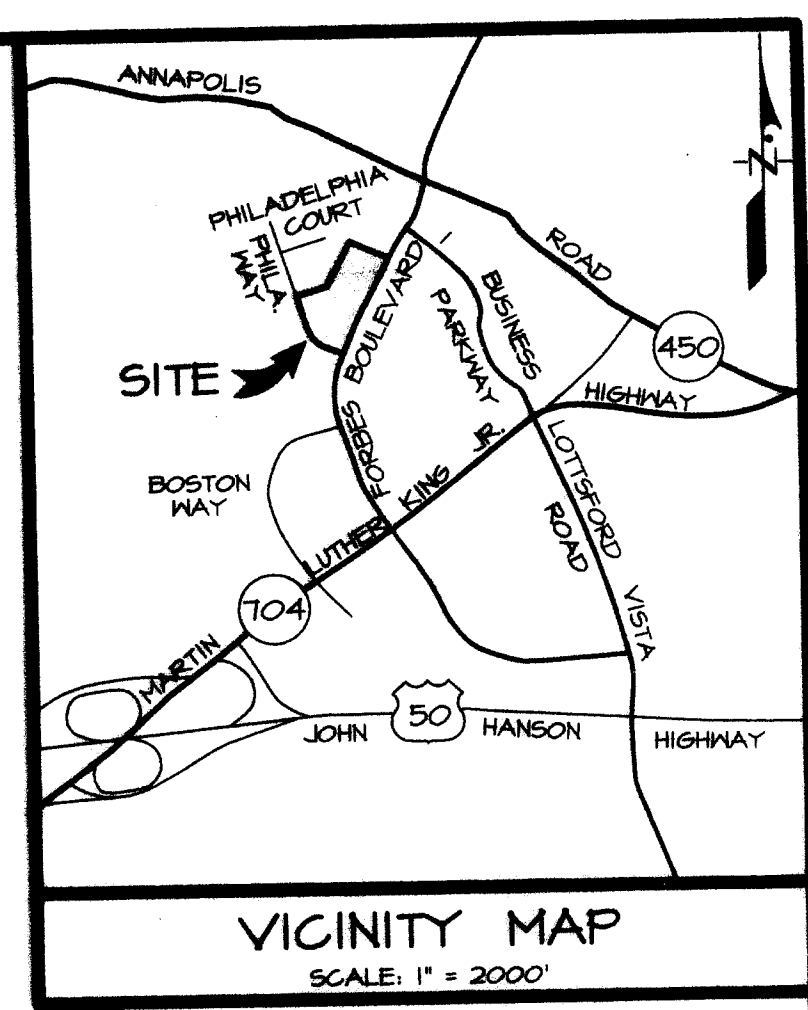


- LEGEND**
- PROPERTY BOUNDARY
  - EX. CONTOUR (2')
  - EX. CONTOUR (10')
  - PROP. CONTOUR (2')
  - PROP. CONTOUR (10')
  - LIMIT OF DISTURBANCE
  - EX. TREELINE
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT SPLIT RAIL)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
  - WOODLAND PRESERVATION AREA - NOT CREDITED (WPA-NC)
  - WOODLAND RETAINED - ASSUMED CLEARED (WPA-AC)
  - WOODLAND PRESERVATION SIGN
  - REFORESTATION/AFFORESTATION SIGN



**Standard Woodland Conservation Worksheet**

Prince George's County

Section I - Establishing Site Information

Zone: L-2      Owner: WBP Ventures LLC

Gross Tract: 5.55 Acres      Address: 4640 Forbes Blvd.

Floodplain: 0.00 Acres      Landmark: 20106

Prev. Dedicated Land: 0.00 Acres      Phone: (301) 454-4400

Net Tract (NTA): 5.55 Acres      Tax Map: 44-45

TCP No. 2-025-13      Revision #0

Subdivision/Block/Lot: Washington Business Park - Lot 31

Is this site subject to the 1984 Ordinance? N

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 Point (preservation) = 1.45 Acres

Clearing permitted w/o reforestation = 2.45 Acres

Section II - Determining Requirements

	Column A HCT/AFT % Net Tract	Column B % Net Tract	Column C Floodplain Off-site (1/1)	Column D Impacts (1/1)
Existing Woodland		a. 3.40	k. 0.00	
Woodland Conservation Threshold (NTA)¹	15.00%	b. 0.83		
Smaller of a or b		c. 0.83		
Woodland above HCT		d. 3.07		
Woodland cleared		e. 3.15	l. 0.00	0.00
Smaller of d or e		f. 3.07		
Clearing above HCT (0.25 x 1) replacement requirement		g. 0.77		
Clearing below HCT (2.1) replacement requirement		h. 0.17		
Afforestation Threshold (AFT)¹	15.00%	i. 0.00		
Off-site Mitigation being provided on this property		j. 0.00		
Woodland Conservation Required				1.76 acres

Section III - Meeting the Requirements

	Column A HCT/AFT % Net Tract	Column B % Net Tract	Column C Floodplain Off-site (1/1)	Column D Impacts (1/1)
Woodland Preservation		0.67		
Afforestation / Reforestation		0.19		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (0.82 area x 2.0)	0.00	0.00		
Forest Enhancement Credit (Area x .25)	0.00	0.00		
Area approved for fee-in-lieu/PPA		0.00		\$95,289.60
Area approved for fee-in-lieu/PPA		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				1.76 Acres
Area of woodland not cleared		0.75 acres		
Woodland retained but not part of requirements		0.00 acres		
100% floodplain woodland retained		0.00 acres		
On-site woodland conservation provided		0.86 acres		
On-site woodland retained not credited		0.00 acres		

Plan Certified by: Name: Mike Petrakis  
Address: 1711 Washington Blvd, Suite 200  
Baltimore, MD 21201  
License: Qualified Professional

¹HCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

Note: The understory of the 0.08-acre on-site "woodland preserved not credited" shall be cleared by-hand and replaced with native shade tolerant understory and groundcover species as reflected in the planting schedule located on sheet 2 of this plan.

I, **WBP Ventures 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: [Signature] Date: 9/30/13

I, **Plumbers Local 5** 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: [Signature] Date: 9.19.13

**Site Statistics Table**

Site Statistics	Total
Gross tract area	5.55 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	5.55 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	3.90 ac.
Existing woodland total	3.90 ac.
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 lf

OWNER  
WBP VENTURES, LLC  
4640 FORBES BOULEVARD  
LANHAM, MARYLAND 20706  
ATTN: KEN MICHAEL  
PH: 301-454-4400

CONTRACT PURCHASER/APPLICANT  
PLUMBERS LOCAL 5  
APPRENTICESHIP FUND LLC  
5641 ALLENTOWN RD.  
CAMP SPRINGS, MD 20746  
PH: 301-844-1861

**TREE CONSERVATION PLAN - TYPE 2**  
**LOT 31**  
**WASHINGTON BUSINESS PARK**  
**LANHAM DISTRICT No. 20**  
**PRINCE GEORGE'S COUNTY, MARYLAND**

GRAPHIC SCALE 1" = 30'

PLAT REFERENCE: PLAT BOOK REF 145 PLAT No. 44  
REC 200 SHEET SERIES 207 NE1  
ADP MAP BK LOCATION: B 5-13 & 14 A3

DATE: 9-16-2013

DATE: 9/16/2013 7:56:30 AM, ncpag

7071 WOODBINE ROAD, SUITE 800  
MITCHELLVILLE, MARYLAND 20721

BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (800) 480-3000

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DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature]  
DATE: AUGUST 2013 DWG. NO. J-11042  
DATE: JULY 2013

REVISIONS

DATE	DESCRIPTION	BY
8/12/13	REVISED PER COMMENTS DATED 8-27-13	PCN
8/12/13	REVISED PER COMMENTS DATED 8-5-13	PCN



GENERAL NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for 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 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 contracted prior to the start of any work on 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 Developing Tree and is zoned I-2 (Heavy Industrial).
- The site is not adjacent to 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/ is not grandfathered under CB-27-2010, Section 25-171(g).

