

Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: L-1 Owner: 8300 Penn, LLC

Gross Tract: 8.11 Acres Address: 134 Ashton Road

Floodplain: 0.00 Acres Hanover, MD 21076

Pre-Dedicated Land: 0.00 Acres Phone: (443) 883-8124

Net Tract (NTA): 8.11 Acres Tax Map: 30

Subdivision/Block/Lot: Penn-Belt Industrial Center

Is this site subject to the 1984 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCE approvals which include a combo of these lots and/or other lots? Y

Is this a mitigation bank? N

Break-even Point (preservation) = 1.84 Acres

Clearing permitted w/o reforestation = 2.50 Acres

Section II - Determining Requirements

	Column A HCT/APT % Net Tract	Column B Floodplain (ft)	Column C Floodplain (ft)	Column D Off-site Impacts (ft)
Existing Woodlands	4.34	0.00		
Woodland Conservation Threshold (HCT) =	15.00%			
Smaller of B or C	1.22			
Woodlands above HCT	3.12			
Woodland cleared	4.24	0.00	0.00	
Woodland cleared above HCT (smaller of B or C)	3.12			
Clearing above HCT (0.25 x 1) replacement requirement	0.18			
Woodland cleared below HCT	1.12			
Clearing below HCT (2.1 replacement requirement)	2.23			
Afforestation Threshold (APT) =	15.00%	0.00		
Off-site MCA being provided on this property	0.00			
Woodland Conservation Required	3.11 acres			

Section III - Meeting the Requirements

Woodland Preservation	0.00			
Afforestation / Reforestation	0.24			\$0.00
Natural Regeneration	0.00			
Specimen/Historic Tree Credit (GR2 area *2.0)	0.00			
Forest Enhancement Credit (Area * .25)	0.00			
Area approved for fee-in-lieu/MFA	0.00			\$0.00
Area approved for fee-in-lieu/MFA	0.00			\$0.00
Credits for Off-site Conservation on another property	2.82			
Off-site MCA (preservation) being provided on this property	0.00			
Off-site MCA (afforestation) being provided on this property	0.00			

Total Woodland Conservation Provided 3.11 Acres

Area of woodland not cleared 0.10 acres

Woodland retained but not part of requirements 0.10 acres

100% floodplain woodland retained 0.00 acres

On-site woodland conservation provided 0.24 acres

On-site woodland retained not credited 0.10 acres

Plan Certified by: Name: Mike Petrakis
Address: 1721 Woodmore Road, Suite 200
Hanover, MD 21076
License: Qualified Professional

