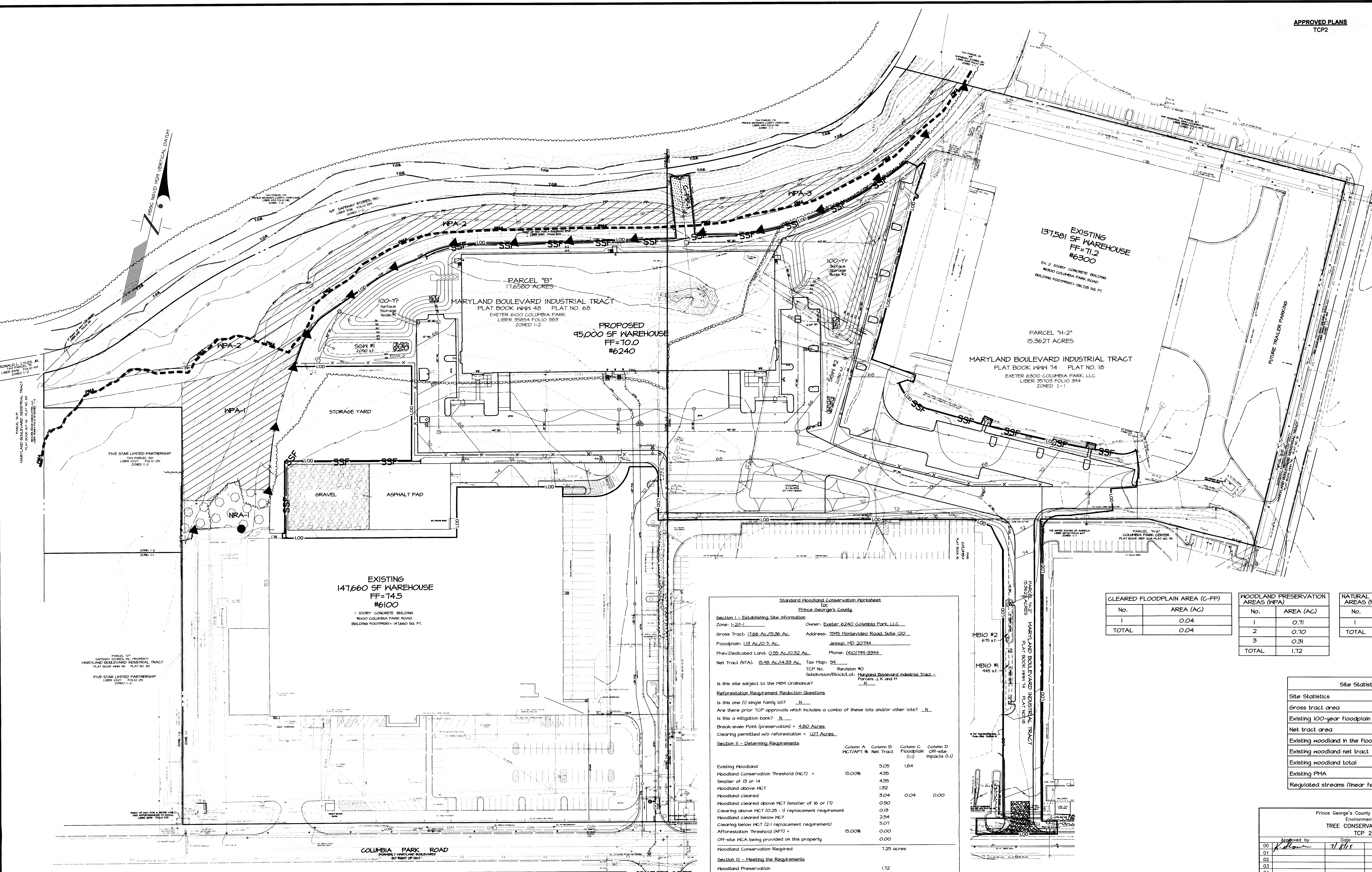


LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2')	R-T
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	LOD
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (TOP OF BANK)	T.O.B.
STREAM BUFFER (50')	SB
TREE PROTECTION FENCE (TEMPORARY)	TPF
SUPER SILT FENCE	SSF
WOODLAND PRESERVATION AREA (WPA)	WPA
NATURAL REGENERATION AREA (NRA)	NRA
CLEARED FLOODPLAIN AREA (C-FP)	C-FP
WOODLAND PRESERVATION SIGN	▲
REFORESTATION/AFFORESTATION SIGN	●



