

- 1. This plan is submitted to fulfill the woodland conservation requirements for
- 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 Permits, Inspection and Enforcement, shall be contracted 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-2 and is zoned I-1 (Light Industrial) on Lots 4 & 5 and I-2 (Heavy Industrial) on Lot 25 & 30.
- 7. The site is not adjacent to a roadway designated as scenic, historic, a
- 8. The site is not adjacent to a roadway classified as arterial or greater.
- 9. This plan is not grandfathered under CB-27-2010, Section 25-177(g).
- 10. 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 issuance of any permit for the associated plan.
- 11. Woodland preservation areas shall be posted with signage as shown on the plan at the same time as the temporary Tree Protection Fencing (TPF) installation. These signs must remain until perpetuity.

POST DEVELOPMENT NOTES

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 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 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

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 approve limits of disturbance on a TCP2. 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 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 encouraging
- 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 immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- 4. 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.

STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

SECTION 1 - Establishing Site Information Gross Tract: Floodplain: 0.00 Previously Dedicated Land: Net Tract (NTA): 2.96 5.30 TCP1 Number Washington Business Park Property Description Or Subdivision Name: Is This Site Subject To The 1989 Ordinance? Is This Site Subject To The 1991 Ordinance? Subject To The 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 combination of this lot/s? (Y or N) Is there any portion of the property in a WC Bank? (Y or N) 1.62 acres 1.50 acres Break-even Point (preservation acres): Clearing permitted w/o reforestation: SECTION II - Determining Woodland Conservation Requirements:
 Column C
 Column D

 Floodplain (1:1)
 Off-Site Impacts (1:1)
 Existing Woodland Woodland Conservation Threshold (WCT) = 15.00% 1.24 Smaller Of 17 or 18 Woodland Above WCT 0.00 0.00 Woodland cleared Woodland cleared above WCT (smaller of 16 or 17) Clearing above WCT (0.25:1) replacement requirement Woodland Cleared below WCT: Clearing below WCT (2:1 replacement requirement) Threshold (AFT) = 15.00% 0.00 Afforestation Required Off-site WCA being provided on this property (preservation) 0.00 Woodland Conservation Required: SECTION III - Meeting the Requirements Woodland Preservation Afforestation/Reforestation Natural Regeneration Landscape Credits

0.00

0.00

2.78

0.00

0.00

2.78 acres

0.17 acres

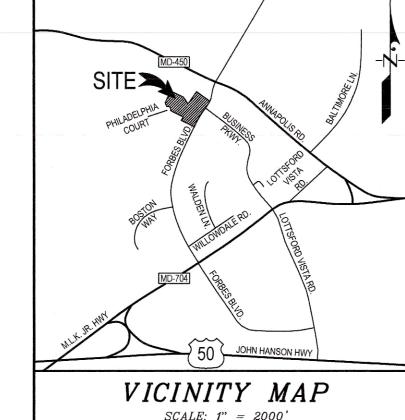
0.17 acres

0.00 acres

0.00 acres

0.00 acres

0.17 acres



SCALE: 1" = 2000'

ADC MAP BOOK: 44 F-4

WSSC 200' SHEET: 207 NE 09 LEGEND PROPERTY BOUNDARY EX. ZONE LINE

EX. CONTOUR (2') -----EX. CONTOUR (10') PROP. CONTOUR (2') PROP. CONTOUR (10') LIMIT OF DISTURBANCE

EX. TREELINE TREE PROTECTION FENCE (TEMPORARY) WOODLAND PRESERVATION-

WOODLAND

PRESERVATION SIGN

NOT CREDITED (WP-NC)

PREPARED BY: Mike Petrakis License Number: Qualified Professional

Specimen/Historic Tree Credit (CRZ area *2.0)

Street Tree Credit (Existing or 10-year canopy)

