

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 Parks, 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation features 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 Heavy Industrial (I-2).
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 under CB-27-2010, Section 25-119(g).

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

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 in 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.

- a. All woodlands designated on this plan for preservation are the responsibility of the property owner. The wooded areas shall remain in a natural state. This includes the canopy trees and underlying 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.
- 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 auditor, installation of the TPFs may begin.
- d. 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 the 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.

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

- 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 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 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.

WOODLAND PRESERVED - NOT 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

MIN. 11"

4"x4" PRESSURE TREATED POST

3" GALV. RING THREAD NAILS

WOODLAND PRESERVATION AREA

DO NOT CUT/DUMP

WOODEN, METAL, OR STEEL DEBRIS IS PROHIBITED

WHEELS AND ROCK PILES

MIN. 3"

2'-0"

MIN. DEPTH 18"

NOTES:

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 DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF LOGS, AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DITCH ONLY
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREAS SHOULD BE DRAINED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DITCHES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE DRAINAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

2 STRAND GALVANIZED STEEL WIRE 12 OR 14 GAUGE

SURVEYOR'S FLAGGING

2" 6" STRAND GALVAN. LENGTH

4'-0" 4'-0"

6" MAX.

TYPE I

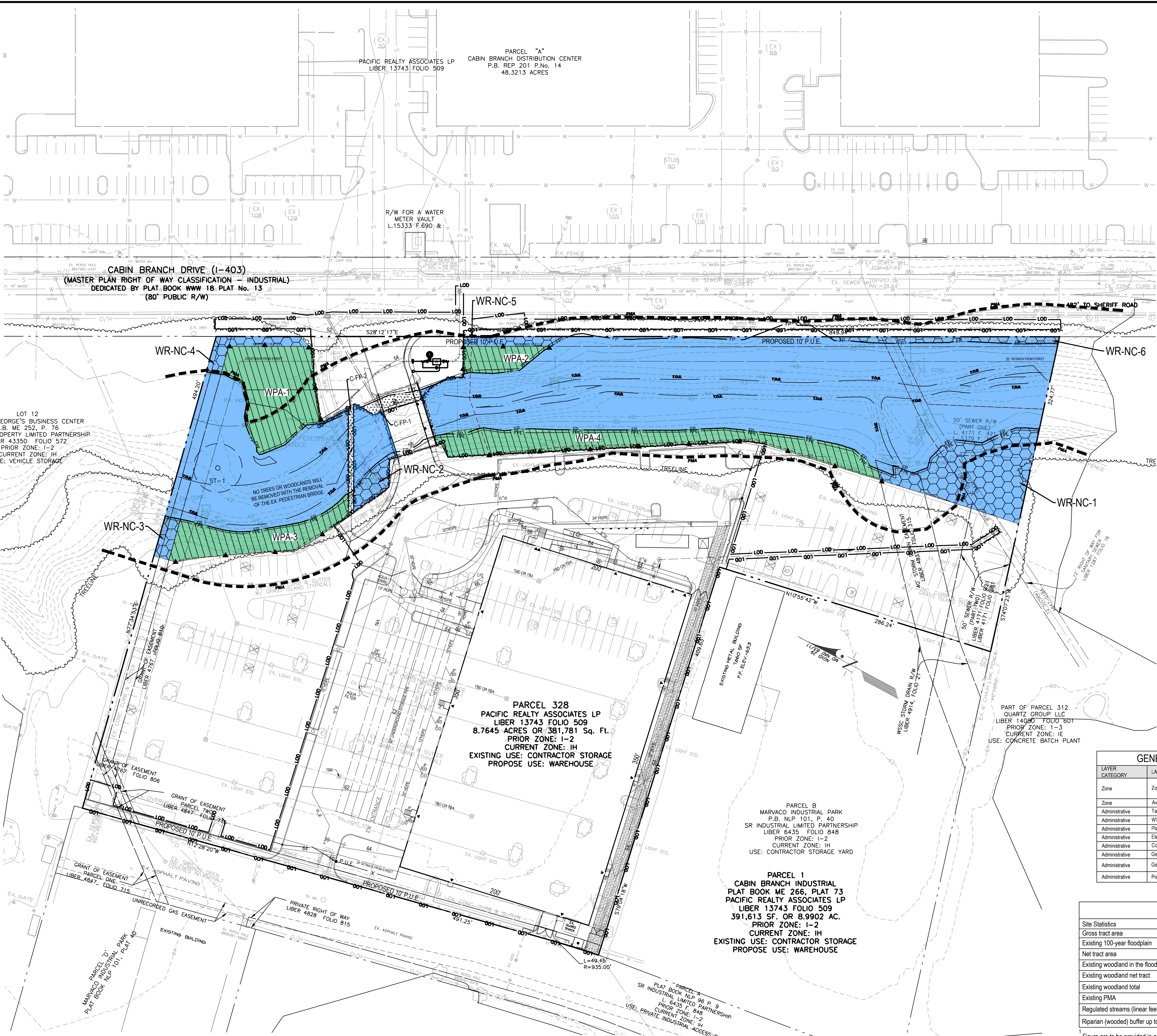
PLAN SYMBOL

NOTES:

1. Forest preservation, specimen tree and re-afforestation protection areas.
2. Protected areas will be set out prior to the review process.
3. Boundaries of protected areas should be staked and flagged prior to device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Fence should be properly maintained during construction.
7. Use brightly colored surveyor's flagging every 4'.
8. Protective signage is also recommended.
9. Contractor may use blaze orange tree protection fence or equal according to State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I

NOT TO SCALE

[illegible]


GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	I-2 (Heavy Industrial)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	66-81
Administrative	WSSC Grid (Sheet 20)	202NE05
Administrative	Planning Area (Plan Area)	4 Landover
Administrative	Election District (ED)	18, Seat Pleasant
Administrative	Councilmatic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	III

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 ft
Riparian (wooded) buffer up to 300 feet wide	0.00 ac.

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



GRAPHIC SCALE 1"=50'



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '50'', and '100''.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TC2 –049–2023			
	Approved by <i>Mary Kuo</i>	Date 5/13/2024	DRD #
00			Reason for Revision
01			
02			
03			
04			
05			
06			

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

OWNER / APPLICANT
PACIFIC REALTY ASSOCIATES LP
15350 SW SEQUIOA PKWY, SUITE 300
PORTLAND, OREGON 97224-7172
ATTN.: SCOTT HODSON
PHONE: (503) 624-6300

SHEET 1 OF 1

May 9, 2024
DATE
CMA

Mike Petrakis Qualified Professional COMAR 08.19.06.01	DATE	DESCRIPTION	BY	SCALE: 1"=50'	DRAWING NO.
	REVISIONS			DATE: NOVEMBER 2023	54.003-Z

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