

**LEGEND**

PROPERTY BOUNDARY  
EX. ZONE LINE  
EX. CONTOUR (2)  
EX. CONTOUR (10)  
PROP. CONTOUR (2)  
PROP. CONTOUR (10)  
LIMIT OF DISTURBANCE  
EX. TREELINE  
PRIMARY MANAGEMENT AREA (PMA)  
REGULATED STREAM (CENTERLINE)  
STREAM BUFFER (50')  
TIER II BUFFER  
NONTIDAL WETLAND  
EX. WETLAND BUFFER (25')  
FLOODPLAIN  
TREE PROTECTION FENCE (TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
WOODLAND PRESERVATION AREA (WPA)  
WOODLAND REFORESTATION AREA (WRA)  
WOODLAND RETAINED - NOT CREDITED (WR-NC)  
SPECIMEN TREE PROPOSED FOR REMOVAL  
SPECIMEN TREE TO BE SAVED  
MONITORING WELL  
WOODLAND PRESERVATION SIGN  
SPECIMEN TREE SIGN  
REFORESTATION/AFFORESTATION SIGN

Site Statistics		Total
Gross Tract Area		283.21 ac.
Existing 100-year Floodplain		9.03 ac.
Net Tract Area		274.18 ac.
Existing Woodland in Floodplain		8.49 ac.
Existing Woodland Net Tract		43.45 ac.
Existing Woodland Total		51.94 ac.
Existing PMA		20.32 ac.
Regulated Stream (Linear feet of Centerline)		3,665 lf
Riparian Wooded Buffer up to 300' wide		31.71 ac.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-2, I-3
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	55-A2-A3-A4-B1, B2-B3-B4-C1
Administrative	WSSC Grid (Sheet 20)	219 SE 07 / 219 SE 08 / 220 SE 07 / 220 SE 08
Administrative	Planning Area (Plan Area)	65A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Police District	V
Administrative	General Plan Growth Policy (2035)	Established Communities

SPECIMEN TREE TABLE					
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Disposition
13	red maple	<i>Acer rubrum</i>	33	Good	To Remain
14	tulip poplar	<i>Liriodendron tulipifera</i>	31	Fair	To Remain
15	American beech	<i>Fagus grandifolia</i>	32	Fair	To Remain
16	tulip poplar	<i>Liriodendron tulipifera</i>	32	Fair	To Remain
17*	tulip poplar	<i>Liriodendron tulipifera</i>	34	Poor	To Be Removed
18*	American beech	<i>Fagus grandifolia</i>	32	Good	To Be Removed
19	tulip poplar	<i>Liriodendron tulipifera</i>	34	Poor	To Remain
20	sweet gum	<i>Liquidambar styraciflua</i>	30	Poor	To Remain
21	tulip poplar	<i>Liriodendron tulipifera</i>	34	Poor	To Remain
22	southern red oak	<i>Quercus falcata</i>	40	Excellent	To Remain
23	tulip poplar	<i>Liriodendron tulipifera</i>	33	Fair	To Remain
24	white oak	<i>Quercus alba</i>	30	Excellent	To Remain
25*	white oak	<i>Quercus alba</i>	30	Excellent	To Be Removed
26	southern red oak	<i>Quercus falcata</i>	32	Good	To Remain
27	white oak	<i>Quercus alba</i>	30	Good	To Remain
28	tulip poplar	<i>Liriodendron tulipifera</i>	31	Fair	To Remain
29	white oak	<i>Quercus alba</i>	31	Good	To Remain
30	tulip poplar	<i>Liriodendron tulipifera</i>	34	Fair	To Remain
31*	white oak	<i>Quercus alba</i>	30	Good	To Be Removed

WOODLAND PRESERVATION AREA (WPA)	
NO.	AREA (AC)
1	3.78
2	0.87
3	1.78
4	0.51
5	2.67
6	10.34
7	1.64
8	2.38
9	0.58
10	0.91
11	0.38
TOTAL	25.84

WOODLAND RETAINED - NOT CREDITED (WR-NC)	
NO.	AREA (AC)
1	0.68
2	0.60
3	0.16
4	0.62
5	0.29
6	0.76
7	2.81
8	0.61
9	0.17
10	0.06
TOTAL	6.76

WOODLAND REFORESTATION AREA (WRA)	
NO.	AREA (AC)
1	2.31
2	1.04
3	6.18
4	2.44
5	3.56
6	1.43
7	0.94
8	0.31
9	0.98
10	1.02
11	0.50
12	0.57
TOTAL	21.28

CLEARED OFF-SITE AREA (C-OS)	
No.	AREA (AC)
1	0.51
2	0.03
Total	0.54

CLEARED FLOODPLAIN AREA (C-FP)	
No.	AREA (AC)
1	0.06
Total	0.06

Standard Woodland Conservation Worksheet for Prince George's County

**SECTION I - Establishing Site Information** (Enter acres for each zone)

1 Zone	12	1-3
2 Gross Tract	226.56	56.66
3 Floodplain	9.03	
4 Previously Dedicated Land	0.00	
5 Net Tract (NTA)	217.53	56.66 0.00

6 TCP Number: TCP2-025-2021 Revision #

7 Property Description or Subdivision Name: ELP DC

8 Is this site subject to the 1989 or 1991 Ordinance? N

9 Is this site subject to the 1991 Ordinance? Y

10 Subject to 2010 Ordinance and in PPA (Priority Funding Area)? N

11 Is this one (1) single family lot? (Y or N) N

12 Are there prior TCP approvals which include a combination of this lot? (Y or N) N

13 Is any portion of the property in a VIC Bank? (Y or N) N

14 Break-even Point (preservation) = 41.59 acres

15 Clearing permitted w/o reforestation = 1.86 acres

**SECTION II - Determining Requirements** (Enter acres for each corresponding column)

	Column A WCTAFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		43.45		
18 Woodland Conservation Threshold (WCT) =	15.00%	41.13		
19 Smaller of 17 or 18		41.13		
20 Woodland above WCT		2.32		
21 Woodland cleared		10.86	0.04	0.54
22 Woodland cleared above WCT (smaller of 18 or 17)		2.32		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.58		
24 Woodland cleared below WCT		8.53		
25 Clearing below WCT (2:1 replacement requirement)		17.05		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Provided		59.34		

**SECTION III - Meeting the Requirements** (Enter acres for each corresponding column)

29 Woodland Preservation	25.84			
30 Afforestation / Reforestation	21.28	Bond amount =	\$ 278,087.04	
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * 25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00	Fee amount =	\$0.00	
37 Off-site Woodland Conservation Credits Required		12.22		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		59.34		

41 Area of woodland not cleared: 32.50 acres

42 Net tract woodland retained not part of requirements: 6.76 acres

43 100-foot floodplain woodland retained: 8.45 acres

44 On-site woodland conservation provided: 47.12 acres

45 On-site woodland conservation alternatives provided: 0.00

46 On-site woodland retained not credited: 15.21 acres

47 Prepared by: MJP Date: February 24, 2022

Woodland preserved, planted or regenerated in fulfillment of the woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County land records at Liber 47989 Folio 351. Revisions to this TCP2 may require a revision to the recorded easement.

Michael J. Petrowski, LLC hereby acknowledges that we are aware of the TCP2. We have reviewed the TCP2 and we understand the requirements as set forth in the TCP2.

Michael J. Petrowski, LLC hereby acknowledges that we are aware of the TCP2. We have reviewed the TCP2 and we understand the requirements as set forth in the TCP2.

Contract Purchase: Date:

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Michael Petrowski  
Ben Oyer Associates, Inc.  
11721 Woodmore Road, Mitchellville, Maryland 20712  
Phone: (301) 430-2000 Email: mpetrowski@benoyer.com

February 24, 2022

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**  
TCP 2 - 025-2021

Approved by	Date	DRD #	Reason for Revision
Maya Rao	8/15/22		

**TREE CONSERVATION PLAN - TYPE 2**  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE: 1"=200'

0 200' 400' 600'

**OWNER / APPLICANT**  
ELP DC LLC  
3322 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P: 305-933-3838  
D: 786-528-6938  
MJP@ELPNPARTNERS.COM  
WWW.ELPNPARTNERS.COM

**DATE** February 24, 2022  
**SIGNED** MJP  
**DATE** February 24, 2022

**11721 WOODMORE ROAD, SUITE 300**  
**MITCHELLVILLE, MARYLAND 20712**  
**BEN OYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2021 BEN OYER ASSOCIATES, INC.

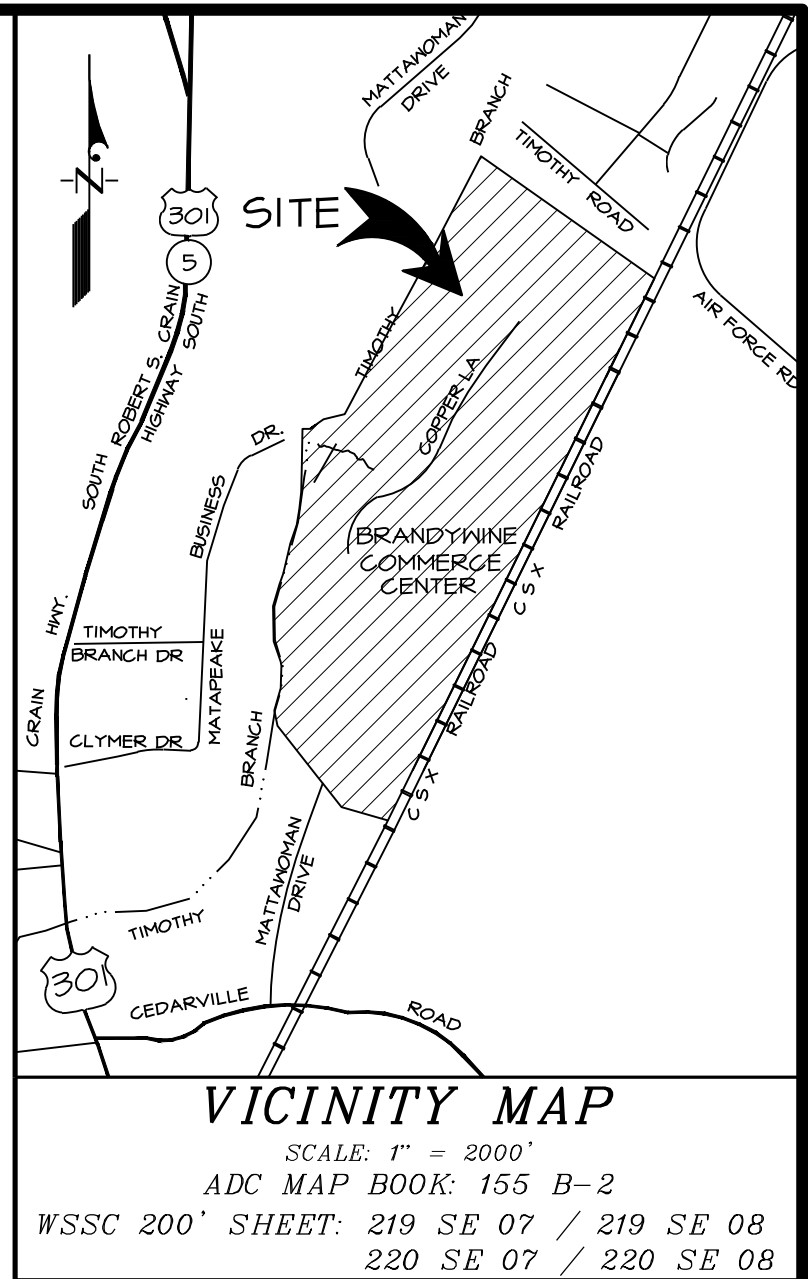
DATE: JULY 2020  
DESCRIPTION: REVISIONS  
BY: AA  
DATE: JULY 2020

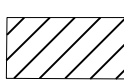
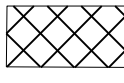
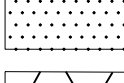
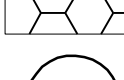






B-02060  
54.118-Z









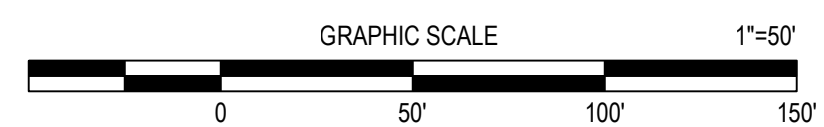
	LEGEND
PROPERTY BOUNDARY	— — — — —
EX. ZONE LINE	— R—R —
EX. CONTOUR (2)	— R—T —
EX. CONTOUR (10)	— — — — —
PROP. CONTOUR (2)	— — — — —
PROP. CONTOUR (10)	— — — — —
LIMIT OF DISTURBANCE	— <b>LOD</b> —
EX. TREELINE	— — — — —
PRIMARY MANAGEMENT AREA (PMA)	— <b>PMA</b> — <b>PMA</b> —
REGULATED STREAM (CENTERLINE)	— — — — —
STREAM BUFFER (50')	— <b>SB</b> —
TIER II BUFFER	— — — — —
NONTIDAL WETLAND	— <b>WL</b> —
EX. WETLAND BUFFER (25')	— <b>WB</b> —
FLOODPLAIN	— <b>FP</b> —
TREE PROTECTION FENCE (TEMPORARY)	— <b>TF</b> —
TREE PROTECTION FENCE (PERMANENT)	— <b>PF</b> —
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION AREA (WRA)	
CLEARED FLOODPLAIN AREA (C-FP)	
WOODLAND RETAINED - NOT CREDITED (WR-NC)	
SPECIMEN TREE PROPOSED FOR REMOVAL	
SPECIMEN TREE TO BE SAVED	
MONITORING WELL	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
REFORESTATION/ AFFORESTATION SIGN	

**KEY MAP**  
SCALE: 1" = 1500'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> <b>TCP 2 -025-2021</b>				
Approved by <i>Mary Rose</i>		Date 8/15/22	DRD #	Reason for Revision
00				
01				
02				
03				
04				
05				
06				

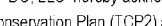
TREE CONSERVATION PLAN - TYPE 2  
 ELP DC

BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



MATCH LINE; SEE SHEET T2

WE, WELF DO, LLC, hereby acknowledge that we are aware of this Type 2  
Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

 \_\_\_\_\_  
Michael J. Savelle, Owner/Managing Director, Development Date 12/02/2021

\_\_\_\_\_

WE, \_\_\_\_\_, hereby acknowledge that we are aware of this Type 2  
Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

\_\_\_\_\_

Contract Purchaser Date

<p>QUALIFIED PROFESSIONAL CERTIFICATION</p>
---


This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed:

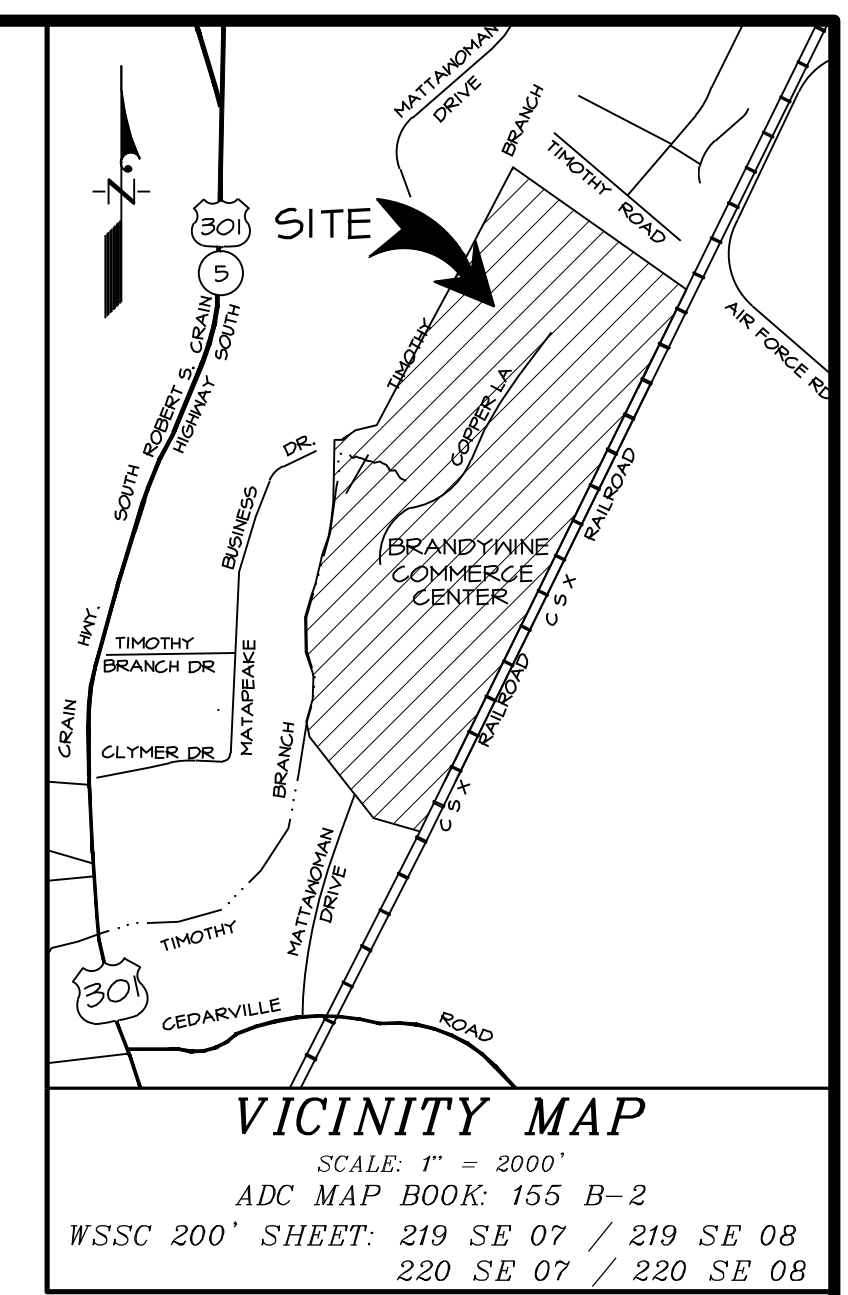
**Michael Petrakis**  
Ben Dyer Associates, Inc.  
11721 Woodmore Road, Mitchellville, Maryland 20721  
Phone: (301) 430-2000 Email: [mpetrakis@bendyer.com](mailto:mpetrakis@bendyer.com)

