

Standard Woodland Conservation Worksheet
for
Prince George's County

Section I - Establishing Site Information

| Zone: | I-2 | O-A | R-C | Total |
|-----------------------|--------|------|-------|--------|
| | 14 | 8 | | 22 |
| Gross Tract: | 279.92 | 9.30 | 10.00 | 299.20 |
| Floodplain: | 30.86 | 6.80 | 9.31 | 46.97 |
| Prev. Dedicated Land: | 5.61 | 0.00 | 0.00 | 5.75 |
| Net Tract (N/A): | 237.95 | 1.40 | 1.44 | 240.79 |

Owner: North & South Andrews
Employment Park, LLC
Address: 6100 Alexander Hall Drive
Suite 200
Columbia Maryland 21046

Phone: (301) _____
Tax Map: 108
TCP No. _____ Revision 80

Subdivision/Block/Lot: Portraits of South Andrews Employment Park, LLC-Parcels 1, B, 166, 171 172 and 184
Is this site subject to the RBA Ordinance? N

Reforestation/Restoration Reduction Questions

Is this one (1) single family lot? N
Are there prior TCP approvals which include a combo of these lots and/or other lots? N
Is this a mitigation bank? N
Break-even Ratio (gross/avnet) = 62.63 Acres
Clearing permitted w/o reforestation = 126.83 Acres

Section II - Determining Requirements

| | Column A NCT/NTT & Net Tract (11) | Column B Floodplain (11) | Column C Off-site Impacts (11) |
|---|---|--------------------------------|--------------------------------------|
| Existing Woodland | | 16.702 | 46.99 |
| Woodland Conservation Threshold (NCT) * | 15.23% | 36.61 | |
| Smaller of B or C | | 36.61 | |
| Break-even Forest (gross/avnet) | | 130.41 | |
| Woodland cleared | | 129.64 | 0.00 |
| Woodland cleared above NCT (smaller of 16 or 17) | | 129.64 | 0.00 |
| Clearing above NCT (0.25 + 1) replacement requirement | | 30.81 | |
| Woodland cleared below NCT | | 0.00 | |
| Clearing below NCT (2x1 replacement requirement) | | 0.00 | |
| Afforestation Threshold (APT) * | 15.03% | 0.00 | |
| Off-site HSA (based on provided on this property) | | 0.00 | |
| Woodland Conservation Required | | 61.52 acres | |

Section III - Meeting the Requirements

| | |
|--|--------------------------------------|
| Woodland Preservation | 45.60 |
| Afforestation / Reforestation | 21.92 |
| Natural Regeneration | 0.00 |
| Specimen/Historic Tree Credits (GRZ area *2.0) | 0.00 |
| Forest Enhancement Credit (Area * .25) | 0.00 |
| Area approved for fee-in-lieu/FFA | 0.00 |
| Area approved for fee-in-lieu/non-FFA | 0.00 |
| Credits for Off-site Conservation on another property | 0.00 |
| Off-site HSA (preservation) being provided on this property | 0.00 |
| Off-site HSA (afforestation) being provided on this property | 0.00 |
| Total Woodland Conservation Provided | 61.52 Acres |
| Area of woodland not cleared | 49.38 acres |
| Woodland retained but not part of requirements: | -2.15 acres |
| 100%-woodland 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: | <u>Missa Petrakis</u> |
| Address: | <u>1171 Woodmont Road, Suite 200</u> |
| License: | <u>Professional, TCP #2721</u> |
| | <u>Qualified Professional</u> |

| No. | AREA (AC) |
|-------|-----------|
| 1 | 1.07 |
| 2 | 8.91 |
| 3 | 3.48 |
| 4 | 1.43 |
| 5 | 1.90 |
| 6 | 3.59 |
| 7 | 1.40 |
| 8 | 0.14 |
| TOTAL | 21.92 |

| WOODLAND PRESERVATION AREAS (HPA) | |
|-----------------------------------|-----------|
| No. | AREA (AC) |
| 1 | 20.76 |
| 2 | 1.16 |
| 3 | 1.06 |
| 4 | 6.46 |
| 5 | 0.67 |
| 6 | 14.99 |
| 7 | 0.50 |
| TOTAL | 45.60 |

| Site Statistics | Total |
|---|---------------------------|
| Gross tract area | 244.50 ac. |
| Existing 100-year floodplain | 48.47 ac. |
| Previously Dedicated | 5.75 ac. |
| Net tract area | 240.28 ac. |
| Existing woodland in the floodplain | 46.99 ac. |
| Existing woodland net tract | 167.02 ac. |
| Existing woodland total | 214.01 ac. |
| Existing FMA | 2,970,212 sq/ft=68.19 ac. |
| Regulated streams (linear feet of centerline) | 8,117 lf |
| Previously Mined Area | 0.55 ac +/- |

I/We North Andrews Employment Park, 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.

