

TYPE 2 TREE CONSERVATION GENERAL NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for Plan #4-11029. If Plan #4-11029 expires, then this TCP 2 also expires and is no longer valid.
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 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.
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 owner of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is Zoned I-2.
7. The property is adjacent to Edmonston Road and Old Baltimore Pike which are designated as a historic roadway.
8. The property is adjacent to Edmonston Road which is designated as an arterial roadway.
9. This plan is not grandfathered by CB-27-2010, Section 25-119(g).

SPECIMEN TREES

	Condition	Proposed
ST # 1 - 43" WILLOW OAK (Quercus phellos) -	GOOD	To Remain
ST # 2 - 36" SWEET GUM (Liquidambar styraciflua) -	GOOD	To Remain
ST # 3 - 39" WILLOW OAK (Quercus phellos) -	GOOD	To Remain

10.23.2013	Addressed September 16, 2013 comments	EFH
DATE	REVISIONS-DESCRIPTION	BY

TCP GENERAL SITE INFORMATION
 Existing Zoning: I-2
 Gross Lot Area: 258,505.00 sq.ft. - 5.93 acres
 100YR Floodplain: 120,238.96 sq.ft. - 2.76 acres
 Net Tract Area: 3.17 acres
 Woodland Conservation Required: 2.93 acres
 Onsite Woodland Conservation Provided: 0.00
 NOTE: REQUIRED WOODLAND CONSERVATION REQUIREMENT WILL BE ACCOMPLISHED BY FEE-IN-LIEU.

LEGEND

- Property Boundary
- Specimen Tree (ST-#) and Critical Root Zone
- SB Stream Buffer
- WB Wetland Buffer
- FP 100 Year Floodplain
- FP BRL Floodplain Building Restriction Line
- Wetlands
- Floodplain Clearing Area
- Treeline (Existing)
- LOD Limit of Disturbance
- Temporary Tree Protection Fencing
- Cleared Off-site Area
- Specimen Tree Signage
- Woodland Preservation Signage



VICINITY MAP: Approx. Scale: 1" = 1000'

Woodland Conservation Worksheet for Prince George's County, Maryland			
Zoning:	I-2		
Gross Tract:	5.93		
Floodplain:	2.76		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.17	0.00	0.00
Property Description or Subdivision Name:			
Is this site subject to the 1989 Ordinance?	N		
Break-even Point (preservation acres) =	1.00		
Acres of Net Tract clearing permitted w/o rebate:	2.00		
Woodland Conservation Requirement Calculations:			
Existing Woodland on Net Tract (acres)	3.08		
Existing Woodland in Floodplain (acres)	2.76		
Woodland Conservation Threshold (WCT) =	15.00%		
Smaller of a or b	0.48		
Woodland above WCT	2.60		
Plan Number: (This must be completed for each phase)			
Plan Phase or Name:	TCP2-041-1019-01		
Total area in this application (acres)	1.93	0.00	5.93
Floodplain area in this application (acres)	1.76	0.00	2.76
Net Tract area in this application (acres)	1.17	0.00	3.17
Woodland on the Net Tract for this phase (acres)	3.08	0.00	3.08
Woodland in the Floodplain for this phase	2.76	0.00	2.76
Woodland Cleared on Net Tract for this phase	1.08	0.00	3.08
Woodland Cleared in Floodplain for this phase	0.00	1.31	1.31
Off-site Woodland Clearing (T-1)	0.00	0.02	0.02
Off-site Mitigation provided on this property	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	3.08	3.08	
Cumulative acres of Floodplain woodland cleared	0.00	1.31	
Smaller of d or e	2.60	2.60	
Woodland Cleared below WCT	0.48	0.48	
Replacement for clearing above the WCT (0.25 : 1)	0.85	0.85	
Replacement for clearing below the WCT (2 : 1)	0.85	0.56	
Allegation Threshold (AFT) =	15.00%	0.00	0.00
Cumulative Woodland Conservation Required	1.00	2.93	
Woodland Conservation Provided:			
Preservation			0.00
Reforestation			0.00
Allegation			0.00
Area approved for fee-in-lieu			0.00
Credit for Off-site Mitigation on another property			0.00
Off-site Mitigation provided on this property			0.00
Total Woodland Conservation Provided	0.00	2.93	2.93
Woodland saved on this phase but not counted	0.00	0.00	0.00
Existing Net Tract Woodland in later phases	0.00	0.00	0.00
Requirement Status per Phase	1.00	2.93	1.00

PROPERTY OWNERS AWARENESS CERTIFICATE

We, CHEC Limited Partnership, 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.

