

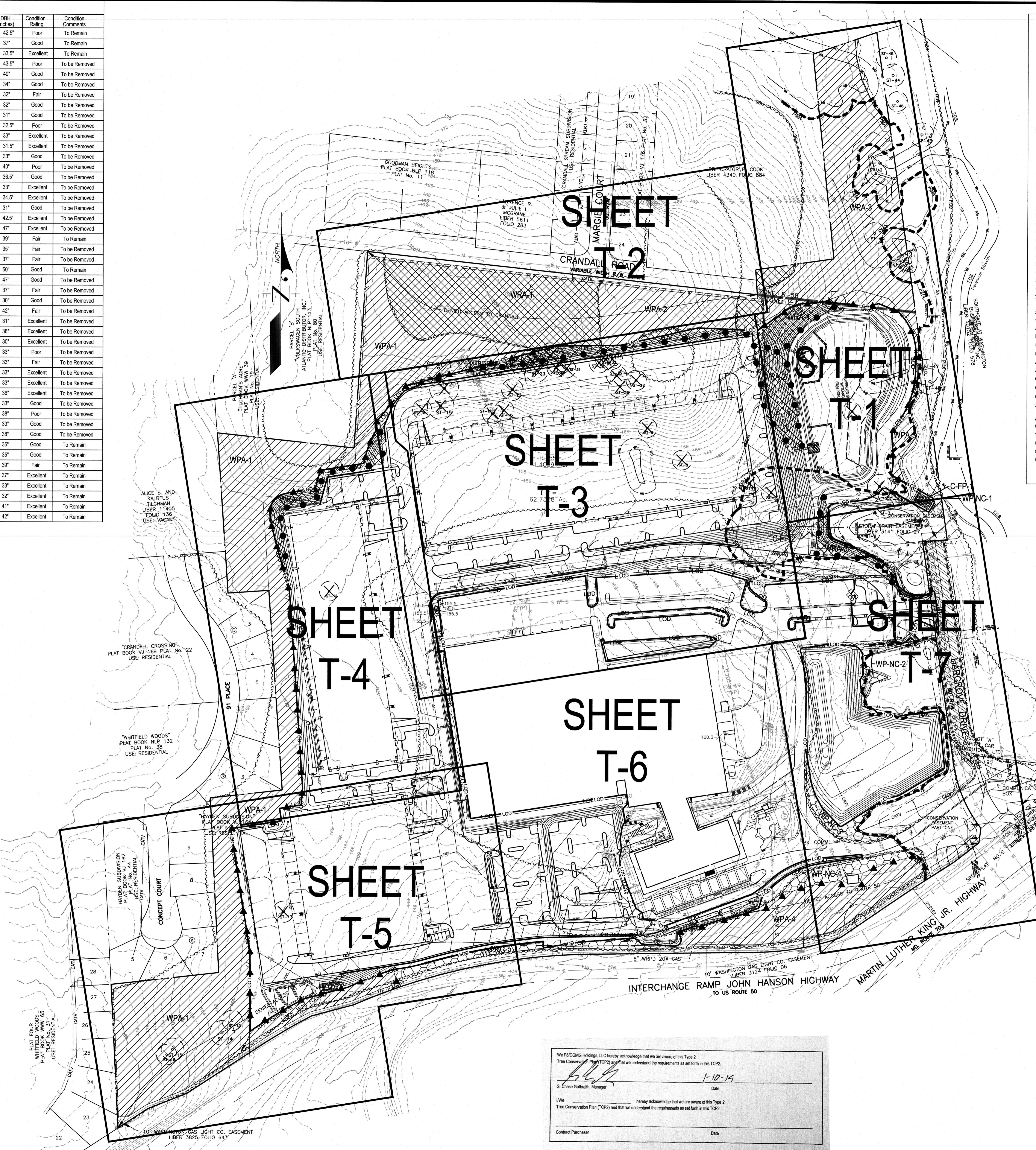
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments
1	Red Maple	Acer rubrum	42.5"	Poor	To Remain
2	Red Maple	Acer rubrum	37"	Good	To Remain
3	Red Oak	Quercus rubra	33.5"	Excellent	To Remain
4	Red Oak	Quercus rubra	43.5"	Poor	To be Removed
5	Red Oak	Quercus rubra	40"	Good	To be Removed
6	Red Oak	Quercus rubra	34"	Good	To be Removed
7	Red Oak	Quercus rubra	32"	Fair	To be Removed
8	Red Oak	Quercus rubra	32"	Good	To be Removed
9	Tulip Poplar	Liriodendron tulipifera	31"	Good	To be Removed
10	Red Oak	Quercus rubra	32.5"	Poor	To be Removed
11	Red Oak	Quercus rubra	33"	Excellent	To be Removed
12	Tulip Poplar	Liriodendron tulipifera	31.5"	Excellent	To be Removed
13	Tulip Poplar	Liriodendron tulipifera	33"	Good	To be Removed
14	Red Oak	Quercus rubra	40"	Poor	To be Removed
15	Red Oak	Quercus rubra	36.5"	Good	To be Removed
16	Red Oak	Quercus rubra	33"	Excellent	To be Removed
17	Tulip Poplar	Liriodendron tulipifera	34.5"	Excellent	To be Removed
18	Tulip Poplar	Liriodendron tulipifera	31"	Good	To be Removed
19	Tulip Poplar	Liriodendron tulipifera	42.5"	Excellent	To be Removed
20	Tulip Poplar	Liriodendron tulipifera	47"	Excellent	To be Removed
21	Red Oak	Quercus rubra	39"	Fair	To Remain
22	Red Oak	Quercus rubra	35"	Fair	To be Removed
23	Red Oak	Quercus rubra	37"	Fair	To be Removed