May 31, 2016

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 |
|--------------------|------|

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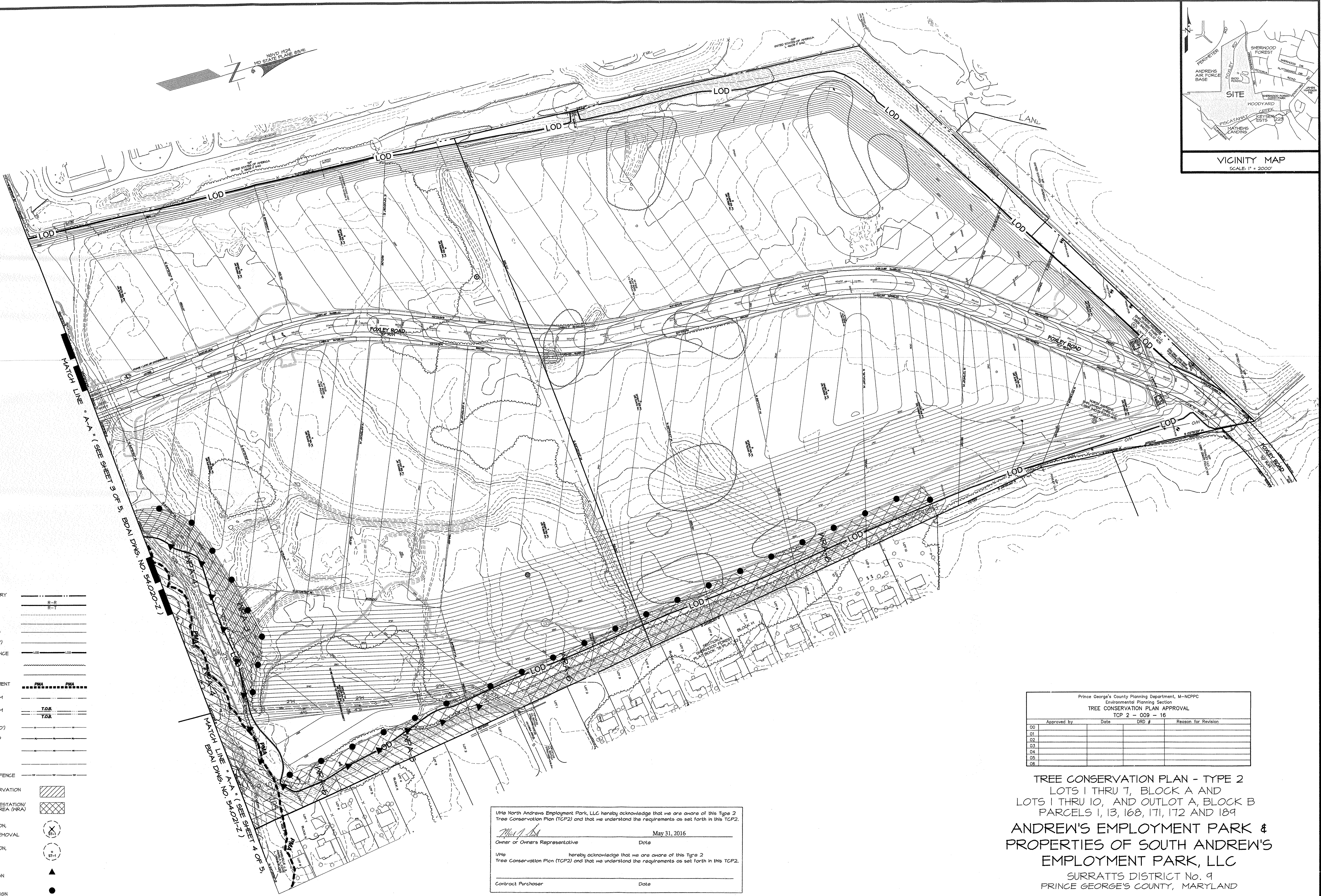
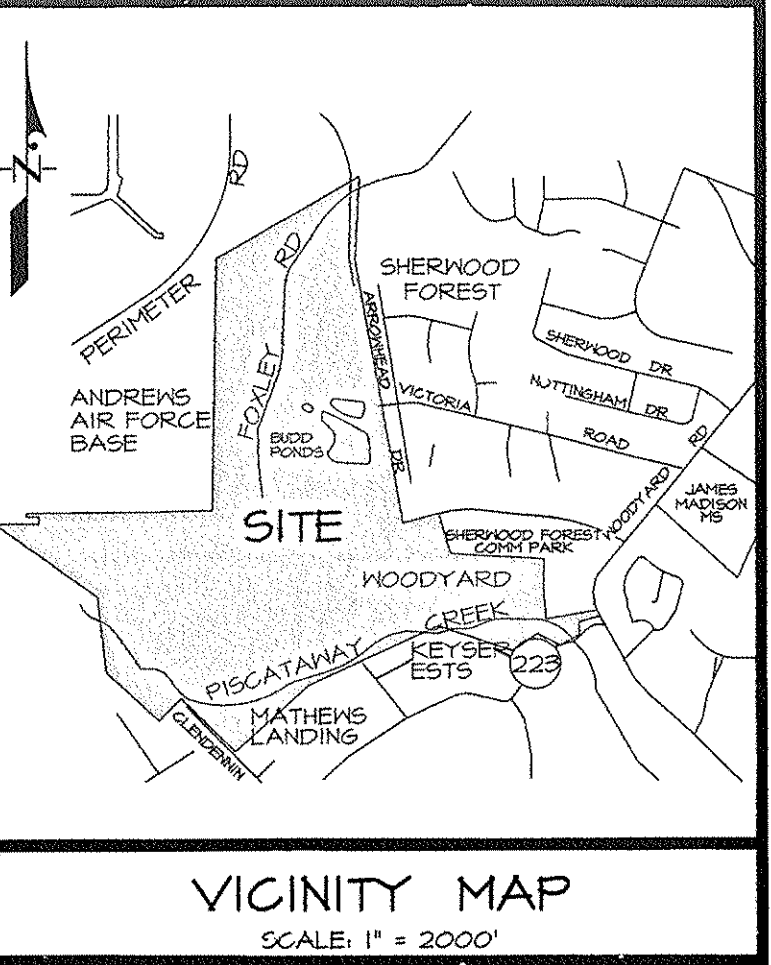
OWNER
NORTH ANDREWS EMPLOYMENT
PARK, LLC
6700 ALEXANDER BELL DRIVE
SUITE 300
COLUMBIA, MARYLAND 21046

