

WOODLAND REFORESTATION AREA (WRA)	
No.	AREA (AC)
1	1.13
2	0.36
Total	1.49

NATURAL REGENERATION AREA (NRA)	
No.	AREA (AC)
1	0.53
2	0.14
Total	0.67

CLEARED OFF-SITE AREA (C-O-S)	
No.	AREA (AC)
1	0.22
2	1.30
Total	1.52

CLEARED FLOODPLAIN AREA (C-FP)	
No.	AREA (AC)
1	0.07
Total	0.07

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	M-X-1
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	45-A4
Administrative	WSSC Grid (Sheet 20)	207NE09
Administrative	Policy Analysis Zone (PAZ)	2530
Administrative	Planning Area (Plan Area)	3-70
Administrative	Election District (ED)	20
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1124
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2367

SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments	Disposition
1	White Oak	Quercus Alba	30"	Fair		To be removed
2	White Oak	Quercus Alba	32"	Fair	Dead	No longer standing
3	Oak	Quercus sp.	36"	Fair		To be removed
4	Oak	Quercus sp.	36"	Fair	Dead	No longer standing
5	White Oak	Quercus Alba	36"	Fair		To be removed

Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: M-X-1 Owner: Buena Vista West, LLC

Grove Tract: 31.34 Acres Address: 10100 Business Parkway

Floodplain: 4.73 Acres Lanham, MD 20706

Prev. Dedicated Land: 0.00 Acres Phone: (301) 459-4400

Net Tract (NTA): 26.61 Acres Tax Map: 45

TCF No. 2-142-04 Revision #0

Subdivision Block 4 Washington Business Park - Lot 45, Outparcel B

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TOP approvals which include a combo of these lots and/or other lots? Y

Is this a mitigation bank? N

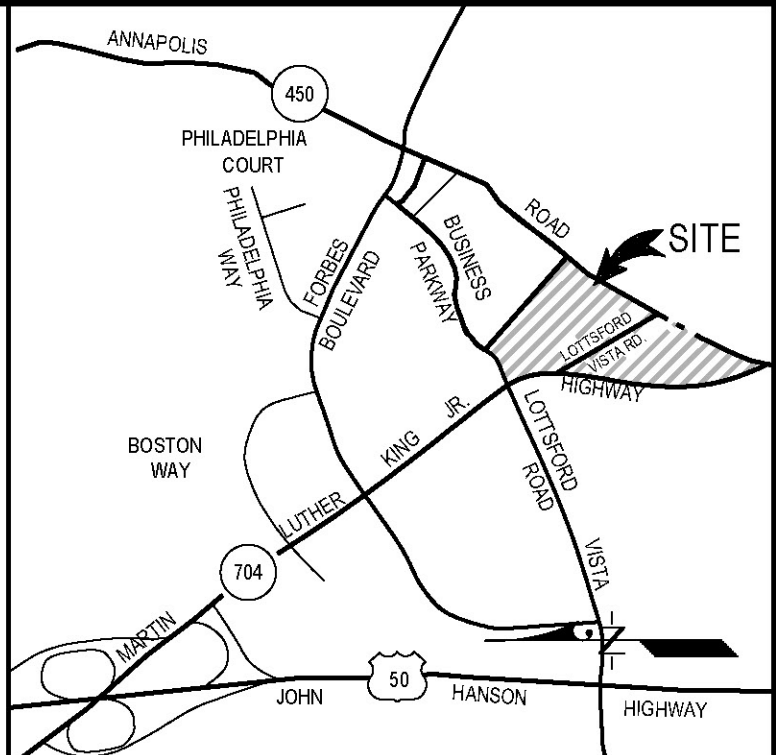
Break-even Point (preservation) = 5.20 Acres

Clearing permitted w/o reforestation = 4.93 Acres

Section II - Determining Requirements

	Column A WCT/DAFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland		10.03	3.79	
Woodland Conservation Threshold (WCT) =	15.00%	3.99		
Smaller of 13 or 14		3.99		
Woodland above WCT		6.04		
Woodland cleared		10.03	0.07	1.52
Woodland cleared above WCT (smaller of 16 or 17)		6.04		
Clearing above WCT (0.25 : 1) replacement requirement		1.51		
Woodland cleared below WCT		3.99		
Clearing below WCT (2:1 replacement requirement)		7.98		
Afforestation Threshold (ATF) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		11.08 acres		
Section III - Meeting the Requirements				
Woodland Preservation		0.00		
Afforestation / Reforestation		1.49		
Natural Regeneration		0.67		
Specimen/Isolated Tree Credit (CR2 area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * 25)	0.00	0.00		
Area approved for fee-in-lieu-PFA		0.00		\$0.00
Area approved for fee-in-lieu-PFA		0.00		\$0.00
Credits for Off-site Conservation on another property		8.92		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		11.08 Acres		
Area of woodland not cleared	0.00 acres			
Woodland retained but not part of requirements:		0.08 acres		
100% floodplain woodland retained		3.72 acres		
On-site woodland conservation provided:		1.53 acres		
On-site woodland retained not credited		3.72 acres		
Plan Certified by:	Name: Mike Petrakis			
	Address: 11277 Woodstone Road, Suite 200			
	Michaelville, MD 20712			
	Licensed Professional			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 41246 folio 423. Revisions to this TCP2 may require a revision to the recorded easement.



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP BOOK: 5411 GRID 7-H&J

WSSC 200' SHEET: 207 NE 09

LEGEND

PROPERTY BOUNDARY

EX. ZONE LINE

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

PRIMARY MANAGEMENT AREA (PMA)

NONTIDAL WETLAND

EX. WETLAND BUFFER (25')

EX. EASEMENT

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

CLEARED FLOODPLAIN AREA (C-FP)

CLEARED OFF-SITE AREA (C-O-S)

WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)

NATURAL REGENERATION AREA (NRA)

SPECIMEN TREE PROPOSED FOR REMOVAL

LOWER MITIGATED TRAFFIC NOISE CONTOUR 65 dBA Ldn

LOWER UNMITIGATED TRAFFIC NOISE CONTOUR 65 dBA Ldn

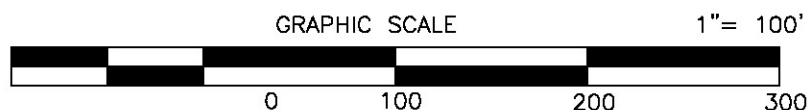
UPPER MITIGATED TRAFFIC NOISE CONTOUR 65 dBA Ldn

UPPER UNMITIGATED TRAFFIC NOISE CONTOUR 65 dBA Ldn

Site Statistics Table	
Site Statistics	Total
Gross tract area	31.34 ac.
Existing 100-year floodplain	4.73 ac.
Net tract area	26.61 ac.
Existing woodland in the floodplain	3.79 ac.
Existing woodland net tract	10.03 ac.
Existing woodland total	13.82 ac.
Existing PMA	206,062 sf
Regulated streams (linear feet of centerline)	0 ft
Riparian (wooded) buffer up to 300 feet wide	0 ft

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-94-096				
Approved by	Date	DRD #	Reason for Revision	
00 Robert Metzger	10/16/1996			
01 Robert Metzger	11/26/1996			
02 Lori Shirley	7/21/2004			
03 Megan Reiser	6/30/2009			
04 Chuck Schneider	4/25/2018	DSP-16055		
05 Chuck Schneider	11/2/2020	DSP-16055-02		
06				

DSP-16055-02
OVERALL
TREE CONSERVATION PLAN - TYPE 2
PROPOSED RESIDENTIAL LOTS 1-115,
HOA PARCELS A-N, BLOCK A;
PROPOSED COMMERCIAL PARCELS 1-2, BLOCK B,
PROPOSED COMMERCIAL PARCELS 1-7 AND
COMMERCIAL BUSINESS ASSOCIATION PARCEL A, BLOCK C
VISTA GARDENS WEST
BEING A RESUBDIVISION OF WASHINGTON BUSINESS PARK
LOT 45, OUTPARCEL 'B', BLOCK 'A' AND BUENA VISTA,
LOTS 3-6, PART OF LOTS 1, 2, 7-10 & 23, BLOCK 'C',
LOTS 1-3 & 9-15, PART OF LOTS 16-18 & 20-22 AND LOTS 23-28, BLOCK 'D',
AND PART OF LOTS 1, 2, 23-34, BLOCK 'E'
**LANHAM ELECTION DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND**



We Buena Vista West, 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.

Owner or Owners Representative: Kenneth H. Michael, Manager Date: 12/12/17

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

Contract Purchaser: _____ Date: _____

We Lanham Development Group, 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.

Owner or Owners Representative: Kenneth H. Michael, Manager Date: 12/12/17

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

Contract Purchaser: _____ Date: _____

APPLICANT
BUENA VISTA WEST, LLC
LANHAM DEVELOPMENT GROUP, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
301-459-4400

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: VISTA GARDENS WEST
APPLICATION NO.: DSP-16055-02
TCP NO.: TCP2-094-096-06
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 3, 2020.

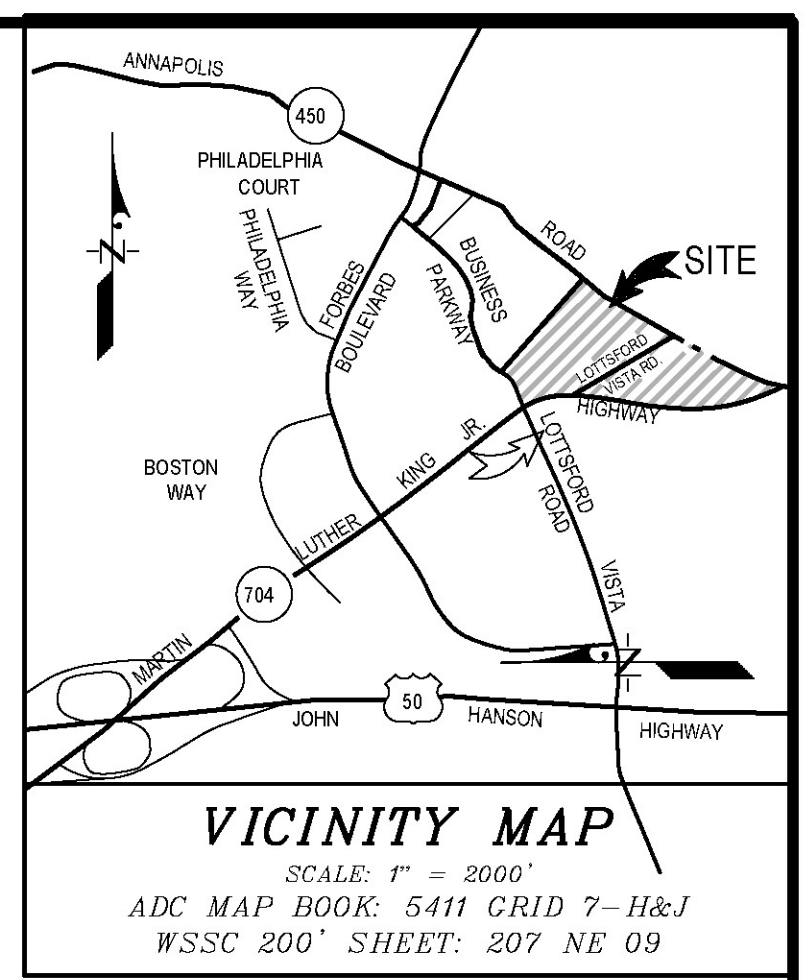
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2020.11.04 12:45:34 -0500
AUTHORIZED SIGNATURE

