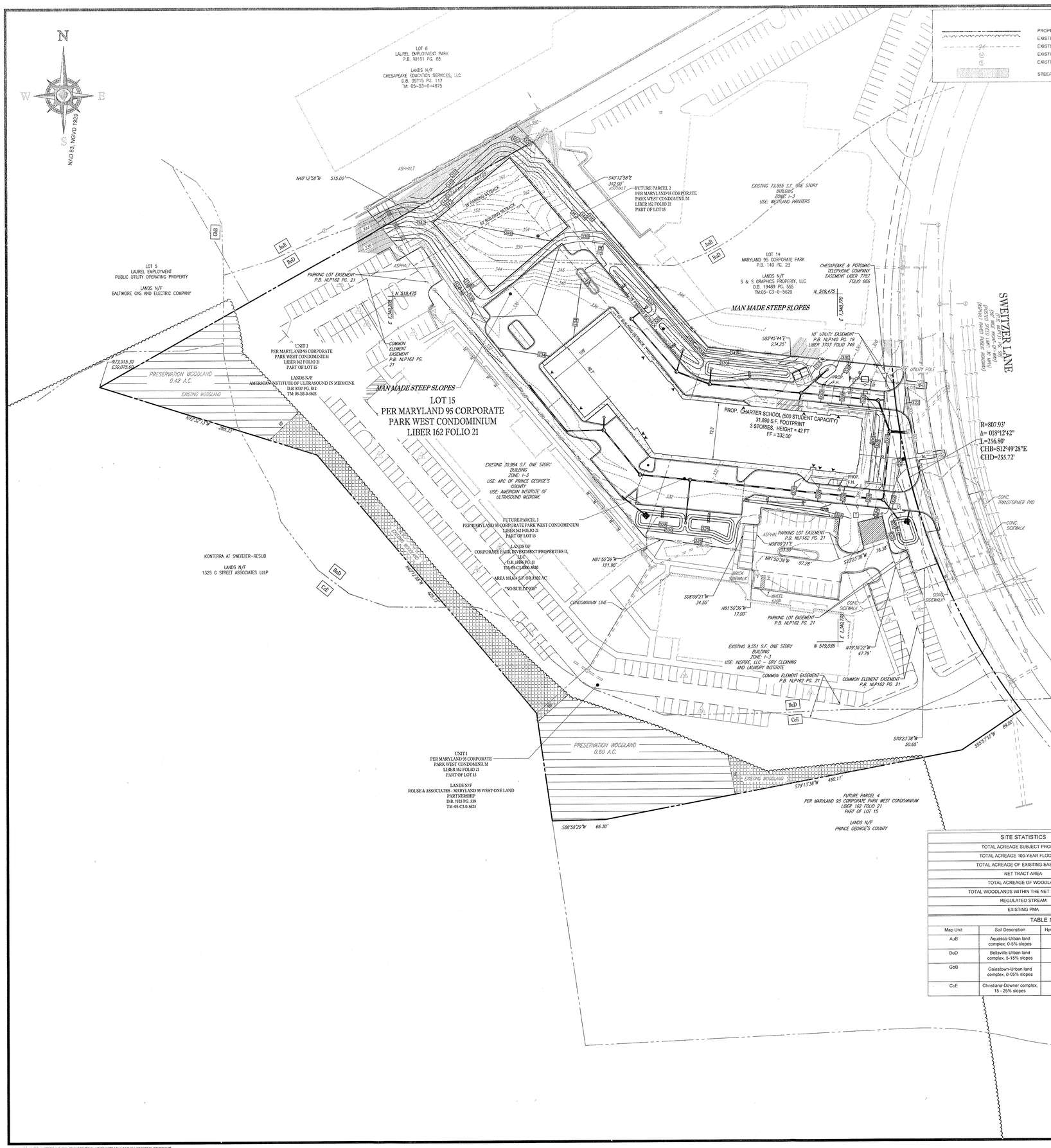

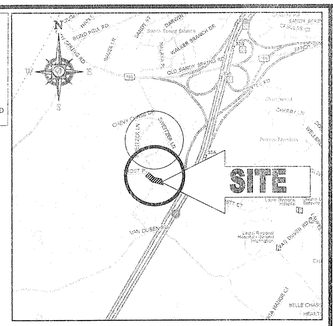

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20802153-5
SCALE: 1"=2000'

REFERENCES

- ALTA/ACSM LAND TITLE SURVEY:
  BOHLER ENGINEERING
  "CMIT, 14750 SWEITZER LANE LAUREL DISTRICT NO. 10, PRINCE GEORGE'S COUNTY, MD"
  FILE NO.: SB152090
  DATED: 10/09/2015
- NATURAL RESOURCE INVENTORY PLAN:
  BOHLER ENGINEERING
  "CMIT, 14750 SWEITZER LANE LAUREL DISTRICT NO. 10 PRINCE GEORGE'S COUNTY, MD"
  FILE NO.:MB152090
  DATED: 02/09/2016
  APPROVAL DATE: 03/15/16
  APPROVAL NO. NRI 046-2016
- SITE DEVELOPMENT CONCEPT PLAN :
  BOHLER ENGINEERING
  TITLED: "SITE DEVELOPMENT CONCEPT PLAN
  SDCP#13859 - 2016 FOR CHESAPEAKE EDUCATION SERVICES, LLC 14750-B SWEITZER ROAD PRINCE GEORGE'S COUNTY, LAUREL, MD 20707"
  PROJECT NO.: MB152090
  DATED: 03/24/16