24	Red Oak	Quercus rubra	50"	Good	To Remain
25	Red Oak	Quercus rubra	47"	Good	To be Removed
26	Red Oak	Quercus rubra	37"	Fair	To be Removed
27	Red Oak	Quercus rubra	30"	Good	To be Removed
28	Red Oak	Quercus rubra	42"	Fair	To be Removed
29	Red Oak	Quercus rubra	31"	Excellent	To be Removed
30	Red Oak	Quercus rubra	38"	Excellent	To be Removed
31	White Oak	Quercus alba	30"	Excellent	To be Removed
32	Tulip Poplar	Liriodendron tulipifera	35"	Poor	To be Removed
33	Tulip Poplar	Liriodendron tulipifera	33"	Fair	To be Removed
34	Tulip Poplar	Liriodendron tulipifera	33"	Excellent	To be Removed
35	Tulip Poplar	Liriodendron tulipifera	33"	Excellent	To be Removed
36	Red Oak	Quercus rubra	36"	Excellent	To be Removed
37	Red Oak	Quercus rubra	33"	Good	To be Removed
38	Red Oak	Quercus rubra	38"	Poor	To be Removed
39	Tulip Poplar	Liriodendron tulipifera	33"	Good	To be Removed
40	Sycamore	Platanus occidentalis	38"	Good	To be Removed
41	Red Maple	Acer rubrum	35"	Good	To Remain
42	Red Maple	Acer rubrum	35"	Good	To Remain
43	Hickory	Carya sp.	39"	Fair	To Remain
44	White Oak	Quercus alba	37"	Excellent	To Remain
45	White Oak	Quercus alba	33"	Excellent	To Remain
46	Red Oak	Quercus rubra	32"	Excellent	To Remain
47	Red Oak	Quercus rubra	41"	Excellent	To Remain
48	Red Oak	Quercus rubra	42"	Excellent	To Remain

