## **GENERAL NOTES**

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 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.
- 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 Heavy Industrial (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. 9. This plan is not grandfathered under CB-27-2010, Section 25-119(g).

## WOODLAND 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 woodland 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 for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this
- 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 permitee 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 permitee, 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 permitee 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 contract 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.

WUIN	is required to be conducted by a
WOO	DLAND PRESERVATION AREA (WPA)
NO.	AREA (AC)
1	0.16
2	0.04
3	0.10
4	0.17
TOTAL	0.47
	NO. 1 2 3 4

1	DDLAND PRESERVED - T CREDITED (WP-NC)
NO.	AREA (AC)
1	0.19
2	0.02
3	0.01
4	0.03
5	0.02
6	0.03
TOTAL	0.20

(C-FP)		
NO.	AREA (AC)	
1	0.01	
2	0.01	
TOTAL	0.02	

### 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

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.
- 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.

	Started a Froodraid Conscitution Fro	A ROTICULTUI	Time design	. o county	
	CECTIONIE - III II C' I - I - I - I	and a superposition of			
-	SECTION I-Es tablishing Site Information- (Enter acres for ea				
	Zone:	I-2			
	Gross Tract:	9.00			
	Floodplain:	1.87			
4	Previously Dedicated Land:	0.00			
5	Net Tract (NTA):	7.13	0.00	0.00	
6	TCPNumber	TCP2-049-2	2023	Revision #	0
7	Property Description or Subdivision Name:	Cabin Bran	ch P. 197 & 328	}	
8	Is this site subject to the 1989 or 1991 Ordinance	N			
	Is this site subject to the 1991 Ordinance	N			
	Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y			
	Is this one (1) single familylot? (Y or N)	N			
	Are there prior TCP approvals which include a	N			
	combination of this lot/s? (Yor N)				
	Is any portion of the property in a WC Bank? (Y or N)	N			
15	Break-even Point (preservation) =	1.07	acres		
16	Clearing permitted w/o reforestion=	0.00	acres		
	SECTION II-Determining Requirements (Enter acres for each	correspond	ling column)		
	· · · · · · · · · · · · · · · · · · ·	Column A	Column B	Column C	Column D
		WCT/AFT %	Net Tract	Floodplain	Off-Site
				(1:1)	Impacts (1:1)
17	Existing Woodland		1.07	1.87	
18	Woodland Conservation Threshold (WCT) =	15.00%	1.07		
19	Smaller of 17 or 18		1.07		
20	Woodland above WCT		0.00		

Standard Woodland Conservation Worksheet for Prince George's County

- 1	vvoodiana cicarca		0.50	0.02	0.03
22	Woodland cleared above WCT (smaller of 20 or 21)		0.00		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24	Woodland cleared below WCT		0.30		
25	Clearing below WCT (2:1 replacement requirement)		0.60		
26	Affore station Required Threshold (AFT) =	15.00%	0.00		
27	Off-site WCA being provided on this property		0.00		
28	Woodland Conservation Required		1.39	acres	
	SECTION III-Meeting the Requirements (Enter acres for each	correspond			
	Woodland Preservation		0.47		
	Affore station / Refore station			Bond amount:	\$ -
	Natural Regeneration		0.00		
	Landscape Credits		0.00		
	Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00		
	Forest Enhancement Credit (Area * 25)	0.00	0.00		
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
	Area approved for fee-in-lieu		0.00	Fee amount:	\$0.00
	Off-site Woodland Conservation Credits Required		0.92		
	Off-site WCA(preservation) being provided on this property		0.00		
	Off-site WCA(afforestation) being provided on this property		0.00		
10	Woodland Conservation Provided	,	1.39	acres	
	Area of woodland not cleared		acres		
	Net tract woodland retained not part of requirements:	79. (199-25-11-	acres		
13	100-floodplain woodland retained	1.85	acres		

44 On-site woodland conservation provided

On-site woodland retained not credited

47 Prepared by. Mike Petrakis

5 On-site woodland conservation alternatives provided

Woodland preserved, planted, or regenerated in fulfillment of the 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 Liber 49792 Folio 535. Revisions to this TCP2 may require a revision to the recorded easement.

