

- GENERAL NOTES:**
1. PROPERTY BOUNDARIES, PROPERTY INFORMATION, ROADS, EXISTING AND PROPOSED GAS LINES, AND OTHER EXISTING FEATURES SHOWN ON THIS PLAN WERE PULLED FROM PRINCE GEORGE'S COUNTY GIS DATABASE ON APRIL 20, 2020. ACCOMPANIED BY SURVEY COMPLETED BY DEWBERRY ON JUNE 6, 2020.
  2. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JULY 20, 2020.
  3. Mnd (MARR-DODON COMPLEX) SOILS ARE CONSIDERED HIGHLY ERODIBLE, AT SLOPES OF 10-15%.
  4. UdaF (UDORTHTENS) SOILS ARE NOT CONSIDERED HIGHLY ERODIBLE, AT SLOPES GREATER THAN OR EQUAL TO 15%.
  5. THIS SITE IS NOT WITHIN AN EXISTING FEMA FLOODPLAIN. SEE FEMA FIRM #24033C0270E. FLOODPLAIN DATA WAS OBTAINED FROM OFFICIAL FEMA FLOOD MAP SERVICE CENTER.
  6. PROPOSED PROJECT LOD AREA = 21,207 SF ± = 0.49 AC.
  7. THE PROPOSED PROJECT LOD IS FREE OF ENVIRONMENTALLY REGULATED FEATURES. REGULATED FEATURE INFORMATION IS FROM READILY AVAILABLE PUBLIC DATA (GIS - PGATLAS OR MERLIN) AND HAS NOT BEEN FIELD VERIFIED OR DELINEATED.
    - a. PER PG ATLAS, THERE IS FIDS HABITAT ON THE PROPERTY. CLEARING ASSOCIATED WITH THE PROJECT OCCURS ONLY AT THE EDGE.

**LEGEND:**

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SOIL BOUNDARY
---	LOD
---	LOD
---	LIMIT OF DISTURBANCE
---	G
---	EXISTING GAS LINE
---	OHE
---	EXISTING OVERHEAD POWER LINE(S)
---	EXISTING STORMDRAIN EASEMENT
---	EXISTING TREELINE
---	CRZ
---	EXISTING CRITICAL ROOT ZONE (CRZ)
---	EXISTING TREE CONSERVATION PER TCP # 11/138/00, AND # 11/104/03
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED TREELINE
---	PROPOSED GAS EASEMENT
---	PROPOSED GAS LINE
---	PROPOSED FENCE
---	PROPOSED REPLANT AREA
---	PROPOSED GRAVEL
---	TEMPORARY PROTECTIVE FENCING

**General Information Table**

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA) <sup>1</sup>	N/A
Administrative	Tax Grid (TMG)	101-E4
Administrative	WSSC Grid (Sheet 20)	209SE13
Administrative	Planning Area (Plan Area)	ROSBURYVILLE (SUBDISTRICT 6 - #82A)
Administrative	Election District (ED)	3
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	RURAL
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1270
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2659

<sup>1</sup> If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A".

**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 - 138 - 00-01

Approved by	Date	DRD #	Reason for Revision
00 J. STASZ	12/21/00		
01 [Signature]	8/25/2021		
02			
03			
04			
05			

**NOTE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com)  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY.  
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



PLAN PREPARED BY:  
JOHN CANNON  
MD DRP PCA QUALIFIED PROFESSIONAL

NOTE: THE LIMIT OF THE PRESERVATION AREAS SHOWN ON THE CURRENT TCP2 HAVE BEEN ESTABLISHED BASED ON THE AREAS NOTED AND GENERAL SHAPE DEPICTED ON THE APPROVED TCP AND ALIGNED WITH THE HIGHWAY PROTECTIVE EASEMENT WHICH WAS THE COMMON ELEMENT BETWEEN THE PRIOR TCP AND THIS PROPOSED ONE. WE ACKNOWLEDGE THAT THE NORTHERN PRESERVATION AREA DOES NOT ALIGN WITH THE PROPERTY BOUNDARY AS IT WAS SHOWN ON THE APPROVED TCP 2-138-00. THE PROPERTY INFORMATION ON THE APPROVED TCP DOES NOT CLOSE, NOR DOES IT MATCH THE DEED AND RECENTLY SURVEYED FIELD EVIDENCE. SINCE THE NORTHERN PRESERVATION AREA AND THE ASSOCIATED PROPERTY BOUNDARY ARE NOT AFFECTED BY THE PROPOSED WASHINGTON GAS PROJECT, IT IS OUR OPINION THAT THE HISTORIC DISCREPANCY IDENTIFIED IS NOT RELEVANT TO THIS PROJECT APPROVAL.



