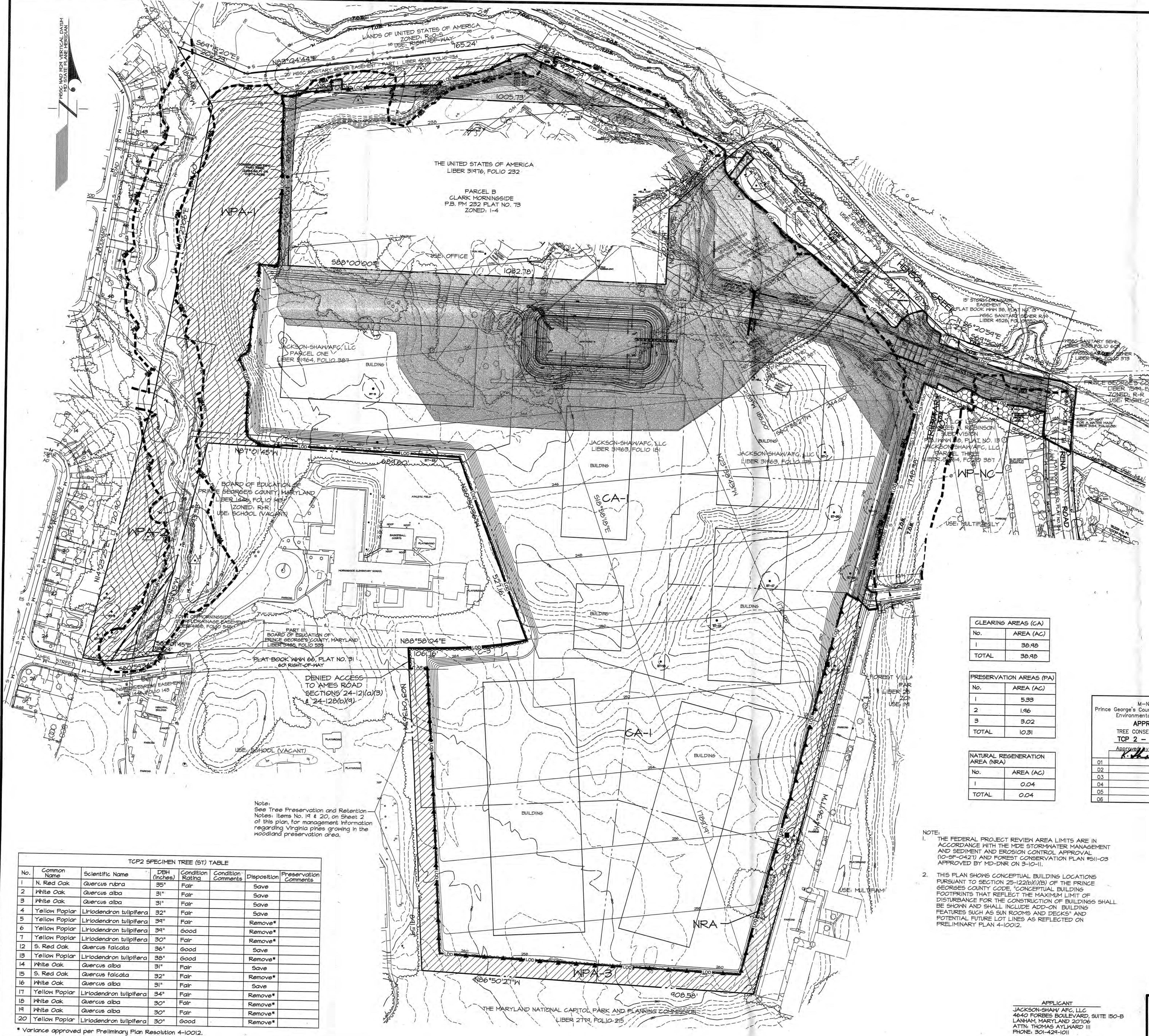
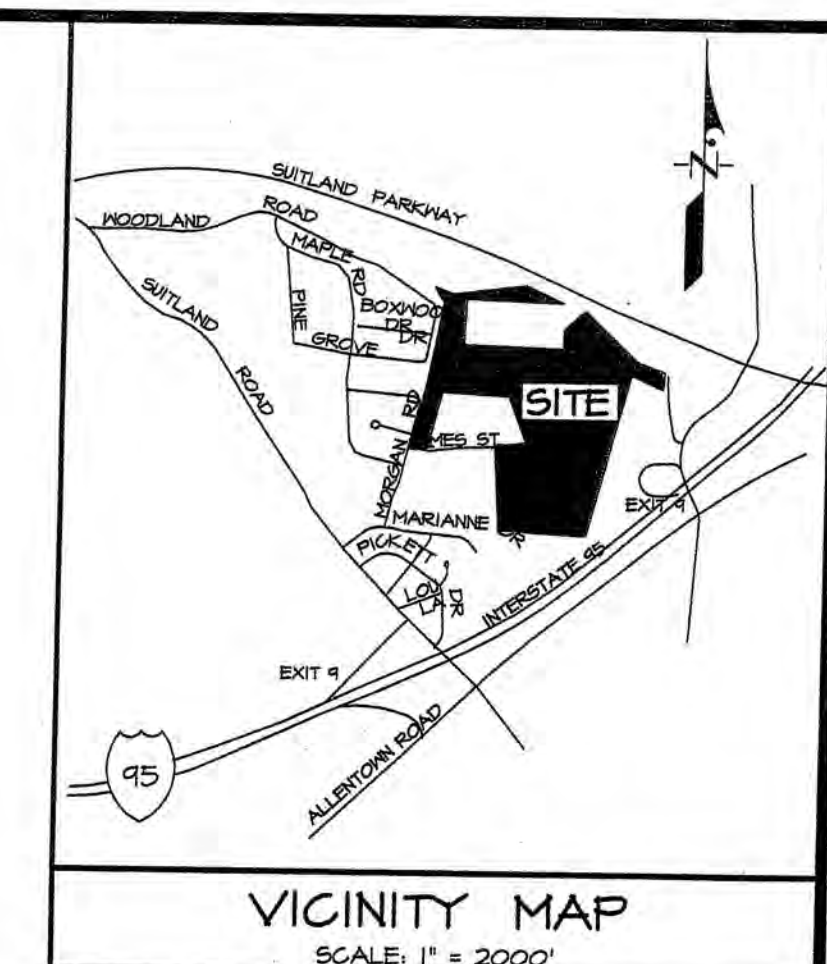




- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - PROP. LOT LINE
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - REGULATED STREAM (TOP OF BANK)
 - STREAM BUFFER (60')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. EASEMENT
 - TREE PROTECTION FENCE (TEMPORARY)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND PRESERVED NOT CREDITED (WP-NC)
 - NATURAL REGENERATION AREA (NRA)
 - SPECIMEN TREE
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE SIGN
 - AREA OF FCP #511-03 APPROVED BY MD-DNR AND WIDE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL APPROVAL (10-5F-0421) AND NOT SUBJECT TO SUBTITLE 23, DIVISION 2, (TOD) INFORMATIONAL PURPOSES ONLY.



Woodland Conservation Worksheet

Zone: 1-4 Owner: Jackson-Shaw AFC, LLC
 Gross Tract: 71.0 Acres Address: 4640 Forbes Boulevard, Suite 150-B
 Area under FCP #511-03: 11.08 Acres Location: Lanham, Maryland 20706
 Area of FCP #511-03: 11.08 Acres Phone: 301-424-1011
 Proposed: 11.08 Acres Tax Map: 50-02
 Net Tract (NTA): 59.92 Acres

Restoration Requirement Reduction Questions

Is this one (1) single family lot? No
 Are there prior TCE approvals which include a combo of these lots and/or other lots? Yes
 Is this a mitigation bank? No
 Break-even Point (preservation) = 11.08 Acres
 Clearing permitted w/o restoration = 88.84 Acres

Woodland Conservation Calculations

Existing Woodland	Net Tract (acres)	Floodplain (acres)	Off-site impacts (acres)
Woodland Conservation Threshold (NTA) = 15.00%	a. 49.86	b. 1.50	
Smaller of a or b	c. 1.50	d. 42.16	
Woodland above PCT	e. 58.48	f. 36.48	0.00
Smaller of d or e	g. 4.75	h. 0.00	
Clearing above PCT (0.25 x 1) replacement requirement	i. 0.00	j. 0.00	
Clearing below PCT (2.1 replacement requirement)	k. 0.00	l. 0.00	
Offset Mitigation Threshold (AFT) = 15.00%	m. 0.00	n. 0.00	
Off-site Mitigation being provided on this property	o. 0.00	p. 0.00	
Woodland Conservation Required	q. 11.25	r. 0.00	

Woodland Conservation Provided

Woodland Preservation	Area (acres)
Woodland Preservation	10.25
Afforestation / Reforestation	0.04
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Woodland Conservation Provided	11.25

Area of woodland not cleared: 10.68 acres
 Woodland retained but not part of requirements: 0.33 acres

Plan Certified by: Mike Patricola
 Address: 1771 Landon Road, Suite 200
 Lanham, MD 20706
 License: Qualified Professional

CLEARING AREAS (CA)

No.	AREA (AC)
1	30.45
TOTAL	30.45

PRESERVATION AREAS (PA)

