

Summary Table - Forest Analysis and Priorities

10

Total

33

Structure | **Condition** | **Location**

(Out of 20) (Out of 20) (Out of 60)

Stand

12

Priority for

Preservation

(H,M,or L)

M

Priority for

Restoration

(H,M,or L)

STANDARD TCP2 NOTES:

- 1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit associated with the installation of a stormwater management facility. If this grading permit expires, then this TCP2 also expires and is no longer valid.
- 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
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a preconstruction meeting where implementation of woodland conservation measures on this plan will
- 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 this property subject to this tree conservation plan are solely responsible for
- conformance to the requirements contained herein.
- 6. The property is within the Developing Tier and is zoned LCD (Previously E-I-A). 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 25-117(g).
- 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. 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. 12. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing or 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.
- 13. 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.
- 14. 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 parts thereof designated by the county as dead, dying, or hazardous may be removed.
- 15. 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.
- 16. All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.
- 17. 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,
- * The Woodland Preservation and Enhancement Area will be interplanted with shade tolerant species to promote the establishment of a healthy forested understory, canopy, and improve forest density. Additionally, the areas will be enhanced with invasive species removal as Forest Stand 1 is heavily impacted by invasives.

Site Statistics Table

Existing Site Statistics	Total ¹
Gross tract area ²	8.17
100-year floodplain	0.00 ac
Net tract area ²	8.17
Woodland ³ in the floodplain	0.00 ac
Woodland ³ net tract	0.87 ac
Woodland ³ total	0.87 ac
PMA	0.00 ac
Regulated streams (linear feet of centerline)	0 lf
Riparian (wooded) buffer up to 300 feet wide ⁴	0.00 ac

1 Figures are to be provided to the nearest 1/100th of an acre unless otherwide indicated.

2 7.48 acres is the tract area for the subject parcel, however an additional 0.69 acres was previously part of the original TCP2 but was moved to the adjacent property as part of a lot line adjustment. This 0.69 acres has been

3 For woodland within the CBCA, this also applies to developed woodland. 4 Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

added to the tract area to remain consistent with the original TCP2.

I/ We JUK Commerce LLC 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. 9-15-02 Owner or Owners Representative 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

Revision Block

	TYPE 2	TREE CONSE	RVATION PL	AN APPROVAL
		TCF	P2-92-93	
	Approved by	Date	DRD#	Reason for Revision
00	Diana Woods	10-13-93		N/A
01	Diana Woods	6-8-94		As per field mtg with Diana Woods
02	Mary Rea	12/16/22		Add SWM Facility
03		20	G G	
04		12 12		
05				

Prince George's County Planning Department, M-NCPPC



JWK Commerce Stormwater Management Project

201 Commerce Drive Upper Marlboro Prince George's County Maryland 20774

Type 2 **Tree Conservation Plan**

Legend Page 1 of 2

▲ Woodland Preservation Sign (13)

—sw— Existing Sewer

—sp— Existing Storm Drains

DNR Potential FID Habitats

TPF—TPF Tree Protection Fence (195 LF)

Limit of Disturbance

Forest Stand

Existing Treeline

Existing Hedgerow

Previous TCP2 Area on New Lot

Woodland Preservation and

Enhancement Area

Existing Structures & Impervious

Ex. Woodland Conservation Area

---- Proposed HDPE

——— Proposed Underdrain

—— Proposed Contours

Parcel Boundary

2' Contours

Adjacent Parcels

Public Utility Easement

WSSC Easement

Woodland Impact

Steep Slopes (15% or Greater);

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 12/2/2022
Zachary Wszkiewicz, 4201 Northview Drive, Suite 202, 410-987-5500x124, Zack@GreenVestUS.com Place printed name, address, phone number, and e-mail address of qualified professional below the



4201 Northview Drive, Suite 202 Bowie, MD 20716 410-987-5500 www.greenvestus.com

Date Initials **Revision Description**

General Plan 2002 Tier (Tier)

If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Traffic Analysis Zone (COG)

Planning Area (Plan Area)

Councilman District (CD)

Tax Grid (TMG)

WSSC Grid (Sheet 20)

Election District (ED)

Traffic Analysis Zone (PG Co)