No.	AREA (AC)
1	0.04
2	0.09
3	0.14
4	0.23
5	0.32
Total	0.82

No.	AREA (AC)
1	6.63
2	0.83
3	2.82
4	1.14
Total	11.42

No.	AREA (AC)
1	0.05
2	0.07
Total	0.12

No.	AREA (AC)
1	2.81
2	0.33
3	0.17
4	0.25
Total	3.56



Standard Woodland Conservation Worksheet
to
Prince George's County

Section I - Establishing Site Information
Zone: L1 R-55
Gross Tract: 64.13 2.84 Acres
Floodplain: 2.73 0.24 Acres
Prev. Dedicated Land: 0.00 0.00 Acres
Net Tract (NTA): 61.40 2.70 Acres

Owner: CGMG Hargrove, LLC
Address: 4515 Cole Avenue, Suite 1175
Dallas, Texas 75206
Phone: (214) 693-8079
Tax Map: 52
Subdivision/Block/Lot: Hargrove Parcels A-C

Is this site subject to the 1989 Ordinance? Y
Is this site subject to the 1991 Ordinance? Y
Is this site subject to the 2010 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? N
Are there prior TCP approvals which include a combo of these lots and/or other lots? Y (TCP-1)
Is this a mitigation bank? N
Break-even Point (preservation) = 15.61 Acres
Clearing permitted w/ reforestation = 23.45 Acres

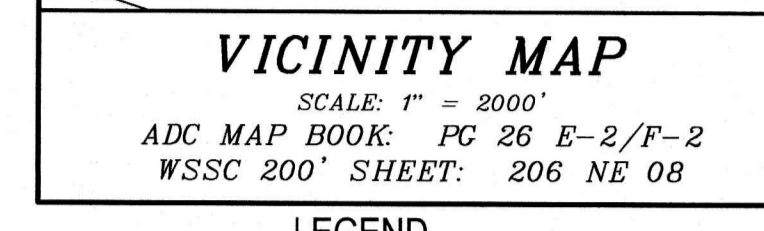
Section II - Determining Requirements

Existing Woodland	Column A WCA/AFET %	Column B Net Tract	Column C Floodplain (1-1)	Column D Off-site Impacts (1-1)
Woodland Conservation Threshold (WCT) =	15.21%	37.97	2.41	
Smaller of 13 or 14		9.75		
Woodland above WCT		28.22		
Woodland cleared		24.13	0.12	0.00
Woodland cleared above WCT (smaller of 13 or 17)		24.13		
Clearing above WCT (0.25: 1) replacement requirement		6.63		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		15.90 Acres		

Section III - Meeting the Requirements

Woodland Preservation	Area	Value
Afforestation / Reforestation	11.42	
Natural Regeneration	0.00	
Specimen/Historic Tree Credit (CRZ 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	0.00
Area approved for fee-in-lieu PFA	0.92	\$12,022.56
Credits for Off-site Conservation on another property	0.00	
Off-site WCA (preservation) being provided on this property	2.85	0.00
Off-site WCA (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	15.90 Acres	
Area of woodland not cleared	13.84	
Woodland retained but not part of requirements	2.42	
100% floodplain woodland retained	2.85	
On-site woodland conservation provided:	14.98	
On-site woodland retained not credited	5.27	

Plan Certified by: Name: Mike Petroski, Address: 11721 Woodmore Road, Suite 200, Greenbelt, MD 20770, License: Qualified Professional



- LEGEND
- PROPERTY BOUNDARY
 - EX. ZONE LINE
 - EX. CONTOUR (2')
 - EX. CONTOUR (10')
 - PROP. CONTOUR (2')
 - PROP. CONTOUR (10')
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (PERMANENT)
 - CLEARED FLOODPLAIN AREA (C-FP)
 - WOODLAND PRESERVATION AREA (WPA)
 - WOODLAND REFORESTATION AREA (WRA)
 - WOODLAND PRESERVED - NOT CREDITED (WP-NC)
 - SPECIMEN TREE FOR REMOVAL
 - SPECIMEN TREE TO BE SAVED
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE SIGN
 - REFORESTATION / AFFORESTATION SIGN

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	I-1 & R-55
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	52-01 & E1
Administrative	WSSC Grid (Sheet 20)	206NE08
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	3-70
Administrative	Election District (ED)	20
Administrative	Councilmatic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1124
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2368

Site Statistics	Total
Gross tract area	67.07 ac.
Existing 100-year floodplain	2.97 ac.
Net tract area	64.10 ac.
Existing woodland in the floodplain	2.41 ac.
Existing woodland net tract	37.97 ac.
Existing woodland total	40.38 ac.
Existing PMA	240,015.60 sf
Regulated streams (linear feet of centerline)	435 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
TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
Megan K. Bester	3/14/19	N/A	

TREE CONSERVATION PLAN - TYPE 2
PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=100'
0 100' 200' 300'

We, PRICMG Holdings, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

[Signature] 1-10-19
G. Chase Galbraith, Manager Date

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

Contract Purchaser Date

OWNER/APPLICANT
PRICMG HOLDINGS, LLC
BY: PRICMG JV, LLC
BY: CGMG HARGROVE, LLC
6411 IVY LANE, SUITE 200
GREENBELT, MD 20770
CHASE GALBRAITH

