

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading expires, then this TCP2 also expires and is no longer valid.
- 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 \$93.00 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 preservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within Environmental Strategy Area, ESA-2 and is zoned I-2.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-177(g).

WOODLAND PRESERVATION AND RETENTION NOTES

- 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 preservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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 to the commencement of clearing and grading of the site and shall remain in place until the trees are released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- 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.
- 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 part 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 tree 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 permittee 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 chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree 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 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.

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 A300 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.

D 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 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 TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are remain:

- 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 handbook "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 TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from woodland preservation areas shall be done with the use of hand-held equipment (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 encouraging decomposition.

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 stumps immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

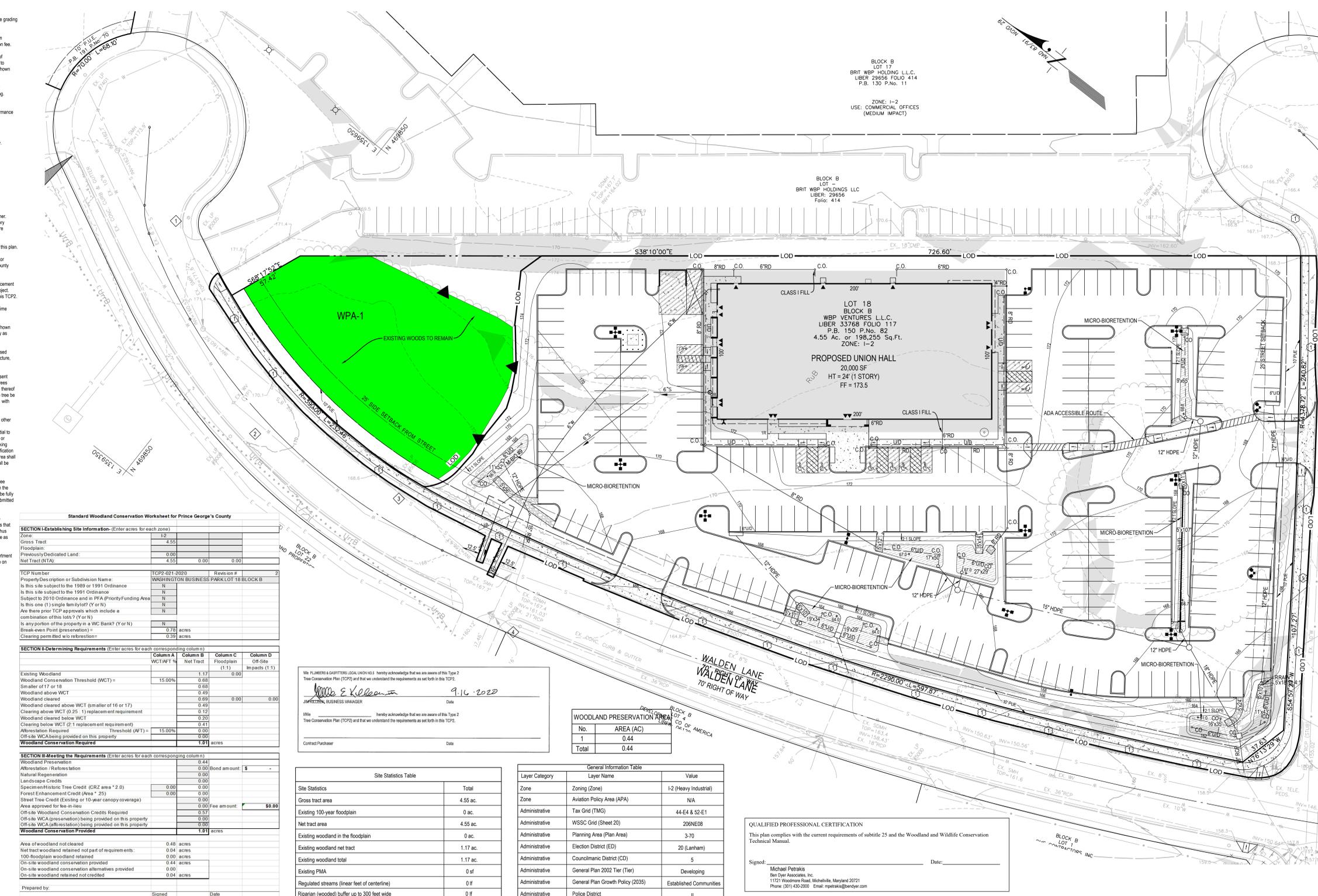
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. CONTOUR (2')
- PROP. CONTOUR (10')
- LIMIT OF DISTURBANCE
- EX. TREELINE
- TREE PROTECTION FENCE (TEMPORARY)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVATION SIGN
- MICRO-BIORETENTION AREA
- STEEP SLOPES (15% OR GREATER)

