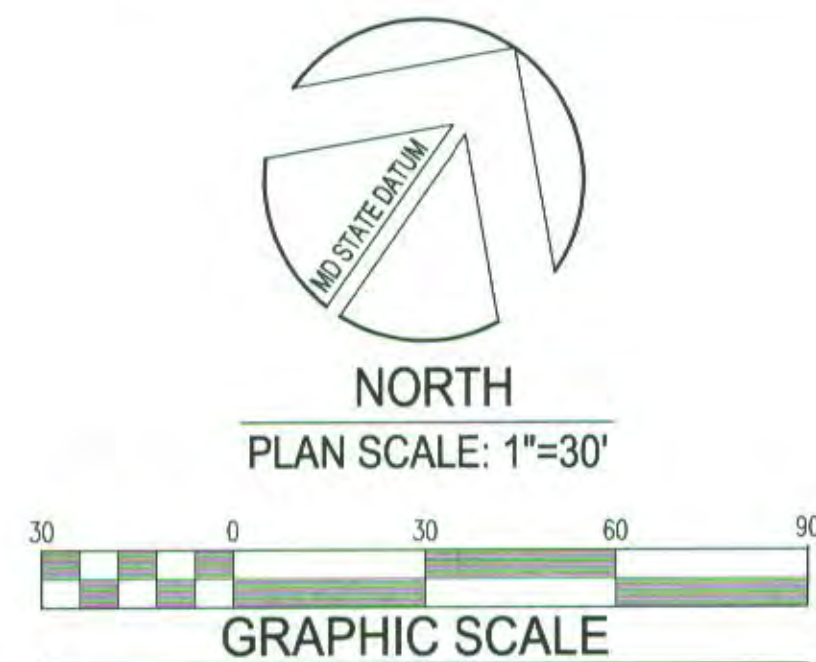


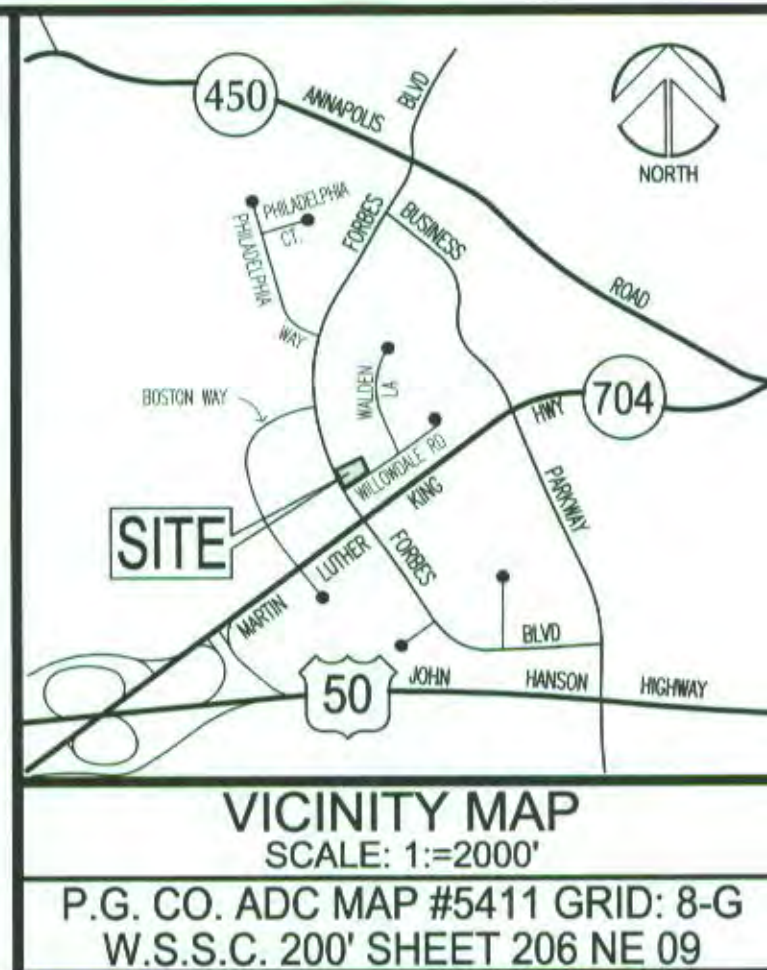
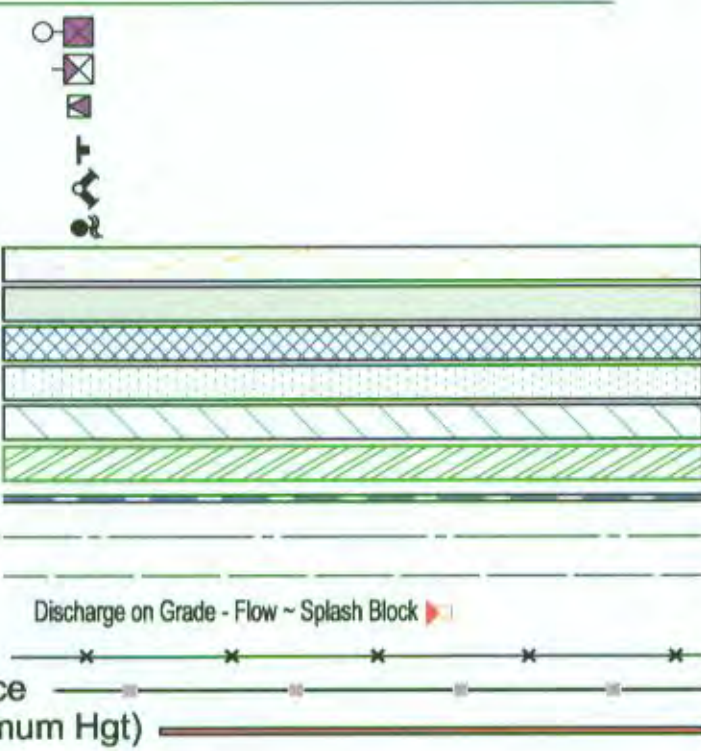


Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for DSP-15035. If DSP-15035 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands 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.
- 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 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.
- 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 ESA-2 formerly the Developing Tier and is zoned I-2.
- The site is not adjacent to a roadway classified as Arterial or Greater.
- The property is NOT located within 200-foot of the Capital Beltway (I-495) which is classified as a Freeway roadway.
- This plan is not grandfathered by C807-2010, Section 25-119(g).
- Prior to the issuance of the final permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site assessment in the Land Records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.

Site Legend:

- Proposed Parking Lighting
- Proposed Building Lighting
- Proposed Flag Pole Lighting
- Proposed Handicap Signage
- Proposed Fire Dept. Conn.
- Proposed Flag Pole
- Proposed Concrete Pavement
- Proposed Bituminous Pavement
- Proposed ADA Access Route
- Proposed Green Area Provided
- Proposed Play Area
- Proposed Bioretention Facility
- Proposed Storm Drain
- Proposed Water Line
- Proposed Sewer Line
- Proposed Roof Drain
- Proposed 4' Decorative Metal Fence
- Proposed 6' Synthetic Sight-Tight Fence
- Proposed 30" High Timber Wall (Maximum Hgt)



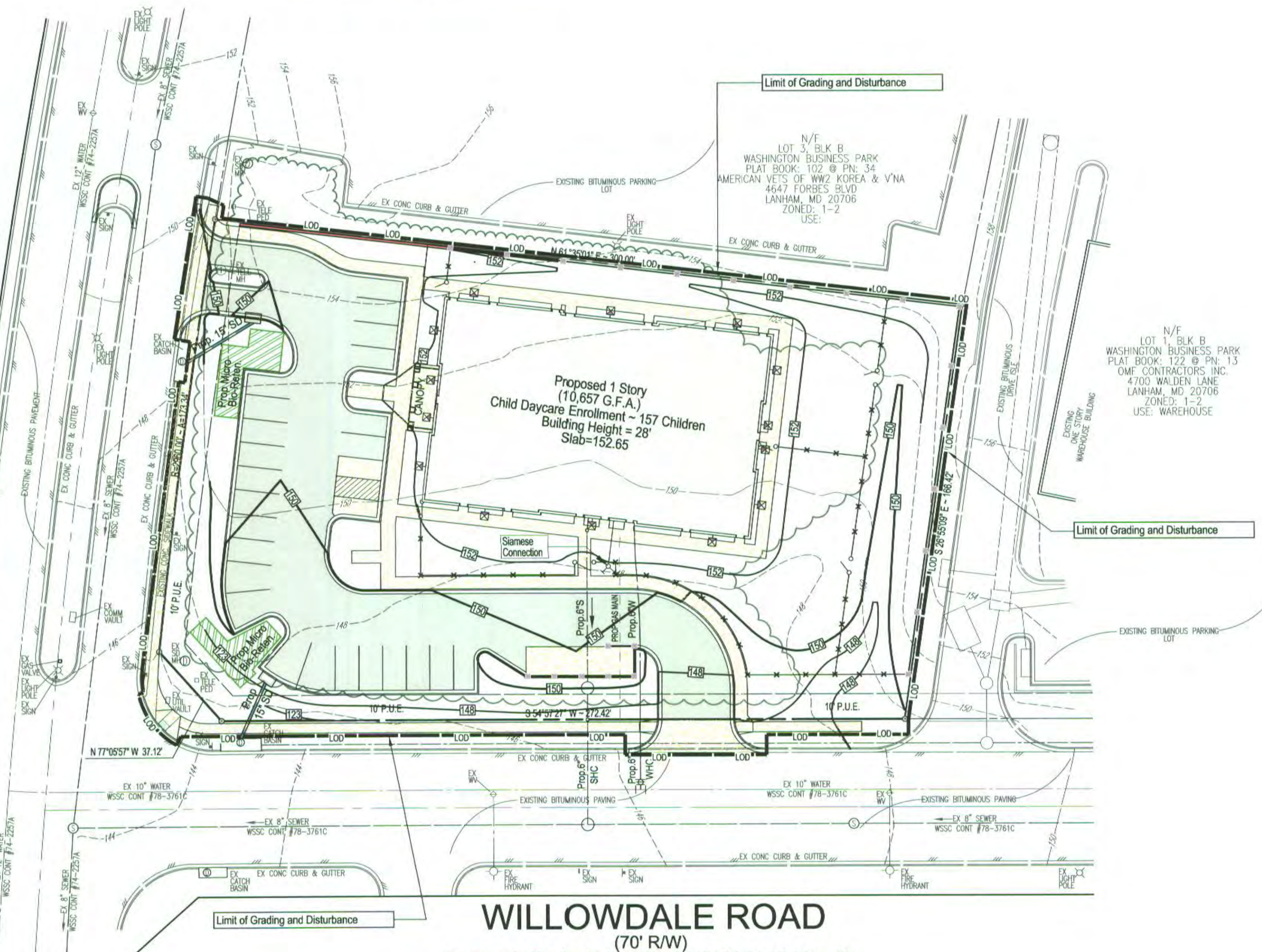
VICINITY MAP
SCALE: 1"=2000'