LEGEND

PROPERTY BOUNDARY

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

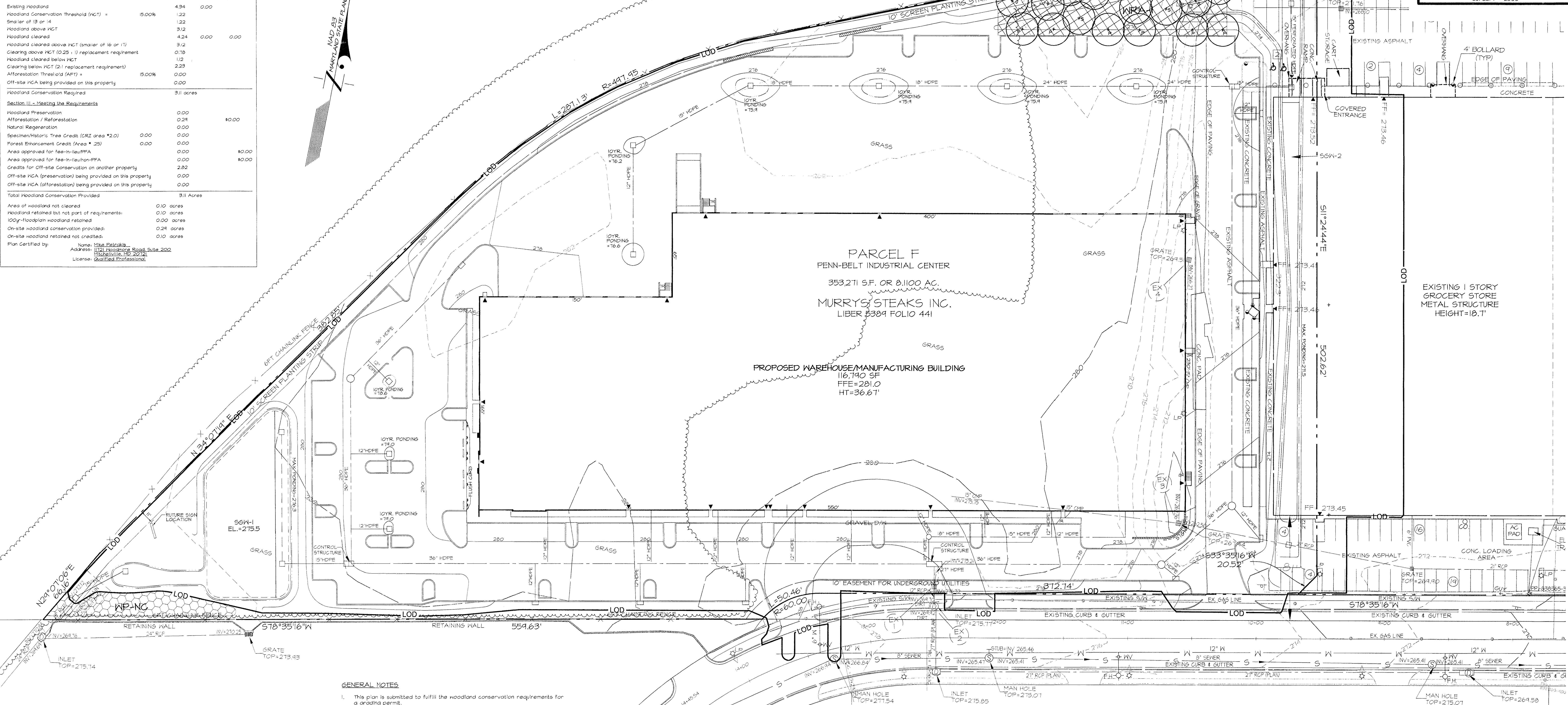
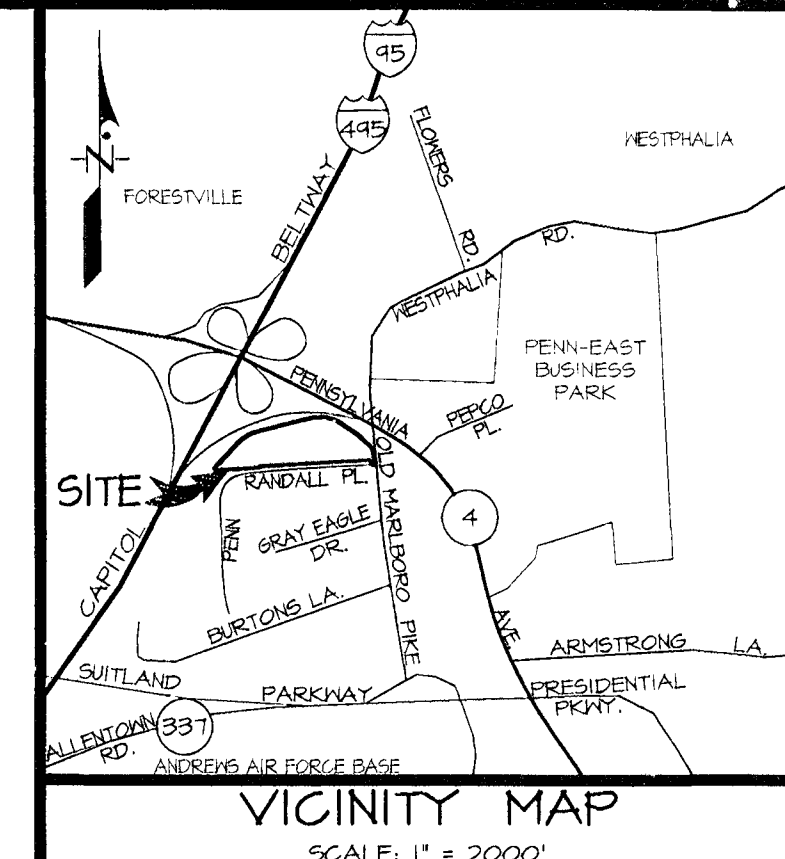
WOODLAND PRESERVED-NOT CREDITED (NP-NC)

