

V:\ba_PROJECTS\21500-21599\21553 - Verizon - Brandywine Expansion\Drawinq Files\21553 TCP-2.dwq, 8/27/2024 2:09:

TREE CONSERVATION PLAN NOTES:

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CASE: 25339-2023. IF CASE: 25339-2023 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER
- 2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- 3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF 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.
- 4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS
- 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY

RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

- 6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED C-M. 7. THE SITE IS ADJACENT TO ACCOKEEK ROAD, A DESIGNATED HISTORIC ROAD AND BRANDYWINE ROAD
- (MD RTE 381) A SCENIC AND HISTORIC ROAD IN THE VICINITY OF THE PROPERTY. 8. THE SITE IS LOCATED IN THE VICINITY OF ACCOKEEK ROAD, CRAIN HIGHWAY AND BRANCH AVENUE, A MASTER PLANNED (STATE DESIGNATION — ARTERIAL OR HIGHER) ROADWAY THAT IS REGULATED

FOR NOISE. A NOISE STUDY MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW

9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.

- 10. 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
- 11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 12. 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. 13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO 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

- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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 PERMITEE 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.
- 18. 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 PERMITEE, 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 PERMITEE 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.
- 19. 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.
- 20. 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
- 21. 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
- 22. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE
- 23. 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 PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS," THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. HE 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.
- 24. 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 PERMITEE 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.
- 25. 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.
- 26. 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 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
- 27. 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 THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- 28. 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.

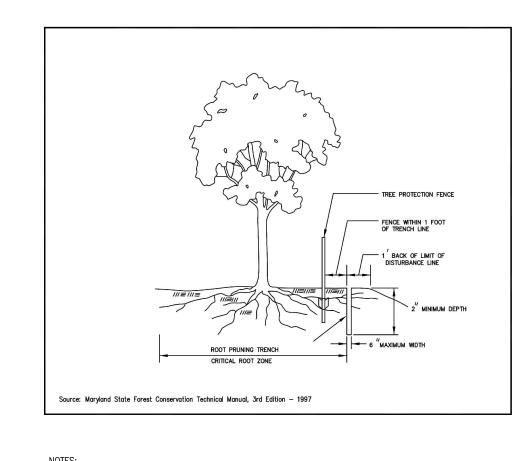
TREE PROTECTION NOTES:

- SEQUENCE OF CONSTRUCTION:
- 1.1. PRIOR TO GRADING OR OTHER SOIL DISTURBANCE ACTIVITIES. THE PROJECT ENGINEER OR THE CONSTRUCTION MANAGER SHALL ORGANIZE A PRE—CONSTRUCTION MEETING WITH A FORESTER OR ARBORIST TO IDENTIFY TREE PROTECTION MEASURES ALONG THE LOD. TREE PROTECTION MEASURES MAY INCLUDE ANY OF THE FOLLOWING:
- TEMPORARY TREE PROTECTION FENCING AND SUPER SILT FENCING
- TEMPORARY TREE PROTECTION FENCING TREE BRANCH PRUNING (SEE DETAIL THIS SHEET)
- TREE ROOT PRUNING (SEE DETAIL THIS SHEET) E) TREE FERTILIZING, ETC.
- 2. TREE PROTECTIVE AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED. INSTALL TREE PROTECTION FENCE IN COMBINATION OF SILT FENCING AS SHOWN ON THIS TCP PLAN (SEE DETAIL THIS SHEET). TREE PROTECTION AREAS ARE INDICATED TO INSURE THAT TREES ADJACENT TO THE PROPOSED LOD ARE NOT ADVERSELY IMPACTED BY THE PROPOSED
- 3. ALL DISTURBED AREAS SHALL BE STABILIZED.
- 4. SEDIMENT CONTROL SHALL BE REMOVED ONCE SITE IS STABILIZED.
- TREE PROTECTION DURING AND POST CONSTRUCTION 1. TEMPORARY PROTECTION DURING CONSTRUCTION
- AVOID INJURING ROOTS WHEN INSTALLING ANCHOR POSTS. WHEN USING FENCING, IT SHOULD BE AT MINIMUM HEIGHT INDICATED IN DETAIL
- ATTACH HIGHLY VISIBLE FLAGGING. FENCES OR DEVICES SHOULD BE SECURELY ANCHORED INSTALL TREE PROTECTION FENCING (SEE DETAIL)
- 2. CONSTRUCTION PHASE MONITORING SOIL COMPACTION
- ROOT INJURY TRUNK WOUNDS LIMB INJURY
- FLOODED CONDITIONS DROUGHT CONDITIONS
- 3. POST-CONSTRUCTION PHASE FOR TREES ADJACENT TO LOD AND CONSTRUCTION AREAS
- A. AN ASSESSMENT OF EXISTING CONDITIONS AND NEEDS FOR: CONTROL OF COMPETING VEGETATION
- PRUNING DEAD AND DISEASED BRANCHES CLEANLY TO PREVENT SPREADING OF DISEASE. FERTILIZING
- MULCHING WATERING
- REPAIR OF TREE DAMAGE - REPAIR OF DEAD LIMBS
- REMOVAL OF TEMPORARY TREE PROTECTION STRUCTURES - REMOVAL OF INVASIVE SPECIES AS NEEDED
- PROTECTION FROM DISEASE AND INJURY (PERIODIC INSPECTION SHALL BE MADE FOR ANY EVIDENCE OF DISEASE OR DAMAGE.)

