

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for special permit No. 5386-2014-00.
- 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 \$4.00 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 Developed Tier and is zoned I-1.
- 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 grandfathered under CB-27-2010, Section 25-111(g).
- All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

LOT 5
MARYLAND 50 INDUSTRIAL PARK
PLAT BOOK 125, PLAT No. 33

Note: 0.30 acres of
woodland previously cleared
and approved per
TCP11-151-01-02.

LOT 4
MARYLAND 50 INDUSTRIAL PARK
PLAT BOOK 125, PLAT No. 33

PCS SITE AGREEMENT W/ ACCESS
LIBER 1114, FOLIO 510

Note: 0.20 acres of
woodland previously cleared,
approved by TCP-11-151-01.

GRP DMT LANDOVER LLC
LIBER 33626, FOLIO 121

PARCEL "A"
BOLSIANO SUBDIVISION
PLAT BOOK 112, PLAT No. 42

Standard Woodland Conservation Worksheet				
Prince George's County				
Section I - Establishing Site Information		Owner: CRP DMT Landover, LLC		
Gross Tract: 5.49 Acres	Address: 3520 Piedmont Road, Suite 100			
Floodplain: 0.00 Acres	Atlanta, GA 30305			
Prev. Dedicated Land: 0.00 Acres	Phone: 404-869-4952			
Net Tract (NTA): 5.49 Acres	Tax Map: 51			
		TCP No. 2-151 Revision #1		
		Subdivision/Block/Lot: Parcel One		
Is this site subject to the 1989 Ordinance? <u>N</u>				
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? <u>N</u>				
Are there prior TCP approvals which includes a combo of these lots and/or other lots? <u>N</u>				
Is this a mitigation bank? <u>N</u>				
Break-even Point (preservation) = 1.76 Acres				
Clearing permitted w/o reforestation = 3.73 Acres				
Section II - Determining Requirements				
Existing Woodland	Column A MCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Woodland Conservation Threshold (MCT) =	15.00%	5.49	0.00	
Smaller of 13 or 14		0.83		
Woodland above MCT		4.66		
Woodland cleared		0.50	0.00	0.00
Woodland cleared above MCT (smaller of 16 or 17)		0.50		
Clearing above MCT (0.25 : 1) replacement requirement		0.13		
Woodland cleared below MCT		0.00		
Clearing below MCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site MCA being provided on this property		0.00		
Woodland Conservation Required		0.95 acres		
Section III - Meeting the Requirements				
Woodland Preservation		0.00		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area *2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Area approved for fee-in-lieu/PFA		0.95		*\$12,414.60
Area approved for fee-in-lieu/non-PFA		0.00		\$0.00
Credits for Off-site Conservation on another property		0.00		
Off-site MCA (preservation) being provided on this property		0.00		
Off-site MCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		0.95 Acres		
Area of woodland not cleared		5.00 acres		
Woodland retained but not part of requirements:		5.00 acres		
100yr-Floodplain woodland retained		0.00 acres		
On-site woodland conservation provided:		0.00 acres		
On-site woodland retained not credited:		0.00 acres		
Plan Certified by:	Name: Mike Petrakis			
	Address: 1171 Woodmore Road, Suite 200			
	Mitchellville, MD 20721			
	License: Qualified Professional			

* Notes: 1. Fee-in-lieu rate is grandfathered.
2. No additional fee-in-lieu will be required. All additional woodland conservation requirements must be met in trees.

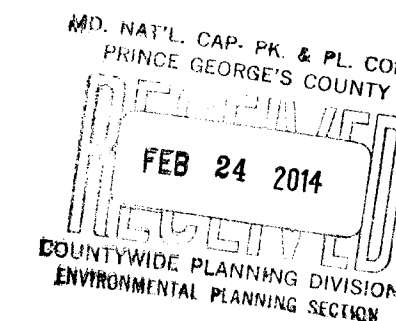
I/We <u>Stephen L. Nelsen</u> hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	
<u>[Signature]</u> Authorized Signatory	2/12/2014
Owner or Owners Representative	Date
I/We _____ hereby acknowledge that 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

Site Statistics Table	
Site Statistics	Total
Gross tract area	5.49 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	5.49 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	5.49 ac.
Existing woodland total	5.49 ac.
Existing PMA	0.00 ac.
Regulated streams (linear feet of centerline)	0 lf

OWNER/APPLICANT

CRP DMT Landover, LLC
c/o Oakmont Industrial Group
3520 Piedmont Road, Suite 100
Atlanta, Georgia 30305
(404)869-4952
CONTACT: Thomas A. Cobb

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP 2/157/01	
Approved by	DATE
J.L. STASZ	12/14/01
01 <u>Megan K. Riser</u>	3/6/14
02	
03	
04	
05	
06	



TREE CONSERVATION PLAN - TYPE 2 LANDOVER LOGISTICS CENTER PARCEL ONE MERCHANTS LANDOVER, INC KENT ELECTION DISTRICT No. 13 PRINCE GEORGES COUNTY, MARYLAND



MSSC 200' SHEET SERIES 203 NE 6

ADG MAP BK LOCATION 5330 F46-4

Feb. 24, 2014 DATE		1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
Mike Petrakis Qualified Professional COMAR 08.19.06.01		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
2-17-14 1-13-2014	Revised per comments dated 2-10-14. Rev. to satisfy woodland conservation requirements via fee-in-lieu.	PCN PCN	COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. DRAWN BY (DESIGNED BY) CHECKED BY RECORD NO. SCALE 1" = 50'
DATE	DESCRIPTION	BY	J-B06003
	REVISIONS		DATE JANUARY 2014
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