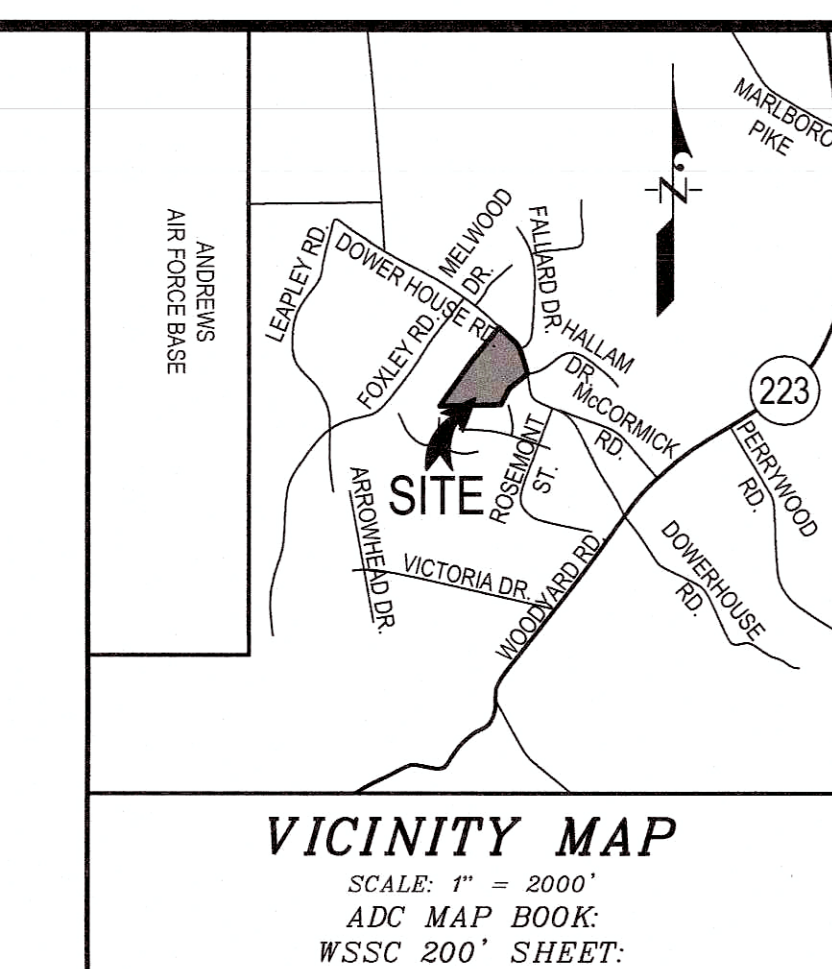
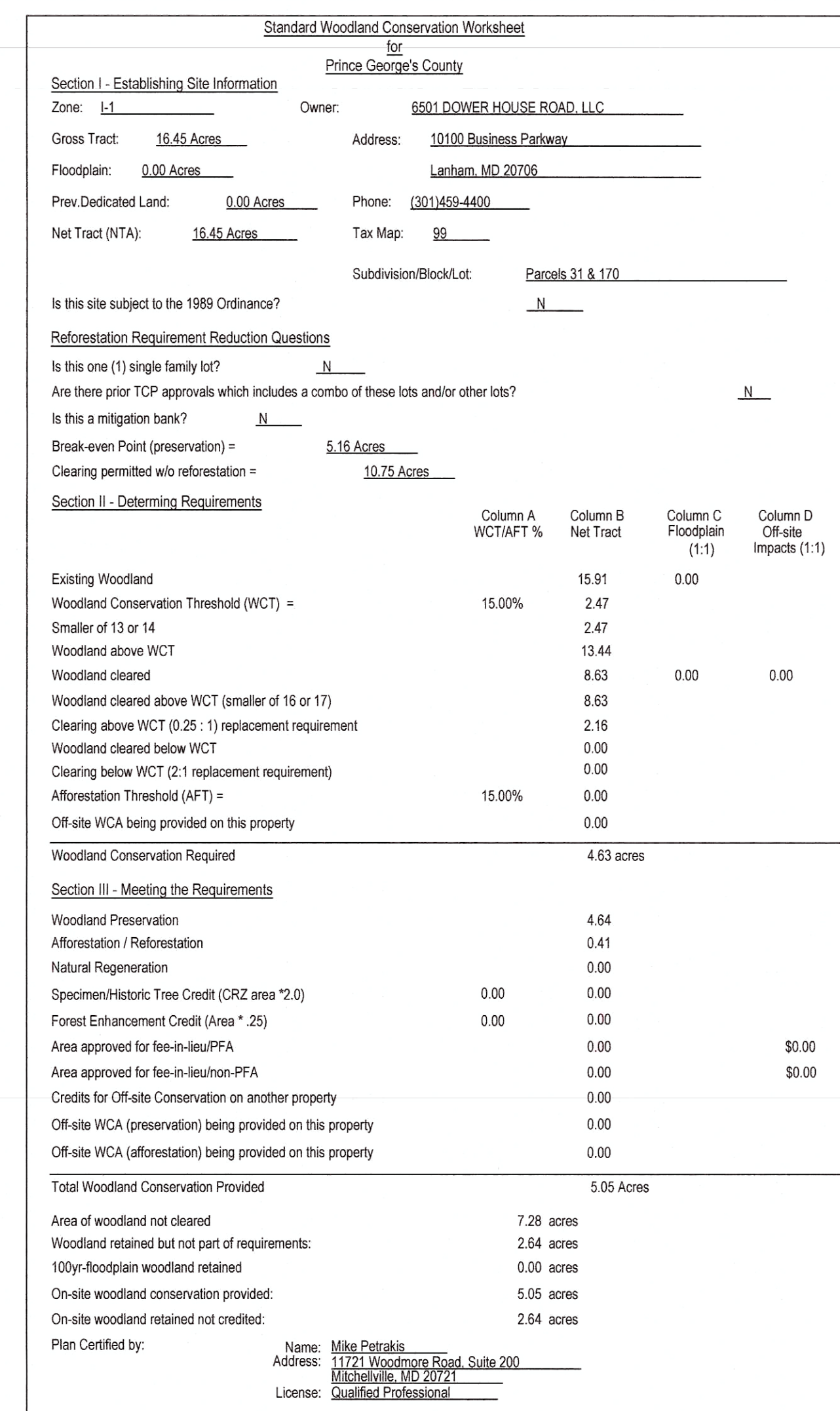


