

- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - PROP. LOT LINE
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - REGULATED STREAM (TOP OF BANK)
 - STREAM BUFFER (60')
 - NONTIDAL WETLAND
 - EX. FLOODPLAIN
 - EX. EASEMENT
 - TREE PROTECTION FENCE (TEMPORARY)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND PRESERVATION SIGN
 - LIGHT POLE

Woodland Conservation Worksheet
For Prince George's County

Zone: L-2
Gross Tract: 28.11 Acres
Floodplain: 3.61 Acres
Prev. Dedicated Land: 0.00 Acres
Net Tract (NTA): 24.50 Acres
Subdivision/Block/Lot: Express 3 & 4

Owner: CRP DMT Landover, LLC
Address: 3520 Piedmont Road, Suite 100, Atlanta, GA 30305
Phone: 404-864-9952
Tax Map: 58

Is this site subject to the 1984 Ordinance? **N**
Reforestation Requirement Reduction Questions:
Is this one (1) single family lot? **N**
Are there prior TCR approvals which include a combo of these lots and/or other lots? **N**
Is this a mitigation bank? **N**
Break-even Point (preservation) = **4.36 Acres**
Clearing permitted w/o reforestation = **2.13 Acres**

Woodland Conservation Calculations:

Existing Woodland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Woodland Conservation Threshold (NTA) = 5.00%	1.21	0.17	
Smaller of a or b	1.21	0.17	
Woodland above NCT	1.21	0.17	
Woodland cleared	1.60	0.00	0.00
Smaller of a or e	1.60		
Clearing above NCT (0.25 + 1) replacement requirement	0.40		
Clearing below NCT (2:1 replacement requirement)	0.00		
Afforestation Threshold (ART) = 5.00%	0.00		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	4.06		

Woodland Conservation Provided:

Woodland Preservation	Area approved for fee-in-lieu	Credits for Off-site Mitigation on another property	Off-site Mitigation being provided on this property	Woodland Conservation Provided
5.32	0.00	0.00	0.00	5.32
Area of woodland not cleared	5.32 acres			
Woodland retained but not part of requirements	0.00 acres			

Plan Certified by: **Mike Petrakis**
Address: 11721 Woodmont Road, Suite 200, Mitchellville, MD 20701
License: Qualified Professional

*NCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

Site Statistics Table	
Site Statistics	Total
Gross tract area	28.11 ac.
Existing 100-year floodplain	3.61 ac.
Net tract area	24.50 ac.
Existing woodland in the floodplain	0.17 ac.
Existing woodland net tract	1.09 ac.
Existing woodland total	1.26 ac.
Existing PMA	4.41 ac.
Regulated streams (linear feet of centerline)	620 lf

CLEARING AREAS (CA)	
No.	AREA (AC)
1	1.41
2	0.19
TOTAL	1.60

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	5.32
TOTAL	5.32

TREE CONSERVATION PLAN - TYPE 2
LANDOVER LOGISTICS CENTER
PARCELS THREE AND FOUR
MERCHANTS LANDOVER, INC
KENT ELECTION DISTRICT No. 13
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'