OWNER
SOUTH ANDREWS EMPLOYMENT
PARK, LLC
6700 ALEXANDER BELL DRIVE
SUITE 300
COLUMBIA, MARYLAND 21046

OVERALL
TREE CONSERVATION PLAN - TYPE 2
LOTS 1 THRU 7, BLOCK A AND
LOTS 1 THRU 10, AND OUTLOT A, BLOCK B
PARCELS 1, 13, 168, 171, 172 AND 189
ANDREW'S EMPLOYMENT PARK &
PROPERTIES OF SOUTH ANDREW'S
EMPLOYMENT PARK, LLC
SURREATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 5
NNSC 200' SHEET SERIES 210 SE 08 ADG MAP BK LOCATION 5767 4-GD & E and 5-GD & E

| | | | | |
|--|------|-------------|----|--|
| June 9, 2016 DATE | | | | 11721 WOODMOORE ROAD, SUITE 200 NITCHELLSVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC. SCALE 1" = 200' |
| Mike Petroski Qualified Professional Engineer 08-19-08-01 | DATE | DESCRIPTION | BY | DRAWN BY (FILL IN WITH PROJECT NUMBER) J-45066 DATE DECEMBER 2015 DWG. NO. 5408-Z |
| COUNTY OF DISTRICT OF COLUMBIA CITY OF ARLINGTON | DATE | REVISIONS | | |



- LEGEND**
- PROPERTY BOUNDARY
 - EX. ZONE LINE
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - EX. HEDGEROW
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - REGULATED STREAM (TOP OF BANK)
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. EASEMENT
 - TREE PROTECTION FENCE (TEMPORARY)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
 - SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
 - SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN

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Mike Petros May 31, 2016
Owner or Owners Representative Date

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SUITE 300
COLUMBIA, MARYLAND 21046

| Prince George's County Planning Department, M-NOPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 009 - 16 | | | |
|--|------|-------|---------------------|
| Approved by | Date | DRD # | Reason for Revision |
| 00 | | | |
| 01 | | | |
| 02 | | | |
| 03 | | | |
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| 06 | | | |