SPECIMEN TREE TABLE						
No	Scientific Name	Common Name	DBH (inches)	Condition Rating	Condition Comments	Disposition
1	Quercus alba	White Oak	32"	Fair		To be removed
2	Quercus montana	Chesnut Oak	32"	Fair		To be removed
3	Quercus alba	White Oak	39"	Good		To remain
4	Quercus alba	White Oak	31"	Good		To be removed
5	Quercus alba	White Oak	36"	Fair		To remain
6	Liriodendron tulipifera	Yellow Poplar	51"	Poor		To be removed
7	Liriodendron tulipifera	Yellow Poplar	31"	Fair		To remain
8	Quercus alba	White Oak	31"	Good		To remain



LEGEND

PROPERTY BOUNDARY
EX. CONTOUR (2)
EX. CONTOUR (10)
PROP. CONTOUR (2)
PROP. CONTOUR (10)
LIMIT OF DISTURBANCE
EX. TREELINE
PRIMARY MANAGEMENT AREA (PMA)
REGULATED STREAM (CENTERLINE)
REGULATED STREAM (TOP OF BANK)
STREAM BUFFER (50')
NONTIDAL WETLAND
EX. WETLAND BUFFER (25')
TREE PROTECTION FENCE (TEMPORARY)
TREE PROTECTION FENCE (PERMANENT)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVATION AREA-NOT CROPPED (WP-NC)
WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)
SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
WOODLAND PRESERVATION SIGN
SPECIMEN TREE SIGN
REFORESTATION/ AFFORESTATION SIGN

The legend defines the following symbols:

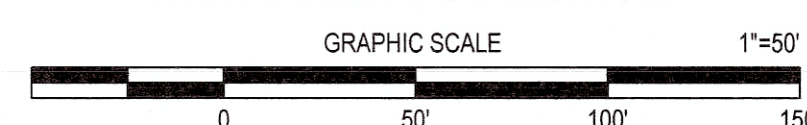
- PROPERTY BOUNDARY:** A solid black line.
- EX. CONTOUR (2):** A dashed black line.
- EX. CONTOUR (10):** A long-dashed black line.
- PROP. CONTOUR (2):** A solid black line.
- PROP. CONTOUR (10):** A solid black line.
- LIMIT OF DISTURBANCE:** A line with 'LDD' labels at both ends.
- EX. TREELINE:** A wavy black line.
- PRIMARY MANAGEMENT AREA (PMA):** A thick black line with 'PMA' text on either side.
- REGULATED STREAM (CENTERLINE):** A line with 'T.O.B.' text in the center.
- REGULATED STREAM (TOP OF BANK):** A line with 'T.O.B.' text on the top side.
- STREAM BUFFER (50'):** A line with '50' text on the right side.
- NONTIDAL WETLAND:** A line with 'N' text on the right side.
- EX. WETLAND BUFFER (25'):** A line with 'WB' text on the right side.
- TREE PROTECTION FENCE (TEMPORARY):** A line with 'TTF' text on the right side.
- TREE PROTECTION FENCE (PERMANENT):** A line with 'PTF' text on the right side.
- WOODLAND PRESERVATION AREA (WPA):** A rectangle with diagonal hatching.
- WOODLAND PRESERVATION AREA-NOT CROPPED (WP-NC):** A rectangle with a hexagonal pattern.
- WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA):** A rectangle with a cross-hatch pattern.
- SPECIMEN, CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL:** A circle with a cross inside and 'ST-1' below it.
- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED:** A circle with a dot inside and 'ST+1' below it.
- WOODLAND PRESERVATION SIGN:** A solid black triangle.
- SPECIMEN TREE SIGN:** A solid black square.
- REFORESTATION/ AFFORESTATION SIGN:** A solid black circle.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1 (Light Industrial)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	99-E4, 108-E1
Administrative	WSSC Grid (Sheet 20)	209SE08
Administrative	Policy Analysis Zone (PAZ)	236D-77
Administrative	Planning Area (Plan Area)	6-77
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1341
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2665


