

# GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for SDP-8509-05.
- 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 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.
- 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-2 and is zoned E-1A (Employment and Institutional Area).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Robert Crain Highway MD Route 301, which is classified as a master planned freeway.
- This plan is grandfathered under CB-27-2010, Section 25-177(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 tagged 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 TCP2.
- 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 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.

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.

# POST DEVELOPMENT NOTES

- 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 proper 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.
- 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.
- 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.

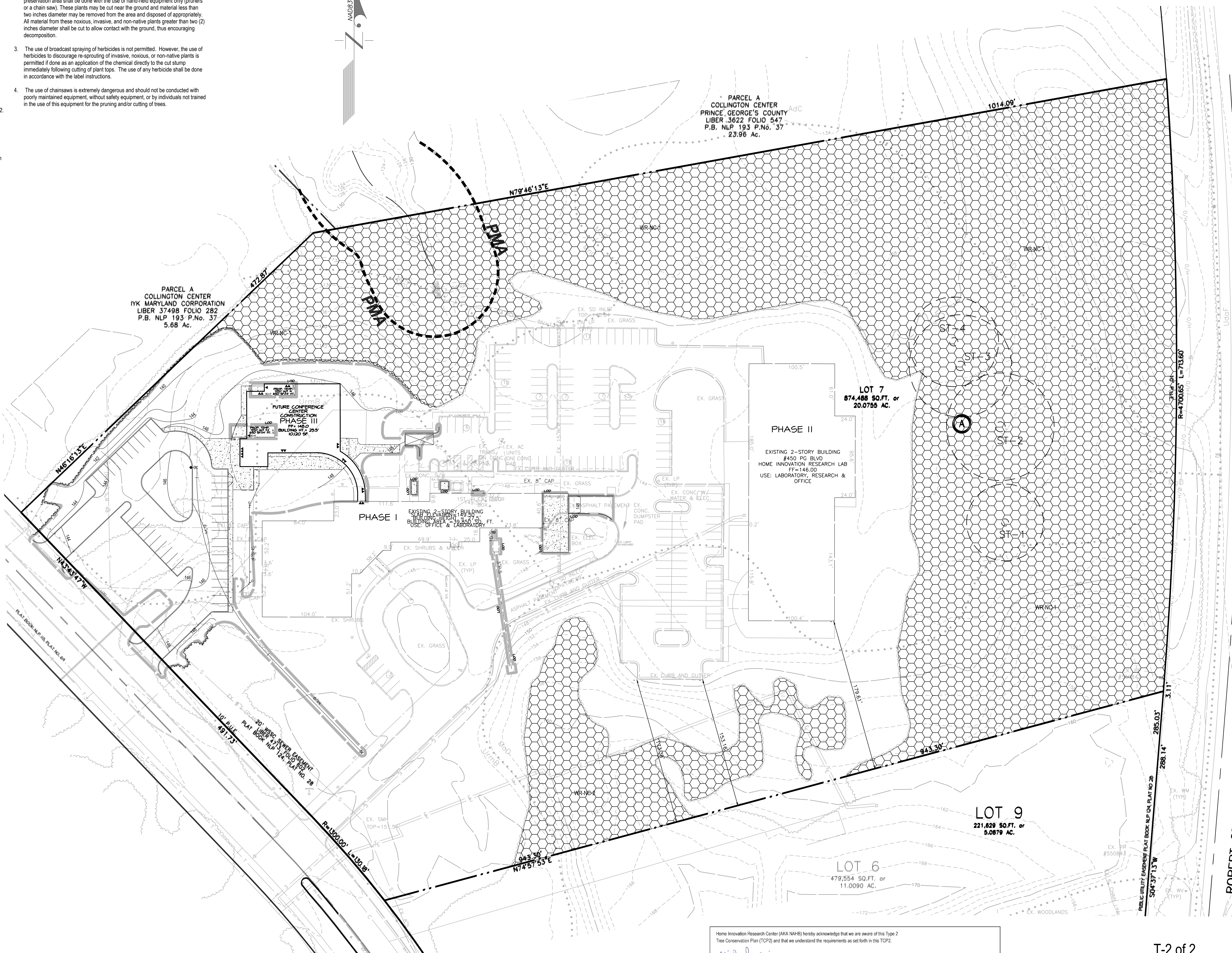
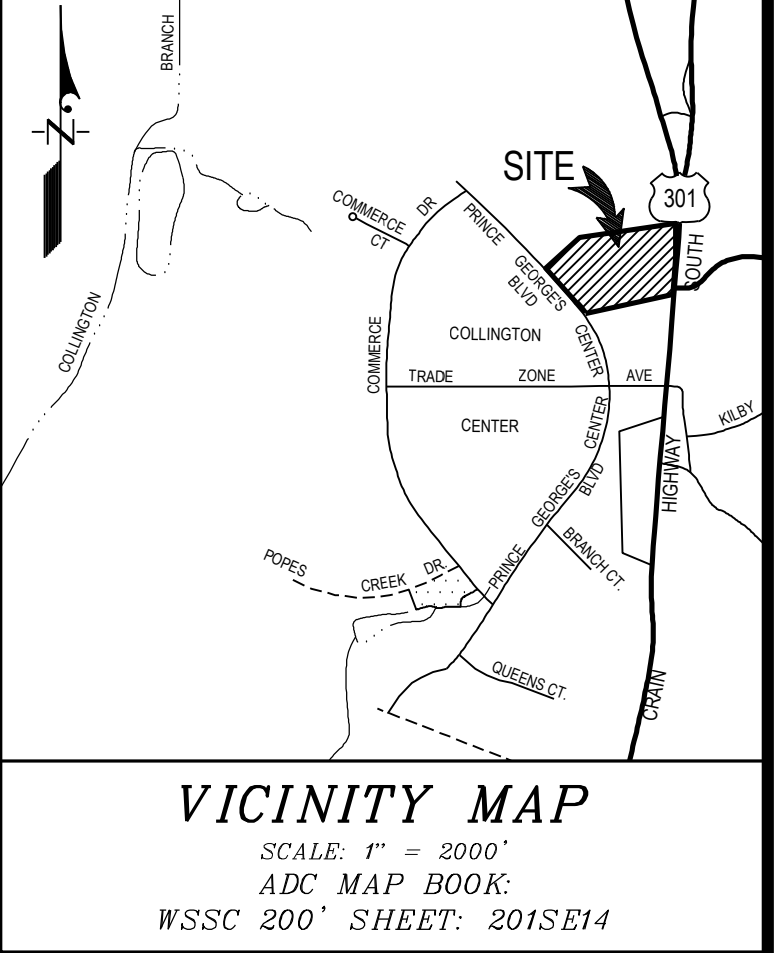
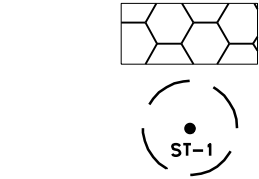
SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
1	Tulip Poplar	Liriodendron tulipifera	30"	Good		To remain
2	Tulip Poplar	Liriodendron tulipifera	42"	Good		To remain
3	Tulip Poplar	Liriodendron tulipifera	40"	Good		To remain
4	Tulip Poplar	Liriodendron tulipifera	35"	Good		To remain

