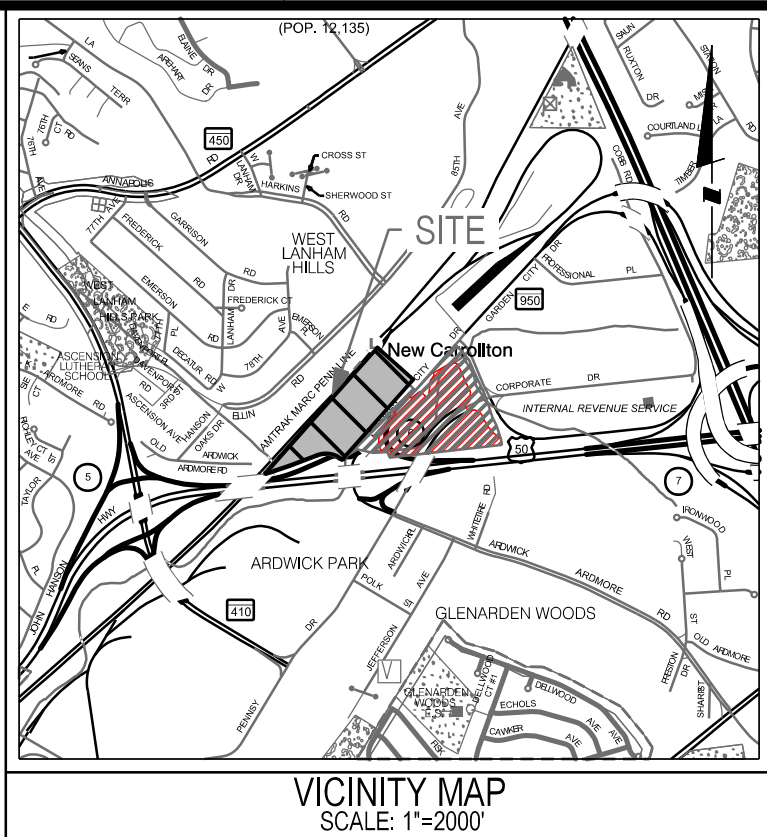


# NEW CARROLLTON

## TREE CONSERVATION PLAN-TYPE 2

### LANHAM (20th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



SCALE 1"=50'

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
STREAM	---
STREAM BUFFER	---
EXISTING FLOODPLAIN	---
25 FT FLOODPLAIN BUFFER(BRL)	---
PRIMARY MANAGEMENT AREA	---
LIMIT OF DISTURBANCE	---
EXISTING TREELINE	---
TREE PROTECTION FENCE	---
WOODLAND RETAINED-ASSUMED CLEARED	---
FLOODPLAIN CLEARED	---

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract	15.30			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	11.88	0.00	0.00	
5 Net Tract (NTA)				
6 TCP Number	TCP2-036-2016	Revision #	2	
7 Property Description or Subdivision Name	NEW CARROLLTON			
8 Is this site subject to the 1985 Ordinance? (Y/N)	N			
9 Is this site a single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a				
11 combination of this lot? (Y/N)	N			
12 Is any portion of the property in a WC Bank?	N			
13 Break-even Point (preservation) =	1.78	acres		
14 Clearing permitted w/o reforestation =	-1.78	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WC Tract %	Column B Net Tract (1-1)	Column C Floodplain (1-1)	Column D Off-Site Impacts (1-1)
15 Existing Woodland		0.00	0.54	
16 Woodland Conservation Threshold (WCT) =	15.00%	1.78		
17 Smaller of 13 or 14		0.00		
18 Woodland above WCT		0.00		
19 Woodland cleared		0.00	0.44	0.30
20 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
21 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (2-1) replacement requirement		0.00		
24 Afforestation Required Threshold (AFT) =	15.00%	1.78		
25 Off-site WCA (afforestation) being provided on this property		0.00		
26 Woodland Conservation Provided		2.22		
SECTION III-Setting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation		0.00		
28 Afforestation / Reforestation		0.00		
29 Natural Regeneration		0.00		
30 Landscape Credits		0.00		
31 Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
32 Forest Enhancement Credit (Area * 25)		0.00		
33 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
34 Area approved for fee-in-lieu PFA		0.00		
35 Off-site Woodland Conservation Credits Required		0.00		
36 Off-site WCA (preservation) being provided on this property		0.00		
37 Off-site WCA (afforestation) being provided on this property		0.00		
38 Woodland Conservation Provided		2.22		
39 Area of woodland not cleared		0.00		
40 Net tract woodland retained not part of requirements:		0.00		
41 100-foot-wide woodland retained		0.10		
42 On-site woodland conservation provided		0.00		
43 On-site woodland retained not credited		0.10		
44 Prepared by: David Bickel 3210				6-4-20