WOODLAND REFORESTATION AREA (WRA)

No.	AREA (AC)
1	0.24
TOTAL	0.24

NOTE: FOR PLANTING SPECIFICATIONS AND DETAILS OF THE REFORESTATION AREAS, REFER TO SHEET 2 OF THIS PLAN AND TO THE LANDSCAPE PLAN, SHEETS L-1 & L-2 (BPA Dwg. No. 50.001-2 & 50.002-2).

CAPITAL BELTWAY
(US ROUTE 1-495)
PLAT BOOK NLP 11 PLAT NO. 5



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 \$400 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 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 Environmental Strategy Area ESA-2 and is zoned I-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is abutting the Capital Beltway (Interstate 495) and Pennsylvania Avenue (Route 4), both are classified as arterial or greater roadway.
- This plan is/is not grandfathered under GB-27-2010, Section 25-111(g).
- Prior to the issuance of the first permit for this development shown on this TCEP, all off-site woodland conservation required by this plan shall be identified on an approved TCEP and recorded as an off-site easement 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 issuance of any permit for the associated plan.

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 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 approved limits of disturbance on a TCEP. The work is required to be conducted by a Licensed Tree Expert.
- 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.

Site Statistics Table	
Site Statistics	Total
Gross tract area	8.11 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	8.11 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	4.34 ac.
Existing woodland total	4.34 ac.
Existing FMA	0 sf
Regulated streams (linear feet of centerline)	0 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 005 - 15		
Approved by	Date	Reason for Revision
Mike Petrakis	3/20/15	

OWNER/APPLICANT
8300 PENN, LLC
1344 ASHTON ROAD
SUITE 105
HANOVER, MARYLAND 21076
CONTACT: WHIT MACCUNAIG
PH: 443-883-8124

MD NATL CAP PK & PL COMM
PRINCE GEORGE'S COUNTY
ENVIRONMENTAL PLANNING SECTION

MAR 23 2015

TREE CONSERVATION PLAN - TYPE 2
PENN-BELT INDUSTRIAL CENTER
PARCEL F
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'

SHEET 1 OF 2
HSC 200 SHEET SERIES 200 SE 07 ADG MAP PK LOCATION 5051 B-1

March 20, 2015
DATE

Mike Petrakis
Qualified Professional
COMAR 08.18.06.01

3/20/15 REVISED PER COMMENTS DATED 3/12/15
DATE DESCRIPTION REVISIONS

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20717
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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J-12206
BY DATE JANUARY 2015 DWG. NO. 54.002-Z

I. General

II. Planting Procedures

B. Utilities: The Landscape Contractor shall notify Miss Utility (1-800-251-7777) to verify the location of all main utilities and shall ask the General Contractor to locate lighting and other on-site utilities in the field before proceeding with the installation of any planting. If conditions arise in the field which necessitate the shifting of a plant location more than 15

D. Quality Standards: All plant material must be nursery grown and meet all of the qualitative criteria established by the current issue of the American Standard for Nursery Stock specifications published by the American Nursery & Landscape Association.

Furthermore, all plant material must exhibit a full, symmetrical habit of growth that is characteristic of quality grown nursery stock. Any plant material exhibiting a spindly or lop-sided habit or any other feature that detracts from its health or appearance,

E. Dug Material: All dug plant material shall have been dug before bud break or after leaf maturation. Any plant material exhibiting drooping new growth within two (2) weeks of being planted will be rejected and must be removed from the job.

Balled and burlapped plants shall be dug with firm natural balls of earth.

Anti-desiccants shall be applied on all material dug while in foliage.

F. **Poor Drainage:** No plants shall be planted in situations that show obvious poor drainage. Such situations shall immediately be brought to the attention of the Landscape Architect and Owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.