TREE PROTECTION PROCEDURES:

- . STANDARD NON-DISTURBANCE NOTE NO EQUIPMENT, VEHICLES, MACHINERY, DUMPING, STORAGE, STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. OR OTHER CONSTRUCTION ACTIVITIES, BURIAL, BURNING, OR OTHER DISPOSAL OF CONSTRUCTION MATERIALS, MUST NOT BE LOCATED INSIDE TREE PROTECTION AREAS OR ADJACENT TO TREES TO REMAIN. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TO PROTECT THE EXISTING TREE AND ITS CRITICAL ROOT ZONE.
- 2. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND
- 3. DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 4. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
- 5. NO BURIAL OF DISCARDED MATERIALS SHALL OCCUR ON-SITE WITHIN THE CONSERVATION AREA.
- 6. NO OPEN BURNING WITHIN 100 FEET OF WOODED AREA. 7. ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER

CONSTRUCTION.

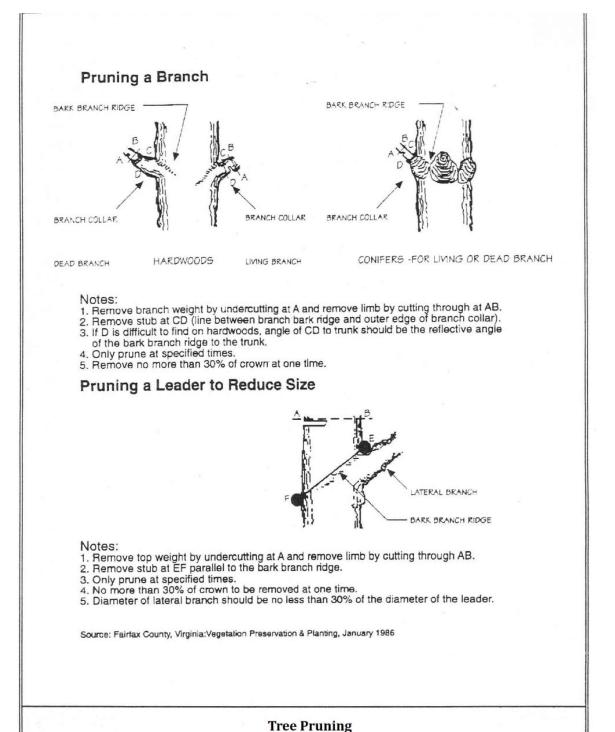


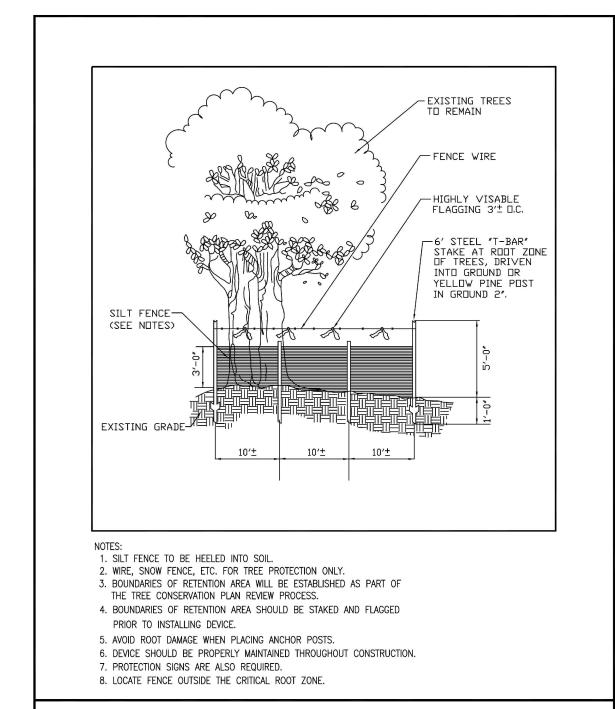
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS. 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.