DATE: **8-6-2012**

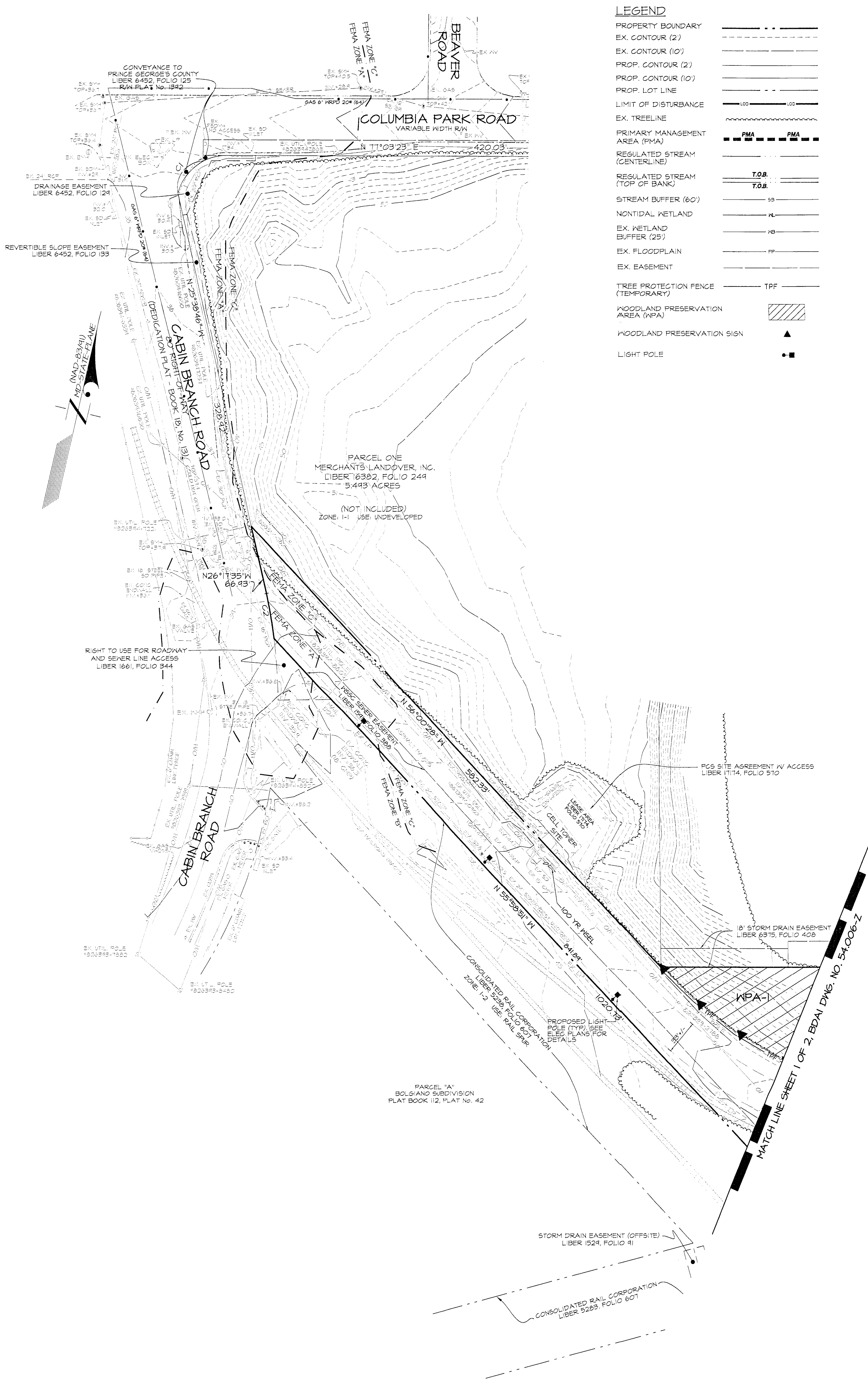
OWNER/APPLICANT: CRP DMT Landover, LLC
c/o Oakmont Industrial Group
3520 Piedmont Road, Suite 100
Atlanta, Georgia 30305
(404)864-9952
CONTACT: Thomas A. Cobb

APPROVAL: TREE CONSERVATION PLAN
TOP 2/027/12
APPROVED BY: **Chris...** DATE: **8/12**

DATE: **7/9/12** REV. PER: **M-NPPC COMMENTS 7/18/12** PCN: **156**
DATE: **7/12/12** DESCRIPTION: **REVISIONS** BY: **DATE** JULY 2012 DWG. NO.: **54.006-Z**

11721 WOODMONT ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-9000
COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.
DRAWN BY: DESIGNED BY: CHECKED BY: RECORDED BY:
SCALE: 1" = 50' J-B06003