6. Site Preparation: It shall be the General Contractor's responsibility to preserve "clean" soil conditions to the Landscape Contractor prior to any landscape installation. "Clean" soil may include on-site soil but must be free of pavement materials, muck, root systems, petroleum or other chemical substances, blue stone, construction debris and other materials larger than 4" in diameter. The "clean" soil shall extend to the edge of the proposed area. If the area is composed 1/2 where shrubs are proposed and 1/2 where lawn is proposed, if the Landscape Contractor encounters any areas to be deficient regarding these "clean" soil specifications, he shall report this condition to the Landscape Architect and Owner prior to planting in those areas.

H. Workmanship: During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up. Any damaged areas shall be restored to their original condition.

1. Water: If available on-site, the Owner shall supply water at no cost. It will be the Landscape Contractor's responsibility to supply water if there is none on the site.

J. Guarantee: All plant material shall be guaranteed for a period of one (1) year. It is the Landscape Contractor's responsibility to assure that all plant material be maintained in a healthy condition during this period.

The Landscape Contractor shall replace within 30 days of notice any and all plant material that declines to less than 75% of its original planted condition due to cultural reasons. The Landscape Contractor shall not be responsible for replacing plants for cultural reasons after the first instance of decline. If decline for cultural reasons occurs a second time, the Landscape Architect shall be notified and an alternative planting remedy will be negotiated at an extra cost to the owner.

The Landscape Contractor shall not be held responsible for any plant losses due to mechanical injury, theft or vandalism after the job is accepted by the owner.

A. **Planting Beds:** With the exception of those trees shown on the plan as individuals, all plants are to be planted into prepared planting beds which are designated on the plan with dashed outlines. The outline of each bed shall be spade dug to be a smooth, continuous sharp-toe edge. The entire area of the bed shall be spade dug to a depth of 6"-8" by either a plowing or other means and all materials unsuitable for plant growth and all rocks and debris greater than 4" diameter are to be removed. Topsoil (that meets the qualitative description of the Maryland State Highway Administration's Materials Specification 1202-22, Natural Soil) shall be placed in the bed to a depth of 2" and covered to a minimum depth of 6", creating a slightly raised planting bed in relation to the surrounding area.

B. Tree Planting:

1. Preparing tree pit: The walls of the tree pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 24" wider than the ball diameter. Care should be taken not to excavate the tree pit below a depth that allows 2" of the ball to be above finished grade. If the pit is dug too deep, then the bottom of the pit must be firmly tamped (to prevent settlement).

2. **Placing Tree in Pit:** Place the tree in the pit either by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit.

Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).

3. Backfilling Tree Pit: Backfill the tree pit with a mixture of 2/3 original excavated material amended with 1/3 topsoil (as specified in I.A. above). (This step will have been partially completed if the tree is planted into a prepared bed as described above.)

Backfill sides of tree pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of tree and pull burlap back to the edge of the tree ball. Remove all plastic wraps and twine.

Form a saucer above existing grade and around the

Water thoroughly on the interior of the tree souther until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball. Prune out any dead or broken branches.

4. Tree bracing: All trees less than 2" cal. are to be braced with two (2) 6' hardwood stakes 180 degrees apart. All trees 2" cal or larger are to be braced with three (3) guy wires and ground stakes, spaced evenly around (120 degrees) in a

circle (see details on plan for additional information). Staking and guying shall be completed within 48 hours of planting the tree.

Shrub Planting:

1. Preparing Shrub Pit: The walls of the shrub pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 12" wider than the ball diameter. The depth of the pit shall be at an elevation that allows 2" of the ball to be above finished grade, after the bottom of the pit has been firmly tamped (to prevent settlement).

2. **Placing Shrub in Pit:** Container grown material shall have the container removed and the outside of the root ball examined for the presence of encircling roots. If present, these roots should be severed with a sharp knife and loosened from the earth ball by means of pulling them out slightly by hand prior to planting. Place the shrub in the pit either by lifting or carrying the shrub by its root ball (never lift by branches) and then lowering it into the pit.

Set the shrub straight and in the center of the pit with the most desirable side of the shrub facing toward the prominent view (sidewalk, building, street).