**OWNER / APPLICANT**  
ELP DC LLC.  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
D. 786-528-5938  
MJS@ELIONPARTNERS.COM  
WWW.ELIONPARTNERS.COM

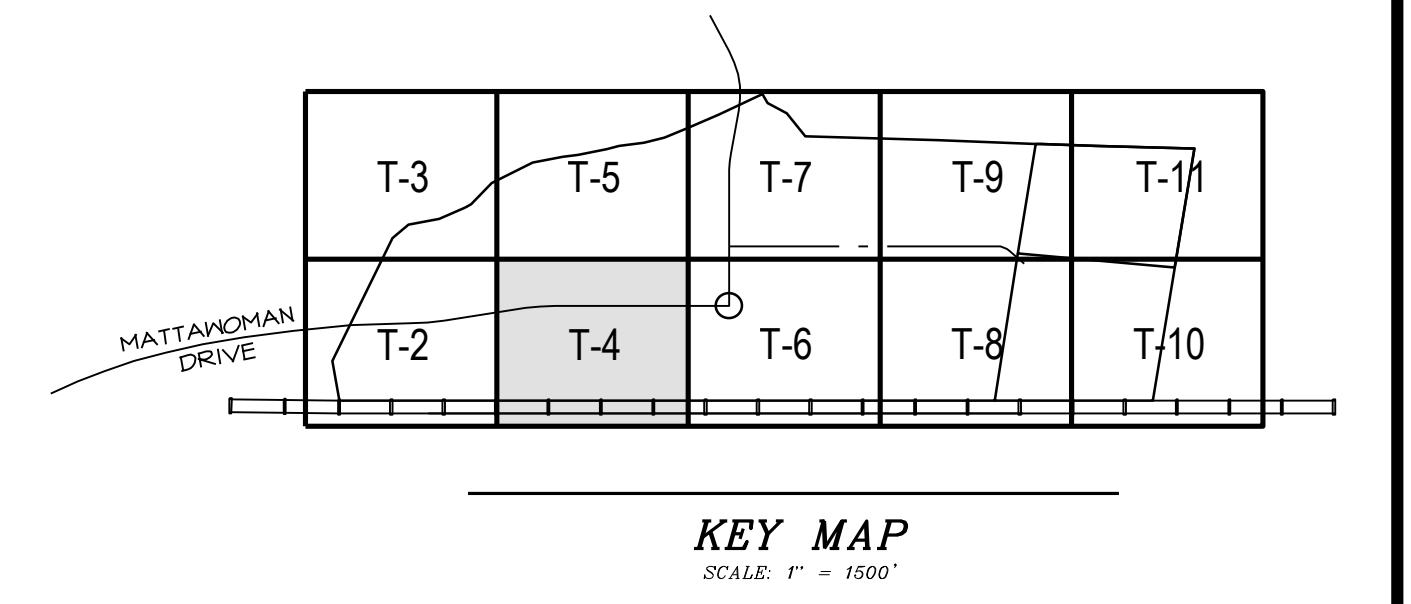
T-3

February 24, 2012 DATE 		11251 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.	
Mike Petrakis Qualified Professional CCMAR 08.19.06.01	DATE DESCRIPTION REVISIONS	BY DATE	DRAWN BY CHECKED BY DESIGNED BY DATE
		1"-50' July 2020	B-02060 54.120-Z





- LEGEND**
- PROPERTY BOUNDARY
  - EX. ZONE LINE
  - EX. CONTOUR (2')
  - EX. CONTOUR (10')
  - PROP. CONTOUR (2')
  - PROP. CONTOUR (10')
  - LIMIT OF DISTURBANCE
  - EX. TREELINE
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - STREAM BUFFER (50')
  - TIER II BUFFER
  - NONTIDAL WETLAND
  - EX. WETLAND BUFFER (25')
  - FLOODPLAIN
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION AREA (WRA)
  - CLEARED FLOODPLAIN AREA (C-FP)
  - WOODLAND RETAINED - NOT CREDITED (WR-NC)
  - SPECIMEN TREE PROPOSED FOR REMOVAL
  - SPECIMEN TREE TO BE SAVED
  - MONITORING WELL
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE SIGN
  - REFORESTATION/AFFORESTATION SIGN



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 025-2021			
Approved by <i>Mary Lea</i>	Date 8/15/22	DRD #	Reason for Revision
00			
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1"=50'  
0 50 100 150

PRINCE GEORGE'S COUNTY, MARYLAND  
11721 WOODMORE ROAD, SUITE 200  
MICHILLVILLE, MARYLAND 20721  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.

QUALIFIED PROFESSIONAL CERTIFICATION  
This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: *Michael Petrakis*  
Michael Petrakis  
Ben Dyer Associates, Inc.  
11721 Woodmore Road, Michellville, Maryland 20721  
Phone: (301) 430-2000 Email: mpetrakis@bendyer.com  
February 24, 2022

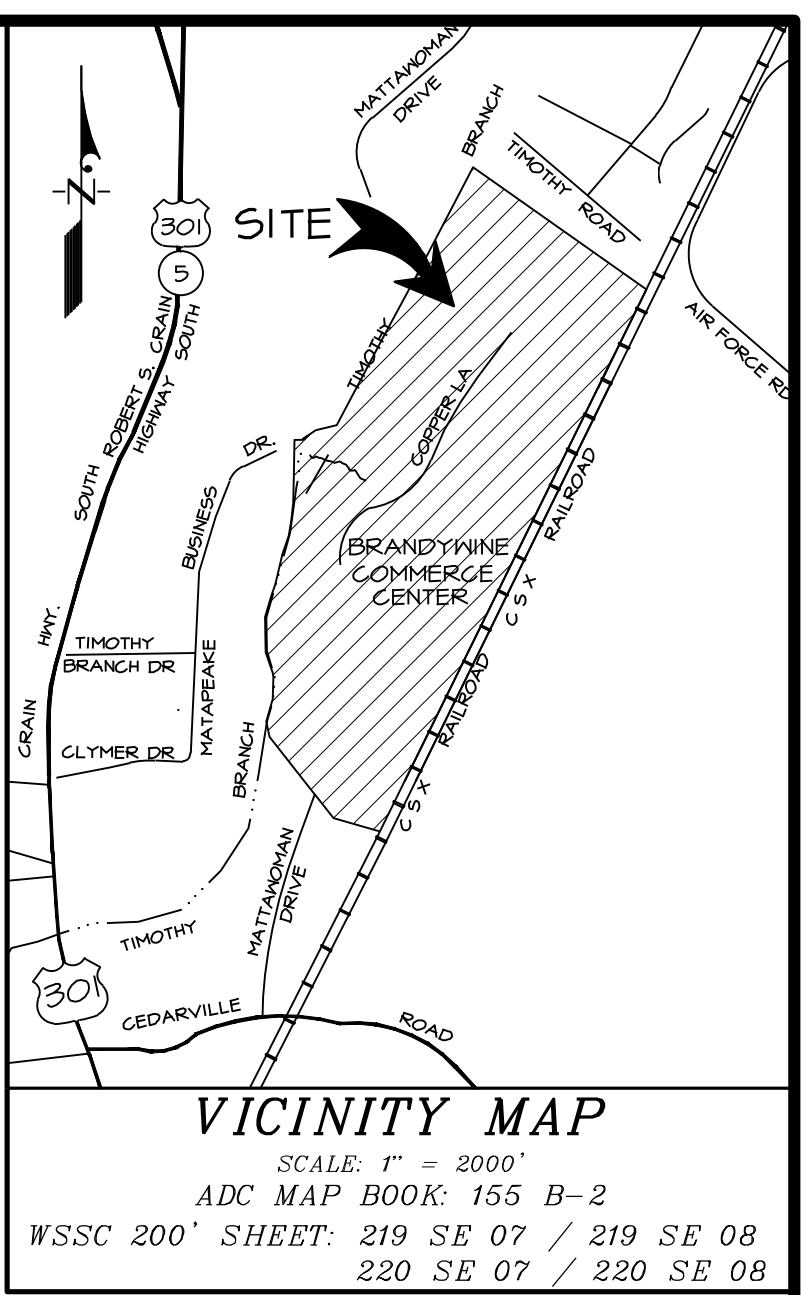
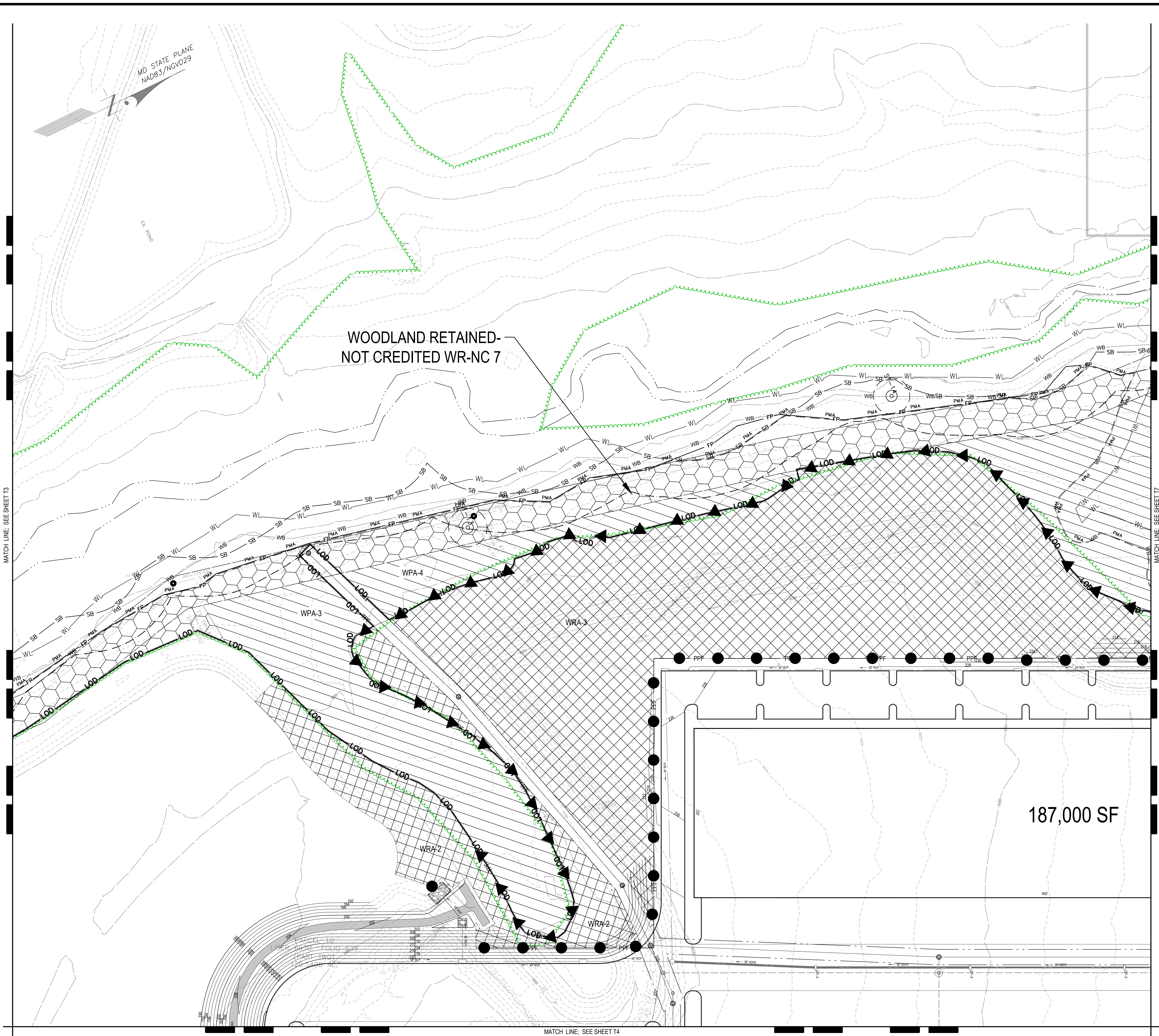
OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305-933-3538  
MISBELLONPARTNERS.COM  
WWW.ELPDCPARTNERS.COM

DATE February 24, 2022 DATE <i>MAS</i> Mike Petrakis Qualified Professional COMAR 08.19.06.01	DESCRIPTION REVISIONS	BY AA MP MP DATE JULY 2020	REASON FOR REVISION B-02060 54.121-Z
---	--------------------------	-------------------------------------	--

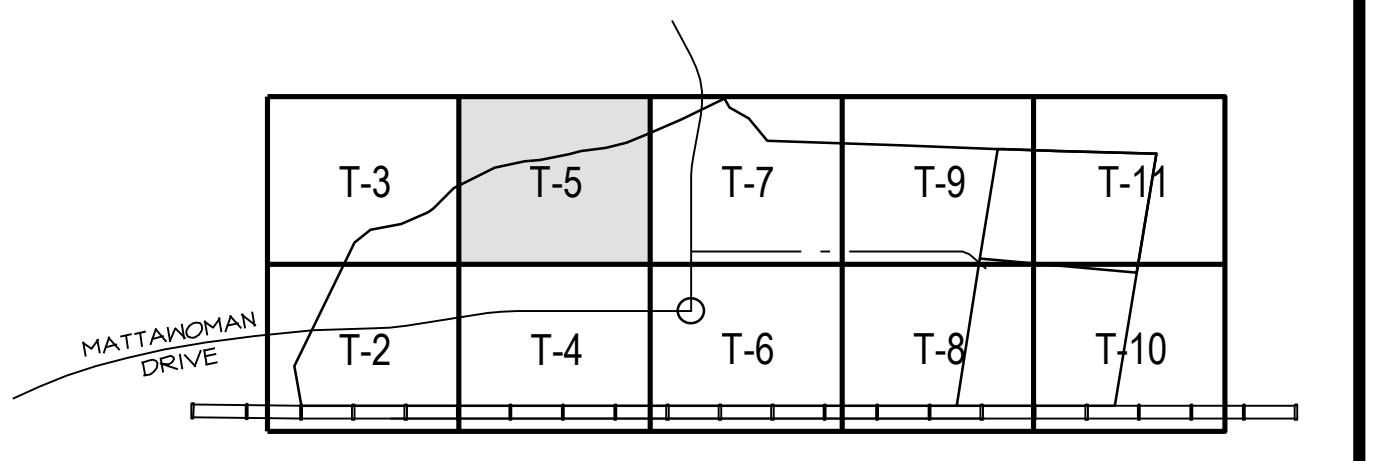
T-4

155





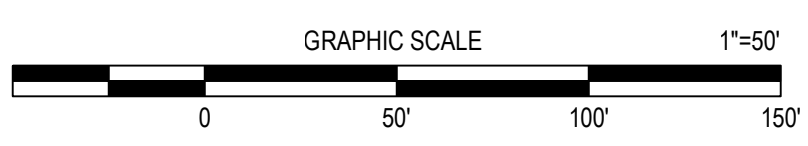
- LEGEND**
- PROPERTY BOUNDARY
  - EX ZONE LINE
  - EX CONTOUR (2)
  - EX CONTOUR (10)
  - PROP CONTOUR (2)
  - PROP CONTOUR (10)
  - LIMIT OF DISTURBANCE
  - EX TREELINE
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - STREAM BUFFER (50')
  - TIER II BUFFER
  - NONTIDAL WETLAND
  - EX WETLAND BUFFER (25')
  - FLOODPLAIN
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION AREA (WRA)
  - CLEARED FLOODPLAIN AREA (C-FP)
  - WOODLAND RETAINED - NOT CREDITED (WR-NC)
  - SPECIMEN TREE PROPOSED FOR REMOVAL
  - SPECIMEN TREE TO BE SAVED
  - MONITORING WELL
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE SIGN
  - REFORESTATION / AFFORESTATION SIGN



