

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP#11/17/04

Approved by	Date
<i>Robert C. Maly</i>	1/29/05
01	
02	
03	
04	
05	

Woodland Conservation Worksheet
for
Prince George's County

Zoning Categories:
Gross Tract Area:
Floodplain:
Previously Dedicated Land:
Net Tract Area (NTA):

If multiple zones fill in this table for each zone.	
1-1	
3.94	0.00
3.94	0.00

Is this one (1) single family lot? (y/n)
Are there prior TCP approvals which include this lot? (y/n)

Subdivision Name: EZ STORAGE

Woodland Conservation Calculations:

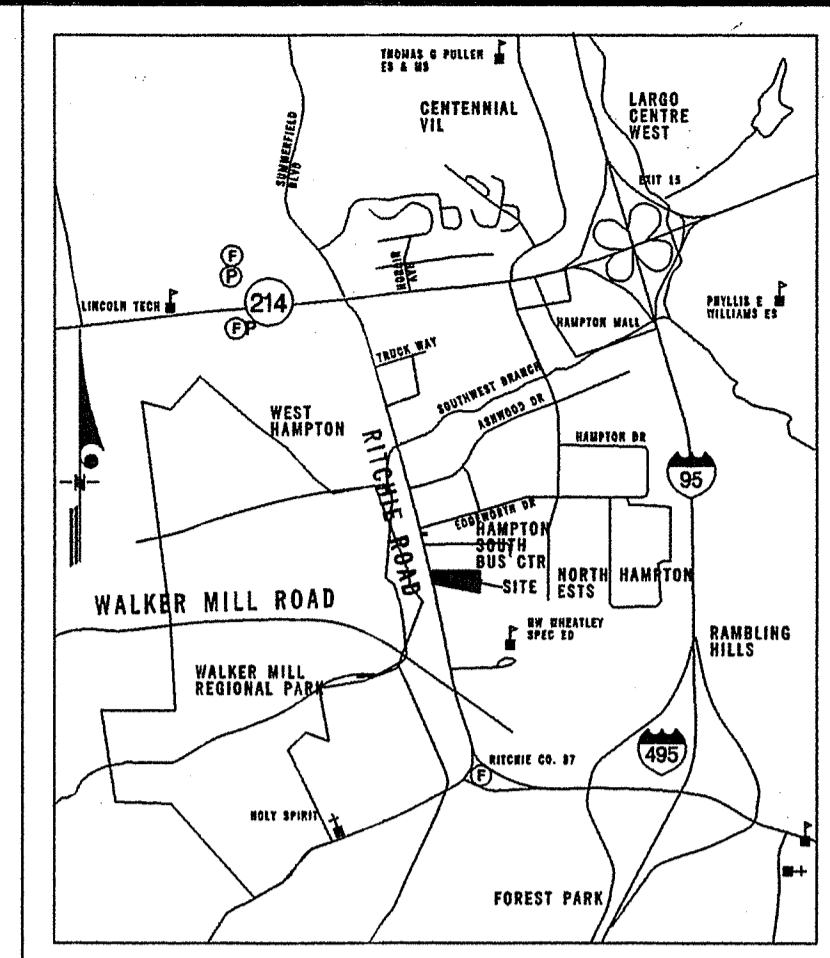
Existing Woodland	Net Tract (acres)	Floodplain (acres)
WCT =	a. 0.76	k. 0.00
Smaller of "a" or "b"	b. 0.59	
Woodland above WCT	c. 0.59	
Woodland Cleared	d. 0.19	
Smaller of "d" or "e"	e. 0.15	
Woodland Clearing below WCT	f. 0.15	
Replacement Requirement (R*0.25)	g. 0.00	
Woodland Clearing below WCT	h. 0.04	
Replacement Requirement (R*0.25)	i. 0.00	
Afforestation Requirement = (NTA) x (j. 0.00	
Total Woodland Conservation Required	18.00 %	m. 0.83

Woodland Conservation Provided:

Woodland Preservation	(acres)
Reforestation / Replacement	0.80
Afforestation	0.00
Area approved for fee-in-lieu	0.07
Off-site Credits	0.00
Off-site Mitigation Provided	0.00
Woodland Conservation Provided (must be >= to "m" above)	0.87

Area of woodland on net tract not cleared:
Woodland retained not part of requirements:

0.83 acres
0.03 acres



DISTRICT HEIGHTS POLICE STATION - APPROX. 2.46 MI
RITCHIE CO. 37 FIRESTATION - APPROX. 0.83 MI

M. N. C. P. C. APPROVALS

PROJECT NAME:	PROJECT NUMBER:
EZ Storage	DSP-04013

For Conditions of Approval see Site Plan, Cover Sheet & Approval Sheet
The conditions listed below apply to this plan.