Property Owners Acknowledgment Certificate  
I, the **NEW CARROLLTON DEVELOPER, LLC**, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in the TCP2.  
VICKI DAVIS, DEVELOPMENT PARTNER  
Owner or Owners Representative: **VICKI DAVIS, DEVELOPMENT PARTNER**  
I, the **NEW CARROLLTON DEVELOPER, LLC**, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.  
Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Prince George's County Planning Department, M-NCPPC Environmental Planning Section GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	M-X-T
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	52-A2
Administrative	VSSC Grid (Sheet 200)	206NE07
Administrative	Policy Analysis Zone (PAZ)	245A
Administrative	Planning Area (Plan Area)	72
Administrative	Election District (ED)	20
Administrative	Councilmatic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (TAZ-COG)	DEVELOPED
Administrative	PG Traffic Analysis Zone (TAZ-PG)	782

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-036-2016-02			
APPROVED BY	DATE	DRGW	REASON FOR REVISION
00	M. REISER	4-13-17	DSP-16043
01	M. REISER	11-6-18	DSP-16043-01
02	THOMAS DAVIS	6/4/20	MR-1930F
03			
04			
05			

NOTE: AN OFF-SITE WOODLAND CONSERVATION EASMENT HAS BEEN RECORDED IN THE LAND RECORDS TO MEET THE 2.22 ACRE REQUIREMENT (1.39510 F.557)

SOILS TABLE						
MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT SLOPES	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
Iu	ISSUE/URBAN LAND COMPLEX	0 TO 5 PERCENT SLOPES	0.37	10 HYDRIC	B/D	POORLY DRAINED
UwM	UDORTENTS HIGHWAY	0 TO 65 PERCENT SLOPES	N/A	(U) NON HYDRIC	N/A	WELL DRAINED
UwB	URBAN LAND-SASSAFRAS COMPLEX	0 TO 5 PERCENT SLOPES	N/A	(U) NON HYDRIC	D	N/A
UwB	URBAN LAND-RUSSETT-CHRISTIANA COMPLEX	0 TO 5 PERCENT SLOPES	N/A	(U) NON HYDRIC	D	N/A
UwB	URBAN LAND-WOODSTOWN COMPLEX	0 TO 5 PERCENT SLOPES	N/A	(U) NON HYDRIC	D	N/A
Zn	ZENITH/URBAN LAND COMPLEX	0 TO 5 PERCENT SLOPES	N/A	55 HYDRIC	N/A	FREQUENTLY FLOODED

#### MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS BY DRIVING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

#### OWNER/DEVELOPER/APPLICANT

WASHINGTON METRO AREA TRANSIT AUTHORITY  
6TH AND D ST NW  
WASHINGTON, DC 20004

NEW CARROLLTON DEVELOPER LLC  
7735 OLD GEORGETOWN ROAD  
SUITE 600  
BETHESDA, MD 20814

MAP	13	GRID	D5, E5
TAX MAP	52, A1	ZONING CATEGORY:	M-X-T
WSSC 200 SHEET	206NE07	XXXX	XXXX
SITE DATUM	XXXX	XXXX	XXXX
HORIZONTAL:	XXXXXX	XXXX	XXXX
VERTICAL:	XXXXXX	XXXX	XXXX

