

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information (Enter acres for each zone)

Zone:	I-1		
2) Gross Tract:	1.99		
3) Floodplain:	0.07		
4) Previously Dedicated Land:	0.00	0.00	0.00
5) Net Tract (NTA):	1.92	0.00	0.00

6) TCP Number: TCP2-029-2021
7) Property Description or Subdivision Name: Suitland Self Storage Zone
8) Is this site subject to the 1985 or 1991 Ordinance: N
9) Is this site subject to the 1991 Ordinance: Y
10) Subject to 2010 Ordinance and in PFA (Priority Funding Area): Y
11) Is this one (1) single family lot? (Y or N): N
12) Are there prior TCP approvals which include a combination of this lots? (Y or N): N
13) Is any portion of the property in a WC Bank? (Y or N): N
14) Break-even Point (preservation) = 0.48 acres
15) Clearing permitted w/o reforestation = 0.79 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

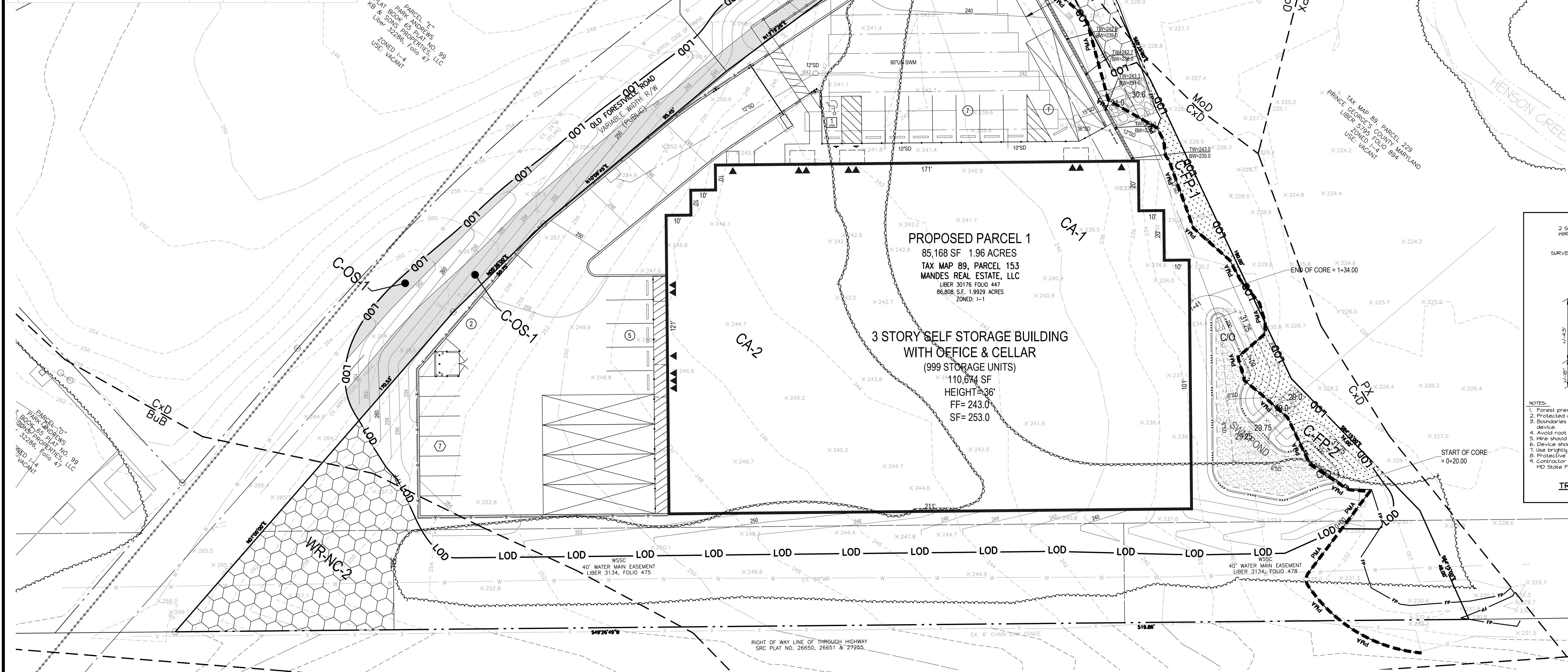
	Column A VCT/FT %	Column B Net Tract	Column C Floodplain (1-1)	Column D Off-Site Impacts (1-1)
17) Existing Woodland	1.27		0.03	
18) Woodland Conservation Threshold (WCT) =	15.00%	0.29		
19) Smaller of 17 or 18		0.29		
20) Woodland above WCT		0.98		
21) Woodland cleared	1.15		0.03	0.10
22) Woodland cleared above WCT (smaller of 18 or 17)		0.98		
23) Clearing above WCT (0.25, 1) replacement requirement		0.25		
24) Woodland cleared below WCT		0.17		
25) Clearing below WCT (2.1 replacement requirement)		0.34		
26) Aforestation Required Threshold (AFT) =	15.00%	0.00		
27) Off-site WCA being provided on this property		0.00		
28) Woodland Conservation Required		1.00		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29) Woodland Preservation	0.00			
30) Aforestation / Reforestation	0.00			
31) Natural Regeneration	0.00			
32) Landscape Credits	0.00			
33) Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34) Forest Enhancement Credit (Area * 25)	0.00	0.00		
35) Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36) Area approved for fee-in-lieu	0.00			
37) Off-site Woodland Conservation Credits Required		1.00		
38) Off-site WCA (preservation) being provided on this property		0.00		
39) Off-site WCA (aforestation) being provided on this property		0.00		
40) Woodland Conservation Provided		1.00		

