

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit expires, then this TCP2 also expires and is no longer valid.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 \$400 per square foot mitigation fee.
- 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.
- 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 the Developed Tier 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 25-17(f).
- 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 (TTPs) 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 TTPs 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 TTP 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 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.

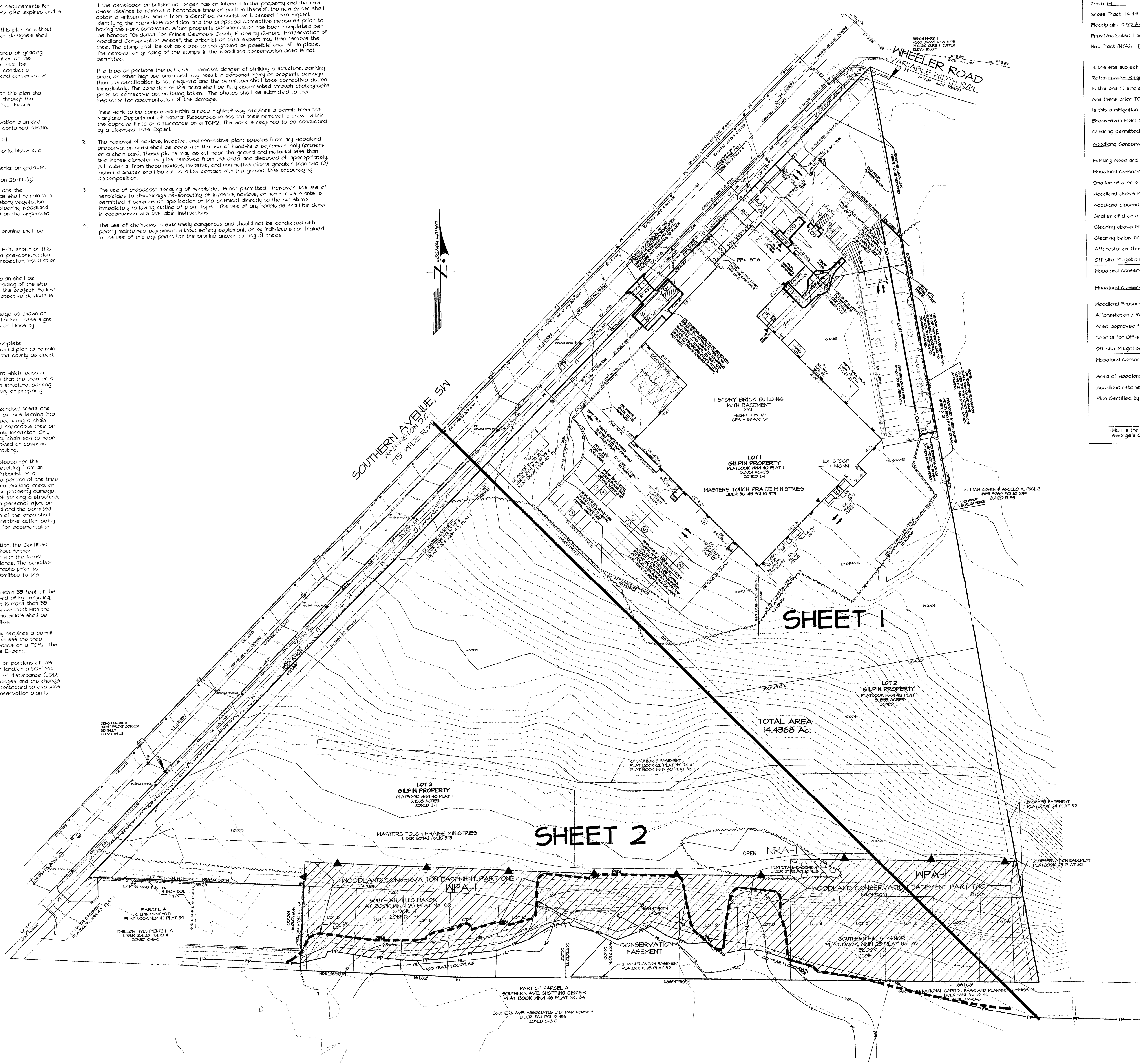
Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging 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.