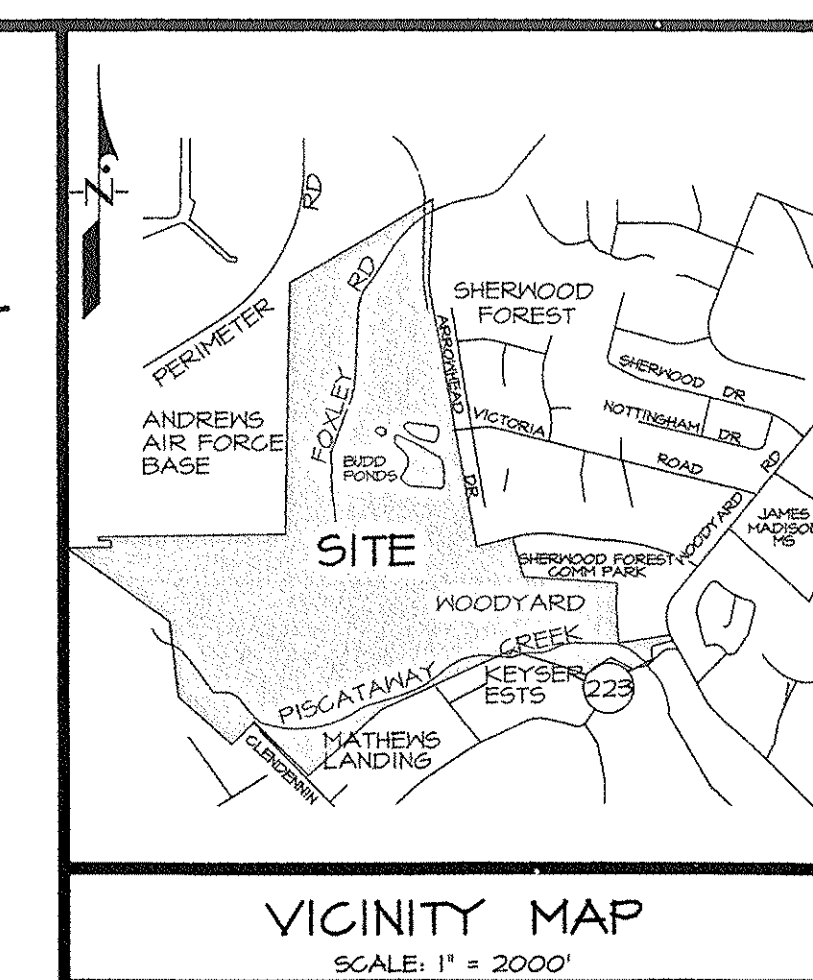
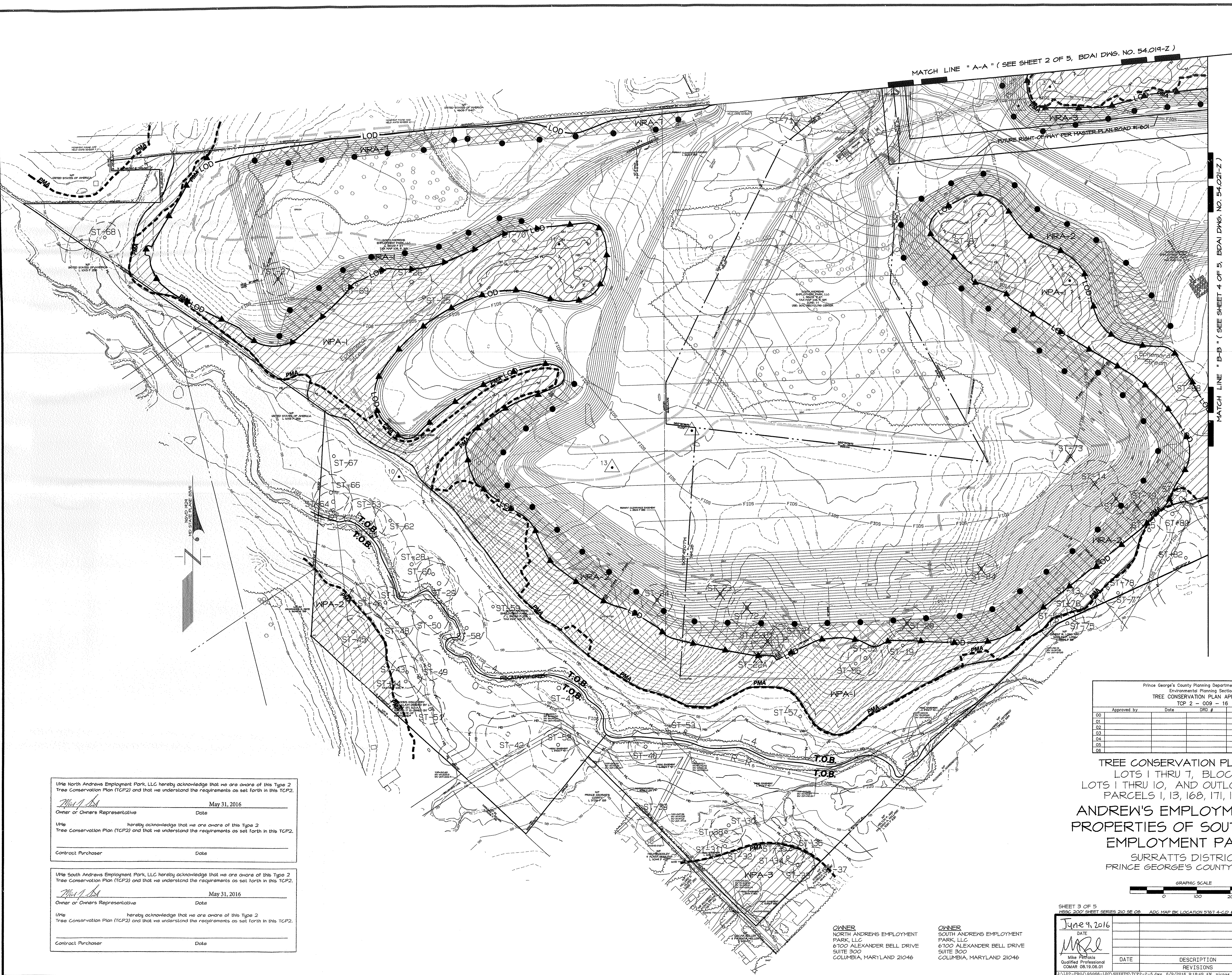
TREE CONSERVATION PLAN - TYPE 2
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LOTS 1 THRU 10, AND OUTLOT A, BLOCK B
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**ANDREW'S EMPLOYMENT PARK &
PROPERTIES OF SOUTH ANDREW'S
EMPLOYMENT PARK, LLC**
SURREATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 5
WEG-200 SHEET SERIES 210 SE 06 ADG MAP BK LOCATION 5161 4-GD 4 E and 5-GD 4 E