T-OV

March 7, 2019
DATE

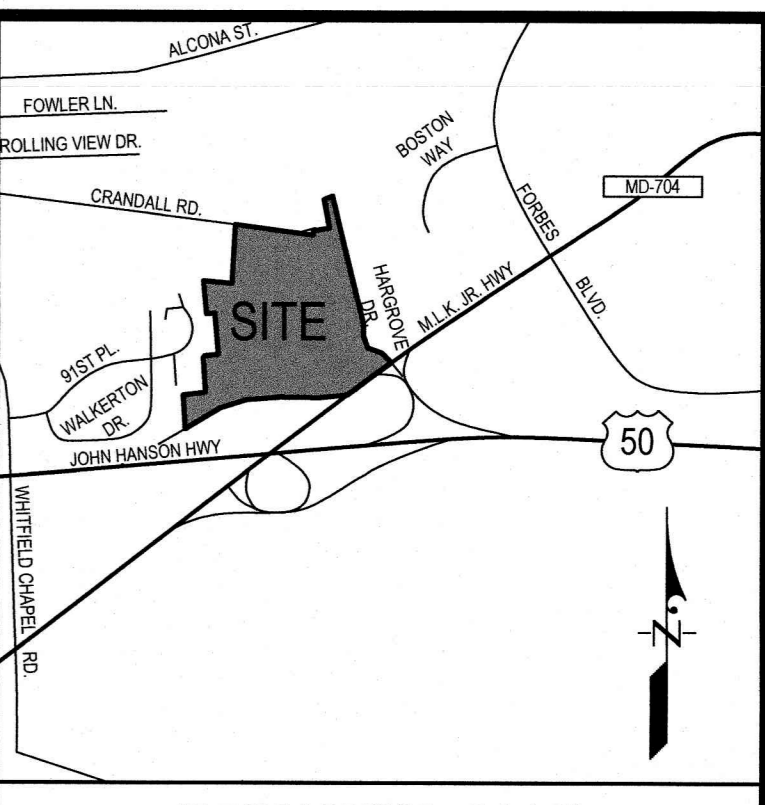
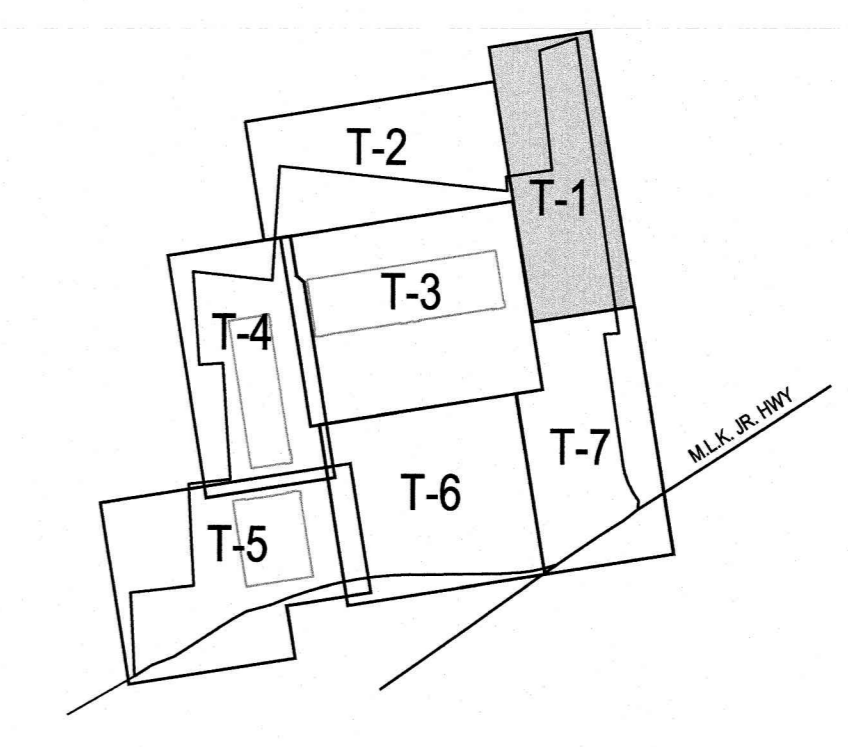
Mike Petroski
Qualified Professional
CONAR 08.19.06.01

