

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for DET-2022-017.
- 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. The site was previously zoned C-C-3 (Commercial Shopping Center) and is currently zoned CCO (Commercial General Office).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Robert S. Crain Highway, U.S. Route 301, Pennsylvania Avenue, which is classified as arterial and freeway.
- This plan is grandfathered under CB-27-1010, Section 25-119(g) and subject to the 1993 Woodland Conservation and Tree Preservation Ordinance.

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 understorey 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 not pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPF) 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 TPF 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 the 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 Limits 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 property documentation has been completed per the handbook "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.

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- 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 the 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 chainaws 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.

FOREST CONSERVATION ACT REPORTING INFORMATION (Change Table)			
	Original Approval	Revision Number (+ 01)	Change Since Last Approval
Gross Tract (Acres)	10.71	10.71	---
Existing Woodland (Acres)	2.27	2.27	---
Woodland Cleared (Acres)	0	0.42	+0.42
Woodland Retained On-Site (Acres)	2.27	1.85	-0.42
Woodland Planted On-Site (Acres)	0	0	---
On-Site Woodland Easement/Preservation and Planting (Acres)	N/A	N/A	---
On-Site Wooded Floodplain in Easement (Acres)	N/A	N/A	---
Bond Amount	N/A	N/A	---
Fee-In-Lieu Amount	N/A	N/A	---
50' Stream Buffers Conserved (Preservation) - Linear Length	---	---	---
50' Stream Buffers Conserved (Preservation) - Acreage	---	---	---
50' Stream Buffers Newly Established (Afforestation) - Linear Length	---	---	---
50' Stream Buffers Newly Established (Afforestation) Acreage	---	---	---
Off-Site Woodland Conservation Credits Required (Acres)	N/A	N/A	---
Off-Site Woodland Conservation Credits Provided (Acres)	N/A	N/A	---

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	CGO
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	102-B2
Administrative	WSSC Grid (Sheet 20)	207SE14, 207SE13
Administrative	Planning Area (Plan Area)	79, 3 Marlboro
Administrative	Election District (ED)	3
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

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WOODLAND PRESERVATION AREA (WP)	
No.	AREA (AC)
1	1.40
Total	1.40

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	0.45
Total	0.45

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2 - 137 - 01			
Approved by	Date	DRD #	Reason for Revision
J.L. Stasz	Oct 18, 2001		
4/19/2024	DET-2022-17		3-Story Consolidated Storage


APPLICANT

GP UPPER MARLBORO LLC
3150 WEST WARD ROAD, SUITE 401
DUNKIRK, MD 20754
PHONE: 301-866-0310
EMAIL: EBAILEY@GENERALPROP.COM

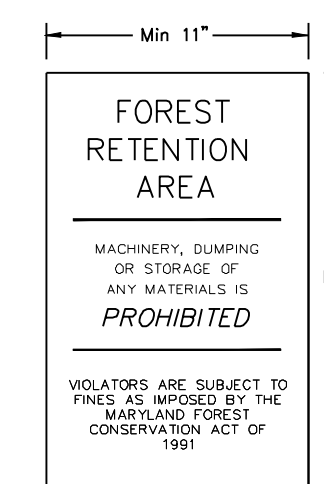
OWNER

CHETWOOD REDEVELOPMENT, LLC
9171 CENTRAL AVENUE,
CAPITOL HEIGHTS, MD 20743

SHEET 1 OF 2

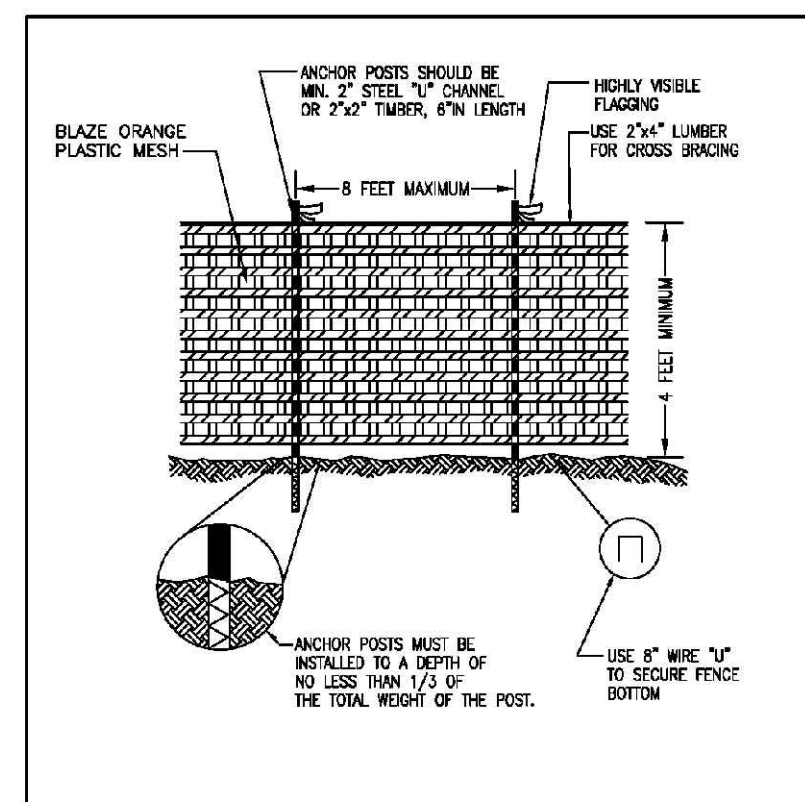
March 19, 2024 DATE MAP										ATWELL 866.850.4200 www.atwell-group.co 1725 WOODBINE RD SUITE 200 MITCHELLVILLE, MD 20721 501.442.0020					
Mike Petrakis Qualified Professional COMAR 08.19.06.01								DRAWN BY SAI		DESIGNED BY SAI		CHECKED BY MAP		RECORD NO. B-21051	
DATE		DESCRIPTION		BY		DATE		1"-50"		DRAWN NO.		54.001-Z		NOVEMBER 2023	
		REVISIONS													