41) Area of woodland not cleared	0.12 acres
42) Net tract woodland retained not part of requirements:	0.12 acres
43) 100-foot floodplain woodland retained:	0.00 acres
44) On-site woodland conservation provided	0.00 acres
45) On-site woodland conservation alternatives provided	0.00 acres
46) On-site woodland retained not credited	0.12 acres

47) Prepared by: _____ Signed: _____ Date: _____



We Mandes Real Estate, 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.

Peter G. Mandes, President/Owner Date: 1/14/22

I/We _____ 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.

Contract Purchaser _____ Date: _____

WOODLAND RETAINED NOT COUNTED AREAS (WR-NC)

AREA	ACRES
WR-NC-1	0.02
WR-NC-2	0.10
TOTAL:	0.12

CLEARED FLOODPLAIN AREAS (C-FP)

AREA	ACRES
C-FP-1	0.01
C-FP-2	0.02
TOTAL:	0.03

CLEARED OFF-SITE AREAS (C-OS)

AREA	ACRES
C-OS-1	0.10
TOTAL:	0.10

SITE STATISTIC TABLE

SITE STATISTIC	TOTAL
GROSS TRACT AREA	1.99 ac.
EXISTING 100-YEAR FLOODPLAIN	0.07 ac.
NET TRACT AREA	1.92 ac.
EXISTING WOODLAND IN THE FLOODPLAIN	0.03 ac.
EXISTING WOODLAND NET TRACT	1.27 ac.
EXISTING WOODLAND TOTAL	1.30 ac.
EXISTING PMA	5,654 sf.
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.0
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	0.0

OWNER: Mandes Real Estate LLC
PO Box 504
Shady Side, MD 20764

APPLICANT / CONTRACT PURCHASER: SSZ Suitland Self Storage LLC
c/o SJM Partners, Inc.
8391 Old Courthouse Road, Suite 210
ATTN: Trey Burke
PHONE: (703) 467-9390