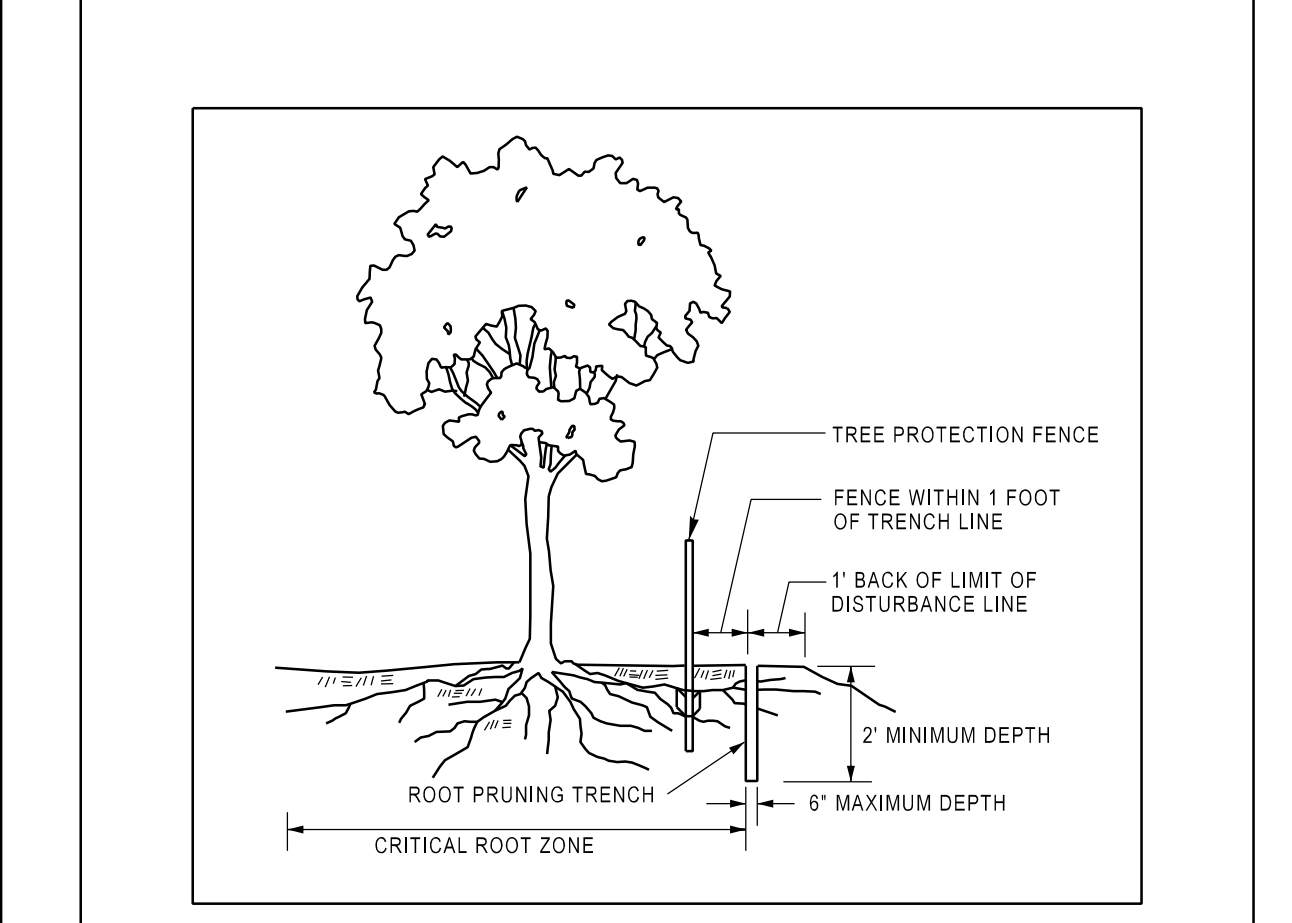


#### TREE CONSERVATION AREA TYPE II

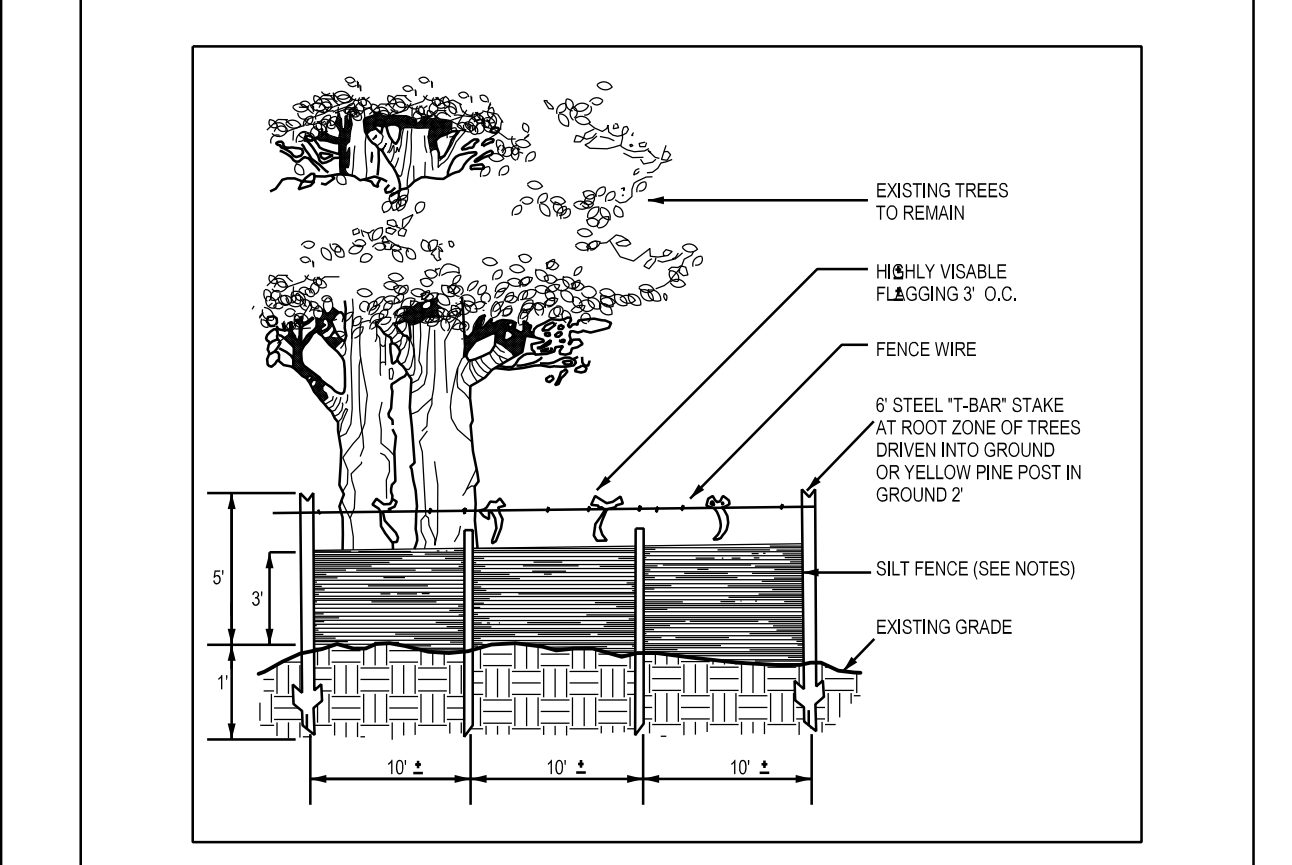
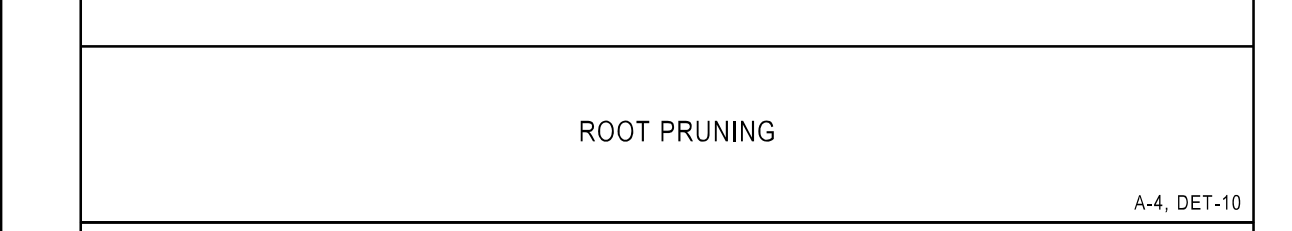
TCP2-036-2016-02  
**NEW CARROLLTON**  
REVISION FOR PARCEL 7  
LANHAM (20th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET	1
OF	3
PROJECT NO.	1958-00-00