- 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 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 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 (TPFs) shown on this plan shall be flagged or staked 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 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.
- 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 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, 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 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 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 picked up to 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.

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.
- 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 areas. Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper 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 statement shall be presented to the grading inspector and the county.
- Reforestation areas shall not be moved. 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 \$4.00 per square foot penalty unless the county inspector approves a written extension.

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 3/8". The roots shall be well developed and at least as long as none from ten to fifteen percent (25%) of the root system (both primary and auxiliary/fibrous 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 landscape 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, 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 sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally. They should not be balled up or bent. Loose 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 could allow the roots to dry out. See further details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contracted 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 provides 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. The company of choice shall make 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 Detail(s) 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 seeding 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 seeding planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity 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.

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 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 as needed basis. Special return operations or recommendations will be conducted on as an needed basis.

FEF-IN-LIEU

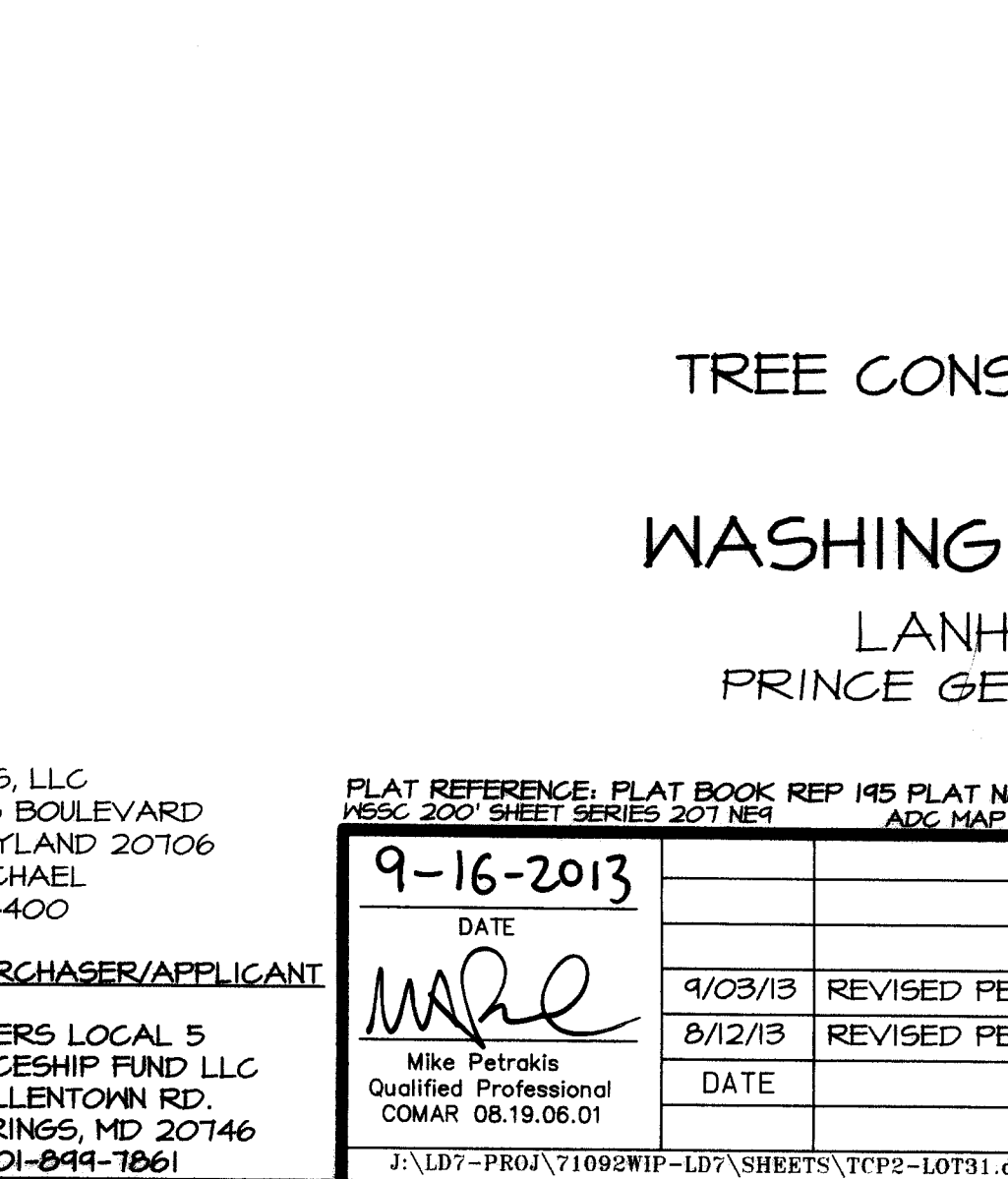
