



Standard Floodplain Conservation Worksheet
Prince George's County

Section I - Establishing Site Information

Zone: 1-3 Owner: SOIL SAFE, INC.
Gross Tract: 56.91 Acres Address: 6700 Alexandra Bell Dr. Suite 300
Floodplain: 0.00 Acres Columbia, Maryland 21046
Prev. Dedicated Land: 0.00 Acres Phone: (410) 872-3440
Net Tract (NTA): 56.91 Acres Tax Map: 05 Revision: 02
Subdivision/Block/Lot: Mattawoman/Brandywine Commerce Center North

Is this site subject to the 1984 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCF approvals which include a combo of these lots and/or other lots? N

Is this a mitigation bank? N

Break-even Point (preservation) = 11.6 Acres
Clearing permitted w/o reforestation = 34.66 Acres

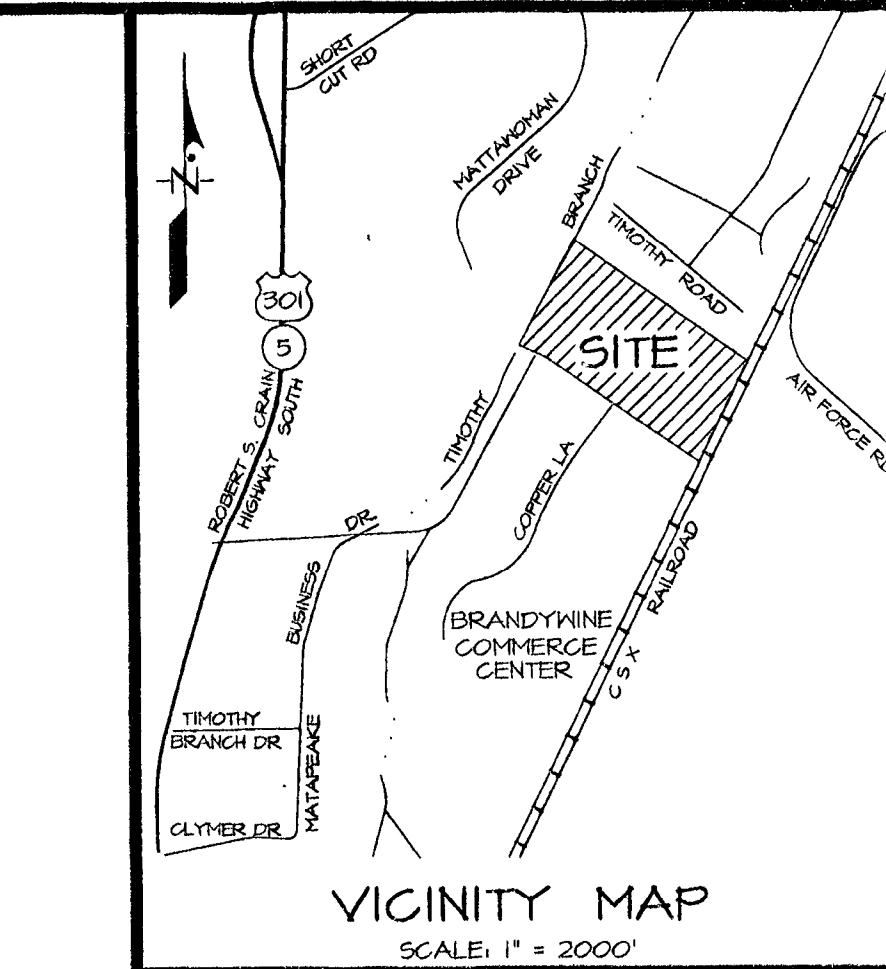
Section II - Determining Requirements

	Column A HCT/AFI %	Column B Floodplain (1.1)	Column C Off-site Impacts (1.1)	Column D Floodplain (1.1)
Existing Woodland		51.82	0.00	
Woodland Conservation Threshold (HCT) =	15.00%	8.54		
Smaller of B or C		8.54		
Woodland above HCT		43.28		
Woodland cleared		41.02	0.00	0.14
Woodland cleared above HCT (smaller of B or C)		41.02		
Clearing above HCT (0.25 - 1) replacement requirement		10.26		
Woodland cleared below HCT		0.00		
Clearing below HCT (2.1) replacement requirement		0.00		
Afforestation Threshold (AFI) =	15.00%	0.00		
Off-site HCA being provided on this property		0.00		
Woodland Conservation Required		18.13 acres		
Section III - Meeting the Requirements				
Woodland Preservation		10.80		
Afforestation / Reforestation		0.50		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (GRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * 25)	0.00	0.00		
Area approved for fee-in-lieu/PFA		0.00		80.00
Area approved for fee-in-lieu/PFA		0.00		80.00
Credits for Off-site Conservation on another property		0.00		
Off-site HCA (afforestation) being provided on this property		0.00		
Off-site HCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		14.30 Acres		
Area of woodland not cleared		10.80 acres		
Net tract woodland retained not part of requirements:		0.00 acres		
100% Floodplain woodland retained		0.00 acres		
On-site woodland conservation provided:		14.30 acres		
On-site woodland retained not created:		0.00 acres		
Plan Certified by:		NAME: Mike Petroski		
		Address: 1121 Woodmore Road, Suite 200		
		(Baltimore, MD 21221)		
		License: Qualified Professional		

Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wetlands conservation assessment recorded among the Prince George's County Land Records at Liber 33164, Folio 213. Revisions to this TCF2 may require a revision to the recorded assessment.

Site Statistics Table

Site Statistics	Total
Gross tract area	56.91 ac.
Existing 100-year Floodplain	00.00 ac.
Net tract area	56.91 ac.
Existing woodland in the floodplain	00.00 ac.
Existing woodland net tract	51.82 ac.
Existing woodland total	51.82 ac.
Existing FMA	0.15 ac.
Regulated streams (linear feet of centerline)	56 lf



- LEGEND
- PROPERTY BOUNDARY
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - NONREGULATED STREAM (EPHEMERAL)
 - STREAM BUFFER (50')
 - NATURAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARED OFF-SITE AREA (C-OS)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
 - SPECIMEN TREE PROPOSED FOR REMOVAL
 - EXISTING OFFSITE WOODLAND PRESERVATION (TCP-11/40/90)
 - EX. GASLINE
 - EX. OVERHEAD ELECTRIC LINE
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - TREE PROTECTION FENCE (TEMPORARY)
 - CHAIN LINK AND PERMANENT TREE PROTECTION FENCE

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Disposition
1	American Beech	Fagus grandifolia	34"	Poor	To Be Removed
2	American Beech	Fagus grandifolia	34"	Fair	To Be Removed

NOTE:
This plan is in accordance with the following: A variance from the strict requirements of Subtitle 25 approved by the Planning Board on September 4, 2014 for the removal of two specimen trees (Section 25-122(b)(1)(G)), 5T-1 and 5T-2.