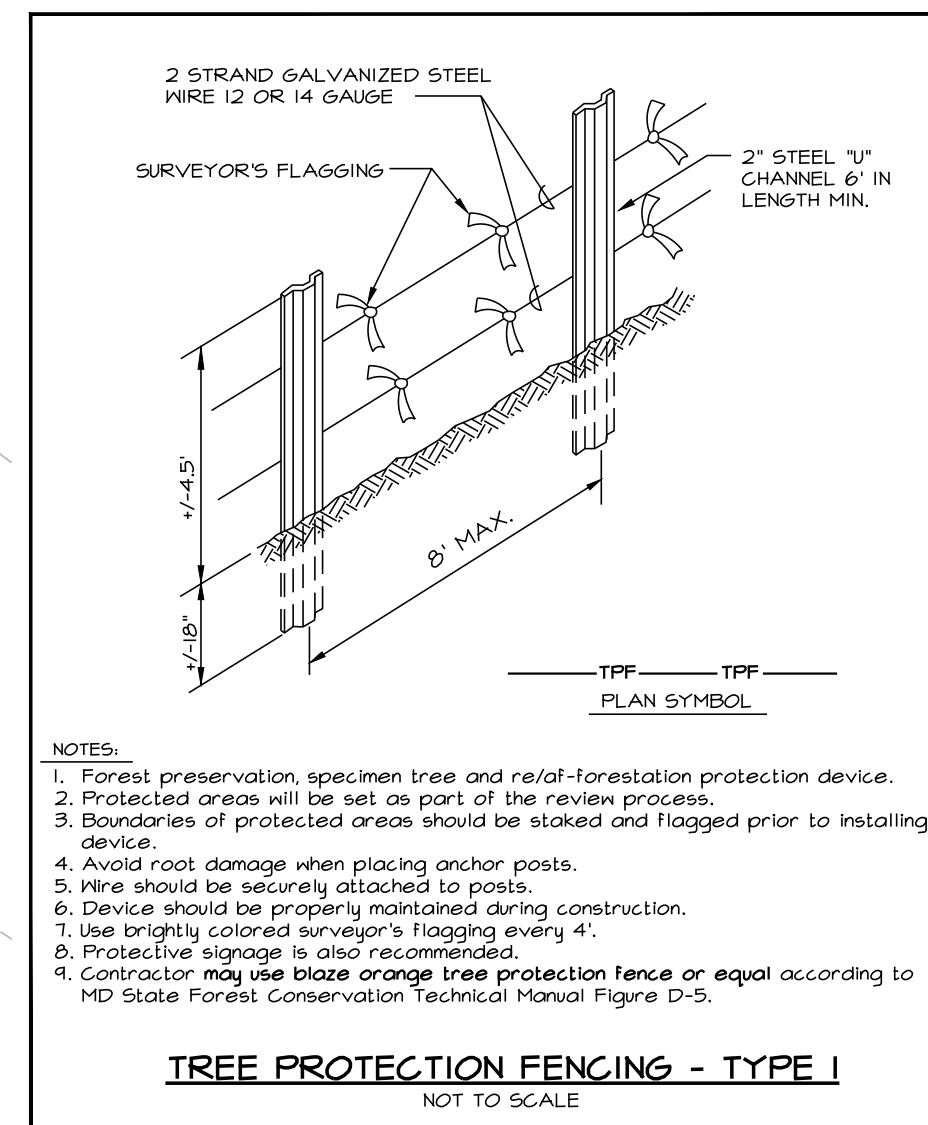
- GENERAL NOTES
- This plan is submitted to fulfill the woodland conservation requirements for DSP-20048. If DSP-20048 expires, then this TCP2 also expires and is no longer valid.
 - Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 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 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-1 (Light Industrial).
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The site is adjacent to Interstate 95, a master planned freeway roadway that is regulated for noise. A noise study may be required during subsequent development review processes.
 - This plan is not grandfathered under CB-27-2010, Section 26-177(g).

- 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.