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

WOODLAND PRESERVATION AREA SIGN



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information - (Enter acres for each zone)	
Zone:	I-2
Gross Tract:	4.55
Floodplain:	0.00
Previously Dedicated Land:	4.55
Net Tract (A):	0.00

TCP Number		Revision #	
Property Description or Submission Name:	TCP2-021-2020	1	2
Is this site subject to the 1989 or 1991 Ordinance:	N		
Is this site subject to the 1991 Ordinance:	N		
Subject to 2010 Ordinance and a PFA (Priority/Funding Area):	N		
Is this one (1) single family lot? (Y or N):	N		
Are there prior TCP approvals which include a combination of this lot? (Y or N):	N		
Is any portion of the property in a WVC Bank? (Y or N):	N		
Break-even Point (gross acreage) =	0.78 acres		
Clearing permitted w/o restoration =	0.39 acres		

SECTION II - Determining Requirements (Enter acres for each corresponding column)			
	Column A	Column B	Column C
	WCT (AFT)	Net Tract	Floodplain
			Off-Site Impacts (1:1)
Existing Woodland	15.00%	1.17	0.00
Woodland Conservation Threshold (WCT) =		0.88	
Smaller of 17 or 18		0.88	
Woodland above WCT		0.49	
Woodland cleared		0.69	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.49	
Clearing above WCT (0.25 - 1) replacement requirement		0.12	
Woodland cleared below WCT		0.20	
Clearing below WCT (2-1 replacement requirement)		0.41	
Abatement Required	15.00%	0.00	
Off-site WCA (abatement) being provided on this property		0.00	
Woodland Conservation Required		1.01 acres	

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)			
	Column A	Column B	Column C
	WCT (AFT)	Net Tract	Floodplain
			Off-Site Impacts (1:1)
Woodland Preservation	0.44		
Abatement / Restoration	0.00		
Natural Regeneration	0.00		
Landscaping Credits	0.00		
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00		
Forest Enhancement Credit (Area * .25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for tree-in-lieu	0.00		
Off-site Woodland Conservation Credits Required	0.57		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (abatement) being provided on this property	0.00		
Woodland Conservation Provided		1.01 acres	

Woodland Conservation Provided			
Area of woodland not cleared	0.48	acres	
Net tract woodland retained not part of requirements:	0.00	acres	
100-foot floodplain woodland retained	0.44	acres	
On-site woodland conservation provided	0.00	acres	
On-site woodland conservation alternatives provided	0.00	acres	
On-site woodland retained not credited	0.00	acres	

Prepared by: _____ Signed: _____ Date: _____

Note: Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Book 44509 Page 410. Revisions to this TCP2 may require a revision to the recorded easement.

I, MICHAEL PETRAKIS, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

Michael Petrakis 9/16/2020
MICHAEL PETRAKIS, BUSINESS MANAGER Date

I, _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements set forth in this TCP2.