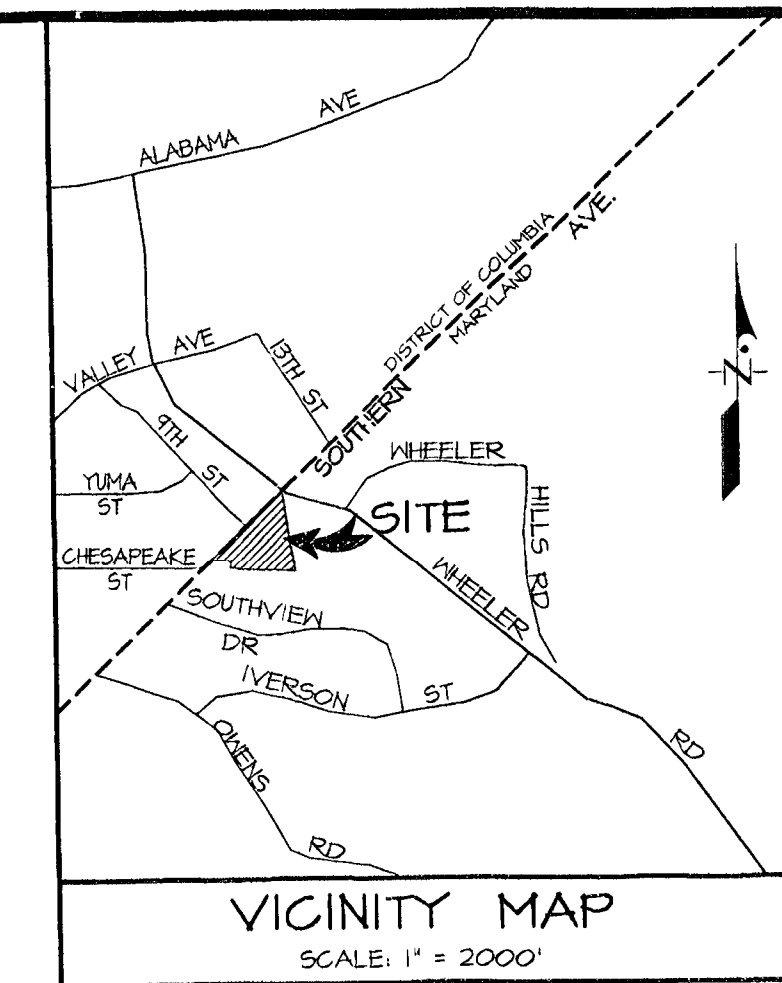
- Tree protection fencing (TTPs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land (or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts 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 TTPs will be required.

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 "Guidance for Prince George's County Property Owners, Preservation of the 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.



Woodland Conservation Worksheet for Prince George's County			
Zone: <u>I-1</u>	Owner: <u>Boundary Stone SE#6, LLC</u>		
Gross Tract: <u>14.43 Acres</u>	Address: <u>P.O. Box 25523</u>		
Floodplain: <u>0.50 Acres</u>	<u>Washington, D.C. 20021</u>		
Prev./Dedicated Land: <u>0.00 Acres</u>	Phone: <u>202-441-6156</u>		
Net Tract (NTA): <u>13.93 Acres</u>	Tax Map: <u>87</u>		
Subdivision/Block/Lot: _____		Split - Lots 1 & 2 <u>split into 1 lot each 2 separate owners</u>	
Is this site subject to the 1994 Ordinance? <u>N</u>			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? <u>N</u>			
Are there prior TCP approvals which include a combo of these lots and/or other lots? <u>N</u>			
Is this a mitigation bank? <u>N</u>			
Break-even Point (preservation) = <u>3.44 Acres</u>			
Clearing permitted w/o reforestation = <u>3.62 Acres</u>			
<u>Woodland Conservation Calculations</u>			
Existing Woodland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
	a. 4.11	b. 0.50	
Woodland Conservation Threshold (NTA) = 15.00%	c. 2.04		
Smaller of a or b	c. 2.04		
Woodland above MCT	d. 1.02		
Woodland cleared	e. 0.00	f. 0.00	g. 0.00
Smaller of d or e	f. 0.00		
Clearing above MCT (0.25 : 1) replacement requirement	g. 0.05		
Clearing below MCT (2:1) replacement requirement	h. 0.00		
Afforestation Threshold (AF1) = 15.00%	i. 0.00		
Off-site Mitigation being provided on this property	j. 0.00		
Woodland Conservation Required	2.04		
<u>Woodland Conservation Provided:</u>			
	(acres)		
Woodland Preservation	2.04		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.00		0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Provided	2.04		
Area of woodland not cleared	4.11 acres		
Woodland retained but not part of requirements	7.02 acres		
Plan Certified by:	Name: <u>Mike Petrakis</u>		
	Address: <u>1721 Woodmore Road, Suite 200</u>		
	<u>Washington, DC 20022</u>		
	License: <u>Qualified Professional</u>		
*MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.			



LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. LOT LINE
- LIMIT OF DISTURBANCE
- EX. TREELINE
- NATURAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- TREE PROTECTION FENCE (TTP)
- WOODLAND PRESERVATION AREA (NPA-1) 2.06 ac
- NATURAL REGENERATION AREA (NRA-1) 0.03 ac
- WOODLAND PRESERVATION SIGN
- CONSERVATION EASEMENT

Site Statistics Table	
Site Statistics	Total
Gross tract area	14.43 ac.
Existing 100-year floodplain	0.50 ac.
Net tract area	13.93 ac.
Existing woodland in the floodplain	0.50 ac.
Existing woodland net tract	9.11 ac.
Existing woodland total	9.61 ac.
Existing PMA	42,488 sf
Regulated streams (linear feet of centerline)	0 lf

THIS BLOCK IS FOR OFFICIAL USE ONLY. Official certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	APPROVAL
PROJECT NAME: GILPIN PROPERTY	DATE: 7/1/2014
PROJECT NUMBER: DSP-13008	APPROVED BY: [Signature]
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	