[Signature]
 Owner or Owners Representative 10-25-13 Date

Owner: CHEC Limited Partnership
 Address: 11405 Maryland Avenue
 Baltimore, MD 20705
 Phone: (410) 526-2688
 Fax: (410) 526-2688
 Permit #:

PLANNING & ENGINEERING:

CV, INC.
 416 Hungerford Drive
 Suite 301
 Rockville, MD 20850
 PHONE: (240) 252-5696, FAX: (240) 252-5612
 CONTACT: CHINMAY VYAS, EMAIL: CVINC-V-INC.COM

TYPE 2-TREE CONSERVATION PLAN CHEC WAREHOUSE PROPERTY

Prince George's County, Maryland



AMERICAN LAND CONCEPTS
 238 B MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 PHONE: (410)-526-2688
 FAX: (410)-526-2970

SCALE: 1"=40'
DATE: 10/23/2013
JOB #: 11-27
DESIGNED: EFH
DRAWN: NSS
CHECKED: GMJ
SHEET: 1 OF 2

QUALIFIED PROFESSIONAL CERTIFICATION	
This certifies that the current requirements of Prince George's County Code and the Environmental Technical Manual.	
Signed	10.23.2013
Eric T. Houtter	Date
AMERICAN LAND CONCEPTS, INC.	
238 B Main Street	
Reisterstown, Maryland 21136	
410.526.2688	

M-NCPPC Prince George's Planning Department Environmental Planning Sections	
APPROVAL TREE CONSERVATION PLAN TCP2-041-1019-01	
Approved by	Date
Lori Shirley	9/24/04
01	10/13/10
02	
03	
04	
05	

TYPE 2 TREE CONSERVATION ADDITIONAL NOTES:

Tree Preservation and Retention Notes

a. 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 woodland areas that are not specifically identified to be cleared on the approved TCP-2.

b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

c. 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.

d. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.

e. 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

f. 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 parts thereof designated by the county as dead, dying, or hazardous may be removed.

g. 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.

h. 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 chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, much or other materials that would inhibit sprouting.

i. 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 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.

Off-Site Woodland Conservation Notes

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.

TYPE 2 TREE CONSERVATION POST DEVELOPMENT NOTES:

a. 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 settlement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After properly 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 portion 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 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.

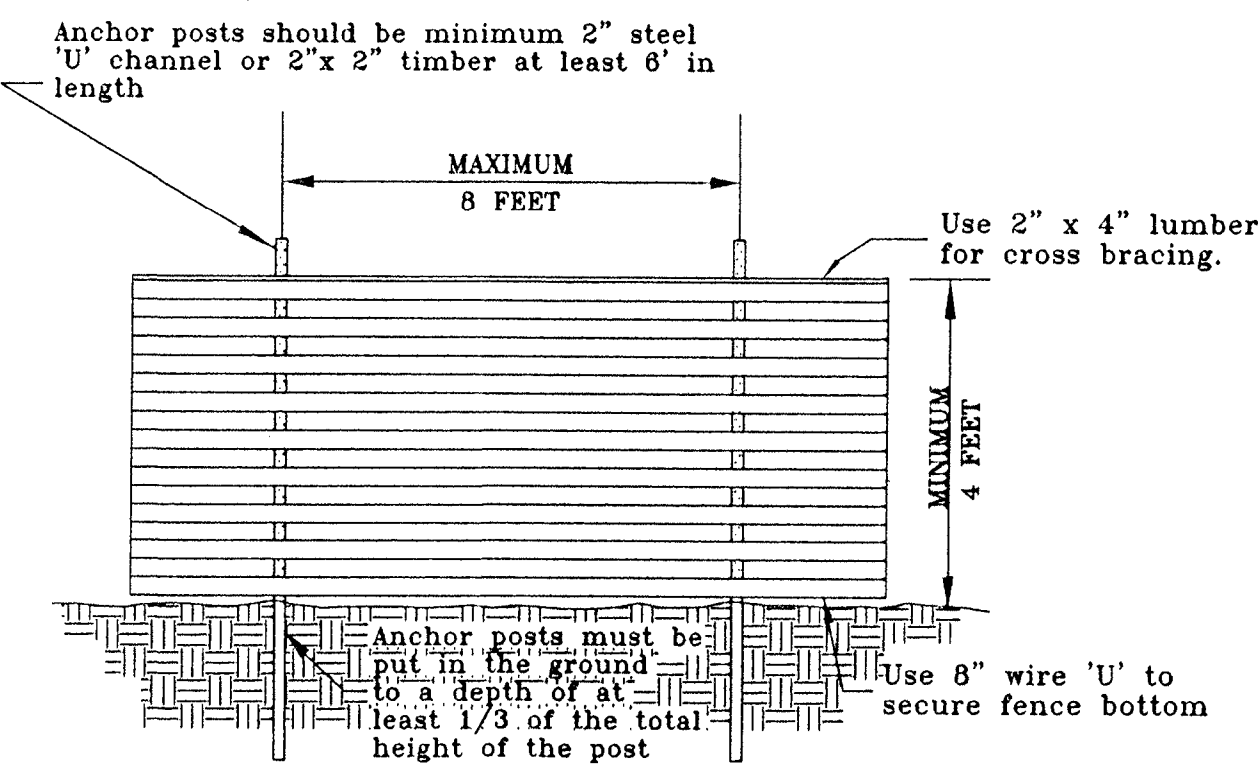
b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chainsaw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed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