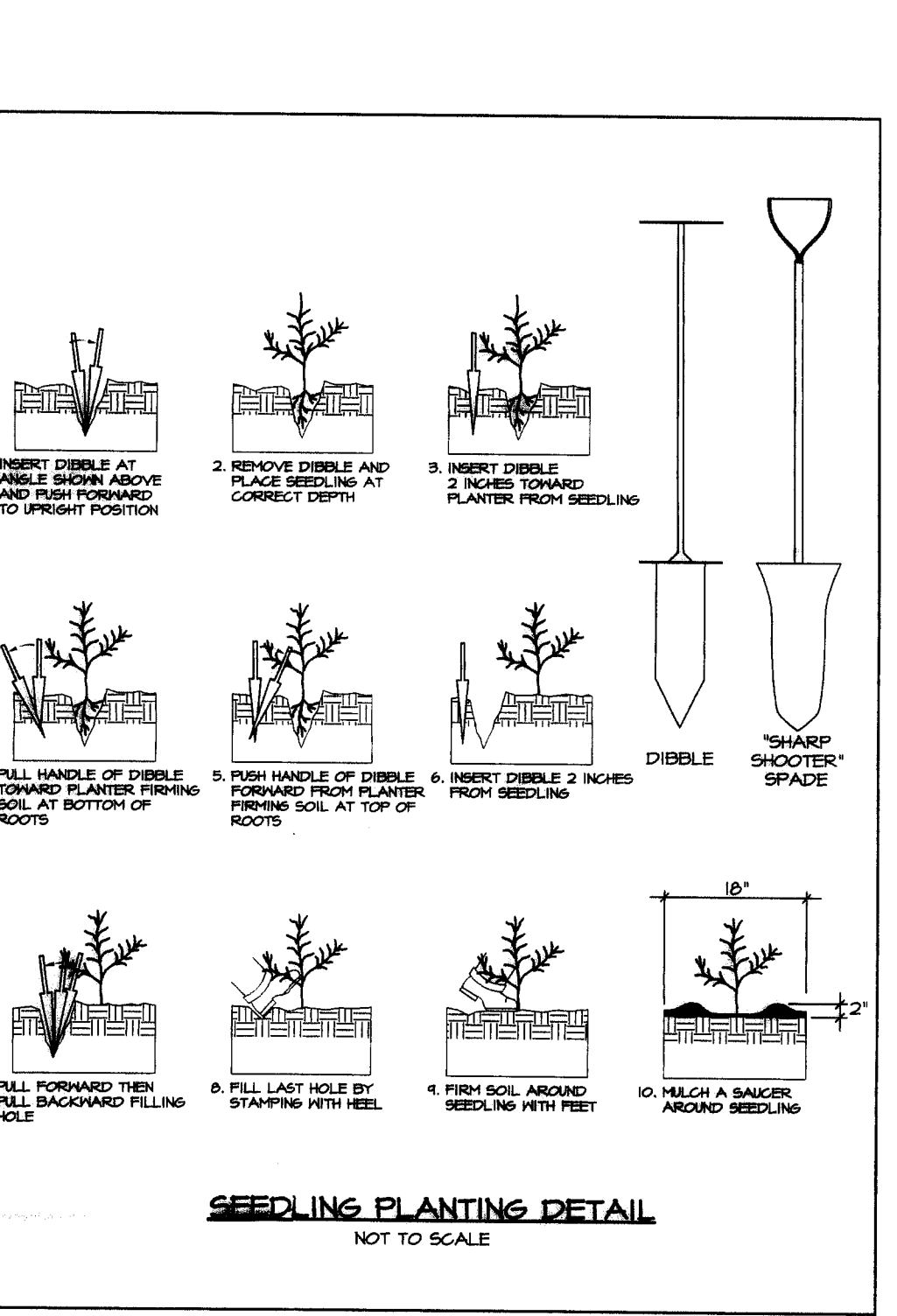
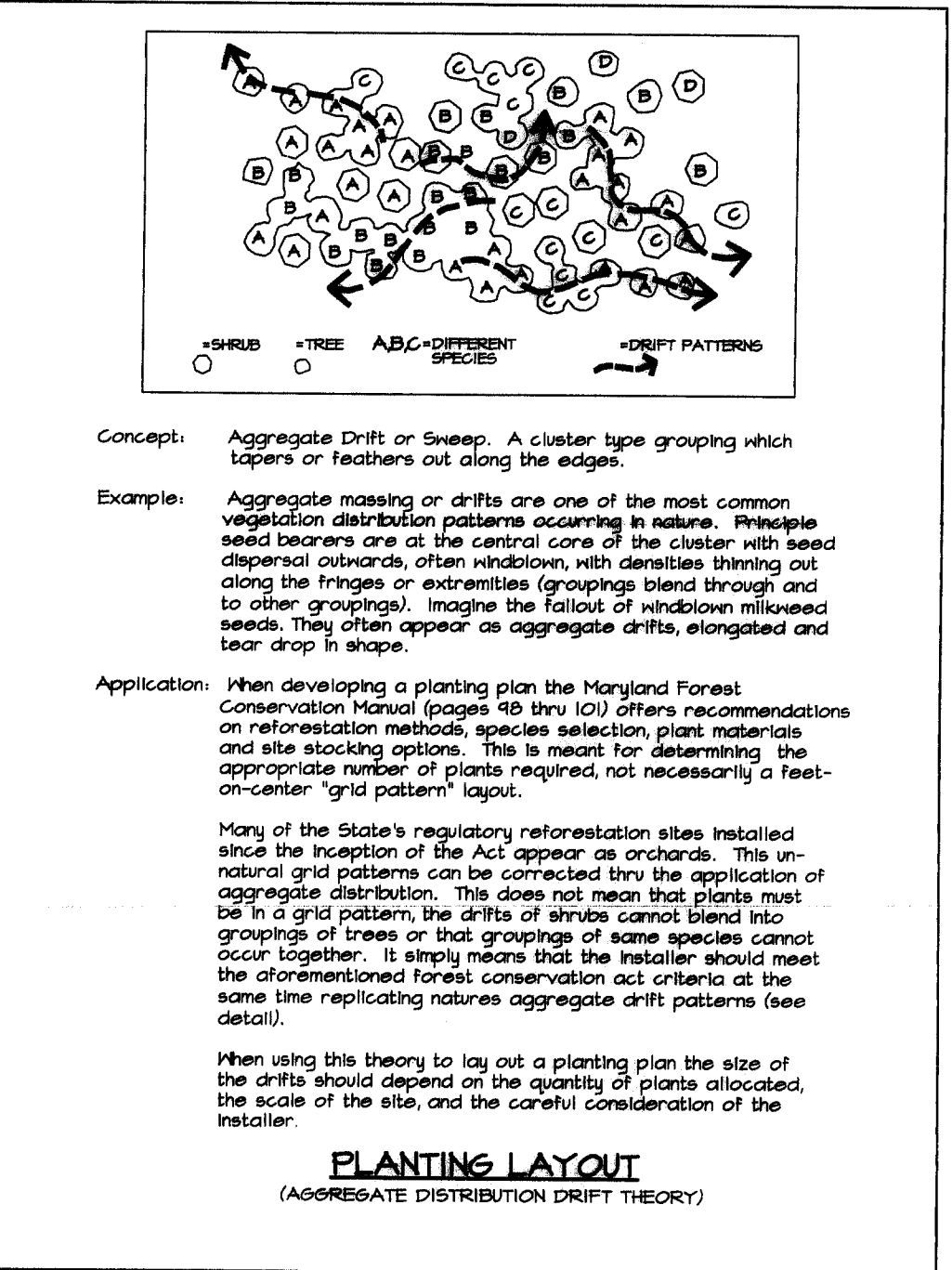
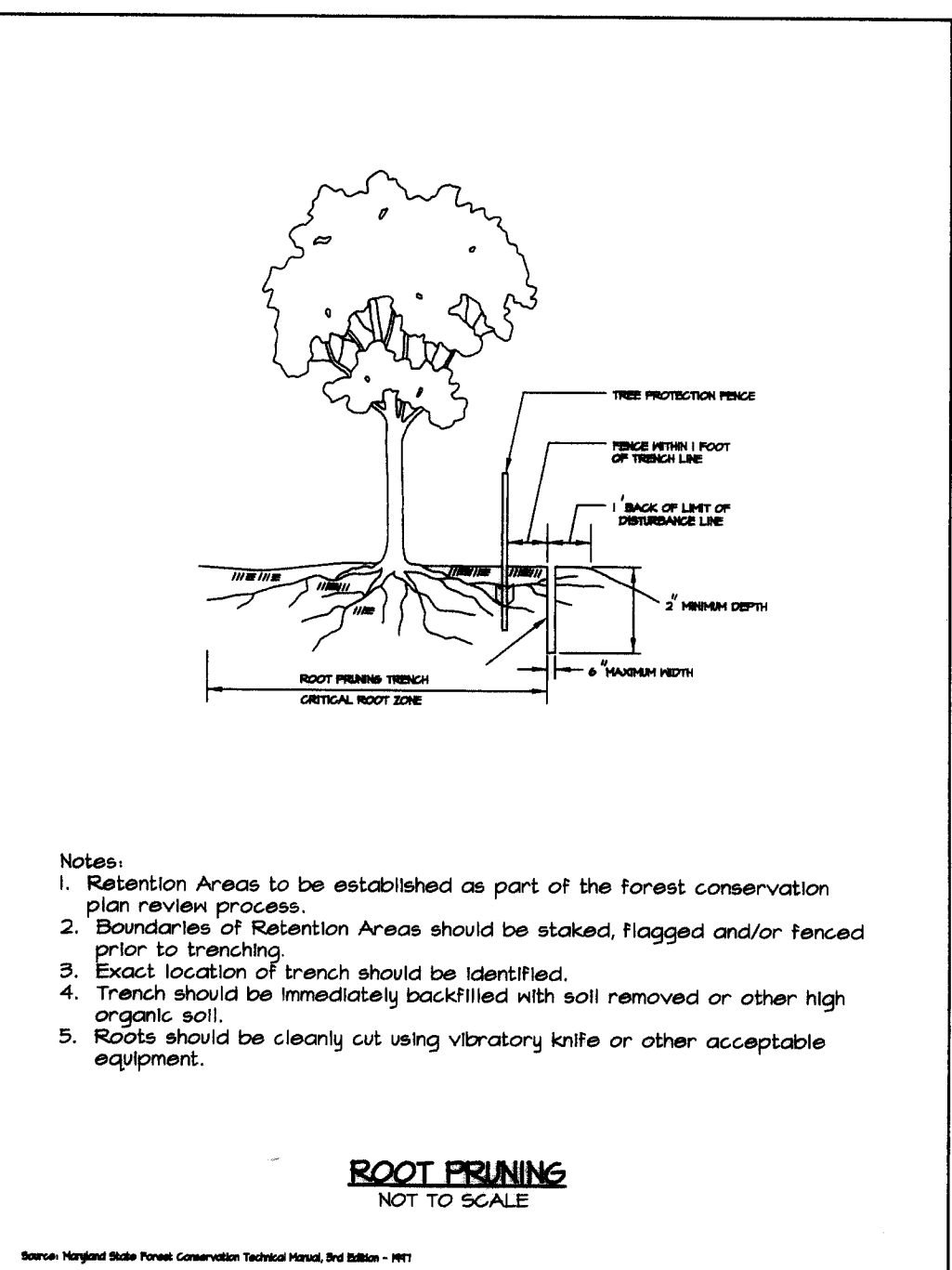
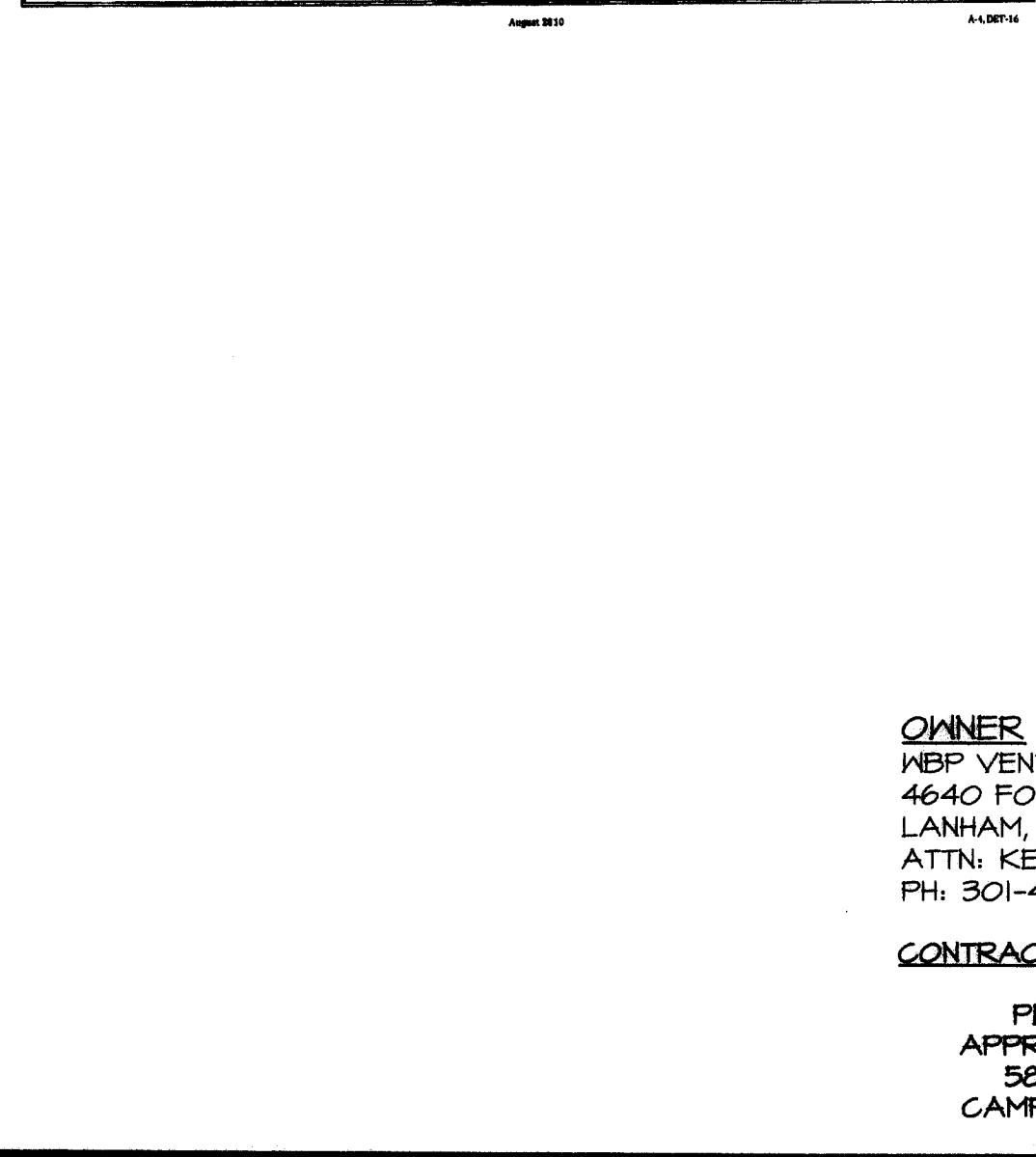
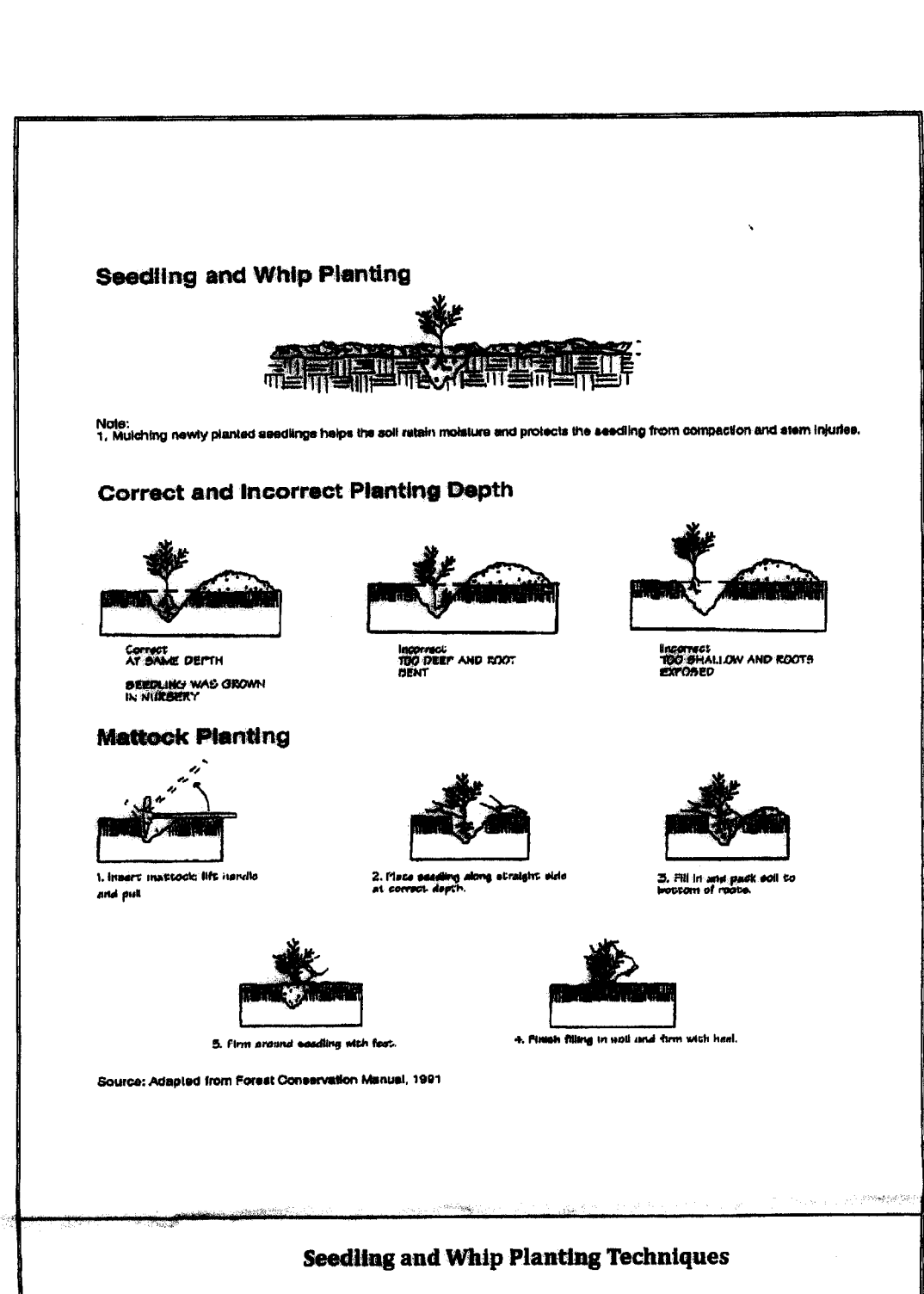
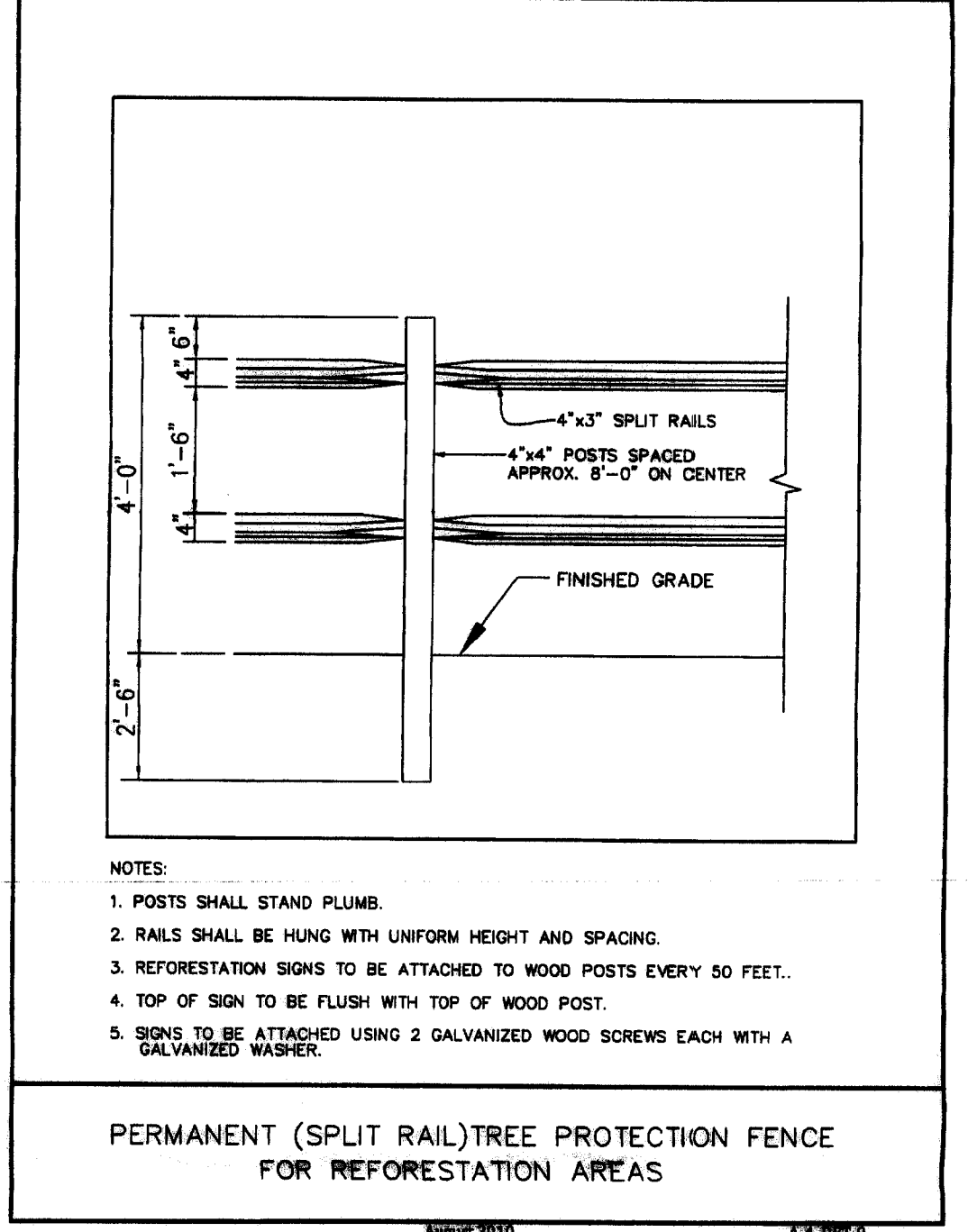
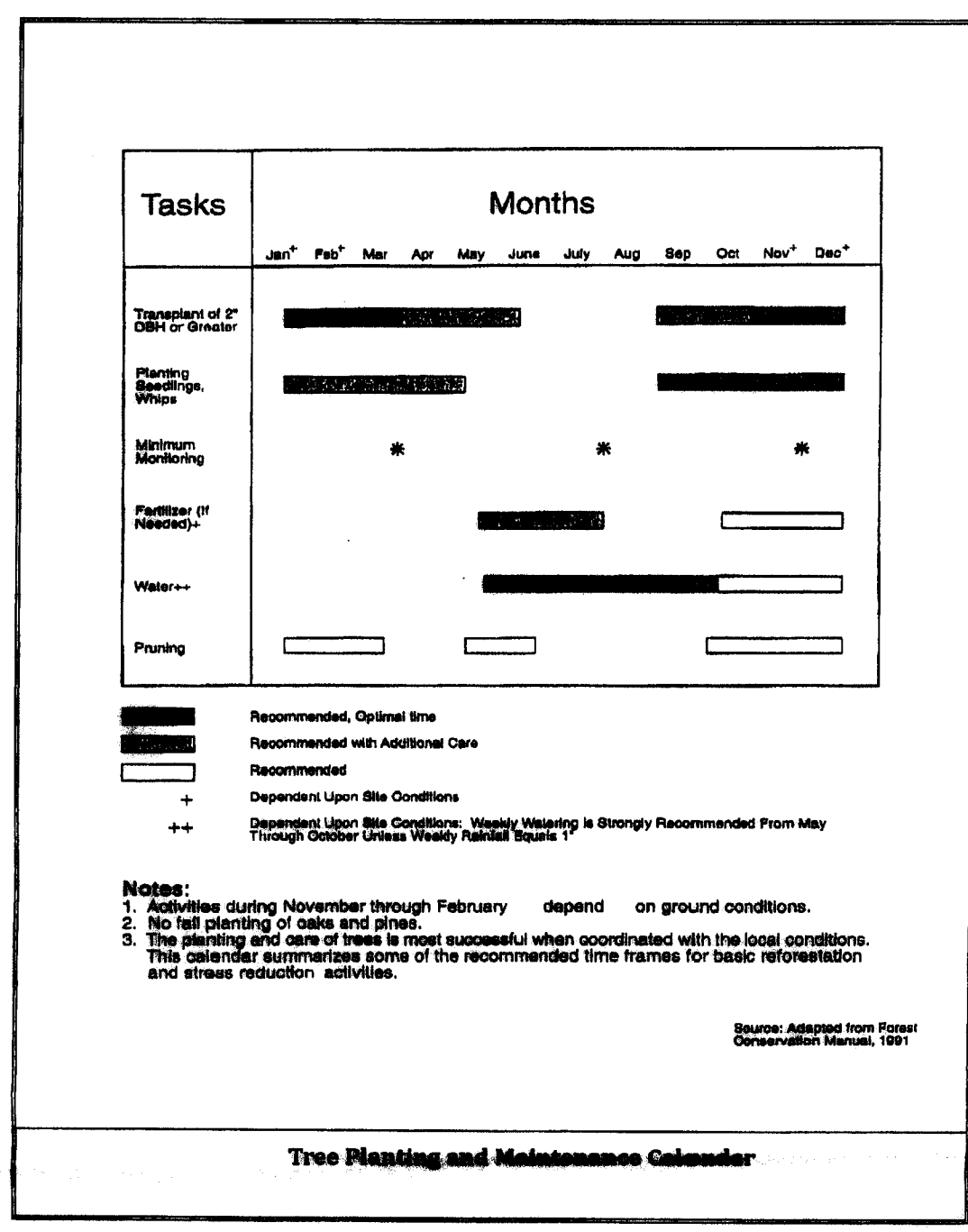
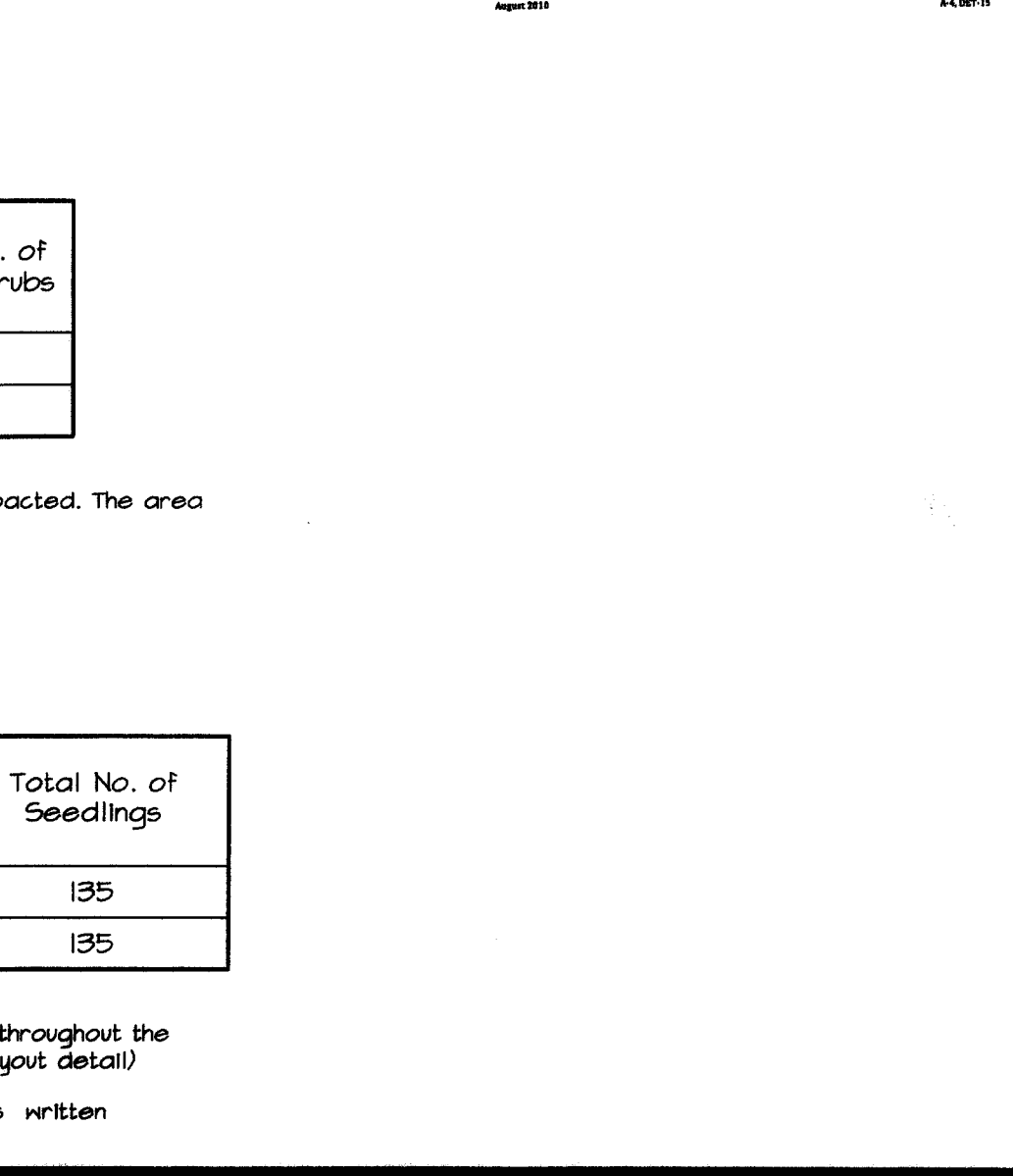
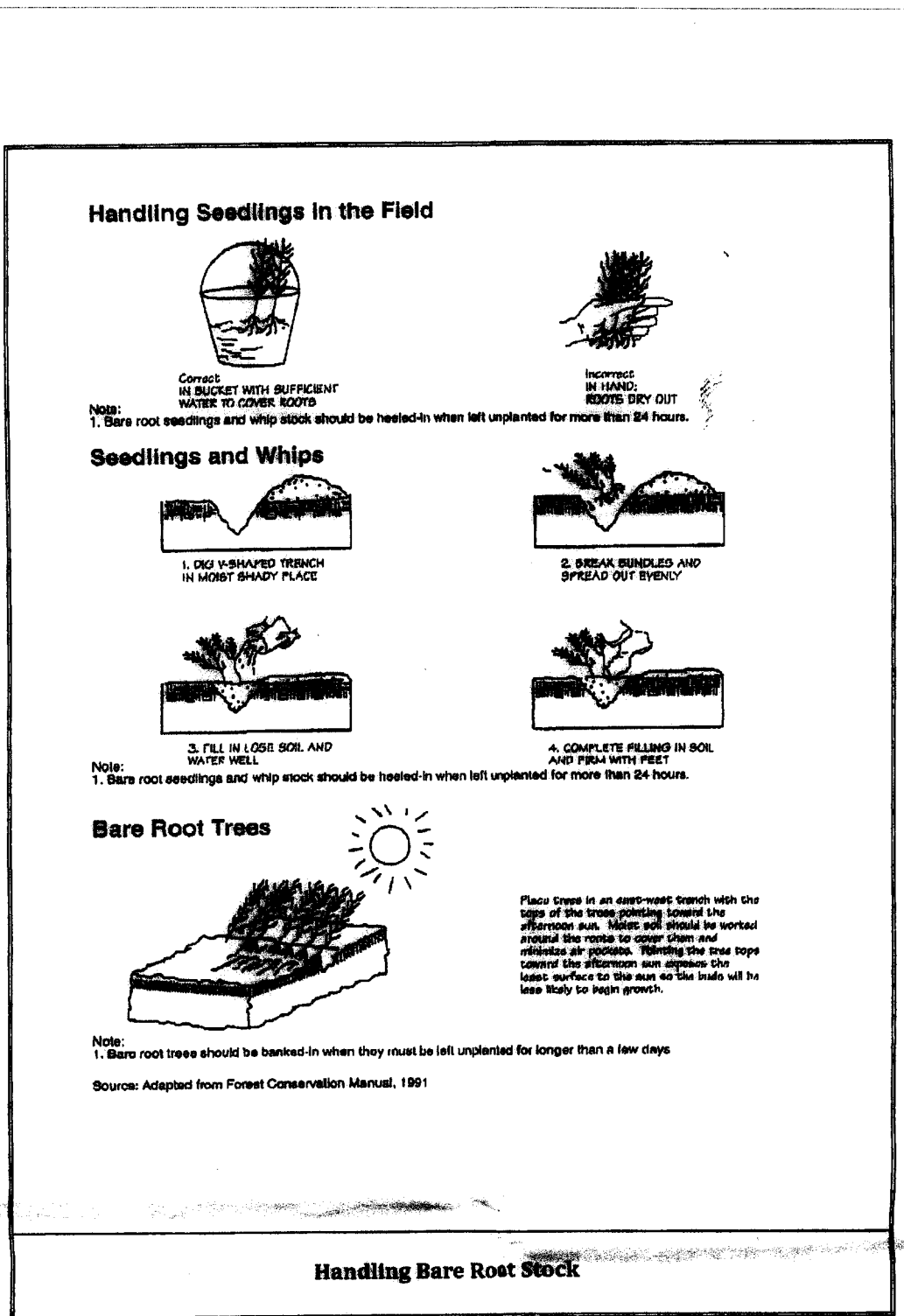
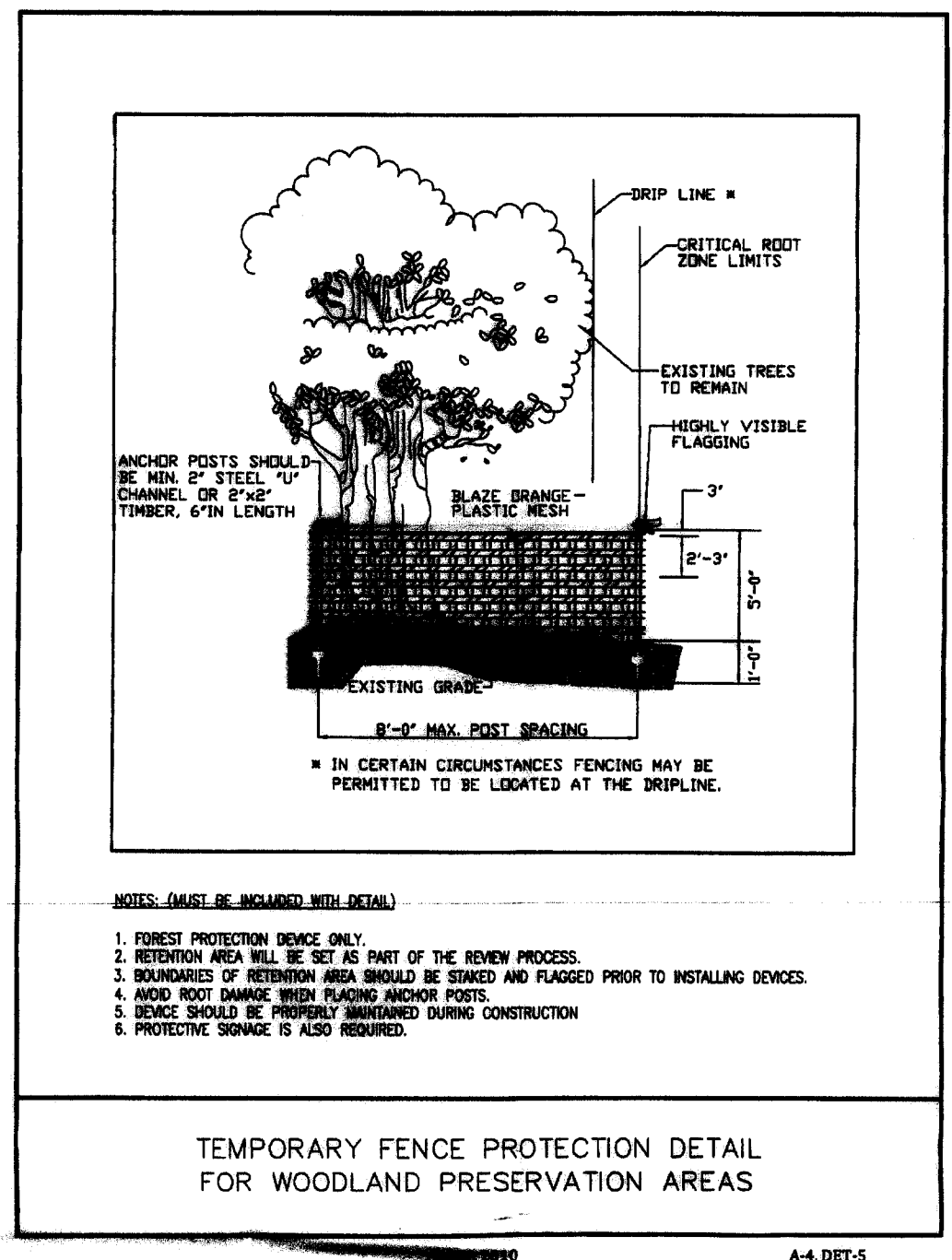
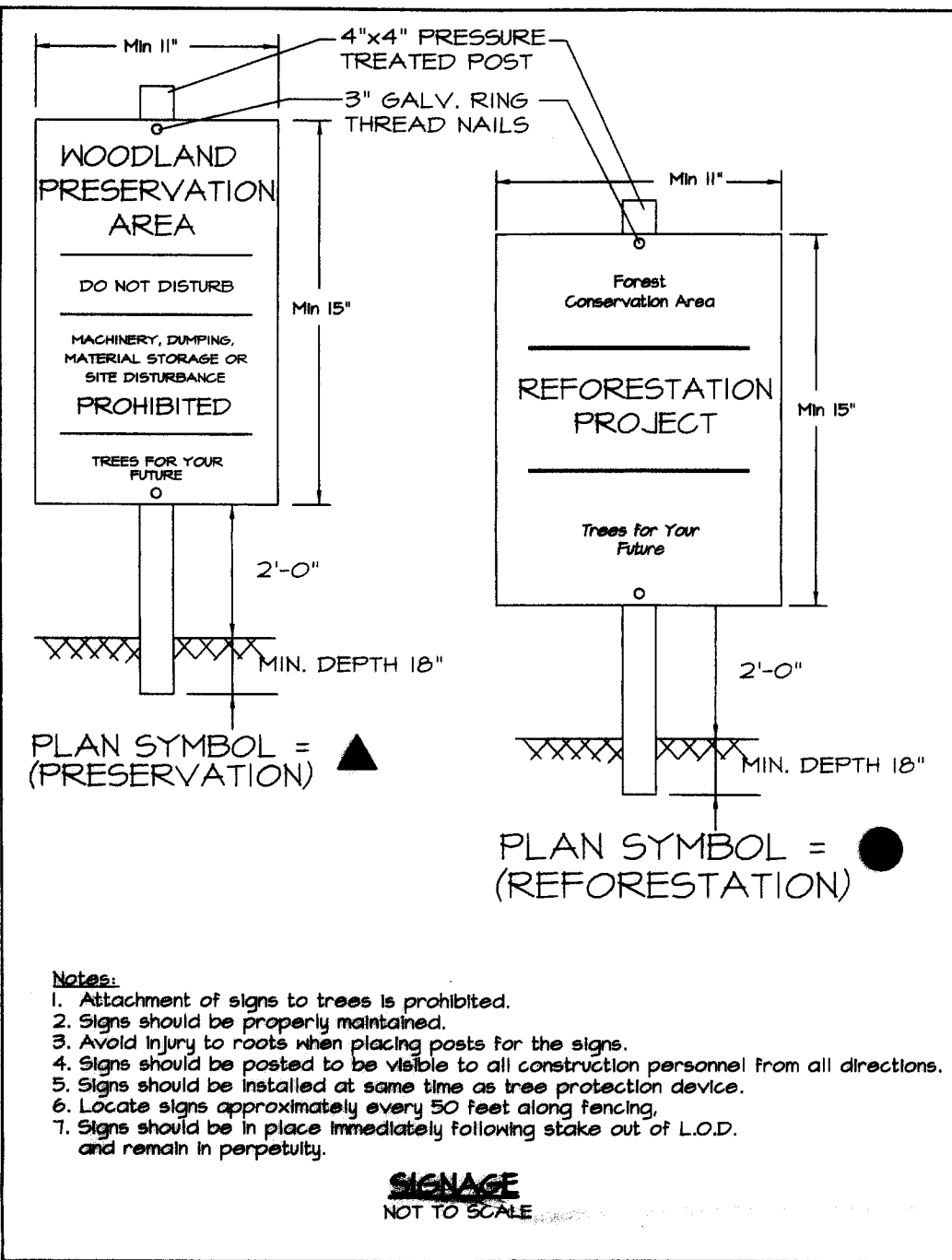
All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

