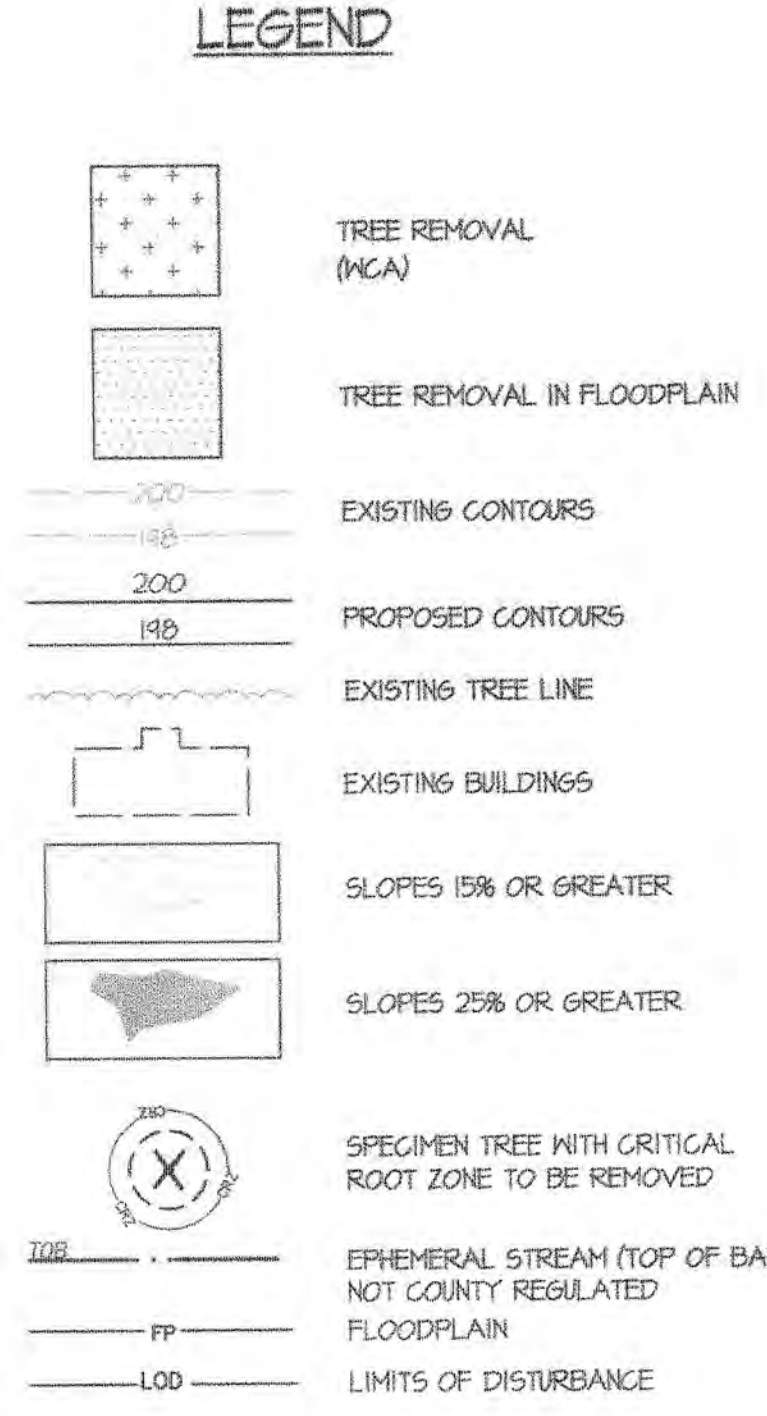
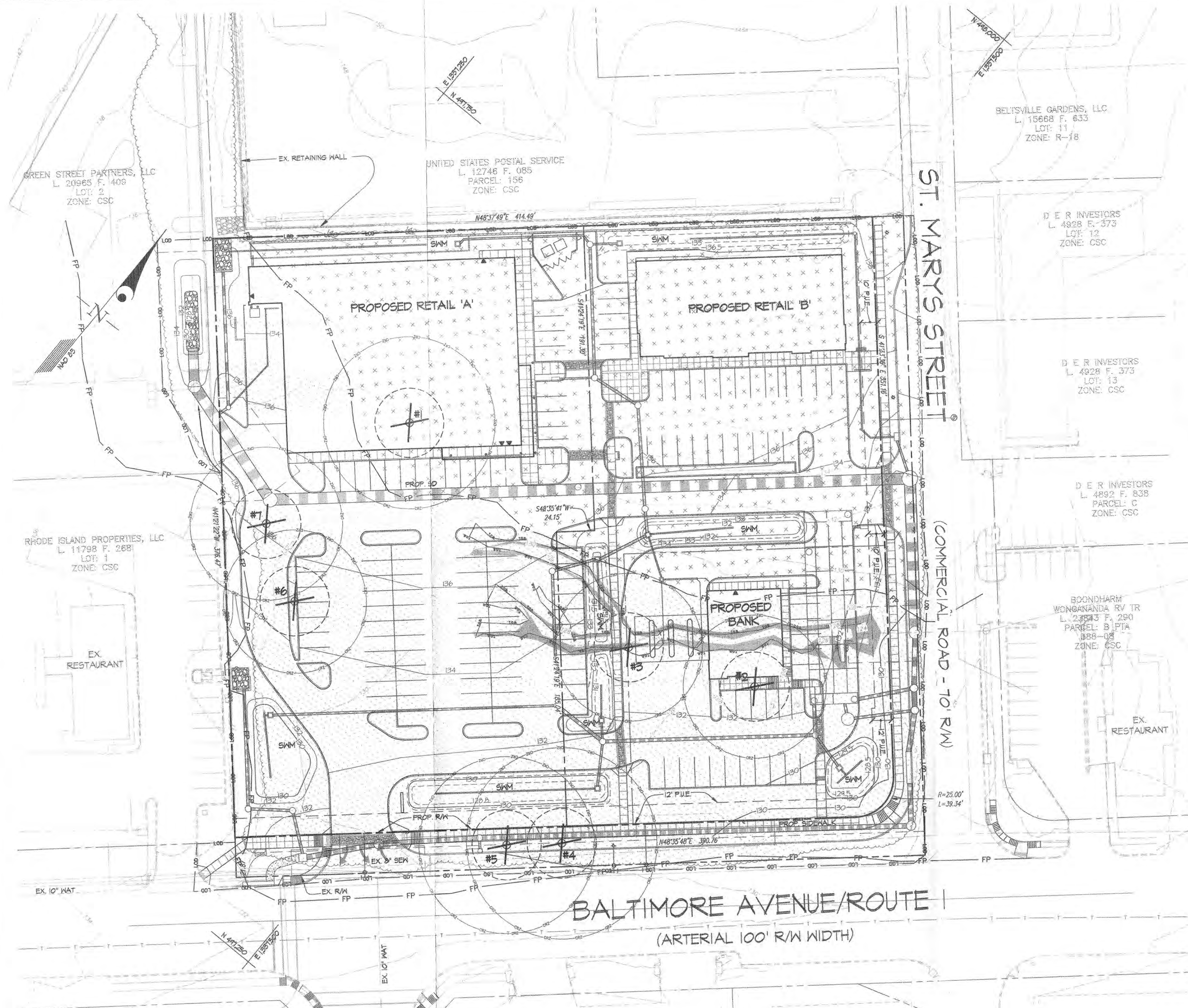




**WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY**

Zone: CSC  
 Gross Tract: 4.00 Ac.  
 Floodplain: 2.22 Ac.  
 Previously Dedicated Land: 0.00 Ac.  
 Net Tract (NTA): 1.78 Ac.

Property Description or Subdivision Name: 10916 BALTIMORE AVENUE  
 Is this site subject to the 1994 Ordinance? (Y, N): 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): 0.00 Ac.  
 Clearing permitted without reforestation: 1.78 Ac.

**Woodland Conservation Calculations**

|                                                         | Net Tract | Floodplain | Off-site |
|---------------------------------------------------------|-----------|------------|----------|
| a. Existing Woodland:                                   | 1.78 Ac.  | 2.12 Ac.   | 0.00 Ac. |
| b. Woodland Conservation Threshold (NTA) = 15%:         | 0.27 Ac.  |            |          |
| c. Smaller of a or b:                                   | 0.27 Ac.  |            |          |
| d. Woodland above NCT:                                  | 1.51 Ac.  |            |          |
| e. Woodland cleared:                                    | 1.51 Ac.  | 2.12 Ac.   | 0.00 Ac. |
| f. Smaller of d or e:                                   | 1.51 Ac.  |            |          |
| g. Clearing above NCT (0.25 : 1 replacement req.):      | 0.30 Ac.  |            |          |
| h. Clearing below NCT (2 : 1 replacement requirement):  | 0.21 Ac.  |            |          |
| i. Reforestation Threshold (ART) = 15%:                 | 0.00 Ac.  |            |          |
| j. Off-site mitigation being provided on this property: | 0.00 Ac.  |            |          |
| Woodland Conservation Required:                         | 3.11 Ac.  |            |          |

