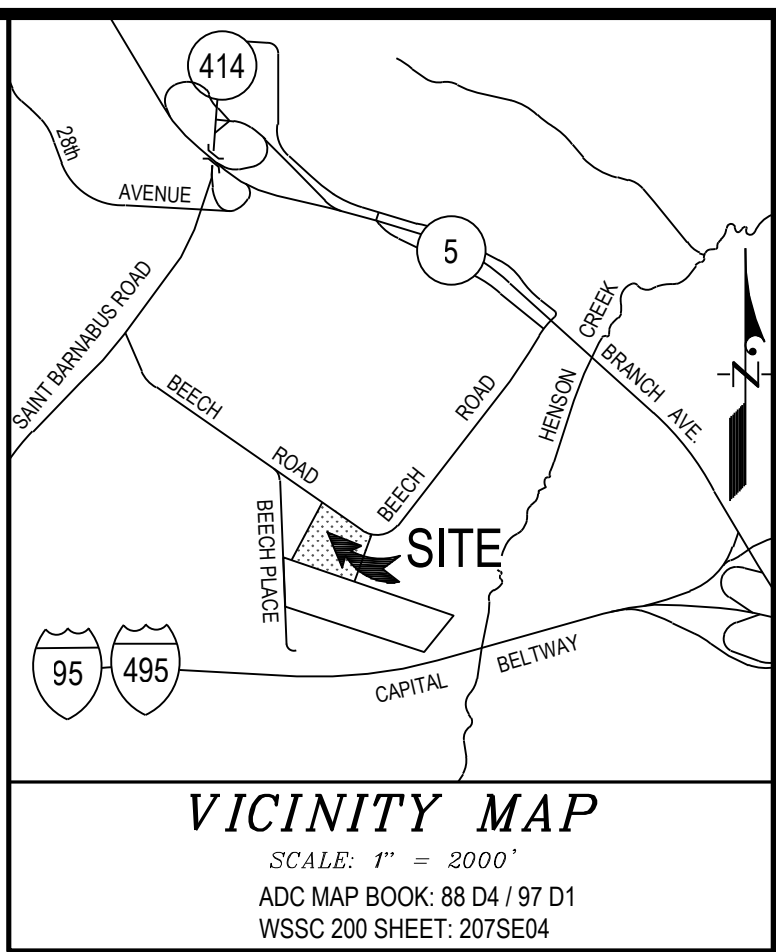


GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, then this TCP2 also expires and is no longer valid.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 Environmental Strategy Area, ESA-1, and is currently zoned IE (Industrial Employment) and previously zoned I-1 (Light Industrial).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-177(g).

PARCEL "D"
PLAT BOOK 12, 157 PLAT 34
LIBER 45689 FOLIO 143
CURRENT ZONE: IE
USE: HEAVY EQUIPMENT STORAGE



LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	LOD

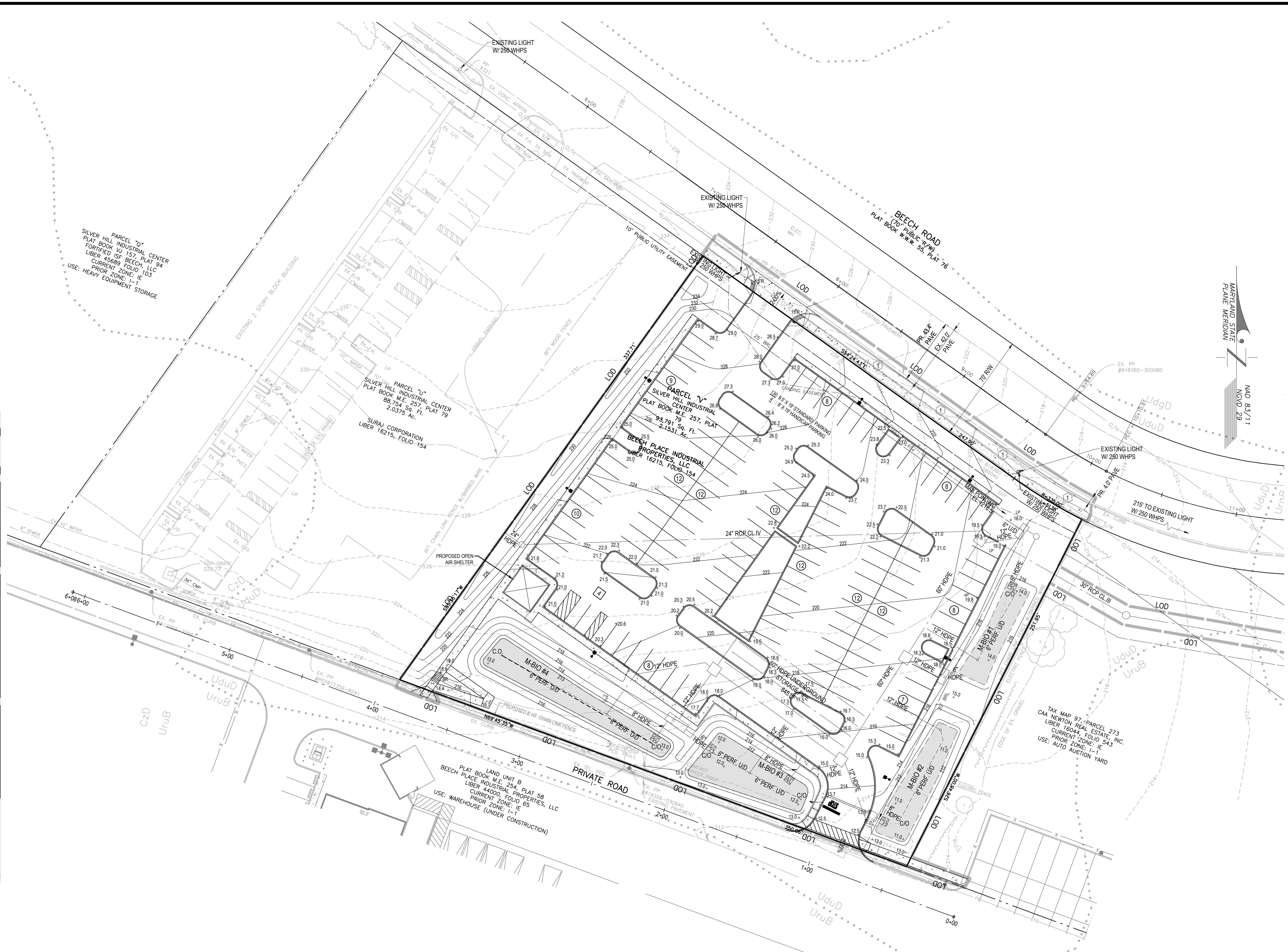
GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	Current IE Prior L-1
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	88 C4
Administrative	WSSC Grid (Sheet 20)	207SEH4
Administrative	Planning Area (Plan Area)	7 The Heights
Administrative	Section District (SD)	7
Administrative	Councilmatic District (CD)	6 Spaulding
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2036)	Established Communities
Administrative	Police District	IV
Administrative	Joint Base Andrews Land Use Control Area	None