June 9, 2016
DATE
Mike Petros
Mike Petros
Qualified Professional
COMAR 08.18.06.01

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20712
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY: BEN DYER
CHECKED BY: BEN DYER
SCALE: 1" = 100'
DATE: DECEMBER 2015
54.014-Z



LEGEND

| | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | --- |
| EX. CONTOUR (2') | --- |
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Mike J. Smith May 31, 2016
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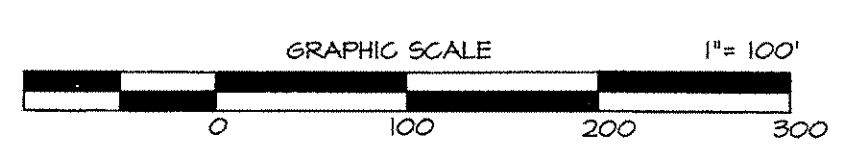
Mike J. Smith May 31, 2016
Owner or Owners Representative Date

Contract Purchaser Date

Prince George's County Planning Department, M-NCPRC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 009 - 16

| Approved by | Date | DRD # | Reason for Revision |
|-------------|------|-------|---------------------|
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| 01 | | | |
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| 06 | | | |

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LOTS 1 THRU 10, AND OUTLOT A, BLOCK B
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SURREATTS DISTRICT NO. 9
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SHEET 3 OF 5
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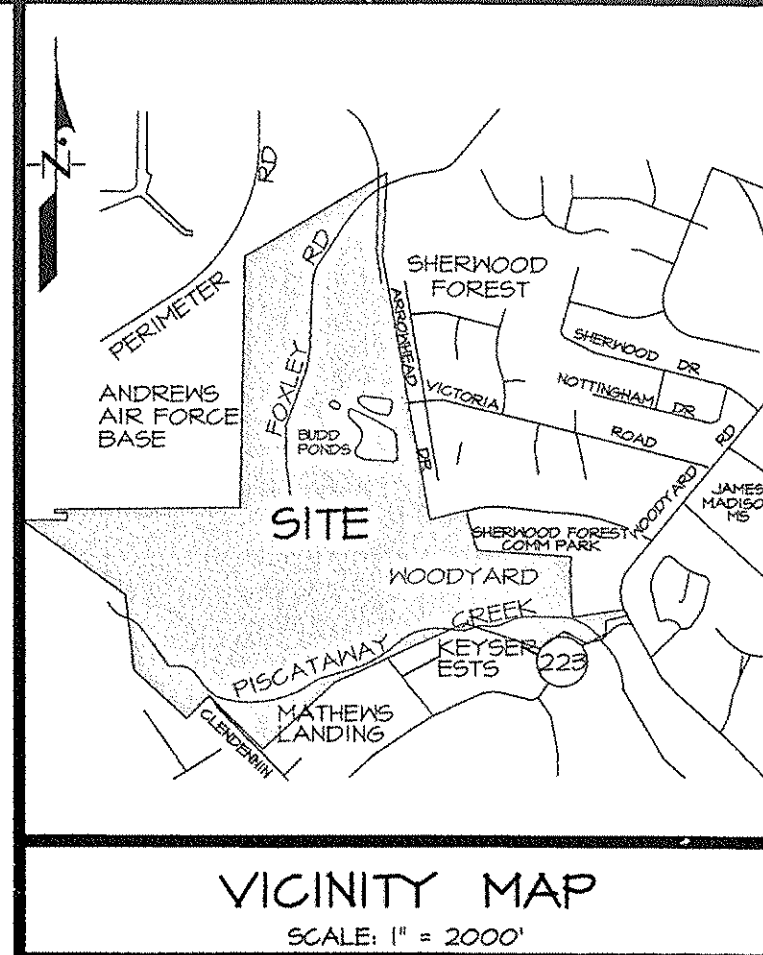
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SCALE: 1" = 100'
DATE: DECEMBER 2015
DRWG. NO.: J-95066
54.020-Z**