Approval or Revision	Date	Approval/Revision Signature	Certification Date
	02/10/04	H.Z.	02/26/04

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PAVEMENT	PAVEMENT
CONTOURS	CONTOURS
TREE LINE	TREE LINE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
ELECTRIC (BURIED)	ELECTRIC (BURIED)
TELEPHONE (BURIED)	TELEPHONE (BURIED)
CABLE (BURIED)	CABLE (BURIED)
FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE
STORM DRAIN	STORM DRAIN
SPOT ELEVATION	SPOT ELEVATION
TREE PROTECTION DEVICE	TREE PROTECTION DEVICE
TREE PRESERVATION	TREE PRESERVATION
TREE PRESERVATION NOT COUNTED TOWARDS ANY REQUIREMENTS	TREE PRESERVATION NOT COUNTED TOWARDS ANY REQUIREMENTS
AFFORESTATION	AFFORESTATION

DEVELOPER/OWNER
SIENA CORPORATION
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
443-539-3060

WOODLAND CONSERVATION CERTIFICATION
PLAN CERTIFIED BY:
NAME: J.L. FISHER
ADDRESS: 9001 EDMONSTON RD.
GREENBELT, MD. 20070
LICENSE: MD LAND. ARCH. NO. 787

[Signature]

No.	REVISION	DATE	BY
1	REVISED PER STAFF COMMENT REFERRALS	08/17/04	LFG
2	REMOVED TREE LINE PER STAFF REQUEST	10/07/04	LFG

ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 ©Latest Date Hereon

ANNAPOLIS, MD-ATLANTA, GA-TAMPA, FL-DENVER, CO-FAIRFAX, VA-WEST PALM BEACH, FL
ROCKVILLE, MD-RALEIGH, NC-FREDERICKSBURG, VA-MECHANICSBURG, PA-ST. PETERSBURG, FL

TYPE II TREE CONSERVATION PLAN APPROVED PLAN

ezStorage

CAPITOL HEIGHTS (13TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LFG DESIGN SCALE 1" = 30'