UTILITIES

UTILITY COMPANY	PHONE NUMBER
COMCAST-UTILIQUEST	(410) 536-0070
LEVEL3 COMMUNICATION	(877) 366-8344
PEPCO - OCCLS	(410) 712-0202
PG COUNTY GOVT-S&N LOCATO	(434) 942-6949
VERIZON	(410) 535-0070
WASHINGTON GAS-UTILIQUEST	(301) 210-0355
WSSC - PINPOINT UG	(301) 808-6803

THE ABOVE COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S):15549259 AND 15549353

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR THE MANDATORY REFERRAL FOR CHESAPEAKE EDUCATION SERVICES, LLC. IF THE MANDATORY REFERRAL EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.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 A $9.00 PER SQUARE FOOT MITIGATION FEE.
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.
4. THE 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 A TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
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 DEVELOPED TIER AND IS ZONED I-3.
7. THE SITE IS NOT ADJACENT TO A ROADWAY THAT IS DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g).

Woodland Conservation Worksheet
for
Prince George's County

Zone:	I-3		
Gross Tract:	10.99		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	10.99		

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	Maryland 95 Corporate Park, Lot 15
Is this site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions:	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	1.74 acres
Clearing permitted w/o reforestion=	0.38 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		2.12	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	1.65		
Smaller of a or b		1.65		
Woodland above WCT		0.47		
Woodland cleared		0.71	0.00	0.00
Smaller of d or e		0.47		
Clearing above WCT (0.25 : 1) replacement requirement		0.12		
Clearing below WCT (2:1 replacement requirement)		0.24		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		**2.00**		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	1.02	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.98	$38,419.92
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	**2.00**	

Area of woodland not cleared 0.39 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by: Christopher Rizzi

Signed Date

Revised

SITE STATISTICS	TOTAL
TOTAL ACREAGE SUBJECT PROPERTY	10.99 AC.
TOTAL ACREAGE 100-YEAR FLOODPLAIN	0.00 AC.
TOTAL ACREAGE OF EXISTING EASEMENTS	0.25 AC.
NET TRACT AREA	10.99 AC.
TOTAL ACREAGE OF WOODLAND	2.12
TOTAL WOODLANDS WITHIN THE NET TRACT AREA	2.12
REGULATED STREAM	0.00 LF.
EXISTING PMA	0.00 AC.

TABLE 1: MAPPED SOIL TYPES

Map Unit	Soil Description	Hydrologic Soil Group	K-factor (whole soil)	Hydric Rating	Drainage Class
AuB	Aquasco-Urban land complex, 0-5% slopes	D	0.49	Not Hydric	Somewhat Poorly
BuD	Beltsville-Urban land complex, 5-15% slopes	C	0.37	Not Hydric	Moderately Well
GbB	Galestown-Urban land complex, 0-05% slopes	D	0.10	Not Hydric	Somewhat Excessively Drained
CcE	Christiana-Downer complex, 15 - 25% slopes	D	0.4900	Hydric	Moderately Well Drained

M-NCPPC
Prince George's Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP2/ /

	Staff Signature	Date
Initial Approval		
01 Revision		
02 Revision		

50 25 12.5 0 50
1"= 50'

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SITE DEVELOPMENT
PROGRAM MANAGEMENT
TRANSPORTATION
LANDSCAPE ARCHITECTURE
◆ UPSTATE NEW YORK
◆ NEW ENGLAND
◆ NEW JERSEY
◆ NEW YORK METRO
◆ MIDDLE ATLANTIC
◆ NEW JERSEY
◆ PHILADELPHIA, PA.
◆ LEHIGH VALLEY, PA.
◆ READING, PA.
◆ RICHMOND, VA.
◆ DELAWARE
◆ SOUTH FLORIDA
◆ NORTHERN VIRGINIA
◆ CENTRAL VIRGINIA
◆ RALEIGH
◆ CHARLOTTE, NC
◆ ATLANTA, GA
◆ SOUTH FLORIDA
THE PROPRIETARY NATURE OF THIS PLAN AND ANY REPORTS, DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS OR DATA PREPARED BY BOHLER ENGINEERING IS SUBJECT TO THE TERMS AND CONDITIONS OF OUR AGREEMENT WITH OUR CLIENT. ALL DOCUMENTS OR DATA PREPARED BY BOHLER ENGINEERING ARE INTENDED FOR THE EXCLUSIVE USE AND BENEFIT OF OUR CLIENT FOR THE PROJECT AND NOT FOR THE BENEFIT OF ANY THIRD PARTY.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OWNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
NW: 1-800-245-4848) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA: 1-800-552-7001) (MD: 1-800-257-7777) (DE: 1-800-382-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB 152090
DRAWN BY:	PMR
CHECKED BY:	JD
DATE:	04/29/16
SCALE:	1" = 50'
CAD I.D.:	CR

PROJECT:
TREE CONSERVATION PLAN II
FOR
CHESAPEAKE EDUCATION SERVICES, LLC
LOCATION OF SITE
14750-B SWEITZER LANE
PRINCE GEORGE'S COUNTY
LAUREL, MD 20707

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

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I, CHRISTOPHER RIZZI, 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. 3066, EXPIRATION DATE: 10/18/16

SHEET TITLE:
TREE CONSERVATION PLAN II

SHEET NUMBER:
1
OF 1

H:\152090\DRAWINGS\PLAN SETS\TCP II\MB152090 - TCP2.DWG PLOTTED BY: ANTHONY WHITE 3:26 PM @ 8:53 AM LAST SAVED BY: ANTHONY WHITE