

SPECIMEN TREE TABLE							
ENTIFIC NAME	DBH (INCH)						
uercus alba	30.5"	Fair	Dieback	Remove			
uercus alba	39"	Good	Declining	Remove			
ercus velutina	30"	Poor	Dieback on Mainleader				
uercus rubra	30"	Good					

	G	ENE
	LAYER	LA
Total <sup>1</sup>	Zone	Zo
16.33 ac.	Zone	Av
1.61 ac.	Administrative	Ta
14.72 ac.		W
1.42 ac.	Administrative	Pla
6.65 ac.	Administrative Administrative	Ele Co
8.07 ac.	Administrative	Ge
0 sf.	Administrative	Ge
0 lf.	Administrative	Po
0 lf.		
	16.33 ac.     1.61 ac.     14.72 ac.     1.42 ac.     6.65 ac.     8.07 ac.     0 sf.     0 lf.	Total 1Total 116.33 ac.16.33 ac.1.61 ac.14.72 ac.Administrative1.42 ac.6.65 ac.8.07 ac.0 sf.0 lf.

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	PBW	DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.	J-B20039
	BY	SCALE: 1"=	50'		DRWG. NO.	
		DATE: FEI	BRUARY 202	23		54.001-Z
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### LEGEND

PROPERTY BOUNDARY EX. CONTOUR (2') EX. CONTOUR (10') PROP. CONTOUR (2') PROP. CONTOUR (10') LIMIT OF DISTURBANCE

## EX. TREELINE

NONTIDAL WETLAND EX. WETLAND

# BUFFER (25')

EX. FLOODPLAIN EX. EASEMENT

TREE PROTECTION FENCE (TEMPORARY)

WOODLAND PRESERVATION AREA (WPA) WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)

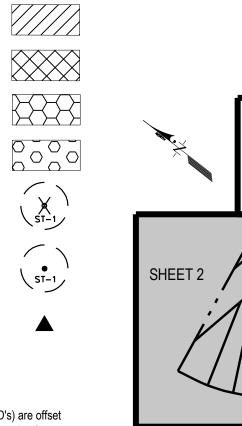
WOODLAND RETAINED- NOT CREDITED (WR-NC) NATURAL REGENERATION AREA (NRA)

### SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED

WOODLAND PRESERVATION SIGN

<u>NOTE</u>: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet 5)



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\_\_\_\_\_ LOD \_\_\_\_\_

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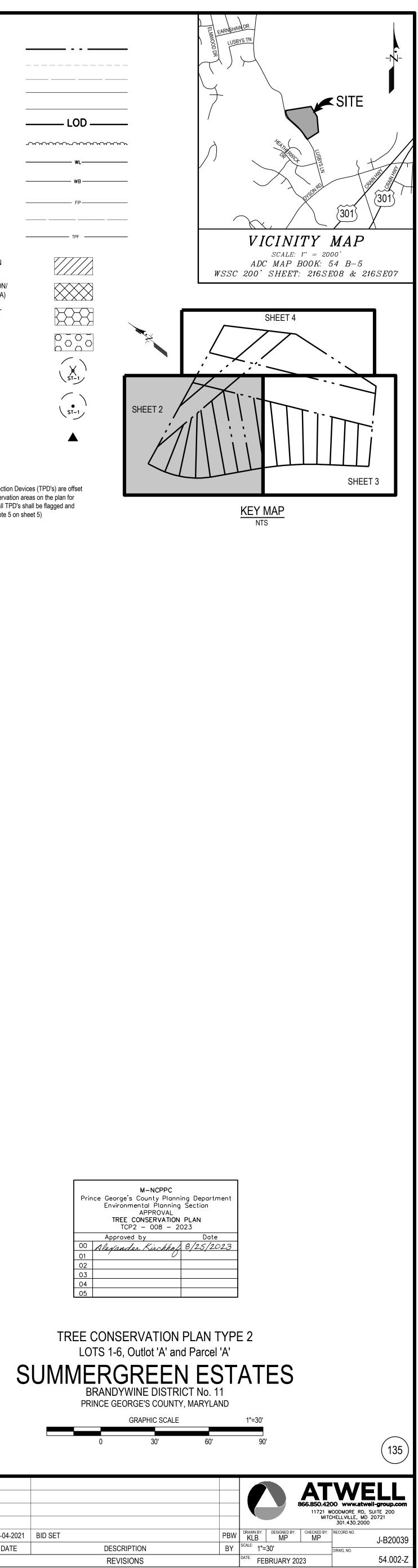
M-NCPP Prince George's County Pl	С
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APPROVA	AL
TREE CONSERVAT	
TCP2 - 008 -	- 2023
Approved by	
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TREE CONSERVATION PLAN TYPE 2 LOTS 1-6, Outlot 'A' and Parcel 'A'