1. LOT7-PROJ1805003-L07-SHEETS.TCP-II.dwg, 8/5/2012 1:09:14 PM, nlcpg



GENERAL NOTES

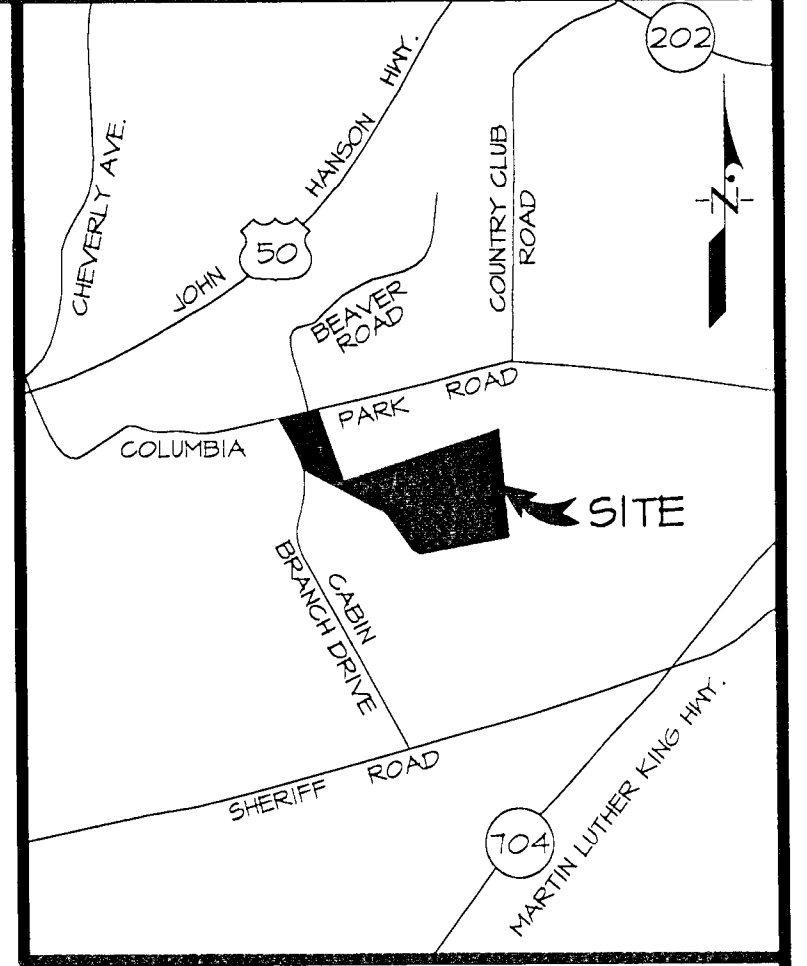
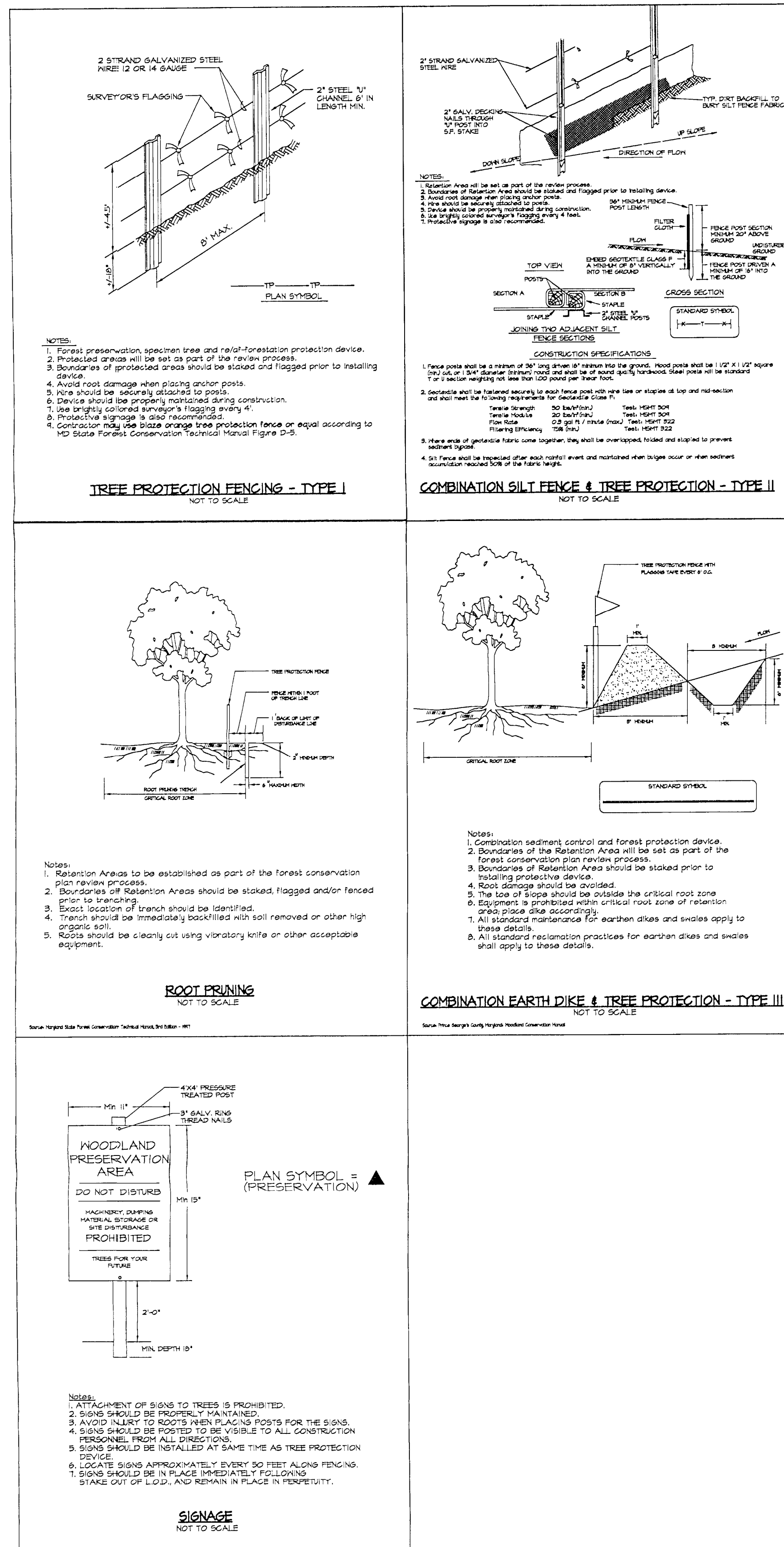
- The plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$4.00 per square foot mitigation fee.
- 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.
- 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 the Developed Tier 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 GB-21-2010, Section 25-111(g).

