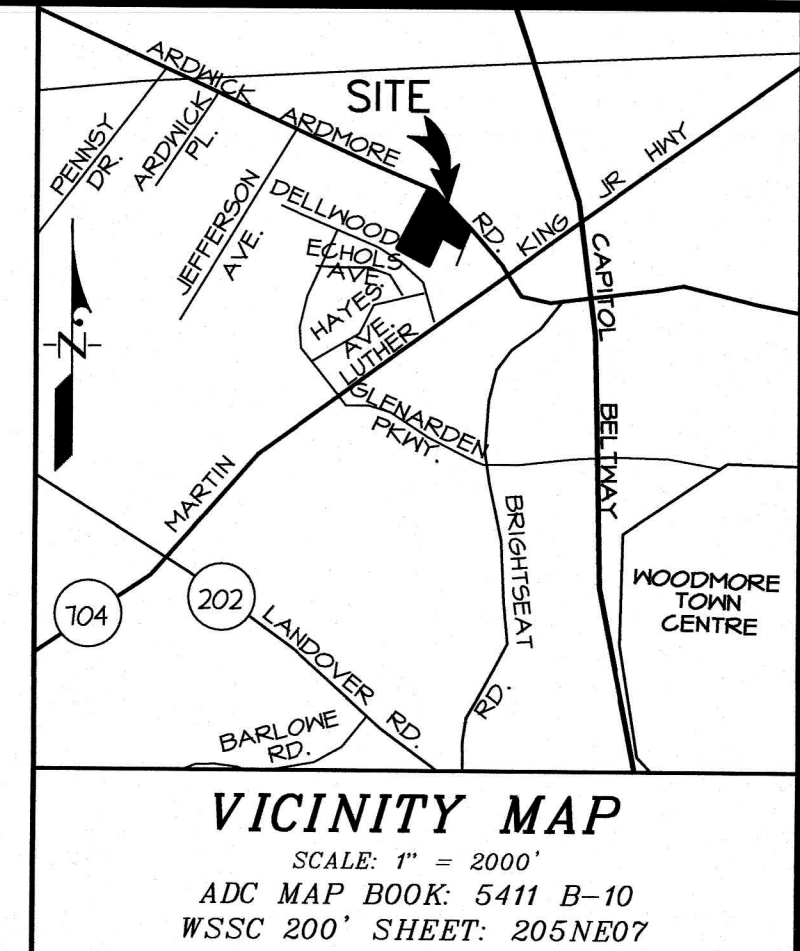




LEGEND

PROPERTY BOUNDARY

FX TONE LINE

EX. ZONE LINE

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

LEVEL OF DISTURBANCE

EX. TREELINE

TREE PROTECTION FEM

(TEMPORARY)

EX. STORM DRAIN

EX SEWER

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

EX. WATER

EX. ELECTRIC

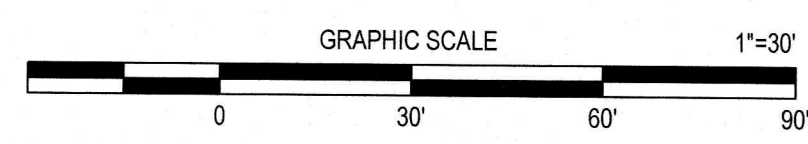
EX CABLE

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	L-1 (Light Industrial) R-R (Rural Residential)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	52-83
Administrative	WSSC Grid (Sheet 20)	205N07 & 205N08
Policy/Initiative	Policy Analysis Zone (PAZ)	Data Not Available
Administrative	Planning Area (Plan Area)	4-72
Administrative	Election District (ED)	20
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1119
Administrative	PG Traffic Analysis Zone (TAZ-PG)	796

