

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

TCF No.: Revision No.

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 TCF 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: Column B: Column C: Column D:
	FCF/AFPT % Net Tract Floodplain Off-site Impacts (1,1)
Existing Woodlands	4.34
Woodland Conservation Threshold (NCT) =	15.00%
Smaller of B or 14	1.22
Woodlands above NCT	3.12
Woodlands cleared	4.24
Woodland cleared above NCT (smaller of 16 or 17)	3.12
Clearing above NCT (0.25 + 1) replacement requirement	0.78
Woodland cleared below NCT	1.12
Clearing below NCT (2) (replacement requirement)	2.23
Afforestation Threshold (AFT) =	15.00%
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
Natural Regeneration	0.00
Specimen/Historic Tree Credit (CR2 area *2.0)	0.00
Forest Enhancement Credit (Area * 25)	0.00
Area approved for fee-in-lieu-MFA	0.00
Area approved for fee-in-lieu-MFA	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: 0.00 acres

100% floodplain woodlands retained: 0.00 acres

On-site woodland conservation provided: 0.24 acres

On-site woodland retained not credited: 0.10 acres

Plan Certified by: Mike Petrakis

Address: 1721 Woodmore Road, Suite 200

Subdivision: 134-001

License: Qualified Professional

LEGEND

PROPERTY BOUNDARY

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

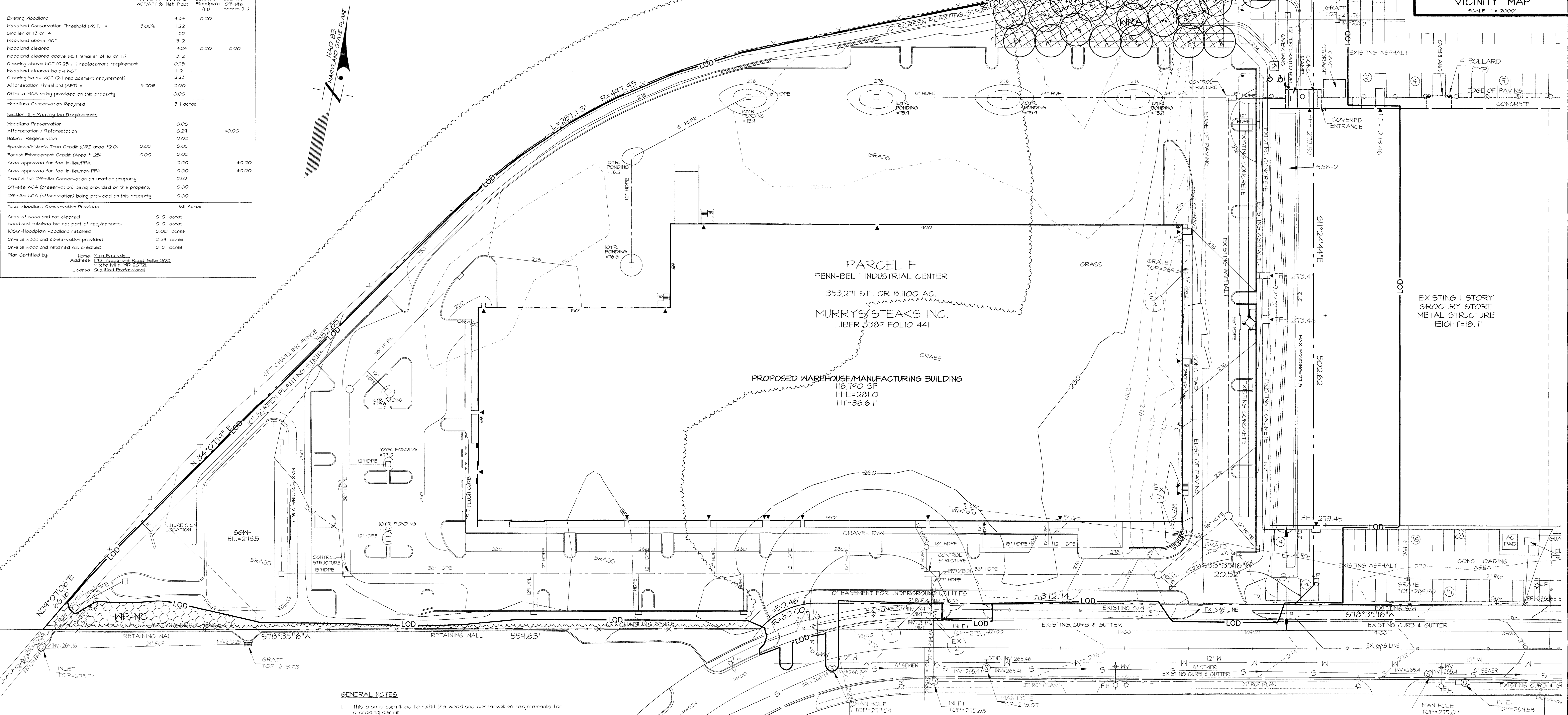
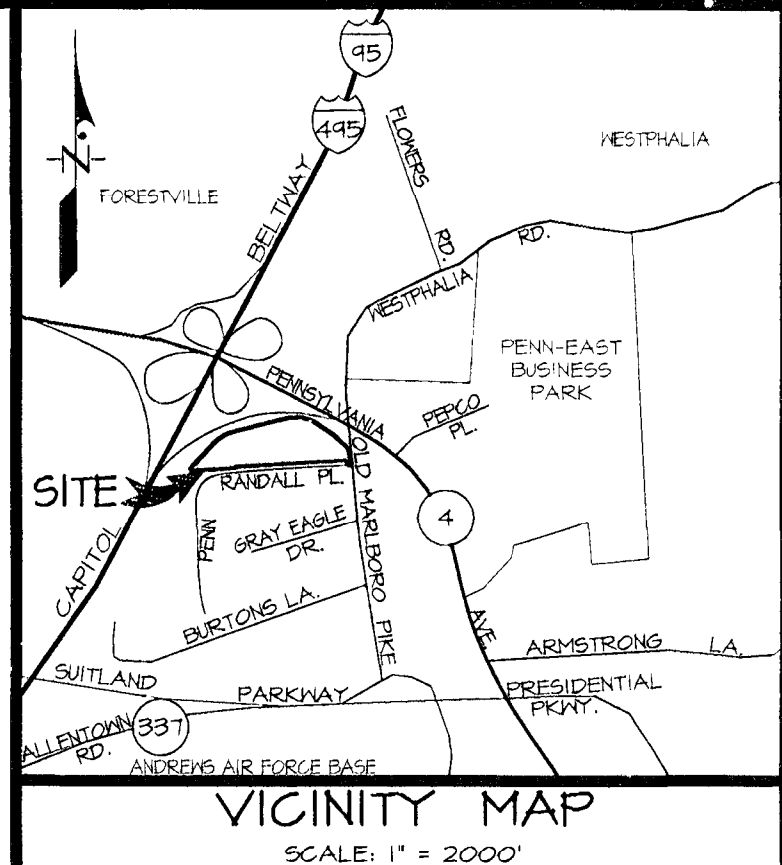
WOODLAND PRESERVED-NOT CREDITED (NP-NC)