PLAN SYMBOL = (PRESERVATION)



- NOTES:
1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'.
 2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or further apart.
 3. Attachment of signs to trees is prohibited.
 4. Signs to be posted on 4x4 pressure treated wood posts driven a minimum of 1.5' into ground or 2" steel 1/2" channel (minimum 6' length) driven into ground.
 5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut.

SIGNAGE
NOT TO SCALE



NOTES (MUST BE INCLUDED WITH SUBMITTAL)

1. FOREST PROTECTION BRICK ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DOMES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. SIGNS SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE BRANCHES ARE ALSO REQUIRED.

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

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROPERTY BOUNDARY

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

PROP. TREELINE

EX. EASEMENT

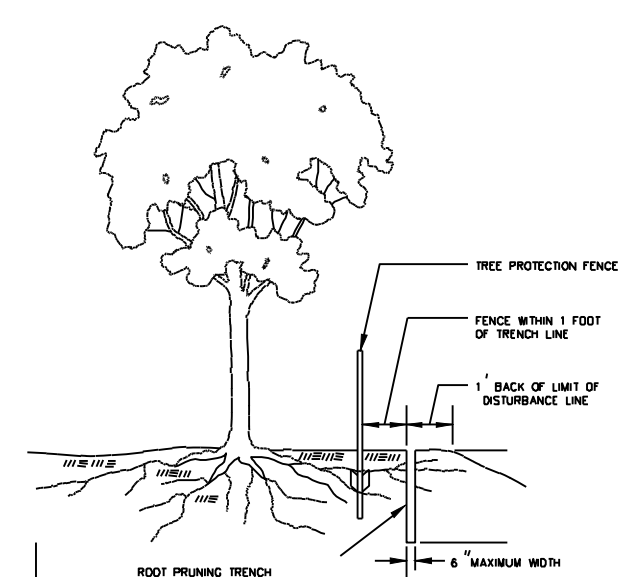
TREE PROTECTION FENCE (TEMPORARY)

STEEP SLOPES (15% OR GREATER)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND PRESERVATION SIGN

WOODLAND RETAINED - NOT CREDITED (WR-NC)



- Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
 2. Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching.
 3. Exact location of trench should be identified.
 4. Trench should be immediately backfilled with soil removed or other high organic soil.
 5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING
NOT TO SCALE

Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

PROPOSED 3 STORY
CONSOLIDATED STORAGE
BUILDING HT: 38.2'
157,500 GFA
1,350 UNITS
FFE = 40.0'

PHASE WEST
"UNIT ONE"
5300 CRAIN LAND CONDOMINIUM
PLAT BOOK S.H. 243, PLAT 60
SANCTUARY AT KINGDOM SQUARE INC
L: 42240, F: 19
ZONE: CDO
USE: RELIGIOUS FACILITY

AC-2023-008
TREE CONSERVATION PLAN - TYPE 2
PHASE EAST "UNIT TWO"-5300 CRAIN LAND CONDOMINIUM
UPPER MARLBORO SELF STORAGE
DISTRICT No. 3
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE
0 30' 60' 90'

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
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03			
04			
05			
06			

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SHEET 2 OF 2

March 19, 2024		DATE		BY		DATE		DESCRIPTION		BY		DATE		DESCRIPTION	
Mike Petrakis		SAI		SAI		SAI		SAI		SAI		SAI		SAI	
COMAR 08.19.06.01		11/30/2023		NOVEMBER 2023		NOVEMBER 2023		NOVEMBER 2023		NOVEMBER 2023		NOVEMBER 2023		NOVEMBER 2023	
K:\C30-PROJ\B21051-C30\DWG\TCP2-Unit2-COLOR.dwg		4/18/2024 12:49:27 PM		xbrwn											

ATWELL		B-21051	
666.850.4200 www.atwell-group.com		B-21051	
11721 WOODMERE RD, SUITE 200		B-21051	
MITCHELLVILLE, MD 20721		B-21051	
301.430.2000		B-21051	