No.	AREA (AC)
1	5.33
2	1.46
3	3.02
TOTAL	10.31

NATURAL REGENERATION AREA (NRA)

No.	AREA (AC)
1	0.04
TOTAL	0.04

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN
 TOP 2 - 013 - 11

Approved by: [Signature] DATE: 8/16/16

- NOTE:
- THE FEDERAL PROJECT REVIEW AREA LIMITS ARE IN ACCORDANCE WITH THE MDE STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL APPROVAL (10-5F-0421) AND FOREST CONSERVATION PLAN #511-03 APPROVED BY MD-DNR ON 3-10-11.
 - THIS PLAN SHOWS CONCEPTUAL BUILDING LOCATIONS PURSUANT TO SECTION 25-122(b)(1)(B) OF THE PRINCE GEORGES COUNTY CODE. CONCEPTUAL BUILDING FOOTPRINTS THAT REFLECT THE MAXIMUM LIMIT OF DISTURBANCE FOR THE CONSTRUCTION OF BUILDINGS SHALL BE SHOWN AND SHALL INCLUDE ADD-ON BUILDING FEATURES SUCH AS SUN ROOMS AND DECKS* AND POTENTIAL FUTURE LOT LINES AS REFLECTED ON PRELIMINARY PLAN 4-10012.

TREE CONSERVATION PLAN - TYPE 2
ANDREWS FEDERAL CAMPUS
 PARCEL "C"
 CLARK MORNINGSIDE,
 LOT 1, CHARLES W. ROBINSON SUBDIVISION
 AND THE LANDS OF
 JACKSON-SHAWAFC, LLC
 SPALDING DISTRICT NO. 6
 PRINCE GEORGE'S COUNTY, MARYLAND

TCF2 SPECIMEN TREE (ST) TABLE

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition	Preservation Comments
1	N. Red Oak	Quercus rubra	35"	Fair		Save	
2	White Oak	Quercus alba	31"	Fair		Save	
3	White Oak	Quercus alba	31"	Fair		Save	
4	Yellow Poplar	Liriodendron tulipifera	32"	Fair		Save	
5	Yellow Poplar	Liriodendron tulipifera	34"	Fair		Remove*	
6	Yellow Poplar	Liriodendron tulipifera	34"	Good		Remove*	
7	Yellow Poplar	Liriodendron tulipifera	30"	Fair		Remove*	
8	S. Red Oak	Quercus falcata	36"	Good		Save	
9	Yellow Poplar	Liriodendron tulipifera	38"	Good		Remove*	
10	White Oak	Quercus alba	31"	Fair		Save	
11	S. Red Oak	Quercus falcata	32"	Fair		Remove*	
12	White Oak	Quercus alba	31"	Fair		Save	
13	Yellow Poplar	Liriodendron tulipifera	34"	Fair		Remove*	
14	White Oak	Quercus alba	30"	Fair		Remove*	
15	White Oak	Quercus alba	30"	Fair		Remove*	
16	White Oak	Quercus alba	30"	Fair		Remove*	
17	Yellow Poplar	Liriodendron tulipifera	34"	Fair		Remove*	
18	White Oak	Quercus alba	30"	Fair		Remove*	
19	White Oak	Quercus alba	30"	Fair		Remove*	
20	Yellow Poplar	Liriodendron tulipifera	30"	Good		Remove*	

* Variance approved per Preliminary Plan Resolution 4-10012.

APPLICANT
 JACKSON-SHAWAFC, LLC
 4640 FORBES BOULEVARD, SUITE 150-B
 LANHAM, MARYLAND 20706
 ATTN: THOMAS ATYLAND III
 PHONE: 301-424-1011

SHEET 1 of 2
 MDC 2022 SHEET SERIES 2085006 ADC MAP BK LOCATION 550 J-6

8-9-11

DATE: 8/16/16

Mike Patricola
 Qualified Professional
 COMAR 08.18.06.01

DESCRIPTION: TREE CONSERVATION PLAN

REVISIONS:

DATE: FEBRUARY 2011 REVISION: 54.004-Z

BEN DYER ASSOCIATES, INC.
 ENGINEERS / SURVEYORS / PLANNERS
 1771 Landon Road, Suite 200
 Lanham, MD 20706
 Telephone: (301) 430-2000

COPYRIGHT © 2011 BEN DYER ASSOCIATES, INC.
 1771 Landon Road, Suite 200
 Lanham, MD 20706

TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this 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 designer shall be subject to a \$4,000 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 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 time of contract signing. Future property owners are also subject to the requirements.
- 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-4, (Limited Intensity Industrial).
- The site is adjacent to Sultland Parkway (76A-022) listed on the National Register of Historic Places (NR-175).
- The property is adjacent to Sultland Parkway which is classified as a freeway.
- This plan is not grandfathered under CB-21-2010, Section 25-171(g).

