

WOODLAND CONSERVATION AREA MANAGEMENT NOTES
REMOVAL OF HAZARDOUS TREES OR HAZARDOUS 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 PORTIONS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

1. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A LICENSED ARBORIST OR A 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.

2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES").

3. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOT OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

4. 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.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. 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.

2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE 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.

3. 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.

NOTE: 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.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. 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 II 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 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 ENVIRONMENTAL PLANNING SECTION.

2. REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN OR UNTIL THE TREES HAVE GROWN SUFFICIENTLY TO HAVE GROWN CLOSURE.

2. REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TOP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GORDON ROAD, BOWIE DRIVE, UPPER MARLBORO, MARYLAND 20772, PHONE 301-952-3550. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TOP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE FILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

TYPE II TREE CONSERVATION PLAN NOTES

1. 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 \$150 PER SQUARE FOOT MITIGATION FEE.

2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.

3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED IN THEIR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER / DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREA.

4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.

5. WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE.

Evergreen Parkway

EMBLEM CORNER

Evergreen Estates
P.B. 140 P. No. 76
ZONED: MAC
USE: RESIDENTIAL

EXISTING TREE LINE

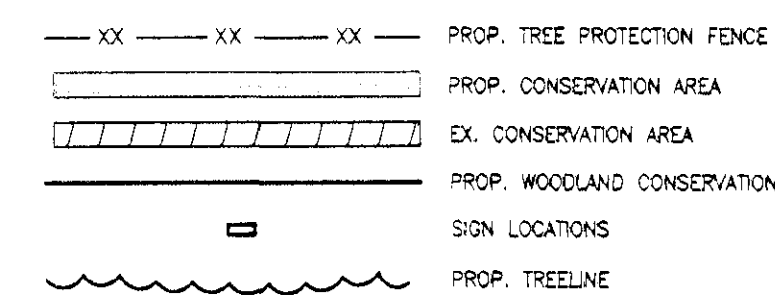
NF Washington Homes Inc.
L 9806 F 338
ZONED: MAC
USE: RESIDENTIAL

EVERGLADE LANE

ENVISION TERR.

PROPOSED TREE CONSERVATION AREA FOR THIS DEVELOPMENT
8.5 ACRES +/-

TREE CONSERVATION LEGEND



STANDARD GENERAL NOTES AND APPLICATION SPECIFIC NOTES

- NO TREE CUTTING OR CLEARING SHALL TAKE PLACE ON THIS SITE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD, ITS DESIGNEE, OR THE APPROVAL OF A TYPE II TOP.
- ANY TREE CUTTING OR CLEARING ON THIS SITE WITHOUT THE AFORESAID APPROVAL SHALL BE SUBJECT TO THE MITIGATION FEE OF \$150 PER SQUARE FOOT.
- THIS SITE IS SUBJECT TO TOP 11/19/02, PREVIOUSLY APPROVED.

TOP GENERAL SITE INFORMATION

EXISTING ZONING: MAC
GROSS TRACT AREA: 4.801 ACRES
NET TRACT AREA: 4.801 ACRES
WOODLAND CONSERVATION REQUIRED: 1.31 ACRES
WOODLAND CONSERVATION PROVIDED: 1.31 ACRES

PER TOP 11/19/02 (APPROVED ON 5-21-02) - 0.96 AC, PROVIDED COUNTS TOWARDS THE REQUIREMENTS OF SDP-0110, SHOPPES AT BOWIE TOWN CENTER. THE 0.96 ACRES IS NOT INCLUDED IN THE 1.31 AC REQUIRED FOR THE PARCEL "V" DEVELOPMENT.