CLEARING AREAS (CA)

No.	AREA (AC)
1	41.02
TOTAL	41.02

OFF-SITE CLEARING AREAS (C-OS)

No.	AREA (AC)
1	0.14
TOTAL	0.14

PRESERVATION AREAS (PA)

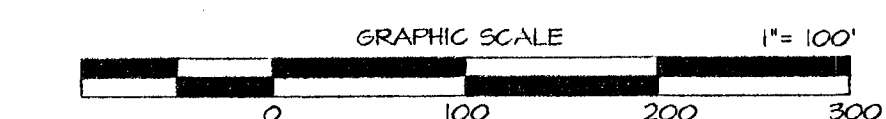
No.	AREA (AC)
1	1.04
2	4.42
3	4.13
4	0.66
TOTAL	10.80

REFORESTATION AREAS (RA)

No.	AREA (AC)
1	2.08
2	0.20
3	4.81
4	1.41
TOTAL	8.50

DEED REFERENCES
P/O LIBER 23230, FOLIO 40T = 26.6212 AC.
LIBER 33164, FOLIO 54B = 24.4846 AC.
TOTAL = 56.6108 AC.

TREE CONSERVATION PLAN - TYPE 2 MATTAWOMAN \ BRANDYWINE COMMERCE CENTER NORTH LANDS OF SOIL SAFE, INC. BRANDYWINE ELECTION DISTRICT No. II PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT
MATTAWOMAN DEVELOPMENT, LLC
6700 ALEXANDRA BELL DR.
SUITE 300
COLUMBIA, MD 21046
(410) 872-3440
CONTACT: MILT MORRIS

SHEET 1 OF 2
MDCG 2001 SHEET SERIES 214 5E 08
ADC MAP BK LOCATION 5414 G-1

OCT 9, 2014
DATE

Mike Petroski
Qualified Professional
COMAR 08.19.08.01

1021 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20718
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE 5016 498-0000
COPYRIGHT © 2012 BEN DYER ASSOCIATES, INC.
J-B02060
BY: [Signature]
DATE: SEPTEMBER 2012
REVISIONS: 54,054-Z

1. The plan is submitted to fulfill the woodland conservation requirements for a grading permit.
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 \$4,000 per square foot mitigation fee.
3. A pre-conservation 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 contracted prior to the start of any work on the site to conduct a pre-conservation 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 the lot or parcels of the 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 Developing Tier and is zoned I-3.
7. 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.

10. 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.

1. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
2. The location of all temporary tree protection fencing (TPF's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Approval of the locations by the county inspector, installation of the TPF's and the TPF's shall be completed prior to the start of construction.
3. 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 maintain the temporary or permanent tree protective devices is a violation of this TSP.
4. 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 grassland 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.
6. A tree is considered hazardous if a condition is present which leads a professional Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree is potentially to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
7. During the initial stages of clearing and grading, if hazardous trees are present, or trees are not hazardous but are leaning into a chain the disturbed area, the permittee shall remove said trees until a chain is disturbed. Corrective measures requiring the removal of the hazardous tree or limb shall be shown on the TSP. The TSP shall be updated and signed after approval by the inspector may the tree be cut by chain saw to the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

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 is a potential hazard to fall and strike a structure, parking area, or other high use area and may cause personal injury or property damage. If a tree or portions thereof are in imminent danger of falling onto 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 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.

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 returned to the contractor once the required activities have been satisfied or the required acreage for maintenance has been approved.

Reforestation areas shall not be moved. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation area is acceptable.

All required temporary tree protection fencing shall be installed prior to the start of loading or unloading of the site and shall remain in place until the permanent tree protection fencing is installed. Temporary tree protection fencing shall not be required to be installed if the permanent fencing is installed prior to clearing the site. If the temporary tree protection fencing is removed within temporary or permanent tree protective fencing is a violation of this TCDP.

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.

At time of issuance of the first permit, the following information shall be submitted to the M-NGPC Planning Department: (1) the contractor responsible for the implementation of this plan; contractor name, business name (if different), address, and phone number.

Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NGPC Planning Department.

Failure to establish the afforestation or reforestation within the prescribed time frame will resulting the forfeiture of the reforestation bond and/or a violation of the TCDP. The contractor will be assessed a penalty per square foot penalty unless the county inspector approves a written extension.

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. Core shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation signs shall be installed every fifty feet or as appropriate and two strand vine fencing shall be installed along road frontages adjacent to any reforestation areas.
5. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competing and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
7. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the data log.
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.

Year 1:	<p>Site Preparation and Tree Planting</p> <p>Survival check once annually (September-November) (see Note 1)</p> <p>Watering is needed (2 x month)</p> <p>Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)</p>
Year 2-3:	<p>Reinforcement planting is needed (See Note 2)</p> <p>Survival check once annually (September-November)</p> <p>Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)</p>
Year 4:	<p><u>Reinforcement planting if needed.</u> (See Note 2)</p> <p><u>Survival check</u> (September-November)</p>

