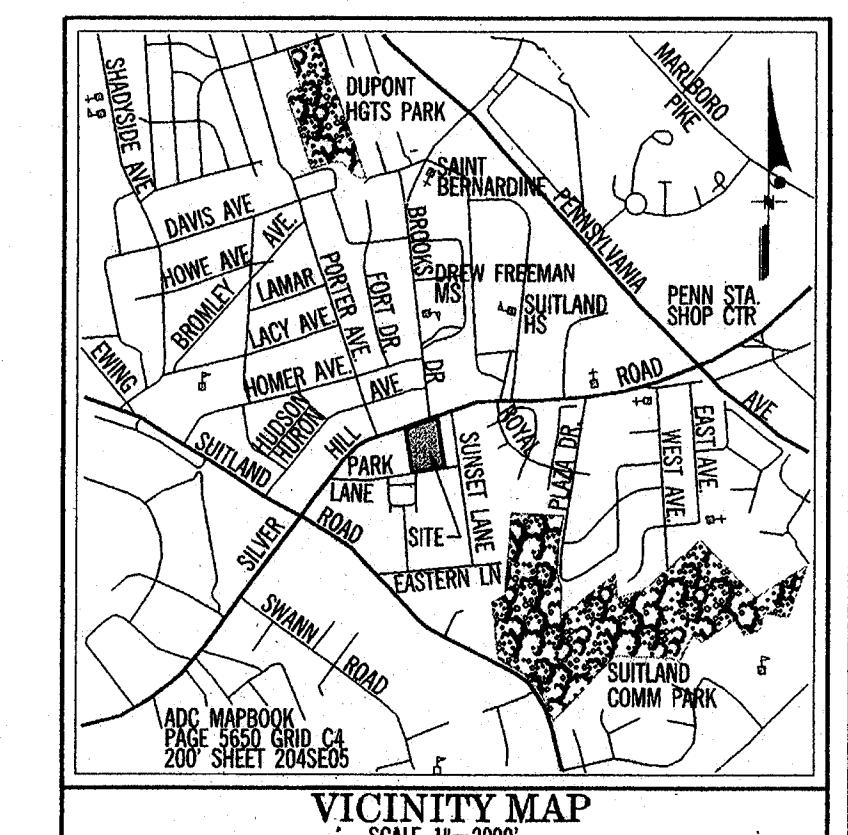
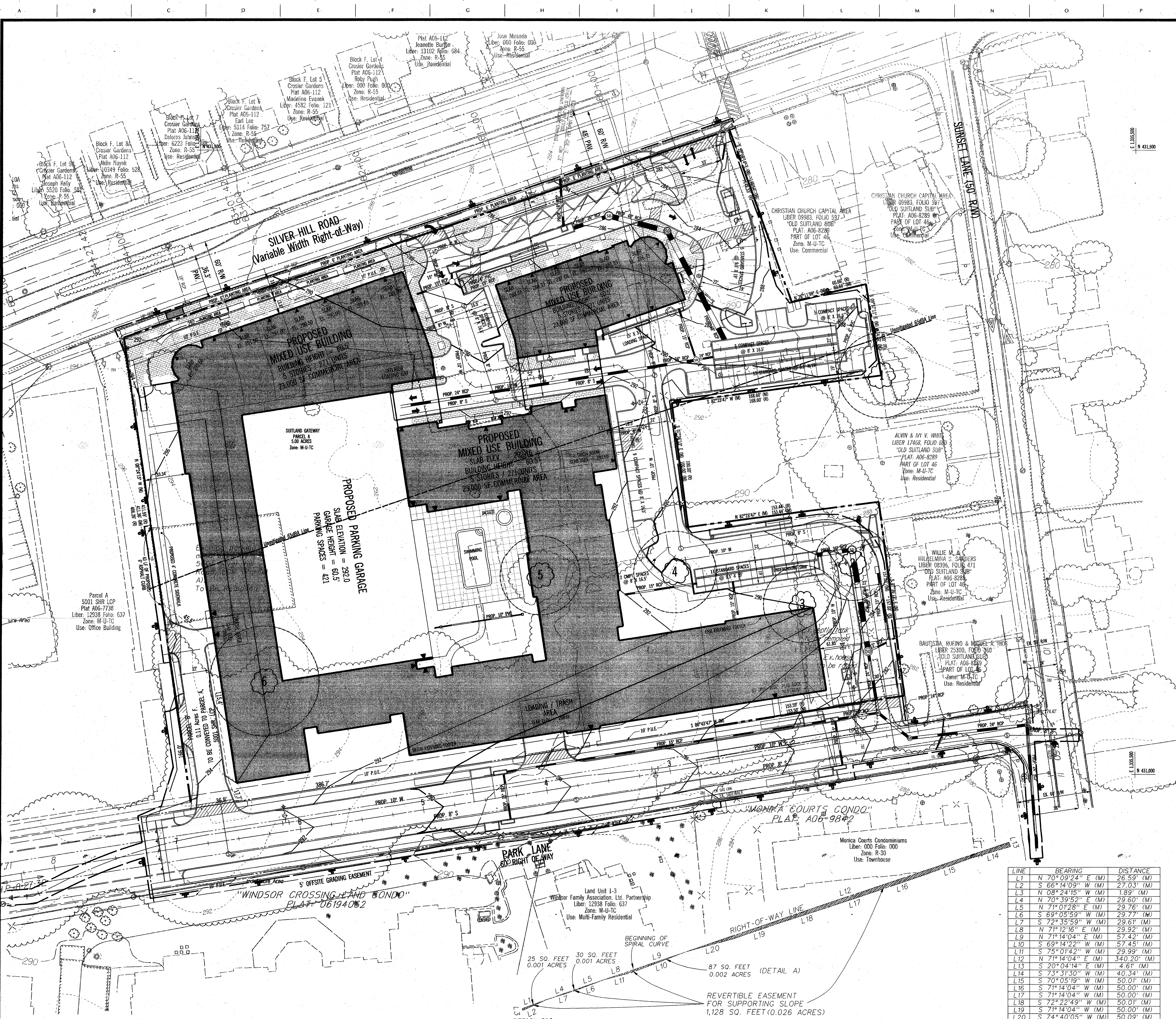




Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

Zone	Acres
Forest	0.00
Woodland	0.00
Shrubland	0.00
Wetland	0.00
Water	0.00
Other	0.00

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/WT %	Column B Net Tract WCT/WT %	Column C Forest (1:1)	Column D Other (1:1)
Existing Woodland	15.00%	0.00	0.00	0.00
Woodland Conservation Threshold (WCT) =				
Removal of 13 or 14				
Woodland above WCT				
Woodland cleared				
Woodland cleared above WCT (smaller of 18 or 17)				
Clearing above WCT (0.25 - 1) replacement requirement				
Woodland cleared below WCT				
Clearing below WCT (2:1 replacement requirement)				
Reforestation Threshold (RT) =				
On-site WCA being provided on this property				
Woodland Conservation Required				

SECTION III - Meeting the Requirements

	Column A WCT/WT %	Column B Net Tract WCT/WT %	Column C Forest (1:1)	Column D Other (1:1)
Woodland Preservation				
Reforestation				
Natural Regeneration				
Specimen/History Tree Credit (CR2 area * 2.0)				
Forest Enhancement Credit (Area * 2.0)				
Area approved for fee-in-lieu-PFA				
Area approved for fee-in-lieu-PFA				
Credits for Off-site Conservation on another property				
On-site WCA (preservation) being provided on the property				
On-site WCA (reforestation) being provided on the property				
Total Woodland Conservation Required				

Area of woodland not cleared: 0.00 acres
Net tract woodland retained not part of requirements: 0.00 acres
100% woodland retained: 0.00 acres
On-site woodland conservation provided: 0.00 acres
On-site woodland retained not credited: 0.00 acres