- GENERAL NOTES:**
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-16043. IF DSP-16043 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
  - CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT INITIATION FEE.
  - A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, 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 MEASURES AND 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 (ESA 1) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPED TIER).
  - THE PROPERTY IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
  - THE PROPERTY IS ADJACENT TO JOHN HANSEN HIGHWAY WHICH IS CLASSIFIED AS A FREEWAY.
  - THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119(G).
- POST DEVELOPMENT NOTES:**
- A. 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.
- B. 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.
- C. THE REMOVAL OF NODIOUS, 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). THEREAFTER THIS MAY BE DONE WITH A CHAIN SAW. IF A CHAIN SAW IS USED, THE CHAIN SAW MUST BE USED IN A MANNER THAT DOES NOT CAUSE DAMAGE TO THE REMAINING WOODLAND PRESERVATION AREA. ALL MATERIAL FROM THESE NODIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND. THIS ENCOURAGES DECOMPOSITION. THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, 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.



- NOTES:**
- RETENTION AREA TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
  - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



- NOTES:**
- SILT FENCE TO BE HEeled INTO THE SOIL.
  - WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
  - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING SERVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
  - PROTECTION SIGNS ARE ALSO REQUIRED.
  - LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION  
A-4, DET-4

**SOLTESZ, LLC**  
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Surveying  
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Environmental Sciences  
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Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7656  
www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
1	JUNE 2016			
DESIGNED:	YOR	CAD STANDARDS:	REVISIONS:	15 - 2009
TECHNICIAN:	YOR	CHECKED:	DJB	



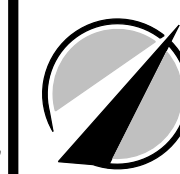
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Legend			
PROPERTY BOUNDARY	---	145	
EXISTING CONTOUR	---	146	
PROPOSED CONTOUR	---	146	
STREAM	---	SB	
STREAM BUFFER	---	SB	
EXISTING FLOODPLAIN	---	FP	
25 FT FLOODPLAIN BUFFER (BRL)	---	FPB	
PRIMARY MANAGEMENT AREA	---	PMA	
LIMIT OF DISTURBANCE	---	LOD	
EXISTING TREELINE	---	TPE	
TREE PROTECTION FENCE	---	TPE	
WOODLAND RETAINED-ASSUMED CLEARED	---		
FLOODPLAIN CLEARED	---		

Revision History			
APPROVED BY	DATE	DR#	REASON FOR REVISION
00	M. REISER	4-13-17	DSP-18043
01	M. REISER	11-6-18	DSP-18043-01
02	M. REISER	6-4-20	MR-1930F
03			
04			
05			

NOTE: AN OFF-SITE WOODLAND CONSERVATION EASEMENT HAS BEEN RECORDED IN THE LAND RECORDS TO MEET THE 2.2 ACRE REQUIREMENT (LJ0610 F.507)



**SOLTESZ, LLC**

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Surveying  
Planning  
Environmental Sciences