Site Statistics	Total
Gross tract area	8.29ac.
Existing 100-year floodplain	0 ac.
Net tract area	8.29 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	2.34 ac.
Existing woodland total	2.34 ac.
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide	0 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TOP2-43-90			
	Approved by	Date	DRD # Reason for Revision
00			
01	Robert E Metzger	8-15-02	Worksheet and approval block
02	Margaret K. Redner	05/07/2009	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
 PARCEL 10
**ARDMORE ARDWICK
 INDUSTRIAL PARK**
 AND PARCEL C
**HESS OIL & CHEMICAL
 CORPORATION PROPERTY**
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND



(52)

STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

SECTION 1 - Establishing Site Information

I-1	R-R	
7.67	0.62	
0.00	0.00	
0.00	0.00	
7.67	0.62	0.00

TCP Number
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)
Break-even Point (preservation acres):
Clearing permitted you reforestation:

SECTION II - Determining Woodland Conservation Requirements:

Column A WCT/AFT%	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
	2.34	0.00	
15.37%	1.27		
	1.27		
	1.07		
	1.43	0.00	0.00
	1.07		
	0.27		
	0.36		
15.00%	0.73		
	0.00		
	0.00		
	1.91		

SECTION III - Meeting the Requirements

	0.64	
	0.00	
	0.00	
	0.00	
0.00	0.00	
0.00	0.00	
	0.00	
	0.00	
	1.27	
	0.00	
	0.00	
	1.91 acres	

Area of woodland not cleared	0.91 acres
Net tract woodland retained not part of requirements:	0.27 acres
100-floodplain woodland retained	0.00 acres
On-site woodland conservation provided	0.64 acres
On-site woodland conservation alternatives provided	0.00 acres
On-site woodland retained not credited	0.27 acres

PREPARED BY: Mike Petrakis
License Number: Qualified Professional

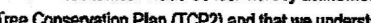
SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
1	Willow Oak	Quercus phellos	33"	Good		To be removed

WOODLAND PRESERVATION AREA (WPA)	
No.	AREA (AC)
1	0.64
Total	0.64

WOODLAND PRESERVATION AREA NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	0.01
2	0.09
3	0.17
Total	0.27

Note: Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Book 42037 Page 97. Revisions to this TCP2 may require a revision to the recorded easement.

We, I/A Mechanical/Tie-Shop 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.

 11-14-18

Gary M. Haddock (Educational Coordinator) Date

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

OWNER
U.A. Mechanical Trade School, Inc.
8509 Ardwick Ardmore Road
Landover, Maryland 20785-2304

SHEET 1 OF 2

February 26, 2019

DATE 11/2/2

				11751 WOODMORE ROAD, SUITE 200 MICHIGANVILLE, MARYLAND 20717  BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.	
11/20/18	Revised for new parking area.			PCN	DRAWN BY: _____ CHECKED BY: _____ DESIGNED BY: _____ DATE: _____
DATE	DESCRIPTION			PCN	SCALE: 1"=30' DATE: JUNE 2018
	REVISIONS				J-A64181 54.002-Z

GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
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-1 and is zoned I-1 (Light Industrial) and R-R (Rural Residential).
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered per Section 25-119(g).

WOODLAND PRESERVATION AND RETENTION NOTES

10. 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 TCP2.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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 for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
14. 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
15. 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.
16. 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.
17. 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.
18. 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.

OFF-SITE WOODLAND CONSERVATION

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.

In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.

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.