KEY MAP  
SCALE: 1" = 1500'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 -025-2021			
Approved by	Date	DRD #	Reason for Revision
Mary Kea	8/15/22		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



MATCH LINE: SEE SHEET T4

WELP DC, LLC hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Michael J. Sklar, ELP DC Development Date: 12/02/2021

WPA: \_\_\_\_\_ WRA: \_\_\_\_\_ WTL: \_\_\_\_\_

Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchase Date: \_\_\_\_\_

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Michael Petrakis, Ben Dyer Associates, Inc. 11721 Woodmore Road, Mitchellville, Maryland 20711 Phone: (301) 430-2000 Email: mpetrakis@bendyer.com Date: February 24, 2022

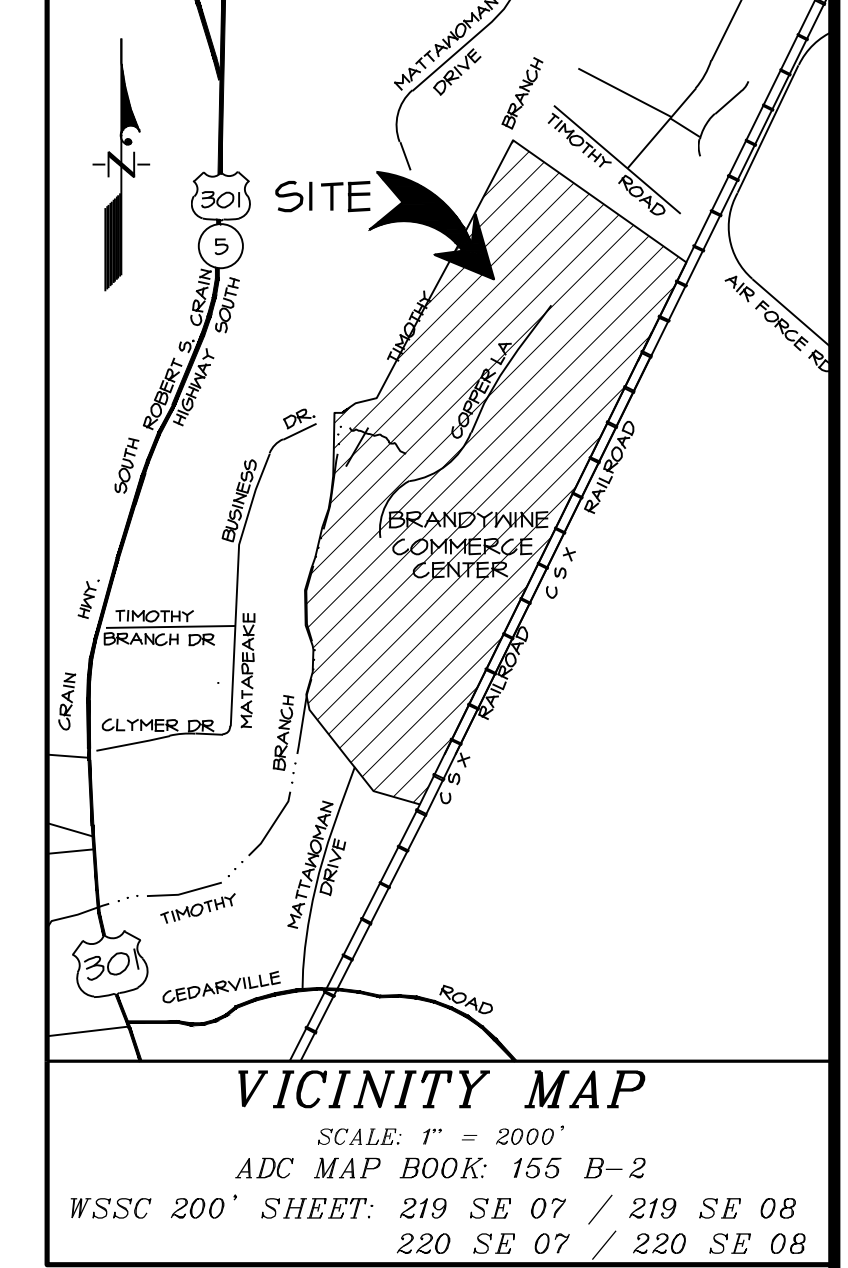
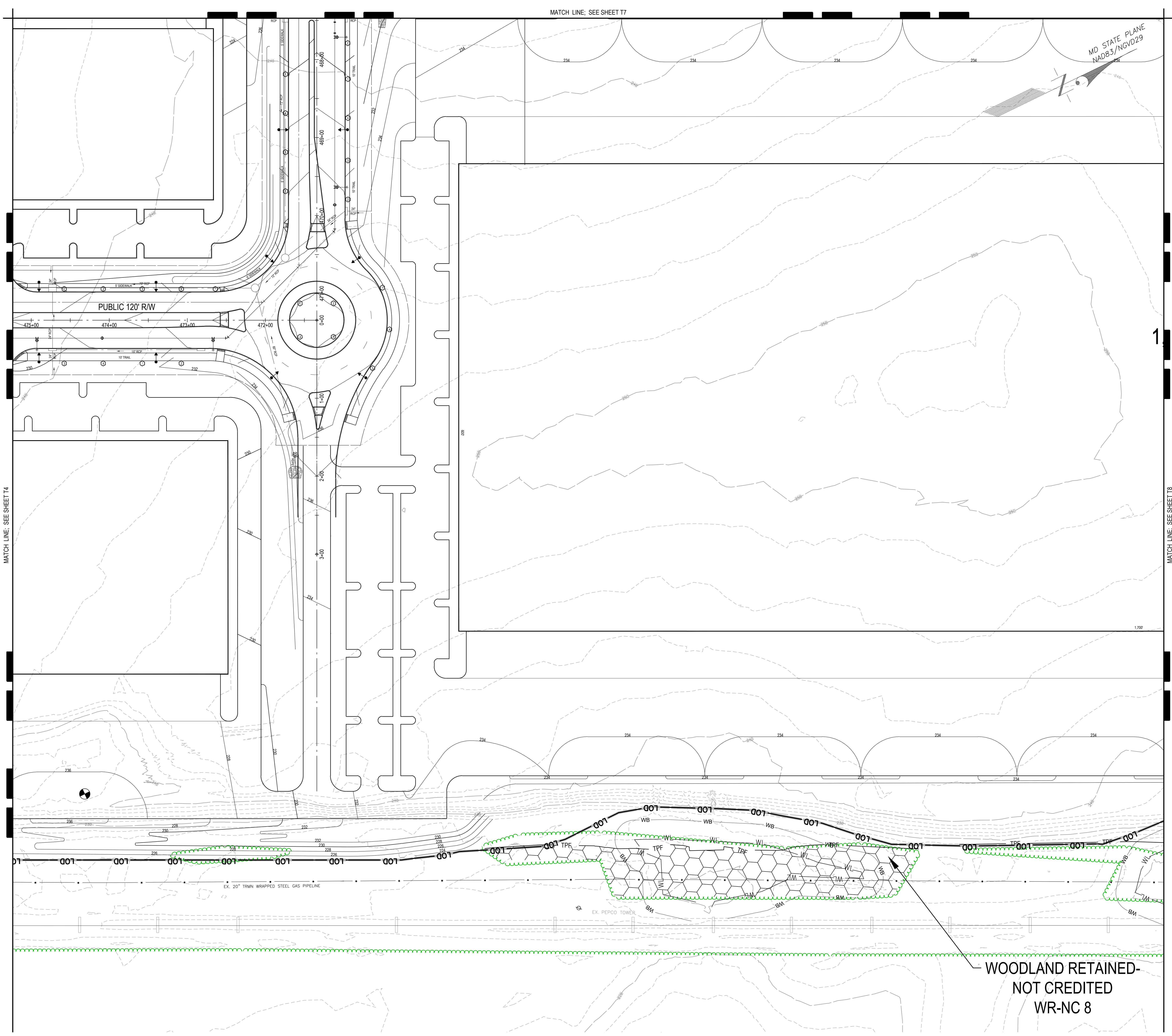
OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
D. 786.528.5538  
MIS@ELONPARTNERS.COM  
WWW.ELONPARTNERS.COM

T-5

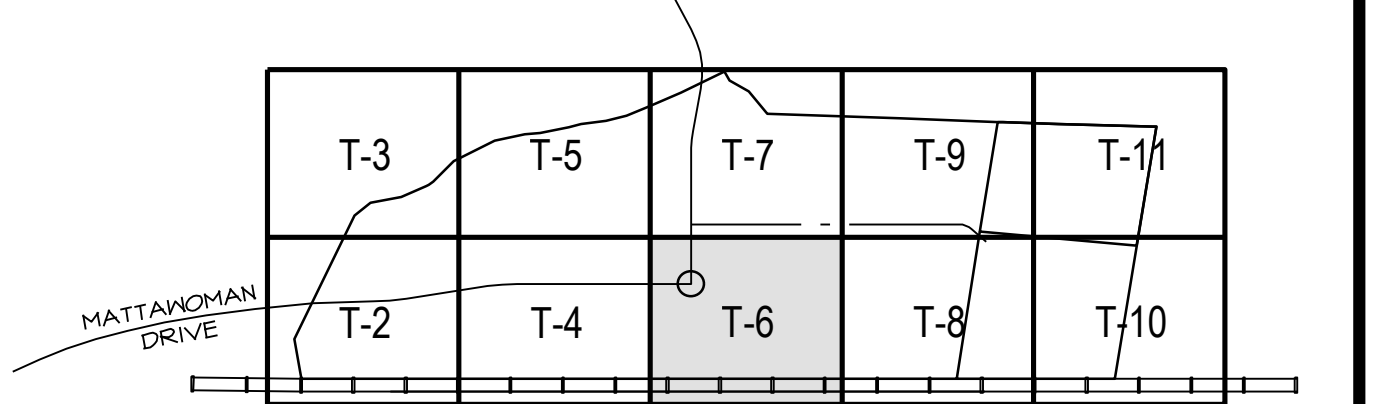
February 24, 2022 DATE MJP	Mike Petrakis Qualified Professional COMAR 08.19.06.01	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20711 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.
DATE	DESCRIPTION	BY
	REVISIONS	
DATE	DESCRIPTION	BY
JULY 2020		
1"=50'		
B-02060		
54.122-Z		

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20711  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.





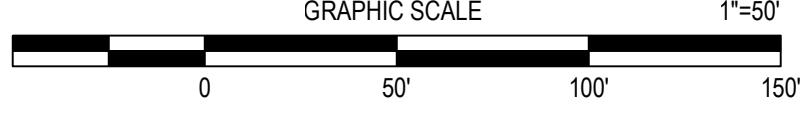
LEGEND	
PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2)	R-T
EX. CONTOUR (10)	---
PROP. CONTOUR (2)	---
PROP. CONTOUR (10)	---
LIMIT OF DISTURBANCE	LOD
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (CENTERLINE)	---
STREAM BUFFER (50')	---
TIER II BUFFER	---
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
FLOODPLAIN	FP
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
WOODLAND PRESERVATION AREA (WPA)	WPA
WOODLAND REFORESTATION AREA (WRA)	WRA
CLEARED FLOODPLAIN AREA (C-FP)	C-FP
WOODLAND RETAINED-NOT CREDITED (WR-NC)	WR-NC
SPECIMEN TREE PROPOSED FOR REMOVAL	ST-1
SPECIMEN TREE TO BE SAVED	ST-1
MONITORING WELL	MW
WOODLAND PRESERVATION SIGN	WPA
SPECIMEN TREE SIGN	ST-1
REFORESTATION / AFFORESTATION SIGN	WRA



KEY MAP  
SCALE: 1" = 1500'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 025-2021			
Approved by	Date	DRD #	Reason for Revision
Mary Res	8/15/22		
00			
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
ELP DC  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



We ELP DC LLC hereby acknowledge that we are aware of the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in the TCP2.

Michael J. Stanek, MPPC Development Date: 12/02/2021

We hereby acknowledge that we are aware of the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in the TCP2.

Contract Purchase: Date:

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Michael Petrakis, Ben Dyer Associates, Inc. 11721 Woodmore Road, Mitchellville, Maryland 20711 Phone: (301) 430-2000 Email: mpetrakis@bendyer.com

Date: February 24, 2022

OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
D. 786.528.5538  
MISBELLONPARTNERS.COM  
WWW.ELPDCPARTNERS.COM

T-6

February 24, 2022  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

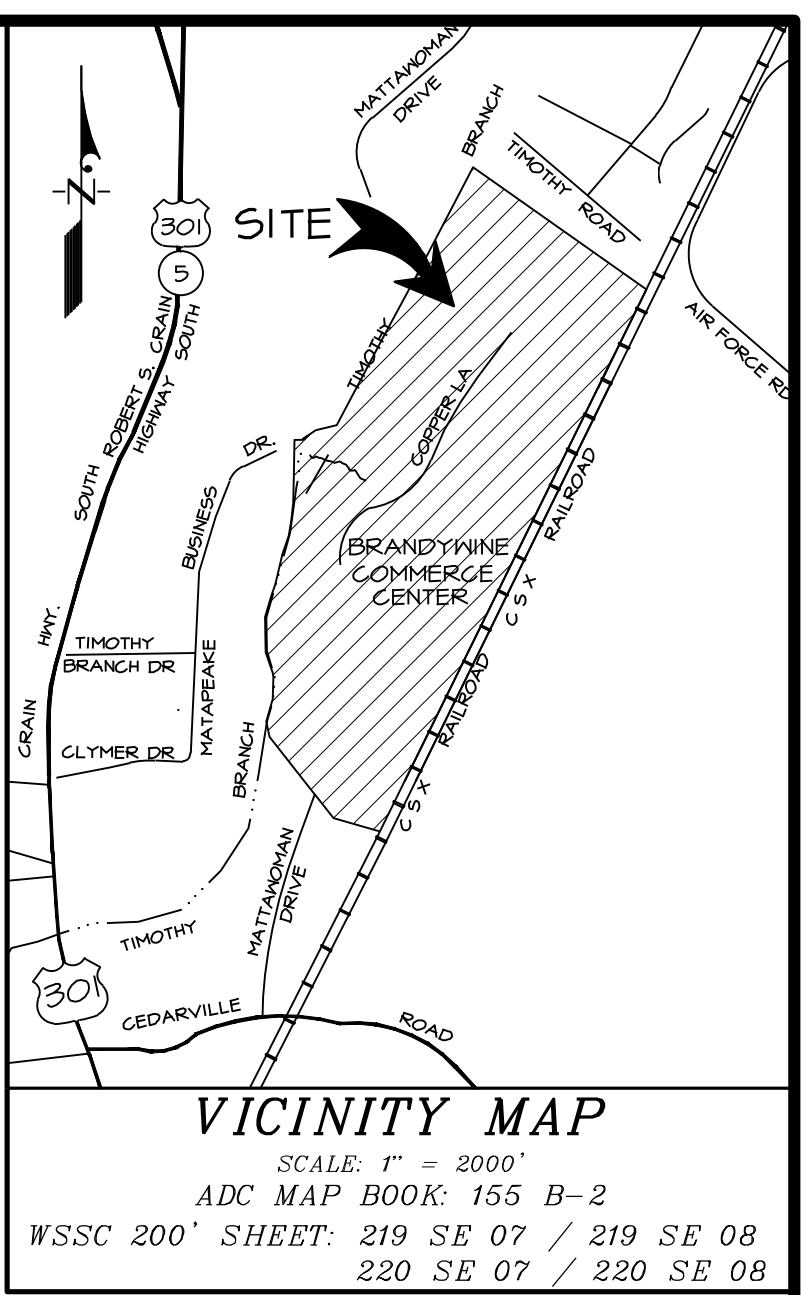
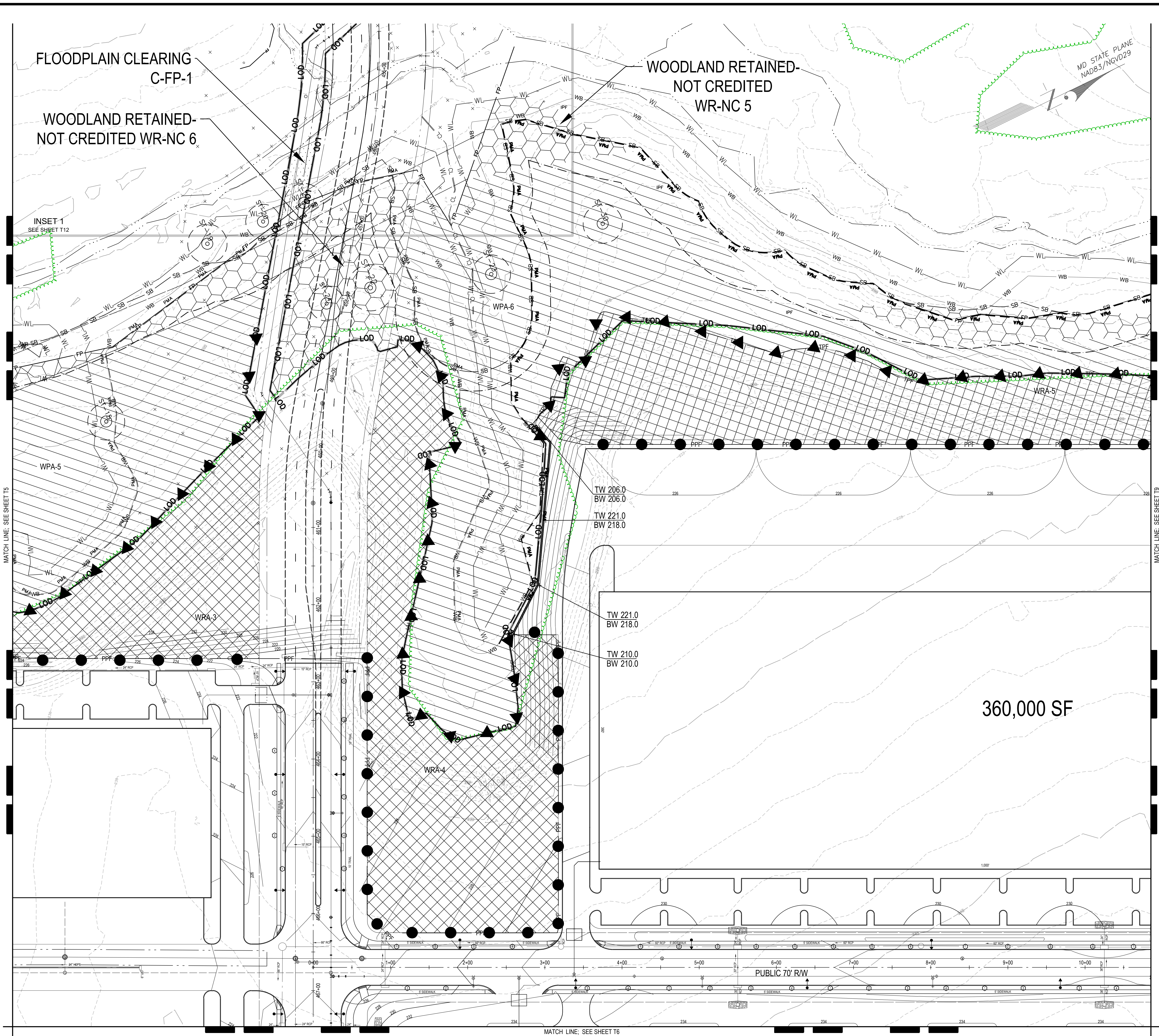
DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20711  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.

