

QUALIFIED PROFESSIONAL CERTIFICATION

11721 Woodmore Road, Michellville, Maryland 20721

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Michael Petrakis

Ben Dyer Associates, Inc

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

March 16,2021

GENERAL NOTES

 This plan is submitted to fulfill the woodland conservation requirements for DSP-20028. If DSP-20028 expires, then this TCP2 also expires and is no longer valid.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.

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).

7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a

8. The site is adjacent to Robert Crain Highway (US Route 301) which is classified as a freeway.

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.

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 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 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 decomposition.

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.

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.

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VICINITY MAD

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP BOOK: 62 A-1

WSSC 200' SHEET: 219 SE 07

PROPERTY BOUNDARY
EX. CONTOUR (2')
EX. CONTOUR (10')
PROP. CONTOUR (2')

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

EX. TREELINE

UNMITIGATED TRAFFIC NOISE CONTOUR WOODLAND RETAINED-

NOT CREDITED (WR-NC)
WOODLAND RETAINEDASSUMED CLEARED (WR-AC)

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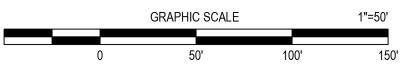
General Imformation Table Layer Category Layer Name Zoning (Zone) -1 (Light Industrial) Aviation Policy Area (APA) Administrative Tax Grid (TMG) 155-A1 Administrative WSSC Grid (Sheet 20) 219SE07 Administrative Policy Analysis Zone (PAZ) N/A Administrative Planning Area (Plan Area) Election District (ED) Administrative Brandywine Councilmanic District (CD) Administrative Administrative General Plan 2002 Tier (Tier) Developing Administrative Traffic Analysis Zone (COG) (TAZ-COG) 1315 PG Traffic Analysis Zone (TAZ-PG) 5172

Site Statistics Table				
Site Statistics	Total			
Gross tract area	9.82 ac.			
Existing 100-year floodplain	0 ac.			
Net tract area	9.82 ac.			
Existing woodland in the floodplain	0 ac.			
Existing woodland net tract	9.51 ac.			
Existing woodland total	9.51 ac.			
Existing PMA	0 sf			
Regulated streams (linear feet of centerline)	0 lf			
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 - 034 - 2020					
	Approved by	Date	DRD #	Reason for Revision		
00	Susanne A. Nichle	3/22/2021	DSP-20028	N/A		
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02						
03						
04						
05						
06						

TREE CONSERVATION PLAN TYPE 2 BRANDYWINE COMMERCIAL CENTER PROPOSED LOT 1 & OUTLOT A (EX. PARCEL 14)

BRANDYWINE DISTRICT No. 11 PRINCE GEORGE'S COUNTY, MARYLAND



OWNER

GENERATION PROPERTIES LLC
3150 WEST WARD ROAD, SUITE 401
DUNKIRK, MD 20754

ATTN: RICK BAILEY

APPLICANT

JAMES R. SCHRAF LIVING TRUST
1001 WAYSON WAY
DAVIDSONVILLE, MD 21035
ATTN: JAMES SCHRAF