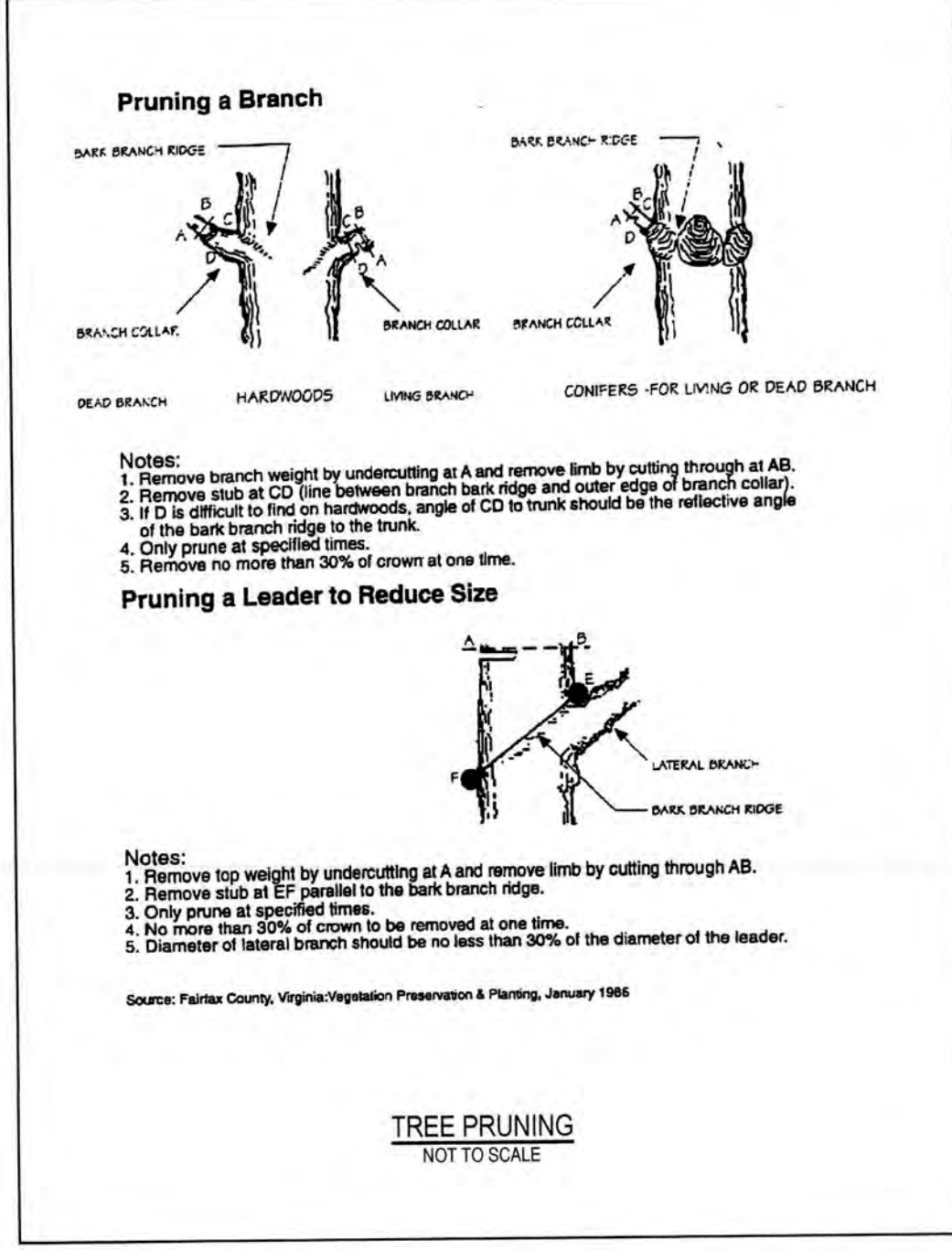
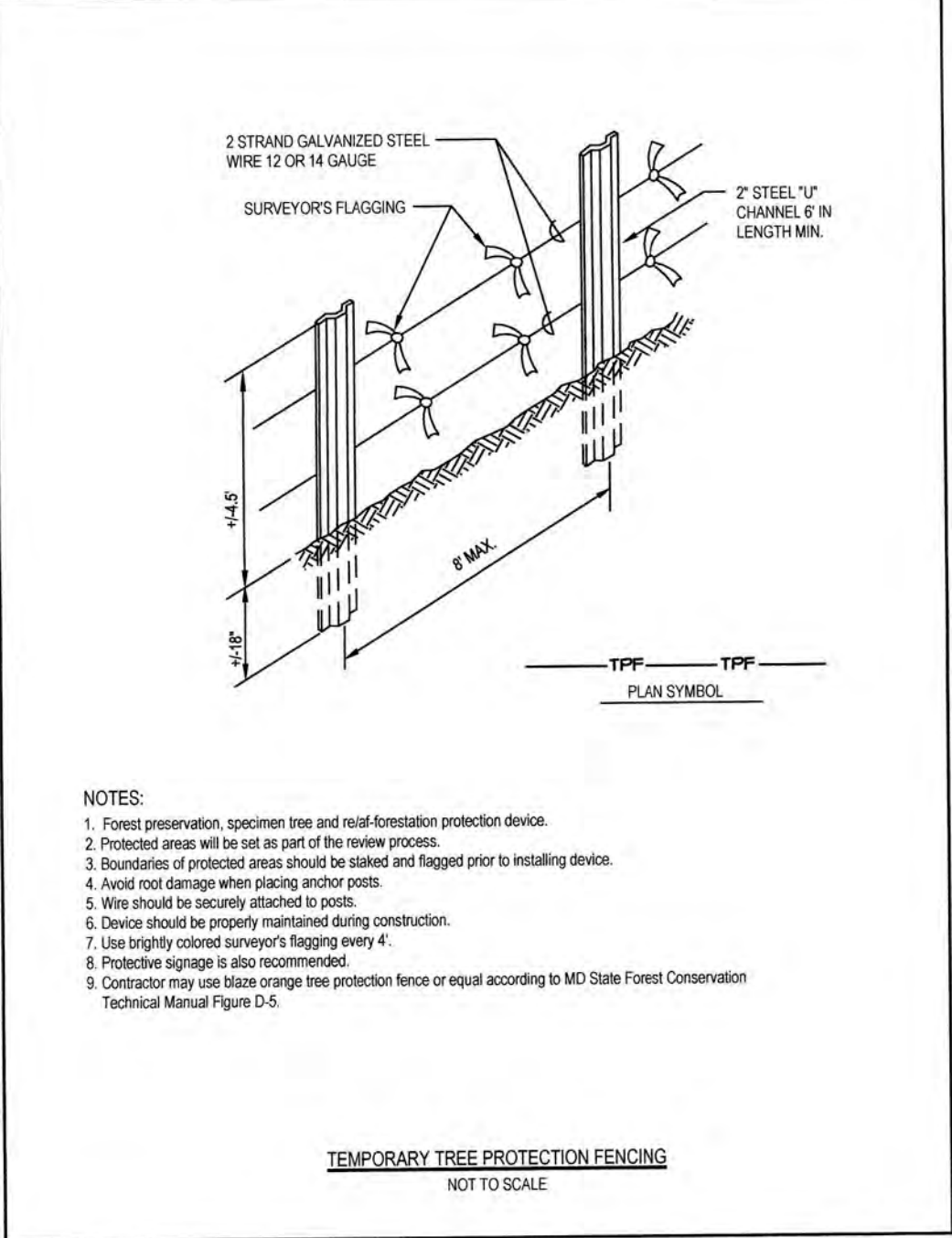
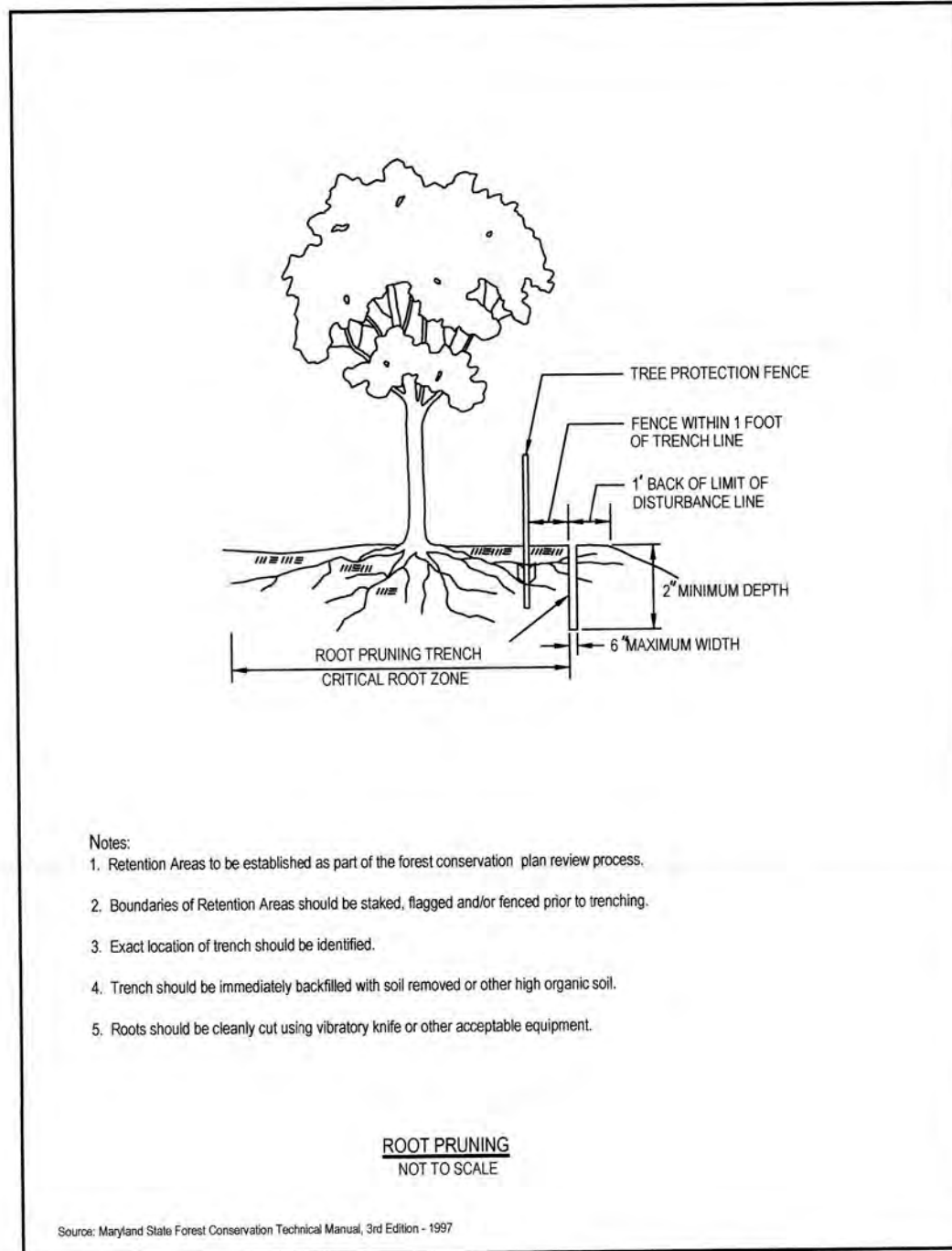