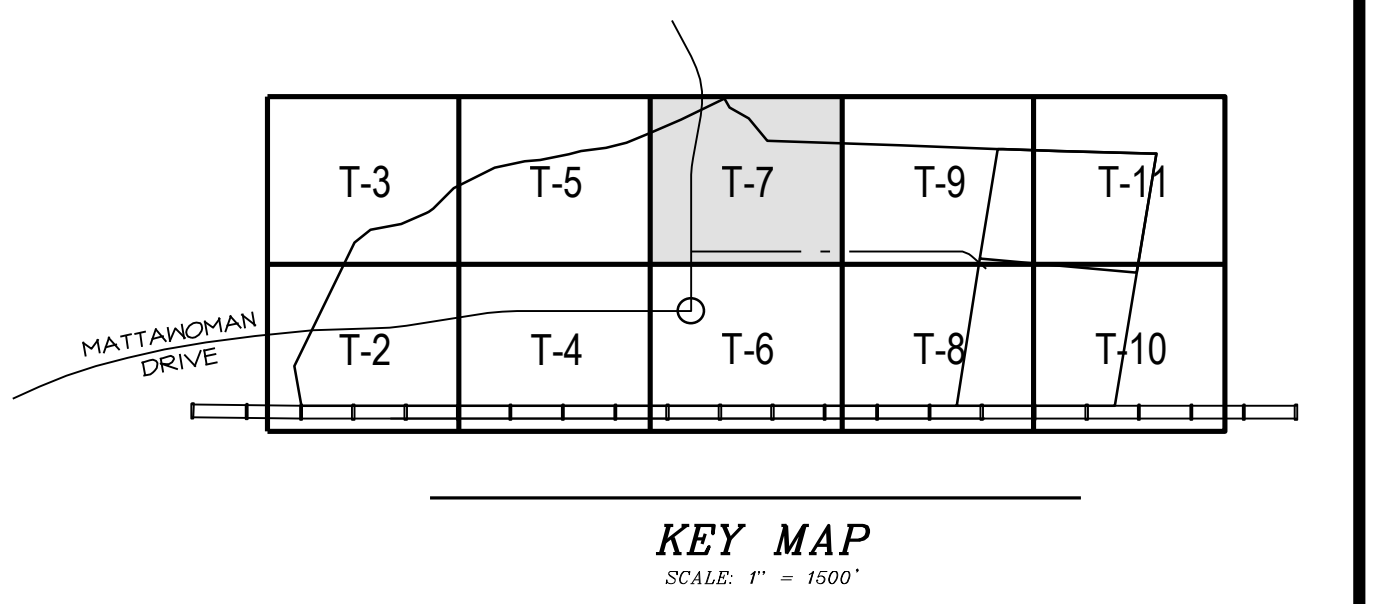
SWANBY: AA DESIGNED BY: MP CHECKED BY: MP RECORDED: B-02060  
DATE: 1/15/20 DATE: JULY 2020 DATE: 8/12/2022 9:02:22 AM: jelsum

54.123-Z





- LEGEND**
- PROPERTY BOUNDARY
  - EX ZONE LINE
  - EX CONTOUR (2)
  - EX CONTOUR (10)
  - PROP CONTOUR (2)
  - PROP CONTOUR (10)
  - LIMIT OF DISTURBANCE
  - EX TREELINE
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - STREAM BUFFER (50')
  - TIER II BUFFER
  - NONTIDAL WETLAND
  - EX WETLAND BUFFER (25')
  - FLOODPLAIN
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION AREA (WRA)
  - CLEARED FLOODPLAIN AREA (C-FP)
  - WOODLAND RETAINED - NOT CREDITED (WR-NC)
  - SPECIMEN TREE PROPOSED FOR REMOVAL
  - SPECIMEN TREE TO BE SAVED
  - MONITORING WELL
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE SIGN
  - REFORESTATION / AFFORESTATION SIGN



Approved by			
Date			
DRD #			
Reason for Revision			
00			
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
ELP DC  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



WELP DC, LLC hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP) and that we understand the requirements as set forth in the TCP2.