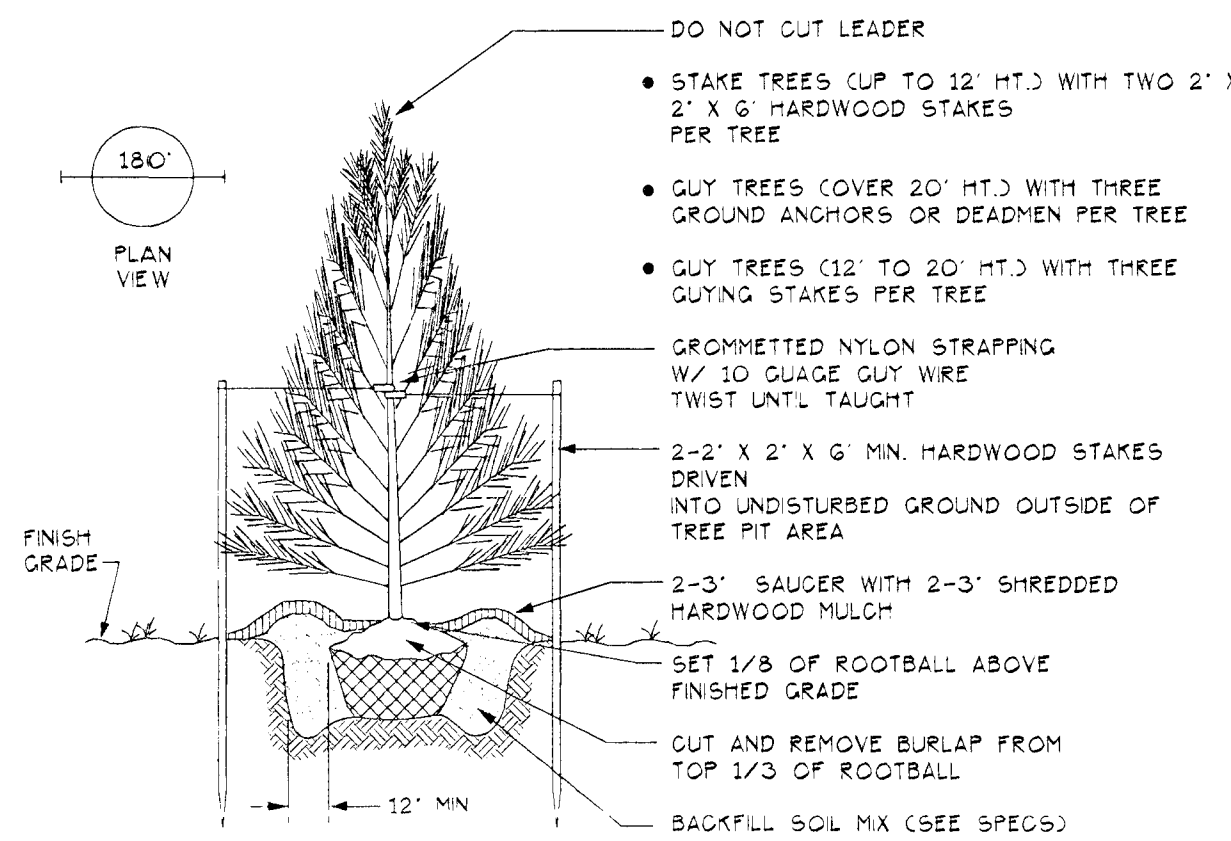
3. Backfilling Shrub Pit: Backfill the shrub pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of shrub and pull burlap (if B&B) back to the edge of the root ball. Remove all plastic wraps and twine.

Finish backfilling sides of pit and tamp firmly. Never cover top of root ball with soil. Form a saucer above existing grade and around the outer rim of the shrub pit. Mulch top of root ball, saucer, and the entire planting bed within 48 hours to a depth of 2" to 3".

Water thoroughly on the interior of the shrub saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of root ball. Prune out any dead branches.