Site Statistics Table	
Site Statistics	Total
Gross tract area	16.45 ac.
Existing 100-year floodplain	0 ac.
Net tract area	16.45 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	15.91 ac.
Existing woodland total	15.91 ac.
Existing PMA	267,234 sf
Regulated streams (linear feet of centerline)	1689 lf
Riparian (wooded) buffer up to 300 feet wide	0 lf

Prince George's County Planning Department, M--NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 012 - 2019			
Approved by	Date	DRD #	Reason for Revision
00 <i>Glenn Schuler</i>	12/12/2019		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
LANDS OF
6501 DOWER HOUSE ROAD, LLC
 SURREATTS DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND

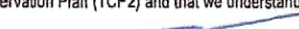


SHEET 1

	DATE 08.19.2019	DESCRIPTION REVISIONS	BY SCALE 1"=50' DATE FEBRUARY 2019	PCN HM MP REC'D BY B09006	54-002-Z
O. Hunter Michael Qualified Professional COMAR 08.19.06.01				1727 WOODMOORE ROAD, SUITE 200 MYTCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.	

OWNER/APPLICANT
6501 DOWER HOUSE ROAD, LL
10100 BUSINESS PARKWAY
LANHAM, MARYLAND 20706
PH. 301-459-4400
ATTN: KEVIN KENNEDY

1. Kenneth H. Michael, hereby acknowledge that we are aware of this Type 2
Free Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

 6/10/19

Kenneth H. Michael, Manager Date

While _____ hereby acknowledge that we are aware of this Type 2
Free Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser Date

WOODLAND PRESERVATION AREAS NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	1.00
2	0.48
3	0.21
4	0.01
5	0.16
Total	1.86

WOODLAND PRESERVATION AREA (WPA)	
No.	AREA (AC)
1	4.64
Total	4.64

WOODLAND REFORESTATION AREA (WRA)	
No.	AREA (AC)
1	0.19
2	0.22
Total	0.41

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 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 Development 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.
- 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 the 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-2 and is zoned I-1.
- 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 not grandfathered under CB-27-2010, Section 25-177(g).
- Prior to the issuance of the first permit, the Maryland Department of the Environment Authorization to conduct a regulated activity in a natural wetland or buffer shall be provided to the Maryland-National Capital Park and Planning Commission.

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 Limits 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 permittee 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 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 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 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.

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.

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 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 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.

- 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 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.

PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives 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/thruss roots) shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

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.

- 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 and shall be maintained through periodic watering, until the time of planting.
- Planting 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.
- 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 soil is moist, but may be planted from March through November. No planting shall be done while 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.

- Seeding 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 should not be heeled, 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 ground surface. Air pockets should not be left after closing the hole 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 contacted and give his approval before planting may begin.

- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.

- 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 one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one 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.

- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

- 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 operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

- Planting method: Consult the Planting Detail(s) shown on this plan.

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

- Groundcover Establishment: The remaining disturbed area between seedling planting site shall be seeded and stabilized with white cover seed at the rate of 5 lbs/acre.

- Mowing: No mowing shall be allowed in any planting area.

- 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.

- Source of Seedlings: State name, address, and phone number of nursery or supplier. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, 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, whichever is longer.
- The planning of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas. (Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.)

- 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 Grading Inspector and the county inspector for documentation of the damage.

- 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.

