

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
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 \$500.00 per acre daily mitigation fee.
3. *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. The site to be constructed on a pre-construction meeting will be discussed. The woodland conservation measures shown on this plan will be discussed at this meeting.*
4. The developer or builder of the lots or parcels shown on this plan shall notify the owners of an adjoining contiguous area through the provision 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 hereby deemed to be responsible for the maintenance and repair of the trees.
6. The property is within Environmental Strategic Area, ESA-3 and is zoned I-1 (Light Industrial) and I-2 (Heavy Industrial).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is/s not grandfathered under CB-27-2010, Section 25-177(g).

1. 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 understorey vegetation. For erosion control consideration, it is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TPCP.
2. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
3. The location of all temporary tree protection fencing (TPF) 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 fencing may begin.
4. 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 maintain the temporary or permanent tree protective devices is a violation of this TPCP.
5. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs shall be installed in parallel. Removal of Woodland Trees or Limbs by Developers or Builders

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- MARYLAND NATIONAL CAPITAL
 PARK & PLANNING COMMISSION
 LIBER 3149 FOLIO 109
 PARCEL 9
 ZONE-R-O-S
 USE-WOODED PARK LAND
 WITH NO ACTIVE USE WITHIN
 200' OF PROPERTY
- 744
 126
 POTOMAC RIVER
 NORTH
- MARYLAND NATIONAL CAPITAL PARK
 & PLANNING COMMISSION
 LIBER 8608 FOLIO 001
 PARCEL 266
 ZONE-R-O-S
 USE-WOODED PARK LAND
 WITH NO ACTIVE USE WITHIN
 200' OF PROPERTY

1. 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 permit from the City of Woodland. The permit shall include the following:
 - a. Identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the City of Woodland "Guidelines for Hazardous Tree Removal" (see Attachment 1), the City of Woodland Conservation Area's, the arborist or tree grader shall then remove the tree or portion of stump shall be removed. The tree or portion of stump shall be cut at the base. The removal or grinding of the stumps in the woodland conservation area is not permitted.
 - b. If a tree or portions thereof are in imminent danger of striking a structure, parking lot, driveway 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 contractor shall tag the tree removal and the arborist or photographer prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
 - c. Tree work to be completed within a road right-of-way requires a permit from the Municipal Department of Public Works. The tree removal shall be done within the approved limits of disturbance on a TQ2. The work is required to be conducted by a Licensed Tree Expert.
2. The removal of noxious, invasive, and non-native plant species from any woodland or open 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 twelve inches diameter may be removed from the area and disposed of appropriately. Material from the tree trunk that is greater than twelve inches diameter and less than 120 inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. 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 and/or the following:
 - a. The use of any herbicide shall be done in accordance with the label instructions.
 - b. The use of chainsaws is extremely dangerous and should not be conducted with inexperienced operators. Operators shall be trained in the use of this equipment for the pruning and/or cutting of trees.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge must 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 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 TCP. The work is required to be conducted by a Licensed Tree Expert.

PROPERTY BOUNDARY

EX. ZONE LINE

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

PRIMARY MANAGEMENT AREA (PMA)

REGULATED STREAM (CENTERLINE)

STREAM BUFFER (75')

WOODLAND PRESERVATION AREA (WPA)

TREE PROTECTION FENCE

WOODLAND PRESERVATION SIGN

| | | | | |
|----|--|-----------------------------------|------------|---|
| 6 | TCP Number | TCP2-016-16 | Revision # | 1 |
| 7 | Property Description or Subdivision Name: | Washington Business Park - Lot 13 | | |
| 8 | Is this site subject to the 1989 or 1991 Ordinance | N | | |
| 9 | Is this site subject to the 1991 Ordinance | N | | |
| 10 | Subject to 2010 Ordinance and in PFA (Priority Funding Area) | Y | | |
| 11 | Is this one (1) single family/lot? (Y or N) | N | | |
| 12 | Are there prior TCP approvals which include a | N | | |
| 13 | combination of this lot/s? (Y or N) | N | | |
| 14 | Is any portion of the property in a WC Bank? (Y or N) | N | | |
| 15 | Break-even Point (preservation) = | 0.93 acres | | |
| 16 | Clearing permitted w/ reforestation = | 1.82 acres | | |