- TYPE 2 TREE CONSERVATION PLAN NOTES**
- This plan is submitted to fulfill the woodland conservation requirements for SUTLAND GATEWAY. If SUTLAND GATEWAY expires, then this TCP2 also expires and is no longer valid.
 - 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.
 - 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 areas through 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 Developed Tier and is zoned M-U-TC.
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is adjacent to Silver Hill Road which is classified as an arterial roadway.
 - This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
 - Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

Specimen Tree Table

Tree #	Common Name	Scientific Name	Size	Condition	Comments	To be Removed
1	Red Maple	Acer rubrum	33	Good		Yes
2	Locust	Robinia	30	Very Poor	Extensive storm damage - broken top	Yes
3	Black Walnut	Juglans nigra	31	Very Good		Yes
4	Black Cherry	Prunus serotina	33	Poor	Multiple limb wounds, decay, poor structure	Yes
5	Silver Maple	Acer saccharinum	35	Poor	Multiple limb wounds, decay, poor structure	Yes
6	Silver Maple	Acer saccharinum	35	Very Poor	Multiple limb wounds, decay, poor structure	Yes

Note: Specimen trees were field located.

LEGEND

EXISTING: PROPERTY LINE, PAYMENT, CONTOURS, TREELINE, LIMIT OF DISTURBANCE, WATER LINE, SEWER LINE, FIRE HYDRANT, FENCE, STORM DRAIN, SPOT ELEVATION, SPECIMEN TREE W/ CRITICAL ROOT ZONE

PROPOSED: 100, 25.0

CALL "MISS UTILITY" TELEPHONE 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

LINE BEARING DISTANCE

L1	N 70°09'24" E (M)	26.59' (M)
L2	S 66°14'09" W (M)	27.03' (M)
L3	N 08°24'15" W (M)	1.89' (M)
L4	N 70°39'52" E (M)	29.60' (M)
L5	N 71°07'28" E (M)	29.76' (M)
L6	S 69°05'59" W (M)	29.77' (M)
L7	S 73°35'59" W (M)	28.61' (M)
L8	N 71°12'18" E (M)	29.92' (M)
L9	N 71°14'04" E (M)	57.42' (M)
L10	S 69°14'22" W (M)	57.45' (M)
L11	S 75°01'42" W (M)	29.99' (M)
L12	N 71°14'04" E (M)	340.20' (M)
L13	S 20°04'14" E (M)	4.61' (M)
L14	S 73°35'59" W (M)	40.34' (M)
L15	S 70°05'19" W (M)	50.01' (M)
L16	S 71°14'04" W (M)	50.00' (M)
L17	S 71°14'04" W (M)	50.00' (M)
L18	S 72°22'49" W (M)	50.01' (M)
L19	S 71°14'04" W (M)	50.00' (M)
L20	S 74°40'05" W (M)	50.09' (M)

Property Owners Awareness Certificate

I/We, **Mid Atlantic Real Estate Investments, Inc.**, 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.

Date: 4/26/13

Owner or Owners Representative: Kathleen S. Towhill

OWNER/APPLICANT / DEVELOPER

MID-ATLANTIC REAL ESTATE INVESTMENTS, INC.
9161 LIBERIA AVENUE
MANASSAS, VA 20110
ATTN: KEVIN SILLS

REVISION

No.	REVISION	DATE	BY
1	Added owners certificate and plan number to approval block.	4.26.13	JW

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
www.g-and-o.com

TYPE 2 TREE CONSERVATION PLAN

SUTLAND GATEWAY

Parcel A & Parcel B
A Resubdivision of Lot 46, 63 & 64

SPALDING (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-015-13

Approved by: [Signature] Date: 4/29/13

01
02
03
04
05

DATE: Nov. 2008
PROJ. No. 094433
FILE No. W-10915

1" = 30'

1 OF 1