WOODLAND RETAINED AREA NOT CREDITED (WR-NC)	
No.	AREA (AC)
1	8.19
2	0.90
Total	9.09

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	E-1A (Employment and Institutional Area)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	77-D1
Administrative	WSSC Grid (Sheet 20)	201SE14
Administrative	Planning Area (Plan Area)	3-74A
Administrative	Election District (ED)	7 (Queen Anne)
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG)	1230
Administrative	Traffic Analysis Zone (PG)	2467

# LEGEND

PROPERTY BOUNDARY  
EX. CONTOUR (2)  
EX. CONTOUR (10)  
PROP. CONTOUR (2)  
PROP. CONTOUR (10)  
EX. TREELINE  
EX. SEWER  
EX. WATER  
EX. UNDERGROUND POWER  
PRIMARY MANAGEMENT AREA (PMA)  
REGULATED STREAM (CENTERLINE)  
WOODLAND RETAINED - NOT CREDITED (WR-NC)  
SPECIMEN TREE



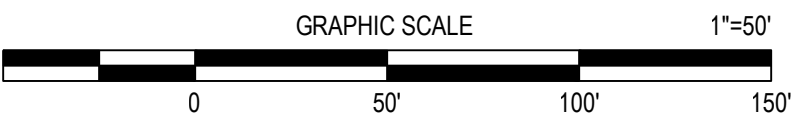
Single Lot TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County				
Zone: E-1A	Owner: NAHB Research Center			
Gross Tract: 20.08 Acres	Address: 400 Prince George's Boulevard			
Floodplain: 0.00 Acres	Upper Marlboro, MD 20774			
Prev. Dedicated Land: 0.00 Acres	Phone: 301-249-1800 Ext. 269			
Net Tract: 20.08 Acres	Tax Map: 77			
TCP Number:				
Subdivision/Block/Lot:	Collington Center, Block A, Lot 7			
Woodland Conservation Calculations:				
Acreage of Existing Woodland	Net Tract (acres)	Floodplain (acres)	Offsite (acres)	
Woodland Conservation Required for per TCP1 or TCP2	(0.00%) 0.00			
Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00		
Area of Woodland Cleared per current TCP2	0.00	0.00		
Area of Woodland above WCT not cleared by TCP1 or TCP2	0.00	0.00		
Additional Woodland cleared by current TCP2	0.00	0.00		
Does the TCP1 show 2:1 replacement?	N			
Clearing above WCT (14:1 Replacement)	0.00	0.00		
Clearing below WCT (2:1 Replacement)	0.00	0.00		
Additional Replacement required =	0.00			
Total Woodland Conservation Required for this Lot:	0.00			
Woodland Conservation Provided:				
Woodland Preservation	(acres)			
Reforestation/Afforestation	0.00			
Natural Regeneration	0.00			
Landscape Credits	0.00			
Area approved for fee-in-lieu	0.00		0.00	
Credits Received for Off-site Mitigation on another property	0.00			
Off-site Mitigation Provided	0.00			
Total Woodland Conservation Provided	0.00			
Area of net tract woodland not cleared	9.09 acres			
Woodland retained not part of requirements:	9.09 acres			
Plan Certified by:	Name: D. Hunter Michael			
	Address: 11721 Woodmore Road, Suite 200			
	Phone: 301-249-2000			
	License: Professional			

NOTE: THE CLEARING OF ALL WOODLANDS ON LOT 7, BLOCK A WAS ASSUMED IN THE APPROVAL OF TCP1-67-96.

Site Statistics Table	
Site Statistics	Total
Gross tract area	20.08 ac.
Existing 100-year floodplains	0 ac.
Net tract area	20.08 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	9.51 ac.
Existing woodland total	9.51 ac.
Existing PMA	20,084 sf
Regulated streams (linear feet of centerline)	73 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 067 - 96 - 08			
Approved by	Date	DRD #	Reason for Revision
00 John Marovick	07/03/96		
01 John Marovick	12/13/01		
02 John Marovick	12/18/03		
03 Kim Finch	09/27/05		
04 Kim Finch	08/25/06		
05 Kim Finch	03/14/12		
06 Kim Finch	12/11/13		
07 Kim Finch	01/12/21		
08 Mary Rea	06/30/21	SDP-2001	
09 Mary Rea	11/09/21	SDP-9710-02	
10 Mary Rea	6/14/22	SDP-8509-05	Added 7"x16" & 30"x69" concrete pad

SDP-8509-05  
TREE CONSERVATION PLAN - TYPE 2  
LOT 7, BLOCK A  
**COLLINGTON CENTER**  
QUEEN ANNE DISTRICT No. 7  
PRINCE GEORGE'S COUNTY, MARYLAND



Home Innovation Research Center (AKA NAHB) hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.	
<i>Michael Lutz</i>	4/20/2022
Michael Lutz, President & CEO	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/APPLICANT  
NAHB Research Center  
400 Prince Georges Blvd.  
Upper Marlboro, Maryland 20774

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DATE April 24, 2022 MAP					
02-25-2022	REV. FOR SDP-8509-05	SAG			
01-23-2020	REV. FOR SDP-8509-04	PCN			
DATE	DESCRIPTION	BY			
REVISIONS		DATE			
Mike Petrolis Qualified Professional COMAR 08.19.06.01		NOVEMBER 2019			
11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20774 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.		PCN	HM	MP	A81040
SCALE: 1"=50'		DATE			54.001-2