	EORGE'S (	
	GRAPHIC	C SCALE
 0	3	0'

OWNER / APPLICANT BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD PHONE: 904-803-1156

SHEET 2 OF 5		
July 27, 2023		
DATE		
MAS		
	03-04-2021	BID SET
Mike Petrakis Qualified Professional	DATE	DESCRIPTION
COMAR 08.19.06.01		REVISIONS
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### LEGEND

PROPERTY BOUNDARY EX. CONTOUR (2') EX. CONTOUR (10') PROP. CONTOUR (2') PROP. CONTOUR (10')

LIMIT OF DISTURBANCE EX. TREELINE

NONTIDAL WETLAND EX. WETLAND BUFFER (25')

EX. FLOODPLAIN EX. EASEMENT

#### TREE PROTECTION FENCE (TEMPORARY)

WOODLAND PRESERVATION AREA (WPA) WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)

WOODLAND RETAINED- NOT CREDITED (WR-NC)

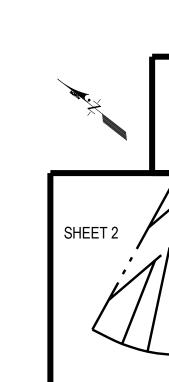
NATURAL REGENERATION

AREA (NRA) SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED

FOR REMOVAL SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED

WOODLAND PRESERVATION SIGN

<u>NOTE</u>: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet 5)



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	Approved by	
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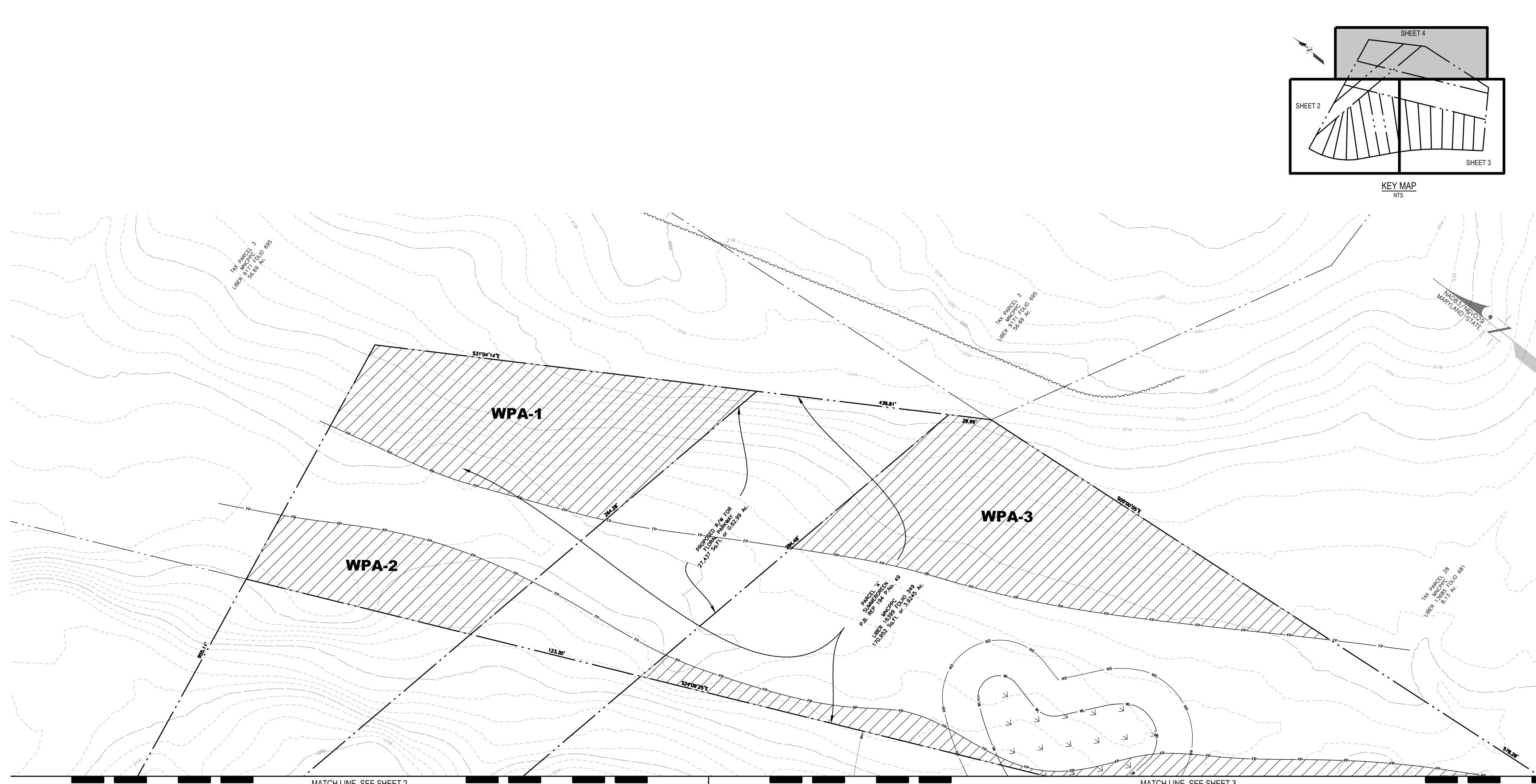
TREE CONSERVATION PLAN TYPE 2 LOTS 1-6, Outlot 'A' and Parcel 'A' SUMMERGREEN ESTATES BRANDYWINE DISTRICT No. 11 PRINCE GEORGE'S COUNTY, MARYLAND

