



LEGEND

- PROPERTY BOUNDARY
- EX. ZONE LINE
- EX. CONTOUR (2)
- EX. CONTOUR (10)
- PROP. CONTOUR (2)
- PROP. CONTOUR (10)
- LIMIT OF DISTURBANCE
- EX. TREELINE
- EX. EASEMENT
- WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)
- WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)
- WOODLAND RETAINED- NOT CREDITED (WR-NC)
- WOODLAND PRESERVATION AREA (WPA)
- LANDSCAPE CREDIT/ FOREST ENHANCEMENT (LC)
- REFORESTATION SIGN
- WOODLAND PRESERVATION SIGN

VICINITY MAP
SCALE: 1" = 200'

Standard Woodland Conservation Worksheet for Prince George's County

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

1) Gross Tract:	13.3	0.00	0.00
2) Floodplain:	12.04	0.00	0.00
3) Previously Dedicated Land:	0.00	0.00	0.00
4) Net Tract (NTA):	12.94	0.00	0.00

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

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17) Existing Woodland		8.24		
18) Woodland Conservation Threshold (WCT) =	15.00%	1.81		
19) Smaller of 17 or 18		1.81		
20) Woodland above WCT		4.43		
21) Woodland cleared		5.98	0.00	0.00
22) Woodland cleared above WCT (smaller of 18 or 17)		4.43		
23) Clearing above WCT (0.25 : 1) replacement requirement		1.11		
24) Woodland cleared below WCT		1.43		
25) Clearing below WCT (2:1 replacement requirement)		2.89		
26) Aforestation Required Threshold (AFT) =	15.00%	0.00		
27) Off-site WCA being provided on this property		0.00		
28) Woodland Conservation Required		4.36		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29) Woodland Preservation		0.22		
30) Aforestation / Reforestation		0.00		
31) Natural Regeneration		0.00		
32) Landscape Credits		0.00		
33) Specimen/Historic Tree Credit (CRZ 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 tree-in-lieu		0.00		
37) Off-site Woodland Conservation Credits Required		3.36		
38) Off-site WCA (aforestation) being provided on this property		0.00		
39) Off-site WCA (aforestation) being provided on this property		0.00		
40) Woodland Conservation Provided		4.36		

41) Area of woodland not cleared 0.36 acres
42) Net tract woodland retained not part of requirements: 0.14 acres
43) 100-footplain woodland retained: 0.00 acres
44) On-site woodland conservation provided: 0.22 acres
45) On-site woodland conservation alternatives provided: 0.78 acres
46) On-site woodland retained not credited: 0.14 acres

NOTE: 1. Woodland preserved, planted, or regenerated in fulfillment of the woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County land records at Liber 49800 Folio 548. Revisions to this TCP2 may require a revision to the recorded easement.

Site Statistics Table

Stat	Value	Total
Gross Tract Area	12.04 ac.	12.04 ac.
Existing 100-Year Floodplain	0.00 ac.	0.00 ac.
Net Tract Area	12.04 ac.	12.04 ac.
Existing Woodland in the Floodplain	0.00 ac.	0.00 ac.
Existing Woodland Not Tract	6.24 ac.	6.24 ac.
Existing Woodland Total	6.24 ac.	6.24 ac.
Existing PMA	0.00 ac.	0.00 ac.
Regulated Streams (linear feet of centerline)	0.00 ft.	0.00 ft.
Riparian (wooded) Buffer up to 300 feet wide	0.00 ft.	0.00 ft.