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SUITE 300  
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**OWNER/APPLICANT**  
WASHINGTON GAS  
A WGL COMPANY

6801 INDUSTRIAL ROAD  
SPRINGFIELD, VA 22151  
ATTN: CHRIS PITTMAN  
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**STRIP 24 CHEW ROAD**  
**PIG LAUNCHER STATION**  
**PRINCE GEORGE'S COUNTY**  
WASHINGTON GAS EASEMENT ON  
6500 CHEW ROAD  
ELECTION DISTRICT 3

SEAL

SCALE  
0' 30' 60'  
1" = 30'

No.	DATE	BY	Description
1	7/6/21	ESPI	ADDRESS COMMENTS

DRAWN BY: SFU  
APPROVED BY: GSG  
CHECKED BY: LRB  
DATE: 3/16/2021  
TITLE:

## TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50100233

# TCPII-01



E

Type 2 TCP Notes:

- 1.This plan is submitted to fulfill the woodland conservation requirements for a Site Development Fine Grading Permit. If this Site Development Fine 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 mitigation fee.
- 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 pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- 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 the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- 6.The property is within the Rural Tier and is zoned RA.
- 7.The site is adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway. Chew Road is considered a historic road.
- 8.The site is located in the vicinity of a master planned roadway that is designated as arterial – Crain Hwy
- 9.This plan is/is not grandfathered under CB-27-2010, Section 25-117 (g).

10.Tree Preservation and Retention Notes

a.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.

b.Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

c.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.

d.All temporary tree protection fencing required by this plan shall be installed prior to 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.

e.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

f.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.

g.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.

h.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 chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

i.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.

j.Tree protection fencing (TPFs) is not required for all or portions of this plan because an undis-turbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

k.Any debris piles or trash found to be present in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

11. Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

12.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.

13.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.

A

1

Individual TCP2 with Previously Approved TCP1 or TCP2  
Woodland Conservation Worksheet for Prince George's County