c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of noxious, invasive, and non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant top. The use of any herbicide shall be done in accordance with the label instructions.

d. 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.

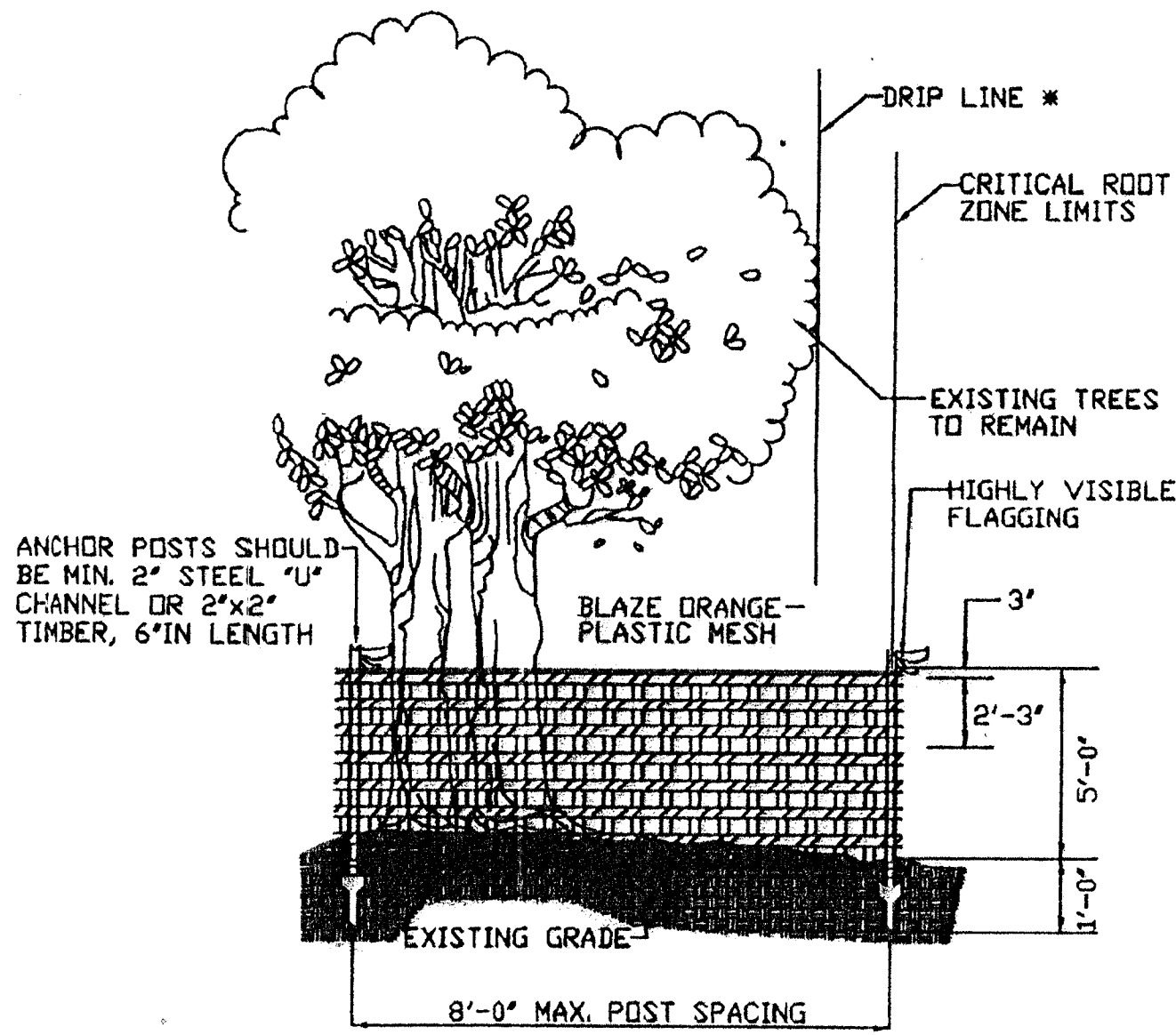
Temporary Fence Protection Detail
For Woodland Preservation Areas