0.47 acres

2. 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.

> 4"x4" PRESSURE TREATED POST

> > Environmental Technical Manual

——3" GALV. RING THREAD NAILS

MIN. DEPTH 18"

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

PERSONNEL FROM ALL DIRECTIONS.

Appendix A-42

2. SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS

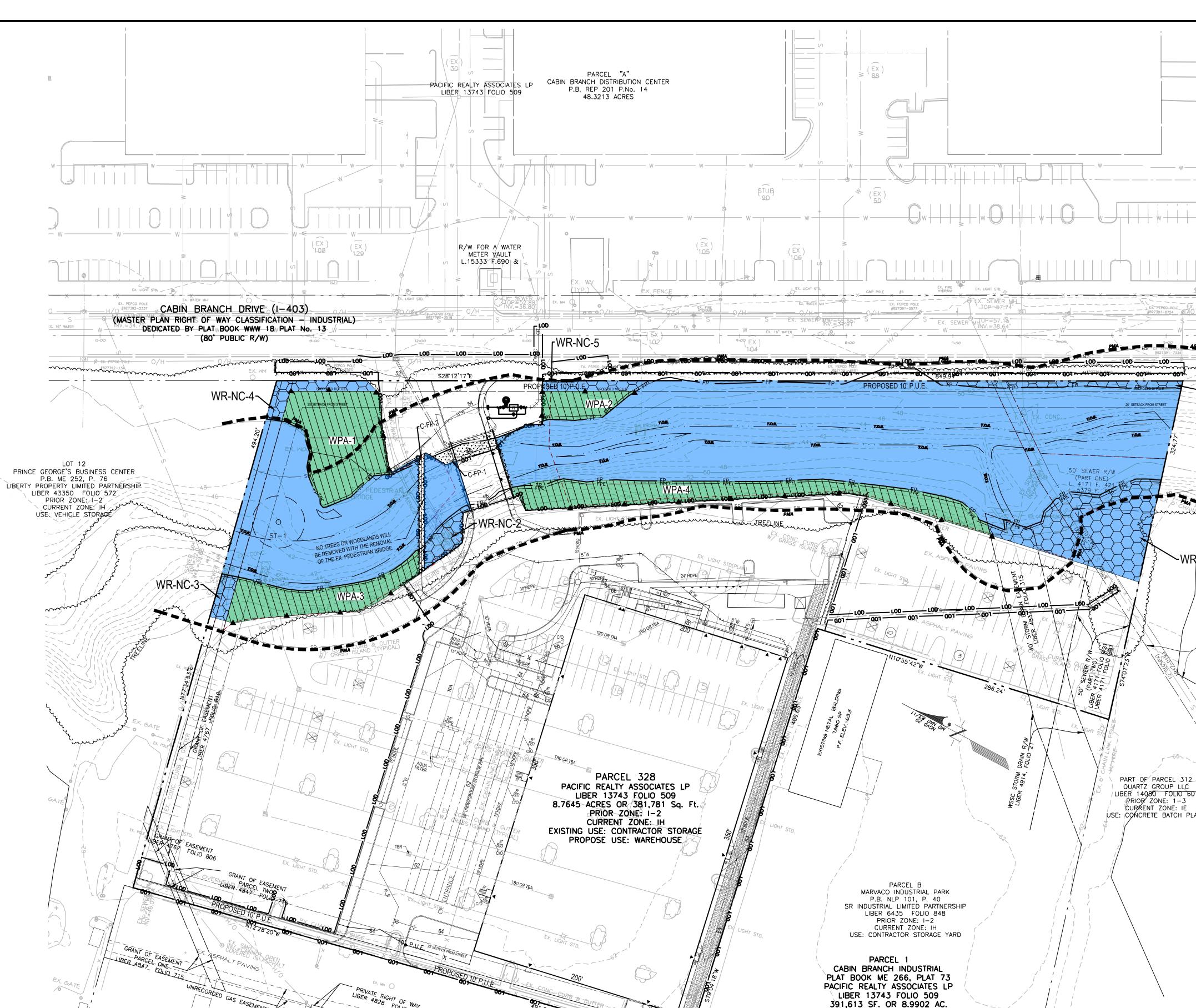
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING. 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING

STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION

5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.