Michael J. Smith, Esq. 12/02/2021

WPA 5

WPA 6

WRA 3

WRA 4

WRA 5

WRA 6

WRA 7

WRA 8

WRA 9

WRA 10

WRA 11

WRA 12

WRA 13

WRA 14

WRA 15

WRA 16

WRA 17

WRA 18

WRA 19

WRA 20

WRA 21

WRA 22

WRA 23

WRA 24

WRA 25

WRA 26

WRA 27

WRA 28

WRA 29

WRA 30

WRA 31

WRA 32

WRA 33

WRA 34

WRA 35

WRA 36

WRA 37

WRA 38

WRA 39

WRA 40

WRA 41

WRA 42

WRA 43

WRA 44

WRA 45

WRA 46

WRA 47

WRA 48

WRA 49

WRA 50

WRA 51

WRA 52

WRA 53

WRA 54

WRA 55

WRA 56

WRA 57

WRA 58

WRA 59

WRA 60

WRA 61

WRA 62

WRA 63

WRA 64

WRA 65

WRA 66

WRA 67

WRA 68

WRA 69

WRA 70

WRA 71

WRA 72

WRA 73

WRA 74

WRA 75

WRA 76

WRA 77

WRA 78

WRA 79

WRA 80

WRA 81

WRA 82

WRA 83

WRA 84

WRA 85

WRA 86

WRA 87

WRA 88

WRA 89

WRA 90

WRA 91

WRA 92

WRA 93

WRA 94

WRA 95

WRA 96

WRA 97

WRA 98

WRA 99

WRA 100

WRA 101

WRA 102

WRA 103

WRA 104

WRA 105

WRA 106

WRA 107

WRA 108

WRA 109

WRA 110

WRA 111

WRA 112

WRA 113

WRA 114

WRA 115

WRA 116

WRA 117

WRA 118

WRA 119

WRA 120

WRA 121

WRA 122

WRA 123

WRA 124

WRA 125

WRA 126

WRA 127

WRA 128

WRA 129

WRA 130

WRA 131

WRA 132

WRA 133

WRA 134

WRA 135

WRA 136

WRA 137

WRA 138

WRA 139

WRA 140

WRA 141

WRA 142

WRA 143

WRA 144

WRA 145

WRA 146

WRA 147

WRA 148

WRA 149

WRA 150

WRA 151

WRA 152

WRA 153

WRA 154

WRA 155

WRA 156

WRA 157

WRA 158

WRA 159

WRA 160

WRA 161

WRA 162

WRA 163

WRA 164

WRA 165

WRA 166

WRA 167

WRA 168

WRA 169

WRA 170

WRA 171

WRA 172

WRA 173

WRA 174

WRA 175

WRA 176

WRA 177

WRA 178

WRA 179

WRA 180

WRA 181

WRA 182

WRA 183

WRA 184

WRA 185

WRA 186

WRA 187

WRA 188

WRA 189

WRA 190

WRA 191

WRA 192

WRA 193

WRA 194

WRA 195

WRA 196

WRA 197

WRA 198

WRA 199

WRA 200

WRA 201

WRA 202

WRA 203

WRA 204

WRA 205

WRA 206

WRA 207

WRA 208

WRA 209

WRA 210

WRA 211

WRA 212

WRA 213

WRA 214

WRA 215

WRA 216

WRA 217

WRA 218

WRA 219

WRA 220

WRA 221

WRA 222

WRA 223

WRA 224

WRA 225

WRA 226

WRA 227

WRA 228

WRA 229

WRA 230

WRA 231

WRA 232

WRA 233

WRA 234

WRA 235

WRA 236

WRA 237

WRA 238

WRA 239

WRA 240

WRA 241

WRA 242

WRA 243

WRA 244

WRA 245

WRA 246

WRA 247

WRA 248

WRA 249

WRA 250

WRA 251

WRA 252

WRA 253

WRA 254

WRA 255

WRA 256

WRA 257

WRA 258

WRA 259

WRA 260

WRA 261

WRA 262

WRA 263

WRA 264

WRA 265

WRA 266

WRA 267

WRA 268

WRA 269

WRA 270

WRA 271

WRA 272

WRA 273

WRA 274

WRA 275

WRA 276

WRA 277

WRA 278

WRA 279

WRA 280

WRA 281

WRA 282

WRA 283

WRA 284

WRA 285

WRA 286

WRA 287

WRA 288

WRA 289

WRA 290

WRA 291

WRA 292

WRA 293

WRA 294

WRA 295

WRA 296

WRA 297

WRA 298

WRA 299

WRA 300

WRA 301

WRA 302

WRA 303

WRA 304

WRA 305

WRA 306

WRA 307

WRA 308

WRA 309

WRA 310

WRA 311

WRA 312

WRA 313

WRA 314

WRA 315

WRA 316

WRA 317

WRA 318

WRA 319

WRA 320

WRA 321

WRA 322

WRA 323

WRA 324

WRA 325

WRA 326

WRA 327

WRA 328

WRA 329

WRA 330

WRA 331

WRA 332

WRA 333

WRA 334

WRA 335

WRA 336

WRA 337

WRA 338

WRA 339

WRA 340

WRA 341

WRA 342

WRA 343

WRA 344

WRA 345

WRA 346

WRA 347

WRA 348

WRA 349

WRA 350

WRA 351

WRA 352

WRA 353

WRA 354

WRA 355

WRA 356

WRA 357

WRA 358

WRA 359

WRA 360

WRA 361

WRA 362

WRA 363

WRA 364

WRA 365

WRA 366

WRA 367

WRA 368

WRA 369

WRA 370

WRA 371

WRA 372

WRA 373

WRA 374

WRA 375

WRA 376

WRA 377

WRA 378

WRA 379

WRA 380

WRA 381

WRA 382

WRA 383

WRA 384

WRA 385

WRA 386

WRA 387

WRA 388

WRA 389

WRA 390

WRA 391

WRA 392

WRA 393

WRA 394

WRA 395

WRA 396

WRA 397

WRA 398

WRA 399

WRA 400

WRA 401

WRA 402

WRA 403

WRA 404

WRA 405

WRA 406

WRA 407

WRA 408

WRA 409

WRA 410

WRA 411

WRA 412

WRA 413

WRA 414

WRA 415

WRA 416

WRA 417

WRA 418

WRA 419

WRA 420

WRA 421

WRA 422

WRA 423

WRA 424

WRA 425

WRA 426

WRA 427

WRA 428

WRA 429

WRA 430

WRA 431

WRA 432

WRA 433

WRA 434

WRA 435

WRA 436

WRA 437

WRA 438

WRA 439

WRA 440

WRA 441

WRA 442

WRA 443

WRA 444

WRA 445

WRA 446

WRA 447

WRA 448

WRA 449

WRA 450

WRA 451

WRA 452

WRA 453

WRA 454

WRA 455

WRA 456

WRA 457

WRA 458

WRA 459

WRA 460

WRA 461

WRA 462

WRA 463

WRA 464

WRA 465

WRA 466

WRA 467

WRA 468

WRA 469

WRA 470

WRA 471

WRA 472

WRA 473

WRA 474

WRA 475

WRA 476

WRA 477

WRA 478

WRA 479

WRA 480

WRA 481

WRA 482

WRA 483

WRA 484

WRA 485

WRA 486

WRA 487

WRA 488

WRA 489

WRA 490

WRA 491

WRA 492

WRA 493

WRA 494

WRA 495

WRA 496

WRA 497

WRA 498

WRA 499

WRA 500

WRA 501

WRA 502

WRA 503

WRA 504

WRA 505

WRA 506

WRA 507

WRA 508

WRA 509

WRA 510

WRA 511

WRA 512

WRA 513

WRA 514

WRA 515

WRA 516

WRA 517

WRA 518

WRA 519

WRA 520

WRA 521

WRA 522

WRA 523

WRA 524

WRA 525

WRA 526

WRA 527

WRA 528

WRA 529

WRA 530

WRA 531

WRA 532

WRA 533

WRA 534

WRA 535

WRA 536

WRA 537

WRA 538

WRA 539

WRA 540

WRA 541

WRA 542

WRA 543

WRA 544

WRA 545

WRA 546

WRA 547

WRA 548

WRA 549

WRA 550

WRA 551

WRA 552

WRA 553

WRA 554

WRA 555

WRA 556

WRA 557

WRA 558

WRA 559

WRA 560

WRA 561

WRA 562

WRA 563

WRA 564

WRA 565

WRA 566

WRA 567

WRA 568

WRA 569

WRA 570

WRA 571

WRA 572

WRA 573

WRA 574

WRA 575

WRA 576

WRA 577

WRA 578

WRA 579

WRA 580

WRA 581

WRA 582

WRA 583

WRA 584

WRA 585

WRA 586

WRA 587

WRA 588

WRA 589

WRA 590

WRA 591

WRA 592

WRA 593

WRA 594

WRA 595

WRA 596

WRA 597

WRA 598

WRA 599

WRA 600

WRA 601

WRA 602

WRA 603

WRA 604

WRA 605

WRA 606

WRA 607

WRA 608

WRA 609

WRA 610

WRA 611

WRA 612

WRA 613

WRA 614

WRA 615

WRA 616

WRA 617

WRA 618

WRA 619

WRA 620

WRA 621

WRA 622

WRA 623

WRA 624

WRA 625

WRA 626

WRA 627

WRA 628

WRA 629

WRA 630

WRA 631

WRA 632

WRA 633

WRA 634

WRA 635

WRA 636

WRA 637

WRA 638

WRA 639

WRA 640

WRA 641

WRA 642

WRA 643

WRA 644

WRA 645

WRA 646

WRA 647

WRA 648

WRA 649

WRA 650

WRA 651

WRA 652

WRA 653

WRA 654

WRA 655

WRA 656

WRA 657

WRA 658

WRA 659

WRA 660

WRA 661

WRA 662

WRA 663

WRA 664

WRA 665

WRA 666

WRA 667

WRA 668

WRA 669

WRA 670

WRA 671

WRA 672

WRA 673

WRA 674

WRA 675

WRA 676

WRA 677

WRA 678

WRA 679

WRA 680

WRA 681

WRA 682

WRA 683

WRA 684

WRA 685

WRA 686

WRA 687

WRA 688

WRA 689

WRA 690

WRA 691

WRA 692

WRA 693

WRA 694

WRA 695

WRA 696

WRA 697

WRA 698

WRA 699

WRA 700

WRA 701

WRA 702

WRA 703

WRA 704

WRA 705

WRA 706

WRA 707

WRA 708

WRA 709

WRA 710

WRA 711

WRA 712

WRA 713

WRA 714

WRA 715

WRA 716

WRA 717

WRA 718

WRA 719

WRA 720

WRA 721

WRA 722

WRA 723

WRA 724

WRA 725

WRA 726

WRA 727

WRA 728

WRA 729

WRA 730

WRA 731

WRA 732

WRA 733

WRA 734

WRA 735

WRA 736

WRA 737

WRA 738

WRA 739

WRA 740

WRA 741

WRA 742

WRA 743

WRA 744

WRA 745

WRA 746

WRA 747

WRA 748

WRA 749

WRA 750

WRA 751

WRA 752

WRA 753

WRA 754

WRA 755

WRA 756

WRA 757

WRA 758

WRA 759

WRA 760

WRA 761

WRA 762

WRA 763

WRA 764

WRA 765

WRA 766

WRA 767

WRA 768

WRA 769

WRA 770

WRA 771

WRA 772

WRA 773

WRA 774

WRA 775

WRA 776

WRA 777

WRA 778

WRA 779

WRA 780

WRA 781

WRA 782

WRA 783

WRA 784

WRA 785

WRA 786

WRA 787

WRA 788

WRA 789

WRA 790

WRA 791

WRA 792

WRA 793

WRA 794

WRA 795

WRA 796

WRA 797

WRA 798

WRA 799

WRA 800

WRA 801

WRA 802

WRA 803

WRA 804

WRA 805

WRA 806

WRA 807

WRA 808

WRA 809

WRA 810

WRA 811

WRA 812

WRA 813

WRA 814

WRA 815

WRA 816

WRA 817

WRA 818

WRA 819

WRA 820

WRA 821

WRA 822

WRA 823

WRA 824

WRA 825

WRA 826

WRA 827

WRA 828

WRA 829

WRA 830

WRA 831

WRA 832

WRA 833

WRA 834

WRA 835

WRA 836

WRA 837

WRA 838

WRA 839

WRA 840

WRA 841

WRA 842

WRA 843

WRA 844

WRA 845

WRA 846

WRA 847

WRA 848

WRA 849

WRA 850

WRA 851

WRA 852

WRA 853

WRA 854

WRA 855

WRA 856

WRA 857

WRA 858

WRA 859

WRA 860

WRA 861

WRA 862

WRA 863

WRA 864

WRA 865

WRA 866

WRA 867

WRA 868

WRA 869

WRA 870

WRA 871

WRA 872

WRA 873

WRA 874

WRA 875

WRA 876

WRA 877

WRA 878

WRA 879

WRA 880

WRA 881

WRA 882

WRA 883

WRA 884

WRA 885

WRA 886

WRA 887

WRA 888

WRA 889

WRA 890

WRA 891

WRA 892

WRA 893

WRA 894

WRA 895

WRA 896

WRA 897

WRA 898

WRA 899

WRA 900

WRA 901

WRA 902

WRA 903

WRA 904

WRA 905

WRA 906

WRA 907

WRA 908

WRA 909

WRA 910

WRA 911

WRA 912

WRA 913

WRA 914

WRA 915

WRA 916

WRA 917

WRA 918

WRA 919

WRA 920

WRA 921

WRA 922

WRA 923

WRA 924

WRA 925

WRA 926

WRA 927

WRA 928

WRA 929

WRA 930

WRA 931

WRA 932

WRA 933

WRA 934

WRA 935

WRA 936

WRA 937

WRA 938

WRA 939

WRA 940

WRA 941

WRA 942

WRA 943

WRA 944

WRA 945

WRA 946

WRA 947

WRA 948

WRA 949

WRA 950

WRA 951

WRA 952

WRA 953

WRA 954

WRA 955

WRA 956

WRA 957

WRA 958

WRA 959

WRA 960

WRA 961

WRA 962

WRA 963

WRA 964

WRA 965

WRA 966

WRA 967

WRA 968

WRA 969

WRA 970

WRA 971

WRA 972

WRA 973

WRA 974

WRA 975

WRA 976

WRA 977

WRA 978

WRA 979

WRA 980

WRA 981

WRA 982

WRA 983

WRA 984

WRA 985

WRA 986

WRA 987

WRA 988

WRA 989

WRA 990

WRA 991

WRA 992

WRA 993

WRA 994

WRA 995

WRA 996

WRA 997

WRA 998

WRA 999

WRA 1000

WRA 1001

WRA 1002

WRA 1003

WRA 1004

WRA 1005

WRA 1006

WRA 1007

WRA 1008

WRA 1009

WRA 1010

WRA 1011

WRA 1012

WRA 1013

WRA 1014

WRA 1015

WRA 1016

WRA 1017

WRA 1018

WRA 1019

WRA 1020

WRA 1021

WRA 1022

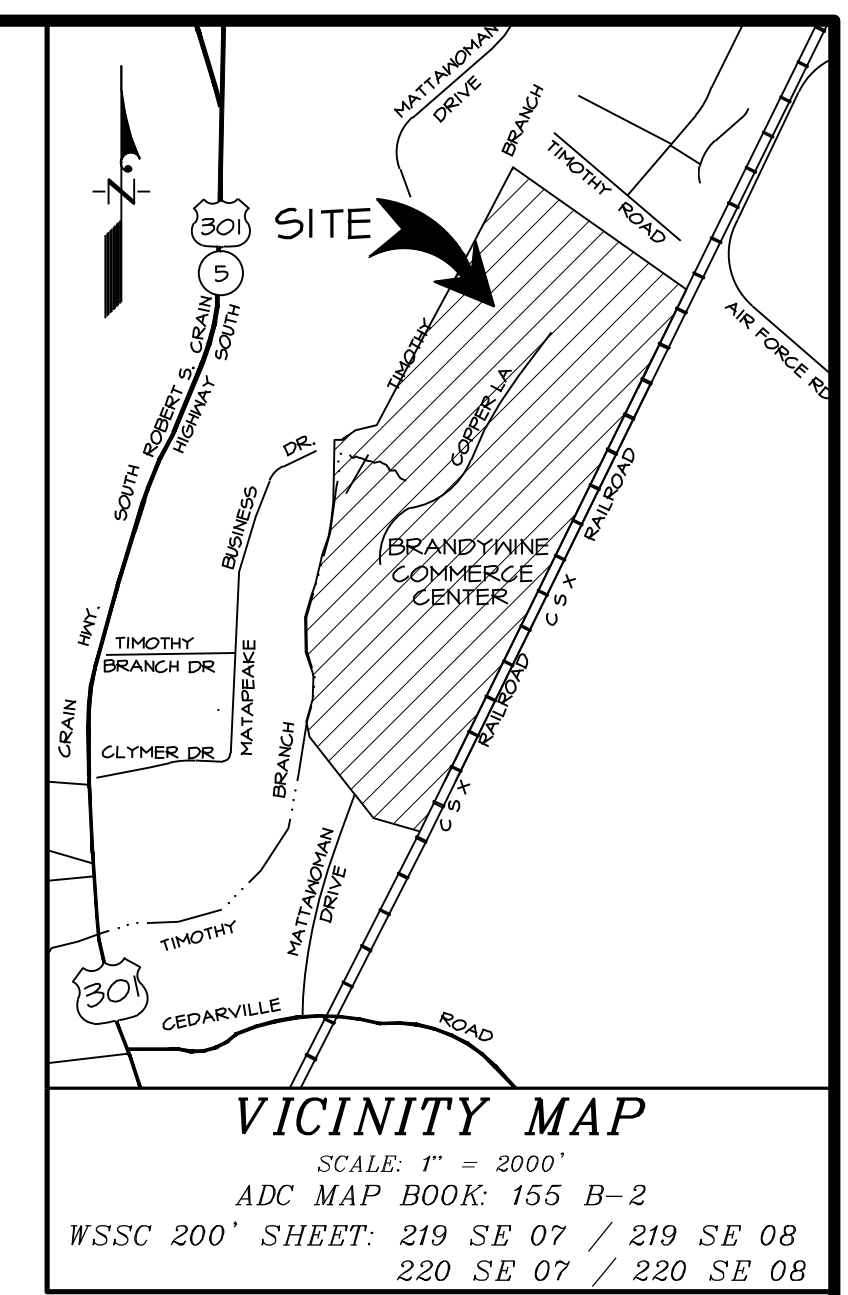
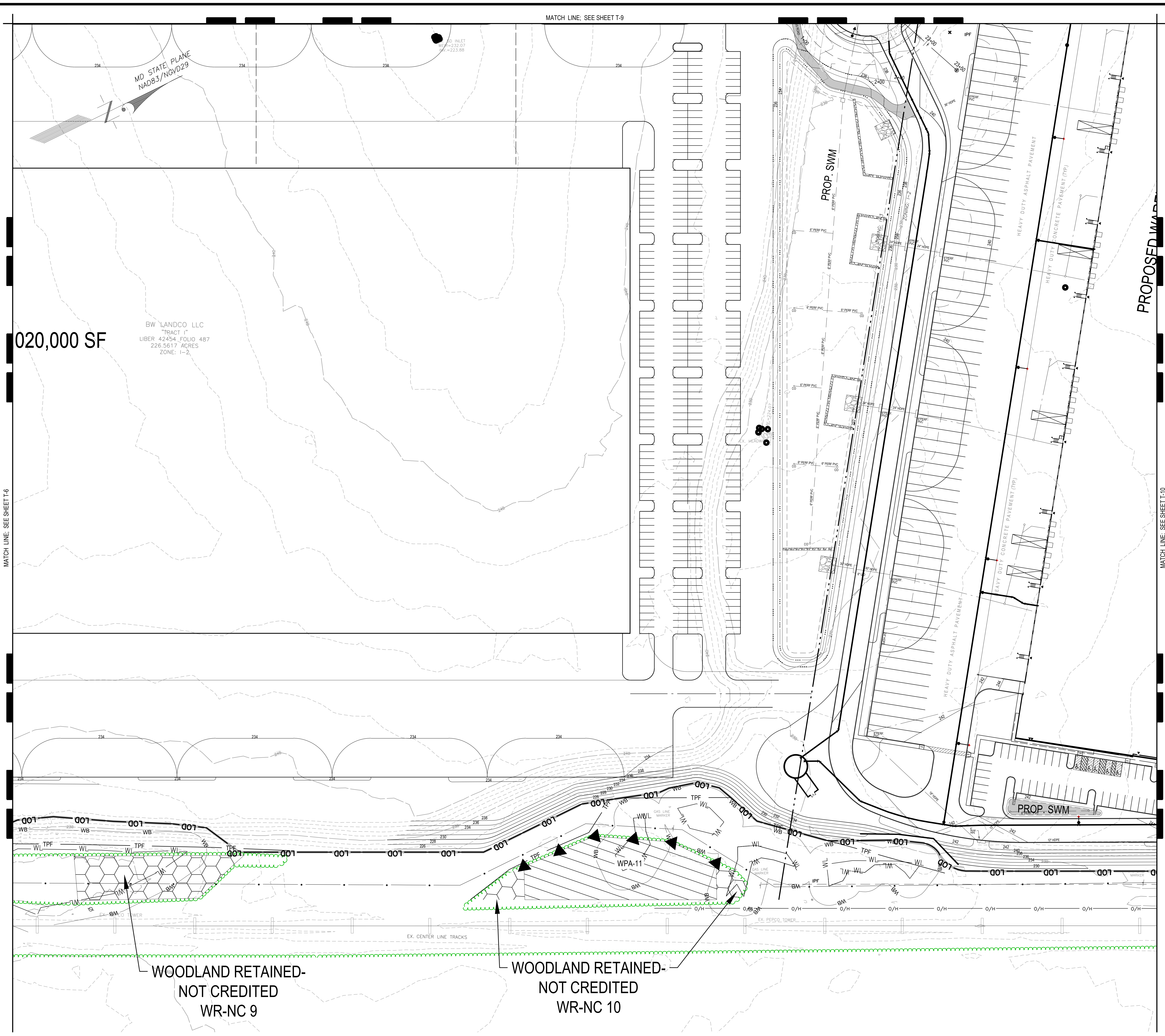
WRA 1023

WRA 1024

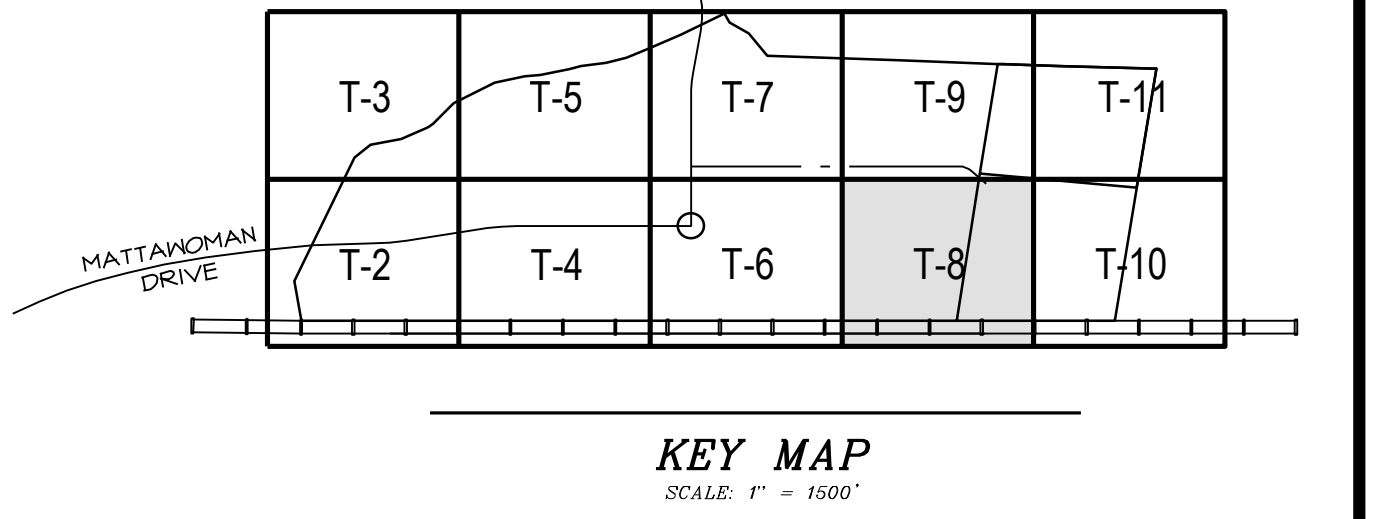
WRA 1025

WRA 1026





LEGEND	
PROPERTY BOUNDARY	---
EX ZONE LINE	---
EX CONTOUR (2')	---
EX CONTOUR (10')	---
PROP CONTOUR (2')	---
PROP CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
STREAM BUFFER (50')	---
TIER II BUFFER	---
NONTIDAL WETLAND	---
EX WETLAND BUFFER (25')	---
FLOODPLAIN	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORESTATION AREA (WRA)	---
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND RETAINED-NOT CREDITED (WR-NC)	---
SPECIMEN TREE PROPOSED FOR REMOVAL	---
SPECIMEN TREE TO BE SAVED	---
MONITORING WELL	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE SIGN	---
REFORESTATION/AFFORESTATION SIGN	---



Approval			
Approved by	Date	DRD #	Reason for Revision
Mary Bea	8/15/22		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1"=50'  
0 50 100 150