Blaze Orange Plastic Mesh



1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

Temporary Fence Protection Detail
For Woodland Preservation Areas

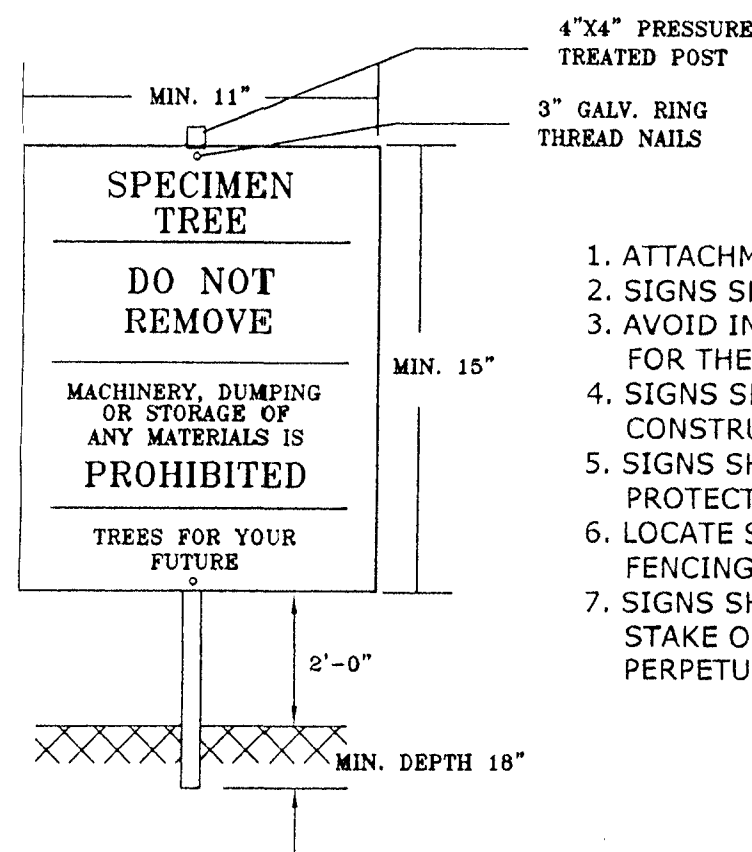


* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

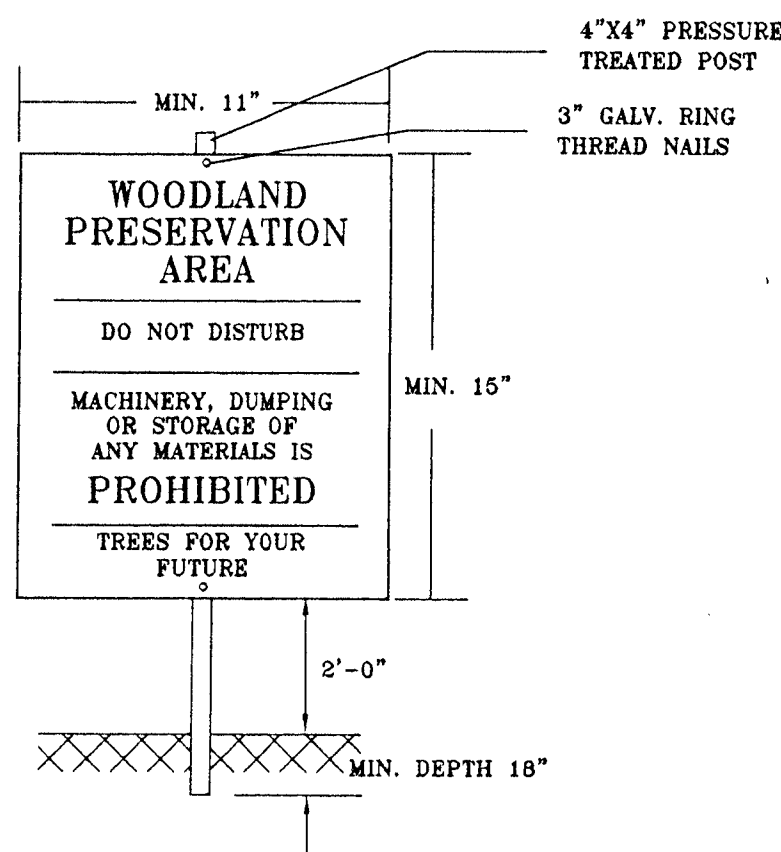