WOODLAND REFORESTATION AREA (MRA)

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 \$4.00 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 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-21-2010, Section 25-111(g).
- Prior to the issuance of the first permit for this development shown on this TCF2, all off site woodland conservation required by this plan shall be identified on an approved TCF2 and recorded as an off-site easement in the land records of Prince George's County. Proof of restoration of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

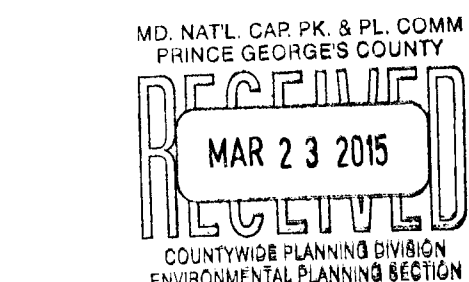
#### POST DEVELOPMENT NOTES

- 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 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 approved limits of disturbance on a TCF2. 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.

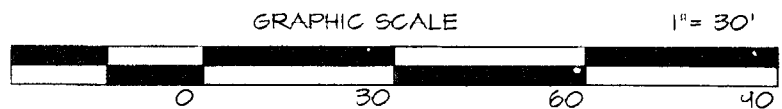
Site Statistics Table	
Site Statistic	Total
Gross tract area	8.11 ac.
Existing 100-year floodplain	0.00 ac.
Net tract area	8.11 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	4.34 ac.
Existing woodland total	4.34 ac.
Existing FMA	0 sf
Regulated streams (linear feet of centerline)	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	
01		
02		
03		
04		
05		
06		

PARCEL M  
RANDALLS ADDITION TO  
PENN-BELT  
LIBER 211TO FOLIO 605



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



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

SHEET 1 OF 2  
MDC 2007 SHEET SERIES 205 SE 07 ADG MAP BK LOCATION 5051-B-1

March 20, 2015 DATE		1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
3/20/15 REVISED PER COMMENTS DATED 3/12/15	PCN	COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.
DATE DESCRIPTION	BY	J-1220Z
REVISIONS	DATE	54.002-2
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