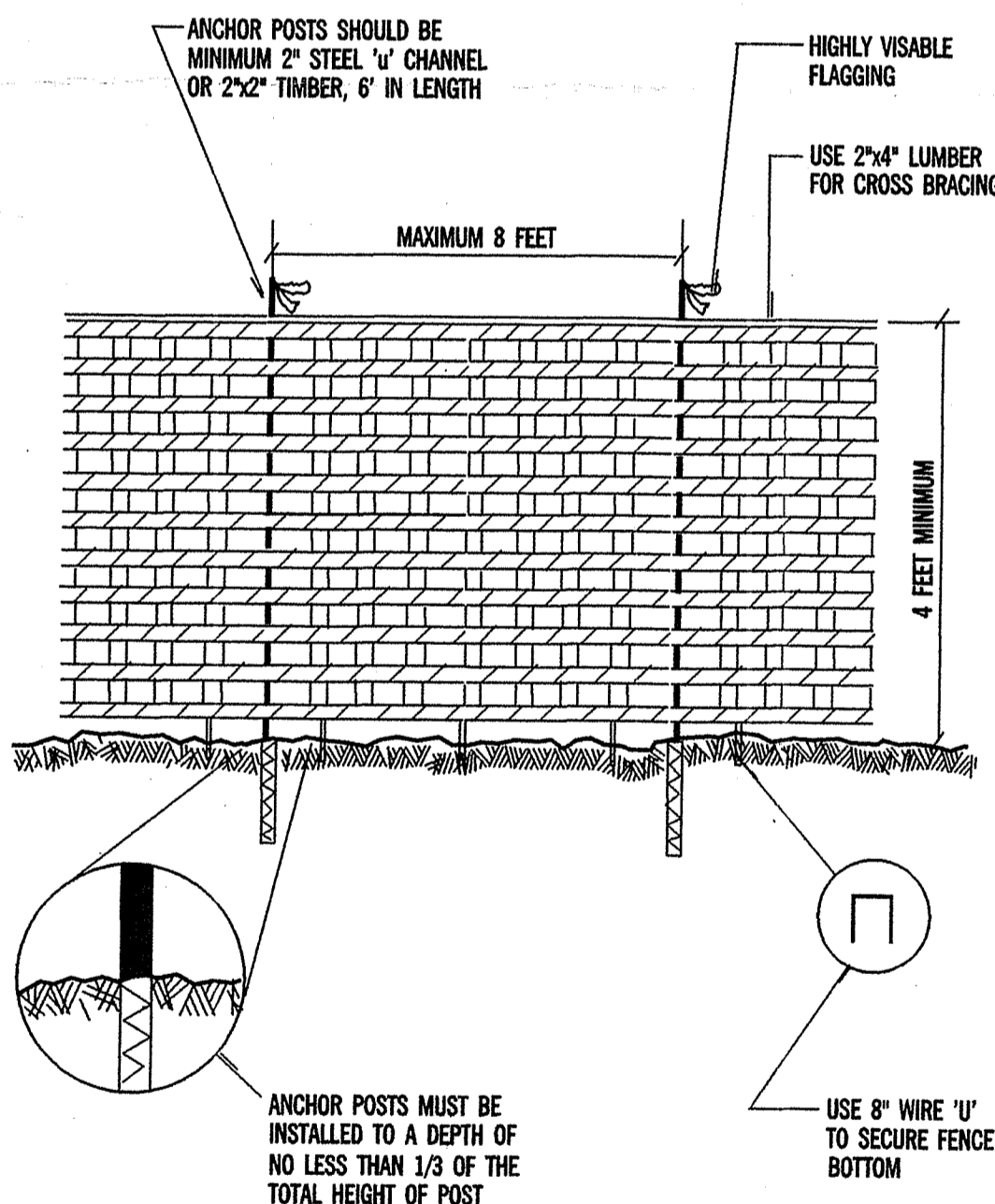
LFG DRAWN 1 OF 2

JLF CHECKED SHEET

JUNE 2004 DATE 2005 JOB No. FILE No.

Tree Conservation Notes:

- 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 \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- The location of all Tree Protection Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device Installation. The signs shall remain in place until work is completed and the site is stabilized.
- Tree Conservation Area signs will be securely attached to at least every fifth (5th) post.
- Tree Protective Devices, flagging, and signs for Woodland Conservation Areas shall be removed at completion of final grading, but maintained by the contractor until then.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to release of bonds. Failure to establish woodland replacement, reforestation or afforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and/or a violation of this plan including the associated \$150 per square foot penalty unless a written extension is approved by DER.
- Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
- DER shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree planting shall be reported to DER.
- Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
- Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
- Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
- Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPD's) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE IS REQUIRED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

SOURCE: Prince George's County, Maryland, WOODLAND CONSERVATION MANUAL
adapted from the Maryland State FOREST CONSERVATION MANUAL

TREE PROTECTION FENCING (2)
BLAZE ORANGE PLASTIC MESH

Woodland Conservation Area Management Notes:

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall or strike a structure, parking area, or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and other Woody Plant Maintenance-Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by a chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.

2. The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may be done with the use of hand-help equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with label instructions.

Note: 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.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved TCP Type II Tree Conservation Plan (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-962-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tiled or have other ground disturbances which would result in damage to tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

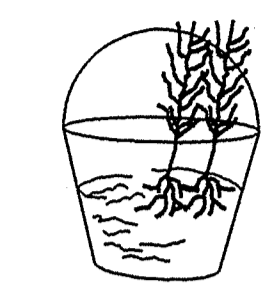
Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.

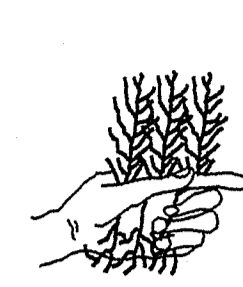
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

HANDLING AND PLANTING OF SEEDLING(2)

