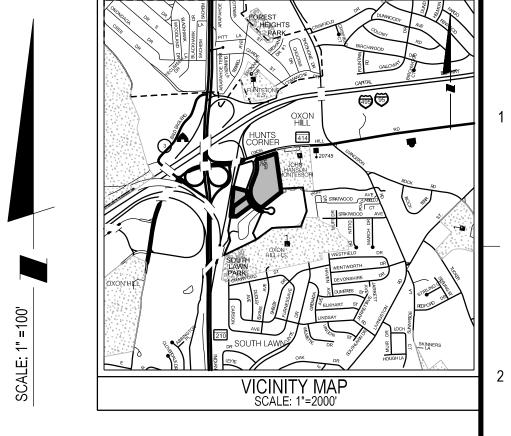
TOP GOLF

AT POTOMAC BUSINESS PARK LOTS 6, 7, & 8
TYPE2 TREE CONSERVATION PLAN DSP-13048-02 03

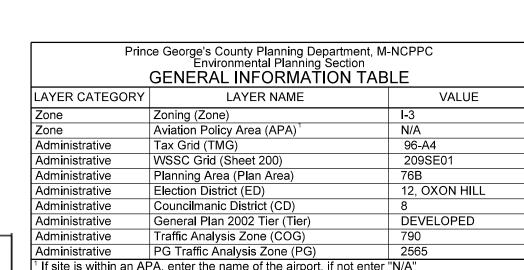
OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



INDEX OF SHEETS

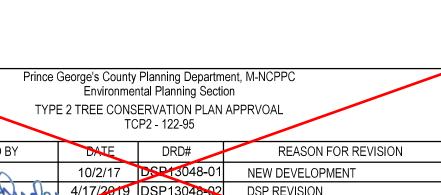
DESCRIPTION	SHEET NO
COVER SHEET	1
SCHEDULES/NOTES/DETAILS	2
LAN SHEET 3	3
LAN SHEET 4	4

Standard Woodland Conservation Worksheet for Prince George's County SECTION I-Establishing Site Information- (Enter acres for each zon 3 Floodplain 4 Previously Dedicated Land 5 Net Tract (NTA): 7 Property Description or Subdivision Name: 8 Is this site subject to the 1989 Ordinance?(Y/N) 9 Is this one (1) single family lot? (Y,N) 10 Are there prior TCP approvals which include a 11 combination of this lot/s? (Y,N) 13 Break-even Point (preservation) = 14 Clearing permitted w/o reforestion= SECTION II-Determining Requirements (Enter acres for each corresponding Column A Column B Column C Colum n D WCT/AFT % Net Tract Floodplain Off-Site (1:1) Impacts (1:1) 15 Existing Woodland 16 Woodland Conservation Threshold (WCT) = 17 Smaller of 13 or 14 18 Woodland above WCT 19 Woodland cleared 20 Woodland cleared above WCT (smaller of 16 or 17) 21 Clearing above WCT (0.25:1) replacement requirement 22 Woodland cleared below WCT 23 Clearing below WCT (2:1 replacement requirement) Threshold (AFT) = 15.00% 24 Afforestation Required 25 Off-site WCA being provided on this property 26 Woodland Conservation Required SECTION III-Meeting the Requirements (Enter acres for each corresponging column 7 Woodland Preservation 0.00 Bond amount: \$ 28 Afforestation / Reforestation 29 Natural Regeneration 30 Landscape Credits 30 Specimen/Historic Tree Credit (CRZ area * 2.0) 31 Forest Enhancement Credit (Area * .25) 32 Street Tree Credit (Existing or 10-year canopy coverage) 33 Area approved for fee-in-lieu/PFA 0.00 Fee amount: 34 Area approved for fee-in-lieu/non-PFA 35 Off-site Woodland Conservation Credits Required 36 Off-site WCA (preservation) being provided on this property 37 Off-site WCA (afforestation) being provided on this property 38 Woodland Conservation Provided 0.25 acres 39 Area of woodland not cleared 0.00 acres 40 Net tract woodland retained not part of requirements: 41 100-floodplain woodland retained 1.15 acres 0.25 acres 42 On-site woodland conservation provided 43 On-site woodland retained not credited 1.15 acres 44 Prepared by: DAVID BICKEL 3210

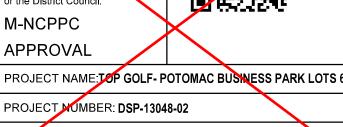




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



HIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval or the District Council. M-NCPPC



PROJECT NUMBER: DSP-13048-02 or Conditions of Approval see Site Plan Cover Sheet or Approval Sh Amendment numbers must be included in the Project Number

> 1" = ___100' PROJECT NO.

> > 1006-07

	ce George's County Planning Department, Environmental Planning Section GENERAL INFORMATION TA	
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-3
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	96-A4
Administrative	WSSC Grid (Sheet 200)	209SE01
Administrative	Planning Area (Plan Area)	76B
Administrative	Election District (ED)	12, OXON HILL
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPED
Administrative	Traffic Analysis Zone (COG)	790
Administrative	PG Traffic Analysis Zone (PG)	2565

APPROVED BY K. SHOULARS 4/17/2019 DSP13048-02 DSP REVISION

by the Planning Board, its designed

TOP GOLF

DISPOSITION SAVE TWIN, MISSING UPPER BRANCHES SAVE SAVE **COVER SHEET** TYPE 2 TREE CONSERVATION PLAN DSP 13048-02 03 AT POTOMAC BUSINESS PARK

DISCLAIMER NOTE:

<u>HIS DRAWING HAS BEEN REVISED TO SHOW</u> HE PROPOSED ELECTRIC VEHICLE CHARGING STATIONS AND ASSOCIATED NFRASTRUCTURE CONSIDERED TO BE GNIFICANT. THE CHANGES ARE IDENTIFIED S "REVISION 03" OF THE PLAN. THIS RAWING IS NOT CONSIDERED "AS-BUILT" BUT S BASED ON THE INFORMATION MADE VAILABLE IN THE EXISTING PLAN. THE ESIGN PROFESSIONAL DOES NOT CERTIFY ANY PREVIOUS REVISIONS OF THIS PLAN.



1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-13048-01. IF DSP-13048-01 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID 2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO

3. 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.

HE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO

5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN

6. THE PROPERTY IS WITHIN THE RURAL TIER AND IS ZONED M-X-T. 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A

8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER. 9. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON

10. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS

11. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN. 12 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. 13. 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. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS 14. 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.

15. 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 O FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL

16. 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 PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OF 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.

17. 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 PERMITEE, 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 PERMITEE 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 DAMAGE 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 INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

REE 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.

POST DEVELOPMENT NOTES

Engineering

Environmental Sciences

Surveying

Planning

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 XPERT 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 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 PERMITEE 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

DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND

C. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

D. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.
PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS A. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED

B. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

KIMLEY-HORN

TECHNICIAN: BCG

CHECKED: D.IR

96-A4,105-A1 209SE01 SITE DATUM

APPLICANT OXON HILL ASSOCIATES LC 12500 FAIR LAKES CIRCLE FAIRFAX, VA 22033

COMMON NAME | SCIENTIFIC NAME

ST 2 SILVER MAPLE ACER SACCHARINUM

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD

ACER SACCHARINUM

ACER RUBRUM

SILVER MAPLE

RED MAPLE

SOLTESZ, LLC MISS UTILITY NOTE OWNER/DEVELOPER INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF A EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN 4300 Forbes Boulevard, Suite 230 ADDITION OF 2 ELECTRICAL VEHICLE CHARGING STATIONS SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY Lanham, MD 20706 BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN. CAD STANDARDS VERSION: V8 - 2000 P. 301.794.7555 F. 301.794.7656

APPLICANT: VOLTA

CONTACT:

NICK MADONIA

155 DE HARO STREET SAN FRANCISCO, CA 94103

214 OCEANSIDE DRIVE NASHVILLE, TN 37204

KIMLEY-HORN AND ASSOCIATES INC.

8750 N. CENTRAL EXPRESSWAY SUITE 1200 DALLAS, TX 75231 303.910.5470 MARK FOSTER

SPECIMEN, CHAMPION, AND HISTORIC TREE TABLE

CONDITION RATING

FAIR

Prince George's County Planning Department, M-NCPPC

DATE DRD#

CHUCK SCHNEIDER 4/17/19 DSP 13048-02 DSP REVISION

07/7/21 DSP 13048-03 DSP REVISION

Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPRVOAL TCP2 - 122-95

10/2/17 DSP 13048-01 NEW DEVELOPMENT

REASON FOR REVISION

TWIN, DEAD UPPER BRANCHES

TWIN, TOP MISSING, LEANING

APPROVED BY

----PRESERVATION

- FP CLEARING

AREA: 0.06 ACRES

AREA "A': 0.25 ACRES

