

2. Cutting or clearing woodlands 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 <u>Developing</u> Tier and is zoned <u>C-M</u>. 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The property is adjacent to <u>US301 (Crain Highway)</u> which is classified as a <u>Freeway</u> roadway.

9. This plan is/is not grandfathered by CB27-2010, Section 25-119(g).

10. 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. Afforestation and Reforestation Notes

11. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, 12. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first use permit for the respective phase.

Seedling planting is to occur from November through May only. No planting shall be done while the ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided. 13. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed

beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the county inspector. 14. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious,

invasive and non-native vegetation within the reforestation areas is acceptable. 15. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to the clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a

16. Afforestation / reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.

17. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

18. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: Contractor name, business name (if different), address, and phone number. 19. Result of annual survival check for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department. 20. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension. Planting Specification Notes

21. Quantity: (See Plant Schedule

22. Type: (See Plant Schedule) 23. Plant Quality Standards: The plants selected shall be healthy and sturdy representative of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots shall be present. a. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

b. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor. c. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material ans shall be maintained

through periodic watering, until the time of planting. 24. Plant handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once

removed from the nursery or temporary storage area shall be planted immediately. 25. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soils is moist, but may be planted from March through November. No planting shall be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.

26. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they shall not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hold which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another

method, the preparer of this tree conservation plan must be contracted and give his approval before planting may begin. 27. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the

28. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, If any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides on soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only on sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.

29. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company. 30. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be

posted per the signage detail on this sheet. 31. Planting method: Consul the Planting Detail(s) shown on this plan.

ng: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail snown on this

33. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre. 34. Mowing: No mowing shall be allowed in any planting area. 35. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75

% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

36. Source of Seedlings: state name, address, and phone number of nursery or supplier. Natural Regeneration Notes 37. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary application shall be applied as necessary.

38. Care shall be taken to avoid spraying any hardwood seedlings or saplings. 39. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.

40. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along the road frontages adjacent to any reforestation areas. 41. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas. 42. 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 43. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall. 44. If in 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

Four-Year Management Plan for Re/Afforestation Areas Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and tree planting Survival check once annually (September-November) see Note 1

Watering is needed (2 x month) Control of undesirable vegetation as needed (1 x in June and 1 x in September minimum)

Year 2-3: Reinforcement planting is needed (See Note 2)

species already present within the site shall be used.

Survival check once annually (September-November) Control of undesirable vegetation if needed (1 x in May and 1 x in August minimum)

Year 4: Reinforcement planting if needed (See Note 2)

Survival check (September - November) 1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.

2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type. 3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or

recommendations will be conducted on an as needed basis. 45. 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 the issuance of any permit for the

46. 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

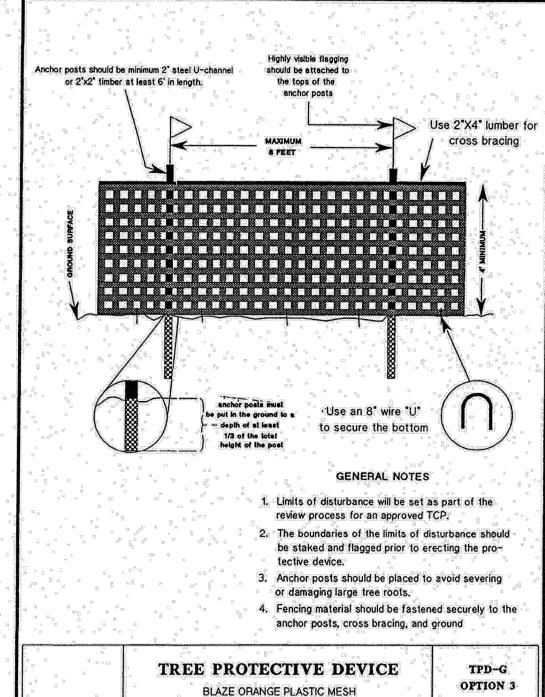
47. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