OVERALL TREE CONSERVATION PLAN - TYPE 2 GILPIN PROPERTY

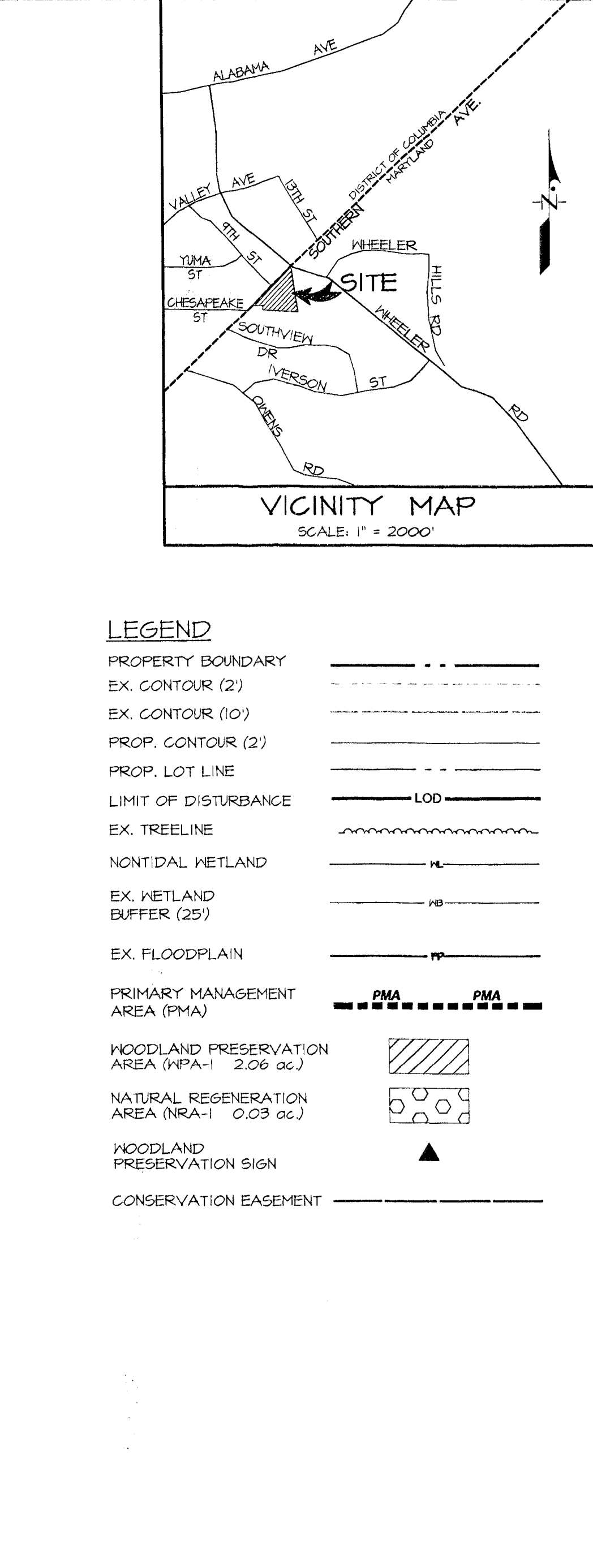
