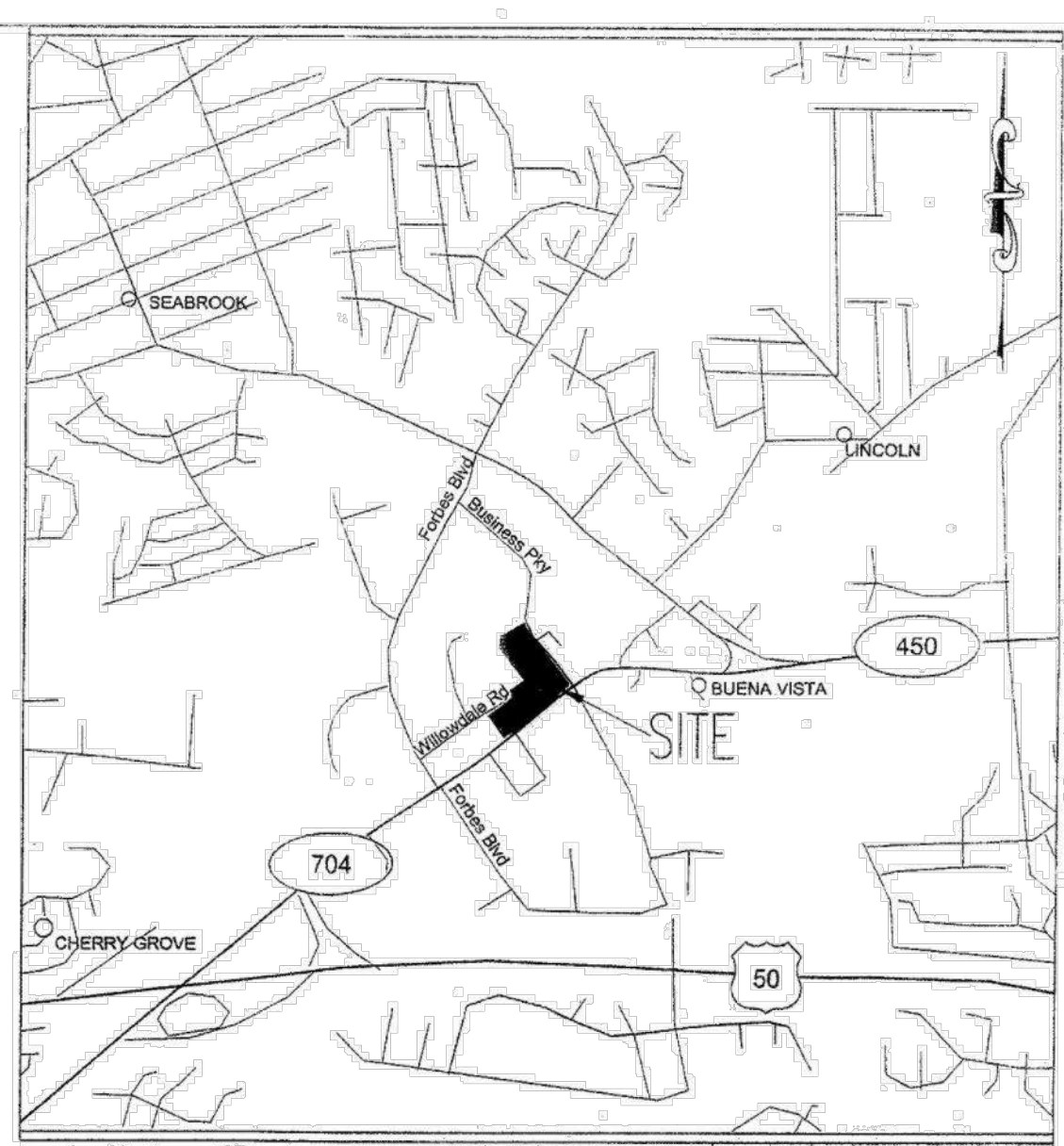
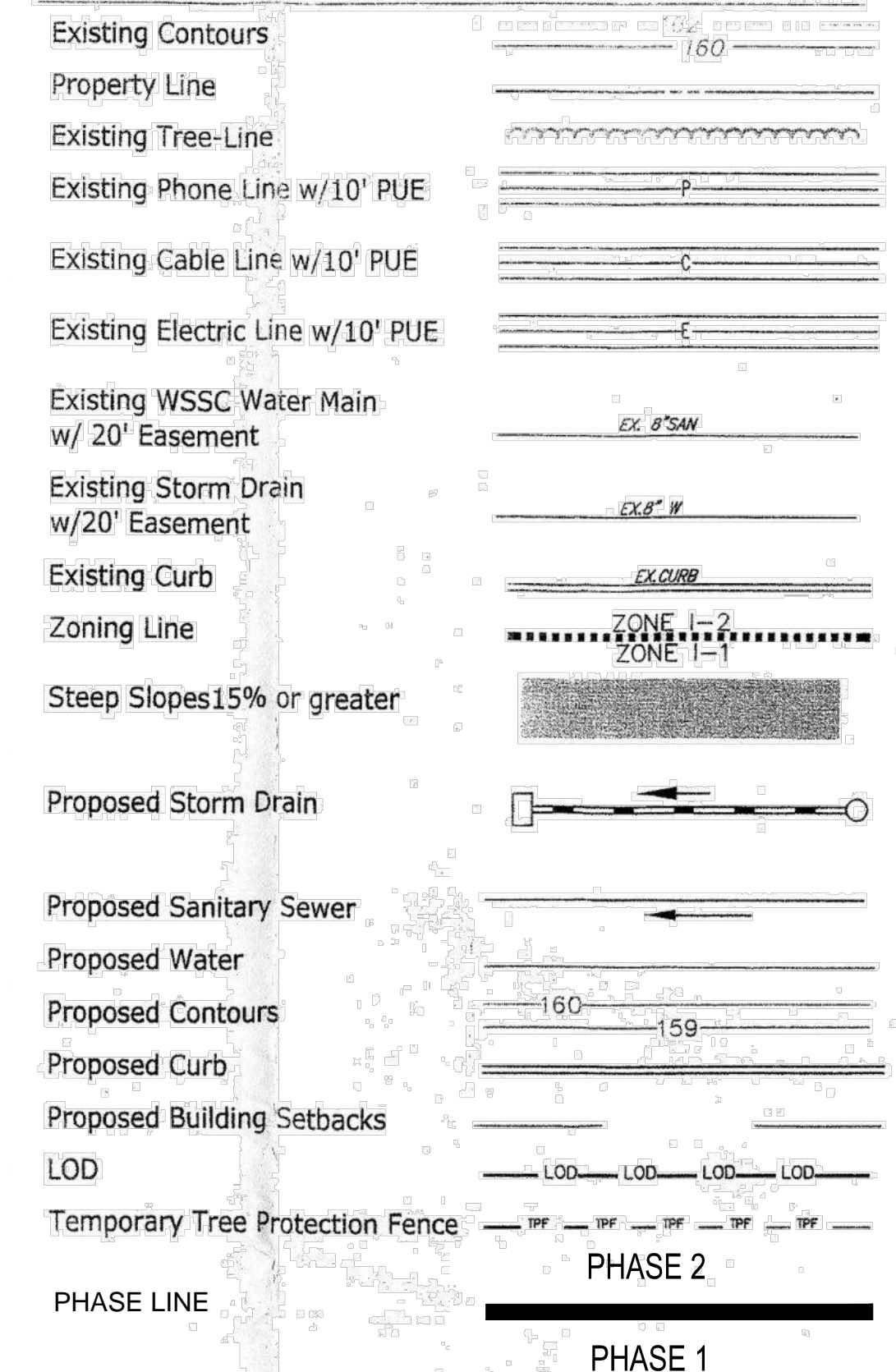