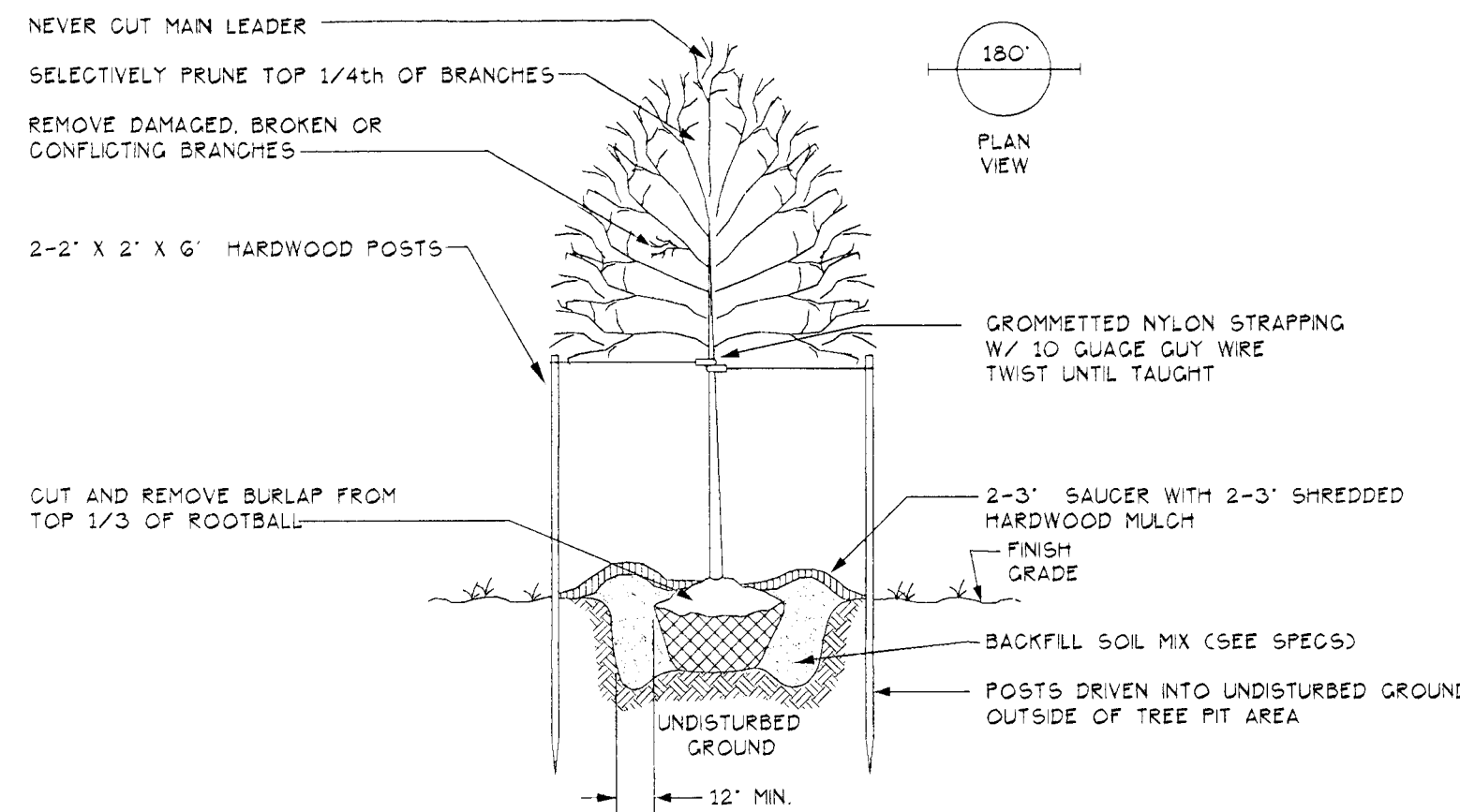
Seeding & Sodding

All disturbed areas not covered by buildings, pavements and planting areas are to be established a lawn of turf-type Tall Fescue either by seed or sod or combination, depending on the time of year, availability of materials and Owner's preference.



