

DONNELL DRIVE

70' R/W

DONNELL PLACE

65' R/W

NF
KASS REALTY CO.
L. 603 F. 447

PARCEL "A"
245,935 SF or
5.6459 Acres

PRESERVATION AREA
NOT PART OF REQUIREMENTS = 2.18 Ac.

TREE PRESERVATION AREA
0.63 Ac.

TREE PRESERVATION AREA
0.49 Ac.

HOLLY HILL CONDOMINIUM
NF
P.B. NLP 112 @ 75 & P.B. NLP 116 @ 95
ZONE: R-18
USE: RESIDENTIAL

OWNER/APPLICANT
DONNELL STORAGE ASSC, LLC
4600 EAST WEST HIGHWAY #200
BETHESDA, MD 20814
TEL: (301) 652-9030
FAX: (301) 951-0518

TREE CONSERVATION PLAN NOTES

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designer shall be subject to a \$1.50 per square foot mitigation fee.
- The Inspection and Code Compliance Section of the Department of Environmental Resources (DER) must be contacted at (301) 731-8780 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 Areas (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.
- Tree Protection Devices are not required for this plan because an undisturbed 100 foot buffer of open land / or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If changes to the LOD impact the undisturbed buffers the DER Inspector shall be contacted to evaluate the change to determine if revisions to the Tree Conservation Plan are necessary or if installation of TPDs will be required.

PARCEL "A"
PENN-MAR
OFFICE CENTER
P.B. WWW 71 @ P. No. 21

PARCEL "A"
NF
PENN - MAR OFFICE CENTER
P.B. WWW 71 @ 21
ZONE: C-O
USE: OFFICE

Woodland Conservation Worksheet

for
Prince George's County

Zoning Categories:	C-M		
Gross Tract Area:	5.65		
Floodplain:	1.37		
Previously Dedicated Land: (Sewer Eject)	0.20		
Net Tract Area (NTA):	4.08	0.00	0.00

Is this one (1) single family lot? (y,n) ☒ Y ☐ N Break-even Point: 1.31
Are there prior TCP approvals which include this lot? (y,n) ☐ N ☒ Y Clearing permitted w/o Reforestation: 2.77

Subdivision Name: Donnell Storage

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 4.08	k. 1.37
WCT = 15.00 %	b. 0.61	
Smaller of "a" or "b"	c. 0.61	
Woodland above WCT	d. 3.47	
Woodland Cleared	e. 2.04	
Smaller of "c" or "e"	f. 2.04	
Woodland Clearing below WCT	g. 0.00	
Replacement Requirement: (f)/0.25	h. 0.00	
(g)/2.0	i. 0.00	
Afforestation Requirement = (NTA) x 15.00 %	j. 0.00	
Total Woodland Conservation Required	m. 1.12	

Woodland Conservation Provided:	(acres)
Woodland Preservation	1.12
Reforestation / Replacement	
Afforestation	
Area approved for fee-in-lieu	
Off-site Credits	
Off-site Mitigation Provided	
Woodland Conservation Provided (must be >= to "m" above)	1.12

Area of woodland on net tract not cleared: 2.04 acres
Woodland retained not part of requirements: 0.92 acres

Plan Certified by: Name: Ella Coy
Address: 14603 Main Street
Upper Marlboro, MD 20772
Phone: (301) 871-0478
License: Qualified Professional

Ella Coy
5/12/05

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 wooded areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying, or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and create a structure, parking area, or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed with further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standard (Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices).
- 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 lot or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by 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.
- 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.

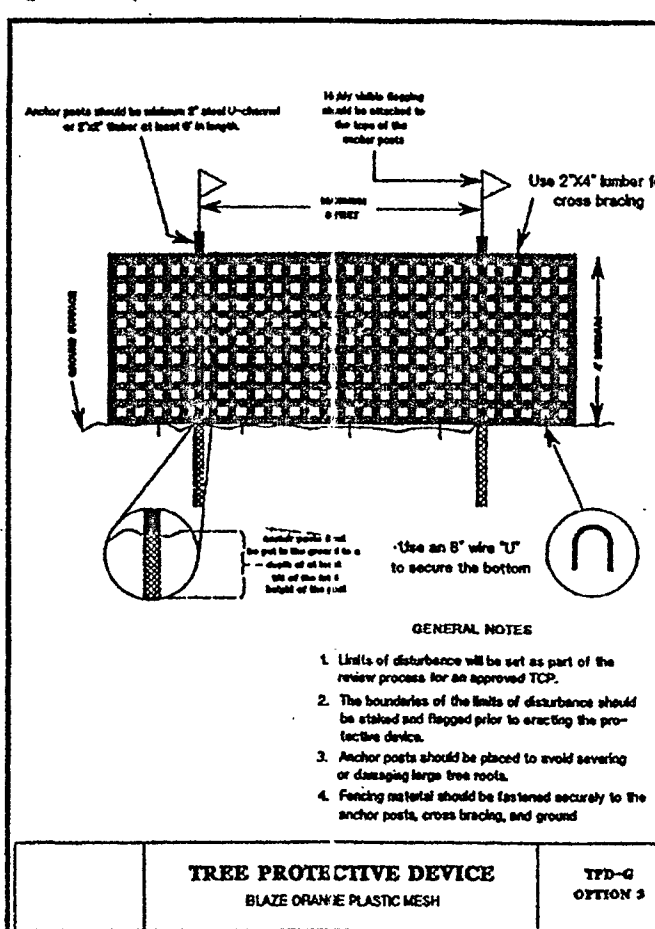
REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOxious PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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 in 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.

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

- 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 Type II Tree Conservation (TCP) on file in the office of the M-NCPPC Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Odell Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-662-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plan. 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 the M-NCPPC Environmental Planning Section.
- 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 used or have other ground disturbances which would result in damage to the tree roots. Raising the lawn and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 is not acceptable.



M.N.C.P.C. APPROVALS			
PROJECT NAME: <u>Donnell House</u>			
PROJECT NUMBER: <u>25P-020402</u>			
For Conditions of Approval see Site Plan Over Sheet and Approval Sheet.			
Approval of Division #	Approval Date	Approval Signature	Approval Date
3804	2.6	12/15/04	

M-NCPPC Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP # 1118/02			
Approved by:	Date:		
Robert Metzger	5/24/05		
01			
02			
03			
04			
05			

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

PRINCE GEORGE'S COUNTY
14603 MAIN STREET - UPPER MARLBORO, MD. 20772
UPPER MARLBORO
(301) 871-1100 (301) 952-8200 (301) 951-8500 (410) 535-8600

REVISIONS

11/11/04	- AH	- revised TCP II
5/12/05	- Rev.	per EPS

DRAWN BY: AH
CHECKED BY: CSD
DATE: MAY, 2004

TREE CONSERVATION PLAN TYPE II

DONNELL HOUSE STORAGE FACILITY

SPAULDING (6th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND