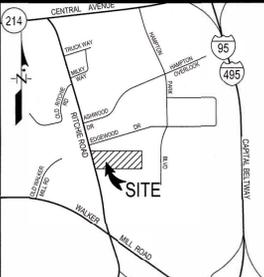


GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 Environmental Strategy Area, ESA-1 and is zoned I-1 (Light Industrial).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Ritchie Road which is classified as an arterial roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-177(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.
- In accordance with Subtitle 25, Division 2, Section 25-122 Methods for the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed, within the same eight-point sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.



LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2)
- EX. CONTOUR (10)
- PROP. CONTOUR (2)
- PROP. CONTOUR (10)
- LIMIT OF DISTURBANCE
- EX. TREELINE
- EX. SHRUBLINE
- SPECIMEN TREE PROPOSED FOR REMOVAL
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE SIGN

| General Information Table | | |
|---------------------------|---------------------------------------|------------------------|
| Layer Category | Layer Name | Value |
| Zone | Zoning (Zone) | I-1 (Light Industrial) |
| Zone | Aviation Policy Area (APA) | N/A |
| Administrative | Tax Grid (TMG) | 74-C2 |
| Administrative | WSSC Grid (Sheet 20) | 201SE08 |
| Administrative | Policy Analysis Zone (PAZ) | N/A |
| Administrative | Planning Area (Plan Area) | 4.75A |
| Administrative | Election District (ED) | 13, (Kent) |
| Administrative | Councilmanic District (CD) | 6 |
| Administrative | General Plan 2002 Tier (Tier) | Developed |
| Administrative | Traffic Analysis Zone (COG) (TAZ-COG) | 1086 |
| Administrative | PG Traffic Analysis Zone (TAZ-PG) | 868 |

| Site Statistics Table | |
|---|-----------|
| Site Statistics | Total |
| Gross tract area | 10.60 ac. |
| Existing 100-year floodplain | 0 ac. |
| Net tract area | 10.60 ac. |
| Existing woodland in the floodplain | 0 ac. |
| Existing woodland net tract | 1.36 ac. |
| Existing woodland total | 1.36 ac. |
| Existing PMA | 0 sf |
| Regulated streams (linear feet of centerline) | 0 lf |
| Riparian (wooded) buffer up to 300 feet wide | 0 lf |

STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

SECTION I - Establishing Site Information

| | |
|---|------------------|
| Zone: | I-1 |
| Gross Tract: | 10.60 |
| Floodplain: | 0.00 |
| Previously Dedicated Land: | 0.00 |
| Net Tract (NTA): | 10.60 0.00 0.00 |
| TCP2 Number: | TCP2-031-2019 |
| Property Description Or Subdivision Name: | 716 Ritchie Road |
| Is This Site Subject To The 1989 Ordinance? | N |
| Is This Site Subject To The 1991 Ordinance? | N |
| Subject To The 2010 Ordinance and in PFA (Priority Funding Area) | Y |
| Is this one (1) single family lot? (Y or N) | N |
| Are there prior TCP approvals which include a combination of this lot? (Y or N) | N |
| Is there any portion of the property in a WC Bank? (Y or N) | N |
| Break-even Point (preservation acres): | 1.59 acres |
| Clearing permitted w/o reforestation: | 0.23 acres |

SECTION II - Determining Woodland Conservation Requirements

| | Column A WCT(AFT)% | Column B Net Tract | Column C Floodplain (1:1) | Column D Off Site Impacts (1:1) |
|--|--------------------------|-----------------------|---------------------------------|---------------------------------------|
| Existing Woodland | | 1.36 | 0.00 | |
| Woodland Conservation Threshold (WCT) = | 15.00% | 1.59 | | |
| Smaller Of 17 or 18 | | 1.36 | | |
| Woodland Above WCT | | 0.00 | | |
| Woodland cleared | | 1.36 | 0.00 | 0.00 |
| Woodland cleared above WCT (smaller of 16 or 17) | | 0.00 | | |
| Clearing above WCT (0.25:1) replacement requirement | | 0.00 | | |
| Woodland Cleared below WCT: | | 1.36 | | |
| Clearing below WCT (2:1 replacement requirement) | | 0.00 | | |
| Allocation Required | Threshold (AFT) = 15.00% | 2.72 | | |
| Offsite WCA being provided on this property (preservation) | | 0.23 | | |
| Woodland Conservation Required: | | 2.95 acres | | |