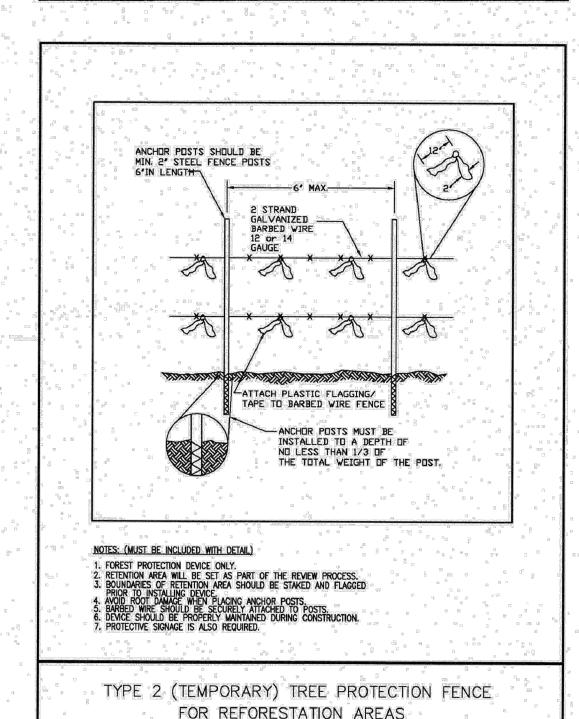
48. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert. 49. The removal of noxious, 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 plant 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.

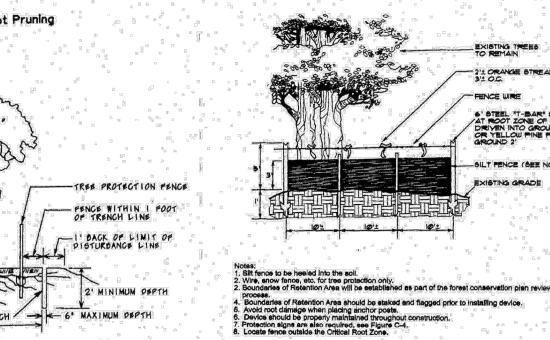
50. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions. 51. 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. 52. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan. 53. 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. 54. Although Virginia Pine is present in the Woodland Preservation Areas (WPA) on Parcel 4 as reflected by this TCP2. Those Virginia Pine will not be retained as a WPA during the development of Parcel 4. Therefore, cutting and/or removal of these trees will be addressed by the TCP2 reflecting the development of Parcel 4.









QUALIFIED PROFESSIONAL CERTIFICATION This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual



POST-TYPE TREE PROTECTION SIGNAGE 51/2"x8" PLASTIC FOREST CONSERVATION FOREST AREA DO NOT DISTURB ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

Invasive Species Plan

Invasive species (Multiflora Rose, Japanese Honeysuckle and Japanese Stilt Grass) account for nearly 60 percent of the herbaceous layer within the limits of the 100-yoear floodplain woodlands. In addition, the areas identified as Natural Regeneration Areas have significant invasive species (Multiflora Rose, Japanese Honeysuckle, Asian Bittersweet, Japanese Stilt Grass and Tartarian Honeysuckle) which account for nearly 40 percent of the herbaceous layer coverage.

The invasive species within the Natural Regeneration Areas should be controlled by weeding/pulling, cutting and spraying or other acceptable methods prior to any support plantings. It will not be possible to determine the exact extent of support plantings that will be necessary until control of the invasive species has been completed.

The Woodland Preservation Areas have some limited invasive species with approximately 5 percent coverage with Japanese Honeysuckle and a few scattered Grape Vines which are native but currently causing damage to some canopy trees Invasive species control in the Woodland Preservation Areas will be limited to that necessary to avoid damage to the canopy trees. This control should be done in conjunction with that in the Natural Regeneration Areas.

General Information Table							
Layer Category	Layer Name	Value					
Zone s	Zoning (Zone)	E-M					
Zone	Aviation Policy Area (APA)	NA.					
Administrative	Tax Grid (TMG)	. 154-F4					
Administrative	WSSC Grid (Sheet 20)	221SE07					
Administrative	Policy Analysis Zone (PAZ)	272D 3 C					
Administrative	Planning Area (Plan Area)	85A se 1 e					
Administrative	Election District (ED)						
Administrative	Councilmanic District (CD)						
Administrative	General Plan 2002 Tier (Tier)	Developing					
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1402 0 8					
Administrative	PG Traffic Analysis Zone (TAZ-PG)						

Botanical Name

atanus acerifolia 'Bloodgood

melanchier canadens is

iercus coccinea

ercis canadensis

indera Benzoin

l y rica cerifera

ornus stolorifera

caliper trees per acre

lex opaca cultivars

Phased Woodland Conservation Worksheet for Prince George's County ECTION 1 - Establishing Site Information (Enter acres for each zone) le acreages only in columns Gross Tract: Floodplain: for which there is a corresponding zone Previously Dedicated Land: Net Tract (NTA): TCP II or 2 Number Revision Property Description or Subdivision Name: TCP1 Number Is this site subject to the 1989 Ordinance? (Y/N) Within PFA (Y/N) 2010 Ordinance? (Y/N) Break-even Point (preservation acres) = Acres of Net Tract clearing permitted w/o reforestion SECTION II - Determinng Woodland Conservation Requirements (Enter acres for each corresponding column Existing Woodland on Net Tract (acres)