TREE PRESERVATION AND RETENTION NOTES

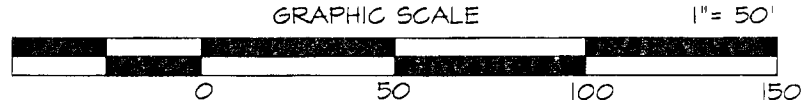
- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodlands areas that are 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 bond is released from 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. 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 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 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 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 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 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.
- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation area. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.
- The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance on the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand management techniques to be applied to the residual stand, and supplemental planting requirements to the M-DCR Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

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 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 any woodland preservation area shall be done with the use of hand-held equipment only (chainsaws 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 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.



TREE CONSERVATION PLAN - TYPE II LANDOVER LOGISTICS CENTER PARCELS THREE AND FOUR MERCHANTS LANDOVER, INC KENT ELECTION DISTRICT No. 13 PRINCE GEORGES COUNTY, MARYLAND



OWNER/APPLICANT
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(404)864-9452
CONTACT: Thomas A. Cobb

SHEET 2 OF 2 MSSC 200' SHEET SERIES 203 NE 6 ADJ. MAP BK LOCATION 5930 P#6-4		DATE 8-6-2012	
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TOP 2 / 027 / 12		DATE 8/12	
01	02	03	04
05	06	07	08
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (800) 430-2000		COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC. J-B06003	
DATE	DESCRIPTION	BY	DATE
7/19/12	REV. PER M-NCPPC COMMENTS 7/18/12	PCN	7/19/12
DATE	DESCRIPTION	BY	DATE
7/19/12	REVISIONS	BY	DATE
7/19/12	REVISIONS	BY	DATE