P.G. CO. ADC MAP #5411 GRID: 8-G
W.S.S.C. 200' SHEET 206 NE 09

Legend

- LOD (Limit of Disturbance)
- Proposed Boundary
- Proposed Boundary Lots
- Proposed Boundary Street
- Proposed Boundary Adjacent
- PUE (Public Utility Easement)
- Existing Tree Line

FORBES BOULEVARD
(80' R/W)
Previously Dedicated by Plat Wwn 89 @ Plat No. 75



WILLOWDALE ROAD
(70' R/W)

Previously Dedicated by Plat NLP 101 @ Plat No. 96

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	I-2		
Gross Tract:	1.26		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	1.26		

TCP Number		0
Property Description or Subdivision Name:	Washington Business Park - Lot 2 Block: B	
Is this site subject to the 1969 Ordinance?	N	
Is this one (1) single family lot?	N	
Are there prior TCP approvals which include a combination of this lot?	N	
Is any portion of the property in a WC Bank?	N	
Break-even Point (preservation) =	0.34	acres
Clearing permitted w/o reforestation =	0.59	acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland	0.93	0.00	
Woodland Conservation Threshold (WCT) =	15.00%		
Smaller of 13 or 14	0.19		
Woodland above WCT	0.74		
Woodland cleared	0.93	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)	0.74		
Clearing above WCT (0.25 : 1) replacement requirement	0.19		
Woodland cleared below WCT	0.19		
Clearing below WCT (2:1 replacement requirement)	0.38		
Afforestation Threshold (AFT) =	15.00%		
Off-site WCA being provided on this property	0.00		
Woodland Conservation Required	0.59		

SECTION III-Meeting the Requirements		
Woodland Preservation	0.00	
Afforestation / Reforestation	0.00	
Natural Regeneration	0.00	
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	
Forest Enhancement Credit (Area * .25)	0.00	
Area approved for fee-in-lieu/PFA	0.00	\$0.00
Area approved for fee-in-lieu/non-PFA	0.00	\$0.00
Credits for Off-site Conservation on another property	0.56	
Off-site WCA (preservation) being provided on this property	0.00	
Off-site WCA (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	0.56	

Area of woodland not cleared	0.00	acres
Net tract woodland retained not part of requirements:	0.00	acres
100-footplain woodland retained	0.00	acres
On-site woodland conservation provided	0.00	acres
On-site woodland retained not credited	0.00	acres

Prepared by: John Markovich October, 2015

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.



M-NCPPC

APPROVAL

PROJECT NAME: RISING GENERATIONS

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC

Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCP 2-030-15

Approval No.	Approved By:	Date:	DRD#	Reason for Revision
00 Original	Roger V. Piser/Gold/16	5/20/2016	DSP-15035	PER P. 10. 16-23
01 Revision				
02 Revision				
03 Revision				
04 Revision				

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ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

Developer / Applicant:

WBP Enterprises, LLC
9700 Prince Place
Largo, Maryland 20774
Attn: Kelvin Munford
Phone: 301-333-5343

Property Owners Awareness Certificate

I / We WBP Enterprises, 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.

Mr. Kelvin Munford - Owner/President
Date: 5/19/16

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: John P. Markovich Date: 5/20/2016

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



TREE CONSERVATION PLAN TYPE 2

LOT 2, BLOCK "B"

WASHINGTON BUSINESS PARK

PLAT BOOK: NLP 150 @ PLAT NO: 81

RISING GENERATIONS

LANHAM ELECTION DISTRICT NUMBER 20

PRINCE GEORGE'S COUNTY, MARYLAND

JOYCE ENGINEERING CORPORATION

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
11000 BROADWAY AVE. #1000 BETHESDA, MD 20814
TEL: (301) 396-4100 FAX: (301) 396-4000 WWW.JOYCE-ENG.COM
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DESIGN: WAJ DATE: NOV, 2015 JOB No.: 015020
DRAFT: HAL COMP: JEC SCALE: 1"=30'
CHECK: JEC SURVEY: CW-JR-LC SHEET: 1 OF 1

Type 2 TCP
TCP

TCP No.: PENDING
SCD No.: 140-15
CSD No.: 4744-2015-00