

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

OF THE DAMAGE.

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TCP2-019-2018. IF TCP2-019-2018 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
 CUTTING OR CLEARING WOODLANDS 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 ENVIRONMENTAL RESOURCES, 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 MEASURES 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 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 SOLELY RESPONSIBLE FOR
- CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.

 6. THE PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA (ESA-1) AND IS ZONED <u>C-S-C</u>.

 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
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 8. THE PROPERTY IS ADJACENT TO OXON HILL ROAD (A-48) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY. THE PROPERTY IS FURTHER BISECTED BY (A-68) WHICH IS A PROPOSED ARTERIAL ROADWAY.

THIS PLAN IS/IS NOT GRANDFATHERED BY CB27-2010, SECTION 25-119(G). 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 PARTS 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 TREES 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 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.

 13. 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 PERMITEE, 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 PERMITEE SHALL TAKE
- PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

 a. 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 PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION

CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH

- b. 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 CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.
 c. 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.

 WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED:

 14. PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF

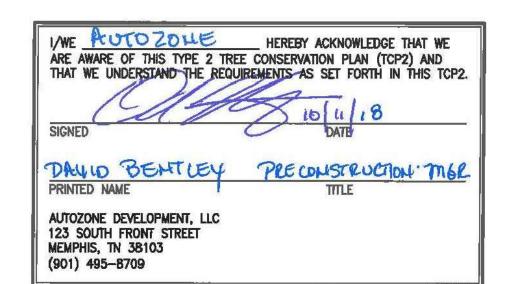
RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

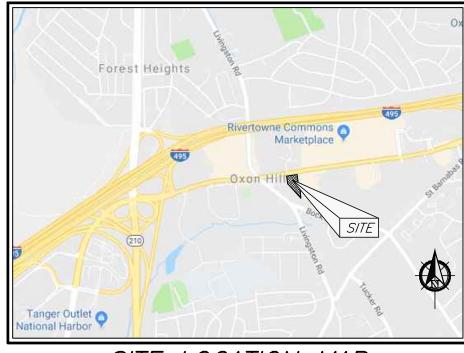
- 15. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE 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.
- 16. IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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.
 17. 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.

 18. 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 PLANT 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.
- 19. 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 ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

 20. 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.



LEGEND	OF SYMBOLS
Limits of Disturbance Tree Protection Fence Property Boundary	——LOD——LOD———TPF
Property Boundary Adjoining Proposed Contour Line Existing Contour Line	
Gas Line	——————————————————————————————————————
Telephone & Cable Line Underground Electric, Telephone & Cable Line	UE/T/C
Storm Sewer Sanitary Sewer Easements Setback Line Centerline	
	XX
Street Light	•
Iron Pin Found Right—of—Way	Iron pin w/cap set (Unless otherwise noted) R/W
WP-AC LAND PRESERVATION-ASSUMED CLEARED	
WP-NC WOODLAND PRESERVED-NOT CREDITED	



SITE LOCATION MAP

SCALE: 1"=2000"

Standard Woodland Conservation Worksheet for Prince George's County

1 Zone:	C-S-C				
2 Gross Tract:	1.75				
Floodplain:	0.00				
Previously Dedicated Land:	0.00				
Net Tract (NTA):	1.75	0.00	0.00		
	'				
TCP Number			Revision#	(
Property Description or Subdivision Name:	Auto Zone #6477				
Is this site subject to the 1989 Ordinance?(Y/N)	N				
9 Is this one (1) single family lot? (Y,N)	N				
O Are there prior TCP approvals which include a N					
combination of this lot/s? (Y,N)					
Is any portion of the property in a WC Bank?	N				
Break-even Point (preservation) =	0.33 acre	s			
4 Clearing permitted w/o reforestion=	0.26 acre	s			