E GEORGE'S COUNTY, M
GRAPHIC SCALE
30'

<u>OWNER / APPLICANT</u>	
BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD PHONE: 904-803-1156	

SHEET 3 OF 5		
July 27, 2023		
MA		
	03-04-2021	BID SET
Mike Petrakis Qualified Professional	DATE	DESCRIPTION
COMAR 08.19.06.01		REVISIONS
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MATCH LINE, SEE SHEET 2

# LEGEND

PROPERTY BOUNDARY EX. CONTOUR (2' EX. CONTOUR (10 PROP. CONTOUR PROP. CONTOUR LIMIT OF DISTUR EX. TREELINE

MATCH LINE, SEE SHEET 3

BUFFER (25) EX. FLOODPLAIN FP EX. EASEMENT TREE PROTECTION FENCE (TEMPORARY) WOODLAND RESERVATION AREA (WPA) WOODLAND REFORESTATION AREA (WPA) WOODLAND REFORESTATION AREA (WRA) WOODLAND REFORESTATION AREA (WRA) CREDITED (WR-NC) SPECIMEN (CHAMPION, UNTYPOINT OF THE DECONSORTER SPECIMEN (CHAMPION, SPECIMEN (CHAMPION, UNTYPOINT OF THE DECONSORTER SPECIMEN (CHAMPION, SPECIMEN (CHAMPION, SPECIMEN (CHAMPION, SPECIMEN (STREE CONSORTER) SPECIMEN (STREE STREE) SPECIMEN (STREE STREE) SPECIMENT (STREE STREE) SPECIMENT (STREE STREE) SPECIMENT (ST	EX. CONTOUR (2')					
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WOODLAND PRESERVATION AREA (MPA)		TPF				02
AFFORESTATION AREA (WRA)						
CREDITED (WR-NC)   Integrate Regeneration   Integrate Regeneration     AREA (NRA)   Integrate Regeneration   Integrate Regeneration     SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL   Integrate Regeneration   Integrate Regeneration     SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL   Integrate Regeneration   Integrate Regeneration     SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL   Integrate Regeneration   Integrate Regeneration     WODDLAND PRESERVATION SIGN   Integrate Regeneration   Integrate Regeneration   Integrate Regeneration     NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical caliny. The location of ITree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for staked in the field. (see general note 5 on sheet 5)   OWNER / APPLICANT BLUEASH HOLDINOS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD PHONE: 904-803-1156   SHEET 4 OF 5     Mike Petrokis Quilified Professional COMAR 08.19.06.01   Integrate Regeneration of Tree Protection partice davids of the staged and staked in the field. (see general note 5 on sheet 5)   Integrate Regeneration of Tree Protection partice davids of the staged and staked in the field. (see general note 5 on sheet 5)   Integrate Regeneration of Tree Protection partice davids of the staged and staked in the field. (see general note 5 on sheet 5)						
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SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL   Image: Specimen, CHAMPION, HISTORIC TREE TO BE SAVED   Image: Specimen, CHAMPION, HISTORIC TREE TO BE SHEET 4 OF 5   Image: Specimen, CHAMPION, HISTORIC TREE TO SPECIMENT DATE   Image: Specimen, CHAMPION, HISTORIC TREE TO SPECIMENT, MISSINGN   Image: Specimen, CHAMPION, HISTORIC T					SUM	
In Contract, of Historic TREE To BE   0   30"     SAVED   0   30"     WOODLAND PRESERVATION SIGN   Image: Contract of the protection Devices (TPD's) are offset   Image: Contract of the protection Devices (TPD's) are offset   Image: Contract of the protection Devices (TPD's) are offset     MOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on sheet 5)   Image: Contract of the field. (see general note 5 on	HISTORIC TREE PROPOSED	-			0011	BRANDYWINE DISTRICT No. PRINCE GEORGE'S COUNTY, MARYL
PRESERVATION SIGN   OWNER / APPLICANT BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet 5)   OWNER / APPLICANT BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD PHONE: 904-803-1156   DATE   DATE     Mike Petrakis Qualified Professional COMAR 08.19.06.01   03-04-2021   BID SET	HISTORIC TREE TO BE					
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Mike Petrakis DATE   Qualified Professional COMAR 08.19.06.01	from the LOD and woodland preservation	areas on the plan for	BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD			т
COMAR 08.19.06.01 REVISIONS						
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#### GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for 9114-2021. If grading permit 9114-2021 expires, then this TCP2 also expires and is no longer valid.
- 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 contracted 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 5. this requirement.
- 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 Developing Tier and is zoned R-R (Rural Residential).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- . This plan is grandfathered under CB-27-2010, Section 25-177(g).
- 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 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 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.
- 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 this 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 LIMBS 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 permitee 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 permitee, 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 permitee 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 contract 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.
- Tree protection fencing (TPFs) is not required for all or portions of 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 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 TPFs will be required.
- 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.