Existing Woodland in Floodplain (acres) Woodland Conservation Threshold (NTA) = 15.00% Smaller of 10 or 12 Woodland above WCT Plan Number: (This must be completed for each phase) Revision Number Plan Phase or Name: TCP2 Number for this Phase or Section Approval Date Total Total area in this application (acres) Floodplain area in this application (acres) Net Tract area in the application (acres) Woodland on the Net Tract for this phase (acres) Woodland in the Floodplain for this phase Woodland Cleared on Net Tract for this phase Woodland Cleared in Floodplain for this phase Off-site Woodland Clearing (1:1) Off-site WCA being provided on this property (preservation) Off-site WCA being provided on this property (aff/reforestation) Cummulative acres of Net Tract Woodland cleared Cummulative acres of Floodplain woodland cleared Smaller of 16 or 34 Woodland Clearing below WCT Clearing below WCT (2:1 replacement requirement) Replacement for clearing above the WCT (0.25 : 1) Replacement for clearing below the WCT (2:1) Afforestation Required Threshold (AFT) = 15.00% Cumulative Woodland Conservation Required

ECTION III - Meeting the Requirements		e V II - G	The second	* § * v }	g n sudane	a 3 (Total		
oodland Preservation			0.11	0.69			0.80	B B	2
forestation/Reforestation	7						0.00	Bond amount:	\$7,97
atural Regeneration	8		0.27 - 0.33	0.12			0.45	0.39	
andscape Credits	e,			0.16			0.16		8 8
pecimen & Historic Tree (CRZ area)	7						0.00	E = -2 S	
Specimen & Historic Tree Credit	2 00 00 00 00 00 00 00 00 00 00 00 00 00	f , 11 1 1	4 E E E	f .d "	/ "a" a /	0 0 00000000000000000000000000000000000	0.00	a 20	e .
prest Enhancement Acreage	EW COM						DE DE	3 g 4 8	60 C
Forest Enhancement Credit (25% of enhancement area)	Carlo Parker same	e, osn	A n, e			20 %	0.00		9 9
reet Tree Credit (Existing or 10-year canopy)				18 115			0.00	4 8	26 B
ea approved for fee-in-lieu			0.04				27420 000	Fee amount:	\$1,882 -
ff-site Woodland Conservation Credits on another property	0.32		0.72 - 0.70	0.28	0.62	0.46	-2.38	2.40	
ff-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	e B	8 8
ff-site WCA (afforestation) being provided on this property	0.00	0.00	0.00		0.00	0.00	0.00		6 8 9
ummulative Woodland Conservation Provided	0.32	0.32	1.46	2.71	3,33	3.79	3.79	5 0 E F	4. %
			n gree t	8 6 6	8 8 E	_ B			83 ≥
oodland saved on this phase but not counted	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0 4 20 20 20 20 20 20 20 20 20 20 20 20 20	. F
disting Net Tract Woodland in later phases	3.75	3.40	3.29	1.81	1.26	0.00	t 8.4 8		, n P
equirement Status per Phase	N O NAME OF	9 6 6		6 0 7 8				The December of the December o	9 8 8 8
		, n		B CVE			9 8 279		8

Latest phase indicates cumulative requirement through that phase of wo

Off-site Woodland Conservation Provided is itemized below:

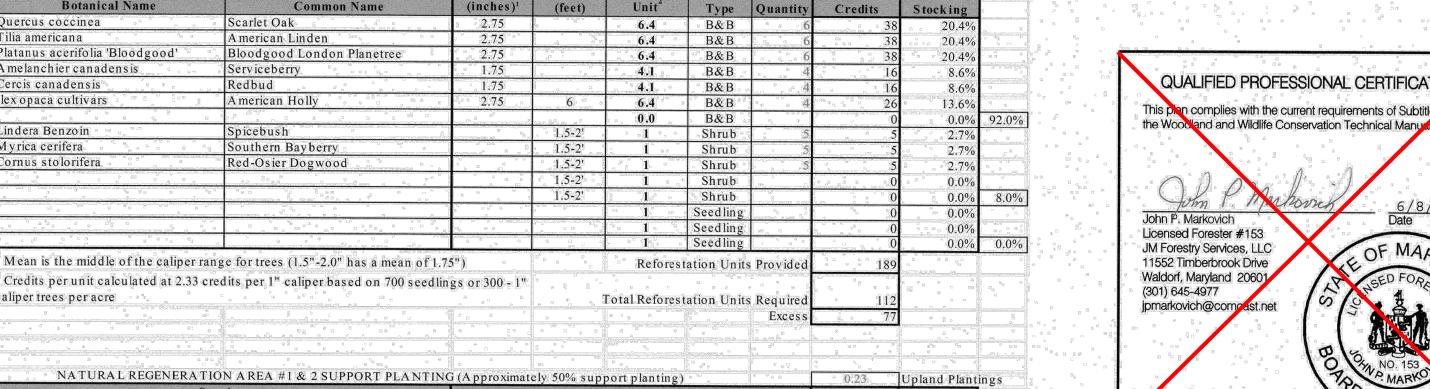
large Caliper Planting Stock

Credits per

Height

6/10/2013 a Transfer Certificate providing for 0.72 acres of WC requirement was recorded at L34823 F652. That 0.72 acres is reflected on this worksheet as including 0.69 acres on Parcel 7 and 0.03 acres on Parcel 1. 10/20/2023 - A fee-in-lieu providing for 0.04 acres of WC requirement was provided for impacts on Parcel 7.

> A planting schedule for the Natural Regeneration Areas has been included assuming approximately 50 percent of normal density to bring the Natural Regeneration Areas up to standard based on March 2017 field observations.



NATURAL REGENERATION AREA #1 & 2 SUPPORT PLANTING (Appro			ely 50% support planting)			0,23	Upland Plantings		
Species			Large Caliper Planting Stock					Percent of	
Botanical Name	Common Name	Mean Caliper (inches) ¹	Mean Height (feet)	Credits per Unit	Туре	Quantity	Credits	Stocking	2 Hg
uercus coccinea	Scarlet Oak	1.25		2.9	B&B	· · · · · · · · · · · · · · · · · · ·	26	13.9%	
cer Rubrum	Red Maple	1.25		2.9	B&B		29	15.4%	
latanus occidentalis	Sycamore	1.25	e seg " c	2.9	B&B	10	-29	15.4%	w e
melanchier canadens is San Canadens	Serviceberry	1.25		2.9	B&B	6	17	9.3%	
ercis canadensis	Redbud a national and a second	1.25	a on	2.9	B&B	8	23	12.4%	,87 B
ex opaca cultivars	American Holly	1.25	6 8	2.9	В&В	6	- 17	9.3%	Aux - quasas e
			S C	0.0	B&B	8		0.0%	90.5%
indera Benzoin	Spicebush		1.5-2'	1	Shrub	5	5	2.7%	8 2 D
l yrica cerifera	Southern Bay berry	8)	1,5-2'	1	Shrub	5	5.	2.7%	18
ornus stolorifera	Red-Osier Dogwood	M, BE	1.5-2'	T	Shrub		5	2.7%	0.5 . 1
			1.5-2'	1	Shrub		0	0.0%	
The state of the s	TOPH RE AT THE PER SHEET AND THE AND THE	9 0 6 0 60 0 V	1.5-2'		Shrub	, a , a	0	0.0%	9.5%
		EBS H B	e to to t		Seedling	8 40	0	0.0%	
		a S Emissient		e 2 10 592	Seedling		0	0.0%	
		- W B	ga a g	.a 1 °	Seedling	158 B 28	0	0.0%	0.0%
Mean is the middle of the caliper range for trees (1.5"-2.0" has a mean of 1.75")						Provided	158		
Credits per unit calculated at 2.33 credits per 1" caliper based on 700 seedlings or 300 = 1"				Total Reforest			158		
		22		1 2 6	8 7 7 67 3	Excess	0		

AFFORESTATION AREA #1 / Buffery ard Planting

carlet Oak

erviceberry

American Holly

oicebush

merican Linden

outhern Bayberry

Red-Osier Dogwood

odgood London Planetree

Caliper



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 TCP 2 = 009 = 2013

Approved by	Date	DRD#	Reason for Revision
Chuck Schneider	05/21/2013		Parcel 1, 9, 10, and Outparcel
Pending	3 9 B	DSP-16035	Parcel 7
Chuck Schneider	6/14/17		Parcel 8
John Soul	11/21/2023		Revise Parcel 7
G To Salar Day on			

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SHEET 2 of 2