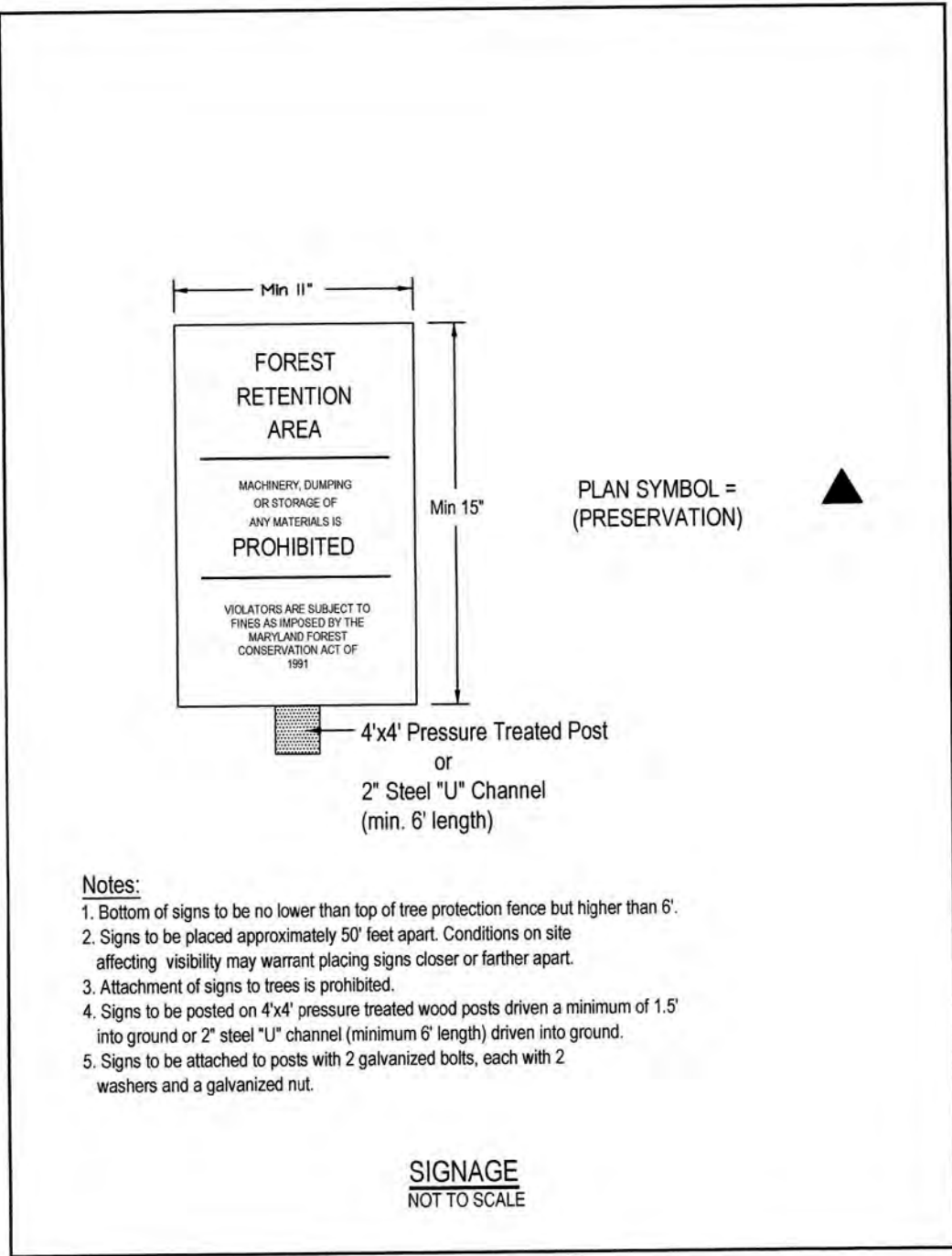
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be 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 approved 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.