3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.

4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING





TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

August 2010

WOODLAND CONSERVATION WORKSHEET:

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

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County CB-20-2024 (Effective July 1, 2024)

Zone:	C-M					
Gross Tract:	2.03					
Floodplain:	0.00					
Previously Dedicated Land:	0.00					
Net Tract (NTA):	2.03	0.00	0.00			
Property Description or Subdivision Name:	VZN BRANI	DYWINE				
Current TCP2 Number:	003-2017	Rev#	1			
Previous TCP Number:	003-2017	Rev#				
Site subject to the 2010 Ordinance (Y or N)	Υ	1				
ls this a priority funding area? (Y or N)	N	j				
SECTION II - Determining Woodland Conserv	/ation Requi	rements (E	Enter acres	in correspond	ing column	1)
Woodland Conservation Calculations:	•		Net tract		Floodplai	
Acreage of Existing Woodland			1.42			0.00
Woodland Conservation Required for per TCPI or	TCP2	16.26%	0.33			
Area of Woodland Cleared per previous TCP1 or TCP2					0	0.00
Area of Woodland Cleared per current TCP2					0	0.00
Area of Woodland above WCT not cleared by pre	vious TCP1 o	r TCP2	1.09			
Additional Woodland Cleared by current TCP2	0.00]			0	0.00
Does the TCPI show 2:1 replacement?	N/A					
Clearing above WCT (1/4:1 Replacement)	0.00	Replaceme	ent required	=	0	0.00
Clearing below WCT (2:1 Replacement)	0.00	Replaceme	ent required	=	0	0.00
Total Woodland Conservation Required :	•		0.33			
·						
SECTION III-Meeting the Requirement (Enter	acres in corr	esponding o	column) (acres)			
Woodland Conservation Provided:						
Woodland Preservation			0.33	1		
Reforestation / Afforestation				Bond amount:	\$ -	-
Natural Regeneration						
Landscape Credits						
Area approved for fee-in-lieu				Fee amount:	\$0	0.00
Credits Received for Off-site Mitigation on another property						
_	i property					
Off-site Mitigation provided on this property Total Woodland Conservation Provided	проренту		0.00 0.33			

Qualifications: MD DNR QUALIFIED PROFESSIONAL NOTE: NO TREES ARE TO BE REMOVED AS PART OF THIS APPLICATION. THE PROPOSED IMPACTS ARE WITHIN THE DRIPLINE AND NOT WOODLANDS, WHICH IS SHOWN ON THE SUBJECT TCP2 "01" REVISION.

ZACH BROWN

Date: 8/27/2024

THIS SET OF DRAWINGS IS PART TWO OF A TWO PART PACKAGE. THE TWO-PART PACKAGE INCLUDES A SET OF INTERIOR DRAWINGS AND EXTERIOR DRAWINGS. PART ONE CONSISTS OF

NOTE:

THE INTERIOR DRAWINGS AND PART TWO CONSISTS

OF THE EXTERIOR DRAWINGS. THE CONTENT NOT

PERTAINING TO THIS PACKAGE IS HATCHED.



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REVISIONS					
no.	date	description			
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DRAWING TITLE: Tree Conservation Plan Details and

Notes

SCALE: AS NOTED DRAWN BY: ZWB DESIGN BY: ZWB CHECKED BY: ZWB DATE: 08/27/2024 PROJECT NO. 21122.01 MRA PROJECT NO: 21553

DRAWING NO. **TCP2-2**

Prince George's County Planning Department, M-NCPPC **Environmental Planning Section** TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-003-2017-01 QUALIFIED PROFESSIONAL CERTIFICATION DRD# Reason for Revision Approved by THIS TCP2 PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL. THIS COMPLIES WITH THE K. SHOULARS 01/30/2017 8/27/2024 N/A CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL. SIGNED: ZACH BROWN
MORRIS & RITCHIE ASSOCIATES, INC.
1220—B EAST JOPPA ROAD, SUITE 400K
TOWSON, MD 21286
PHONE: 410—821—1690
ZWBROWNOWRAGTA.COM _____ DATE: <u>08-27-2024</u>