Standard Woodland Conservation Worksheet Prince George's County				
Section I - Establishing Site Information				
Zone: 1-2/1-1	Owner: Exeter 6240 Columbia Park, LLC			
Gross Tract: 17.66 Ac./5.36 Ac.	Address: 1245 Montevideo Road, Suite 120			
Floodplain: 11.8 Ac./0.71 Ac.	Jessup, MD 20714			
Pre-dedicated Land: 0.55 Ac./0.32 Ac.	Phone: (410) 714-3344			
Net Tract (NTA): 15.10 Ac./14.33 Ac.	Tax Map: 54			
	TCP No. Revision #0	Maryland Boulevard Industrial Tract - Subdivision/Block/Lot: Parcels A, K and M		
Is this site subject to the 1984 Ordinance? R				
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? N				
Are there prior TCP approvals which include a combo of these lots and/or other lots? N				
Is this a mitigation bank? N				
Break-even Point (preservation) = 4.80 Acres				
Clearing permitted w/o reforestation = 1.01 Acres				
Section II - Determining Requirements				
Existing Woodland	Column A MCT/AFT % Net Tract	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Woodland Conservation Threshold (MCT) =	15.00%	5.05	1.84	
Smaller of B or C		4.55		
Woodland above MCT		1.32		
Woodland cleared		3.24	0.04	0.00
Woodland cleared above MCT (smaller of B or C)		0.50		
Clearing above MCT (0.25 = 1) replacement requirement		0.13		
Woodland cleared below MCT		2.54		
Clearing below MCT (2:1 replacement requirement)		5.07		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site MCA being provided on this property		0.00		
Woodland Conservation Required		1.25 acres		
Section III - Meeting the Requirements				
Woodland Preservation		1.72		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Species/Habitat Tree Credit (GRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * 25)	0.00	0.00		
Area approved for fee-in-lieu/FFA		0.00		\$0.00
Area approved for fee-in-lieu/non-FFA		0.00		\$0.00
Credits for Off-site Conservation on another property		5.34		
Off-site MCA (preservation) being provided on this property		0.00		
Off-site MCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		1.25 Acres		
Area of woodland not cleared		2.01 acres		
Woodland retained but not part of requirements:		0.29 acres		
100%-floodplain woodland retained		1.80 acres		
On-site woodland conservation provided:		1.41 acres		
On-site woodland retained not credited		2.04 acres		
Plan Certified by:	Name: Mike Petroski			
	Address: 1122 Woodmore Road, Suite 200			
	Chesapeake, MD 20722			
	License: Qualified Professional			

Notes:

The Right-of-Way for a Railroad Spur recorded at Liber 3434 Folio 304 (81 ac.) located in the north portion of the subject site at the top of the bank on the southside of Beavertown Creek has been subtracted from the Gross Tract acreage as Previously Dedicated Land.

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

OWNER/APPLICANT
Exeter 6240 Columbia Park, LLC
140 N. Germantown Pike
Suite 150
Plymouth Meeting, PA 19462

Attn: Thomas M. Allman
215-356-3542
tallman@exterpg.com

CLEARED FLOODPLAIN AREA (C-FP)	
No.	AREA (AC)
1	0.04
TOTAL	0.04

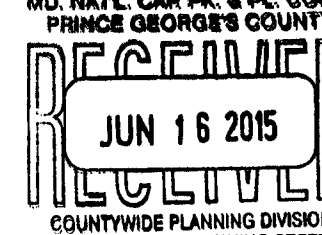
WOODLAND PRESERVATION AREAS (WPA)	
No.	AREA (AC)
1	0.71
2	0.70
3	0.31
TOTAL	1.72

NATURAL REGENERATION AREAS (NRA)	
No.	AREA (AC)
1	0.19
TOTAL	0.19

Site Statistics Table	
Site Statistics	Total
Gross tract area	33.02 ac.
Existing 100-year floodplain	1.80 ac.
Net tract area	31.22 ac.
Existing woodland in the floodplain	1.80 ac.
Existing woodland net tract	5.87 ac.
Existing woodland total	7.67 ac.
Existing FMA	45,458 sf
Regulated streams (linear feet of centerline)	451 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 010 - 15				
Approved by	Date	DRD #	Reason for Revision	
John	7/1/15	N/A	Start Rev	
01				
02				
03				
04				
05				
06				

TREE CONSERVATION PLAN - TYPE 2 PARCELS B AND H-2 MARYLAND BOULEVARD INDUSTRIAL TRACT KENT DISTRICT No. 10 PRINCE GEORGE'S COUNTY, MARYLAND GRAPHIC SCALE 1" = 60'



SHEET 1 OF 2
M-NCPPC 2007 SHEET SERIES 203 NE 06 ADG MAP BK LOCATION 5030 F-344, P-3

DATE	June 15, 2015	DATE	June 15, 2015	DATE	June 15, 2015
DATE	5/1/15	DATE	5/1/15	DATE	5/1/15
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DATE	5/1/15	DATE	5/1/15	DATE	5/1/15
DATE	5/1/15	DATE	5/1/15	DATE	5/1/15

11511 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DATE: MARCH 2015
DWB: NO.
54.003-2

