	0.00
C-303	22.34	8.14	21.50	14.50	7.00	10.28	0.00	0.00	4.22	0.00	7.00
C-304	19.10	0.14	18.26	17.32	0.74	6.16	0.00	0.00	11.38	0.00	0.74
C-305	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00
C-306	11.15	7.35	10.31	3.40	6.71	0.06	0.00	0.00	3.54	0.00	6.71
C-307	42.44	14.02	41.60	27.95	13.65	0.48	0.00	0.00	27.47	0.00	13.65
C-308	42.44	0.00	41.60	41.60	0.00	39.84	0.00	0.00	2.06	0.00	0.00
C-309	12.44	0.00	11.60	11.60	0.00	11.53	0.00	0.00	0.07	0.00	0.00
C-309A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-310	29.86	7.71	28.85	21.14	7.71	0.00	0.00	0.00	21.14	0.00	7.71
C-311	42.44	16.90	41.60	28.20	12.40	7.49	0.00	0.00	21.71	0.00	12.40
C-312	42.44	0.00	41.62	41.62	0.00	41.21	0.00	0.00	0.41	0.00	0.00
C-313	28.47	3.25	28.59	25.82	2.77	21.68	0.00	0.00	4.14	0.00	2.77
C-313A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C-314	10.77	9.51	9.95	1.19	8.74	0.42	0.00	0.00	0.77	0.00	8.74
C-315	40.02	7.77	38.38	32.02	5.96	1.95	0.00	0.00	31.47	0.00	5.96
C-316	42.44	5.58	41.50	35.92	5.58	7.07	0.00	0.00	28.85	0.00	5.58
C-317	33.94	8.23	28.93	22.32	6.61	2.10	0.00	0.00	20.22	0.00	6.61
C-318	0.27	0.00	0.27	0.27	0.00	0.25	0.00	0.00	0.03	0.00	0.25
C-319	14.30	2.36	12.20	10.27	1.93	0.00	0.00	0.00	10.27	0.00	1.93
C-320	6.05	2.85	4.53	2.35	2.18	0.00	0.00	0.00	2.35	0.00	2.18
TOTAL	442.30	94.77	442.69	338.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93
SUMMED TOTALS	442.30	94.77	442.69	338.73	82.93	149.66	0.00	0.00	190.08	0.00	82.93
APPROVED TDP	442.30	94.77	442.69	338.73	82.93	287.39	1.09	0.00	71.04	21.51	81.04



KEY MAP

TCP II LEGEND



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/18/21	PER DPE COMMENTS	JWG	JWG
2	12/06/21	PER MNCPPC COMMENTS	JWG	JWG



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.: MB192154
DRAWN BY: LAM
CHECKED BY: JWG
DATE: 03/19/2021
CAD I.D.: SSO

PROJECT:

TCP 2
INTERIM
CONDITIONS

FOR

NATIONAL
CAPITAL
BUSINESS PARK

LOCATION OF SITE

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

16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 860-4501
MD@BohlerEng.com

E.R. McWILLIAMS
02/17/2022
REGISTERED LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 869, EXPIRATION DATE: 8/2022

SHEET TITLE:

TCP 2

SHEET NUMBER:

C-320

REVISION 2 - 12/06/21

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
Jessica A. Nickell	2-18-2022	N/A	