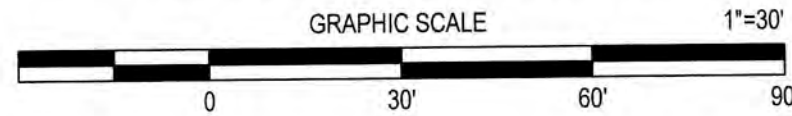
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-growth of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any 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.



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-43-90			
Approved by	Date	DRD #	Reason for Revision
00			
01 Robert E. Metzger	8-15-02		Worksheet and approval block
02 Megan K. Reiser	05/07/2019		
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
PARCEL 10
**ARDMORE ARDWICK
INDUSTRIAL PARK**
AND PARCEL C
**HESS OIL & CHEMICAL
CORPORATION PROPERTY**
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER
U.A. Mechanical Trade School, Inc.
8509 Ardwick Ardmore Road
Landover, Maryland 20785-2304

SHEET 2 OF 2

February 26, 2019 DATE Mike Petroski Qualified Professional COMAR 08.19.06.01	11/20/18 Revised for new parking area. DATE DESCRIPTION REVISIONS	PCN BY SCALE: 1\"/>	11211 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC. DESIGNED BY: PCN CHECKED BY: HM IN CHARGE: MP REVISIONS: J-A64181 DATE: JUNE 2018 DRAWING NO.: 54.003-Z
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