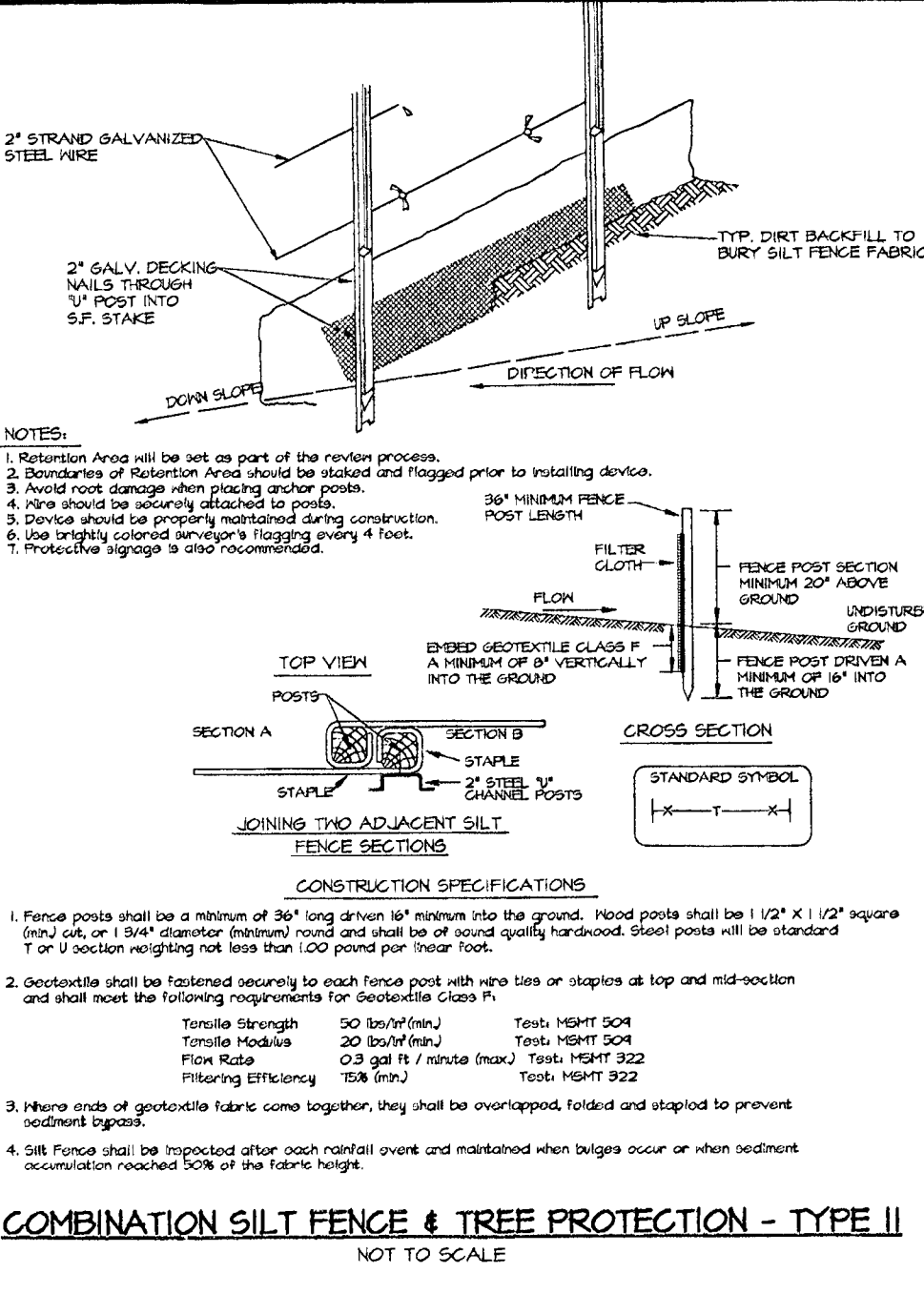
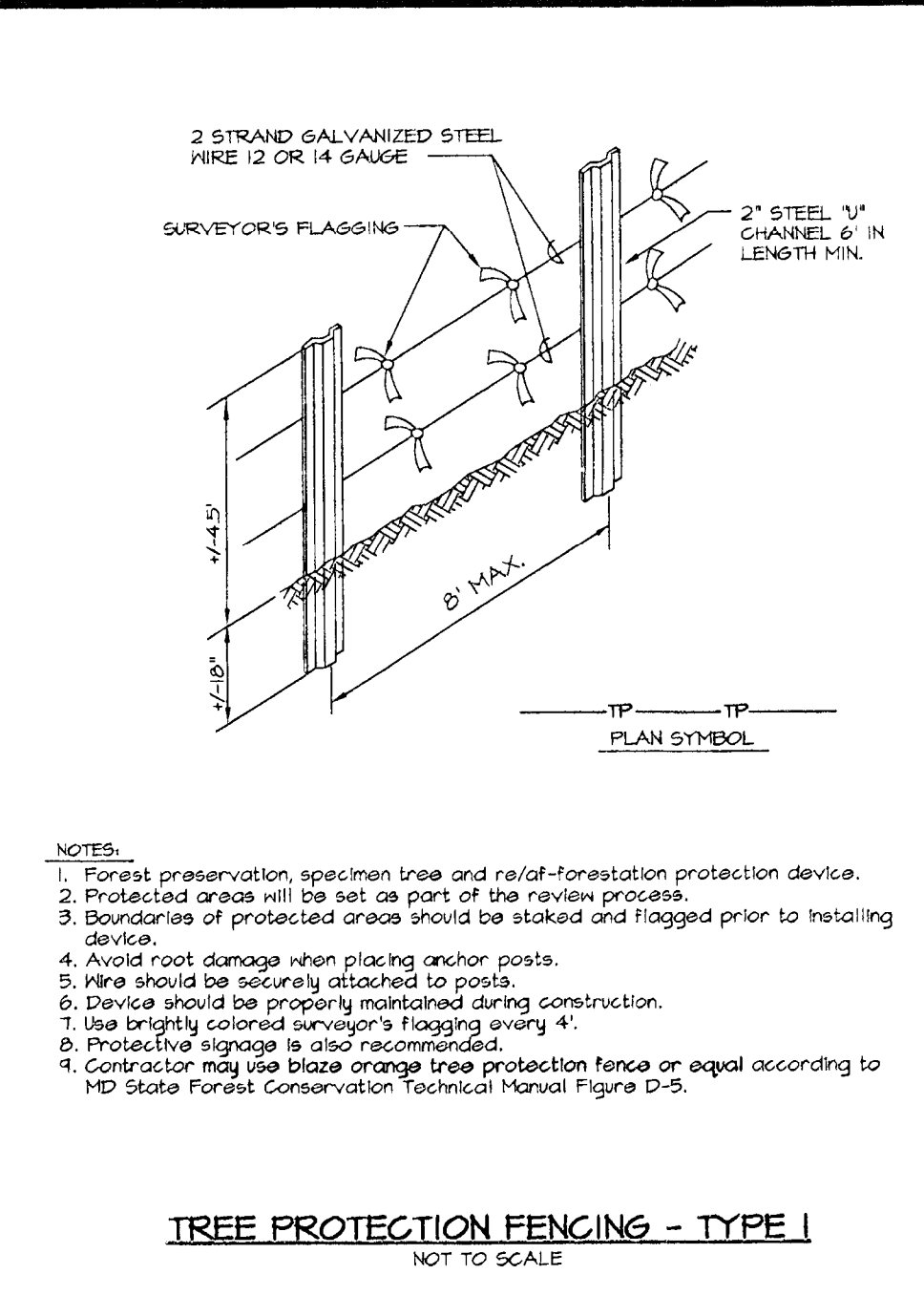
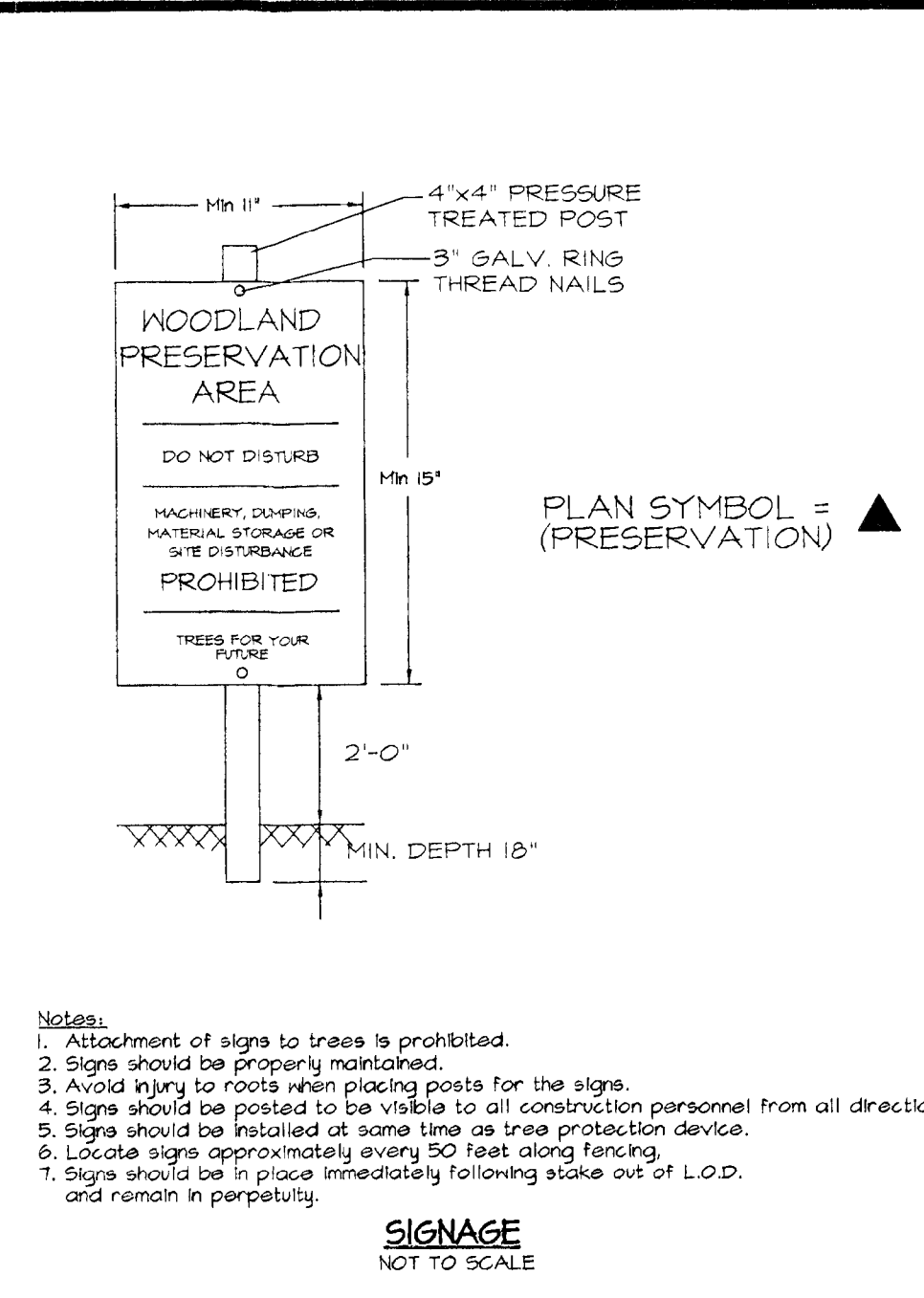