| SECTION II-Meeting the Requirements (Enter acres for each corresponding column) | | | |
|---|--|------|-------------------------|
| 29 | Wetland Preservation | 0.57 | |
| 30 | Afforestation / Reforestation | 0.00 | Bond amount: \$ - |
| 31 | Natural Regeneration | 0.00 | |
| 32 | Landscapes Credits | | |
| 33 | Specimen/Historic Tree Credit (CR2 Area = 2.0) | 0.00 | |
| 34 | Forest Enhancement Credit (Area = 25) | 0.00 | |
| 35 | Street Tree Credit (Existing or 10-year canopy coverage) | | |
| 36 | Area approved for fee-in-lieu | 0.38 | Fee amount: \$14,897.52 |
| 37 | Off-site Wetland Conservation Credits Required | | |
| 38 | Off-site WCA (preservation) being provided on this property | | |
| 39 | Off-site WCA (afforestation) being provided on this property | | |
| 40 | Wetland Conservation Provided | 0.95 | acres |

| | | | |
|----|----------------------------|--------|------------|
| 47 | Prepared by: Mike Petrakis | MP | 11/16/2021 |
| | | Signed | Date |

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

We WBP Ventures, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

| General Information Table | | |
|---------------------------|-----------------------------------|-------------------------|
| Layer Category | Layer Name | Value |
| Zone | Zoning (Zone) | I-1 |
| Zone | Aviation Policy Area (APA) | N/A |
| Administrative | Tox Grid (TMG) | 44-E4 |
| Administrative | WSSC Grid (Sheet 20) | 207NE09 |
| Administrative | Planning Area (Plan Area) | 3-70 |
| Administrative | Election District (ED) | Lanham District 20 |
| Administrative | Councilmanic District (CD) | 5 |
| Administrative | General Plan 2002 Tier (Tier) | Developing |
| Administrative | General Plan Growth Policy (2035) | Established Communities |
| Administrative | Police District | II |

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2 - 016 - 15

| | Approved by: | Date | DRD # | Reason for Revision |
|----|-----------------|----------|-------|---------------------|
| 00 | Chuck Schneider | 7/23/21 | | |
| 01 | <i>Maya Rea</i> | 11/19/21 | | New building/Layout |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |

GRAPHIC SCALE 1" = 30'

A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 30, 60, and 90. The bar is divided into three equal sections of 30 units each.

Hartwell Land Lanham, LLC
9011 E. Hampton Drive
Capitol Heights, MD 20743
ATTN: Stephen Greer
PHONE: (202) 740-4168

November 16, 2021

DATE _____

| | |
|-----|----------|
| MAC | 09/13/21 |
|-----|----------|

04/27/21

| | |
|--|------|
| Mike Petrakis Qualified Professional COMAR 08.10.05.01 | DATE |
|--|------|

COMAR 08.19.06.01

| | | |
|--|--|--|
| | | 11721 WOOMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 |
|--|--|--|

Engineers / Surveyors / Planners

For new building/layout AA

| | | | | | |
|-------------------------------|-----|-----------------|-------------------|------------------|------------|
| Revisions per MNCPPC comments | SAI | DRAWN BY PCN | DESIGNED BY KM | CHECKED BY MP | RECORD NO. |
|-------------------------------|-----|-----------------|-------------------|------------------|------------|

| | | | |
|-------------|----|----------------|-----------|
| DESCRIPTION | BY | SCALE 1" = 30' | DRWG. NO. |
|-------------|----|----------------|-----------|

| | | |
|--|---------------|---------|
| REVISIONS | DATE | 54.026- |
| 92WIP-LD7) SHEETS) ICPII-LOT13-New dwg. 11/16/2021 12:03:49 PM | DECEMBER 2014 | |

(44)