DATE	DESCRIPTION	BY	REVISIONS

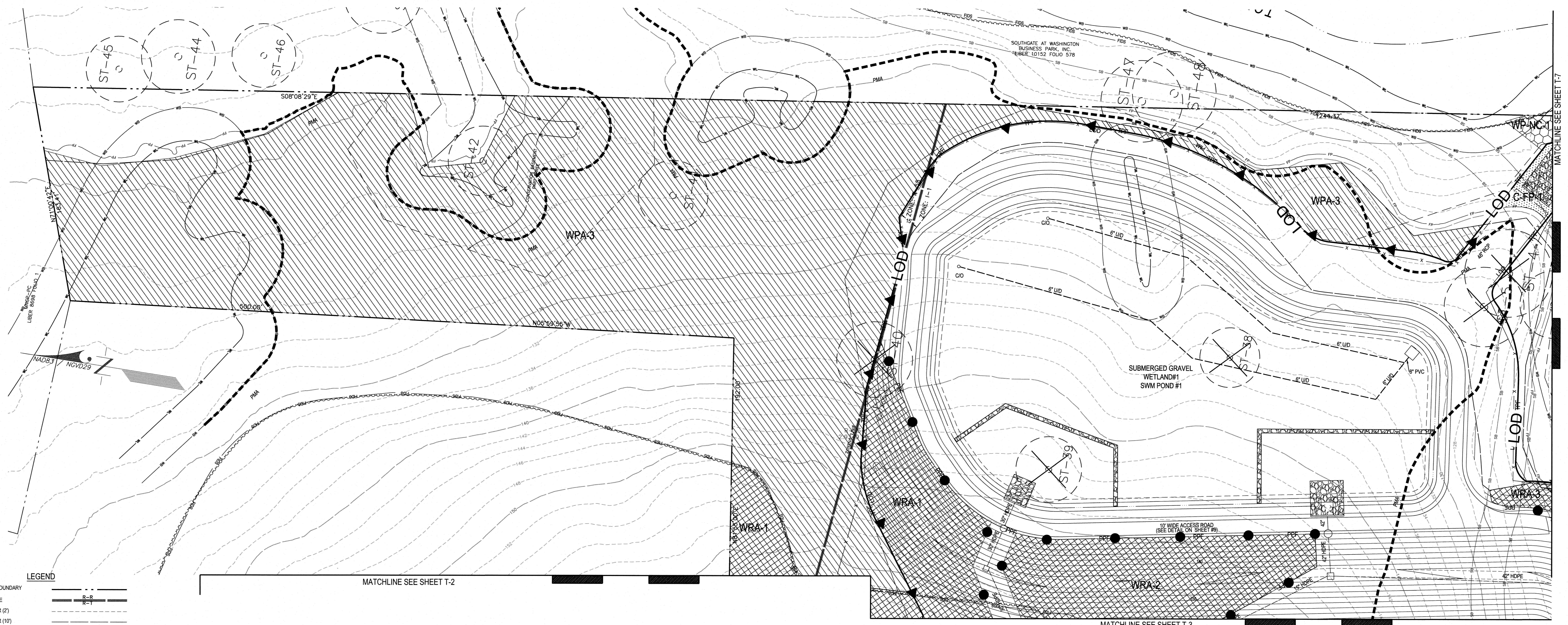
11721 Woodmore Road, Suite 200
Greenbelt, MD 20770
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 486-3000
COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.

DATE: 11/10/18
DESCRIPTION: TREE CONSERVATION PLAN APPROVAL
BY: Mike Petroski
REVISIONS: 01
DATE: OCTOBER 2018

J-67171
54.006-2



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP BOOK: PC 26 E-2/F-2
 WSSC 200' SHEET: 206 NE 08



LEGEND

PROPERTY BOUNDARY	
EX. ZONE LINE	
EX. CONTOUR (2')	
EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
LIMIT OF DISTURBANCE	
EX. TREELINE	
PRIMARY MANAGEMENT AREA (PMA)	
REGULATED STREAM (CENTERLINE)	
STREAM BUFFER (50')	
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
TREE PROTECTION FENCE (TEMPORARY)	
TREE PROTECTION FENCE (PERMANENT)	
CLEARED FLOODPLAIN AREA (C-FP)	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION AREA (WRA)	
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
SPECIMEN TREE PROPOSED FOR REMOVAL	
SPECIMEN TREE TO BE SAVED	
WOODLAND PRESERVATION SIGN	
SPECIMEN TREE SIGN	
REFORESTATION/AFFORESTATION SIGN	