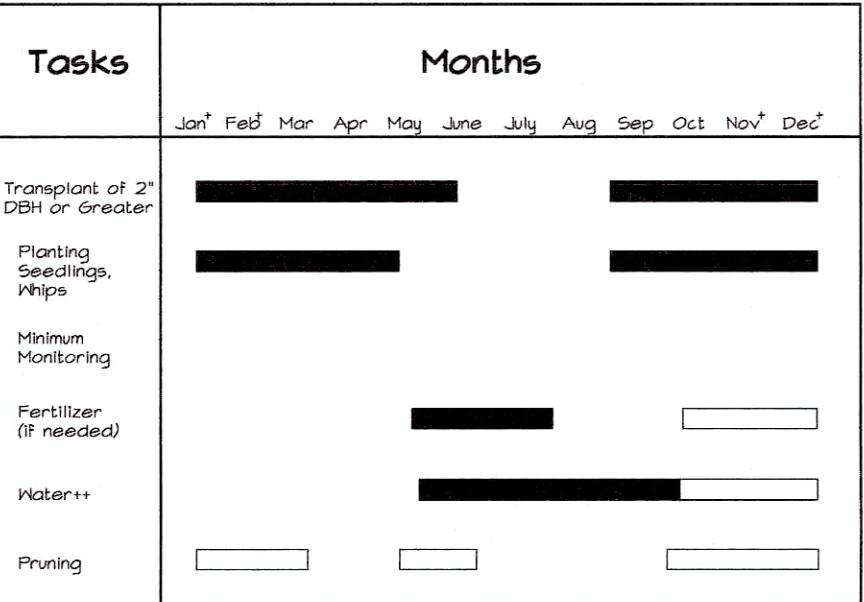
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.

- 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.

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

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

- 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.



Activities during November through February depend on ground conditions. 2 to 10 ft planting of oaks and pines. 3. The planting and care of trees most successful when coordinated with the local conditions. 4. The planting and care of trees most successful when coordinated with the local conditions. 5. The planting and care of trees most successful when coordinated with the local conditions.

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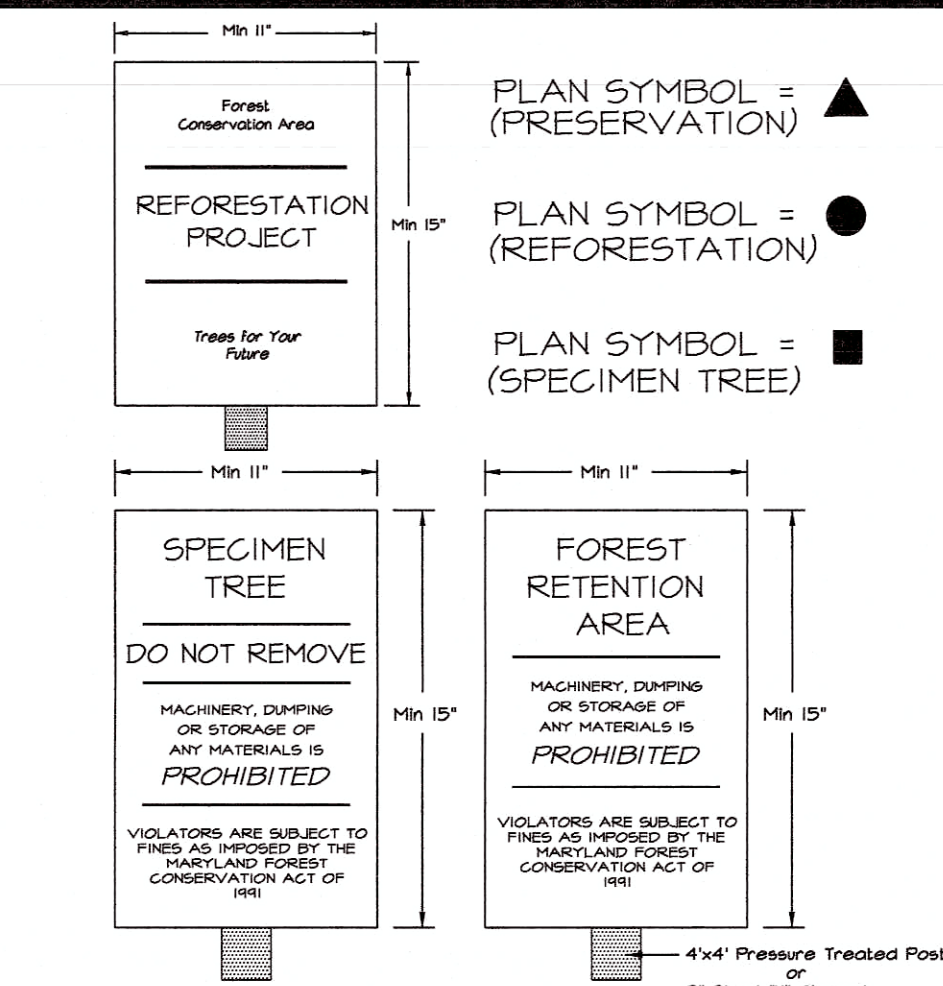
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