T-OV SHEET 1 of 8

6/23/20	Revised Parcel 1	AA
12/13/17	Revised per DSP-16055 comments	PCN
6/2/09	Revised per M-NCPPC comments dated 6/1/2009	PCN
5/9/09	Revised to incorporate new parking area along business parkway	PCN
2/21/08	Revised grading Lot 45 and Out Parcel B	SRS
6/14/06	Update sediment control plan	PN
DATE	DESCRIPTION	BY
REVISIONS		


10/5/04	Revised compaction notes	PN
7/15/04	Revised plan to add tree conservation sign	KH
5/14/04	Revised plan to add stockpile and sediment control	KH
8/7/96	Add notes for future parking display area	KE
11/15/96	Add specimen tree locations, rev. LOD moved trap & rev. fence type to save trees	BK
DATE	DESCRIPTION	BY
REVISIONS		

11277 WOODSTONE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20711
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (841) 430-2000
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
DATE: MARCH 2017
DRAWING NO: 54.032.2



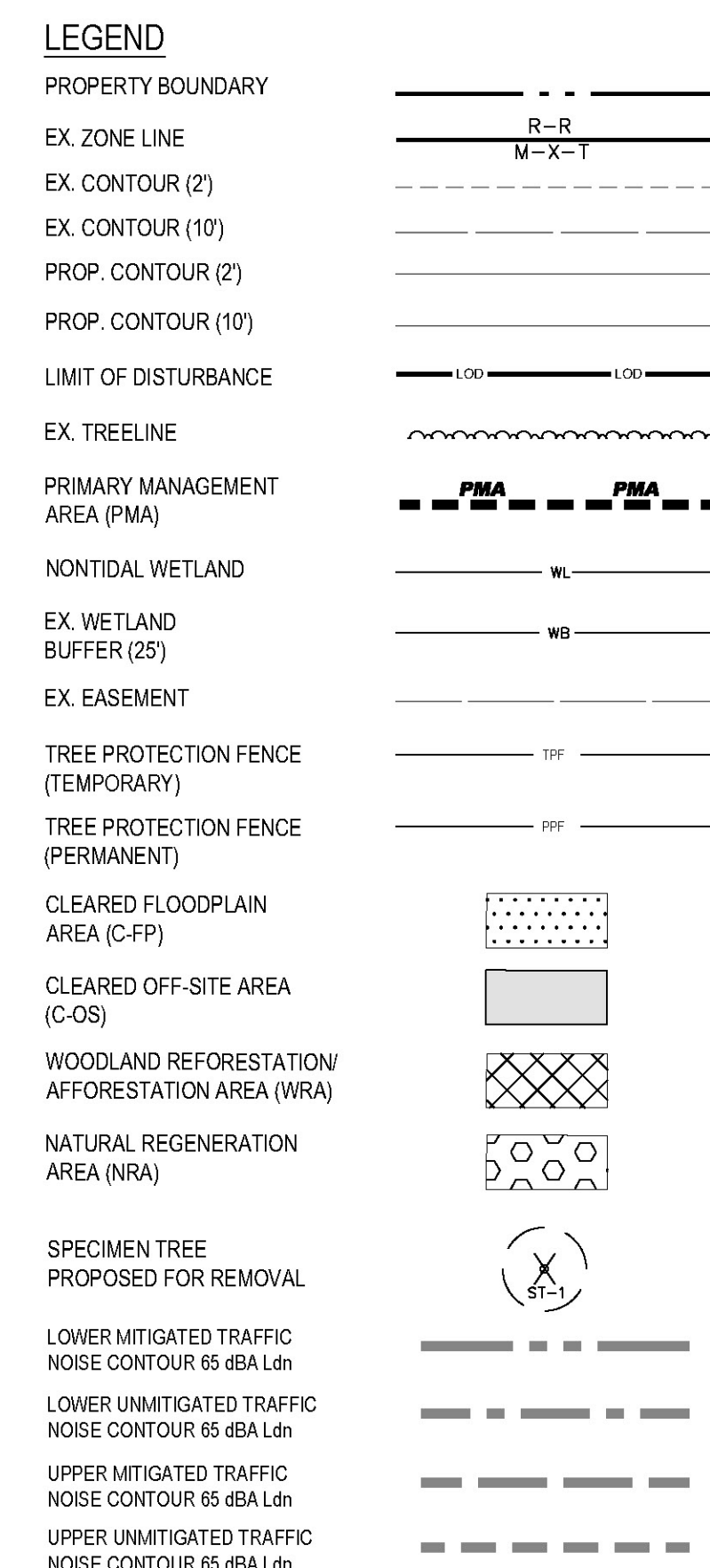
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-94-096			
	Approved by	Date	DRO # Reason for Revision
00	Robert Metzger	10/16/1996	
01	Robert Metzger	11/26/1996	
02	Lori Shirley	7/21/2004	
03	Megan Reiser	6/30/2009	
04	Chuck Schneider	4/25/2018	DSP-16055
05	<i>Chuck Schneider</i>	11/12/2020	DSP-16055-02

GRAPHIC SCALE 1"=30'



A horizontal graphic scale bar with alternating black and white segments. It is labeled with '0', '30'', '60'', and '90'' at the bottom. Above the bar, the text 'GRAPHIC SCALE' and '1"=30'' are displayed.

