

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, then this TCP2 also expires and is no longer valid.

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 Permitting and Inspections, 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 measure 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 provission of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.

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-S-C (Commercial Shopping Center) and R-80 (One-Family Detached Residential).

7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic

8. The site is adjacent to a roadway classified as arterial or greater (Woodyard Road/MD

9. This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

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 the approved

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, installations 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 permanent tree protective devices is a violation of this TCP2.

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 potention 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. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.

19. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.

20. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the

21. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.

22. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.

23. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.

24. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

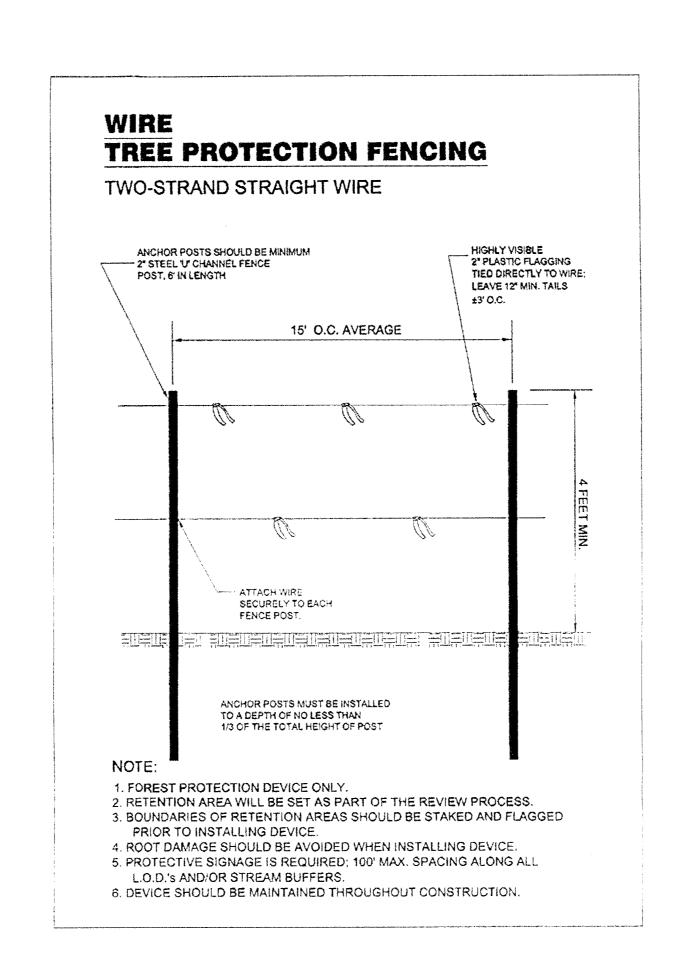
25. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address;

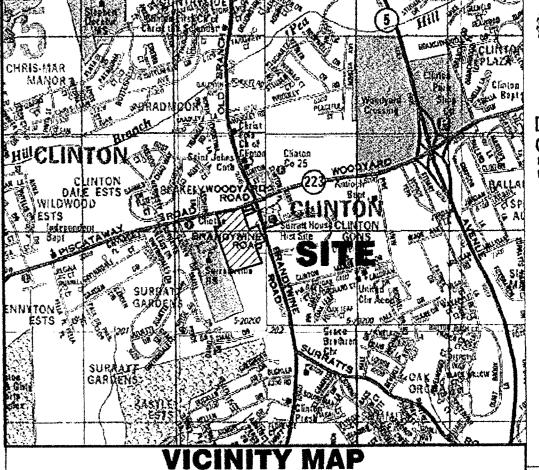
Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.

26. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written

## SIGNAGE **CONSERVATION AREAS** (TO BE INSTALLED PRIOR TO CONSTRUCTION) 11" MIN. WOODLAND CONSERVATION Do Not Disturb Seedlings, Shrubs, or Trees TREE PROTECTION AREA TREES FOR YOUR FUTURE , ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MANTAINED. 3 AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR SIGNS. 4. SIGNS SHOULD BE PLACED AT A MAX. INTERVAL OF 100" ALONG ALL LODE'S AND/OR STREAM BUFFERS IN AREAS OF REFORESTATION. THIS IS TO MINIMIZE OVERUSE OF SIGNAGE.

5. THERE SHOULD BE A MINIMUM OF 1 SIGN PER LOT.





SCALE: 1"= 2000"

Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014 PRINCE GEORGE'S COUNTY ROAD ATLAS

MAP 5766 GRID F8-9 & G8-9

## GENERAL NOTES

1. SUBDIVISION NAME: SURRATT NORTH PROPERTIES, LOT 2

2. TOTAL ACREAGE

GROSS ACREAGE: 20.01 ACRES FLOOD PLAIN ACREAGE: 0.0 ACRES

**NET ACREAGE: 20.01 ACRES** 

3. EXISTING ZONING: C-S-C/R-80 4. PROPOSED USE: COMMERCIAL

5. PROPERTY INFORMATION: LOT 2 & PARCEL 83

6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE. 62,800 SF COMMERCIAL a. PROPOSED:

b. EXISTING: EXISTING BANK

7. 200 FOOT MAP REFERENCE NUMBER (WSSC): 212SE06/213SE06

8. TAX MAP NUMBER AND GRID: TAX MAP 166, GRIDS C3 & C4

9. AVIATION POLICY AREA # AND AIRPORT NAME: NO AVIATION POLICY AREAS KNOWN TO EXIST ON SITE.

10. WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3

11. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3

12. STORMWATER MANAGEMENT CONCEPT NUMBER: 15564-2013-00

13. MANDATORY PARK DEDICATION: NONE 14. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

15. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: ADJACENT TO SURRATT HOUSE (ID# 81A-007)

16. STREAMS AND WETLANDS: NO KNOWN STREAMS AND WETLANDS ON SUBJECT PROPERTY

17. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.

18. 100 YEAR FLOODPLAIN: NO 19. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO

20. SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY

21. BOUNDARY: LIBER 03771, FOLIO 812 AND LIBER 23944, FOLIO 763.

22. APPLICANT:

IOTA CEDAR COVE, LLC 482 N. ROSEMEAD BLVD. PASADENA, CA 91107

CONTACT: BRIAN JACKSON 23. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

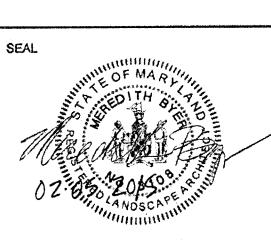
MD. NAT'L. CAP. PK. & PL. COMMING

Consultants LLC Formerly known as Dewberry & Davis LLC

LANHAM, MD 20706 301.731.5551 301.731.0188 (FAX)

OWNER/APPLICANT PISCATAWAY CLINTON LLC 10100 BUSINESS PARKWAY LANHAM, MD 20706 (301) 918-2946

> CONTACT: KENNETH H. MICHAEL (301) 918-2900



PROFESSIONAL CERTIFICATION: DOCUMENTS WERE PREPARED OF APPROVED BY ME, AND THAT I AM A DULY RECETERED DANGECAPE ARCHITECT MARYLAND, DOENSE NO. <u>3105.</u> Expiration date: october 3, 2015.

DATE

M-NCPPC Prince George's County Planning Department Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

No. DATE BY Description REVISIONS

TYPE 2 TREE **CONSERVATION** PLAN

**APRIL 2014** 

50065839 PROJECT NO.

SHEET NO.

2 OF 2