

P:\Projects\23065833\00\EXHIBITS\TCP2.dwg, 8/22/2025 3:17:57 PM, Matthew Pohhaus,

Last Revised: January 20, 2012

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
SIGNED: Michael J. Klebasko DATE: 8/22/25
MICHAEL J. KLEBASKO
WETLAND STUDIES AND SOLUTIONS, INC.
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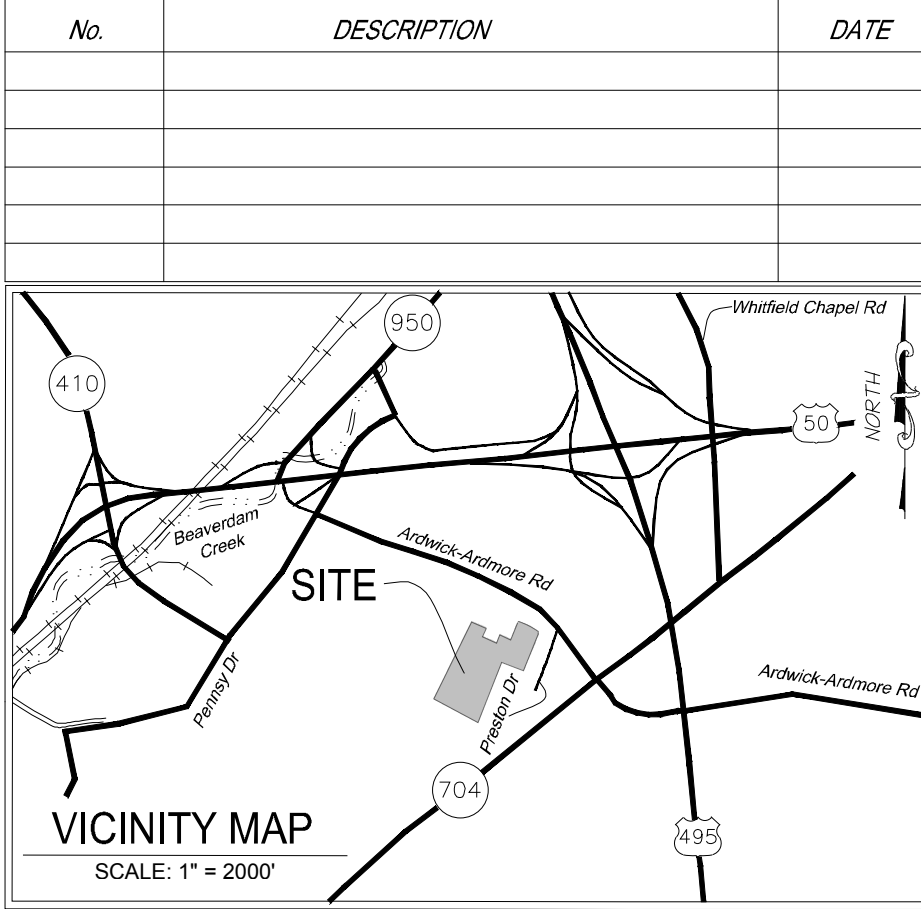
IWE U.A. MECHANICAL TRADES SCHOOL, INC. HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

Sedney Remy Ha
OWNER OR OWNER'S REPRESENTATIVE
8/22/25
DATE

NOTE: WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT BOOK 42037, PAGE 39. REVISIONS TO THIS TCP2 MAY REQUIRE REVISION TO THE RECORDED EASEMENT.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE [1 or 2] TREE CONSERVATION PLAN APPROVAL HISTORY

TCP [1 or 2]	Revision	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Associated TCP1 No.	Reason for Revision
No.	No.						
TCP2-43-90	01	R. METZGER	8/15/02				
TCP2-43-90	02	M. REISER	5/7/19				