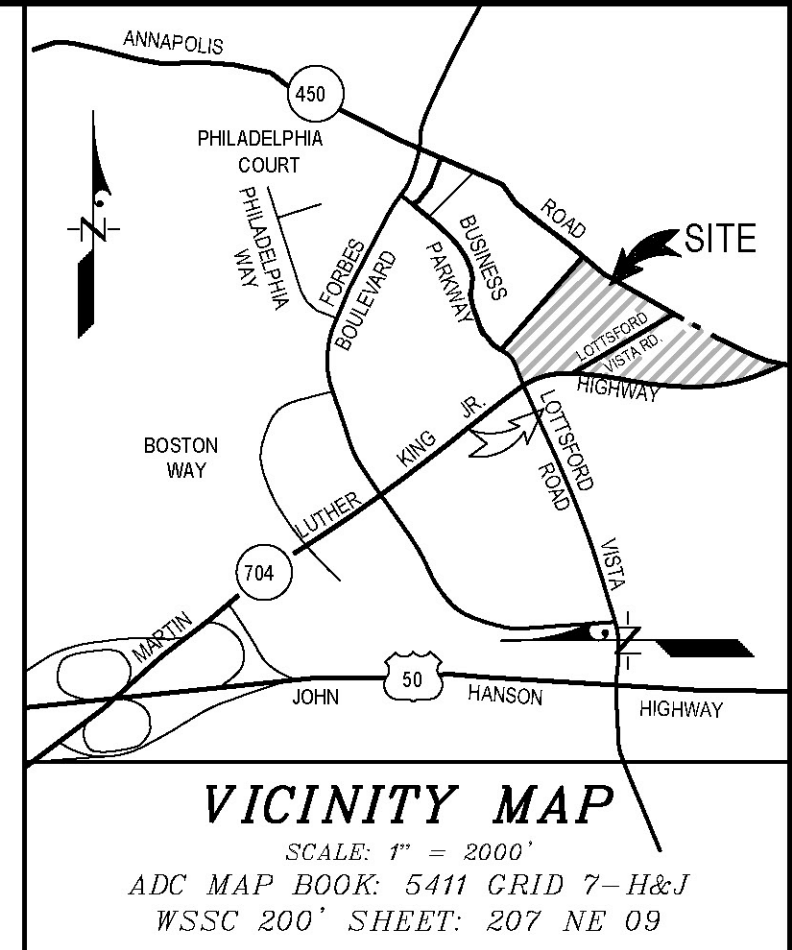
6/23/20	Revised Parcel 1	AA		10/5/04	Revised compaction notes	PN		11733 WOODBURN ROAD, SUITE 201 MITCHELLVILLE, MARYLAND 20715
6/23/20	Revised per DSP-16055 comments	PCN		7/15/04	Revised plan to add tree preservation sign	PH		BEN DYER ASSOCIATES, INC.
6/20/09	Revised per MAPPCC comments dated 6/12/09	PCN	DATE	5/14/04	Revised plan to add stockpile and sediment control	RH		ENGINEERS / SURVEYORS / PLANNERS
5/5/09	Revised to incorporate new parking areas along business parkway	PCN	<i>WJE</i>	8/7/06	Add notes for future parking display area	BN		TELEPHONE (301) 430-2000
2/21/08	Revised grading Lot 45 and Out Parcel 8	SRS		11/15/06	Add specimen tree descriptions, Rev. LUD moved tree & rev. landscape type to save tree	BE		COPYRIGHT © 2017 BEN DYER ASSOCIATES, INC.
6/14/06	Update sediment control plan	PN	Mike Petrakis Qualified Professional COMAR 08.19.06.01	DATE	DESCRIPTION	PCN	3-30	BY
DATE	DESCRIPTION	PN		DATE	DESCRIPTION	PCN	3-30	BY
	REVISIONS	LY			REVISIONS	PCN	3-30	BY



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-94-096			
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02 Lori Shirley	7/21/2004		
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04 Chuck Schneider	4/25/2018	DSP-16055	
05 <i>Chuck Schneider</i>	11/22/2020	DSP-16055-02	

GRAPHIC SCALE 1"=30'

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VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5411 GRID 7-H&J
WSSC 200' SHEET: 207 NE 08