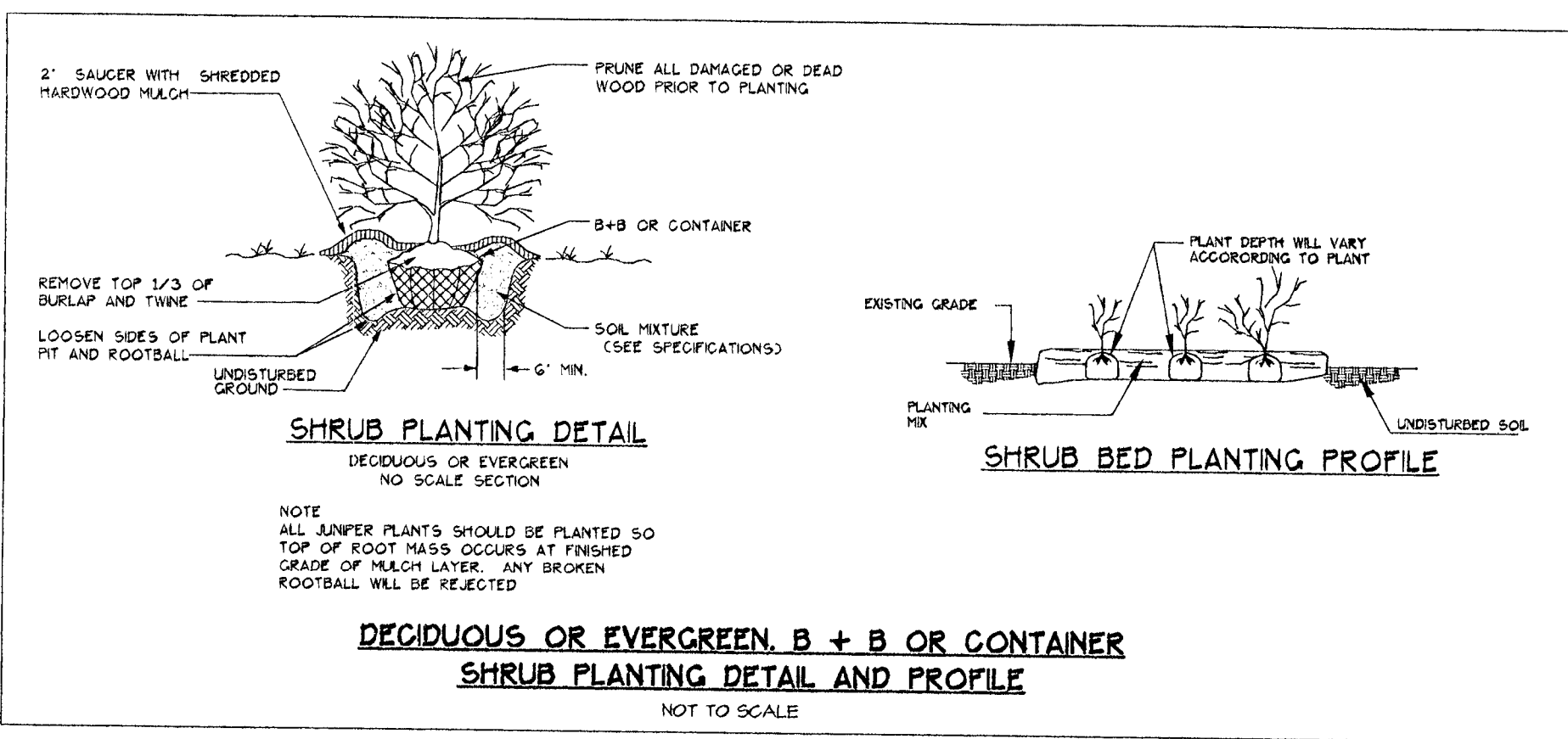
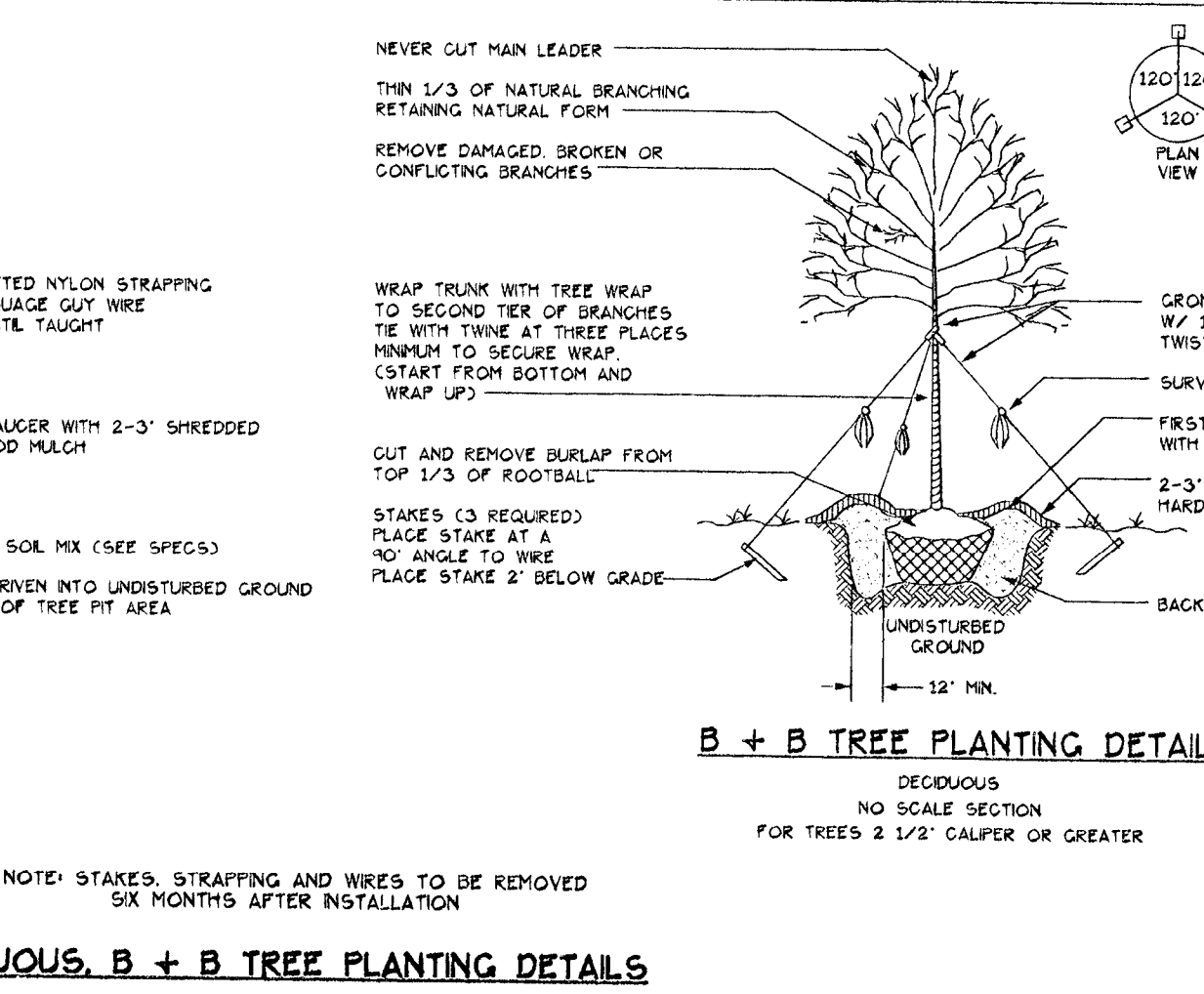
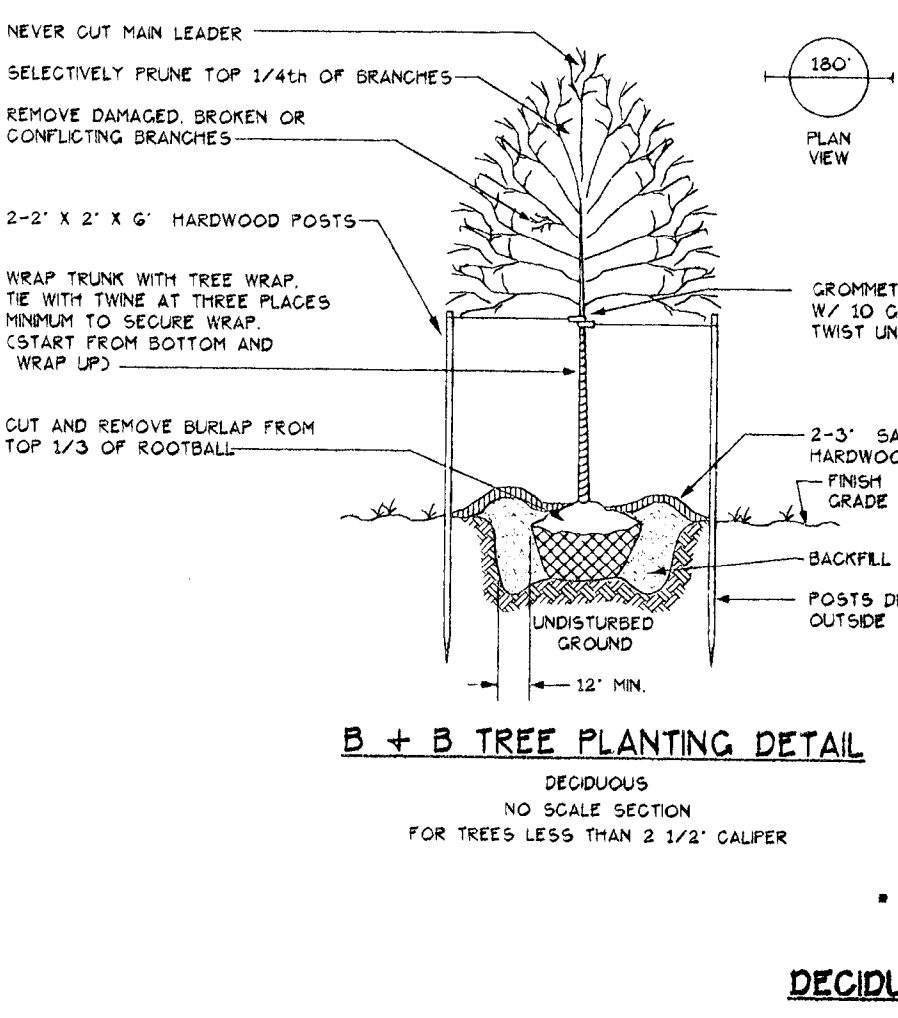
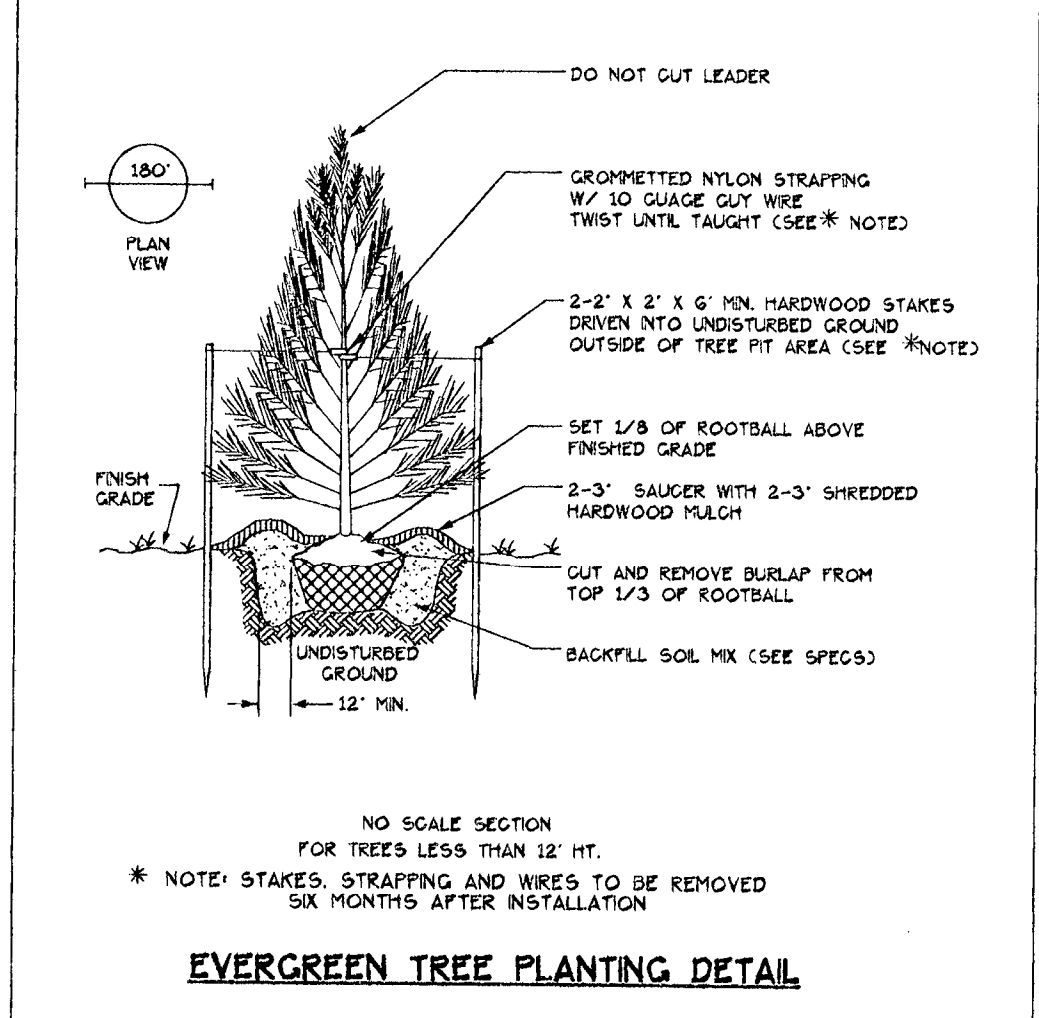
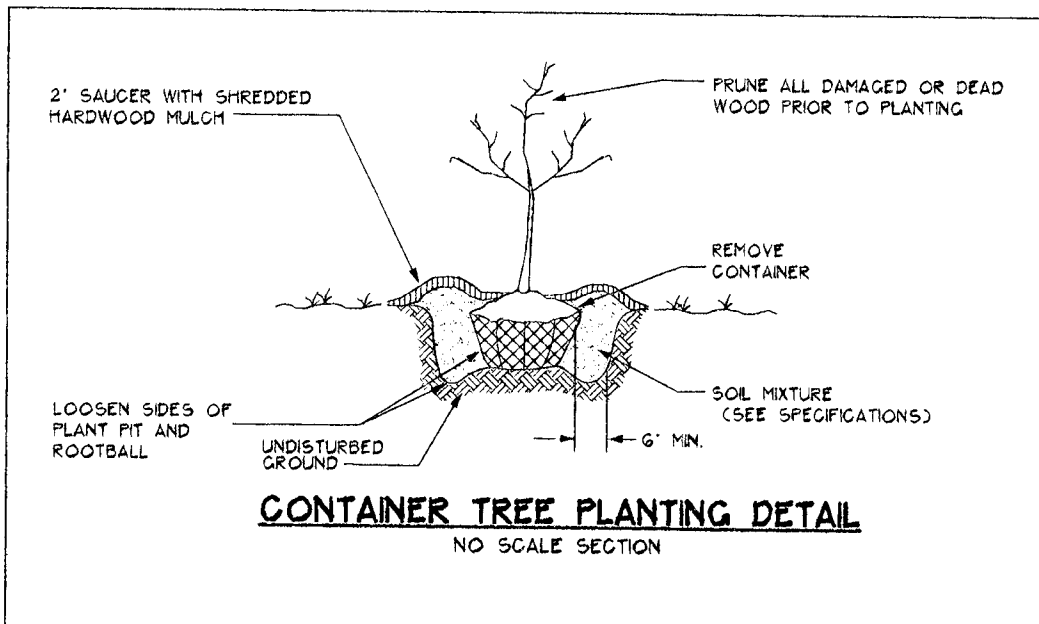
1. **Survival Check:** Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show visible, 50mm field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. **Reinforcement Planting:** Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planned. If a particular species suffers unusually high mortality, replace with an alternative of similar 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.

