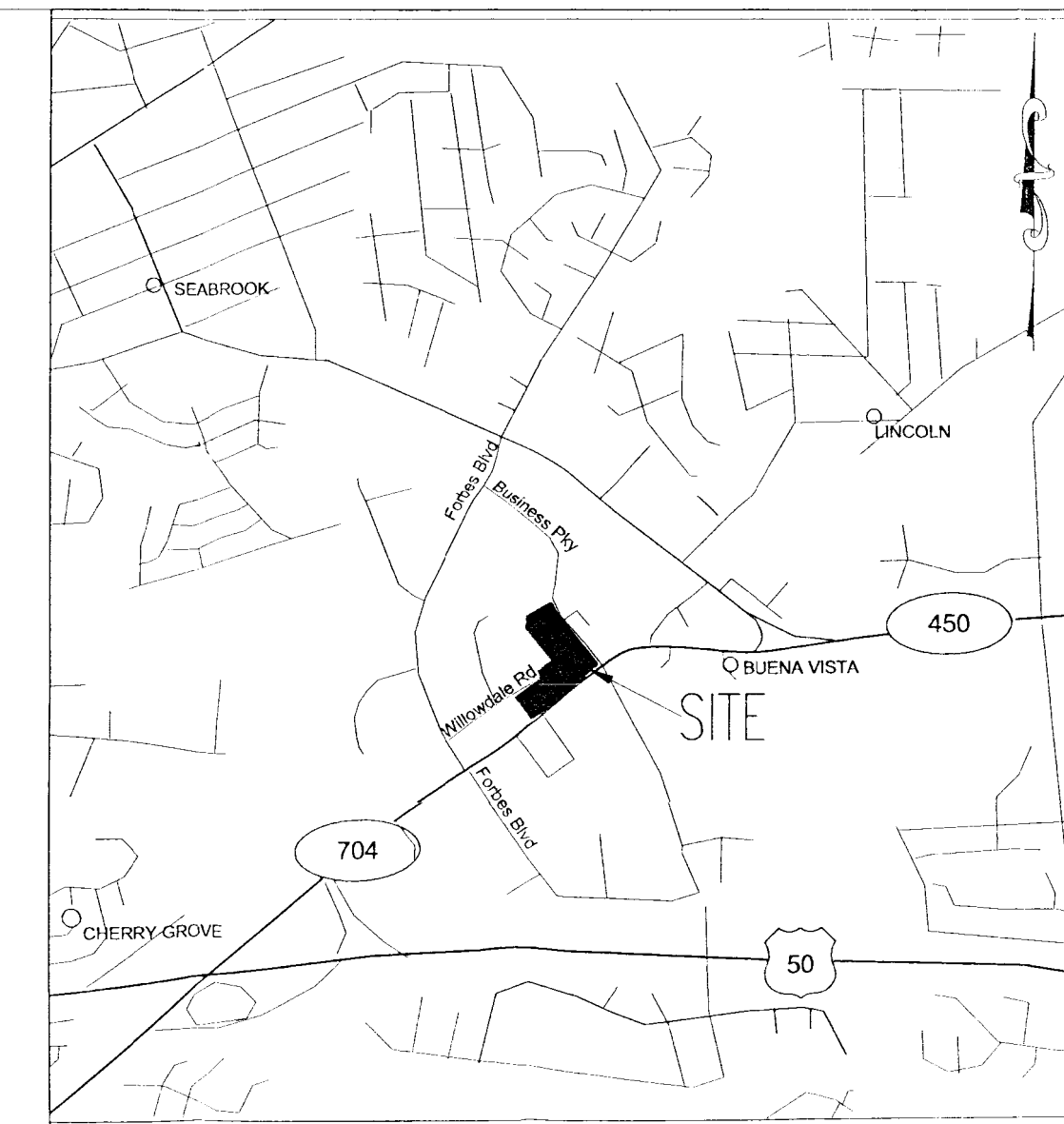


| Woodland Conservation Worksheet for Prince George's County, Maryland | | | | |
|--|-------------|------|------|-------|
| Zone | 12 | 11 | | |
| Gross Tract | 11.13 | 0.98 | | |
| Floodplain | 0.00 | 0.00 | | |
| Previously Dedicated Land | 0.00 | 0.00 | | |
| Net Tract (NTA) | 11.13 | 0.98 | 0.00 | |
| Property Description or Subdivision Name: | | | | |
| Is this site subject to the 1009 Ordinance? | | | | |
| Break-even Point (preservation acres) = | 2.98 | | | |
| Acres of Net Tract clearing permitted w/o reform | 4.58 | | | |
| Woodland Conservation Requirement Calculations: | | | | |
| Existing Woodland on Net Tract (acres) | 7.54 | | | |
| Existing Woodland in Floodplain (acres) | 0.00 | | | |
| Woodland Conservation Threshold (NTA) = | 15.00% | | | |
| Smaller of a or c | 1.82 | | | |
| Woodland above WCT | 5.72 | | | |
| Plan Number (This must be completed for each phase) | TCP2-010414 | | | |
| Phase 1 | | | | |
| Plan Phase or Name | | | | Total |
| Total area in this application (acres) | 9.10 | 0.00 | | 9.10 |
| Floodplain area in this application (acres) | 0.00 | 0.00 | | 0.00 |
| Net Tract area in this application (acres) | 9.10 | 0.00 | | 9.10 |
| Woodland on the Net Tract for this phase (acres) | 6.78 | 0.00 | | 6.78 |
| Woodland in the Floodplain for this phase | 0.00 | 0.00 | | 0.00 |
| Woodland Cleared on Net Tract for this phase | 6.78 | 0.00 | | 6.78 |
| Woodland Cleared in Floodplain for this phase | 0.00 | 0.00 | | 0.00 |
| Off-site Woodland Clearing (1:1) | 0.00 | 0.00 | | 0.00 |
| Off-site Mitigation provided on this property | 0.00 | 0.00 | | 0.00 |
| Cumulative acres of Net Tract Woodland cleared | 6.78 | 0.00 | | 6.78 |
| Cumulative acres of Floodplain woodland cleared | 0.00 | 0.00 | | 0.00 |
| Smaller of d or e | 5.72 | | | 5.72 |
| Woodland Clearing below WCT | 1.06 | | | 1.06 |
| Replacement for clearing above the WCT (2:1) | 1.41 | | | 1.41 |
| Replacement for clearing below the WCT (2:1) | 2.11 | | | 2.11 |
| Absorption Threshold (ATP) = | 15.00% | | | |
| Cumulative Woodland Conservation Required | 0.00 | | | 0.00 |
| Woodland Conservation Provided: | | | | |
| Preservation | | | | 0.00 |
| Reforestation | | | | 0.00 |
| Absorption | | | | 0.00 |
| Area approved for fee-in-lieu | 2.30 | | | 0.00 |
| Credit for Off-site Mitigation on another property | | | | 0.00 |
| Off-site Mitigation provided on this property | | | | 0.00 |
| Total Woodland Conservation Provided | 4.39 | | | 4.39 |
| Woodland saved on this phase but not counted | 0.00 | | | 0.00 |
| Existing Net Tract Woodland in later phases | 0.76 | | | 0.00 |
| Requirement Status per Phase | | | | |

LEGEND:

- Existing Contours