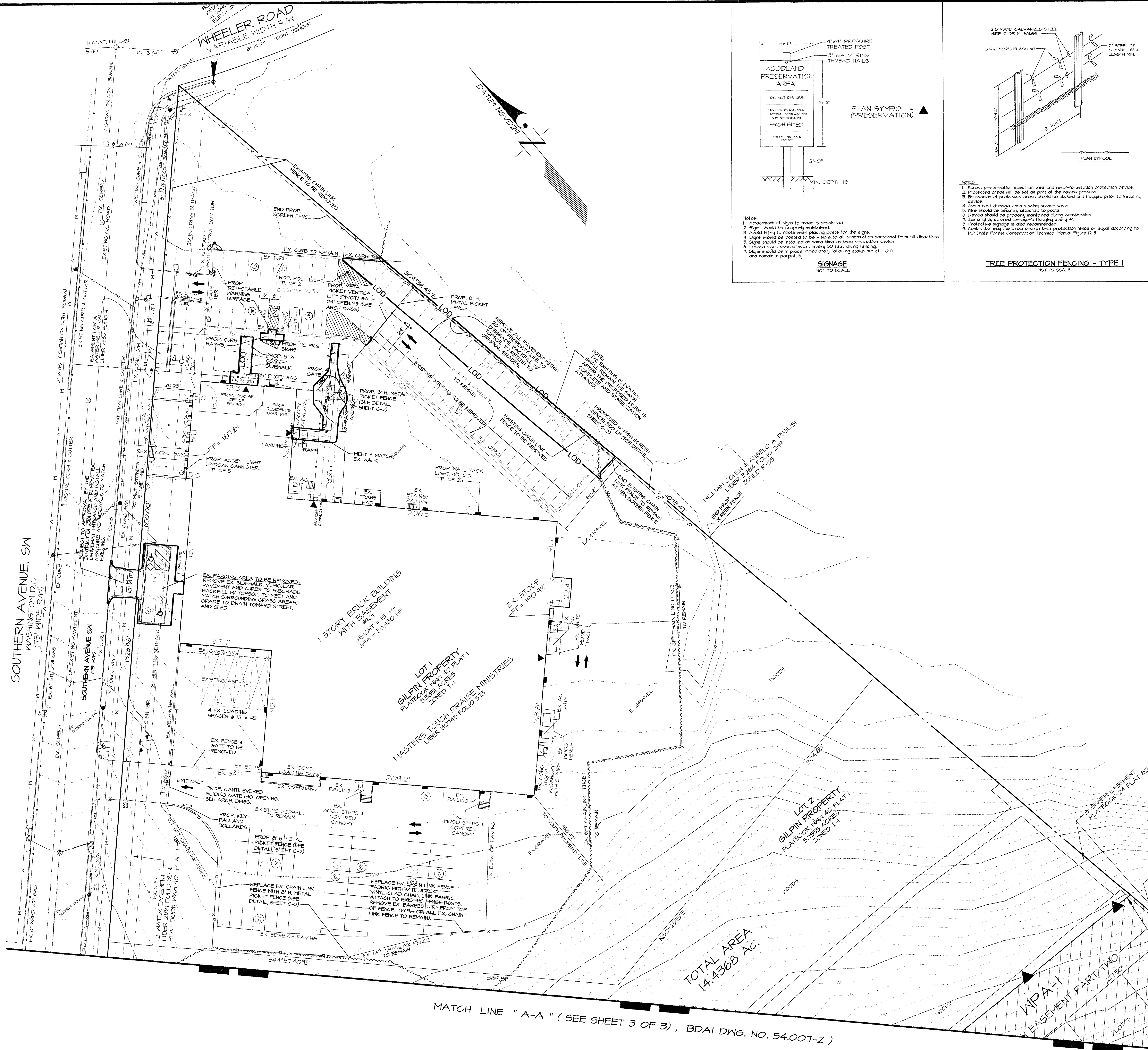
LOTS 1 AND 2 AND SOUTHERN HILLS MANOR LOTS 1 THRU 8, BLOCK 2 AND LOTS 6 THRU 10, BLOCK 1 OXON HILL ELECTION DISTRICT No. 12 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 50'