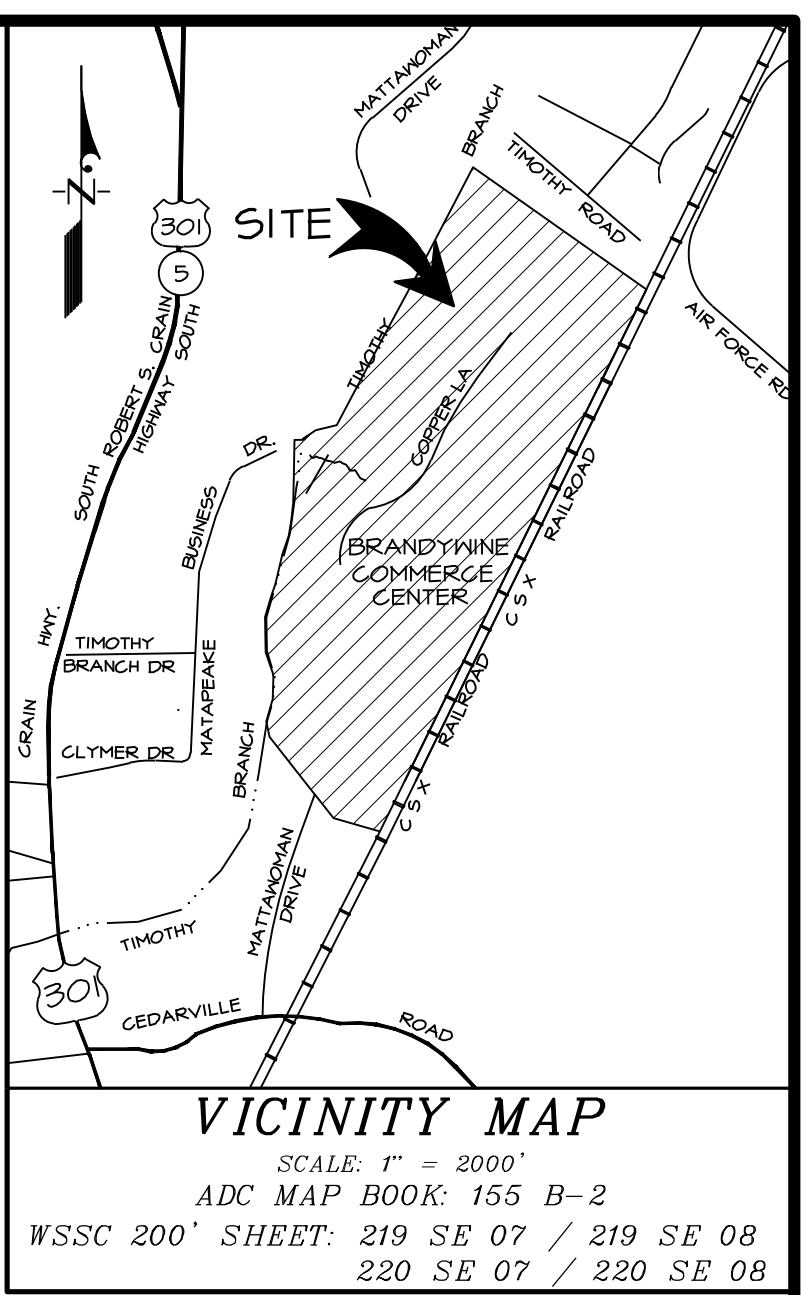
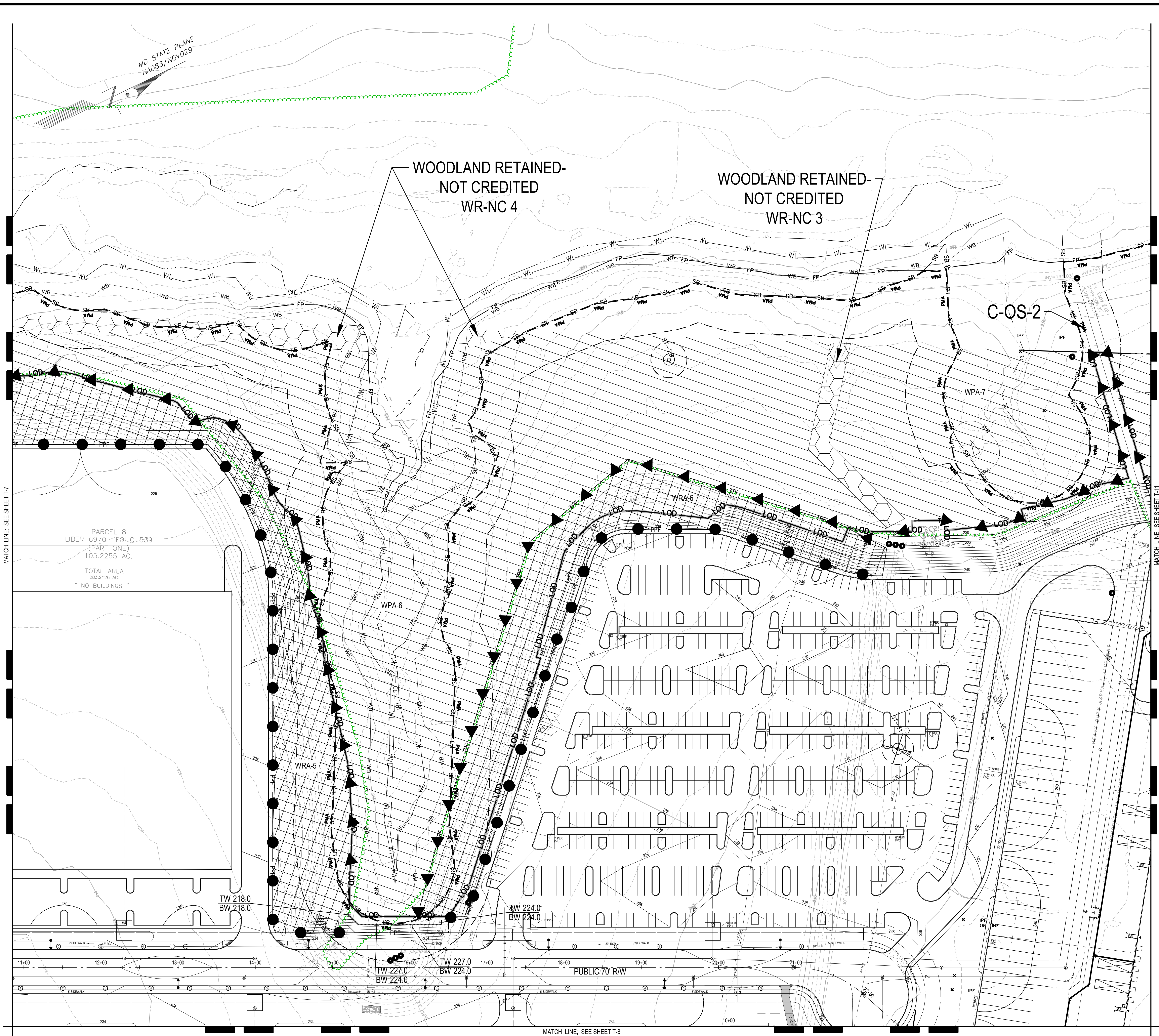
12/02/2021  
Michael J. Smith, Director of Planning and Development  
Date  
Context/Purpose  
Date

QUALIFIED PROFESSIONAL CERTIFICATION  
This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.  
Signed: Michael Petrakis  
Ben Dyer Associates, Inc.  
11721 Woodmore Road, Mitchellville, Maryland 20721  
Phone: (301) 435-2000 Email: mpetrakis@bendyer.com  
Date: February 24, 2022

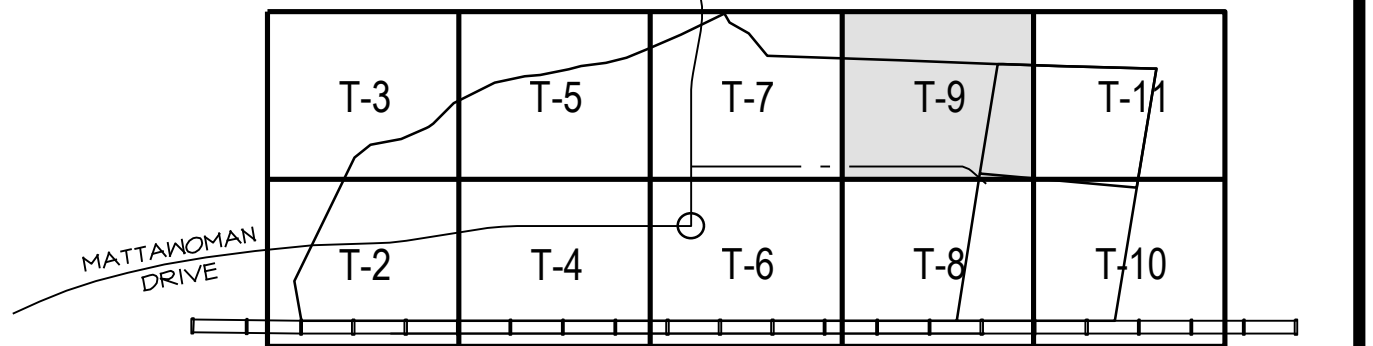
OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305-933-3538  
D. 786-528-5538  
MIS@ELONPARTNERS.COM  
WWW.ELONPARTNERS.COM

T-8  
February 24, 2022  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01  
11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 435-2000  
COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.  
DRAWN BY: AA MP MP RECORDED BY: B-02060  
DATE: 1/15/20  
DATE: JULY 2020  
SHEET NO. 54.125-Z  
L:\C3D-PROJ\802060-ELPDC-C3D\DWG\TCP2-ELP-RC.dwg, 8/12/2022 9:02:51 AM, jelsum





- LEGEND**
- PROPERTY BOUNDARY
  - EX. ZONE LINE
  - EX. CONTOUR (2)
  - EX. CONTOUR (10)
  - PROP. CONTOUR (2)
  - PROP. CONTOUR (10)
  - LIMIT OF DISTURBANCE
  - EX. TREELINE
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - STREAM BUFFER (50')
  - TIER II BUFFER
  - NONTIDAL WETLAND
  - EX. WETLAND BUFFER (25')
  - FLOODPLAIN
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION AREA (WRA)
  - CLEARED FLOODPLAIN AREA (C-FP)
  - WOODLAND RETAINED - NOT CREDITED (WR-NC)
  - SPECIMEN TREE PROPOSED FOR REMOVAL
  - SPECIMEN TREE TO BE SAVED
  - MONITORING WELL
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE SIGN
  - REFORESTATION/AFFORESTATION SIGN



Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> TCP 2 - 025-2021			
Approved by	Date	DRD #	Reason for Revision
Mary Risa	8/15/22		
01			
02			
03			
04			
05			
06			

**TREE CONSERVATION PLAN - TYPE 2**  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1"=50'  
0 50 100 150

We ELP DC, LLC, hereby acknowledge that we are aware of the Type 2 Tree Conservation Plan (TCP) and that we understand the requirements set forth in the TCP.

Michael J. Dwyer, Director of Planning  
Date: 12/02/2021

We, ELP DC, LLC, hereby acknowledge that we are aware of the Type 2 Tree Conservation Plan (TCP) and that we understand the requirements set forth in the TCP.

Contract Purchase: \_\_\_\_\_ Date: \_\_\_\_\_

**QUALIFIED PROFESSIONAL CERTIFICATION**

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Michael Petrakis  
Ben Dyer Associates, Inc.  
11721 Woodmore Road, Mitchellville, Maryland 20711  
Phone: (301) 430-2000 Email: mpetrakis@bendyer.com

Date: February 24, 2022

OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
MIS@ELPDCPARTNERS.COM  
WWW.ELPDCPARTNERS.COM

**T-9**

February 24, 2022  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20711  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.

DESIGNED BY: AA  
CHECKED BY: MP  
RECORDED BY: MP  
DATE: JULY 2020  
PROJECT NO: B-02060  
SHEET NO: 54.126-Z



WAREHOUSE  
801,610 SF  
FF = 246.0'

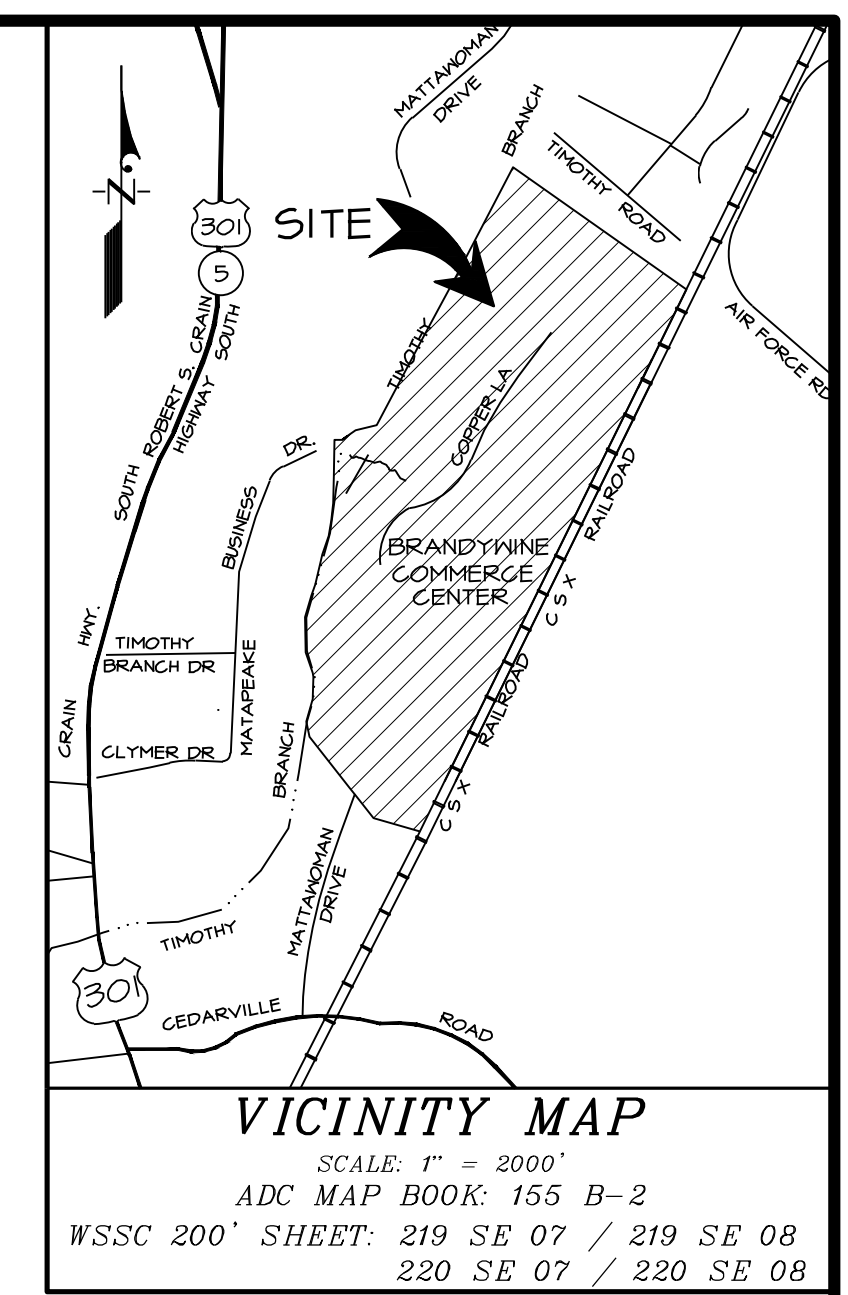
MATCH LINE SEE SHEET T-8

MATCH LINE: SEE SHEET T-11

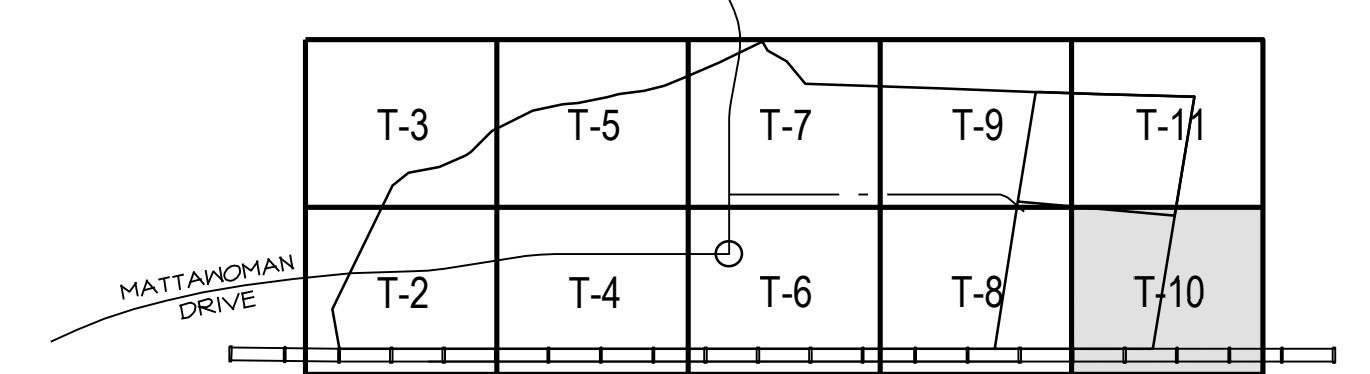
"TRACT TWO, PARCEL ONE"  
BW LANDCO LLC  
LIBER 42454, FOLIO 487  
Parcel One  
31.1225 ACRES  
ZONE: 1-e-3

"NO BUILDINGS"

MD STATE PLANE  
NAD83/NGVD29



- LEGEND**
- PROPERTY BOUNDARY
  - EX ZONE LINE
  - EX CONTOUR (2)
  - EX CONTOUR (10')
  - PROP CONTOUR (2)
  - PROP CONTOUR (10')
  - LIMIT OF DISTURBANCE
  - EX TREELINE
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - STREAM BUFFER (50')
  - TIER II BUFFER
  - NONTIDAL WETLAND
  - EX WETLAND BUFFER (25')
  - FLOODPLAIN
  - TREE PROTECTION FENCE (TEMPORARY)
  - TREE PROTECTION FENCE (PERMANENT)
  - WOODLAND PRESERVATION AREA (WPA)
  - WOODLAND REFORESTATION AREA (WRA)
  - CLEARED FLOODPLAIN AREA (C-FP)
  - WOODLAND RETAINED - NOT CREDITED (WR-NC)
  - SPECIMEN TREE PROPOSED FOR REMOVAL
  - SPECIMEN TREE TO BE SAVED
  - MONITORING WELL
  - WOODLAND PRESERVATION SIGN
  - SPECIMEN TREE SIGN
  - REFORESTATION / AFFORESTATION SIGN



KEY MAP  
SCALE: 1" = 1500'

Prince George's County Planning Department, M-NCPDC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 025-2021			
Approved by	Date	DRD #	Reason for Revision
Mary Rea	8/15/22		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
**ELP DC**  
BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND  
GRAPHIC SCALE 1"=50'  
0 50 100 150

We ELP DC, 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.

