## TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-15031-1
- 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
- DEPARTMENT OF PERMITS, INSPECTION AND ENFORCEMENT (DPIE) SHALL BE CONTACTED PRIOR TO TH 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

A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE

- 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-1 AND IS ZONED I-2 (HEAVY INDUSTRIAL). THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC
- THE PROPERTY IS ADJACENT TO UNIVERSITY BOULEVARD/MD-197 (FORMERLY GREENBELT ROAD) WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
- . THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

### TREE PRESERVATION AND RETENTION NOTES

- ). ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THI 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
- . TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS
- $^{2}$ . 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, INSTALLATION OF THE TPFS MAY BEGIN.
- . ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TC 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.

#### REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- I. 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.
- 5. 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 POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL
- B. 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
- EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIÓR 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 USI AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NO 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.
- 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 PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- 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 1 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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE
- 8. ALL REQUIRED FEE-IN-LIEU PAYMENTS SHALL BE MADE TO THE WOODLAND CONSERVATION FUND. PROOF OF DEPOSIT SHALL BE PROVIDED PRIOR TO ISSUANCE OF ANY PERMITS RELATED TO THIS TCP2 UNLESS THE PROJECT IS PHASED. PHASED PROJECTS SHALL PAY THE FEE-IN-LIEU AMOUNT FOR EACH PHASE PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THAT PHASE AND SHOWN IN THE FEE-IN-LIEU BREAKDOWN 19. INVASIVE PLANT REMOVAL
- INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN CONTAINED HEREIN.
- . THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANTS SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE 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.
- THE 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 WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTISIDE APPLICATOR, WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA.

#### 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 PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREA", THE ARBORISTS 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 PORTION 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 THE 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 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 LIMIT OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT. 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 PLANTS 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
- 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 ASAN 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.

# INVASIVE SPECIES MANAGEMENT PLAN

FOR A PERIOD OF 1-YEAR, INVASIVE SPECIES SHALL BE SELECTIVELY CLEARED FROM RETAINED FORESTED AREAS BY CUTTING AT GROUND LEVEL WITH A SAW OR CLIPPERS AND THEN, AT THE DISCRETION OF THE PROPERTY OWNER, IMMEDIATELY APPLYING AN HERBICIDE VIA CUT STEM TREATMENT OR FOLIAR SPRAY, AS APPROPRIATE, IN ACCORDANCE WITH THE METHOD APPROVED FOR THAT REGISTERED HERBICIDE.

BELOW IS A LIST OF SPECIES FITTING THIS CLASSIFICATION: GARLIC MUSTARD COMMON REED LESSER CELANDINE ENGLISH IVY JAPANESE BARBERRY WINGED EUONYMUS MULTIFLORA ROSE CORALBERRY

WHITE MULBERRY

TALL FESCUE K31 FESCUE

PORCELAIN BERRY JAPANESE WINTERCREEPER PERIWINKLE RUSSIAN OLIVE COMMON BUCKTHORN WINFBFRRY EMPRESS TREE SERICEA LESPEDEZA

MILE-A-MINUTE VINE CINNAMON VINE JAPANESE HONEYSUCKLE WISTERIA AUTUMN OLIVE BUSH HONEYSUCKLE EUROPEAN BUCKTHORN JAPANESE SPIRAEA TREE OF HEAVEN SWEET CHERRY

0.18 ACRES

IN ADDITION THE FOLLOWING NATIVE SPECIES MAY BE CLEARED WITHIN 75 FEET OF AN EDGE DUE TO THE NUISANCE NATURE OF THE PLANTS. POISON IVY BLACKBERRY GREENBRIAR

# TREE CONSERVATION PLAN - TYPE 2 ezStorage COLLEGE PARK

5151 BRANCHVILLE ROAD COLLEGE PARK, MARYLAND BERWYN (21ST) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY

USE: AUTO REPAIR

TAX No. 21-2424182

79.549 S.F. OR 1.8262 AC

PROPOSED RETAINING WALL

LAWN/TURF AREA FOR

100-YEAR FLOOD PLAIN

STORAGE VOLUME AREA

(NOT STORM WATER

MANAGEMENT)

PROPOSED WEIR WALL AND

CONCRETE SLAB FOR SWM

EX. STORM DRAIN PIPE

(TO REMAIN)

WITH FENCE ON TOP

\_ BIORETENTI<del>ON F</del>ACILITY (TYP.) -

SHA EASEMENT

L.723 F.405

PER SRC PLATS 4598 & 4755

OHW OHW OHW OHW

ROUTE 193

UNIVERSITY BLVD.

(FORMERLY GREENBELT ROAD)

ZONE I-2

S

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SIGNATURE APPROVAL OF THIS PLAN IS IN

Jill Kosack Kosack Date: 2020.03.11

DATED OCTOBER 7, 2019.