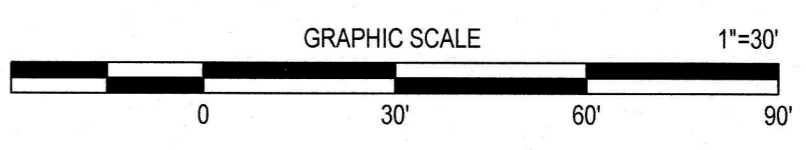
MATCHLINE SEE SHEET T-2

MATCHLINE SEE SHEET T-3

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

NO.	Approved by	Date	DRD #	Reason for Revision
00	Michael E. Reiser	3/14/19		
01				
02				
03				
04				
05				
06				

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT
 PRICOMG HOLDINGS, LLC
 BY: PRICOMG JV, LLC
 BY: CGMG HARGROVE, LLC
 6411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

T-1

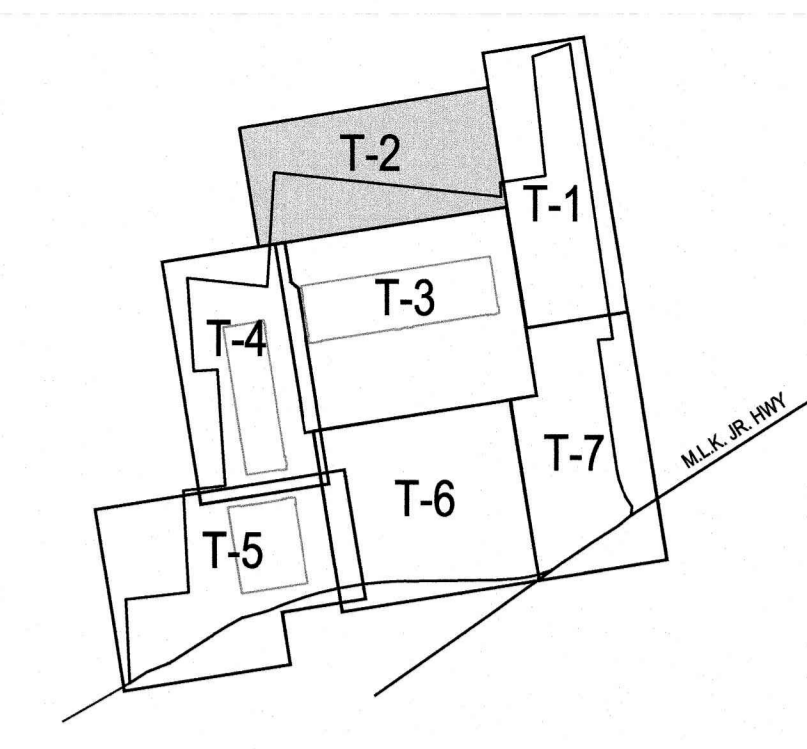
March 7, 2019