		Column A	Column B	Column C	Column D
		WCT/AFT %	Net Tract	Floodplain	Off-Site
				(1:1)	Impacts (1:1)
15	Existing Woodland		0.59	0.00	
6	Woodland Conservation Threshold (WCT) =	15.00%	0.26		
17	Smaller of 13 or 14		0.26		
18	Woodland above WCT		0.33		
19	Woodland cleared		0.37	0.00	0.00
20	Woodland cleared above WCT (smaller of 16 or 17)		0.33	•	
21	Clearing above WCT (0.25:1) replacement requirement	: [0.08		
22	Woodland cleared below WCT		0.04		
23	Clearing below WCT (2:1 replacement requirement)		0.08		
24	Afforestation Required Threshold (AFT) = 15.00%	0.00		
25	Off-site WCA being provided on this property		0.00		
26	Woodland Conservation Required	·	0.39	acres	

26	26 Woodland Conservation Required			acres		
	SECTION III-Meeting the Requirements (Enter acres for each	n correspong	ging column)			
27	Woodland Preservation		0.00			
28	Afforestation / Reforestation		0.00	Bond amount:	\$	-
29	Natural Regeneration		0.00	1		
30	Landscape Credits	ĺ	0.00	1		
30	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00			
31	Forest Enhancement Credit (Area * .25)	0.00	0.00]		
32	Street Tree Credit (Existing or 10-year canopy coverage)		0.00]		
33	Area approved for fee-in-lieu/PFA	ĺ	0.00	Fee amount:		\$0.00
34	34 Area approved for fee-in-lieu/non-PFA		0.00	Fee amount:		\$0.00
35	Off-site Woodland Conservation Credits Required		0.39			
36	36 Off-site WCA (preservation) being provided on this property					
37	Off-site WCA (afforestation) being provided on this property		0.00			
38	Woodland Conservation Provided		0.39	acres		
				-		
39	Area of woodland not cleared	0.22	acres			

39	Alea of woodiand not cleared	0.22	acies
40	Net tract woodland retained not part of requirements:	0.22	acres
41	100-floodplain woodland retained	0.00	acres
42	On-site woodland conservation provided	0.00	acres
43	On-site woodland retained not credited	0.22	acres

44 Prepared by: Signed Date

GENERAL INFORMATION TABLE			
LAYER CATEGORY	LAYER NAME	VALUE	
ZONE	ZONING (ZONE)	C-S-C	
ZONE	AVIATION POLICY AREA (APA)	N/A	
ADMINISTRATIVE	TAX GRID (TMG)	096 B-4	
ADMINISTRATIVE	WSSC GRID (SHEET 20)	208SE02	
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	76B; SUBREGION 7	
ADMINISTRATIVE	ELECTION DISTRICT (ED)	12; OXON HILL	
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	8	
ADMINISTRATIVE	GENERAL PLAN 2035 ESA & 2002 TIER (TIER)	ESA1/DEVELOPED	
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG) (TAZ-COG)	789	
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-PG)	2564	

THE 0.39 ACRE WOODLAND CONSERVATION REQUIREMENT FOR THIS SITE IS BEING SATISFIED BY THE USE OF AN OFF-SITE WOODLAND CONSERVATION BANK. THE REQUIREMENTS ARE BEING SATISFIED BY TCP2- -2018 AS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT BOOK PAGE .

	PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION					
	TREE CONSERVATION PLAN APPROVAL					
		TCP2 -019	-2018			
	Approved By	Date	DRD#	Reason for Revision		
00 Revision	Muco Saldo	10/31/2018	NA			
01 Revision						
02 Revision						
03 Revision						
04 Revision						

AutoZone Development, LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contactor Info

MCILVRIED, DIDIANO, & MOX, LL.
Site Planners · Engineers · Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-281

SXON HILL ROAD
ELECTION DISTRICT, PRINCE GEORGE'S COUNTY
OF MARYLAND

CONSTRUCT, PRINCE GEORGE'S COUNTY
OF MARYLAND

SCALE: 1" = 30'

REVISIONS

1.

2.

DRAFTSMAN: CDD

CHECKED BY: JPM

DATE
09-01-18