| DATE | DESCRIPTION | BY |
|------|-------------|----|
| | REVISIONS | |

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| SPECIMEN TREE TABLE | | | | | | SPECIMEN TREE TABLE | | | | | |
|---------------------|--------------------|-------------------------|--------------|------------------|-------------|---------------------|--------------------|-------------------------|--------------|------------------|-------------|
| No. | Common Name | Scientific Name | DBH (inches) | Condition Rating | Disposition | No. | Common Name | Scientific Name | DBH (inches) | Condition Rating | Disposition |
| 1 | yellow poplar | Liriodendron tulipifera | 54" | Fair | To Remain | 57 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain |
| 2 | yellow poplar | Liriodendron tulipifera | 33" | Good | To Remain | 58 | yellow poplar | Liriodendron tulipifera | 35" | Good | To Remain |
| 3 | willow oak | Quercus phellos | 36" | Poor | To Remain | 59 | willow oak | Quercus phellos | 30" | Fair | To Remain |
| 4 | sweetgum | Liquidambar styraciflua | 31" | Fair | To Remain | 60 | yellow poplar | Liriodendron tulipifera | 33" | Good | To Remain |
| 5 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain | 61 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain |
| 6 | red maple | Acer rubrum | 31" | Fair | To Remain | 62 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain |
| 7 | yellow poplar | Liriodendron tulipifera | 45" | Fair | To Remain | 63 | yellow poplar | Liriodendron tulipifera | 32" | Fair | To Remain |
| 8 | yellow poplar | Liriodendron tulipifera | 30" | Good | To Remain | 64 | shamp chestnut oak | Quercus chestnut | 34" | Good | To Remain |
| 9 | yellow poplar | Liriodendron tulipifera | 35" | Fair | To Remain | 65 | yellow poplar | Liriodendron tulipifera | 34" | Good | To Remain |
| 10 | white oak | Quercus alba | 35" | Fair | To Remain | 66 | yellow poplar | Liriodendron tulipifera | 38" | Good | To Remain |
| 11 | yellow poplar | Liriodendron tulipifera | 33" | Fair | Remove | 67 | shamp chestnut oak | Quercus chestnut | 33" | Good | To Remain |
| 12 | yellow poplar | Liriodendron tulipifera | 34" | Fair | Remove | 68 | southern red oak | Quercus falcata | 31" | Fair | To Remain |
| 13 | yellow poplar | Liriodendron tulipifera | 30" | Fair | To Remain | 69 | yellow poplar | Liriodendron tulipifera | 30" | Good | To Remain |
| 14 | yellow poplar | Liriodendron tulipifera | 47" | Fair | Remove | 70 | yellow poplar | Liriodendron tulipifera | 31" | Poor | To Remain |
| 15 | yellow poplar | Liriodendron tulipifera | 36" | Good | To Remain | 71 | white oak | Quercus alba | 39" | Poor | Remove |
| 16 | white oak | Quercus alba | 41" | Fair | To Remain | 72 | yellow poplar | Liriodendron tulipifera | 38" | Fair | Remove |
| 17 | yellow poplar | Liriodendron tulipifera | 35" | Fair | To Remain | 73 | yellow poplar | Liriodendron tulipifera | 31" | Good | Remove |
| 18 | white oak | Quercus alba | 39" | Poor | To Remain | 74 | red maple | Acer rubrum | 31" | Fair | Remove |
| 19 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain | 75 | yellow poplar | Liriodendron tulipifera | 34" | Poor | To Remain |
| 20 | yellow poplar | Liriodendron tulipifera | 36" | Fair | Remove | 76 | yellow poplar | Liriodendron tulipifera | 30" | Good | To Remain |
| 21 | yellow poplar | Liriodendron tulipifera | 30" | Fair | Remove | 77 | yellow poplar | Liriodendron tulipifera | 31" | Poor | To Remain |
| 22A | yellow poplar | Liriodendron tulipifera | 30" | Fair | Remove | 78 | yellow poplar | Liriodendron tulipifera | 30" | Poor | To Remain |
| 22B | yellow poplar | Liriodendron tulipifera | 32" | Poor | Remove | 79 | yellow poplar | Liriodendron tulipifera | 31" | Good | Remove |
| 23 | yellow poplar | Liriodendron tulipifera | 30" | Good | Remove | 80 | sweetgum | Liquidambar styraciflua | 36" | Poor | To Remain |
| 24 | yellow poplar | Liriodendron tulipifera | 32" | Excellent | Remove | 81 | yellow poplar | Liriodendron tulipifera | 30" | Fair | To Remain |