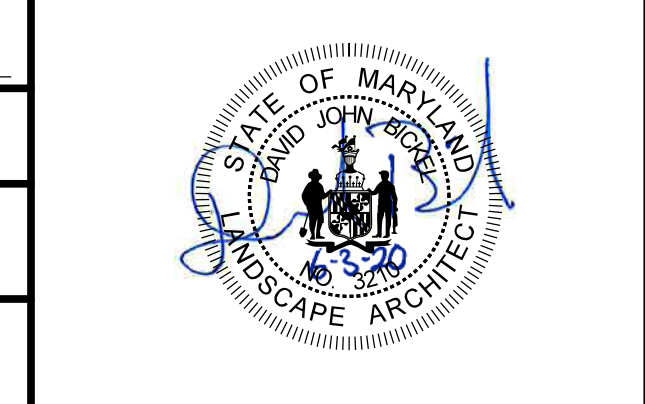
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7656  
www.solteszco.com

NO.		REVISIONS		BY		DATE	
1		DATE: JUNE 2016		DESIGNED: YOR		CHECKED: DJB	
2		CAD STANDARDS VERSION: V5 - 2005		TECHNICIAN: YOR			

**MISS UTILITY NOTE**  
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**OWNER/DEVELOPER/APPLICANT**  
WASHINGTON METRO AREA TRANSIT AUTHORITY  
6TH AND D ST NW  
WASHINGTON, DC 20004  
  
NEW CARROLLTON DEVELOPER LLC  
7735 OLD GEORGETOWN ROAD  
SUITE 600  
BETHESDA, MD 20814

MAP 13	GRID D5 E5
TAX MAP 52 A1	ZONING CATEGORY: M-KT
WBC 200 SHEET 208NE07	XXXX
SITE DATUM	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



**TREE CONSERVATION AREA TYPE II**

TCP2-036-2016-02  
**NEW CARROLLTON**  
REVISION FOR PARCEL 7



1" = 30'