WOODLAND PRESERVATION AREA SIGN



		WOODLAND PRESERVATION SIG	N
ANT			
, 1141			ADIE
		ENERAL INFORMATION T	ABLE
	LAYER CATEGORY	LAYER NAME	VALUE
	Zone	Zoning (Zone)	I-2 (Heavy Industrial)
	Zone	Aviation Policy Area (APA)	N/A
	Administrative	Tax Grid (TMG)	66-B1
	Administrative	WSSC Grid (Sheet 20)	202NE05
	Administrative	Planning Area (Plan Area)	4 Landover
	Administrative	Election District (ED)	18, Seat Pleasant
	Administrative	Councilmanic District (CD)	5
	Administrative	General Plan 2002 Tier (Tier)	Developed
	Administrative	General Plan Growth Policy (2035)	Established Communities
	Administrative	Police District	III
		Site Statistics Table	
Site S	Statistics		

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP BOOK:

WSSC 200' SHEET:

LOD—LOD—

\_ \_\_PMA \_\_ \_ \_\_PMA \_\_ \_

<u>LEGEND</u>

EX. ZONE LINE

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

EX. TREELINE

AREA (PMA)

LIMIT OF DISTURBANCE

PRIMARY MANAGEMENT

REGULATED STREAM

STREAM BUFFER (50')

TREE PROTECTION FENCE

WOODLAND RETENTION - NOT

WOODLAND PRESERVATION

(TOP OF BANK)

EX. EASEMENT

(TEMPORARY)

AREA (C-FP)

AREA (WPA)

WOODI AND

CREDITED (WR-NC)

CLEARED FLOODPLAIN

SPECIMEN, CHAMPION,

HISTORIC TREE TO BE

-WR-NC-6

PROPERTY BOUNDARY

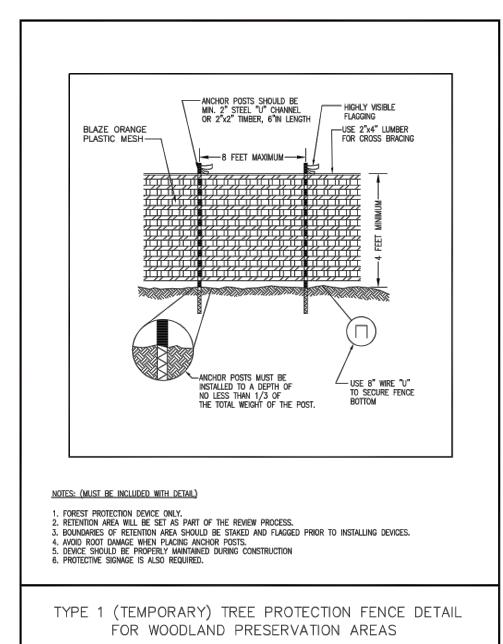
O'L OLI' I'.	I1
Site Statistics	Total '
Gross tract area	9.00 ac
Existing 100-year floodplain	1.87 ac
Net tract area	7.13 ac
Existing woodland in the floodplain	1.87 ac
Existing woodland net tract	1.07 ac
Existing woodland total	2.94 ac
Existing PMA	2.86 ac
Regulated streams (linear feet of centerline)	2,048.17
Riparian (wooded) buffer up to 300 feet wide	0.00 ac