| 25 | white oak | Quercus alba | 31" | Good | To Remain | 82 | shamp chestnut oak | Quercus chestnut | 31" | Good | To Remain |
| 26 | yellow poplar | Liriodendron tulipifera | 40" | Fair | To Remain | 83 | shamp chestnut oak | Quercus chestnut | 35" | Good | To Remain |
| 27 | yellow poplar | Liriodendron tulipifera | 39" | Poor | Remove | 84 | yellow poplar | Liriodendron tulipifera | 32" | Good | Remove |
| 28 | yellow poplar | Liriodendron tulipifera | 36" | Fair | To Remain | 85 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain |
| 29 | yellow poplar | Liriodendron tulipifera | 40" | Fair | To Remain | 86 | yellow poplar | Liriodendron tulipifera | 31" | Fair | Remove |
| 30 | yellow poplar | Liriodendron tulipifera | 35" | Fair | To Remain | 87 | white oak | Quercus alba | 32" | Fair | To Remain |
| 31 | yellow poplar | Liriodendron tulipifera | 35" | Poor | To Remain | 88 | yellow poplar | Liriodendron tulipifera | 36" | Good | Remove |
| 32 | beech | Fagus grandifolia | 54" | Poor | To Remain | 89 | yellow poplar | Liriodendron tulipifera | 30" | Fair | To Remain |
| 33 | yellow poplar | Liriodendron tulipifera | 34" | Poor | To Remain | 90 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain |
| 34 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain | 91 | yellow poplar | Liriodendron tulipifera | 35" | Fair | To Remain |
| 35 | yellow poplar | Liriodendron tulipifera | 31" | Good | To Remain | 92 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain |
| 36 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain | 93 | yellow poplar | Liriodendron tulipifera | 32" | Fair | To Remain |
| 37 | yellow poplar | Liriodendron tulipifera | 41" | Fair | To Remain | 94 | sweetgum | Liquidambar styraciflua | 31" | Good | To Remain |
| 38 | yellow poplar | Liriodendron tulipifera | 33" | Fair | To Remain | 95 | red maple | Acer rubrum | 34" | Poor | To Remain |
| 39 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain | 96 | red maple | Acer rubrum | 34" | Poor | To Remain |
| 40 | yellow poplar | Liriodendron tulipifera | 35" | Excellent | To Remain | 97 | pin oak | Quercus palustris | 31" | Fair | To Remain |
| 41 | yellow poplar | Liriodendron tulipifera | 42" | Fair | To Remain | 98 | red maple | Acer rubrum | 30" | Fair | To Remain |
| 42 | yellow poplar | Liriodendron tulipifera | 45" | Poor | To Remain | 99 | red maple | Acer rubrum | 32" | Poor | To Remain |
| 43 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain | 100 | red oak | Quercus rubra | 30" | Fair | To Remain |
| 44 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain | 101 | pin oak | Quercus palustris | 43" | Poor | To Remain |
| 45 | yellow poplar | Liriodendron tulipifera | 33" | Good | To Remain | 102 | red oak | Quercus rubra | 34" | Poor | To Remain |
| 46 | white oak | Quercus alba | 31" | Fair | To Remain | 103 | white oak | Quercus alba | 34" | Fair | To Remain |
| 47 | yellow poplar | Liriodendron tulipifera | 33" | Poor | To Remain | 104 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain |
| 48 | shamp chestnut oak | Quercus michauxii | 33" | Poor | To Remain | 105 | cottonwood | Populus deltoides | 32" | Poor | To Remain |
| 49 | yellow poplar | Liriodendron tulipifera | 31" | Fair | To Remain | | | | | | |
| 50 | yellow poplar | Liriodendron tulipifera | 36" | Fair | To Remain | | | | | | |
| 51 | yellow poplar | Liriodendron tulipifera | 30" | Good | To Remain | | | | | | |
| 52 | yellow poplar | Liriodendron tulipifera | 34" | Excellent | To Remain | | | | | | |
| 53 | red maple | Acer rubrum | 31" | Fair | To Remain | | | | | | |
| 54 | yellow poplar | Liriodendron tulipifera | 36" | Fair | To Remain | | | | | | |
| 55 | yellow poplar | Liriodendron tulipifera | 35" | Fair | To Remain | | | | | | |
| 56 | yellow poplar | Liriodendron tulipifera | 32" | Good | To Remain | | | | | | |