OWNER
901 SOUTHERN AVENUE, LLC
1054 31st STREET NW
WASHINGTON, D.C.

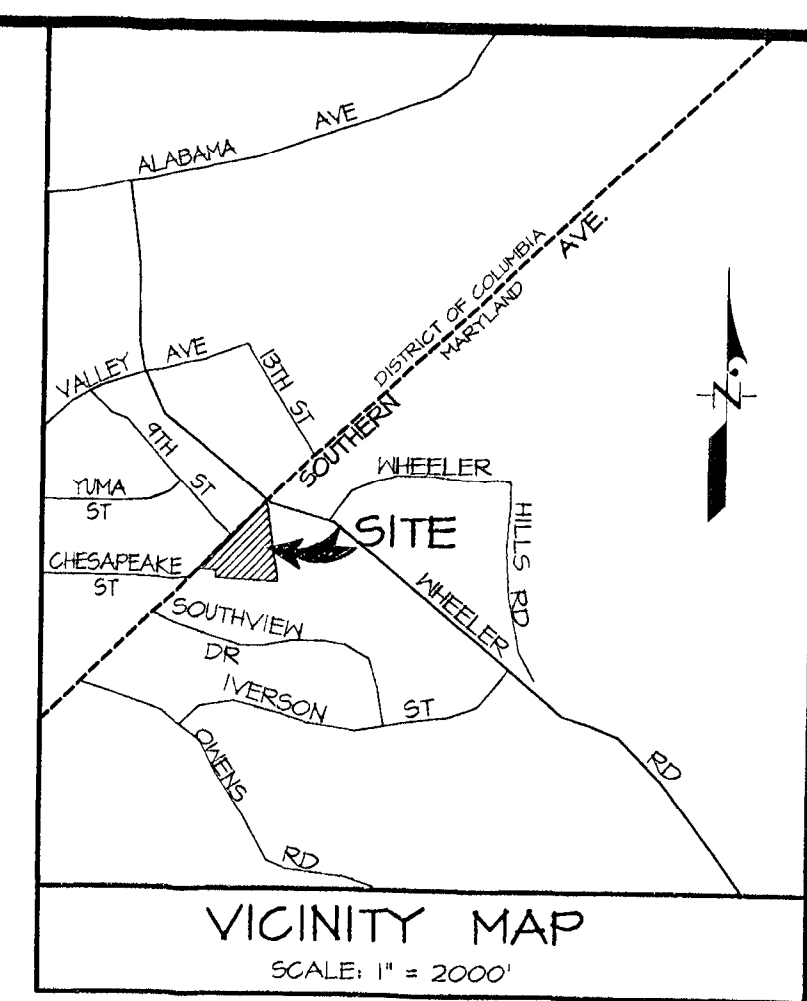
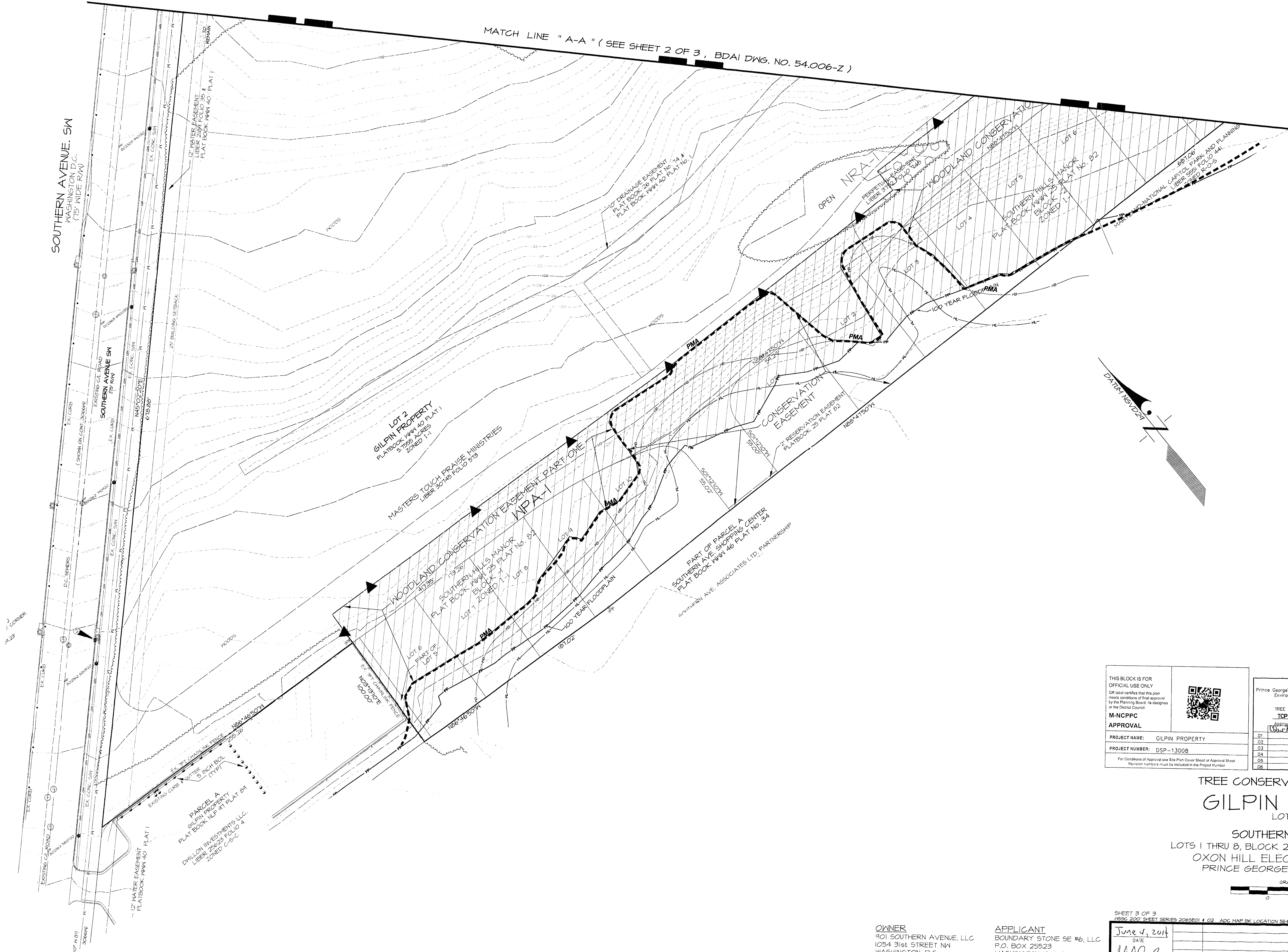
APPLICANT
BOUNDARY STONE SE #6, LLC
P.O. BOX 25523
WASHINGTON, D.C. 20027
ATTN: NOAH MEHRKAM
PHONE: (202) 441-6156