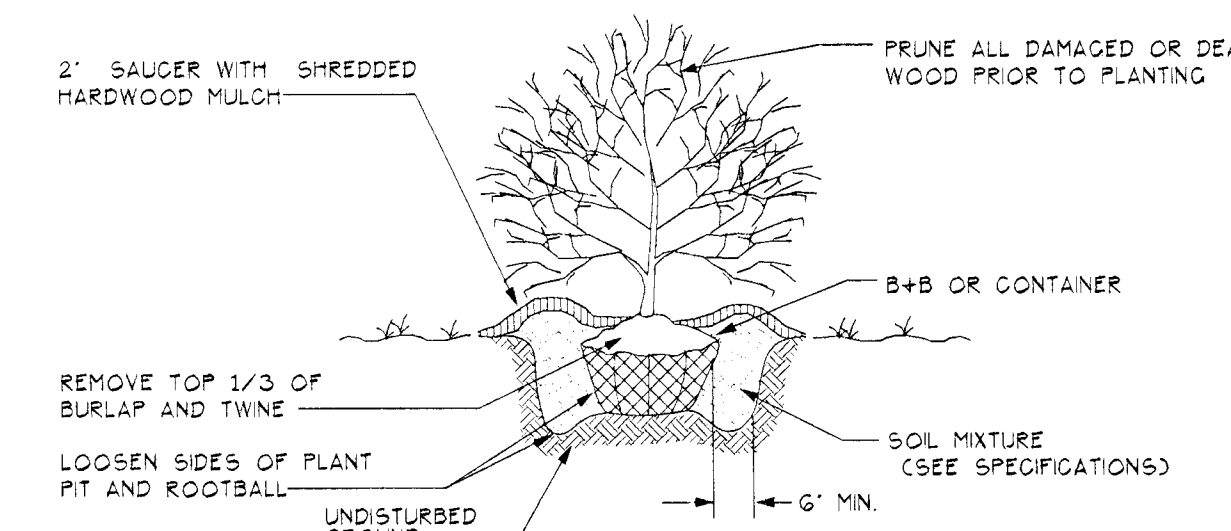
EVERGREEN TREE PLANTING DETAIL

NO SCALE SECTION



B + B TREE PLANTING DETAIL

DECIDUOUS
NO SCALE SECTION




SHRUB PLANTING DETAIL

DECIDUOUS OR EVERGREEN
NO SCALE SECTION

PLANT LIST							
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	NATIVE?
SHADE TREES							
S	4	Liquidambar styraciflua	Sweet Gum	2.5'-3' cal	As shown	B4B	Y
P	6	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5'-3' cal	As shown	B4B	N
G	5	Quercus palustris	Pin Oak	2.5'-3' cal	As shown	B4B	Y
U	10	Ulmus americana 'Valley Forge'	American Elm	2.5'-3' cal	As shown	B4B	Y
SHRUBS, GROUNDCOVERS & BULBS							
ca	30	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	18"-24" spd	4' o.c./-	Container	Y
lg	15	Ilex glabra 'nigra'	Nigra Compact hkberry	18"-24" spd	4' o.c./-	Container	Y
wf	33	Ilex verticillata 'Winter Red'	Winter Red Kinterryberry Holly	18"-24" spd	5' o.c./-	Container	Y
lwn	3	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Kinterryberry	18"-24" spd	5' o.c./-	Container	Y

TREE CONSERVATION PLAN - TYPE 2
PENN-BELT INDUSTRIAL CENTER
PARCEL F
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 30, 60, and 90.

SHEET 2 OF 2
WSSC 200' SHEET SERIES 205 SE OT ADC MAP BK LOCATION 5651 B-1

OWNER/APPLICANT
8300 PENN, LLC
1344 ASHTON ROAD
SUITE 105
HANOVER, MARYLAND 21076
CONTACT: WHIT MacCUAIG
PH: 443-883-8184

March 24, 2015 DATE		11731 WOODMOORE ROAD, SUITE 200 MIDDELTONVILLE, MARYLAND 21770 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE 301/430-2000 COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.	
3/20/15 DATE		REVISED PER COMMENTS DATED 3/21/15	
Mike Petrakis Qualified Professional COWI# 08-19-06-01		DESCRIPTION REVISONS	
J-127-PROJ/V25206-LD7/SHEETS/CP2-1.dwg, 3/20/2015, 01:35:32 AM, NPAC		P/CN BY SCALE: E = 30' R/LG DATE JANUARY 2015 DWG. NO. 54-003-Z	