

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and this plan is void.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$500 per acre per square foot mitigation fee.
3. A grading plan may not be approved until 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 work on the site to conduct a pre-construction meeting with the Department of Environmental Resources to discuss conservation measures shown on the plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify the Planning Director or designee of any construction activity. The provisions of a copy of this plan at time of contract signing. Future project proposals are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance with the requirements contained herein.
6. The property is within the Developing Tier and is zoned I-4.
7. The site is not adjacent to a roadway designated as scenic and historic, a parkway or scenic highway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CD-21-2070, Section 25-117 (g).
10. The source of the property boundaries on this plan is from a survey prepared by [redacted] Inc.
11. The existing features shown on this plan are from a plan prepared by W.L. Meekins and from available records, as field data, dated June 6, 2013.

- a. 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 TCPD.
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- c. Woodland preservation areas shall be posted with signage as shown on the plans. These signs must remain in perpetuity.
- d. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- f. Woodland preservation areas shall be posted with signage as shown at the plans at the same time as the temporary TPB installation. These signs must remain in perpetuity.
- g. If a tree is considered hazardous (if a condition is present which leads to 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).
- g. During the initial stages of the project, if hazardous trees are present, or trees are present that are not hazardous but are leaning, 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 engineer. After approval by the county engineer or 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.
- h. If a tree or trees become hazardous prior to bond release for the project, or during events or other activities not covered 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 struck by the 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 and a written report of the action taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods.

Soil Unit	Soil Unit Description	K-Factor	Hydric Rating	Hydrologic Soil Group	Drainage Class
BuB	Beltsville-Urban land complex, 0-5 percent slopes	0.37	Non-Hydric Soil	C	Moderately Well-drained
Px	Potobac-Issue complex, frequently flooded	0.28	Non-Hydric Soil	B/D	Poorly-drained
SnD	Sassafras-Urban land complex, 5 to 15 percent slopes	0.15	Non-Hydric Soil	A	Well-drained
UdgB	Udorthents, reclaimed gravel pits, 0 to 5 percent slopes	0.15	Non-Hydric Soil	C	Well-drained
UgdD	Udorthents, reclaimed gravel pits, 5 to 15 percent slopes	0.15	Non-Hydric Soil	C	Well-drained
UduB	Udorthents-Urban land complex, 0 to 5 percent slopes	0.15	Non-Hydric Soil	C	Well-drained
URSB	Urban land-Sassafras complex, 0 to 5 percent slopes	0.15	Non-Hydric Soil	D	Well-drained



PROPOSED WATER QUALITY TRENCHES (TYP.)
(BY OTHERS) —

POST DEVELOPMENT NOTES

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.

FOXLEY


COMMERCIAL DRIVEWAY
ENTRANCE



**TOTAL DISTURBED AREA
=4,938 SQ.FT./0.11 Ac.**

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

M-NCPPC		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TYPE 2 TREE CONSERVATION PLAN		
TCPD-009-2017		
Approved by		Date
T. BURVE		7/25/2017
01		
02		
03		
04		

	<p>TREEMAN, INC. 16201 BATSON ROAD SPENCERVILLE, MARYLAND 20868</p>	<p>TREEMAN, INC. 6400 FOXLEY ROAD UPPER MARLBORO, MARYLAND 20772</p>	<p>TCP2 PLAN</p>	<p>SHEET TITLE</p>	<p>PROJECT TITLE</p>	<p>NO.</p>	<p>REVISION</p>	<p>DATE</p>
	<p>LANDSCAPE ARCHITECTS SITE PLANNERS LARRY L. WATKINS 910 SAMPSON LANE, SUITE 3 CLINTON, MD 20735 301.877.0271 301.856.0887 FAX WWW.DIGITERRADESIGN.COM</p>	<p>DESIGNED BY: CT CHECKED BY: LTH DVO</p>	<p>DATE: 215-0927 10APR2017</p>	<p>SCALE: 1"=50'</p>	<p>PLAN NUMBER: TCP</p>	<p>REVISION PER MNCPPC COMMENTS 04/10/17</p>	<p>REVISION PER MNCPPC COMMENTS 2/28/17</p>	<p>DATE</p>