Contract Purchaser: _____ Date: _____

WOODLAND PRESERVATION AREA	
No.	AREA (AC)
1	0.44
Total	0.44

Site Statistics Table		
	Total	
Site Statistics		
Gross tract area	4.55 ac.	
Existing 100-year floodplain	0 ac.	
Net tract area	4.55 ac.	
Existing woodland in the floodplain	0 ac.	
Existing woodland net total	1.17 ac.	
Existing PMA	0 sf	
Regulated streams (linear feet of centerline)	0 lf	
Riparian (wooded) buffer to 300 feet wide	0 lf	

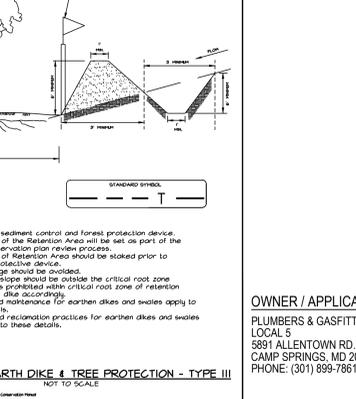
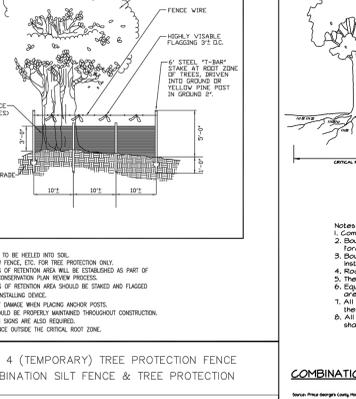
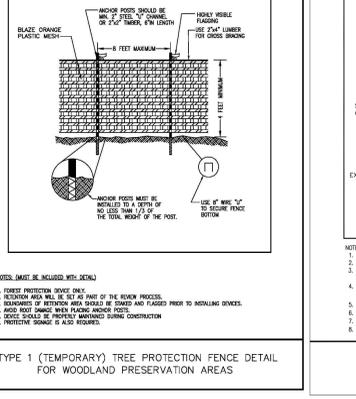
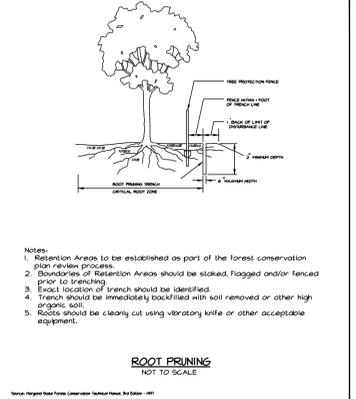
General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-2 (Heavy Industrial)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMS)	44-E4 & 52-E1
Administrative	WSSC Grid (Sheet 20)	20NE08
Administrative	Planning Area (Plan Area)	3-70
Administrative	Election District (ED)	20 (Lanham)
Administrative	Councilmatic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

QUALIFIED PROFESSIONAL CERTIFICATION

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

Signed: _____ Date: _____

Michael Petrakis
Ben Dyer Associates, Inc.
11721 Woodmore Road, Metairie, Maryland 20721
Phone: (301) 430-2300 Email: mpetrakis@benoyer.com



Prince George's County Planning Department, M-NCPPC
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 021 - 2020

Approved by	Date	DR #	Reason for Revision
Michael Petrakis	2/2/2021		

TREE CONSERVATION PLAN - TYPE 2
LOT 18
WASHINGTON BUSINESS PARK
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30 60 90

OWNER / APPLICANT
PLUMBERS & GASFITTERS U.A. LOCAL 5
5891 ALLENTOWN RD.
CAMP SPRINGS, MD 20746
PHONE: (301) 899-7861

DATE	DESCRIPTION	BY	REVISIONS
AA	MP	PW	J-71092
APRIL 2020			54.045-Z

11721 WOODMORE ROAD, SUITE 200
METTHERVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 44 F-4
WSSC 200' SHEET: 207 NE 09