TREE PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and underlying vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- 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 (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location 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 TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs

- 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 parts 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 a 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 requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 of 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 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 done 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 35 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 disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The subject property contains Virginia pines (Pinus virginiana), as indicated on Sheet 1 of this plan, that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP shall submit an evaluation of the stocking levels for the residual stand management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

AFFORESTATION AND REFORESTATION NOTES

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- 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 fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, 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 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 \$4,000 per square foot penalty unless the county inspector approves a written extension.

NATURAL REGENERATION NOTES

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast 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.
- Stake-tiling 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 areas.
- 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.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

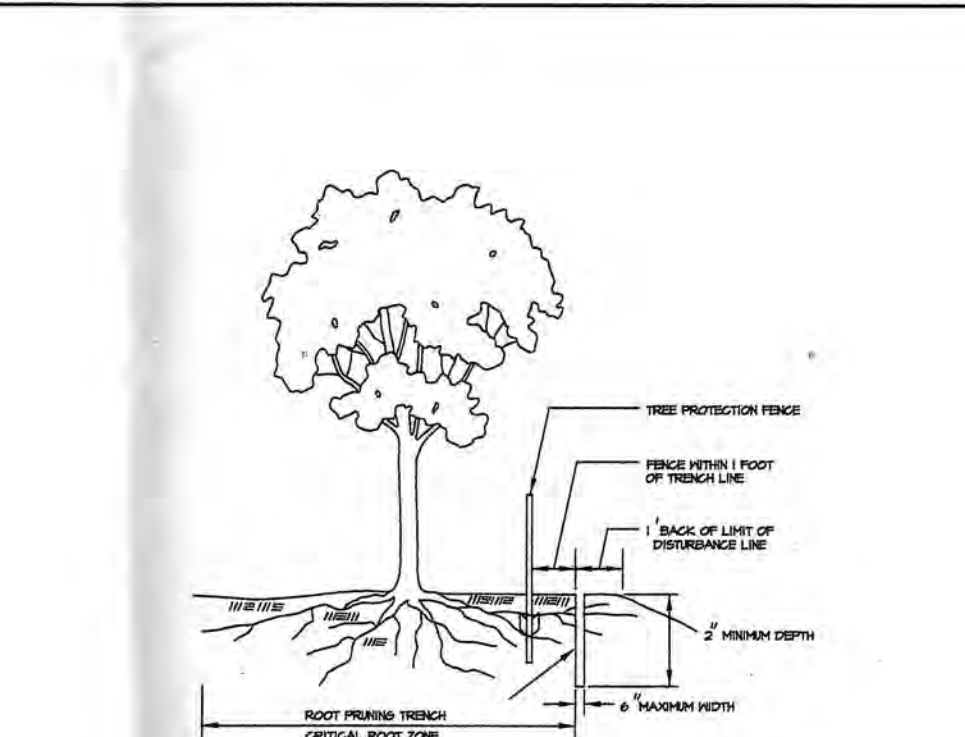
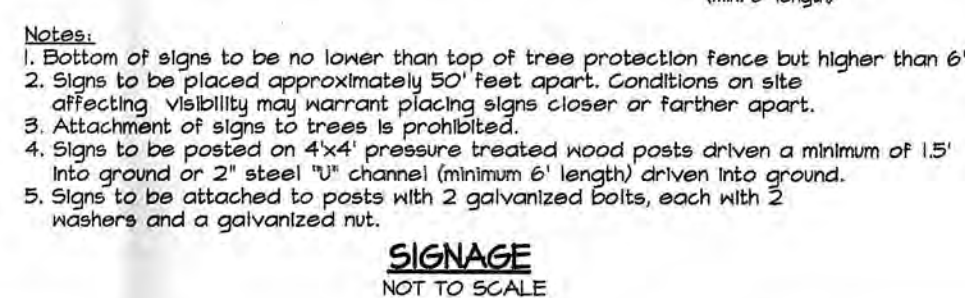
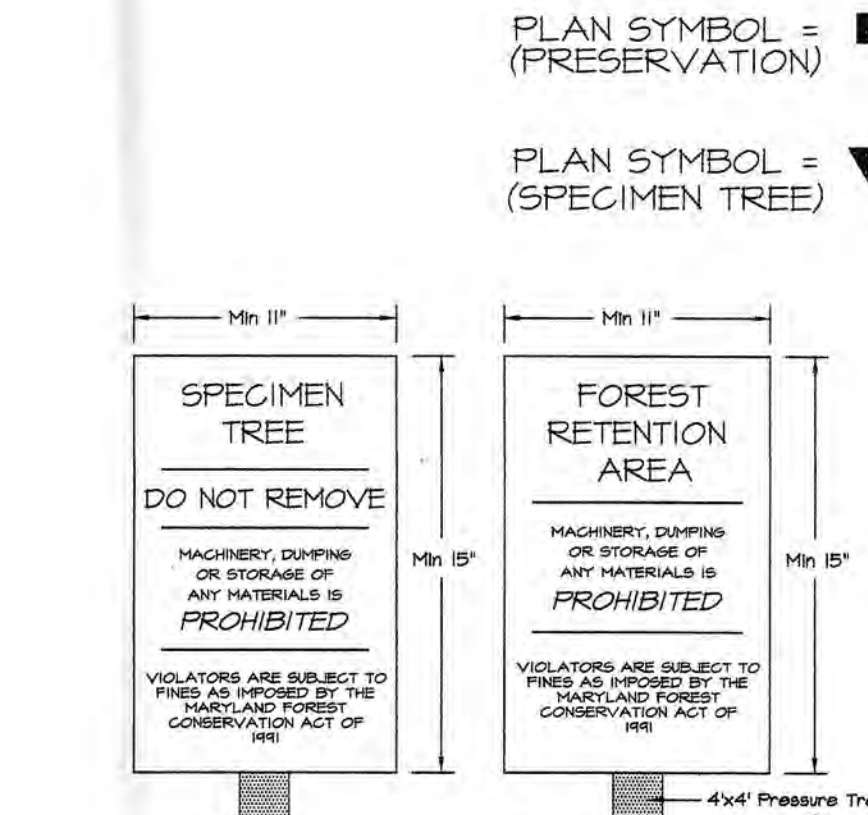
Field check the re-afforestation area according to the following schedule:

- 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 Checks (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 forms (Condition Check Sheets) to owner after each inspection. 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 return 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.
- 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 (chainsaw 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.

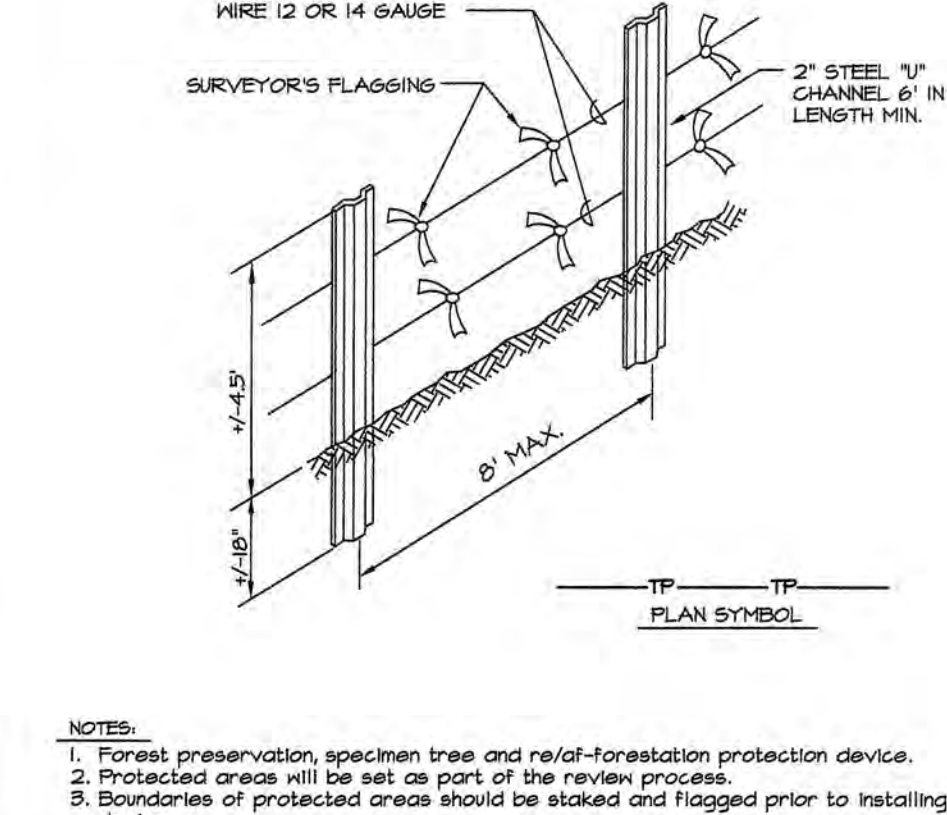


- Retention Areas to be established as part of the forest conservation plan review process.
- Boundaries of Retention Areas should be staked, flagged and/or fenced prior to beginning construction.
- Exact location of trench should be identified.
- Trench should be immediately backfilled with soil removed or other high organic soil.
- Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING

NOT TO SCALE

Source: Maryland State Forest Conservation Technical Manual, 6th Edition - 1997

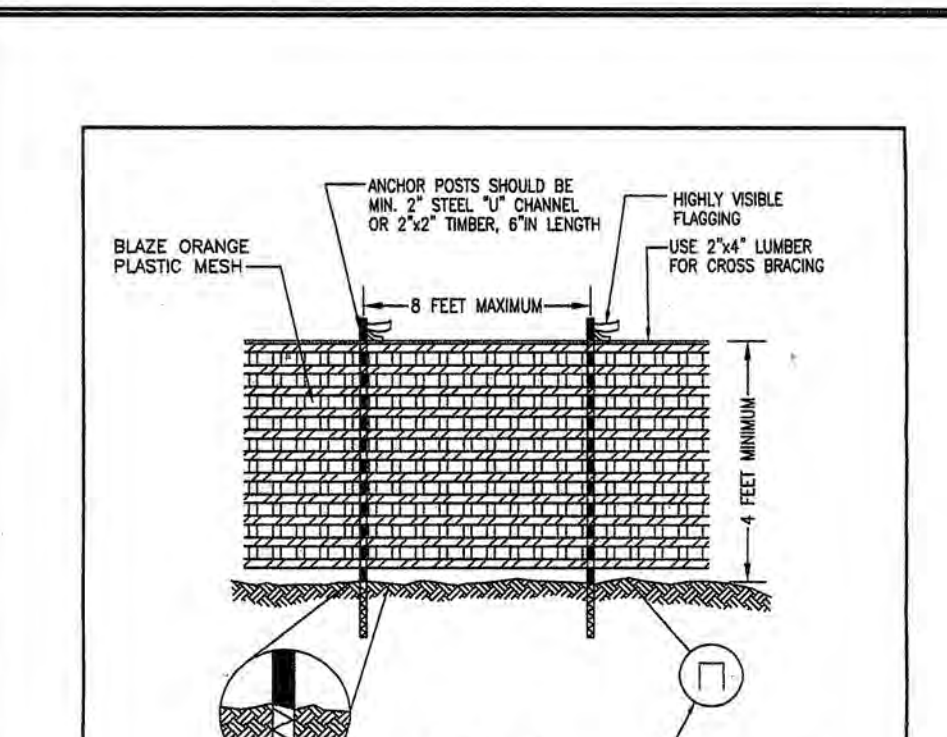


- Forest preservation specimen tree and re-forest conservation protection device.
- Protected areas will be set as part of the review process.
- Boundaries of protected areas should be staked and flagged prior to installing device.
- Avoid root damage when placing anchor posts.
- One should be securely attached to posts.
- Device should be properly maintained during construction.
- Use brightly colored surveyor's flagging every 4\"/>

- Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure 2-5.