Off-site Woodland Conservation Credits Required

Off-site WCA (preservation) being provided on this property

Off-site WCA (afforestation) being provided on this property

Net tract woodland retained not part of requirements:

On-site woodland conservation alternatives provided

Forest Enhancement Credit (area *0.25)

Area approved for fee-in-lieu

Woodland Conservation Provided:

100-floodplain woodland retained

On-site woodland conservation provided

On-site woodland retained not credited

Area of woodland not cleared

AREA (AC) 0.17 0.17

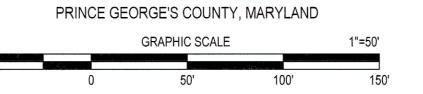
	General Imformation Table			
Layer Category	Layer Name	Value		
Zone	Zoning (Zone)	I-1 & I-2		
Zone	Aviation Policy Area (APA)	N/A		
Administrative	Tax Grid (TMG)	44-F3&4		
Administrative	WSSC Grid (Sheet 20)	207NE09 N/A 3-70 20 5 Developing		
Administrative	Policy Analysis Zone (PAZ)			
Administrative	Planning Area (Plan Area)			
Administrative	Election District (ED)			
Administrative	Councilmanic District (CD)			
Administrative	General Plan 2002 Tier (Tier)			
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1124		
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2367		

Site Statistics Table	
Site Statistics	Total
Gross tract area	8.26 ac.
Existing 100-year floodplain	0 ac.
Net tract area	8.26 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	3.12 ac.
Existing woodland total	3.12 ac.
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 If
Riparian (wooded) buffer up to 300 feet wide	0 If

Prince George's County Planning Department, M—NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 — 026 — 2019								
	Approved by	Date	DRD #	Reason for Revision				
00	Sutain	12/06/2019		N/A				
01	<u>U</u>							
02								
03								
04								
05								
06								

TREE CONSERVATION PLAN - TYPE 2 LOTS 25 & 30, BLOCK A AND LOTS 4 & 5, BLOCK C

WASHINGTON BUSINESS PARK



OWNER ANCHOR WASHINGTON PARK, LLC 7026 HECTOR ROAD McLEAN, VIRGINIA 22101

			0	50'	100'	150	1			44
12/6/19 DATE/						MITCHEI		RYLAND 20 B EN DYE Engineers / TELEPHON		lanners 000
D. Hunter Michael						PCN	DESIGNED BY:	CHECKED BY:	RECORD NO.	A71092
Qualified Professional	DATE		DESCRIPTION		BY	SCALE: 1"=	50'		DRWG. NO.	-
COMAR 08.19.06.01	•	REVISIONS			*	DATE: MA	Y 2019		54.042-Z	
1 ·\ C3D_PRO I\ A71092WB	P-C3D\ DWG\ TC	P2-L0TS-4-5-2	5-30 dwg 12/	6/2019 1.35.06	6 PM nicho	10	•			

Min II" **FOREST** RETENTION AREA OR STORAGE OF ANY MATERIALS IS PROHIBITED 4'x4' Pressure Treated Post or 2" Steel "U" Channel (min. 6' length) Notes:

1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'.

2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart. Contract Purchaser 3. Attachment of signs to trees is prohibited.
4. Signs to be posted on 4'x4' pressure treated wood posts driven a minimum of 1.5' into ground or 2" steel "U" channel (minimum 6' length) driven into ground. 5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut.

PLAN SYMBOL

NOTES:

1. Forest preservation, specimen tree and re/af-forestation protection device.
2. Protected areas will be set as part of the review process.

device.
4. Avoid root damage when placing anchor posts.

5. Wire should be securely attached to posts.

3. Boundaries of protected areas should be staked and flagged prior to installing

Mire should be securely attached to posts.
 Device should be properly maintained during construction.
 Use brightly colored surveyor's flagging every 4'.
 Protective signage is also recommended.
 Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I

We, Anchor Washington Park, 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. Owner, Florentino Gregorio Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.