| LEGEND | |
|--|-----|
| PROPERTY BOUNDARY | --- |
| EX. ZONE LINE | R-R |
| EX. CONTOUR (2') | R-T |
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 LOTS 1 THRU 10, AND OUTLOT A, BLOCK B
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**ANDREW'S EMPLOYMENT PARK &
 PROPERTIES OF SOUTH ANDREW'S
 EMPLOYMENT PARK, LLC**
 SURRETT'S DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND



I/We North Andrews Employment Park, 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 Owners Representative _____ Date May 31, 2016
 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 _____

I/We South Andrews Employment Park, 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.
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| Tree Conservation Plan Approval | | | |
|---------------------------------|------|-------|---------------------|
| Approved by | Date | DRD # | Reason for Revision |
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OWNER
 NORTH ANDREWS EMPLOYMENT
 PARK, LLC
 6100 ALEXANDER BELL DRIVE
 SUITE 300
 COLUMBIA, MARYLAND 21046

OWNER
 SOUTH ANDREWS EMPLOYMENT
 PARK, LLC
 6100 ALEXANDER BELL DRIVE
 SUITE 300
 COLUMBIA, MARYLAND 21046

SHEET 4 OF 5
 11721 WOODBONE ROAD, SUITE 200
 BETHESDA, MARYLAND 20814
 BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
 TELEPHONE (301) 430-2000
 COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.
 PROJECT NO. J-95066
 SCALE 1" = 100'
 DATE DECEMBER 2015
 54.021-Z

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 \$40.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department and Enforcement shall be contracted 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 the time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan herein, are solely responsible for conformance to the requirements contained herein.
- The property is within Environmental Strategy Area, ESA-2 and is zoned I-2, I-4, R-R, R-A and O-5.
- The property is adjacent to Woodgarden Road which is a designated a historic roadway.
- The property is adjacent to Woodgarden Road which is classified as a critical roadway.
- This plan is not grandfathered under CB-21-200, Section 2B-111(g).

WOODLAND PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. Woodlands shall remain in a natural state. The plan includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCF2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCF2.
- Woodland preservation areas shall be posted with signage as shown on the plan at the same time as the temporary TPF installation. These signs must remain in perpetuity. Removal of hazardous trees or limbs by Developers or Builders.
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures for the hazardous trees or limbs shall be taken 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.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Debris from the tree removal or pruning that occurs within 30 feet of the woodland edge may be removed and properly disposed of by recycling, chipping, or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of a TCF2. The work is required to be conducted by a Licensed Tree Expert.
- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of the project.

AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, based on square footage, shall be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area. Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large container stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.)
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCF2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plan, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At the time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$40.00 per square foot penalty unless the county inspector approves a written extension.

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Owner or Owners Representative
May 31, 2016
Date

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PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 8/16". The roots shall be well developed and at least 8" long no more than twenty-five percent (25%) of the root system (both primary and auxiliary roots) shall be present.
- Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
- Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the property owner or contractor.
- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering until the time of planting.
- Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or step-shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, pulled up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. Consult planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that will provide one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. Recommendations for improving the existing soil, the soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Details shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seedling planting site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to ensure that no less than 75% of the original planting survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: State name, address, and phone number of nursery or supplier. The supplier must be detailed in the plan. Reforestation by natural regeneration the following notes shall be added to the plan.

NATURAL REGENERATION NOTES

- All existing turf, ground covers, and invasive species shall be exterminated using a registered herbicide such as Roundup or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Rot-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation area being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

Field check the re-afforestation area according to the following schedule:

- Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)
Survival Check (September-November)
- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality, submit field data (form container check sheets) to owner after each planting season. Remove all dead plants.
 - Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
 - Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as-needed basis. Special removal operations or recommendations will be conducted on an as-needed basis.

POST DEVELOPMENT NOTES

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert, identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas," the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCF2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