Administrative

Administrative

Administrative

Administrative

Administrative

Administrative

Administrative

Administrative

1230

1230

77-C1

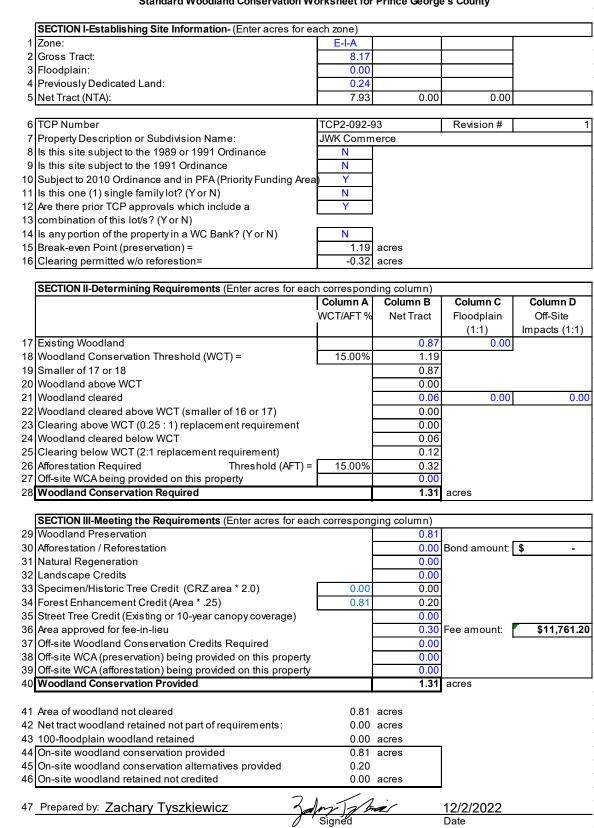
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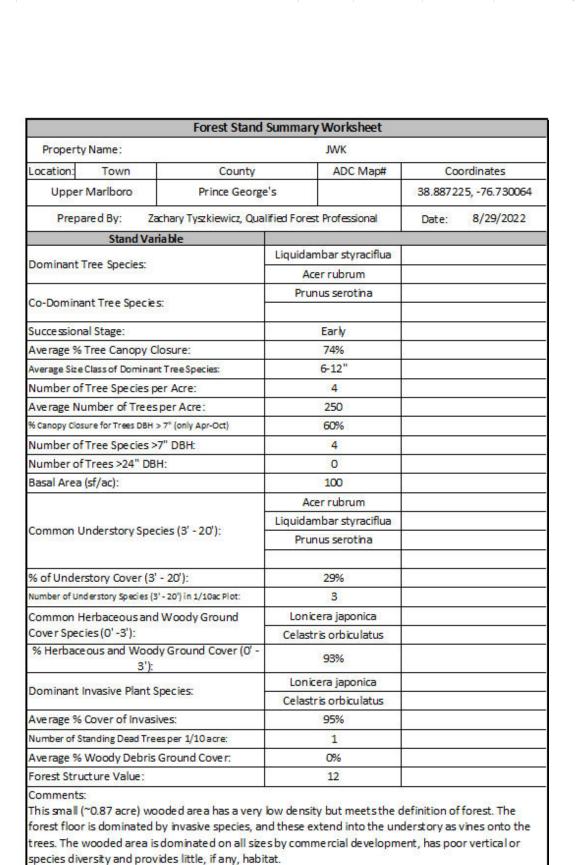
3 - 74A - Mitchellville & Vicinity - 9136.418331