- Property Line
- Existing Tree-Line
- Existing Phone Line w/10' PUE
- Existing Cable Line w/10' PUE
- Existing Electric Line w/10' PUE
- Existing WSSC Water Main w/ 20' Easement
- Existing Storm Drain w/20' Easement
- Existing Curb
- Zoning Line
- Steep Slopes 15% or greater
- Proposed Storm Drain
- Proposed Sanitary Sewer
- Proposed Water
- Proposed Contours
- Proposed Curb
- Proposed Building Setbacks
- LOD
- Temporary Tree Protection Fence



VICINITY MAP
SCALE 1" = 2000'

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading plan 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 Permits, Inspection, and Enforcement 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 Developing Tier and is zoned I-1 and I-2.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
- The property is adjacent to Martin Luther King Jr. Highway (MD RT 704) which is classified as an arterial roadway.
- This plan is not grandfathered by CB-27-2010, Section 25-117 (g).

| Site Statistics | | Total |
|---|--|-------|
| Gross tract area | | 12.11 |
| Existing 100-year floodplain | | 0.00 |
| Net tract area | | 12.11 |
| Existing woodland in the floodplain | | 0.00 |
| Existing woodland net tract | | 7.54 |
| Existing woodland total | | 7.54 |
| Existing TMA | | 0.00 |
| Regulated streams (linear feet of centerline) | | 0.00 |

QUALIFIED PROFESSIONAL CERTIFICATION
This certifies that the content of this plan was prepared by or under the direct supervision of the Professional Engineer or Professional Surveyor named below, who is duly licensed in the State of Maryland.
08/07/2014
Signed: Eric F. Hovens
AMERICAN LAND CONCEPTS, INC.
2318 Main Street
Baltimore, Maryland 21106
410.526.2668

| Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL | | | |
|--|---------------------|----------|---------------------|
| DATE | REASON FOR REVISION | DATE | REASON FOR REVISION |
| 00 | Approved by | 08/07/14 | |
| 01 | | | |
| 02 | | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |
| 06 | | | |

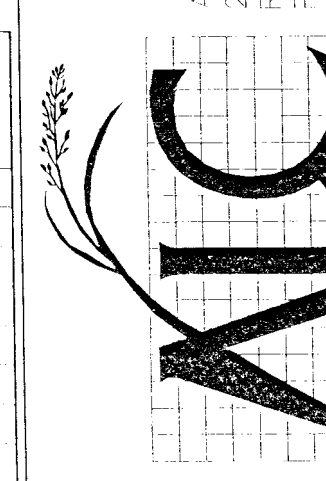
TYPE 2 TREE CONSERVATION PLAN
Washington Business Park
LOTS 31 & 32
10007 & 10100 Willowdale Road
Lanham, MD 20706
Assessment District: 20
Tax Map Grid: 044F-4
WSSC Grid: 206NE09
Scale: 1" = 40'
August 7, 2014

| No. | Description | By | Date |
|-----|---------------------------------|-----|------------|
| 1 | Address August 7, 2014 comments | EFH | 08/07/2014 |

Developer:
Perseus Realty, LLC
1850 M Street, NW
Suite 820
Washington, D.C. 20036

Owner:
Circle K Realty, Inc.
16500 Kays Way
Elkridge, Maryland 21075

AMERICAN LAND CONCEPTS
2318 Main Street
Baltimore, Maryland 21106
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TCP 2
SHEET NO.
1 OF 2