SHEET 2 OF 3

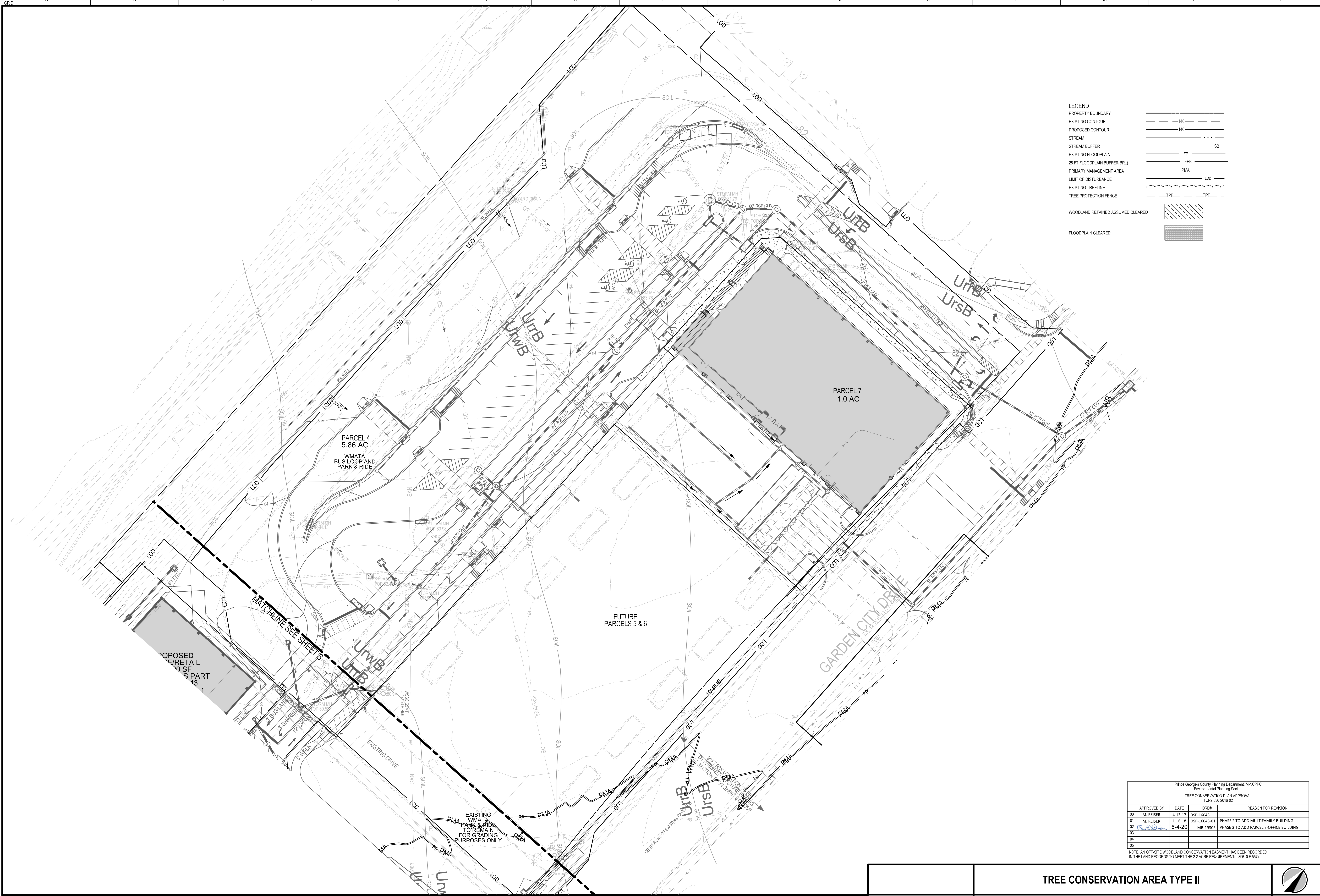
PROJECT NO. 1958-00-00

LANHAM (20th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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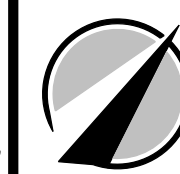


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Price George's County Planning Department, MNCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-036-2016-02			
APPROVED BY	DATE	QTR	REASON FOR REVISION
00 M. REISER	4-13-17	DSP-16043	
01 M. REISER	11-6-18	DSP-16043-01	PHASE 2 TO ADD MULTIFAMILY BUILDING
02 <i>[Signature]</i>	6-4-20	MR-1930F	PHASE 3 TO ADD PARCEL 7-OFFICE BUILDING
03			
04			
05			

NOTE: AN OFF-SITE WOODLAND CONSERVATION EASMENT HAS BEEN RECORDED IN THE LAND RECORDS TO MEET THE 2.2 ACRE REQUIREMENT (L39610 F.557)



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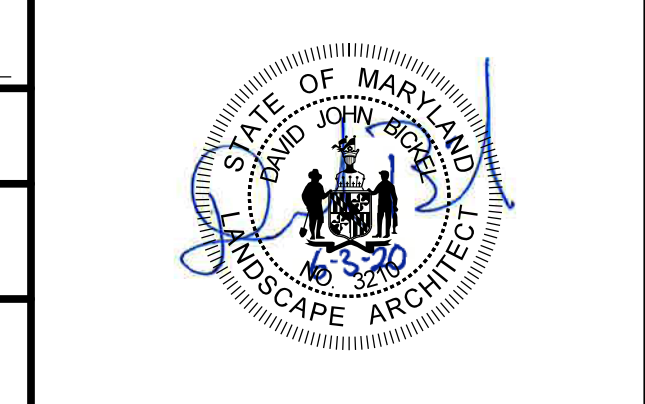
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NO.		REVISIONS		BY		DATE	
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2		TECHNICIAN: YOR		CHECKED: DJB			

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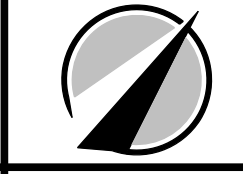
MAP 13	GRID D5, E5
TAX MAP 52, A1	ZONING CATEGORY: M-X-T
WBC 20P SHEET 208NE07	XXXX
SITE DATUM	XXXX
HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX



**TREE CONSERVATION AREA TYPE II**

**TCP2-036-2016-02**  
**NEW CARROLLTON**  
**REVISION FOR PARCEL 7**

LANHAM (20th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET	3
OF	3
PROJECT NO.	1958-00-00