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7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

Tree Signage

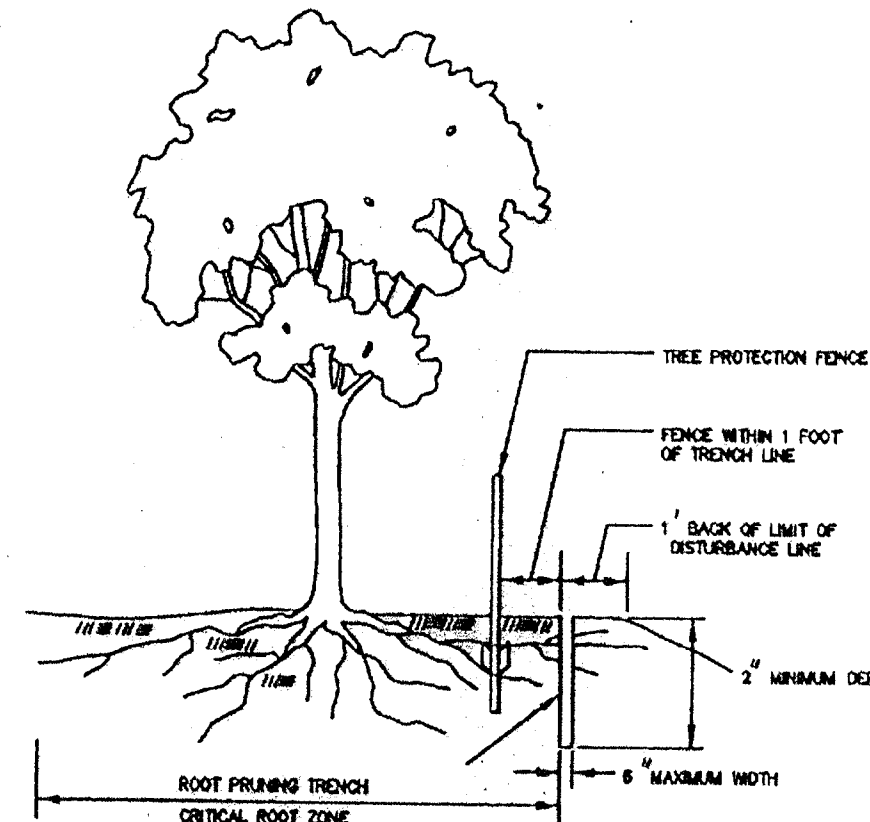
Not to Scale



1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION FENCE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



