

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall
- 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

be subject to a \$9.00 per square foot mitigation fee.

- 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-1
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- 8. The site is not adjacent to a roadway classified as arterial or greater.

9. This plan is/is not grandfathered under CB-27-2010, Section 25-177(a).

of the TPFs may begin.

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
- 2. 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
- . 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

meeting. Upon approval of the locations by the county inspector, installation

- 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
- 5. 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, dulna, or hazardous mau 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
- 8. 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.
- 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 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.

down by hand during the clearing of the site.

- O. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut
- . After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

NATURAL REGENERATION NOTES

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

- 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. 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
- 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.

any trails used to reach those areas.

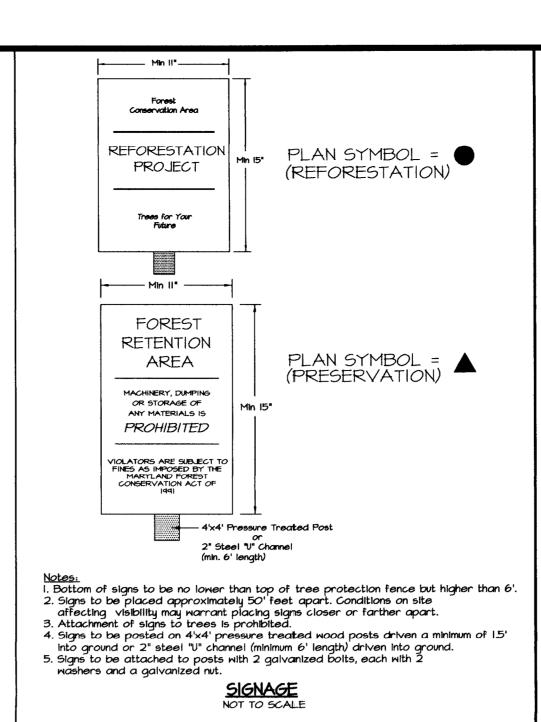
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall 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
 - A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows: FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS
 - Field check the re-afforestation area according to the following schedule:
 - 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 (I \times in June and I \times in
 - Year 2-3: Reinforcement planting is needed (See Note 2)
 - Survival check once annually (September-November) Control of undesirable vegétation if needed (1 \times in May and 1 \times in August min.)
 - Reinforcement planting if needed. (See Note 2) <u>Survival Check (September-November)</u>
 - 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.
 - 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 I through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

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 Georae'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.

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 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
- 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.
- 2. 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 around 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
- 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
- 4. 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.

in accordance with the label instructions



WIRE 12 OR 14 GAUGE SURVEYOR'S FLAGGING -PLAN SYMBOL . Forest preservation, specimen tree and re/af-forestation protection device. 2. Protected areas will be set as part of the review process. 3. Boundaries of protected areas should be staked and flagged prior to installing 4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts. 6. Device should be properly maintained during construction.

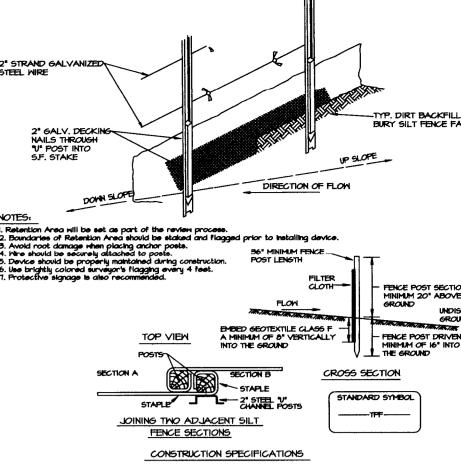
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7. Use brightly colored surveyor's flagging every 4'.

8. Protective signage is also recommended.

TREE PROTECTION FENCING - TYPE I

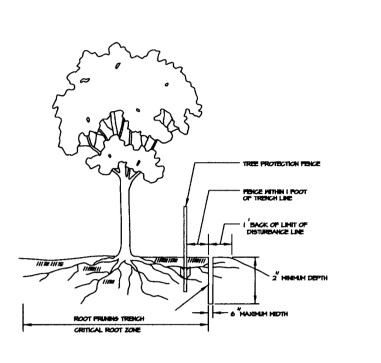
9. Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.



I. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Mood posts shall be 1 1/2" X 1 1/2" square (min) out, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot. 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class Fi Tensile Strength 50 lbs/in*(min.) Test: MSMT 504
Tensile Modulus 20 lbs/in*(min.) Test: MSMT 504

Filon Rate 0.3 gail ft / minute (max.) Test: MSMT 322 Filtering Efficiency 75% (min.) Test: MSMT 322 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent 4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

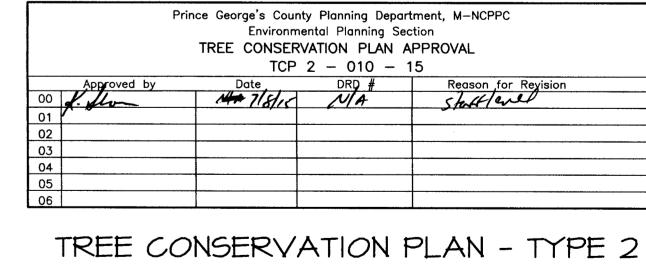
COMBINATION SILT FENCE & TREE PROTECTION - TYPE II



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

ROOT PRUNING

Source: Maryland State Forest Conservation Technical Harval, 3rd Edition - HMT



TREE CONSERVATION PLAN - TYPE 2 PARCELS J, K, AND M MARYLAND BOULEVARD INDUSTRIAL TRACT

> KENT DISTRICT No. 10 PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/APPLICANT Exeter 6240 Columbia Park, LLC 7595 Montevideo Road Suite 120 Jessup, Maryland 20794 Attn: Thomas M. Allman 410-799-3394

SHEET 2 OF 2 WSSC 200' SHEET SERIES 203 NE 06 ADC MAP BK LOCATION 5530 F-3 § 4, D-3 1721 WOODMORE ROAD, SUITE 20 BEN DYER ASSOCIATES, INC Mike Petrakis COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC. Revised per M-NCPPC comments dated 4-30-15. PCN DRAWN BY DESIGNED BY CHECKED BY RECORD NO DATE DESCRIPTION Qualified Professional DATE MARCH 2015 COMAR 08.19.06.01 REVISIONS J:\LD7-PROJ\61114-LD7\sheets\TCP2-PB-H2.dwg, 6/15/2015 10:54:45 AM, nicpag