HANDLING SEEDLINGS IN THE FIELD



Correct
IN BUCKET WITH SUFFICIENT
WATER TO COVER ROOTS

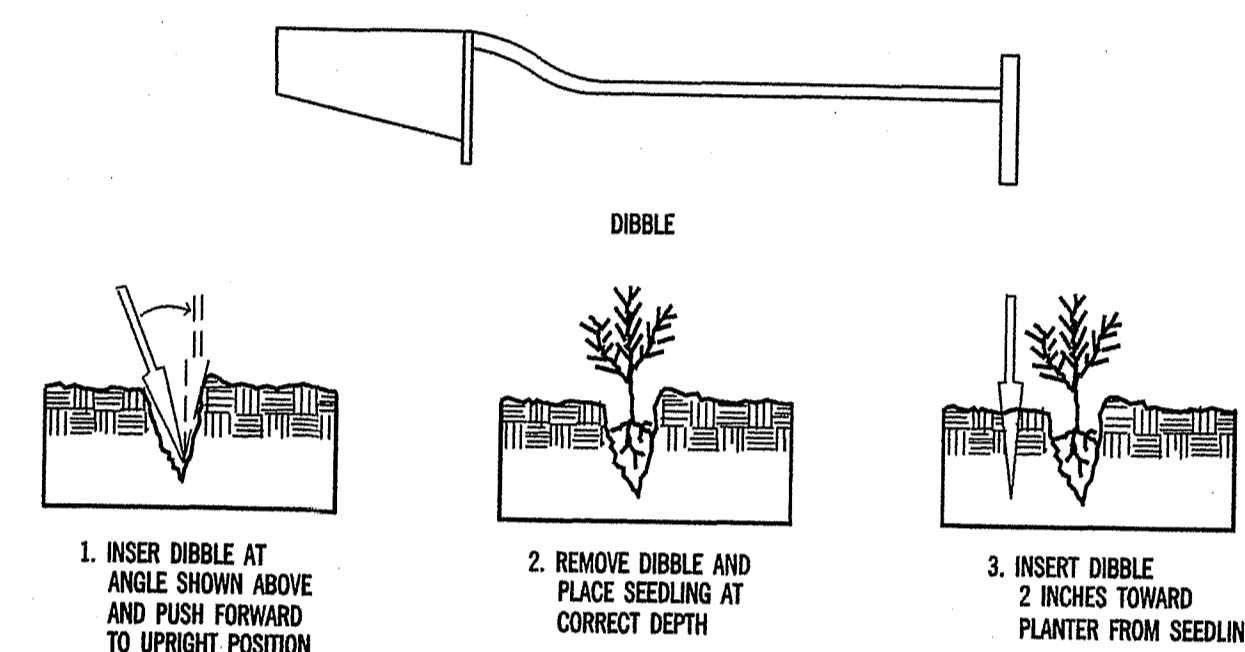


Incorrect
IN HAND: ROOT DRY OUT

NOTE:
Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

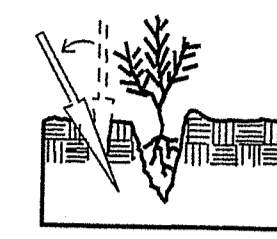
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING

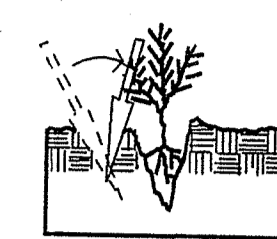


SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

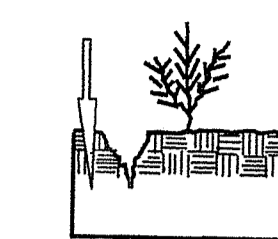
HANDLING AND PLANTING OF SEEDLING(3)



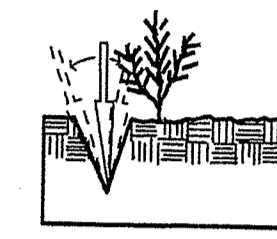
4. PULL HANDLE OF DIBBLE
TOWARD PLANTER FIRING
SOIL AT BOTTOM OF
ROOTS



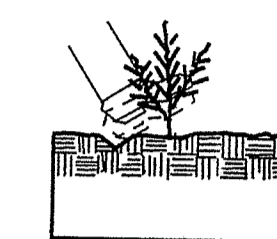
5. PUSH HANDLE OF DIBBLE
FORWARD FROM PLANTER
FIRMING SOIL AT TOP OF
ROOTS



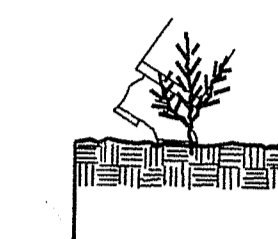
6. INSERT DIBBLE 2 INCHES
FROM SEEDLING.