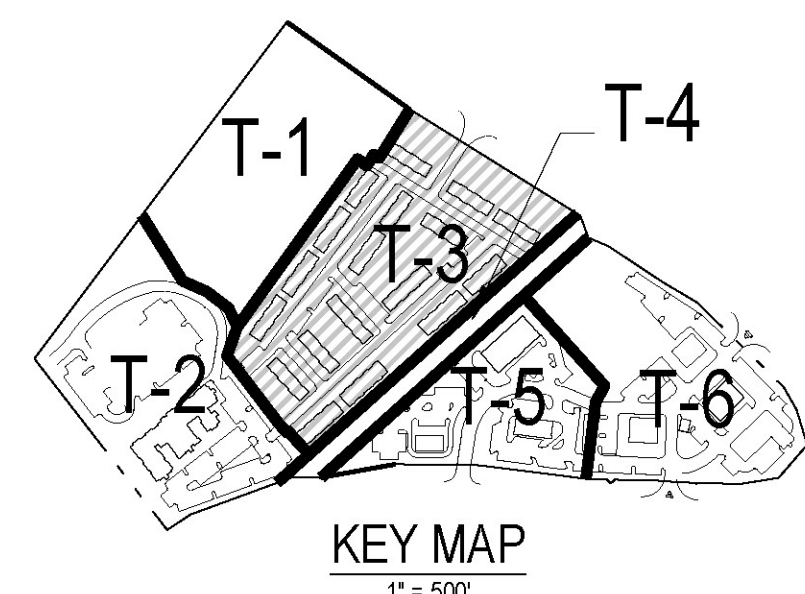
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MATCH LINE "C-C" (SEE SHEET T-2, BDAI DWG. NO. 54.034-Z)

MATCH LINE "D-D" (SEE SHEET T-4, BDAI DWG. NO. 54.036-Z)

LEGEND

PROPERTY BOUNDARY	R-R
EX. ZONE LINE	M-X-T
EX. CONTOUR (2)	
EX. CONTOUR (10)	
PROP. CONTOUR (2)	
PROP. CONTOUR (10)	
LIMIT OF DISTURBANCE	LOC
EX. TREELINE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. EASEMENT	
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
CLEARED FLOODPLAIN AREA (C-FP)	
CLEARED OFF-SITE AREA (C-OS)	
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SPECIMEN TREE PROPOSED FOR REMOVAL	
LOWER MITIGATED TRAFFIC NOISE CONTOUR 65 dBA L _{dn}	
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UPPER MITIGATED TRAFFIC NOISE CONTOUR 65 dBA L _{dn}	
UPPER UNMITIGATED TRAFFIC NOISE CONTOUR 65 dBA L _{dn}	



KEY MAP
1" = 500'

APPLICANT
BUENA VISTA WEST, LLC
LANHAM DEVELOPMENT GROUP, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
301-459-4400



APPLICATION NAME: VISTA GARDENS WEST
APPLICATION NO.: DSP-16055-02
TOP NO.: TOP030406-02
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 3, 2020.
SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack
Date: 2020.11.04 12:45:04 -0500
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-94-096			
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02 Lori Shirley	7/21/2004		
03 Megan Reiser	6/30/2009		
04 Chuck Schneider	4/25/2018	DSP-16055	
05 [Signature]	11/2/2020	DSP-16055-02	
06			

DSP-16055-02
TREE CONSERVATION PLAN - TYPE 2
PROPOSED RESIDENTIAL LOTS 1-115
HOA PARCELS A-N, BLOCK A;
PROPOSED COMMERCIAL PARCELS 1-2, BLOCK B
PROPOSED COMMERCIAL PARCELS 1-7 AND
COMMERCIAL BUSINESS ASSOCIATION PARCEL A, BLOCK C
VISTA GARDENS WEST
BEING A RESUBDIVISION OF WASHINGTON BUSINESS PARK
LOT 45, OUTPARCEL 'B', BLOCK 'A' AND BUENA VISTA LOTS
3-6, PART OF LOTS 1,2, 7-10 & 23, BLOCK 'C' LOTS 1-3 & 9-15,
PART OF LOTS 16-18 & 20-22 AND LOTS 23-28, BLOCK 'D'
AND PART OF LOTS 1,2,23-34, BLOCK 'E'