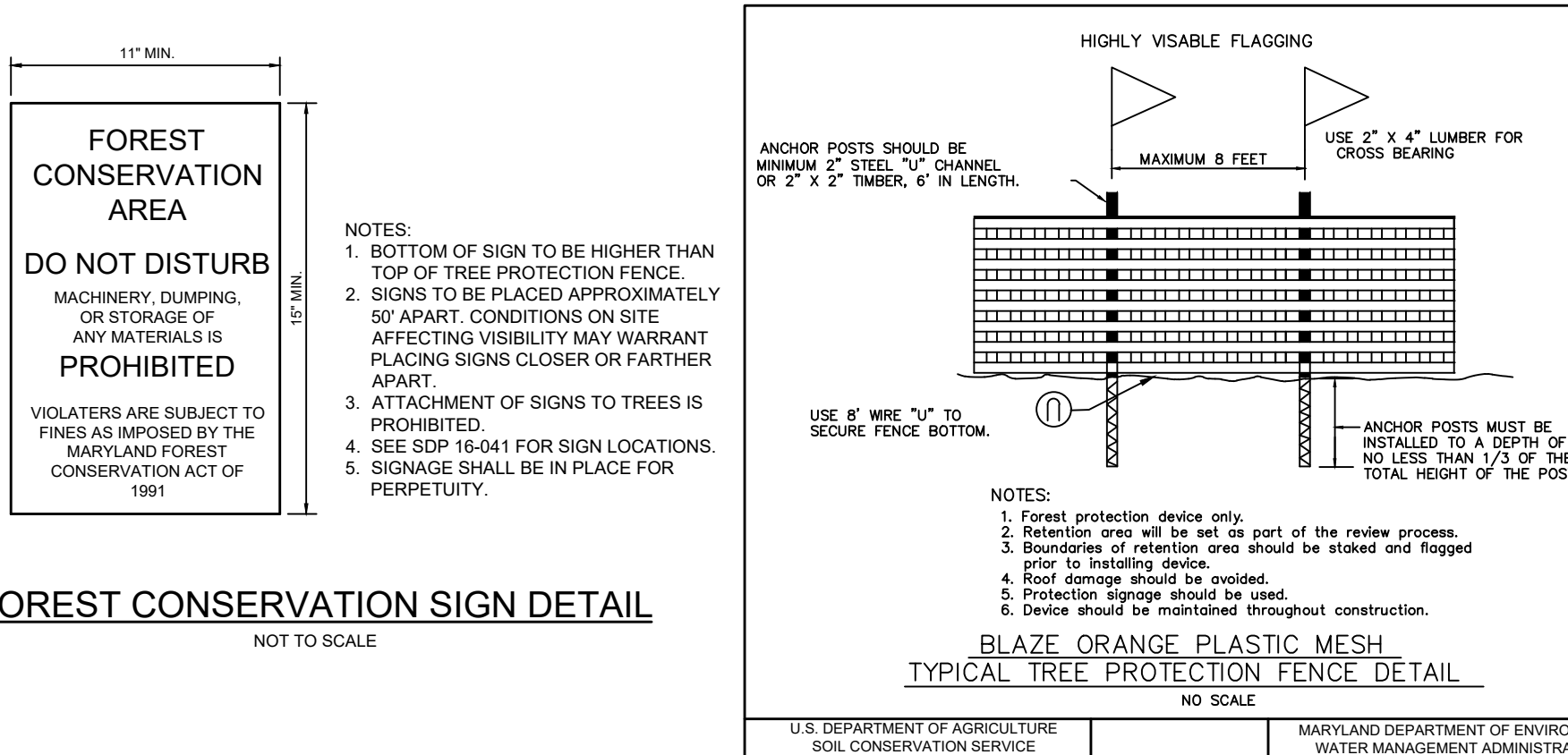
<b>SECTION I -- Establishing Site Information</b> (Enter acres for each zone)				
1 Zone:	R-A			
2 Gross Tract:	4.92			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	1.04			
5 Net Tract (NTA):	3.88	0.00	0.00	
6 Property Description or Subdivision Name:				
7 Current TCP Number:		Rev #	0	
8 Previous TCP Number:		Rev #		
Site subject to the 2010 Ordinance (Y or N)				
Is this a priority funding area? (Y or N)				
<b>SECTION II - Determining Woodland Conservation Requirements</b> (Enter acres in corresponding column)				
9 Woodland Conservation Calculations:		Net tract	Floodplain	
11 Acreage of Existing Woodland		3.80	0.00	
12 Woodland Conservation Required for per TCP1 or TCP2		50.00%	1.90	
13 Area of Woodland Cleared per previous TCP1 or TCP2		0.66	0.00	
14 Area of Woodland Cleared per current TCP2		0.23	0.00	
15 Area of Woodland above WCT not cleared by previous TCP1 or TCP2		1.24		
16 Additional Woodland Cleared by current TCP2		0.23	0.00	
17 Does the TCP1 show 2:1 replacement?		N		
18 Clearing above WCT (1/4:1 Replacement)		0.23	Replacement required =	0.06
19 Clearing below WCT (2:1 Replacement)		0.00	Replacement required =	0.00
20 Total Woodland Conservation Required :		1.90		

<b>SECTION III-Meeting the Requirement</b> (Enter acres in corresponding column)	
21 Woodland Conservation Provided: (acres)	
22 Woodland Preservation	1.58
23 Reforestation / Afforestation	
24 Natural Regeneration	0.00
25 Landscape Credits	0.00
26 Area approved for fee-in-lieu	0.32
27 Credits Received for Off-site Mitigation on another property	
28 Off-site Mitigation provided on this property	0.00
29 Total Woodland Conservation Provided	1.90

29 Area of net tract woodland not cleared 2.91 acres  
30 Woodland retained not part of requirements: 1.33 acres

31 Prepared by: John Canoles Date: Apr-21

32 Qualifications: FCA Qualified Preparer



FOREST CONSERVATION SIGN DETAIL

NOT TO SCALE

PLANTING SCHEDULE

Restoration Planting Area A - 3,530 sq.ft.

