

PROPERTY BOUNDARY
EX. ZONE LINE
EX. CONTOUR (2)
EX. CONTOUR (10)
PROP. CONTOUR (2)
PROP. CONTOUR (10)
LIMIT OF DISTURBANCE
EX. TREELINE
EX. EASEMENT
TREE PROTECTION FENCE
(TEMPORARY)
WOODLAND PRESERVATION
AREA (WPA)
WOODLAND PRESERVED NO
CREDITED (WP-NC)
WOODLAND PRESERVATION
SIGN

<u>Standard Woodland Conservation Worksheet</u>				
for Priner George's County				
Section I - Establishing Site Information				
Zone:	M-X1	Owner:	JBG Associates, LLC	
Gross Tract:	14.80 Acres	Address:	4445 Willard Avenue, Suite 400	
Floodplain:	0.00 Acres		Cherry Chase, Maryland 20815	
Pew Dedicated Land:	0.00 Acres	Phone:		
Nat Tract (NATL):	14.80 Acres	Tax Map:	80	
		Subdivision/Block/Lot:	Parcels A, B, 30, 58, 230, 245 & 247	
Is this site subject to the 1989 Ordinance? <u> N </u>				
<u>Reforestation Requirement Reduction Questions</u>				
Is this one (1) single tract? <u> N </u>				
Are there prior TCP approvals which includes a closure of these lots and/or other lots? <u> N </u>				
Is this a mitigation bank? <u> N </u>				
Break-even Point (preservation) = <u> 2.22 Acres </u>				
Clearing permitted with reforestation = <u>-0.34 Acres </u>				
<u>Section II - Determining Requirements</u>				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1%)	Column D Off-site Impacts (1-11)
Existing Woodland		1.88	0.00	
Woodland Conservation Threshold (WCT) *	15.00%	2.22		
Smaller of 13 or 14		1.88		
Woodland above WCT		0.00		
Woodland cleared		0.56	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25 - 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2.1 replacement requirement)		0.56		
Afforestation Threshold (AFT) *	15.00%	0.34		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		2.78 Acres		
<u>Section III - Meeting the Requirements</u>				
Woodland Preservation		1.17		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area <2.0)		0.00		
Forest Enhancement Credit (Jeux * .25)		0.00		
Area approved for fee-to-leas-WCA		0.00		\$0.00
Area approved for fee-to-leas-non-FCA		0.00		\$0.00
Credits for Off-Site Conservation on another property		1.61		
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		2.78 Acres		
Amount of woodland not cleared		1.32 acres		
Woodland retained but not part of requirements:		0.15 acres		
100% floodplain woodland retained		0.00 acres		
On-site woodland conservation provided:		0.00 acres		
On-the-woodland retained not credited:		0.00 acres		
Plan Certified by:		Name: Mike Petralis		
		License: 11771 Professional Forest S&E Sub 200		
		Signature: [Signature]		
		Date: 06/01/2011		
		Qualifies Professional		

WOODLAND CONSERVATION PRESERVED (WPA)	
AREA	ACRES
1	0.66
2	0.51
TOTAL	1.17

WOODLAND PRESERVED NOT CREDITED (WP-NC)	
AREA	ACRES
1	0.015
TOTAL	0.015

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

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

M-NCPPC

APPROVAL	
PROJECT NAME:	NAYLOR STATION
PROJECT NUMBER:	DGD 40044


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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 005 - 11

[illegible]

TREE CONSERVATION PLAN - TYPE 2
NAYLOR STATION
 SPAULDING DISTRICT No. 6
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=



0 40 80

R/W FOR INGRESS/EGRESS	
L.21124, F.562, L.2602,	
F.483, L.2718, F.346	
1. S47°34'21"W	180.30'
2. N31°10'39"W	30.51'
3. N47°34'21"E	83.30'
4. N31°10'39"W	5.11'
5. N47°34'21"E	100.00'
6. S31°10'59"E	35.65'

Site Statistics	Total
Gross tract area	14.60 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	14.60 ac.
Existing woodland in the floodplain	0.00 ac.
Existing woodland net tract	1.88 ac.
Existing woodland total	1.88ac.
Existing PMA	_____
Regulated streams (linear feet of centerline)	_____

OWNER/APPLICANT
JBG Associates, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815
ATTN: Edward Featherstone


SHEET 1 OF 2

March 23, 2016
DATE -

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

[illegible]

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 **BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY: JMM	DESIGNED BY: MP	CHECKED BY: MP	RECORD NO. J-B060
SCALE 1"=40'			ORIGIN NO.