NATURAL REGENERATION NOTES

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- 1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as Round-Up or equivalent. Secondary applications shall be applied as necessary.
- 2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- 8. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used ...

#### POST DEVELOPMENT NOTES

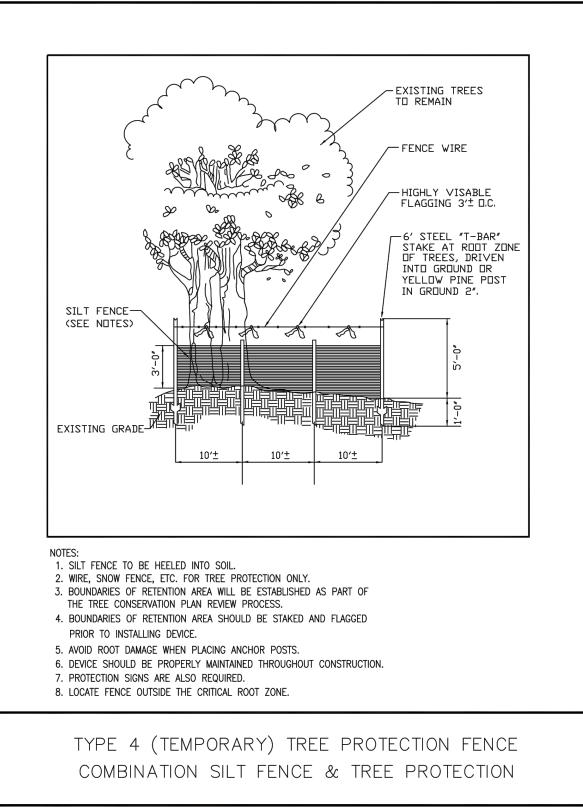
1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the 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.