 DATE

Mike Petroski
 Qualified Professional
 COMAR 08.19.06.01

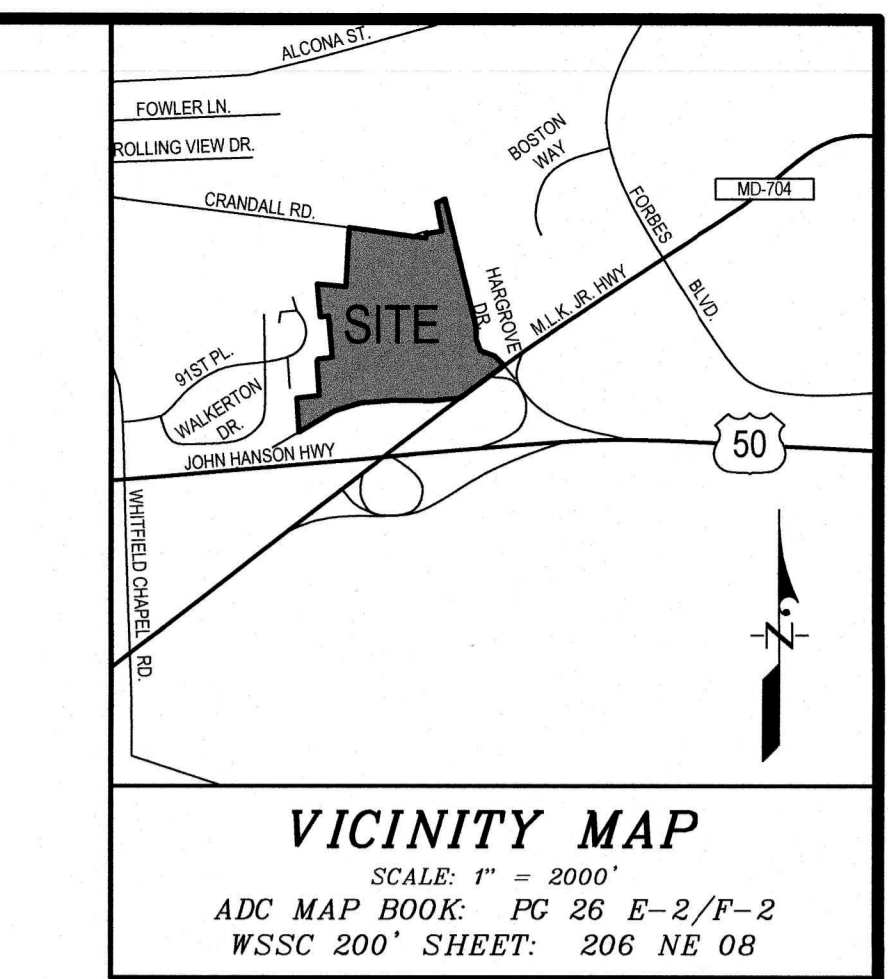
DATE	DESCRIPTION	BY	RECORDING

11721 WOODBINE ROAD, SUITE 300
 MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
 TELEPHONE (301) 430-5000
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DATE: NOVEMBER 2018
 SHEET NO: 54.007-Z



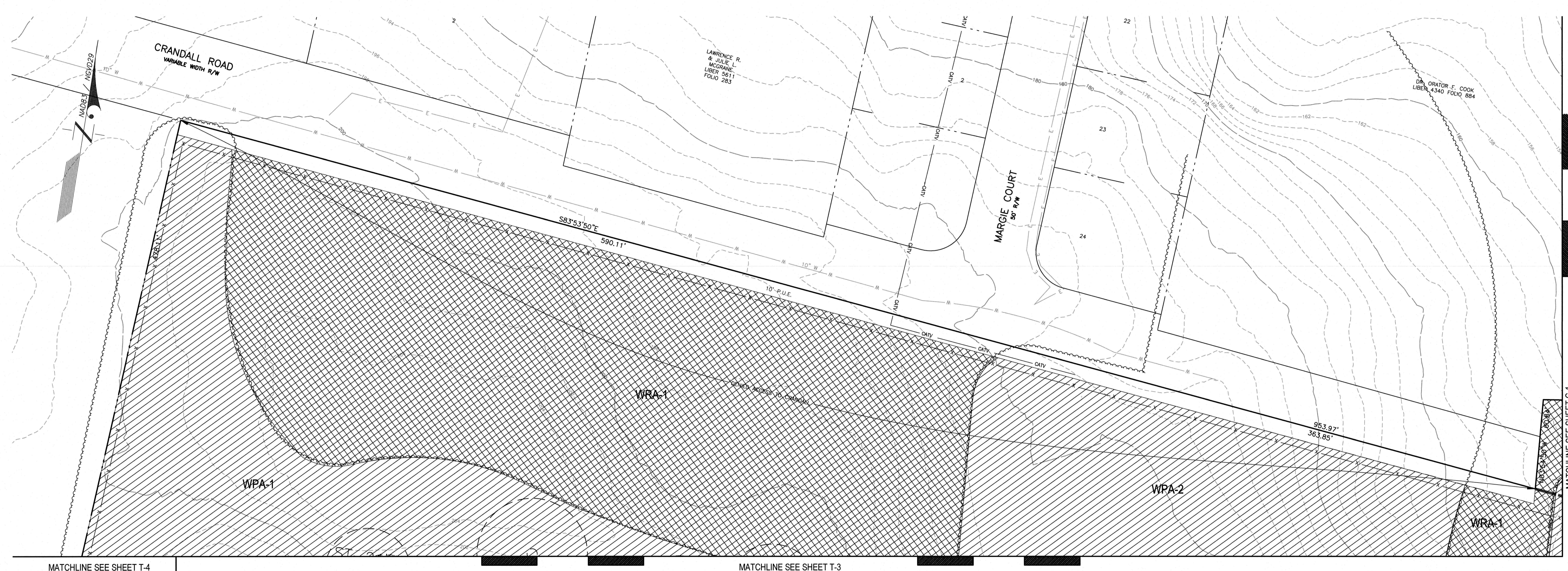
KEY MAP
SCALE: 1" = 800'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: PG 26 E-2/F-2
WSSC 200' SHEET: 206 NE 08