LANHAM ELECTION DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

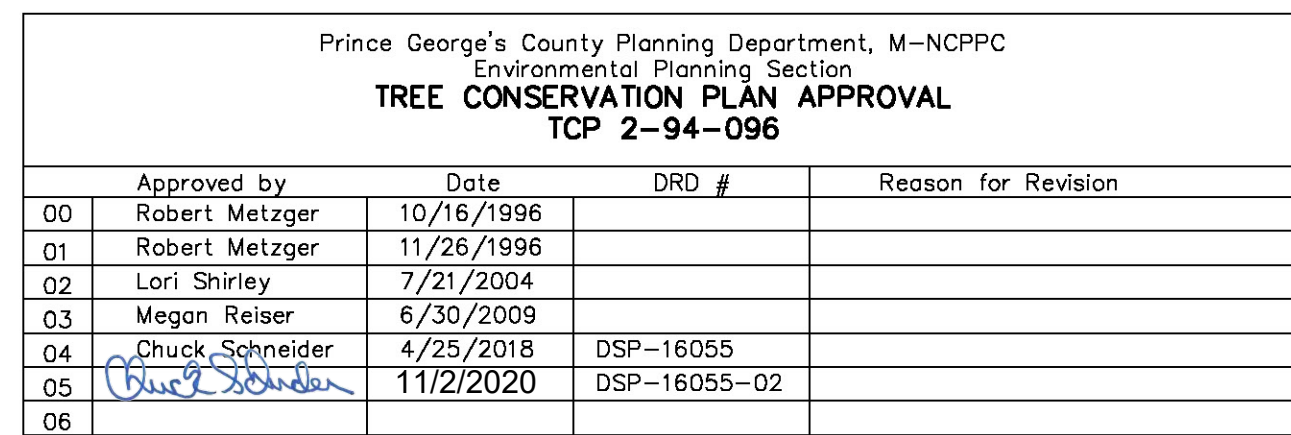
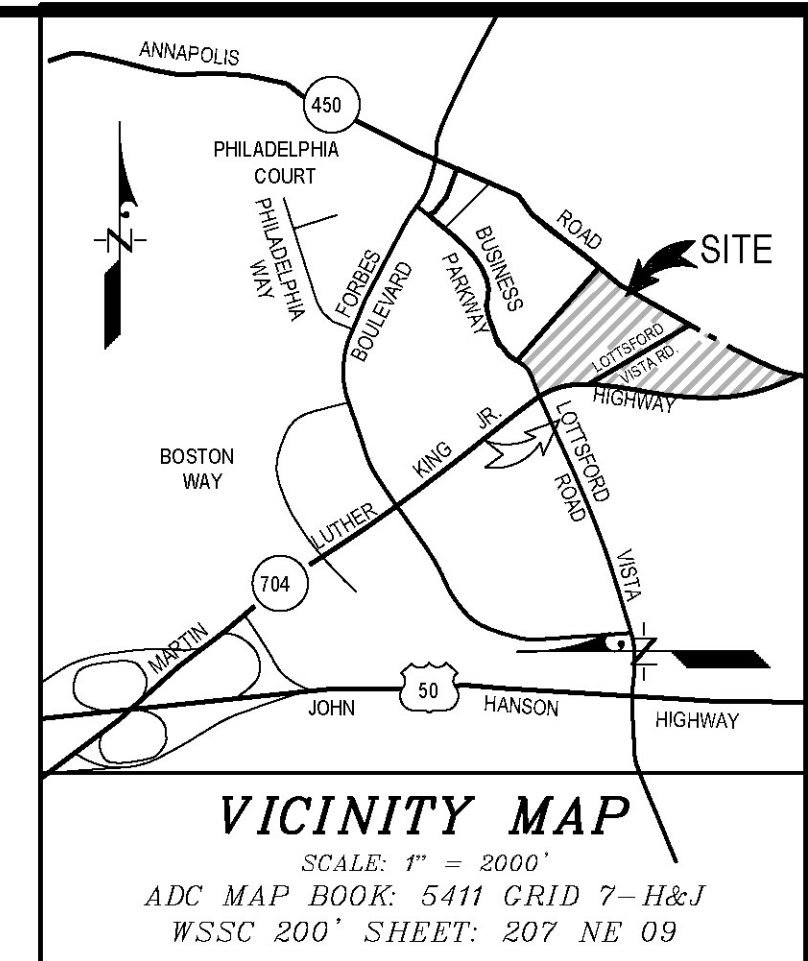
GRAPHIC SCALE 1"=30'
0 30 60 90

DATE	DESCRIPTION	BY
6/23/20	Revised Parcel 1	AA
12/13/17	Revised per DSP-16055 comments	PCN
6/2/09	Revised per M-NCPPC comments dated 6/1/2009	PCN
5/14/04	Revised plan to add tree conservation sign	PCN
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2/21/08	Revised grading Lot 45 and Out Parcel B	SRS
6/14/06	Update sediment control plan	PN
		BY

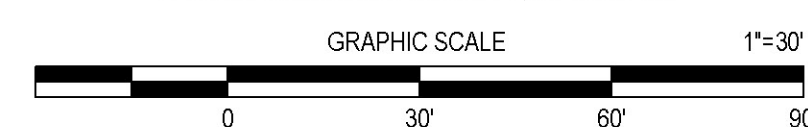
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SHEET 4 of 8