ADC MAP BOOK 5411 B-10
WSSC 200' SHEET 205NE07

LEGEND

Linetypes	
---	ADJACENT PROPERTY LINE
---	SITE PROPERTY LINE
---	EX. TREELINE
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. FENCE
---	EX. WATERLINE
---	EX. OVERHEAD ELECTRIC
---	EX. OVERHEAD COMM. LINE
---	EX. GAS LINE
---	EX. SIDEWALK
---	EXISTING WOODLAND PRESERVATION AREA TO REMAIN
---	WOODLAND PRESERVATION AREA
---	PROP. SANITARY SEWER
---	EX. STORM PIPE
---	PROP. STORM PIPE
---	PROP. WATERLINE
---	PROP. STORM INLET STRUCTURE
---	PROP. SEWER LINE CLEANOUT
---	LIMIT OF DISTURBANCE
---	SLOPES BETWEEN 15% AND 25%
---	SLOPES GREATER THAN 25%
---	WOODLAND PRESERVATION SIGN

Abbreviations

EX.	EXISTING
PROP.	PROPOSED
EP	EDGE OF PAVEMENT
CONC.	CONCRETE
C&G	CURB & GUTTER
TBR	TO BE REMOVED
EC	EDGE OF CONCRETE
CLF	CHAIN LINK FENCE
IPF	IRON PIPE FOUND
CSW	CONCRETE SIDEWALK
TBS	TO BE SET
RBF	REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
E	UTILITY - ELECTRIC
BGE	UTILITY - ELECTRIC
WGL	UTILITY - GAS
CMC	UTILITY - COMMUNICATIONS
OH	OVERHEAD
WSSC	UTILITY - WATER/SEWER

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1 (Light Industrial) RR (Rural Residential)
Administrative	Aviation Policy Area (APA)	N/A
Administrative	Administrative	Administrative
Administrative	WSSC Grid (Sheet 20)	205NE07 & 205NE08
Administrative	Policy Analysis Zone (PAZ)	Data Not Available
Administrative	Planning Area (Plan Area)	4-72
Administrative	Election District (ED)	20
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1119
Administrative	PG Traffic Analysis Zone (TAZ-PG)	796

Site Statistics Table		Total
Site statistics		
Gross tract area		8.29ac.
Existing 100-year floodplain		0ac.
New tract area		8.29ac.
Existing woodland in the floodplain		0ac.
Existing woodland net tract		2.34ac.
Existing woodland total		2.34ac.
Existing PMA		0 sf
Regulated streams (linear feet of centerline)		0 lf
Riparian (wooded) buffer up to 300 feet wide		0 lf

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
ENVIRONMENTAL PLANNING SECTION
FOR OFFICIAL USE ONLY
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-2025-0043

EPS SIGNATURE APPROVAL DATE:

8/25/2025

TCP2 EXPIRATION DATE:

Mary Rea
AUTHORIZED SIGNATURE

SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments	Disposition
1	Willow Oak	Quercus Phellos	33"	Good		Removed Under TCP2-43-90

THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING DIRECTOR ON FEBRUARY 27, 2019, FOR THE REMOVAL OF SPECIMEN TREE #1

WOODLAND PRESERVATION AREA (WPA)	
No.	Area (AC)
1	0.21
EXISTING EASEMENT AREA TO REMAIN	0.57
Total	0.78

Tree Conservation Plan - Type 2

STEAMFITTERS PROPERTY

PROPOSED PARCEL 1 AND PARCEL 2

P.B. NLP 139 PLAT NO. 79 & P.B. WWW 85 PLAT NO. 37

20th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

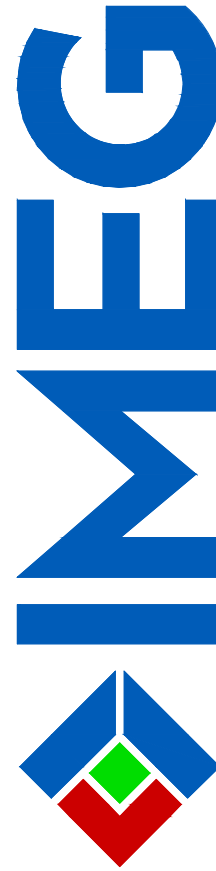
PROJECT No.: 23006583.00
DRAWING No.: 113236
DATE: 08/21/2025
SCALE: 1" = 50'
DESIGN: AHF
DRAWN: AHF
CHECKED: MWP

SHEET TITLE:

TREE CONSERVATION PLAN TYPE-2

SHEET No.

C-800



4601 Forbes Boulevard, Suite 140
Lanham, MD 20706 P 240.296.1574
engineering • surveying • land planning



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STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- When off-site woodland conservation is proposed:

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.