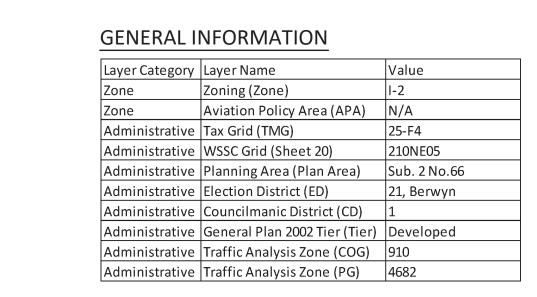
APPLICATION NAME: EZ STORAGE COLLEGE PARK

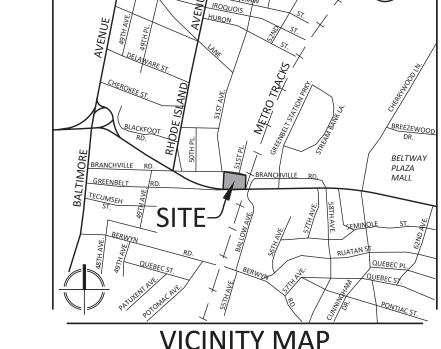
APPLICATION NO.: DSP-15031-01, DPLS-459, DDS-

ACCORDANCE WITH DISTRICT COUNCIL APPROVAL

Digitally signed by Jill

14:21:08 -04'00' AUTHORIZED SIGNATURE





NOTES: (MUST BE INCLUDED WITH DETAIL) FOREST PROTECTION DEVICE ONLY.
 RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES. 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS. 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED. TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL

FOR WOODLAND PRESERVATION AREAS

A-4. DET-4

Standard Woodland Conservation Worksheet for Prince George's County SECTION I-Establishing Site Information- (Enter acres for each zone Gross Tract Previously Dedicated Land: Net Tract (NTA): Property Description or Subdivision Name: Is this site subject to the 1989 or 1991 Ordinance Is this site subject to the 1991 Ordinance Subject to 2010 Ordinance and in PFA (Priority Funding Area) Is this one (1) single family lot? (Y or N) Are there prior TCP approvals which include a ombination of this lot/s? (Y or N) Is any portion of the property in a WC Bank? (Y or N) Break-even Point (preservation) = Clearing permitted w/o reforestion= SECTION II-Determining Requirements (Enter acres for each corresponding colum

Column A Column B Column C WCT/AFT % Net Tract Floodplain Woodland Conservation Threshold (WCT) = Smaller of 17 or 18 Woodland above WCT Voodland cleared Woodland cleared above WCT (smaller of 16 or 17) Clearing above WCT (0.25:1) replacement requirement Voodland cleared below WCT Clearing below WCT (2:1 replacement requirement) Threshold (AFT) = Afforestation Required Off-site WCA being provided on this property Woodland Conservation Required SECTION III-Meeting the Requirements (Enter acres for each corresponging column Woodland Preservation Afforestation / Reforestation 00 Bond amount:

20 Fee amount: \$7,840.80 Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property
Woodland Conservation Provided 0.00 acres Area of woodland not cleared Net tract woodland retained not part of requirements: 0.00 acres 100-floodplain woodland retained 0.00 acres On-site woodland conservation provided 0.00 acres On-site woodland conservation alternatives provided 0.00 acres Prepared by: James Buchheister, RLA

Natural Regeneration

Specimen/Historic Tree Credit (CRZ area \* 2.0)

Street Tree Credit (Existing or 10-year canopy coverage)

Forest Enhancement Credit (Area \* .25)

Landscape Credits

WOODLAND REMOVED

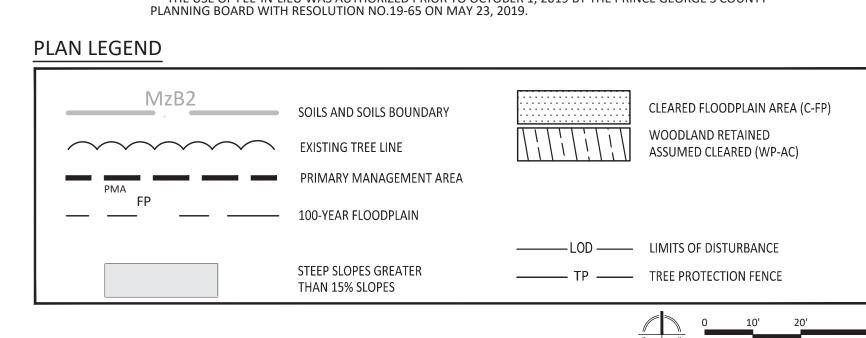
0.002 ACRES

Last Revised: January 20, 2012

NORTH

SCALE: 1" = 20'

\*\* THE USE OF FEE-IN-LIEU WAS AUTHORIZED PRIOR TO OCTOBER 1, 2019 BY THE PRINCE GEORGE'S COUNTY



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL Reason for Revision Approved by 04/04/17 DSP-15031 00 Marc Juba Marc July 3/10/20 DSP-15031-01 Revise building and parking lot design.

20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874

PHONE: (301) 916-4100

FAX: (301) 916-2262

GERMANTOWN, MD. TYSONS, VA.

SIENA CORPORATION

8221 SNOWEN RIVER PARKWAY

**DESIGN CONSULTANTS** 

PLANNER, CIVIL ENGINEER LANDSCAPE ARCHITECT VIKA MARYLAND, LLO

20251 CENTURY BOULEVARD

**GERMANTOWN MD, 20874** 

JAMES BUCHHEISTER, RLA

SUITE 400

301.916.4100

COLUMBIA, MD 21095

443.539.3070

**CRAIG PITTINGER** 

PROFESSIONAL SEAL PREPARED OR APPROVED BY ME, AND THAT I AM. DULY LICENSED, REGISTERED LANDSCAPE ARCHITECUNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 3272 EXPIRATION DATE: NOVEMBER 16, 2020 ezStorage **COLLEGE PARK** 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 210NE05 TAX MAP:F425 TREE CONSERVATION

PLAN

TYPE 2

50132

TCP2-020-2016

1 OF 1

DATE ISSUED: 2/25/2020

AYOUT: TCP2 1, Plotted By: buchheister