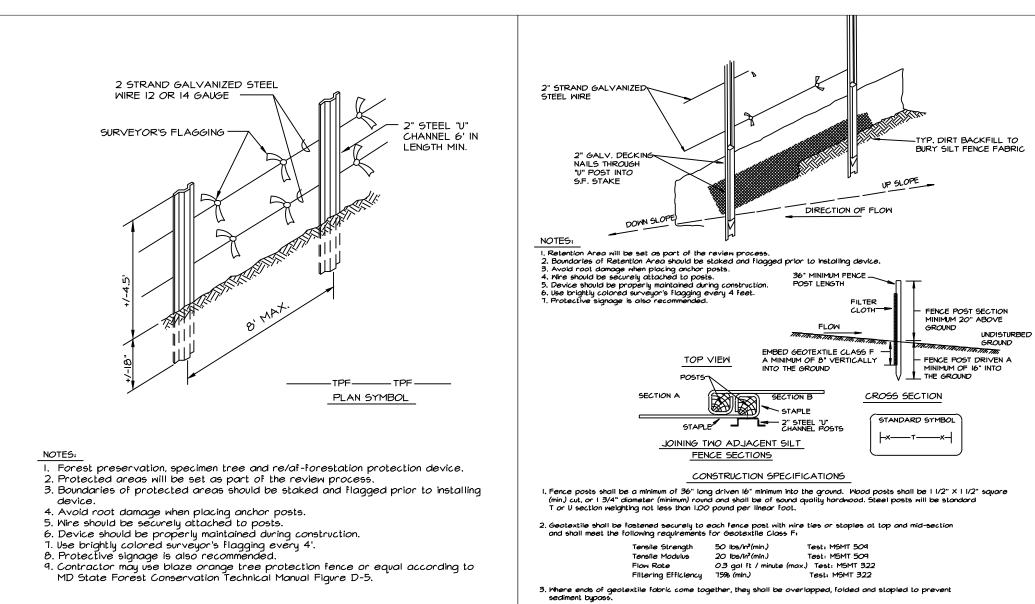
Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

# TCP-17.Woodland Preservation Area Sign

l NO.	T CREDITED (WP-NC)
NO.	AREA (AC)
1	0.19
2	0.02
3	0.01
4	0.03
5	0.02
6	0.03
TOTAL	0.30
CLEA	RED FLOODPLAIN AREA
	(C-FP)
NO.	AREA (AC)

## TCP-20.Type 1 (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas





TREE PROTECTION FENCING - TYPE I

Stilt Fence shall be inspected after each roinfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE

			RVATION PLAN 1 22 -049-2023	APPROVAL	
	Approved by	Date	DRD #	Reason for Revision	
00	Mary Rea	5/13/2024			
01		0/10/2021			
02					
03					
04					
05					
06					

PRIOR ZONE: I-2

CURRENT ZONE: IH

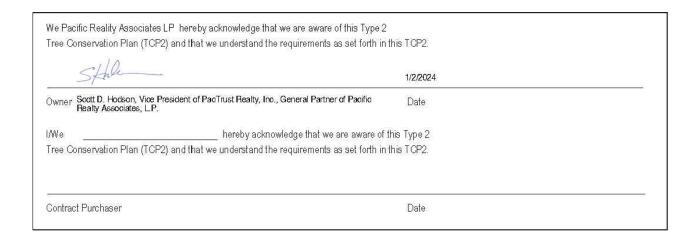
**EXISTING USE: CONTRACTOR STORAGE** 

PROPOSE USE: WAREHOUSE

SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	
ST-1	Tulip Poplar	Liriodendron tulipifera	31"	Fair	Next to stream Vines on trunk	

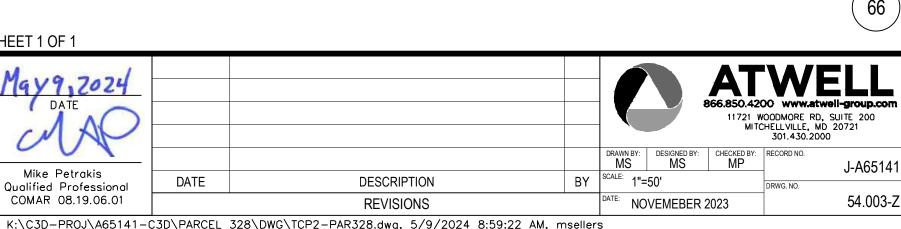
ATTN.: SCOTT HODSON

PHONE: (503) 624-6300



TREE CONSERVATION PLAN - TYPE 2 PARCEL 328 & 197 SEAT PLEASANT DISTRICT No. 18 PRINCE GEORGE'S COUNTY, MARYLAND





Prince George's County Planning Department Appendix A-45