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.

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 commencing any work. If the proposed corrective documentation has been completed on the handout, "Guidance for Prince George's County, Maryland, Department of the Environment, "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.

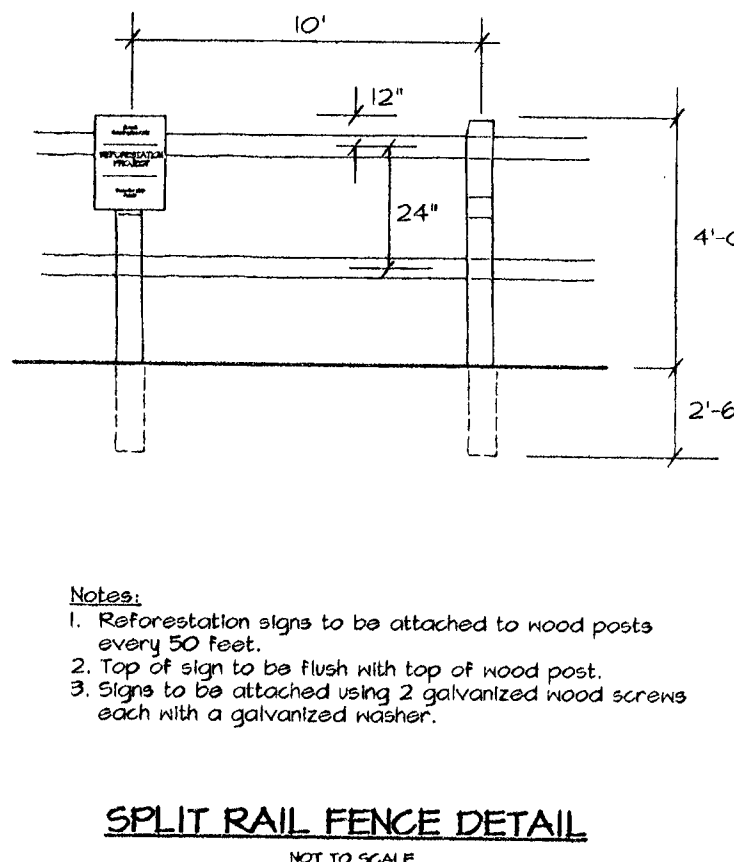
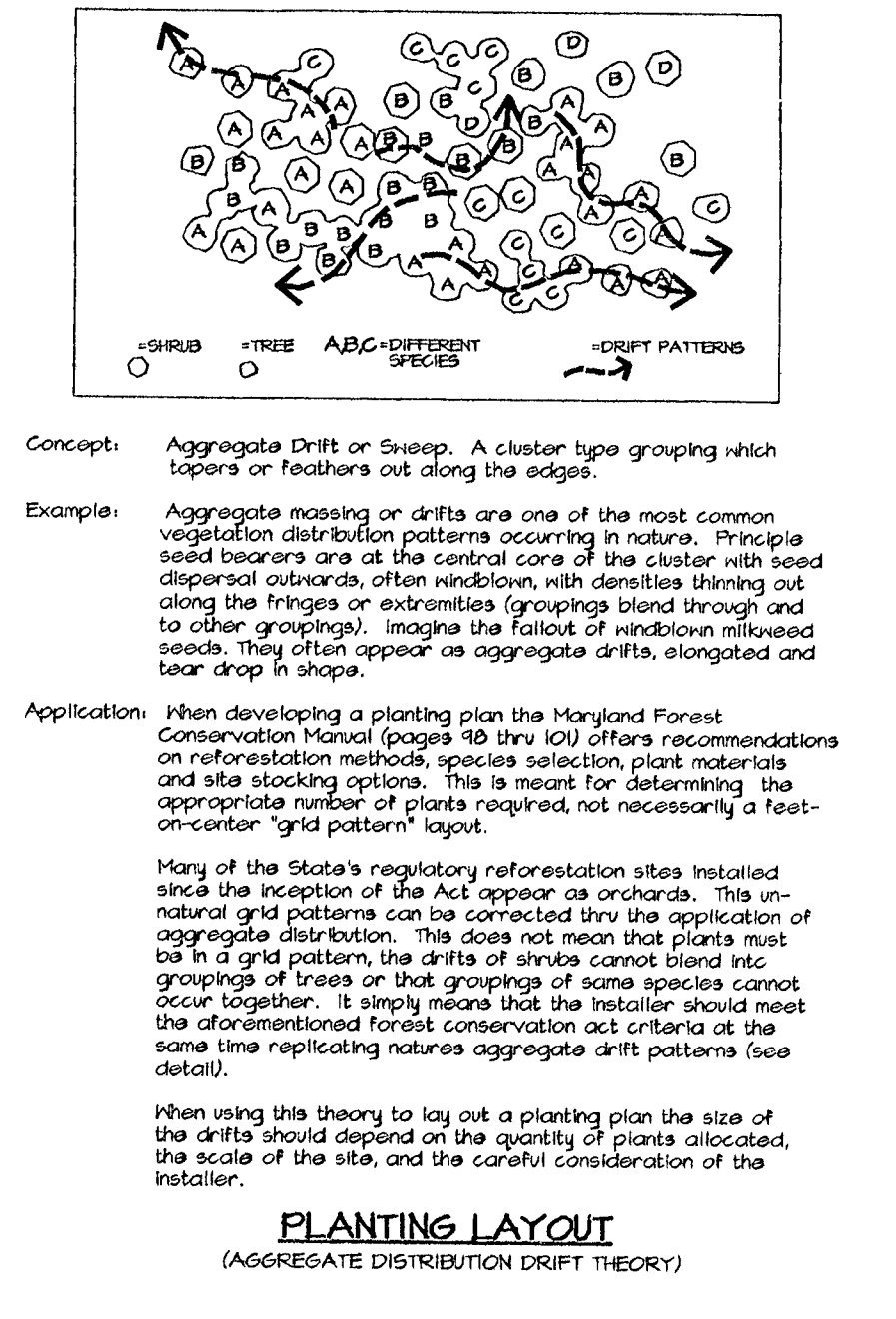
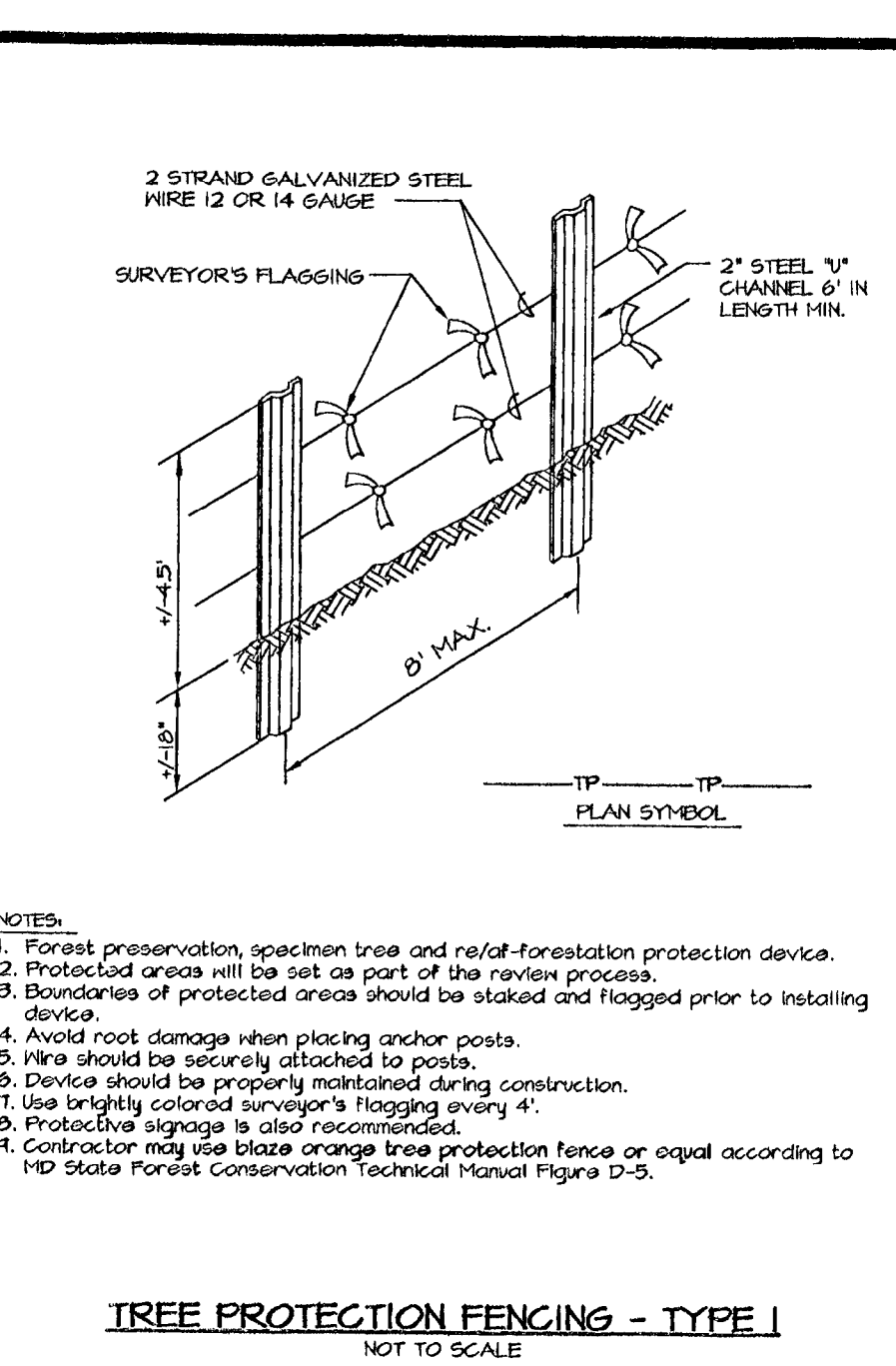
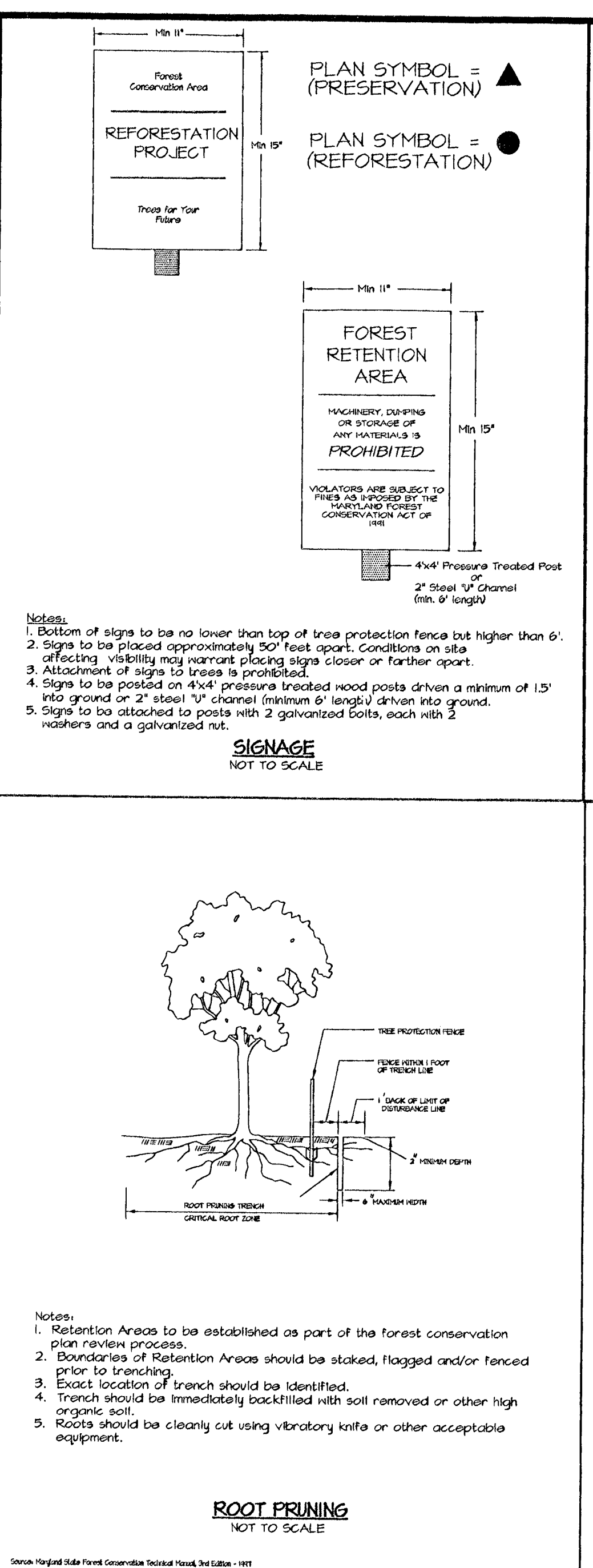
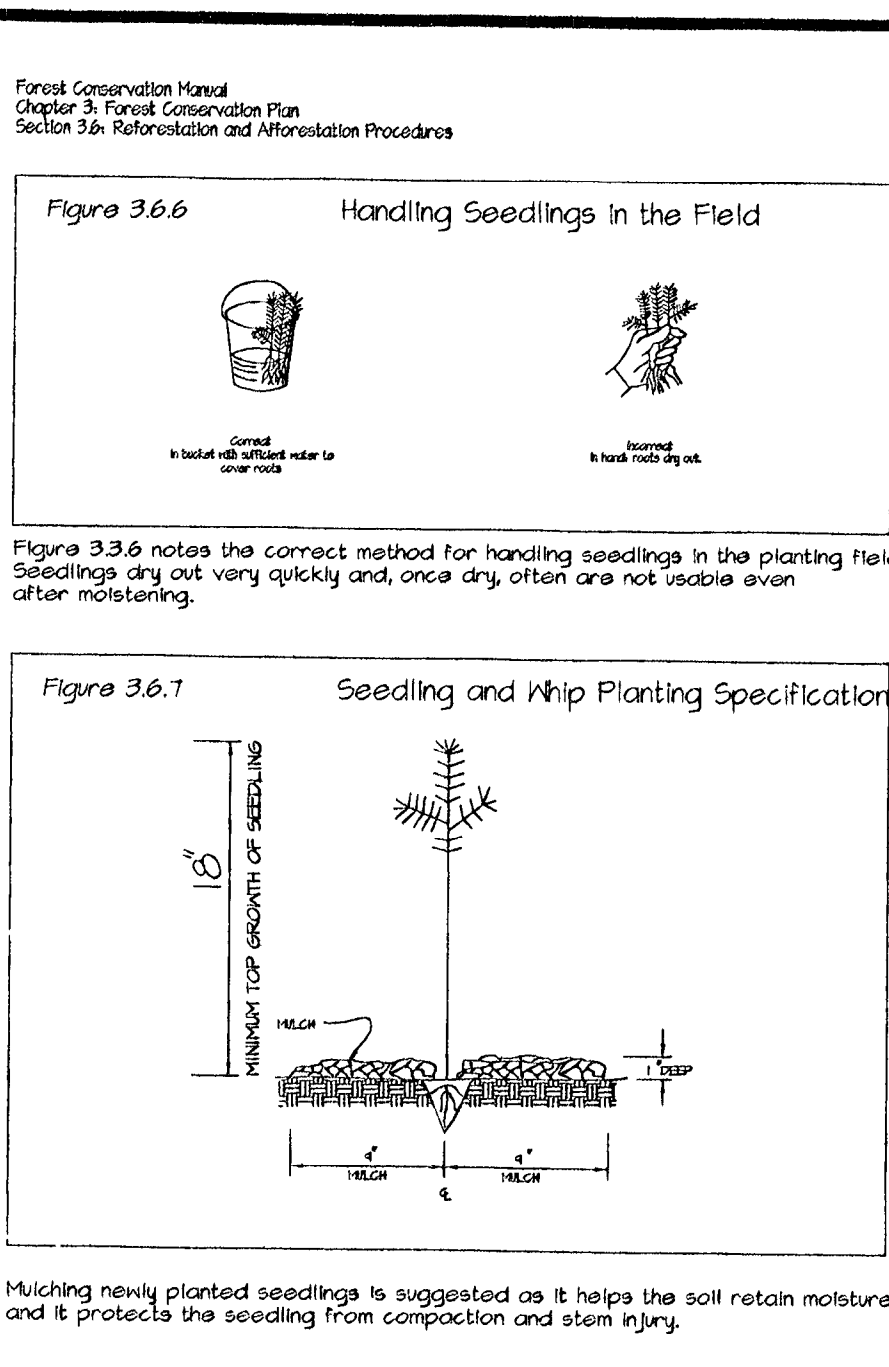
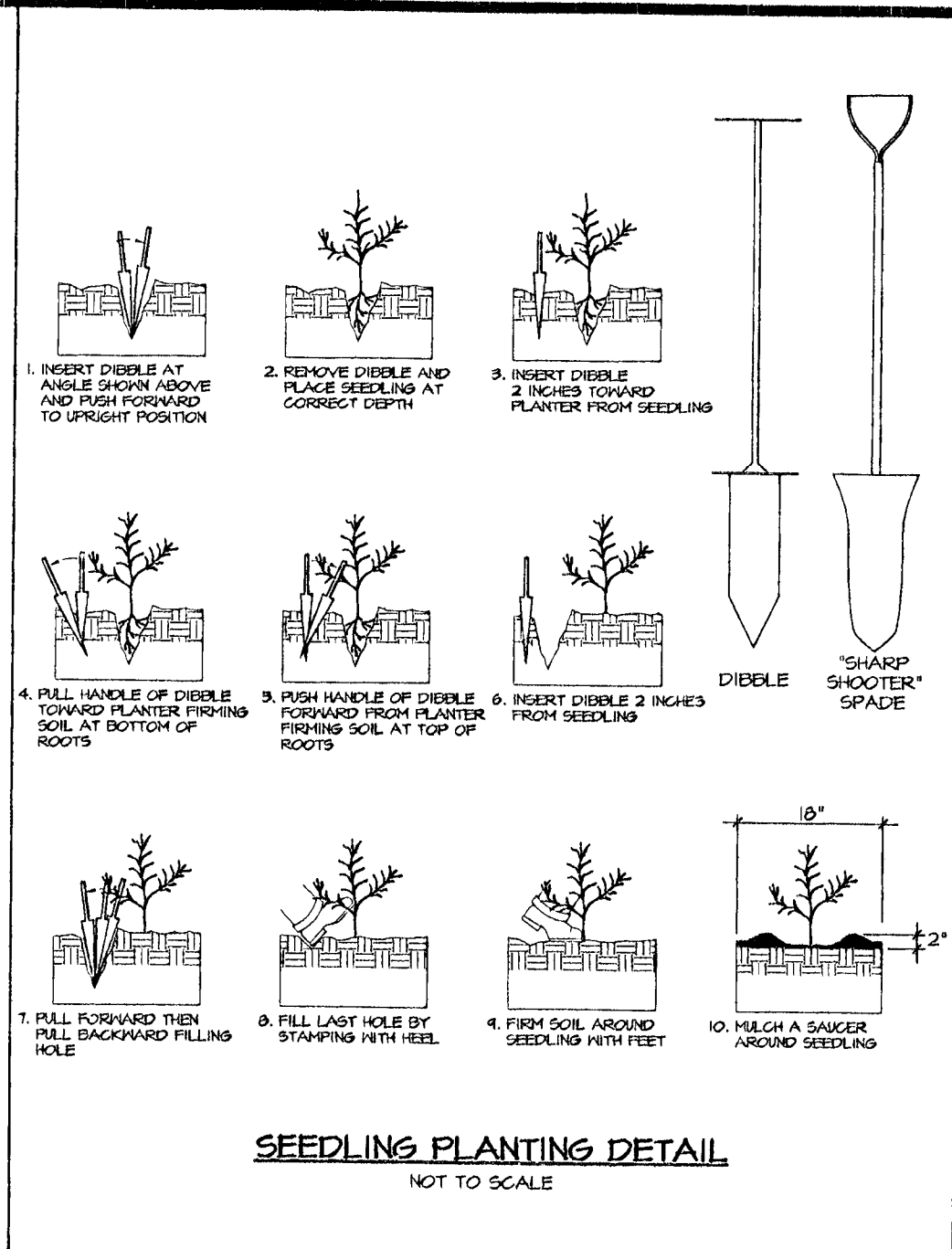
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland, field, or other area shall be done by 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 in 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 the following machine equipment, without safety equipment, or by individuals not trained in the use of this equipment:



<u>PLANT SCHEDULE FOR RE/AFFORESTATION</u>							
STOCK SPECIFICATION 700 SEEDLINGS PER ACRE							
TOTAL RE/AFFORESTATION PROVIDED: <u>8.50</u> ACRES							
Reforestation Area	Acreage	Seeding Selection					Total No. of Seedlings
		Tulip Poplar	Loblolly Pine	Red Maple	Southern Red Oak	White Oak	
I	8.50	1140	1140	1140	1140	1140	5450
TOTAL	8.50	1140	1140	1140	1140	1140	5450

NOTES

1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)
2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section


APPROVAL

TREE CONSERVATION PLAN

TOP 2 - 011 - 13

Approved by: [Signature] DATE: 1/23/15

01					
02					
03					
04					
05					
06					

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p>	
<p>M-NCPPC</p> <p>APPROVAL</p>	

PROJECT NAME: **MATTANOMAN/ BRANDYLINE
COMMERCE CENTER NORTH**

PROJECT NUMBER: **DSP-12033**

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

TREE CONSERVATION PLAN - TYPE 2
MATTAWOMAN \ BRANDYWINE
COMMERCE CENTER NORTH
LANDS OF SOIL SAFE, INC.
BRANDYWINE ELECTION DISTRICT No. II
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/APPLICANT
MATTAWOMAN DEVELOPMENT, LLC
6700 ALEXANDRA BELL DR.
SUITE 300
COLUMBIA, MD 21046
(410)812-3990
CONTACT: MILT MORRIS

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