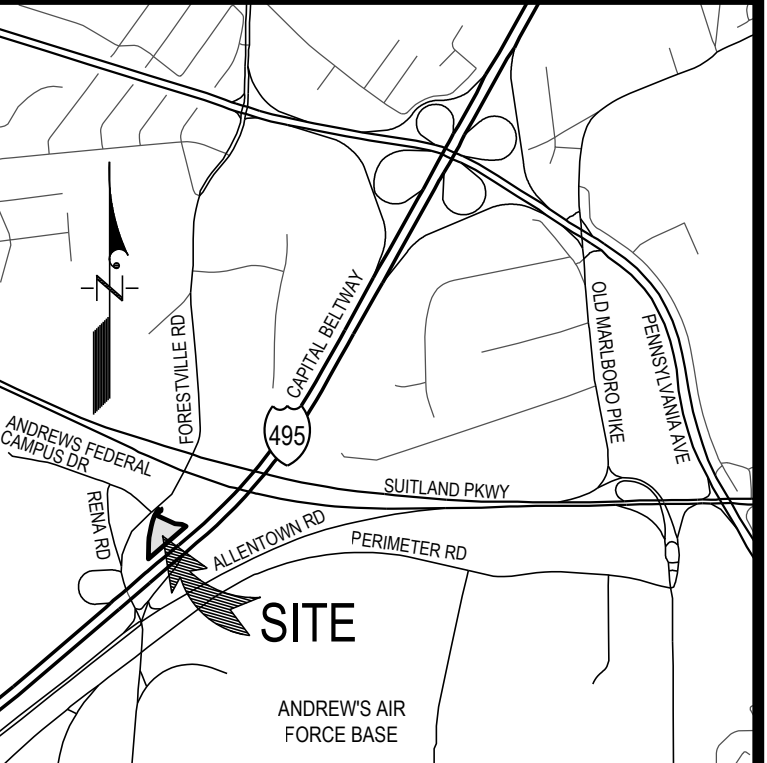
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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 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.



NOTES:

- Forest preservation, specimen tree and re-forest protection device.
- Protected areas will be set as part of the review process.
- Boundaries of protected areas should be staked and flagged prior to installing device.
- Avoid root damage when placing anchor posts.
- Wire 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.
- Contrast may use double orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 200'
ADC MAP BOOK: 5650 J-8
WSSC 200' SHEET: 206 SE 07

LEGEND

PROPERTY BOUNDARY	---
EX. CONTOUR (2')	--- 126' ---
EX. CONTOUR (10')	--- 128' ---
PROP. CONTOUR (2')	--- 126' ---
PROP. CONTOUR (10')	--- 128' ---
EX. WATERLINE	W
PROP. WATERLINE	W
EX. SEWER	S
PROP. SEWER	S
EX. STORM DRAIN	SD
PROP. STORM DRAIN	SD
EX. CURB & GUTTER	---
PROP. CURB & GUTTER	---
EX. TREELINE	---
PROP. TREELINE	---
LIMIT OF DISTURBANCE	---
PRIMARY MANAGEMENT AREA (PMA)	---
EX. FLOODPLAIN (CENTERLINE)	---
REGULATED STREAM (TOP OF BANK)	---
REGULATED STREAM (TOP OF BANK)	---
STREAM BUFFER (50')	---
NONTIDAL WETLAND	---
WETLAND BUFFER (25')	---
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND RETAINED NOT COUNTED AREA (WR-NC)	---
CLEARED OFF-SITE AREA (C-OS)	---
STEEP SLOPES (15% AND GREATER)	---
MILITARY INSTALLATION OVERLAY ZONE (MIOZ)	---
SOIL BOUNDARY AND TYPE	---
TREE PROTECTION FENCE (TEMPORARY)	---

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	I-1 (Light Industrial)
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATION	TAX GRID (TMG)	89-F3
ADMINISTRATION	WSSC GRID (SHEET 20)	206SE07
ADMINISTRATION	PLANNING AREA (PLAN AREA)	7-76A
ADMINISTRATION	ELECTION DISTRICT (ED)	6 (Spaulding)
ADMINISTRATION	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATION	GENERAL PLAN 2002 TIER (TIER)	Developed
ADMINISTRATION	GENERAL PLAN GROWTH POLICY (2035)	Established Communities
ADMINISTRATION	POLICY DISTRICT	IV

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2 - 029 - 2021

Approved by	Date	DRD #	Reason for Revision
Alexander Seidling	2-23-2022	DSP-20048	

DSP-20048
TREE CONSERVATION PLAN - TYPE 2
PROPOSED PARCEL 1
SUITLAND SELF STORAGE ZONE
EXISTING PARCEL 153
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE: 1"=20'
0 20 40 60

February 23, 2022
DATE
MAP

Mike Petroski
Qualified Professional
COMAR 08.19.06.01

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MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
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DATE: _____ DESCRIPTION: _____ BY: _____

REVISIONS: _____

DATE: AUGUST, 2020 BY: _____

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