80

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted 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 Environmental Strategy Area, ESA-1 and is zoned M-X-T.
- The property is adjacent to Sultiland Parkway (76A-022).
- The property is adjacent to Branch Avenue (Route 5) and Sultiland Parkway which are classified, respectively as an expressway and a freeway.
- This plan is grandfathared under CB-27-2010, Section 25-177(g).

WOODLAND PRESERVATION AND RETENTION NOTES

- 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. Removal of Hazardous Trees or Limbs by Developers or Builders
- 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 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.
- 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 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 contract 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.

- 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.

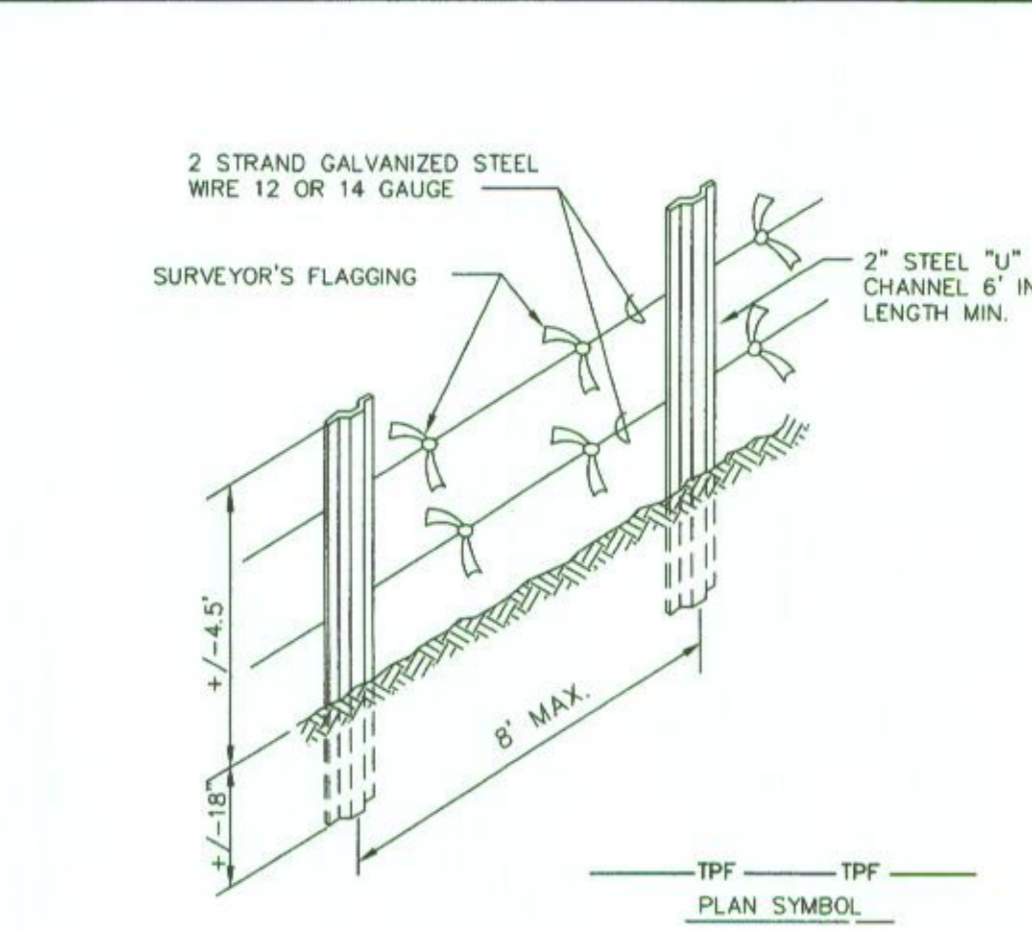
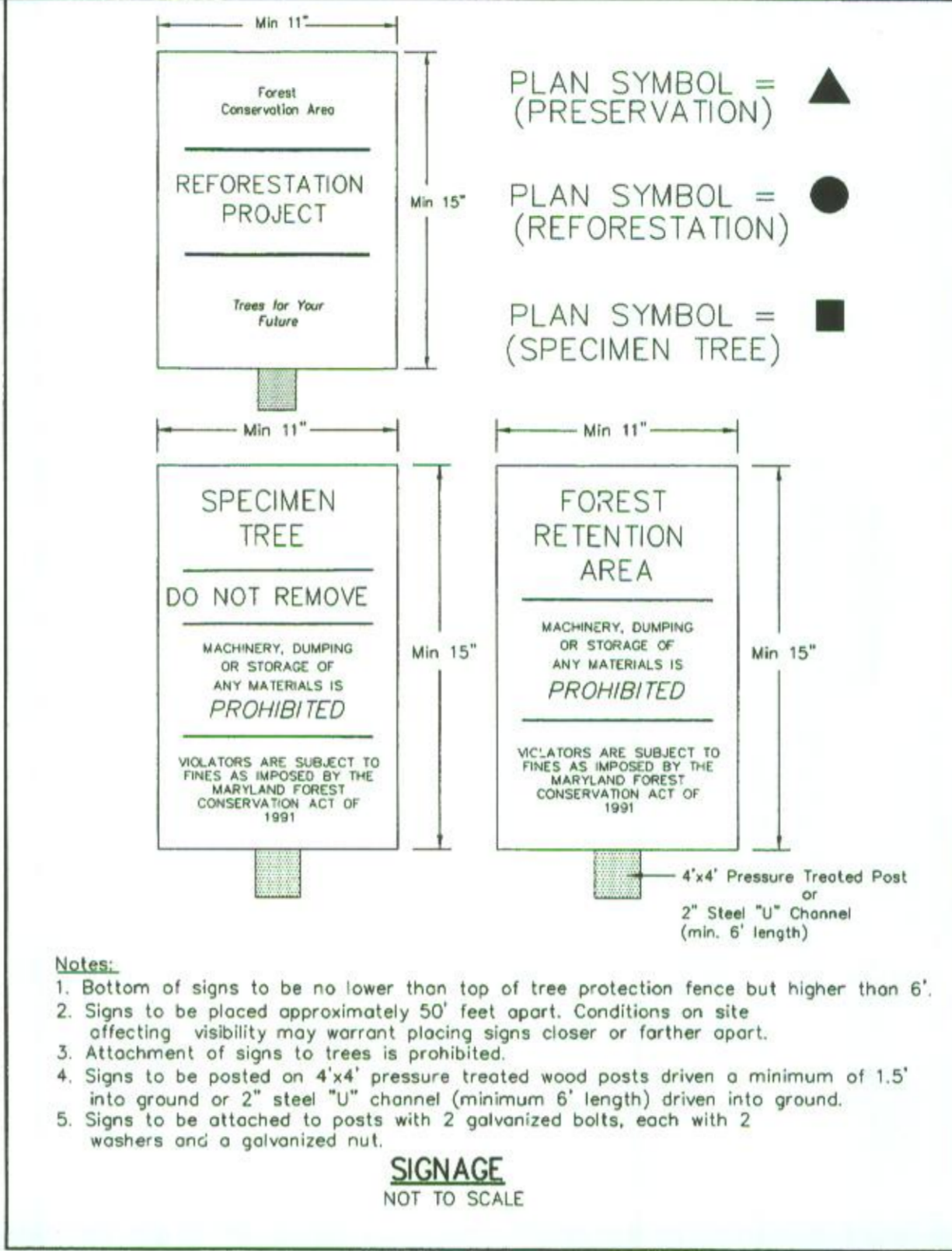
POST DEVELOPMENT NOTES

- 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 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. 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.