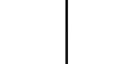
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

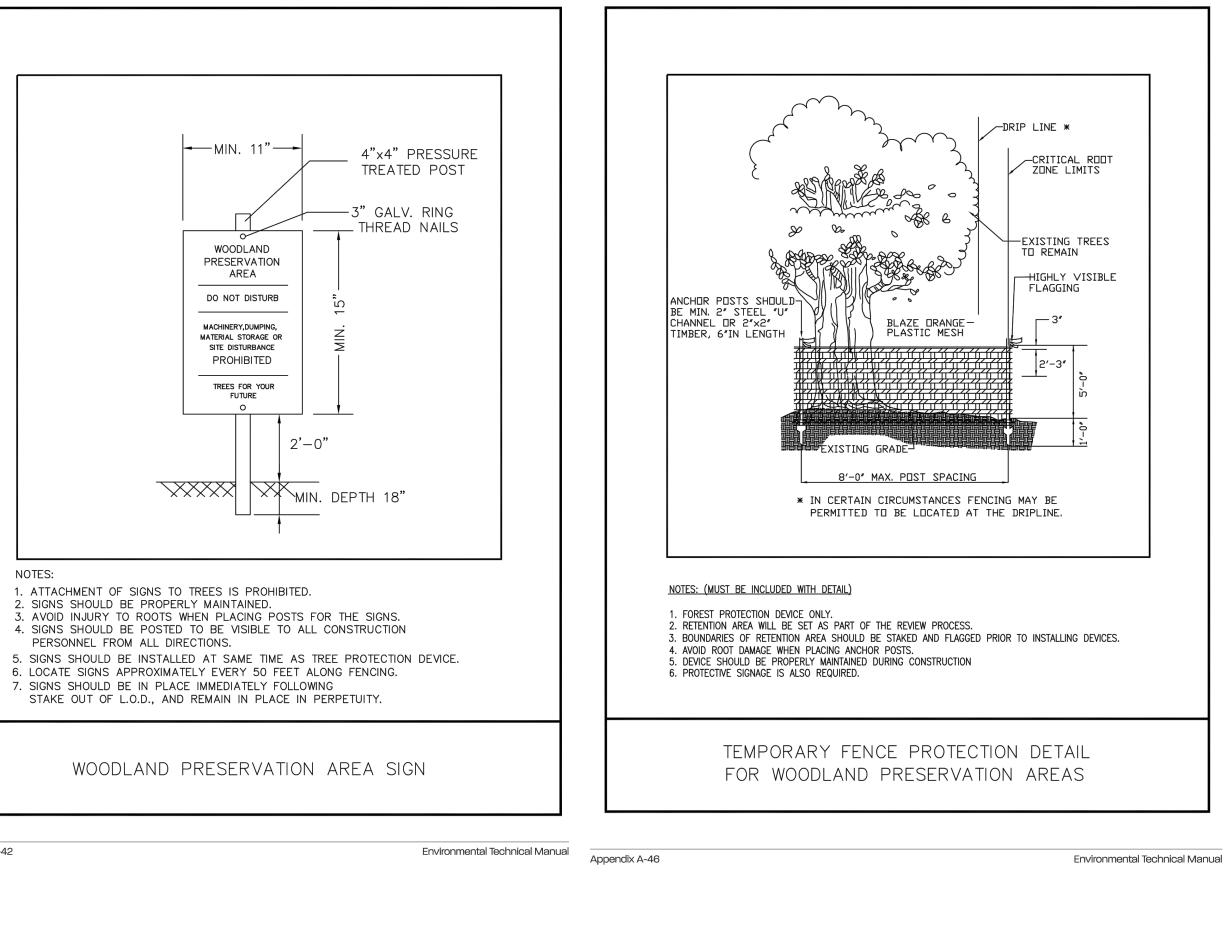
- The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in 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.
- 3. 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 approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- 4. 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.
- 5. 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.
- 6. 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.
- PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY NDIVIDUAL HOMEOWNERS
- 1. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- 2. 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.