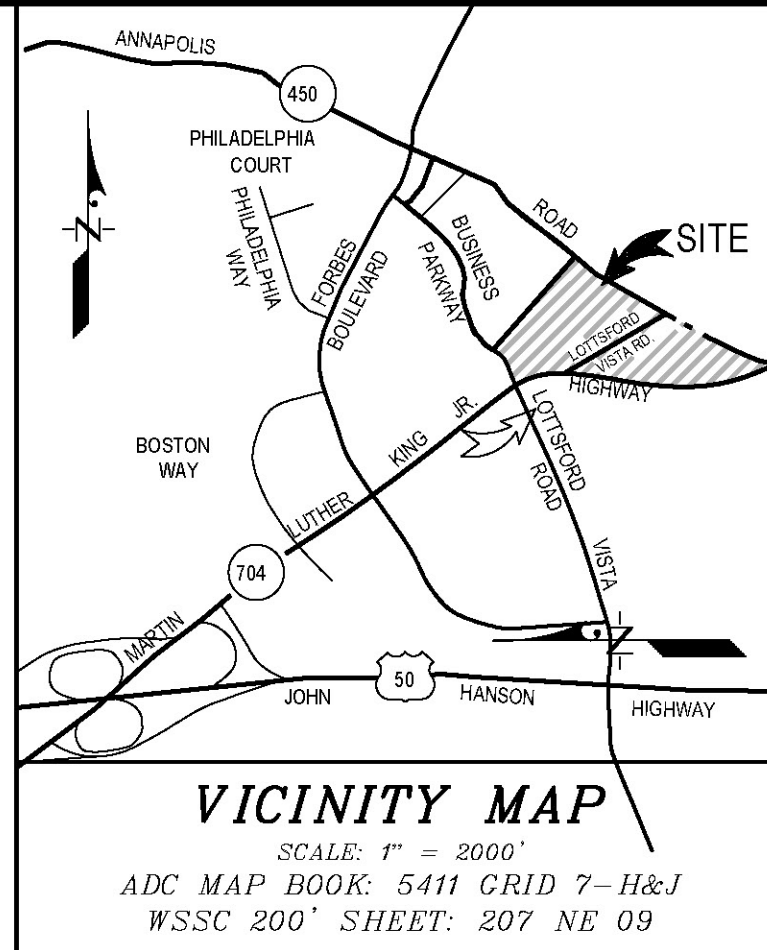
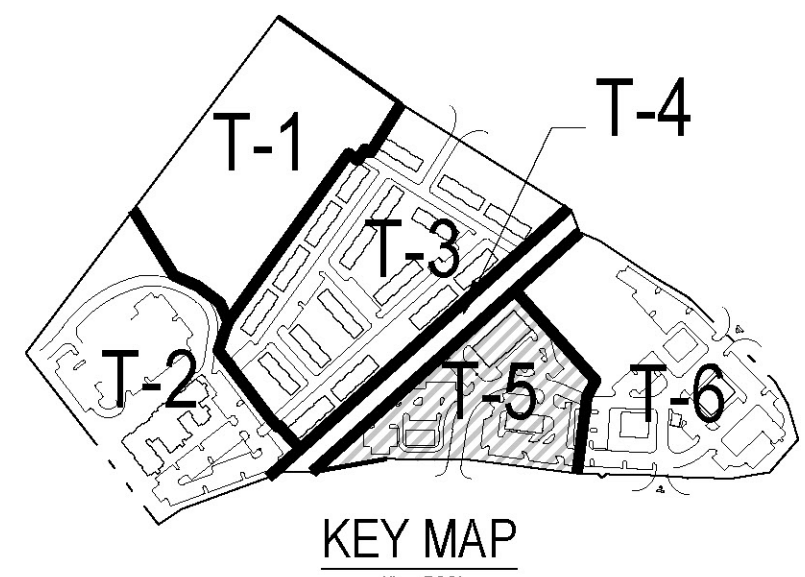
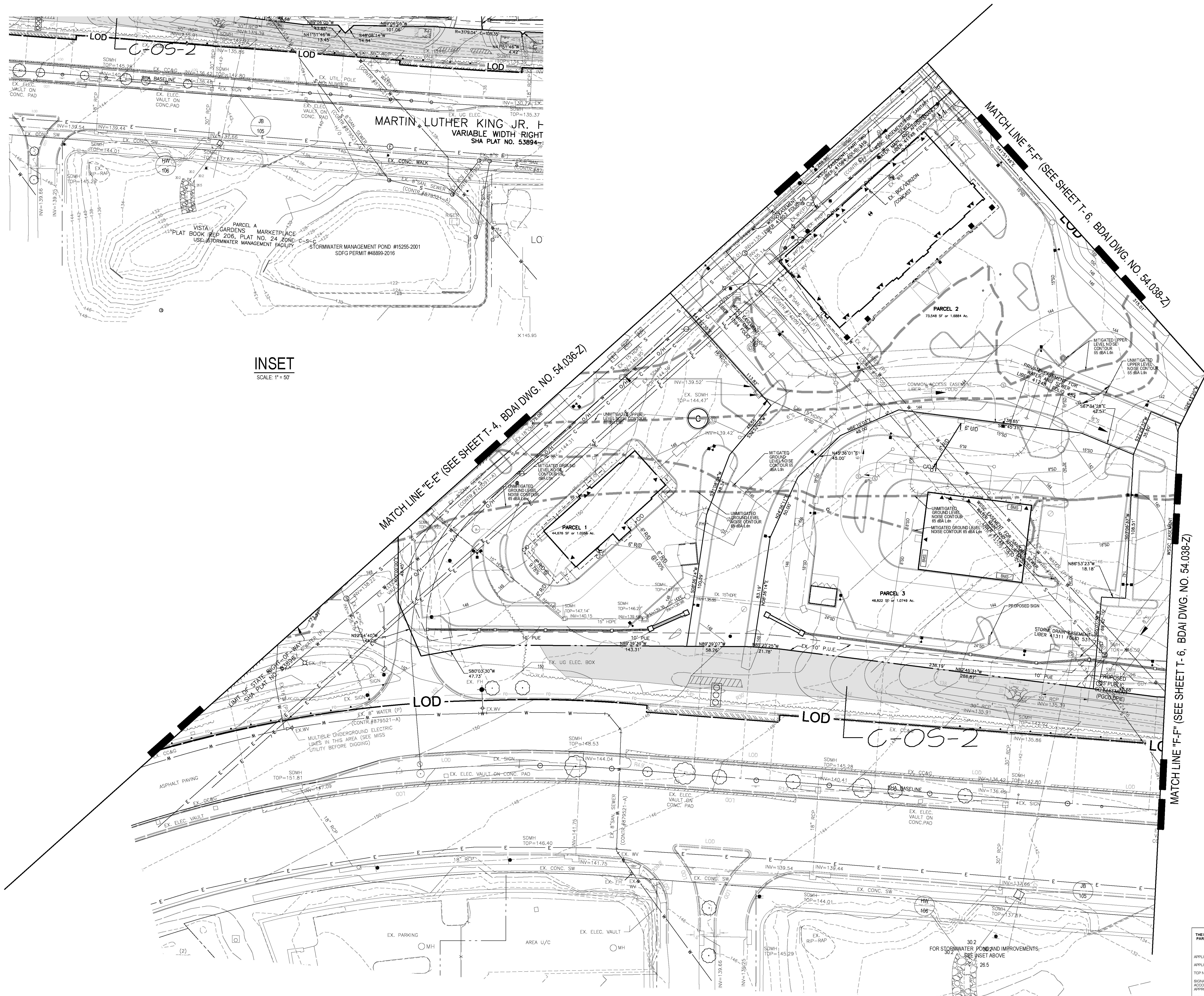
Oct. 23, 2020
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