Qty	Species	Size	Spacing
2	Cercis canadensis - Red bud	5-6' cont.	15' o.c.
5	Ilex opaca - American holly	5-6'	15' o.c.
5	Juniperus virginiana - Red cedar	5-6'	15' o.c.
2	Quercus phellos - Willow oak	5-6' cont.	15' o.c.
2	Viburnum prunifolium - Blackhaw	5-6' cont.	15' o.c.

Restoration Planting Area B - 1,875 sq.ft.

Qty	Species	Size	Spacing
1	Cercis canadensis - Red bud	5-6' cont.	15' o.c.
3	Ilex opaca - American holly	5-6'	15' o.c.
3	Juniperus virginiana - Red cedar	5-6'	15' o.c.
1	Quercus phellos - Willow oak	5-6' cont.	15' o.c.
1	Viburnum prunifolium - Blackhaw	5-6' cont.	15' o.c.

Planting Notes:

Trees shall be planted centrally within the planting area and shrubs shall be planted randomly within the planting area to maximize cover.

When possible, plants shall be installed within 24 hours of delivery. If installation cannot be performed within this time frame, plant stock shall be watered and protected from dessication.

All trees shall be staked.

Plantings are not provided for TCP credit and will not be placed in an easement.



Natural Resources Data Table

Resource	Onsite Extent
Forest	3.8 (nta)
Wetlands	0.0
Forested Wetlands	0.0
100 Yr. Floodplain	0.0
Forested Floodplain	0.0
Stream Buffer	0.00
Forested Stream Buffer	0.00

Forest Stand Data

Key	Community Type	Acreage (nta)	Dominant Vegetation	General Condition	Priority Acreage
F1	Mixed Oak/Poplar	3.8	Liriodendron tulipifera, Liquidambar styraciflua, Quercus alba, Quercus velutina, Quercus imbricaria	Good	0.7 Slopes

See accompanying report for complete stand descriptions

Specimen Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Comments
1	Tulip poplar	32.8	32.8	Fair condition, To be Removed

Woodland Conservation Note:

The Woodland Conservation obligation will be met through a fee-in-lieu payment.

Site Statistics	Total <sup>1</sup>
Gross tract area	4.92 AC
Existing 100-year floodplain	NA
Net tract area	4.92 AC
Existing woodland in the floodplain	NA
Existing woodland net tract	3.8 AC
Existing woodland total	3.8 AC
Existing PMA	NA
Regulated streams (linear feet of centerline)	NA
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	NA

<sup>1</sup>Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

<sup>2</sup>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

Forest Analysis and Priorities

Stand	Structure Score (out of 20)	Condition Score (out of 20)	Location Score (out of 20)	Total (out of 60)	Priority for Preservation	Priority for Restoration
F-1	11	14	10	35	Moderate	Moderate

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 – 138 -00-01			
Approved by	Date	DRD #	Reason for Revision
00 J. STASZ	12/21/00		
01 [Signature]	8/25/2021		
02			
03			
04			
05			



Dewberry Engineers Inc.

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SUITE 300  
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OWNER/APPLICANT

WASHINGTON GAS  
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ATTN: CHRIS PITTMAN

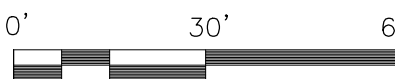
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STRIP 24 CHEW ROAD  
PIG LAUNCHER STATION  
PRINCE GEORGE'S COUNTY

WASHINGTON GAS EASEMENT ON  
6500 CHEW ROAD  
ELECTION DISTRICT 3

SEAL

SCALE



1" = 30'


No.	DATE	BY	Description
REVISIONS			

DRAWN BY SFU

APPROVED BY GSG

CHECKED BY LRB

DATE 3/16/2021

TITLE

TYPE 2  
TREE CONSERVATION  
PLAN NOTES

PROJECT NO. 50100233

TCP-02

SHEET NO.

2 OF 2