Site Statistics Table	
Site Statistics	Total ¹
Gross tract area	2.15 ac.
Existing 100-year floodplain	0 ac.
Net tract area	2.15 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	0.00 ac.
Existing woodland total	0.00 ac.
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide ²	0 lf

¹ Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information (Enter acres for each zone)				
1 Zone:	I-1			
2 Gross Tract:	2.15			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	2.15	0.00	0.00	
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
6 TCP Number:	TCP 2-040-2022	Revision #	0	
7 Property Description or Subdivision Name:	Silver Hill Industrial Center			
8 Is this site subject to the 1988 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PPA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a				
13 combination of this lot's? (Y or N)	N			
14 Is any portion of the property in a WOC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.32	acres		
16 Clearing permitted w/o reforestation =	-0.32	acres		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
17 Existing Woodland	0.00	0.00	0.00	0.00
18 Woodland Conservation Threshold (WCT) =	15.00%	0.32		
19 Smaller of 17 or 18		0.00		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 20 or 21)			0.00	
23 Clearing above WCT (0.25 - 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2-1 replacement requirement)		0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.32		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.32		
SECTION IV-Providing the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00	Bond amount:	\$ -
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CR2 area * 2.0)		0.00		
34 Forest Enhancement Credit (Area * .25)		0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.32	Fee amount:	\$12,545.28
37 Off-site Woodland Conservation Credits Required		0.00		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		0.32		
41 Area of woodland not cleared	0.00	acres		
42 Net tract woodland retained not part of requirements:	0.00	acres		
43 100-floodplain woodland retained	0.00	acres		
44 On-site woodland conservation provided	0.00	acres		
45 On-site woodland conservation alternatives provided	0.00	acres		
46 On-site woodland retained not credited	0.00	acres		
47 Prepared by:	MAE	November 14, 2022	Signed:	November 14, 2022

Note: Parcel V was previously part of TCP11-158-90 and is now subject to this TCP2-040-2022.



Prince George's County Planning Department, M-NCPDC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 040 - 2022			
Approved by:	Date	DRD #	Reason for Revision
11/17/2022			
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2 PARCEL V SILVER HILL INDUSTRIAL CENTER SPALDING DISTRICT No. 6 PRINCE GEORGE'S COUNTY, MARYLAND	
GRAPHIC SCALE	1"=30'
0	30'
60'	90'

We Johnson Development 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.	
Miguel Villarreal, Development Manager	4/22/2022
I/We _____ 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 Purchaser	Date

OWNER
BEECH PLACE INDUSTRIAL PROPERTIES, LLC
100 DUNBAR STREET SUITE 400
SPARTANBURG, SC 29306
ATTN:
PHONE:
APPLICANT
JOHNSON DEVELOPMENT ASSOCIATES, INC.
1655 N FORT MYER DR, SUITE 850
ARLINGTON, VA 22043
ATTN: MIGUEL VILLARREAL
PHONE: (240)988-4318
EMAIL: mvillarreal@johnsondevelopment.net

DATE November 14, 2022 MAE	DATE	DESCRIPTION	BY	REVISIONS
Mike Petrakis Qualified Professional COMAR 08.19.06.01				
11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2022 BEN DYER ASSOCIATES, INC.	SAI	MAN	DESIGNED BY	RECORDED BY
J-A55053				
DATE SEPTEMBER 2022				
54.004-2				

L:\C3D-PROJ\A55053-C3D\Silver Hill Industrial\DWG\TCP2-Prop.dwg, 11/17/2022 8:04:51 AM, islum