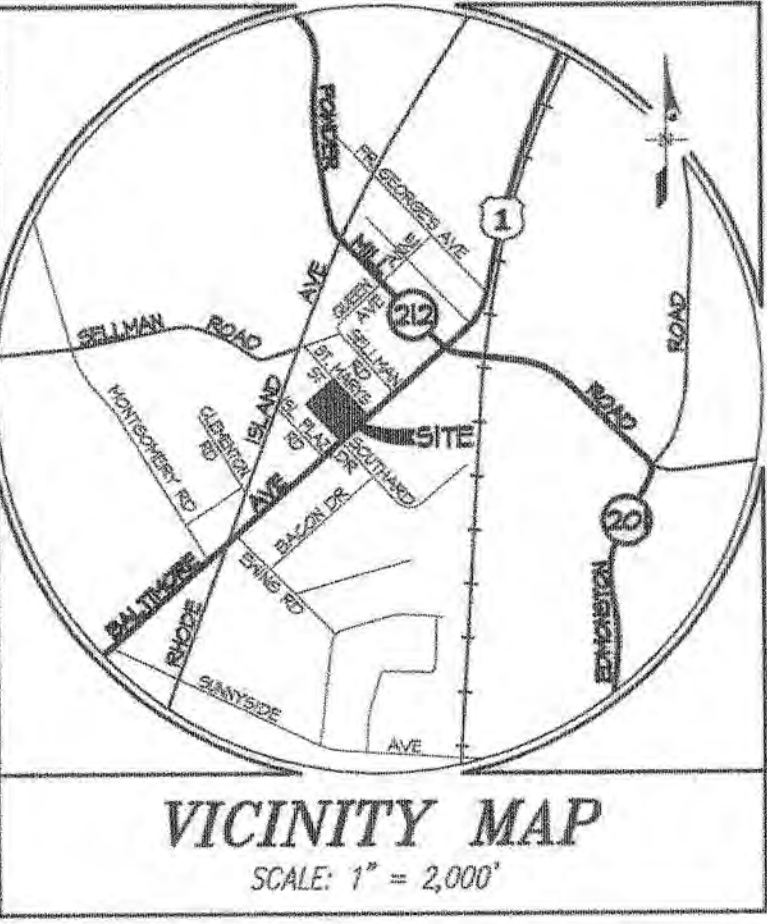
**Woodland Conservation Provided**

|                                                                      |          |
|----------------------------------------------------------------------|----------|
| Woodland preservation:                                               | 0.00 Ac. |
| Reforestation:                                                       | 0.00 Ac. |
| Area approved for fee-in-lieu:                                       | 0.00 Ac. |
| Credits for off-site mitigation on another property:                 | 3.11 Ac. |
| Off-site mitigation (preservation) being provided on this property:  | 0.00 Ac. |
| Off-site mitigation (reforestation) being provided on this property: | 0.00 Ac. |
| Total woodland conservation provided:                                | 3.11 Ac. |
| Area of woodland not cleared:                                        | 0.00 Ac. |
| Woodland retained not part of requirements:                          | 0.00 Ac. |

48 Hours  
**Before You Dig Call**  
**"MISS UTILITY"**  
 Service Protection Center

MEMBER  
 OR CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
 1-800-257-7777



- GENERAL NOTES**
- EXISTING SITE IS RECORDED IN LIBER 204594 AT FOLIO 001, SURVEYED AREA = 174,172 SQ. FT. OR 4.00 AC. AND IS CURRENTLY VACANT LAND.
  - BOUNDARY PER GUTSCHICK, LITTLE & WEBER, P.A., FEBRUARY, 2011.
  - PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER & SEWER. CURRENT WATER CATEGORY: 1-3. CURRENT SEWER CATEGORY: 5-3.
  - DEVELOPMENT PROPOSAL TO CREATE 2 PARCELS TO BE DEVELOPED AS AN INTEGRATED SHOPPING CENTER.
  - THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON THIS PROPERTY.
  - NATURAL RESOURCES INVENTORY PLAN (NR/015/10) BY GUTSCHICK, LITTLE & WEBER, P.A. APPROVED OCTOBER, 2011.
  - THERE ARE NO WETLANDS FOUND ON THIS PROPERTY.
  - THERE IS A 100 YEAR FLOOD PLAIN ON THIS PROPERTY.
  - STORMWATER MANAGEMENT CONCEPT PLAN #1263-2011 BY GLM.
  - THIS PROJECT IS SUBJECT TO A TYPE ONE TREE CONSERVATION PLAN (TCP-011-11).
  - NEAREST POLICE STATION: DISTRICT No. 6, BELTSVILLE, MARYLAND.
  - NEAREST FIRE STATION: COMPANY No. 31, BELTSVILLE, MARYLAND.
  - 200 FOOT MAP REFERENCE: 214 NE 05
  - TAX MAP / GRID: 001A-A-2
  - THERE ARE STEEP SLOPES (EXCEEDING 25%) ONSITE.
  - TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD SURVEY BY GLM AND AERIAL TOPOGRAPHY PROVIDED BY MNCPPC.

**STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR FINE GRADING PERMIT #1221-2012. IF FINE GRADING PERMIT #1221-2012 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 \$100 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 DEVELOPING TIER AND IS ZONED C-S-C.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO US ROUTE 1 - BALTIMORE AVENUE WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-21-2010, SECTION 25-11 (6).
- 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 RECORDED OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

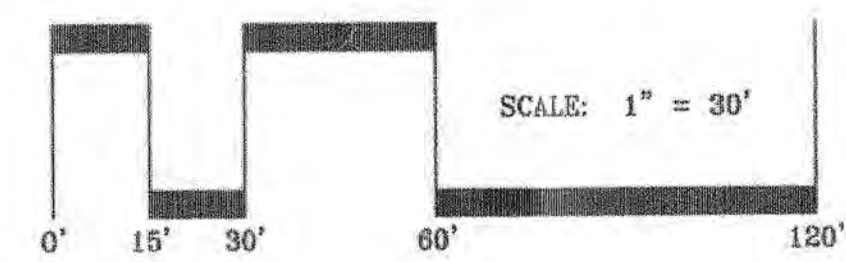
- EXISTING UTILITY NOTES**
- UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
  - FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.34.0561 (48 HOURS BEFORE).
  - FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-760-0000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
  - OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
  - DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

**SPECIMEN TREE LIST**

| No. | Common Name      | Species Name        | DBH       | CONDITION            | Condition Rating Score | Disposition   |
|-----|------------------|---------------------|-----------|----------------------|------------------------|---------------|
| 1   | Princess Tree    | Paulownia tomentosa | 36"       | POOR - limb breakage | 62.5                   | To Be Removed |
| 2   | Princess Tree    | Paulownia tomentosa | 30"       | GOOD                 | 81.25                  | To Be Removed |
| 3   | Catalpa speciosa | Northern Catalpa    | 31"       | POOR - limb breakage | 62.5                   | To Be Removed |
| 4   | Ulmus ssp.       | Elm                 | 40"       | GOOD                 | 81.25                  | To Be Removed |
| 5   | Ulmus ssp.       | Elm                 | 37" x 17" | GOOD                 | 81.25                  | To Be Removed |
| 6   | Catalpa speciosa | Northern Catalpa    | 30"       | POOR - limb breakage | 62.5                   | To Be Removed |
| 7   | Morus ssp.       | Mulberry            | 32"       | POOR - vines         | 68.75                  | To Be Removed |

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 200 - BURTSMVILLE OFFICE PARK  
 BURTSMVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-860-1820 02/VA 301-859-2524 FAX 301-421-4188

| DATE       | REVISION | BY | APP'R. |
|------------|----------|----|--------|
| 10/19/2011 |          |    |        |



**APPLICANT**  
 APPLICANT: CARL M. FREEMAN RETAIL  
 18330 VILLAGE MART DRIVE  
 OLNEY, MARYLAND 20832  
 CHRIS GARLAND  
 240-779-8053

**SCALE**  
 1"=30'  
**DATE**  
 MARCH, 2012  
**ZONING**  
 C-S-C  
**TAX MAP - GRID**  
 19 - A2

**TYPE 2 TREE CONSERVATION PLAN**  
 10916 BALTIMORE AVENUE  
 TAX PARCEL 55

**Qualified Professional Certification**  
 This plan complies with the current regulations of the Prince George's County Department of Planning and Environmental Services, Section 25 and the Woodland and Wildlife Conservation Ordinance.  
 Kevin Foster  
 Gutschick, Little & Weber, P.A.  
 3009 National Drive, Suite 200  
 Burtsville, Maryland 20866  
 Ph: (301) 421-4024 Fax: (301) 421-4188  
 E-mail: kfoster@glwpa.com

**APPROVAL**  
 TREE CONSERVATION PLAN  
 TCP2-22-12  
 APPROVED BY: Megan K. Reiser  
 DATE: 7/24/12

G. L. W. FILE NO.  
 10012  
 SHEET  
 1 OF 1