M-NCPPC Environmental Planning Section APPROVAL TREE CONSERVATION PLAN

Approved by	Date
JOHN P. MARKOVICH	5/21/02
JOHN P. MARKOVICH	1/21/03
JOHN P. MARKOVICH	2/25/08

OWNER DEVELOPER APPLICANT

Hospitality Development Company, LLC
1413 11th Street, N.W.
Washington, D.C. 20001
202-234-8842
ATTN: Ernest L. Murphy, Ph. D., President

M-NCPPC APPROVALS

PROJECT NAME: BOWIE TOWNEPLACE SUITES HOTEL
PROJECT NUMBER: SDP-9603/01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Revision	Approval	Approval Date	Reviewer's Signature	Reviewer's Date
01	11/7/02	G.W.	1/21/03	
02	2-26-08	R4	2-27-08	

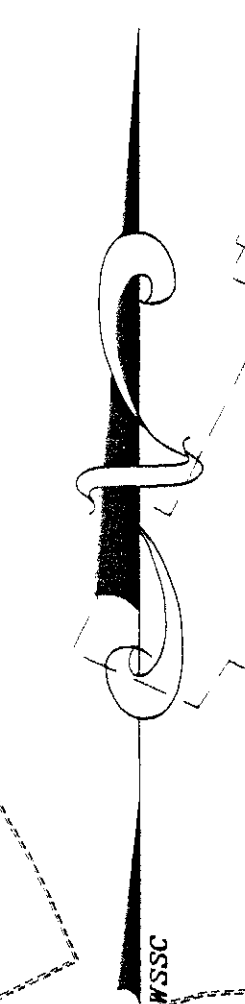
MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

9909 JUNCTION DRIVE, SUITE 9
ANNAPOLIS, JUNCTION, MARYLAND 20701
(410) 792-9792 or (410) 778-1690
FAX (410) 792-7395

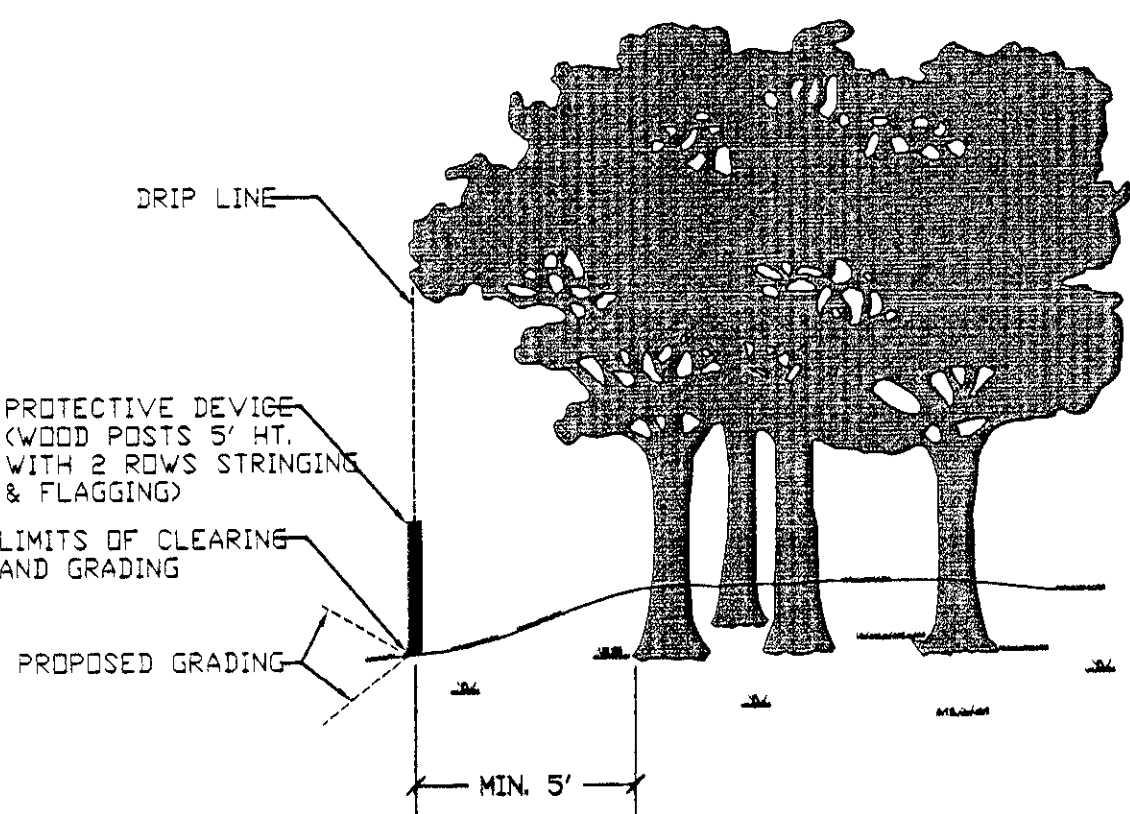
BOWIE TOWNEPLACE SUITES HOTEL
TREE CONSERVATION PLAN II
PARCEL V-BOWIE NEW TOWN CENTER
QUEEN ANNE / 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
10/18/02	REVISED PLANS FOR FINAL COMMENT FOR STAFF REPORT	12446
11/22/02	REVISED PLANS MNCPPC RESOLUTION DATED	SCALE: 1" = 30'
1/30/03	REVISED PLANS PER MNCPPC COMMENTS DATED 12/26/02	DATE: 10/17/02
2/27/07	ELIMINATION OF HIKER/BIKER TRAIL / MUDHOLE POOL LOCATION	DRAWN BY: RLZ/BRF
		DESIGN BY: RLZ
		REVIEW BY: PM
		SHEET: 8 of 10