LANDSCAPE CREDIT/ FOREST ENHANCEMENT (LC)

NO.	AREA (AC)
1	0.75
2	0.03
TOTAL	0.78

WOODLAND RETAINED ASSUMED CLEARED (WR-AC)

NO.	AREA (AC)
1	0.28
TOTAL	0.28

WOODLAND PRESERVATION AREA (WPA)

NO.	AREA (AC)
1	0.22
TOTAL	0.22

WOODLAND RETAINED- NOT CREDITED (WR-NC)

NO.	AREA (AC)
1	0.10
2	0.05
TOTAL	0.15

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 043 - 2023

Approved by	Date	DRD #	Reason for Revision
Mike Petros	5/28/2024	DSP-20230	

01
02
03
04
05
06

DSP-20230
TREE CONSERVATION PLAN - TYPE 2
PROPOSED PARCEL 1
BRIGHTSEAT INDUSTRIAL
BRIGHTSEAT PROPERTY, LLC.
PART OF TAX PARCEL 4
KENTLAND No. #13
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: 5/28/2024
DESCRIPTION: TREE CONSERVATION PLAN
BY: Mike Petros
DATE: NOVEMBER 2023

ATWELL
1125 WOODMERE RD., SUITE 200
MONTGOMERY, MD 20814
301.430.2000

J-B05022
54,002-2

PLANT SCHEDULE LANDSCAPE CREDIT #1 AREA: 0.75 ACRES

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
TO	37	Thuja occidentalis / American Arborvitae	12-14" Ht.			Native

SHADE TREES

QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
27	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2 - 3" Cal.	As Shown	B&B	Native
17	Betula nigra / River Birch	2 1/2 - 3" Cal.	As Shown	B&B	Native

ORNAMENTAL TREES

QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
35	Amelanchier canadensis / Shadblow Serviceberry	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	Native

SHRUBS

QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
33	Clethra alnifolia 'Hummingbird' / Summersweet	30" - 36" Ht.	4' O.C.	Cont.	Native
20	Viburnum dentatum / Viburnum	18 - 24" Ht.	4' O.C.	Cont.	Native

NOTE: Does not include surface water area of SWM facility.

PLANT SCHEDULE LANDSCAPE CREDIT #2 AREA: 0.03 ACRES

SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
QP	3	Quercus palustris / Pin Oak	2 1/2 - 3" Cal.	As Shown	B&B	Native

SHRUBS

QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE
12	Clethra alnifolia 'Hummingbird' / Summersweet	30" - 36" Ht.	4' O.C.	Cont.	Native
7	Viburnum dentatum / Viburnum	18 - 24" Ht.	4' O.C.	Cont.	Native

FOREST CONSERVATION ACT REPORTING INFORMATION (Change Table)

	Original Approval	Change Since Last Approval
Gross Tract (Acres)	12.04	---
Existing Woodland (Acres)	6.24	---
Woodland Cleared (Acres)	5.88	---
Woodland Retained On-Site (Acres)	0.36	---
Woodland Planted On-Site (Acres)	0.78	---
On-Site Woodland Conservation/Preservation and Planting (Acres)	1	---
On-Site Wooded Floodplain in Easement (Acres)	0	---
Bond Amount	10,193.04	---
Fee-In-Lieu Amount	0	---
50' Stream Buffers Conserved (Preservation) - Linear Length	---	---
50' Stream Buffers Conserved (Preservation) - Acreage	---	---
50' Stream Buffers Newly Established (Aforestation) - Linear Length	---	---
50' Stream Buffers Newly Established (Aforestation) Acreage	---	---
On-Site Woodland Conservation Credits Required (Acres)	---	---
On-Site Woodland Conservation Credits Provided (Acres)	---	---

W. Brightseat Property, LLC
Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner: R. Colfax Schorn, Jr.
Date: 11/7/2023

Contract Purchaser: _____
Date: _____

OWNER / APPLICANT
BRIGHTSEAT PROPERTY, LLC
5850 WATERLOO RD., STE. 210
COLUMBIA, MD 21045
PHONE: 410.260.1400
EMAIL: CSCHORN@MANEKIN.COM
CONTACT: R. COLFAX SCHORN, JR.

SHEET 1 OF 2
Mike Petros
Qualified Professional
CONAR 08-16-06-01

DATE: 5/28/2024
DESCRIPTION: TREE CONSERVATION PLAN
BY: Mike Petros
DATE: NOVEMBER 2023

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