Root Pruning Detail

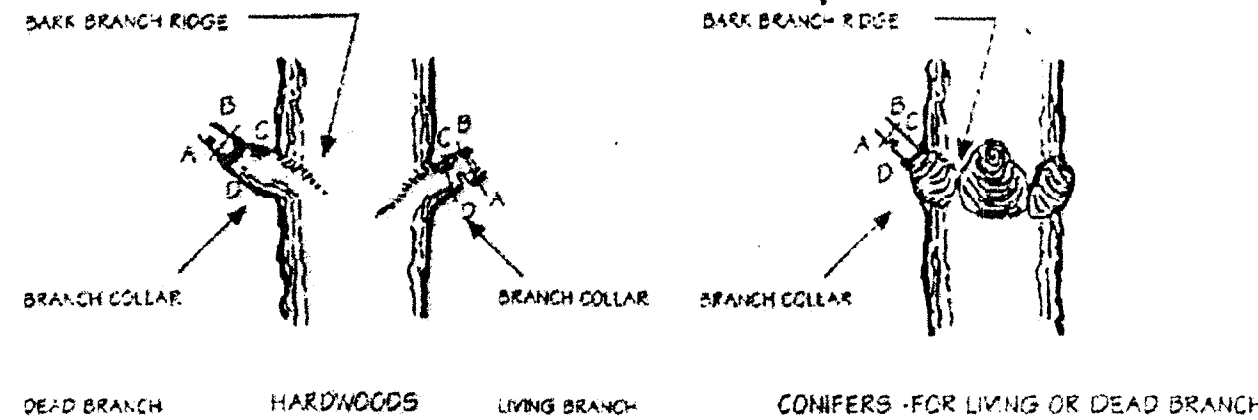


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

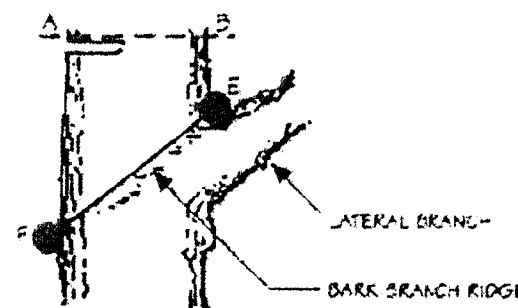
Branch Pruning Detail

Pruning a Branch



1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT A AND REMOVE LIMB BY CUTTING THROUGH AT AB.
2. REMOVE STUB AT CD (LINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
3. IF D IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF CD TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE TO THE TRUNK.
4. ONLY PRUNE AT SPECIFIED TIMES.
5. REMOVE NO MORE THAN 30% OF CROWN AT ONE TIME.

Pruning a Leader Detail



1. REMOVE TOP WEIGHT BY UNDERCUTTING AT A AND REMOVE LIMB BY CUTTING THROUGH AB.
2. REMOVE STUB AT EF PARALLEL TO THE BARK BRANCH RIDGE.
3. ONLY PRUNE AT SPECIFIED TIMES.
4. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
5. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.



VICINITY MAP: Approx. Scale: 1" = 1000'

Owner: CHEC Limited Partnership
Address: 11409 Maryland Avenue
Baltimore, MD 20705
Phone: (240) 252-5696
Tax Map: Map 19, Grid C1, Parcel 154
Permit #:

PLANNING & ENGINEERING:

CV, INC.
416 Hungerford Drive
Suite 301
Rockville, MD 20850
PHONE: (240) 252-5696, FAX: (240) 252-5812
CONTACT: CHINMAY VYAS, EMAIL: CV9C-V-INC.COM

TYPE 2-TREE
CONSERVATION PLAN
CHEC WAREHOUSE
PROPERTY

Prince George's County, Maryland



AMERICAN LAND CONCEPTS
238 B MAIN STREET
REISTERSTOWN, MARYLAND 21136
PHONE: (410)-526-2688
FAX: (410)-526-2970

SCALE: 1"=40'
DATE: 10.23.2013
JOB #: 11-27
DESIGNED: EFH
DRAWN: NSS
CHECKED: GMJ
SHEET: 2 OF 2

QUALIFIED PROFESSIONAL CERTIFICATION

This certifies that the current requirements of Prince George's County Code and the Environmental Technical Manual.
Signed: Eric F. Houser
AMERICAN LAND CONCEPTS, INC.
238 B Main Street
Reisterstown, Maryland 21136
410.526.2688
10.23.2013
Date

M-NCPPC Prince George's Planning Department Environmental Planning Sections APPROVAL TREE CONSERVATION PLAN TCP2-041-004 MNS		
Approved by		Date
01	Lori Shirley	9/24/04
02	Mike J...	10/31/13
03		
04		
05		