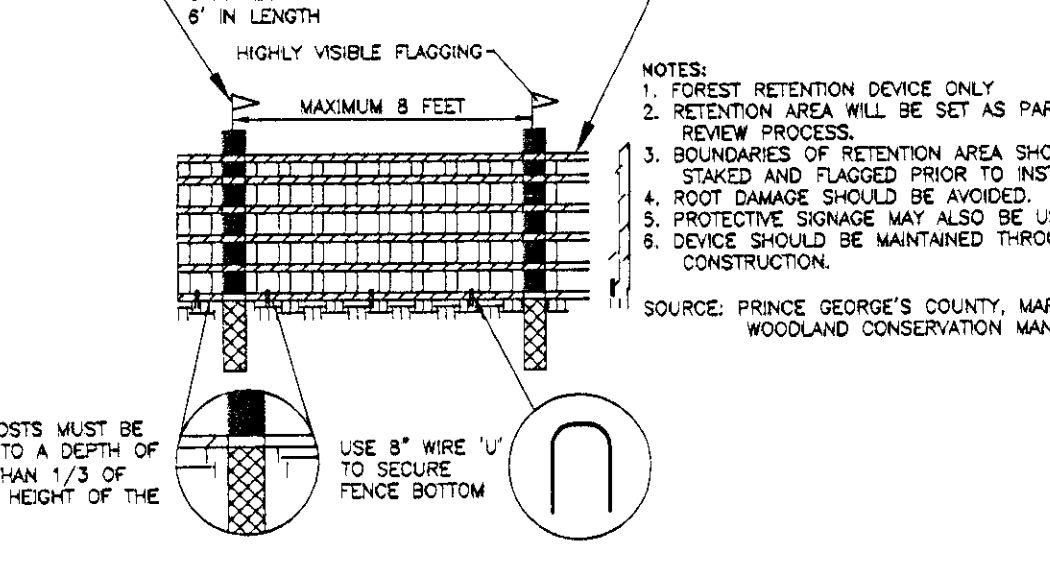
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TREE PROTECTION TYPICAL DETAIL NO SCALE



ORANGE PLASTIC TREE FENCING TYPICAL DETAIL NO SCALE



WOODLAND CONSERVATION SIGNAGE TYPICAL DETAIL NO SCALE