Appendix A-42



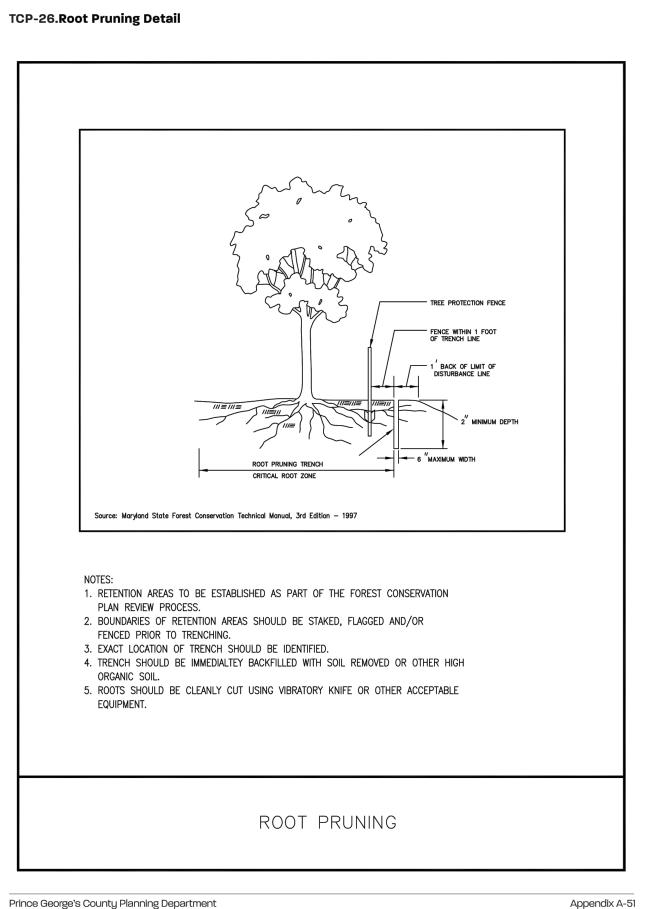
TCP-24.Type 4 (Temporary) Tree Protection Fence Combination Silt Fence and Tree



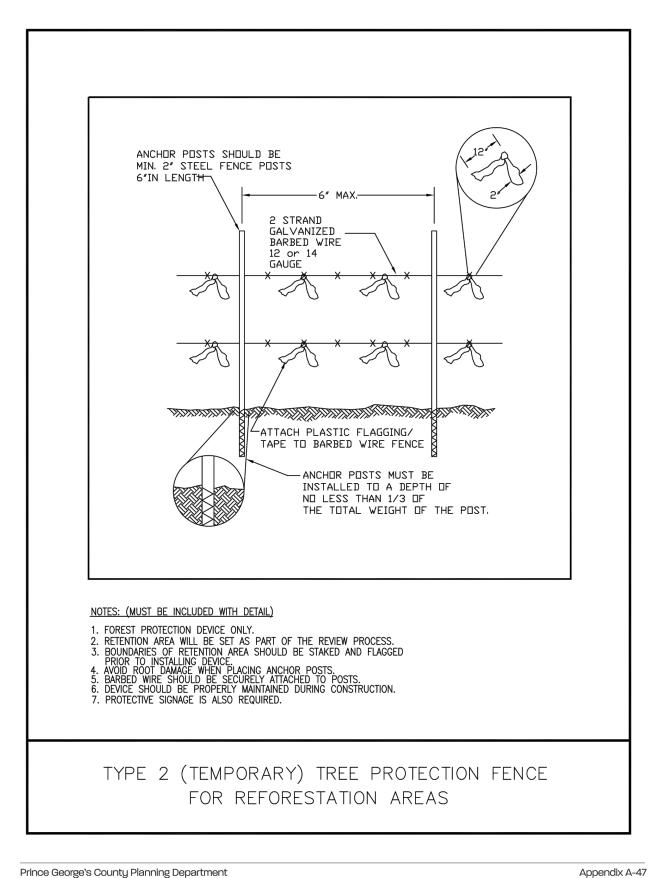




Appendix A-49 Prince George's County Planning Department



### TCP-22.Type 2 (Temporary) Tree Protection Fence for Reforestation Areas



Prince George's County Planning Department

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	TREE CONSERVATION TCP2 - 008 - 20	
	Approved by	
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TREE CONSERVATION PLAN TYPE 2 LOTS 1-6, Outlot 'A' and Parcel 'A' SUMMERGREEN ESTATES **BRANDYWINE DISTRICT No. 11** PRINCE GEORGE'S COUNTY, MARYLAND

**OWNER / APPLICANT** BLUEASH HOLDINGS, LLC 3116 LA RESERVE DRIVE PONTE VEDRA BEACH, FLORIDA 32082 ATTN: ANDREW SHERROD PHONE: 904-803-1156

_	SHEET 5 OF 5									
	July 27, 2023									
	DATE DATE Mike Petrakis Qualified Professional COMAR 08.19.06.01									
		03-04-2021	BID SET							
		DATE	DESCRIPTION							
		REVISIONS								
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	PBW	DRAWN BY: KLB		CHECKED BY:	RECORD NO.	J-B20039
	BY	SCALE: NOT TO SCALE		DRWG. NO.		
		DATE: FEBRUARY 2023				54.005Z
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