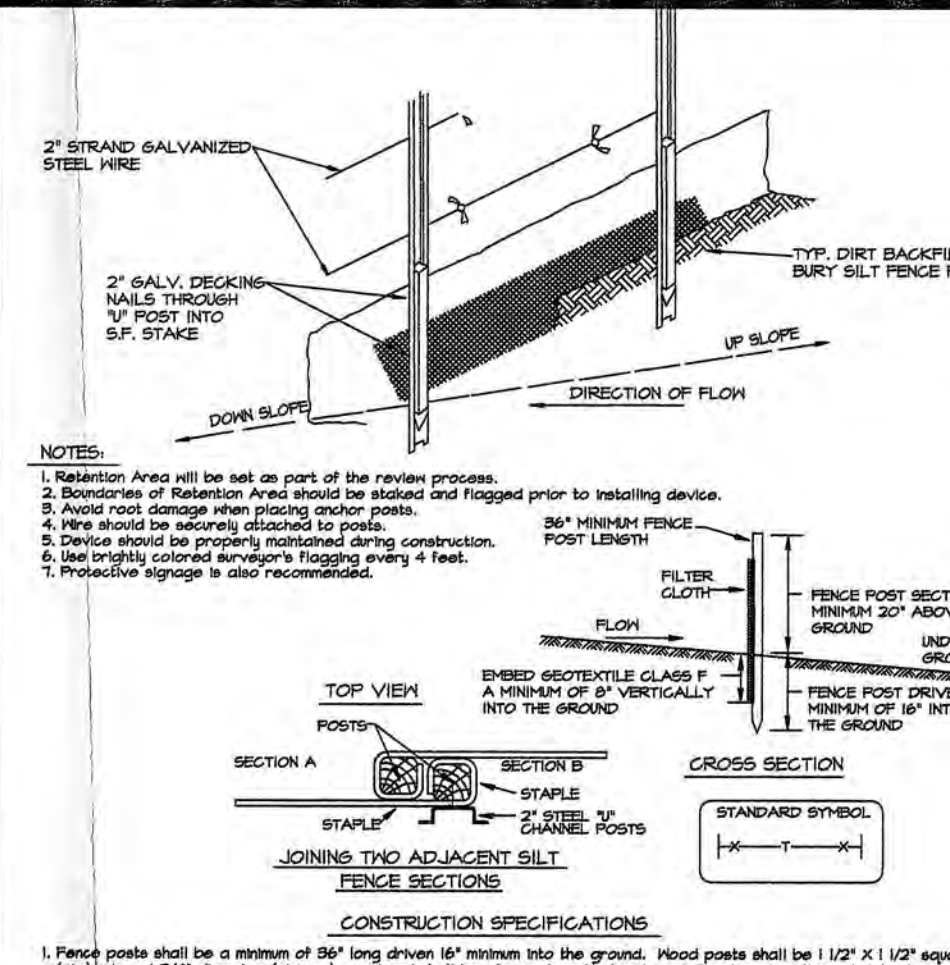
TREE PROTECTION FENCING - TYPE I

NOT TO SCALE



- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA TO BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- ANCHOR POSTS SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE DEVICES TO BE REMOVED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

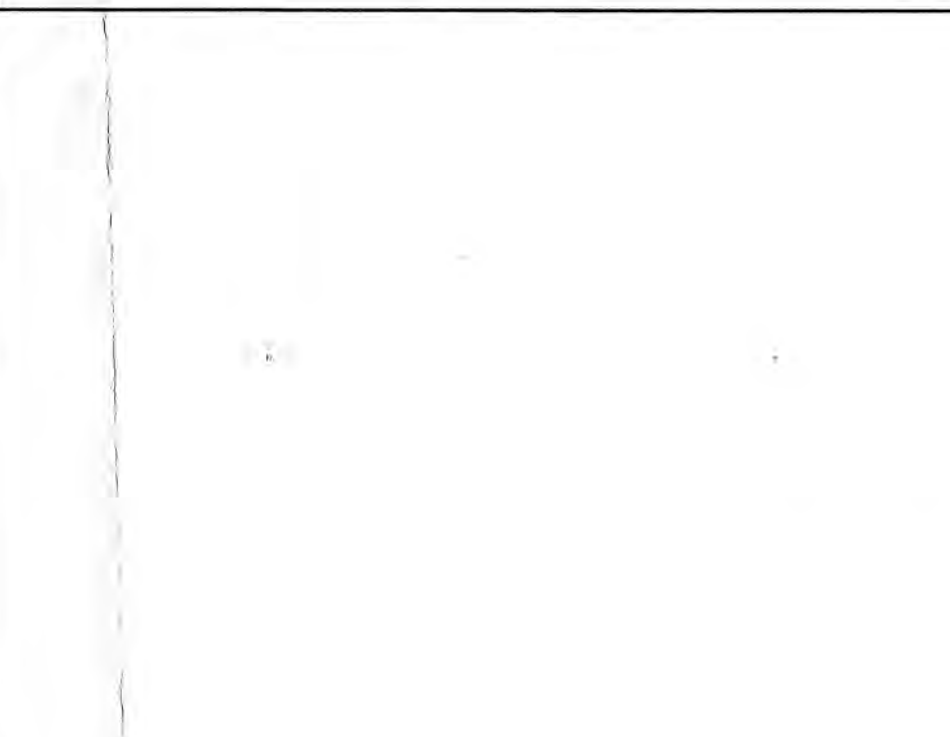


- Retention Area will be set as part of the review process.
- Boundaries of Retention Area should be staked and flagged prior to installing device.
- One should be securely attached to posts.
- Device should be properly maintained during construction.
- Use brightly colored surveyor's flagging every 4\"/>

- Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure 2-5.