SHEET 1 OF 3	1721 WOODMORE ROAD, SUITE 200 WASHINGTON, DC 20022
DATE: June 4, 2014	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners
4-25-13	Rev. per conditions of PSCPB No. 13-13
DATE: MAY 2013	DESCRIPTION: TREE CONSERVATION PLAN
BY: Mike Petrakis	REVISIONS:
DATE: MAY 2013	DATE: MAY 2013
DATE: MAY 2013	DATE: MAY 2013



THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	
PROJECT NAME: GILPIN PROPERTY	DATE: 7/8/14
PROJECT NUMBER: DSP-13008	APPROVAL: 01 02 03 04 05 06
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	
GILPIN PROPERTY	
LOTS 1 AND 2	
SOUTHERN HILLS MANOR	
LOTS 1 THRU 8, BLOCK 2 AND LOTS 6 THRU 10, BLOCK 1	
OXON HILL ELECTION DISTRICT No. 12	
PRINCE GEORGE'S COUNTY, MARYLAND	
GRAPHIC SCALE 1" = 30'	
SHEET 2 OF 3	
NSDC 2001 SHEET SERIES 2066001-02 AND MAP BK LOCATION 56-44 C-8	
OWNER: 901 SOUTHERN AVENUE, LLC 1054 31st STREET NW WASHINGTON, D.C.	APPLICANT: BOUNDARY STONE SE #6, LLC P.O. BOX 25523 WASHINGTON, D.C. 20027 ATTN: NOAH MEHRKAM PHONE: (202)441-6156
DATE: June 4, 2014	DATE: 4-25-13
Rev. per conditions of PGCPB No. 13-93	Rev. per conditions of PGCPB No. 13-93
DESCRIPTION: TREE CONSERVATION PLAN	DESCRIPTION: TREE CONSERVATION PLAN
BY: Mike Patoka	BY: Mike Patoka
DATE: 08/19/06	DATE: 08/19/06
REVISIONS:	REVISIONS:
1731 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	1731 WOODMERE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC.	COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC.
SCALE 1" = 30'	SCALE 1" = 30'
DATE: MARCH 2013	DATE: MARCH 2013
DWG. NO. 54.006-Z	DWG. NO. 54.006-Z



- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR (2)
 - EX. CONTOUR (10)
 - PROP. CONTOUR (2)
 - PROP. LOT LINE
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25)
 - EX. FLOODPLAIN
 - PRIMARY MANAGEMENT AREA (PMA)
 - WOODLAND PRESERVATION AREA (WPA-1 2.06 ac.)
 - NATURAL REGENERATION AREA (NRA-1 0.03 ac.)
 - WOODLAND PRESERVATION SIGN
 - CONSERVATION EASEMENT

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M-NCPPC APPROVAL

PROJECT NAME: GILPIN PROPERTY

PROJECT NUMBER: DSP-13008

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

APPROVAL

APPROVED BY: [Signature] DATE: 7/29/14

APPROVED BY: [Signature] DATE: 7/29/14

TREE CONSERVATION PLAN - TYPE 2

GILPIN PROPERTY

LOTS 1 AND 2

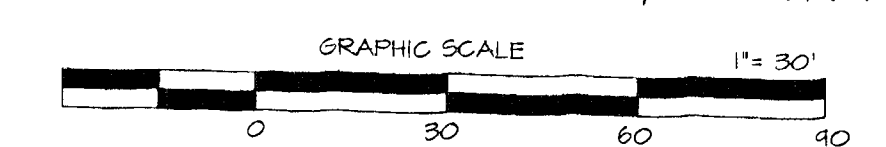
AND

SOUTHERN HILLS MANOR

LOTS 1 THRU 8, BLOCK 2 AND LOTS 6 THRU 10, BLOCK 1

OXON HILL ELECTION DISTRICT No. 12

PRINCE GEORGE'S COUNTY, MARYLAND



OWNER
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1054 31st STREET NW
WASHINGTON, D.C.

APPLICANT
BOUNDARY STONE SE #6, LLC
P.O. BOX 25523
WASHINGTON, D.C. 20021
ATTN: NOAH MEHRKAM
PHONE: (202)441-6156

SHEET 3 OF 3

NSPC 200' SHEET SERIES 2065001-02 ADG MAP BK LOCATION 5644 C-8

June 4, 2014

DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

Rev. per conditions of PSCFB No. 13-43

DATE

DESCRIPTION

REVISIONS

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DATE MAY 2013

54.006-Z