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 handout, the developer or true 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 TCP2. 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 (2) 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 by Individual Homeowners

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



PLANT SCHEDULE FOR WOODLAND PRESERVATION AREA NOT COUNTED

10 UNDERSTORY TREES/SHRUBS					
Woodland Preservation Area Not Counted	Acreage	Understory Tree/Shrub Selection			Total No. of Trees/Shrubs
		Eastern Redbud	Shadbush Serviceberry		
I	0.08	5	5		10
TOTAL	0.08	5	5		10

NOTES:  
1. All planting shall be installed by hand and placed so that no major tree roots are negatively impacted. The area shall be mulched as needed.

PLANT SCHEDULE FOR RE/AFFORESTATION

STOCK SPECIFICATION: 100 SEEDLINGS PER ACRE TOTAL RE/AFFORESTATION PROVIDED: 0.18 ACRES							Total No. of Seedlings
Reforestation Area	Acreage	Seedling Selection					
		Tulip Poplar	Flowering Dogwood	Red Maple	Southern Red Oak	White Oak	
I	0.14	21	21	21	21	21	135
TOTAL	0.14	21	21	21	21	21	135

NOTES:  
1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)  
2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to M-NCPPC, Environmental Planning Section.

OWNER  
WEP VENTURES, LLC  
4640 FORBES BOULEVARD  
LANHAM, MARYLAND 20706  
ATTN: KEN MICHAEL  
PH: 301-454-4400

CONTRACT PURCHASER/APPLICANT

PLUMBERS LOCAL 5  
APPRENTICESHIP FUND LLC  
5001 ALLENTOWN RD.  
CAMP SPRING, MD 20746  
PH: 301-844-1061

FLAT REFERENCE: FLAT BOOK REP 145 FLAT No. 44  
NESC 2007 SHEET SERIES 207 NEI ADP MAP PK LOCATION 13 KB 4 14 AS

9-16-2013		DATE		DATE	
01		9/03/13	REVISED PER COMMENTS DATED 8-27-13	PCN	
02		8/12/13	REVISED PER COMMENTS DATED 8-5-13	PCN	
03		DATE	DESCRIPTION	BY	SCALE
04					
05			REVISIONS		
06					

W21 WOODMERE ROAD, SUITE 200  
MIDDLEBURY, MARYLAND 20701  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 450-2000  
FAX (301) 450-2001  
COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC.  
PROJECT NO. 13-042  
DATE AUGUST 2013  
54.022-Z

TREE CONSERVATION PLAN - TYPE 2  
LOT 31  
WASHINGTON BUSINESS PARK  
LANHAM DISTRICT No. 20  
PRINCE GEORGE'S COUNTY, MARYLAND

THIS PLAN MADE SEP 23 2013