Michael J. Ben Dyer, Director, Date: 12/02/2021

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 Purchase: \_\_\_\_\_ Date: \_\_\_\_\_

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

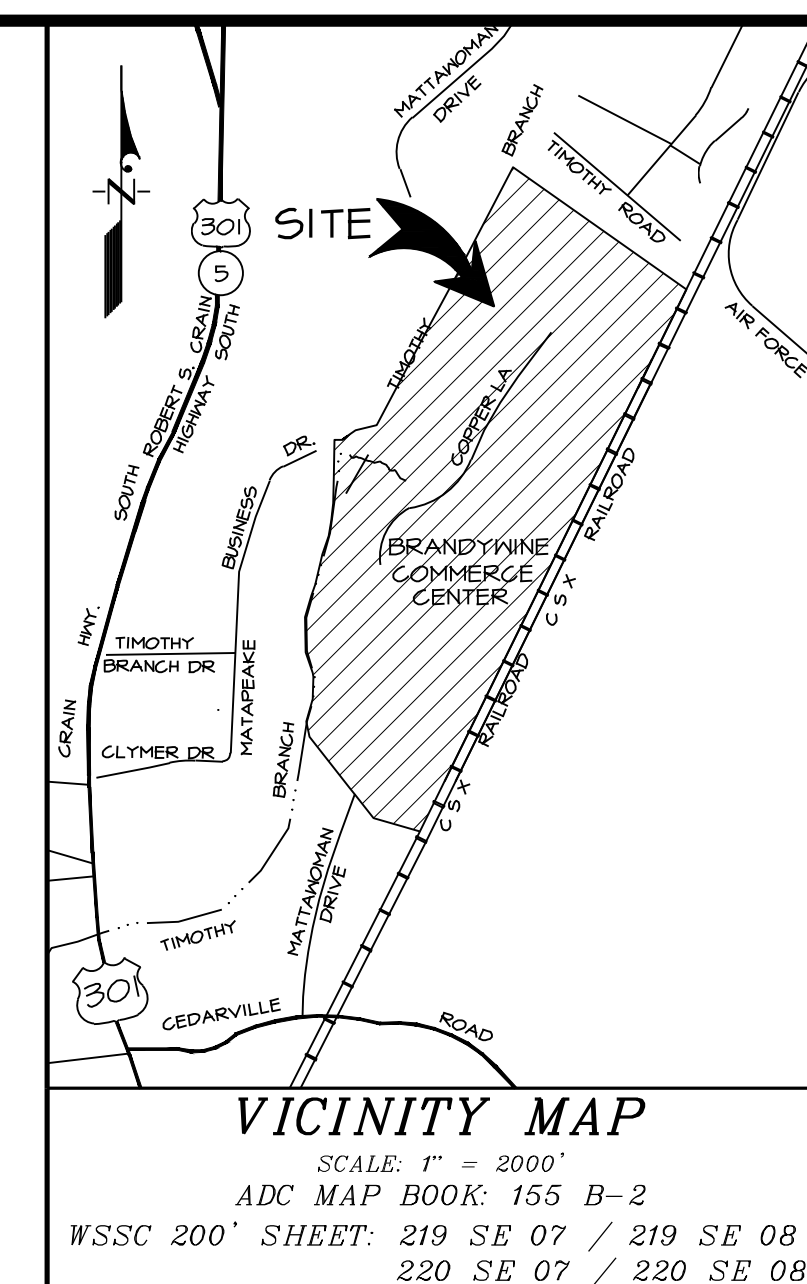
Signed: Michael Petrakis, Ben Dyer Associates, Inc., 11721 Woodmore Road, Mitchellville, Maryland 20721, Phone: (301) 430-2000, Email: mpetrakis@bendyer.com, Date: February 24, 2022

OWNER / APPLICANT  
ELP DC LLC  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
MIS@ELIONPARTNERS.COM  
WWW.ELIONPARTNERS.COM

T-10

February 24, 2022 DATE MPE	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.
Mike Petrakis Qualified Professional COMAR 08.19.06.01	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.
DATE DESCRIPTION	BY
REVISIONS	RECORDING
DATE	DATE
JULY 2020	1"=50'
	08/12/2022
	B-02060
	54.127-Z





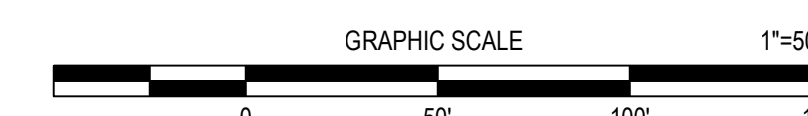
LEGEND	
PROPERTY BOUNDARY	
EX. ZONE LINE	
EX. CONTOUR (2')	
EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
LIMIT OF DISTURBANCE	
EX. TREELINE	
PRIMARY MANAGEMENT AREA (PMA)	
REGULATED STREAM (CENTERLINE)	
STREAM BUFFER (50')	
TIER II BUFFER	
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
FLOODPLAIN	
TREE PROTECTION FENCE (TEMPORARY)	
TREE PROTECTION FENCE (PERMANENT)	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION AREA (WRA)	
CLEARED FLOODPLAIN AREA (C-FP)	
WOODLAND RETAINED - NOT CREDITED (WR-NC)	
SPECIMEN TREE PROPOSED FOR REMOVAL	
SPECIMEN TREE TO BE SAVED	
MONITORING WELL	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
REFORESTATION/ AFORESTATION SIGN	

**KEY MAP**  
SCALE: 1" = 1500'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> <b>TCP 2 -025-2021</b>			
Approved by	Date	DRD #	Reason for Revision
00 <i>Mary Kuo</i>	8/15/22		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
 ELP DC


BRANDYWINE ELECTION DISTRICT No. 11  
PRINCE GEORGE'S COUNTY, MARYLAND



WOODLAND RETAINED-  
NOT CREDITED  
WR-NC 2

MATCH LINE; SEE SHEET T-10

We, ELP, DC, LLC hereby acknowledge that we are aware of this Page 2  
I, a Cooperator (Page 1) and that we understand the requirements as set forth in this TCP2.

 \_\_\_\_\_ **12/02/2021**

Michael J. Smith, Chief Managing Officer Development Date \_\_\_\_\_

Title \_\_\_\_\_ hereby acknowledges that we are aware of this Page 2  
I, a Cooperator (Page 1) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser Date \_\_\_\_\_

QUALIFIED PROFESSIONAL CERTIFICATION



This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Michael Petrakis Date: February 24, 2022

Ben Oyer Associates, Inc.  
11721 Woodmore Road, McLevillville, Maryland 20711  
Phone (301) 438-2020 Email: mpetrakis@benoyer.com

**OWNER / APPLICANT**  
ELP DC LLC.  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
D. 786-528-5938  
MJS@ELIONPARTNERS.COM  
WWW.ELIONPARTNERS.COM

T-11

February 24, 2012 DATE 	11751 WOODMORE ROAD, SUITE 300 MYRTLEWELLVILLE, MARYLAND 20721  <b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.	DRAWN BY AA	DESIGNED BY MP	CHECKED BY MP	RECORDING B-0206
Mike Petroski Qualified Professional COMAR 08.19.06.01	DESCRIPTION REVISIONS	BY	DATE JULY 2020	DWG NO.	54.128-2



1. This plan is submitted for grading permit. It is no longer valid.

- WOODLAND PRESERVATION AND RETENTION NOTES

a. All woodlands designated on this plan for preservation.

- h. 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 chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- 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.
- If existing trees are proposed for use as protection for preservation areas:

- k. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land/or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.

$$d = 0.13 \text{ cm} \quad \rho = 1.17 \text{ g cm}^{-3} \quad \mu = 0.0001 \text{ cm}^2 \text{ s}^{-1} \quad \sigma = 0.0001 \text{ cm}^2 \text{ s}^{-1} \quad \tau = 0.0001 \text{ cm}^2 \text{ s}^{-1}$$

1. All afforestation/reforestation bonding, 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.
2. 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 afforestation/reforestation project and the timing of the planting through May only. No planting shall be done where ground is frozen. Planting with large caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided).
3. If planting cannot occur due to planting conditions, the developer or processor 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. The owner of the property shall be responsible for the property title to the homeowner, the developer or builder shall obtain a sign 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.
4. 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 area is acceptable.
5. 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 permanent tree protection fencing is a violation of this TCP2.
6. 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.
7. The county inspector shall be notified prior to site preparation or initiation of

When woodlands and/or specimen, historic or champion trees are to remain:

1. 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 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 approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done in 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 less noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. 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.
4. 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.

Source: Adapted from Forest Conservation Manual, 1991

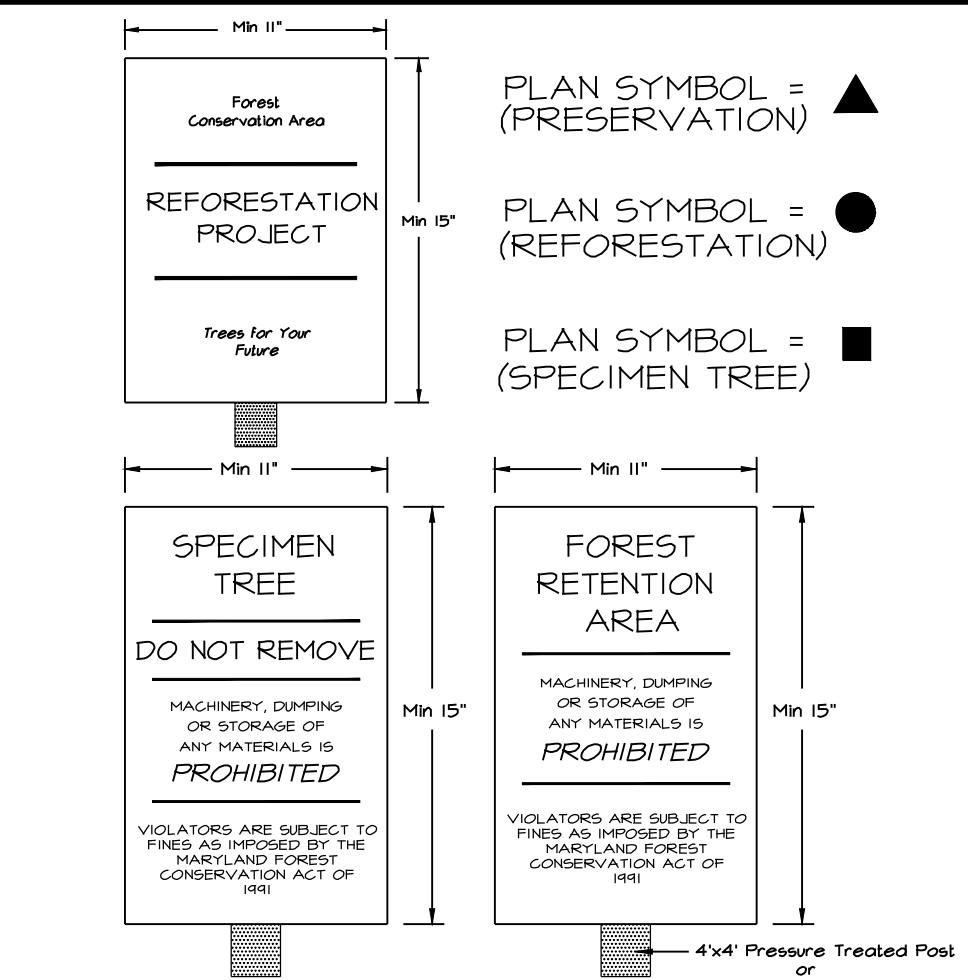
Tasks	Months											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Transplant of 2 Cris or 10 or more	████████████████████						████████████████████					
Flourish Seedlings: Nippos	██████████			████████████████████								
Minimum Monitoring												
Fertilizer (if needed)						██████████		████████████████				
Water**						████████████████████						
Pruning	██████████		██████████					████████████████				

NOTES:

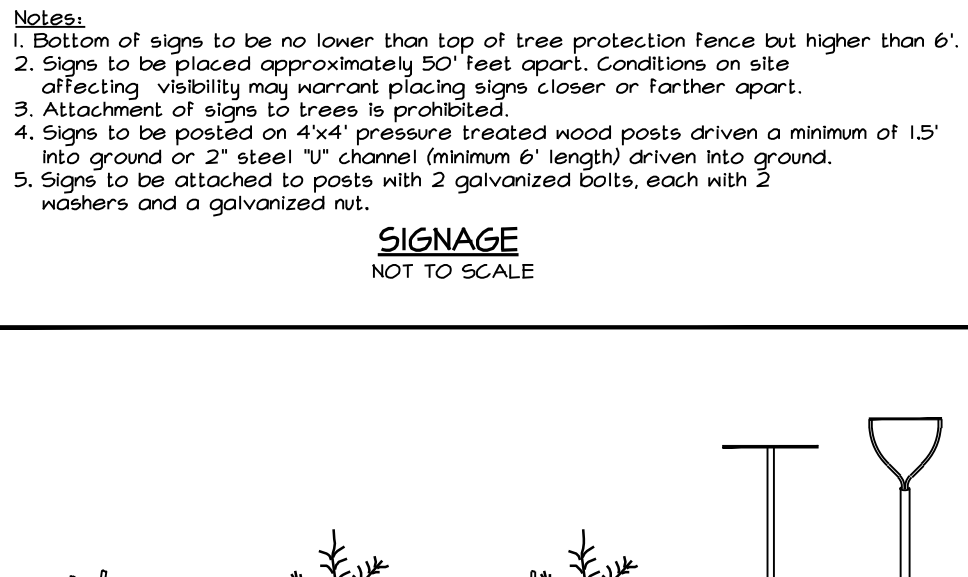
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees most successful when coordinated with the local conditions.

This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

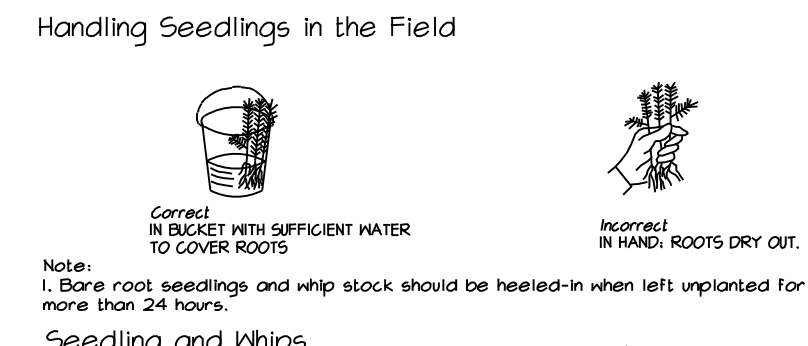
Source: Adapted from Forest Conservation Manual, 1991



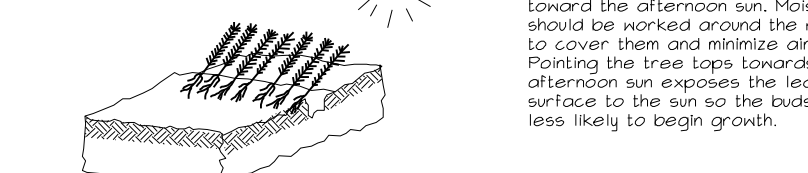
NOT TO SCALE



NOT TO SCALE



Place trees in an arc with the tops of the trees touching the horizon line.