7. PULL FORWARD THEN
PULL BACKWARD FILLING
HOLE.

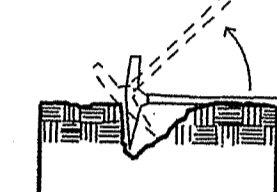


8. PULL LAST HOLE BY
HEEL STAMPING WITH HEEL.

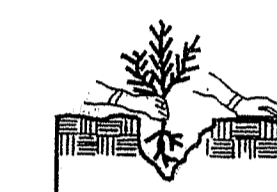


9. FIRM SOIL AROUND
SEEDLING WITH FEET.

B. MATTOCK PLANTING



1. INSERT MATTOCK, LIFT
HANDLE AND PULL.



2. PLACE SEEDLING ALONG
STRAIGHT SIDE AT CORRECT
DEPTH.



3. FILL IN AND PACK SOIL
TO BOTTOM OF ROOTS.



4. FIRM AROUND SEEDLING
WITH HEEL.

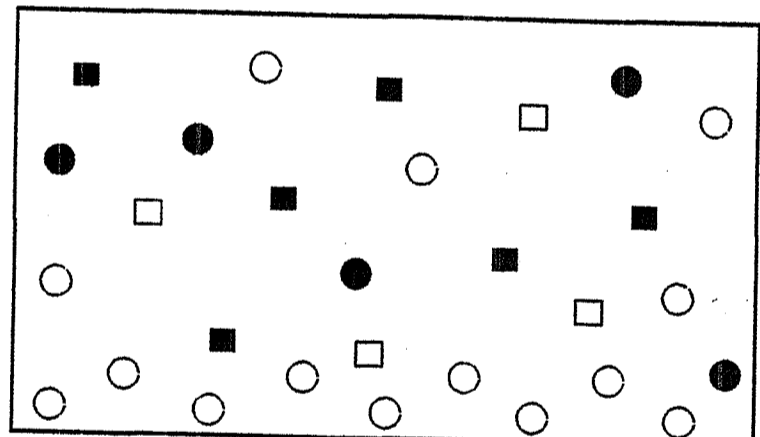


5. FINISH FILLING IN SOIL
AND FIRM WITH FEET.

SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

Afforestation Notes:

- Seedlings will be hand planted using random distribution of species and locations, at an average of 1,000 inch calipers per acre, utilizing the "Dibble Planting Method".
- Seedlings will be graded for quality, especially root systems, before planting, and come from local sources.
- Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
- Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repair to the owner, at the owner's option.
- The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. (See Tree Condition Check Sheet on plan.) Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.
- Contractor will locate all existing utilities prior to start of operations.
- Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
- Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
- Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.



AFFORESTATION DETAIL

LEGEND

- RED MAPLE
- PIN OAK
- TULIP POPLAR
- SWEETGUM
- 1"-1.5" Caliper Tree to be located along the perimeter of the afforestation area to a depth of 15' @ 30' o.c. as indicated on the plan and the afforestation schedule.

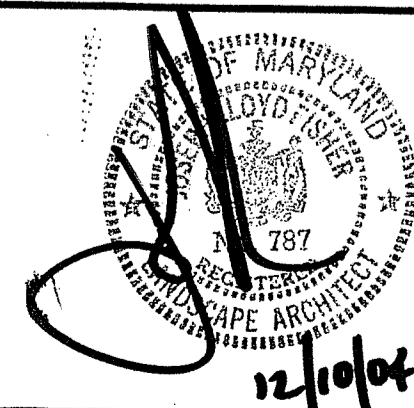
AFFORESTATION PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY	PU
ACER RUBRUM - RED MAPLE	WHIP	9 (24%)	9
QUERCUS PALUSTRIS - PIN OAK	WHIP	9 (24%)	9
LIQUIDAMBER STYRACIFLUA - SWEETGUM	WHIP	8 (24%)	8
LIRIODENDRON TULIPIFERA - TULIP POPLAR	WHIP	8 (24%)	8
ACER RUBRUM - RED MAPLE	1"-1.5" Cal. (2 WHIPS)	4 (1%)	8
QUERCUS PALUSTRIS - PIN OAK	1"-1.5" Cal. (2 WHIPS)	4 (1%)	8
LIQUIDAMBER STYRACIFLUA - SWEETGUM	1"-1.5" Cal. (2 WHIPS)	4 (1%)	8
LIRIODENDRON TULIPIFERA - TULIP POPLAR	1"-1.5" Cal. (2 WHIPS)	4 (1%)	8

TOTAL 50 TREES (74 PU)
@ 1000 PU /AC. x 0.07 AC

C-6

DEVELOPER/OWNER
SIENA CORPORATION
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
443-539-3060



No.	REVISION	DATE	BY
1	REVISED AFFORESTATION PLANT SCHEDULE	06/15/04	LFG



ENGINEERING-PLANNING-EARTH SCIENCES-SURVEYING
GREENHORNE & O'MARA, INC.
9001 EDMONSTON ROAD, GREENBELT, MARYLAND 20770
(301) 982-2800 © Latest Date Hereon
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ROCKVILLE, MD - RALEIGH, NC - FREDERICKSBURG, VA - MECHANICSBURG, PA - ST. PETERSBURG, FL

TYPE II TREE CONSERVATION PLAN
NOTES & DETAILS
ezStorage
CAPITOL HEIGHTS (13TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED
PLAN

LFG DESIGN	SCALE
LFG DRAWN	2 OF 2
JLF CHECKED	SHEET
JUNE 2004 DATE	2005 JOB No.
	FILE No.

DSP-04013