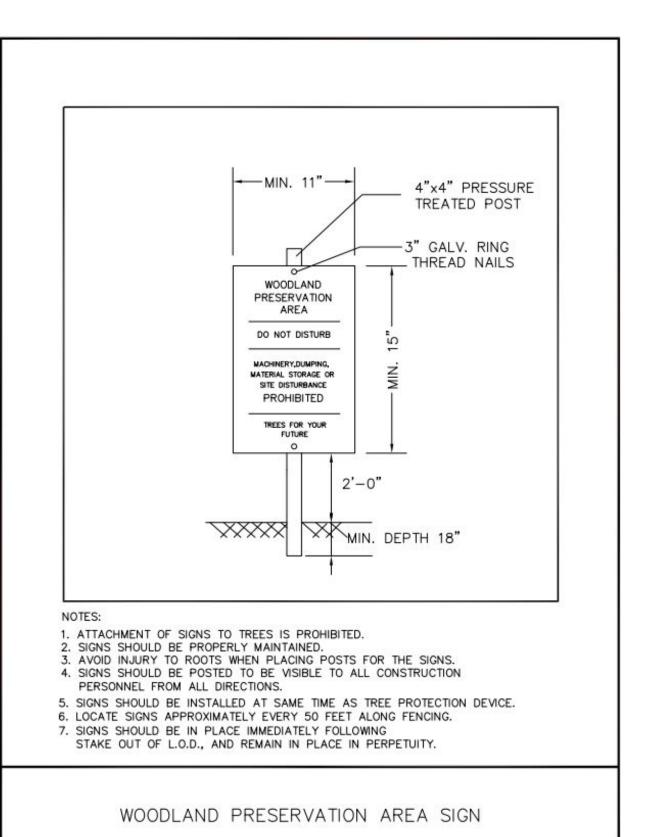
7, Queen Anne

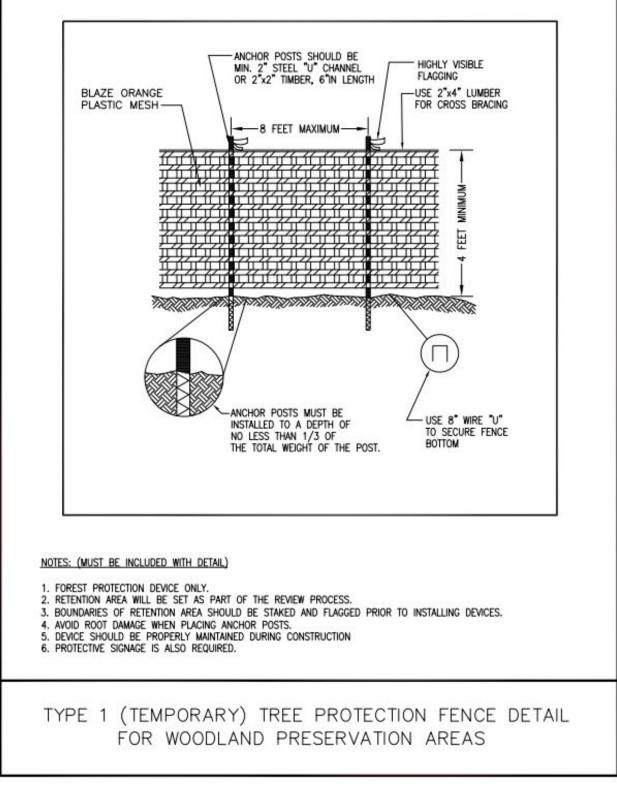
Developing

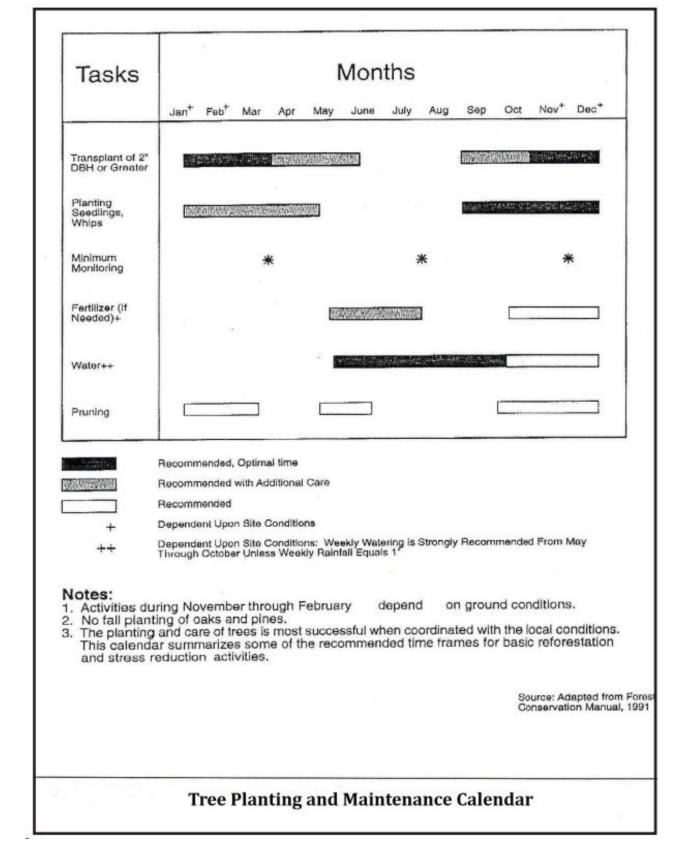
Standard Woodland Conservation Worksheet for Prince George's County