LEGEND:



Site Statistics	Total
Gross tract area	12.11
Existing 100-year floodplain	0.00
Net tract area	12.11
Existing woodland in the floodplain	0.00
Existing woodland net tract	7.54
Existing woodland total	7.54
Existing PMA	0.00

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading plan expires, then this TCP2 also expires and is no longer valid.
2. 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.
3. 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.
4. 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.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within Environmental Strategy Area 2 (ESA 2) and is zoned I-1 and I-2.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
8. The property is adjacent to Martin Luther King Jr. Highway (MD RT 704) which is classified as an arterial roadway.
9. This plan is not grandfathered by CB-27-2010, Section 25-117 (g).

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Approved by	Date	DRD #	Reason for Revision
MARC JUBA	8/8/2014		
	8/10/2018	SE-4794	DEVELOPMENT OF LOT 31

TYPE 2 TREE CONSERVATION PLAN
Washington Business Park
LOTS 31 & 32
10007 & 10100 Willowdale Road
Lanham, MD 20706
Assessment District: 20
Tax Map Grid: 044F4
WSSC Grid: 208NE09

Developer:
Perseus Realty, LLC
1850 M Street, NW
Suite 620
Washington, D.C. 20036

Owner:
Circle K1 Realty Inc.
6500 Kane Way
Elkridge, Maryland 21075

By
EFH
APL

Date
08/07/2014
05/02/17

Description
Address August 7, 2014 comments
REVISED TO INCLUDE DEVELOPMENT OF LOT 31 (BOHLER)

No.
1
2

Scale: 1" = 40'
August 7, 2014

SHEET NO.
1 OF 2

August 7, 2014