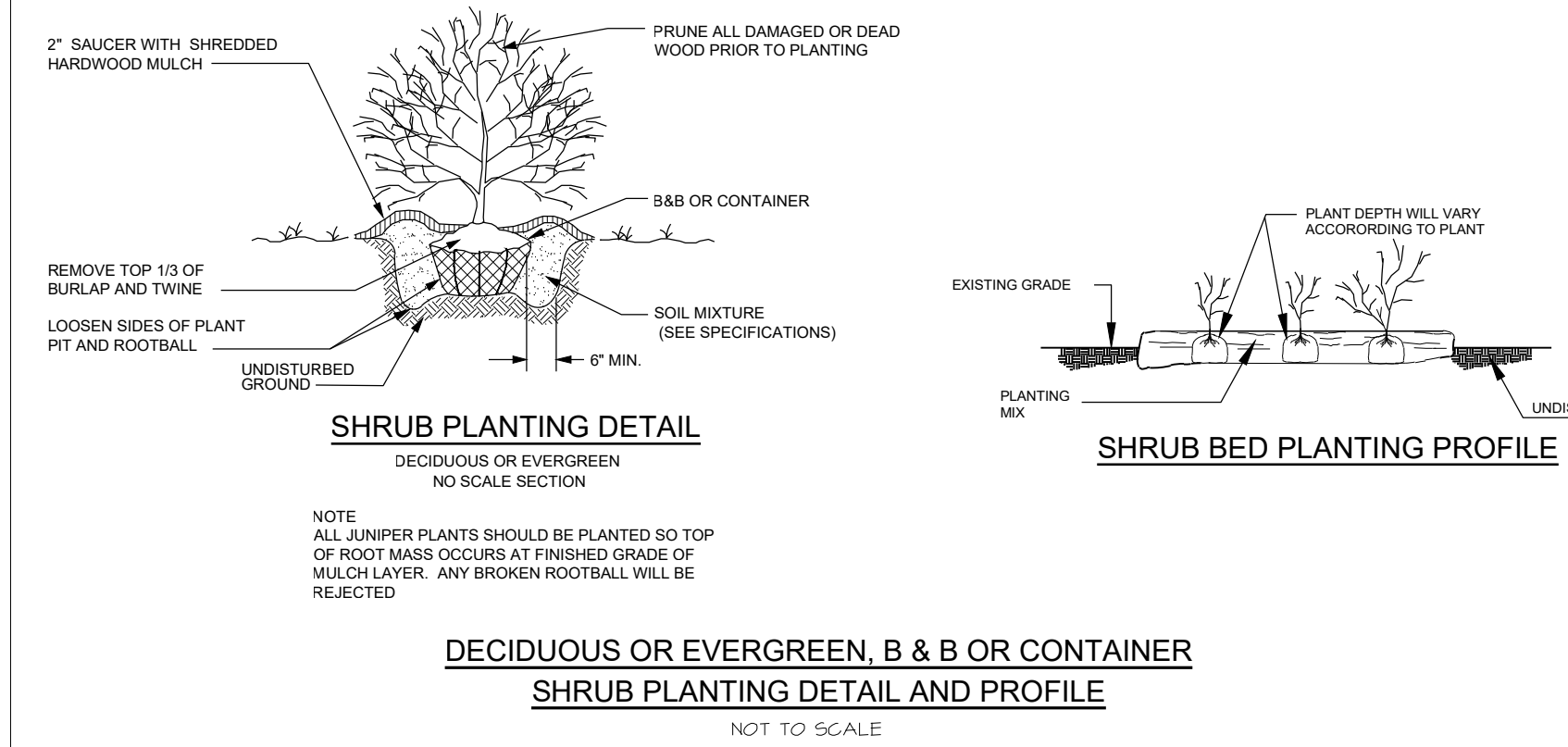


## STOCK SPECIFICATION:

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedling
		Tulip Poplar	Sweet Gum	Sycamore	Red Oak	White Oak	
1	2.31	323	323	323	323	323	1,617
2	1.04	146	146	146	146	146	728
3	6.18	865	865	865	865	865	4,326
4	2.44	342	342	342	342	342	1,708
5	3.56	498	498	498	498	498	2,492
6	1.43	200	200	200	200	200	1,001
7	0.94	132	132	132	132	132	658
8	0.31	43	43	43	43	43	217
9	0.98	137	137	137	137	137	686
10	1.02	143	143	143	143	143	714
11	0.50	70	70	70	70	70	350
12	0.57	80	80	80	80	80	399
TOTAL	21.28	2,979	2,979	2,979	2,979	2,979	14,896

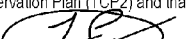
NOTES:

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 MNCPPC, Environmental Planning Section.



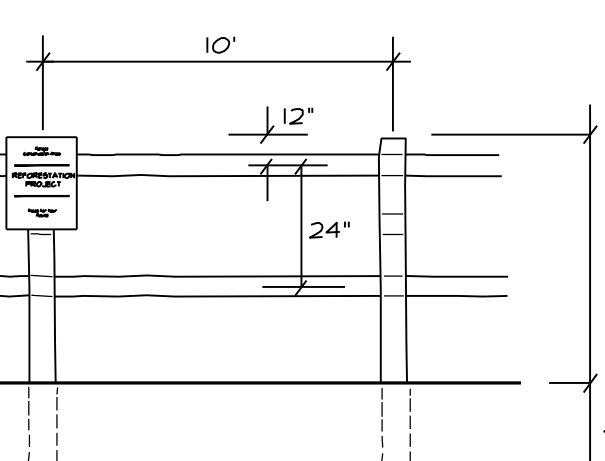
### SHRUB PLANTING DETAIL AND PROFILE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> <b>TCP 2 -025-2021</b>				
Approved by <i>Mary Lee</i>		Date 8/15/22	DRD #	Reason for Revision
00				
01				
02				
03				
04				
05				
06				

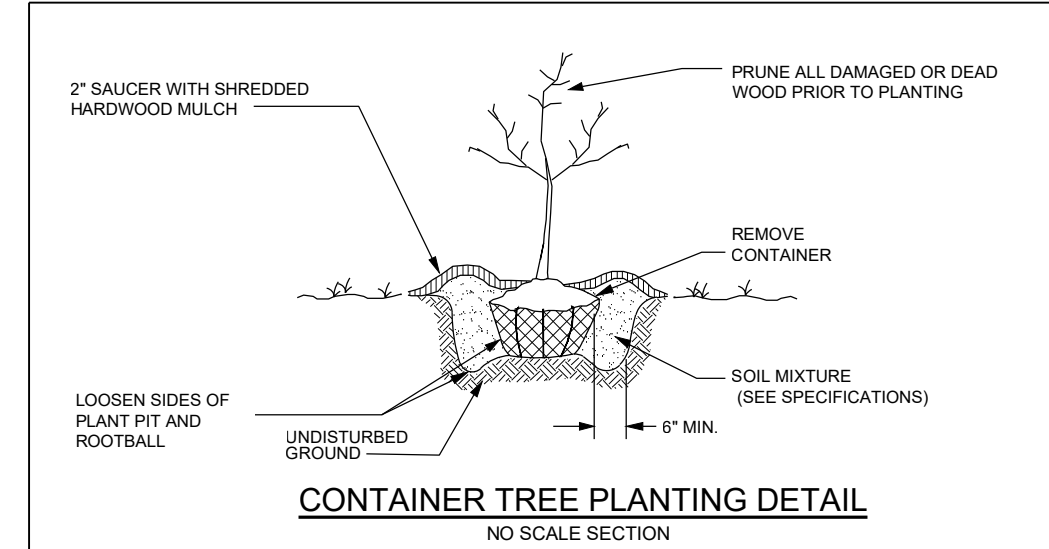
We, ELP QC, LLC, hereby acknowledge that we are aware of the Type 2  
Two Conservation Plan (CP2) and that we understand the requirements as set forth in the CP2.  
  
\_\_\_\_\_  
Michael J. Stein, Director Managing Director, Development Date 12/02/2021

\_\_\_\_\_  
I/we \_\_\_\_\_ hereby acknowledge that we are aware of the Type 2  
Two Conservation Plan (CP2) and that we understand the requirements as set forth in the CP2.  
\_\_\_\_\_  
Contract Purchaser Date \_\_\_\_\_

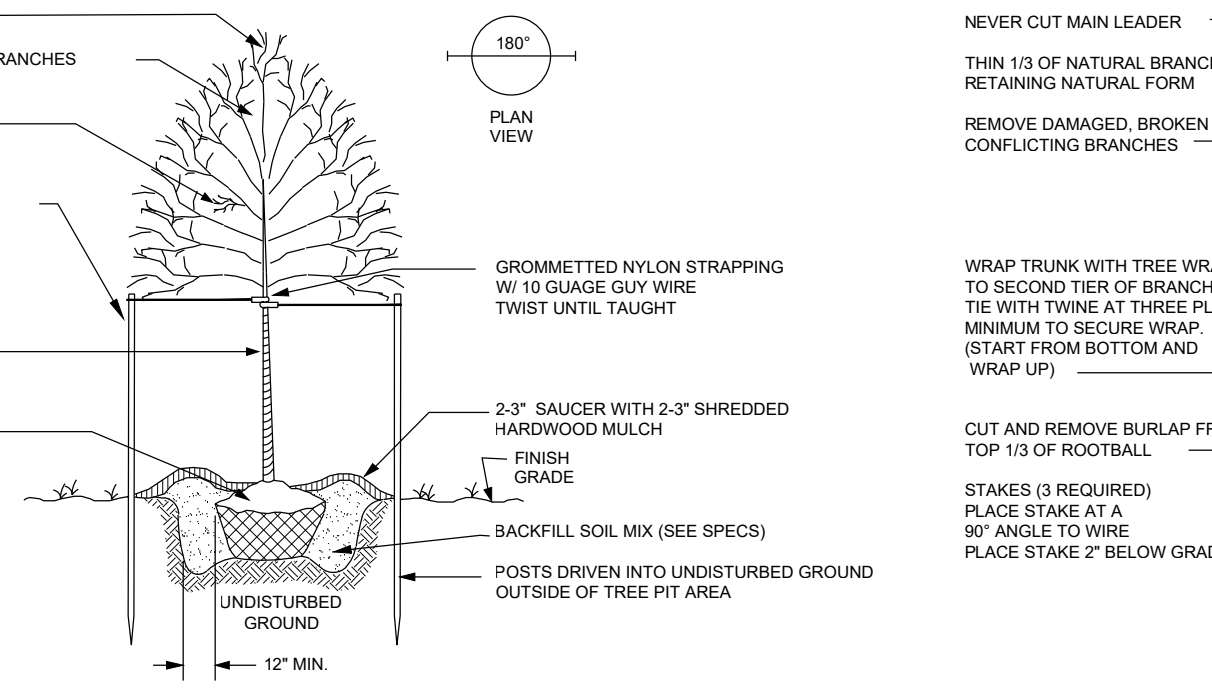
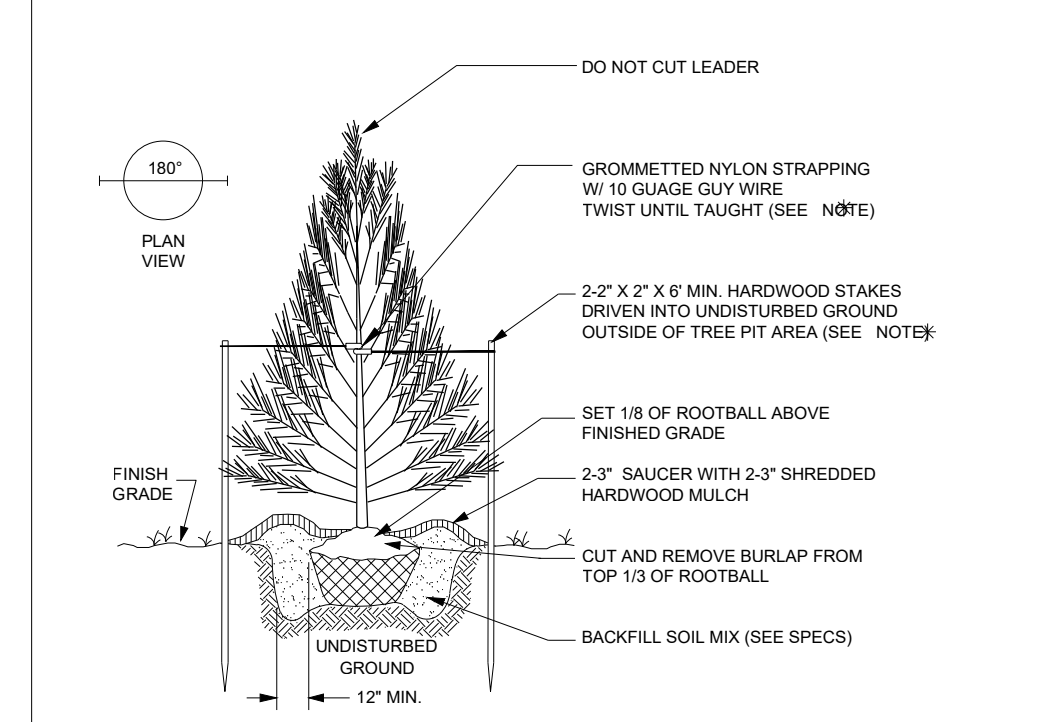
AGGREGATE DISTRIBUTION DRIFT THEORY)



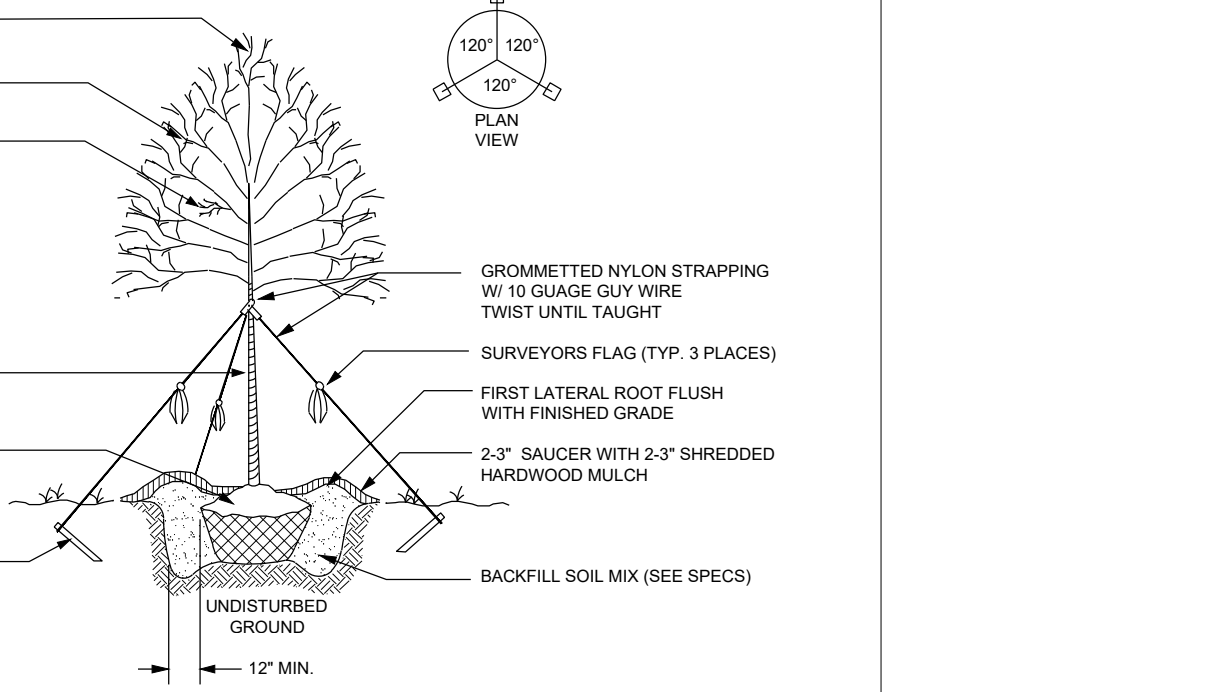
NOT TO SCALE



## NO SCALE SECTION



## DECIDUOUS



## DECIDUOUS

**OWNER / APPLICANT**  
ELP DC LLC.  
3323 NE 163RD ST., STE 600  
MIAMI, FL 33160  
P. 305.933.3538  
D. 786-528-5938  
MJS@ELIONPARTNERS.COM  
WWW.ELIONPARTNERS.COM

T-12

February 24, 2022

DATE



Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

<b>QUALIFIED PROFESSIONAL CERTIFICATION</b> This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.	
Signed: _____ <div style="text-align: center;">   <b>Michael Petrakis</b>          Ben Dyer Associates, Inc.          11721 Woodmont Road, Mitchellville, Maryland 20712          Phone: (301) 430-2000 Email: mpetrakis@benderdyer.com       </div>	Date: <u>February 24, 2022</u>

## TREE CONSERVATION PLAN - TYPE 2

### DETAIL SHEET

# ELP DC

### BRANDYWINE ELECTION DISTRICT No. 11

#### PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE      1"=50'

0      50'      100'      150'

155

		11721 WOODMONT ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712 <div style="display: flex; align-items: center;"> <div style="width: 40px; height: 40px; border: 2px solid black; border-radius: 50%; margin-right: 10px;"></div> <div> <b>BEN DYER ASSOCIATES, INC.</b>            Engineers / Surveyors / Planners  <b>TELEPHONE (301) 430-2000</b>  <b>COPYRIGHT © 2021 BEN DYER ASSOCIATES, INC.</b> </div> </div>	
		DRAWN BY: AA CHECKED BY: MP DATE: JULY 2020	DESIGNED BY: MP RECORDED: B-02060 DWG. NO.: 54.129-Z

DATE	DESCRIPTION	BY
	REVISIONS	