Planting Schedule*						
Zone	Quantity	Botanical Name	Common Name	Size	Root	Comment
	6	Celtis Occidentalis	Hackberry	24-36" Height	Container #1- #3	Plant 30' O.C.
	6	Ilex Opaca	American Holly	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	Cornus Florida	Dogwood	24-36" Height	Container #1- #3	Plant 30' O.C.
pland Woodland Interplanting	5	Magnolia Virginiana	Magnolia	24-36" Height	Container #1- #3	Plant 30' O.C.
(0.81 AC)	5	Fagus Grandifolia	American Beech	24-36" Height	Container #1- #3	Plant 30' O.C.
	6	Robinia Pseudoacacia	Black Locust	24-36" Height	Container #1- #3	Plant 30' O.C.
	7	Quercus Phellos	Willow Oak	24-36" Height	Container #1- #3	Plant 30' O.C.
	5	Nysssa Sylvatica	Black Gum	24-36" Height	Container #1- #3	Plant 30' O.C.

	Act Reporting Information (Chang Original Approval (TCP2-92-93)	· ·	Change Since Last Approva
Net Tract (Acres)	8.1616	7.93	0.2316
Existing Woodland (Acres)	1.80	0.87	0.93
Woodland Cleared (Acres)	1.26	0.06	1.2
Woodland Retained On-Site (Acres)	0.42	0.81	0.39
Woodland Planted On-Site (Acres)	1.26	0.81	0.45
On-Site Woodland Easement/ Preservation and Planting (Acres)	1.68	0.87*	0.81
On-Site Wooded Floodplain in Easement (Acres)	0	0	0
Bond Amount	0	0	0
Fee-In-Lieu Amount	\$3,405.00	\$11,761.20	\$8,356.20
50' Stream Buffers Conserved (Preservation) - Linear Length	0	0	0
50' Stream Buffers Conserved (Preservation) - Acreage	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	0
Off-Site Woodland Conservation Credits Required (Acres)	0	0	0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0	0

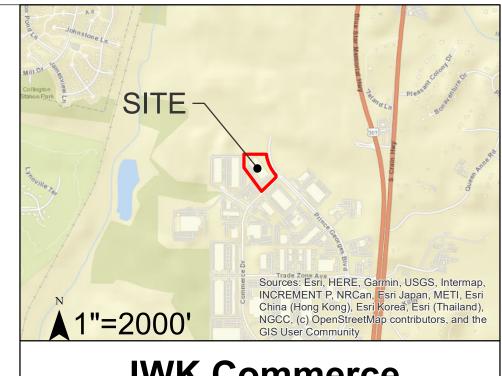
* 0.81 acres of exiting forest will be interplanted to promote the establishment of a healthy forested understory, canopy, and density. This acres of Forest Enhancement Credit per for Woodland Conservation Worksheet.

TH = 2 1/2 X ROOTBALL CONTAINER DIAMETER	BACKFILL WITH NATIVE SOIL 2" MULCH BACKFILL WITH 2/3 EXISTING SOIL AND 1/3 COMPOST
	BACKFILL WITH
	2/3 EXISTING SOIL
	2/3 EXISTING SOIL
	2/3 EXISTING SOIL
	2" MULCI
OTH = 2 V2 X ROOTBALL CONTAINER DIAMETER	
	— SOIL MIX BACKFILL 2" MULCH
TH = 2 V2 X ROOTBALL CONTAINER DIAMETER	
	TH = 2 1/2 X ROOTSALL

1/ We JUK Commerce LLC h 2 Tree Conservation Plan (TCP2) and that we under	rereby acknowledge that we are aware of this Type restand the requirements as set forth in this TCP2.
Owner or Owners Representative	Date
I/ Weh 2 Tree Conservation Plan (TCP2) and that we under	nereby acknowledge that we are aware of this Type rstand the requirements as set forth in this TCP2.
Contract Purchaser	Date

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-92-93 Approved by Date DRD # Reason for Revision Diana Woods 10-13-93 N/A Diana Woods 6-8-94 As per field mtg with Diana Woods Mary Rea 12/16/22 Add SWM Facility

Contract	rutchaser	Date	Zachary Zyszkiewicz, 4201 Northvie (Place printed name, address, phone
Revisi	on Block		signature)
Date	Initials	Revision Description	Gre
			4201 Nor



JWK Commerce Stormwater Management Project

201 Commerce Drive
Upper Marlboro
Prince George's County
Maryland 20774

Type 2 Tree Conservation Plan

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