Add the applicable invasive plan removal notes if afforestation is used on an off-site woodland conservation bank.

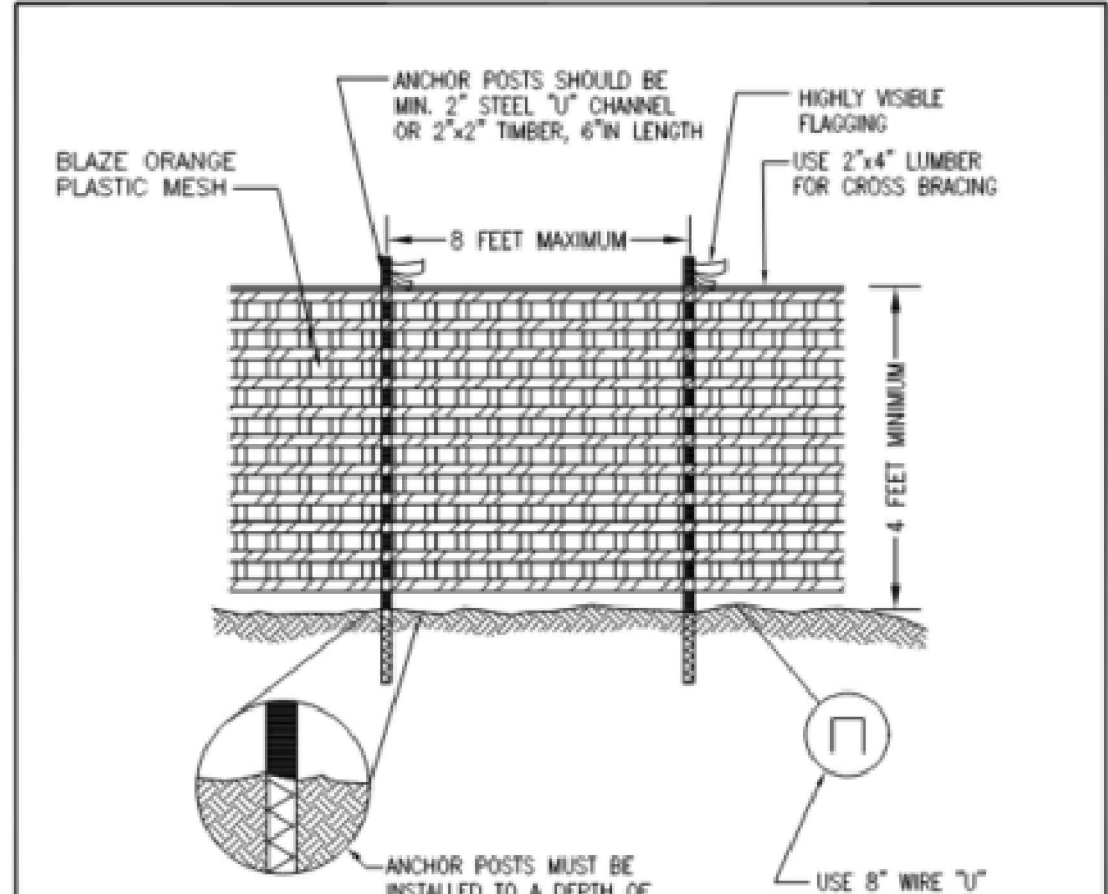
POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

-
- MIN. 11"
- 4"x4" PRESSURE TREATED POST
- 3" GALV. RING THREAD NAILS
- WOODLAND PRESERVATION AREA
- DO NOT DISTURB
- MACHINERY/DUMPING, MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED
- TREES FOR YOUR FUTURE
- MIN. 15"
- 2'-0"
- MIN. DEPTH 18"

NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.



NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE 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 DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

Tree Preservation and Retention Notes

- ### Protection of Reforestation and Afforestation Areas by Individual Homeowners

- a. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- b. Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

-
- The diagram illustrates a tree protection trench setup. A tree with a canopy and a trunk is shown. A trench is dug around the base of the tree. The trench has a width of 6 inches and a depth of 24 inches. A root pruning trench is shown, which is 12 inches wide and 12 inches deep. A tree protection fence is placed around the tree, with a fence within 1 foot of the trench line. A 1-foot back of limit of disturbance line is also indicated. The diagram is labeled with dimensions and terms: TREE PROTECTION FENCE, FENCE WITHIN 1 FOOT OF TRENCH LINE, 1' BACK OF LIMIT OF DISTURBANCE LINE, 24" MAXIMUM DEPTH, 6" MAXIMUM WIDTH, ROOT PRUNING TRENCH, and CRITICAL ROOT ZONE.

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

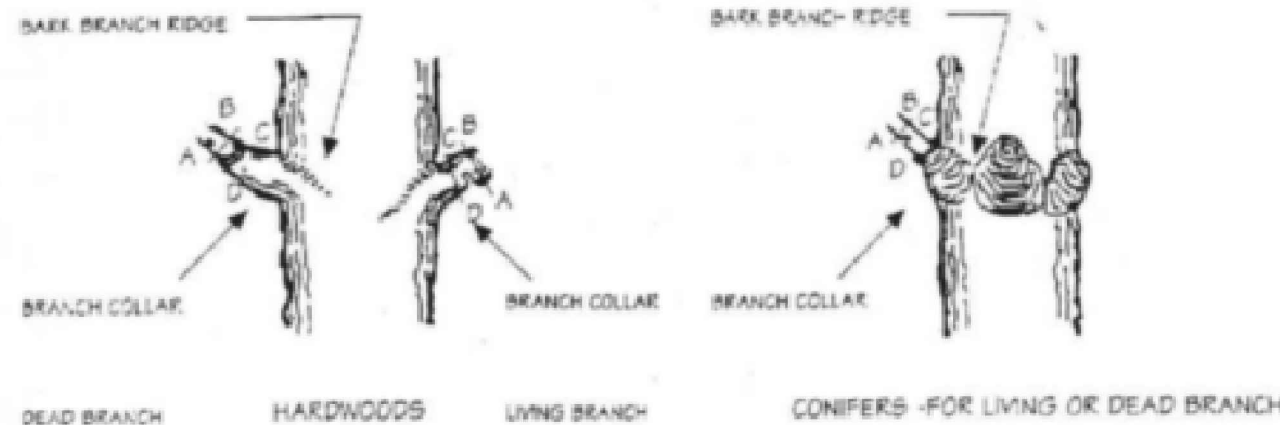
- If development is proposed to be completed in phases:**

22. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

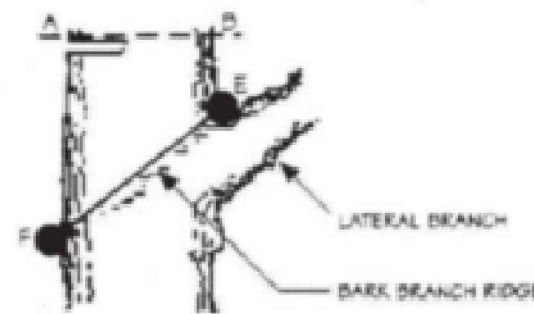
23. Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land for a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts 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.

24. Debris piles shown 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.

Pruning a Branch



- Notes:
1. Remove branch weight by undercutting at A and remove limb by cutting through at AB.
 2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 3. If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
 4. Only prune at specified times.
 5. Remove no more than 30% of crown at one time.



- Notes:
1. Remove top weight by undercutting at A and remove limb by cutting through AB.
 2. Remove stub at EF parallel to the bark branch ridge.
 3. Only prune at specified times.
 4. No more than 30% of crown to be removed at one time.
 5. Diameter of lateral branch should be no less than 30% of the diameter of the leader.



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Tree Conservation Plan - Type 2
STEAMFITTERS PROPERTY

PROPOSED PARCEL 1 AND PARCEL 2

P.B. NLP 139 PLAT NO. 79 & P.B. WWW 85 PLAT NO. 3

20th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]

PROJECT No.:23006583.00
DRAWING No.:113236
DATE:06/17/2025
SCALE:1" = 50'
DESIGN:AHF
DRAWN:AHF
CHECKED:MWP

SHEET TITLE:

TREE
 CONSERVATION
 PLAN TYPE-2
 DETAILS

SHEET No.

C-801