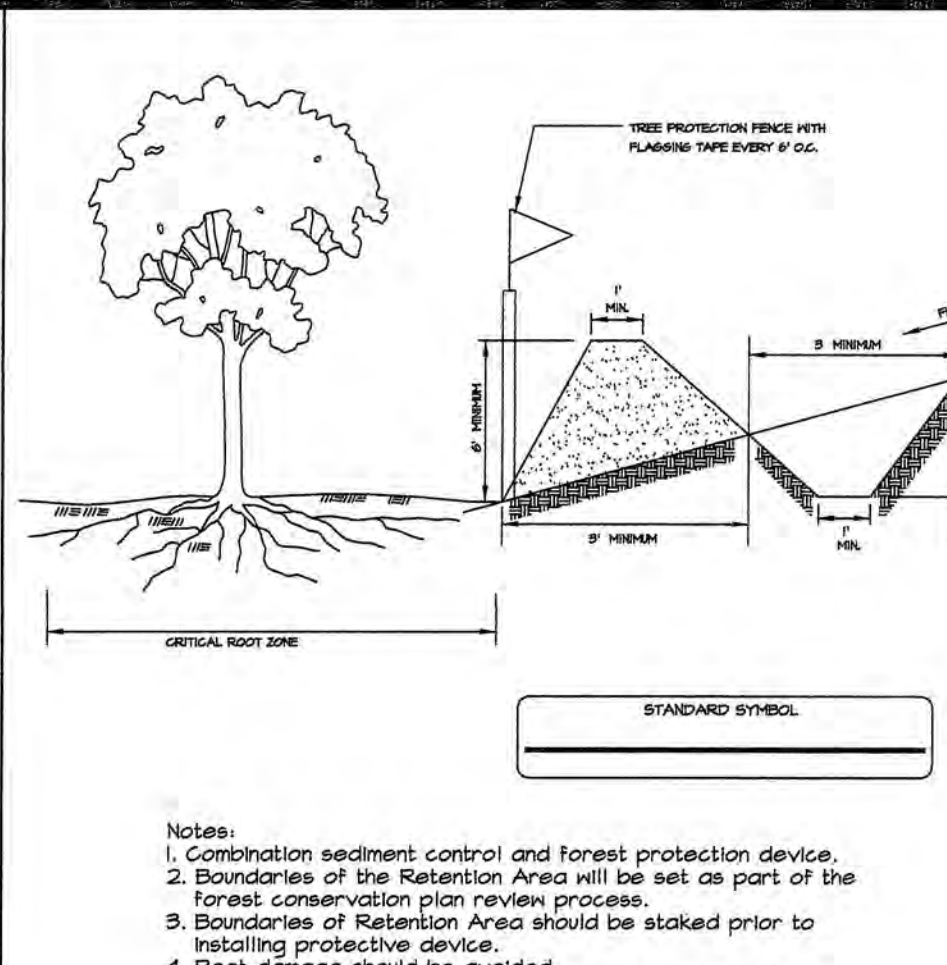
COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE



- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA TO BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
- ANCHOR POSTS SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- PROTECTIVE DEVICES TO BE REMOVED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



- Combination sediment control and forest protection device.
- Boundaries of the Retention Area will be set as part of the forest conservation plan review process.
- Boundaries of Retention Area should be staked prior to installing protective device.
- Root damage should be avoided.
- The use of slope should be outside the critical root zone.
- Equipment is prohibited within critical root zone of retention areas unless otherwise approved.
- All standard maintenance for earthen dikes and slopes apply to this device.
- All standard reclamation practices for earthen dikes and slopes shall apply to these details.

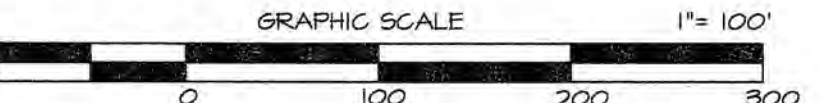
COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III

NOT TO SCALE

Source: Prince George's County Forest Conservation Technical Manual

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP 2 - 013 - 11	
Approved by: <i>[Signature]</i>	DATE: <i>8/16/11</i>
01	
02	
03	
04	
05	
06	

TREE CONSERVATION PLAN - TYPE II
ANDREWS FEDERAL CAMPUS
PARCEL "C"
CLARK MORNINGSIDE,
LOT I, CHARLES W. ROBINSON SUBDIVISION
AND THE LANDS OF
JACKSON-SHAW/AFC, LLC
SPAULDING DISTRICT NO. 6
PRINCE GEORGE'S COUNTY, MARYLAND



APPLICANT:
JACKSON-SHAW AFC, LLC
4640 FORBES BOULEVARD, SUITE 150-B
LAHANNA, MARYLAND 20706
ATTN: THOMAS AYLWARD III
PHONE: 301-424-1011

SHEET 2 OF 2 MS&G 2001 SHEET SERIES 20080606 ADG MAP BK LOCATION 5680 J-8		10721 WOODMONT ROAD, SUITE 200 METTSVILLE, MARYLAND 20779	
8-9-11 DATE: <i>8/9/11</i>		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners 10000 WOODMONT ROAD, SUITE 200 METTSVILLE, MARYLAND 20779 TELEPHONE: (301) 430-9000	
DATE: <i>8/9/11</i>		BY: <i>[Signature]</i>	
DESCRIPTION: <i>Tree Conservation Plan</i>		J-TB112	
REVISIONS:		DATE: JANUARY 2011	
J:\10721-PROJ\10721-10721-Sheets\TCP-2.dwg, 8/9/2011 4:05:35 PM, pmk		DWG. NO.: 54.005-2	