10/5/04	Revised compaction notes	PN	11721 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 21111
7/15/04	Revised plan to add tree conservation sign	KH	BEN DYER ASSOCIATES, INC.
5/14/04	Revised plan to add stockpile and sediment control	KH	Engineers / Surveyors / Planners
8/7/96	Add notes for future parking display area	KE	TELEPHONE (301) 638-2000
11/15/96	Added specimen tree locations, rev. LOD moved trap & rev. fence type to save trees	BK	COPYRIGHT © 2011 BEN DYER ASSOCIATES, INC.
		BY	SCALE: 1"=30'
		DATE	MARCH 2017
			REVISIONS
			DATE



LANHAM ELECTION DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]



LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	R--R
EX. CONTOUR (2')	M--X--T
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
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Price George's County Planning Department, M-NOPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-94-096			
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DSP-16055-02
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LANHAM ELECTION DISTRICT NO. 20
PRINCE GEORGE'S COUNTY, MARYLAND



THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
APPLICANT NAME: VISTA GARDENS WEST
APPLICATION NO.: DSP-16055-02
TOP NO.: TOPS-0848-08
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED NOVEMBER 2, 2020
SIGNATURE APPROVAL DATE:
Digitally signed by
Jill Kosack
DN: cn=Jill Kosack, o=Prince George's County, ou=Planning Department, email=jkosack@princegeorgescountymd.gov
Authorized Signature

DATE	DESCRIPTION	BY
6/23/20	Revised Parcel 1	AA
12/13/17	Revised per DSP-16055 comments	PCN
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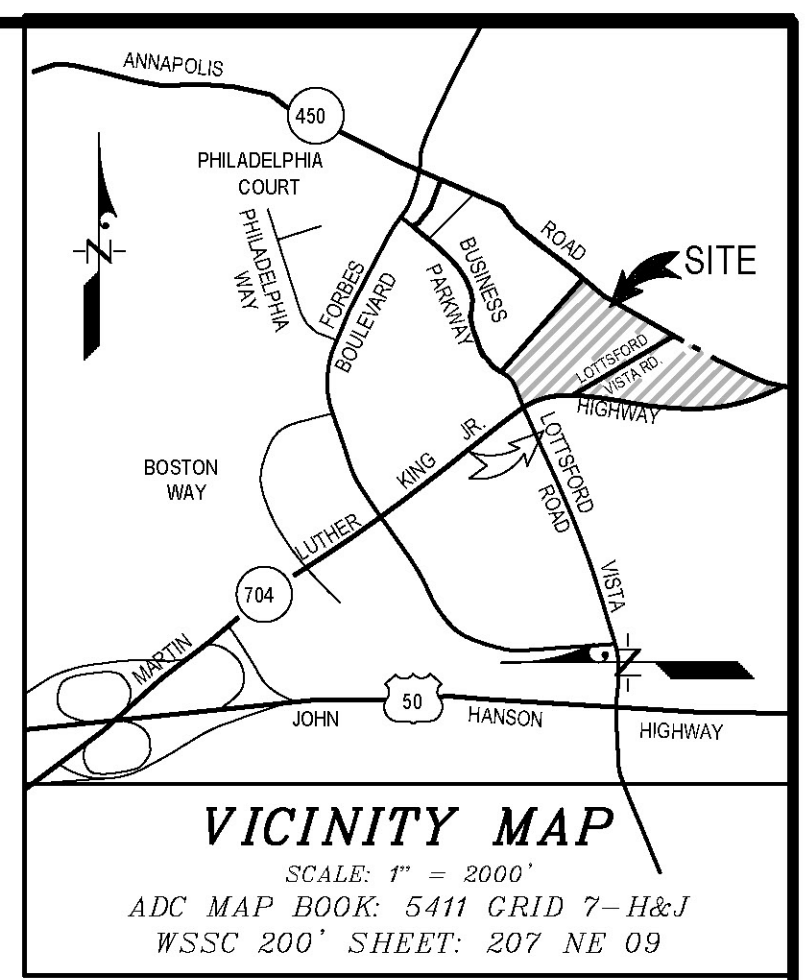
T-5
SHEET 8 of 8

Oct. 23, 2020
DATE
Mike Petroski
Qualified Professional
COMAR 08.19.06.01

10/5/04	Revised compaction notes	PN
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8/7/96	Add notes for future parking display area	KE
11/15/96	Added specimen tree locations; rev. LOD moved trap & rev. fence type to save trees	BK
DATE	DESCRIPTION	BY
10/23/2020	12:21:01 PM, asgn	

11721 WOODBINE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 21115
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (201) 638-2000
COPYRIGHT © 2011 BEN DYER ASSOCIATES, INC.
A-71092
MARCH 2017
54.037-Z


APPLICANT
BUENA VISTA WEST, LLC
LANHAM DEVELOPMENT GROUP, LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
301-459-4400



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2-94-096

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05	<i>Chuck Schneider</i>	11/2/2020	DSP-16055-02	

GRAPHIC SCALE 1"=30'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 20, 40, and 60, representing feet.

[illegible]