SECTION III - Meeting the Requirements

| | Column A WCT(AFT)% | Column B Net Tract | Column C Floodplain (1:1) | Column D Off Site Impacts (1:1) |
|--|-----------------------|-----------------------|---------------------------------|---------------------------------------|
| Woodland Preservation | | 0.00 | | |
| Reforestation/Restoration | | 0.00 | | |
| Natural Regeneration | | 0.00 | | |
| Landscape Credits | | 0.00 | | |
| Specimen/Historic Tree Credit (CRZ area 7:0) | | 0.00 | | |
| Forest Enhancement Credit (area 10:25) | | 0.00 | | |
| Street Tree Credit (Existing or 10-year canopy) | | 0.00 | | |
| Area approved for fee-in-lieu: | | 0.00 | | |
| Off-site Woodland Conservation Credits Required | | 2.95 | | |
| Off-site WCA (preservation) being provided on this property | | 0.00 | | |
| Off-site WCA (reforestation) being provided on this property | | 0.00 | | |
| Woodland Conservation Provided: | | 2.95 acres | | |

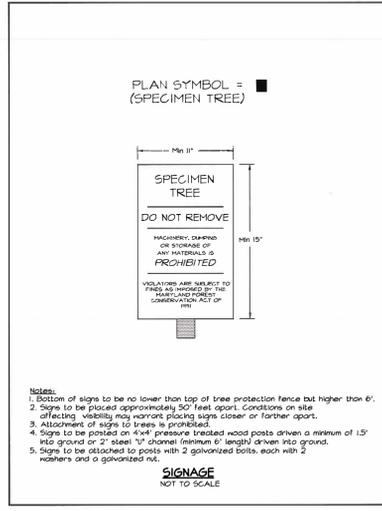
| | |
|--|------------|
| Area of woodland not cleared | 0.00 acres |
| Net tract woodland retained not part of requirements | 0.00 acres |
| 100 floodplain woodland retained | 0.00 acres |
| Onsite woodland conservation provided | 0.00 acres |
| Onsite woodland conservation alternatives provided | 0.00 acres |
| On-site woodland retained not credited | 0.00 acres |

PREPARED BY: Mike Petrakis
License Number: Qualified Professional

SPECIMEN TREE TABLE

| No. | Common Name | Scientific Name | DBH (Inches) | Condition Rating | Condition Comments | Disposition |
|-----|--------------|-------------------------|--------------|------------------|--------------------|---------------|
| 1 | Red Maple | Acer rubrum | 45" | Good | | To remain |
| 2 | American Elm | Ulmus americana | 33" | Good | | To remain |
| 3 | Red Oak | Quercus rubra | 35" | Good | | To be removed |
| 4 | Black Cherry | Prunus serotina | 48" | Good | | To be removed |
| 5 | Tulip Poplar | Liriodendron tulipifera | 36" | Good | | To be removed |
| 6 | Sawtooth Oak | Quercus acutissima | 33" | Good | | To be removed |
| 7 | Sawtooth Oak | Quercus acutissima | 34" | Good | | To be removed |
| 8 | Zelkova tree | Zelkova serrata | 30" | Good | | To be removed |
| 9 | Zelkova tree | Zelkova serrata | 38" | Good | | To be removed |

A variance to Subtitle 25 for the approval of Specimen Trees #3-9 was granted by the Planning Director in conformance with Section 25-119(d) on December 27, 2019.



We, THE RITCHIE ROAD OWNER, LLC, 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.

Owner or Owner Representative: ANTHONY VIERA, V.P. Date: 10/31/19

We, BEN DYER ASSOCIATES, 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.

Contract Purpose: Date:

APPLICANT/OWNER
716 RITCHIE ROAD OWNER, LLC
C/O NORWANDY REAL ESTATE PARTNERS
53 MARLE AVE
MORRISTOWN, NJ 07960
CONTACT: ANTHONY VIERA
TEL: (201) 787-3353

Prince George's County Planning Department, M-NCPPC
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 031 - 2019

| Approved by | Date | DRD # | Reason for Revision |
|-------------|----------|-------|---------------------|
| 1. R. VIERA | 10/30/20 | N/A | N/A |
| 01 | | | |
| 02 | | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |
| 06 | | | |

TREE CONSERVATION TYPE - 2
TAX MAP 74, PARCEL 17
716 RITCHIE ROAD
KENT DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=50'
0 50 100 150'

17211 WOODMORE ROAD, SUITE 250
MIDDLEBURY, VT 05753
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (801) 438-2000
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DATE: 11-15-20
DESCRIPTION: REVISIONS
BY: D. Hunter Michael
COMAR: 08.18.08.01
DATE: JULY 2019
DRAWN BY: J-A69214
DATE: 54.018-Z