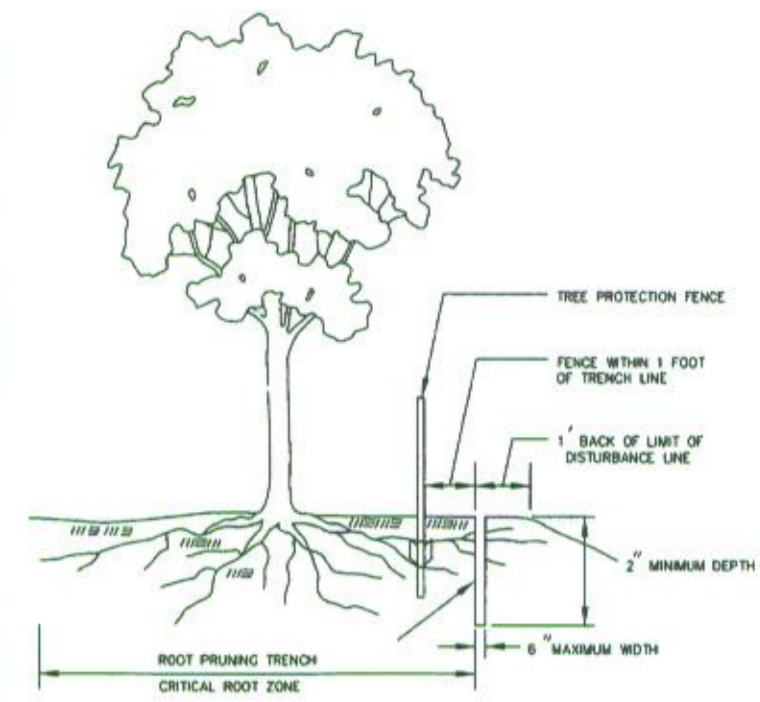
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- 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 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.



- Notes:
- Forest preservation, specimen tree and re/af-forestation protection device.
 - Protected areas will be set as part of the review process.
 - Boundaries of protected areas should be staked and flagged prior to installing device.
 - Avoid root damage when placing anchor posts.
 - Wire should be securely attached to posts.
 - Device should be properly maintained during construction.
 - Use brightly colored surveyor's flagging every 4'.
 - Protective signage is also recommended.
 - Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING -- TYPE I NOT TO SCALE



- Notes:
- Retention Areas to be established as part of the forest conservation plan review process.
 - Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching.
 - Exact location of trench should be identified.
 - Trench should be immediately backfilled with soil removed or other high organic soil.
 - Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING NOT TO SCALE

Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

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OR: I hereby certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

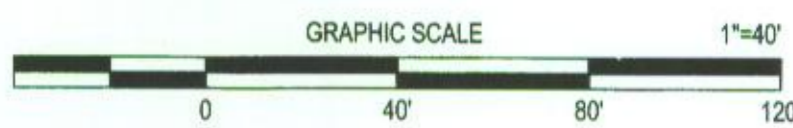
PROJECT NAME: NAYLOR STATION

PROJECT NUMBER: DSP-10044

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 - 005 - 11			
Approved by	Date	ORD #	Reason for Revision
00 Planning Board	6-10-2011		DSP-10044
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
NAYLOR STATION
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 2

OWNER/APPLICANT
JBG Associates, LLC
4445 Willard Avenue, Suite 400
Cherry Chase, MD 20815
ATTN: Edward Featherstone

March 23, 2016
DATE

Mike Petrolis
Qualified Professional
COMAR 08.19.06.01

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APPROVED BY JUN	DESIGNED BY MP	DRAWN BY MP	RECORDED BY J-B060335
DATE	DESCRIPTION	BY	DATE
	REVISIONS		
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