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	R-R
EX. CONTOUR (2')	R-1
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
EX. TREELINE	---
PRIMARY MANAGEMENT AREA (PMA)	---
REGULATED STREAM (CENTERLINE)	---
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	W
EX. WETLAND BUFFER (25')	WB
TREE PROTECTION FENCE (TEMPORARY)	TF
TREE PROTECTION FENCE (PERMANENT)	PF
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORESTATION AREA (WRA)	---
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	---
SPECIMEN TREE PROPOSED FOR REMOVAL	ST-1
SPECIMEN TREE TO BE SAVED	ST-2
WOODLAND PRESERVATION SIGN	▲
SPECIMEN TREE SIGN	■
REFORESTATION/AFFORESTATION SIGN	●



MATCHLINE SEE SHEET T-4

MATCHLINE SEE SHEET T-3

MATCHLINE SEE SHEET C-1

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
00 <i>Major K. Pusey</i>	3/14/19		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
LANHAM DISTRICT No. 20
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

OWNER/APPLICANT
P&CGM HOLDINGS, LLC
BY: P&CGM JV, LLC
BY: CDMG HARGROVE, LLC
6411 IVY LANE, SUITE 200
GREENBELT, MD 20770
CHASE GALBRAITH

T-2

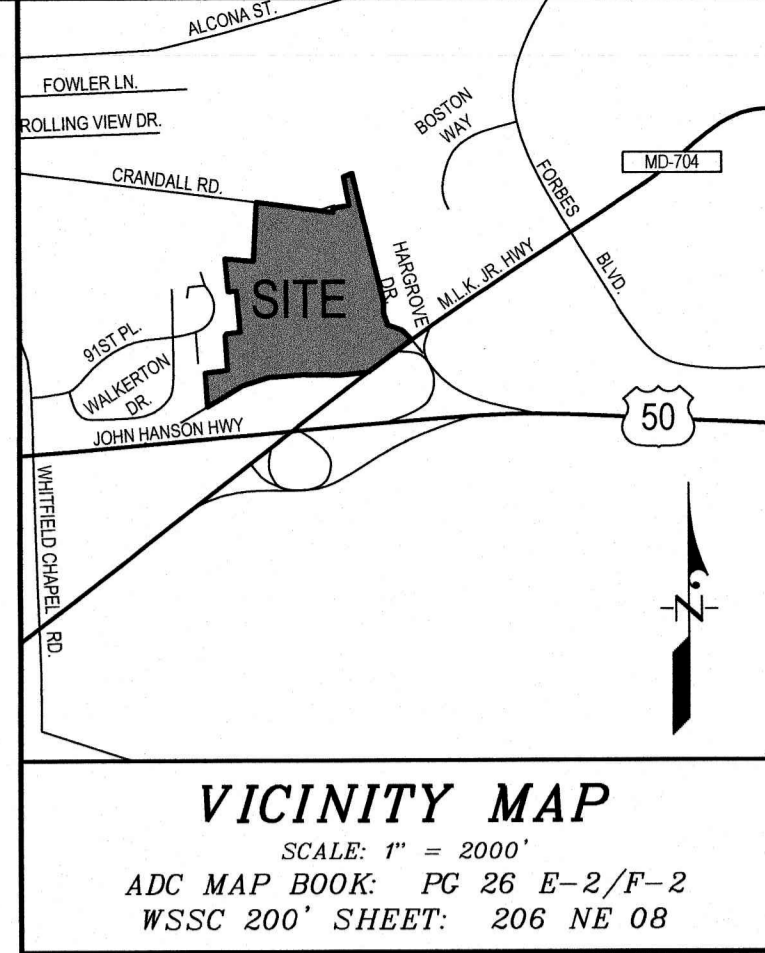
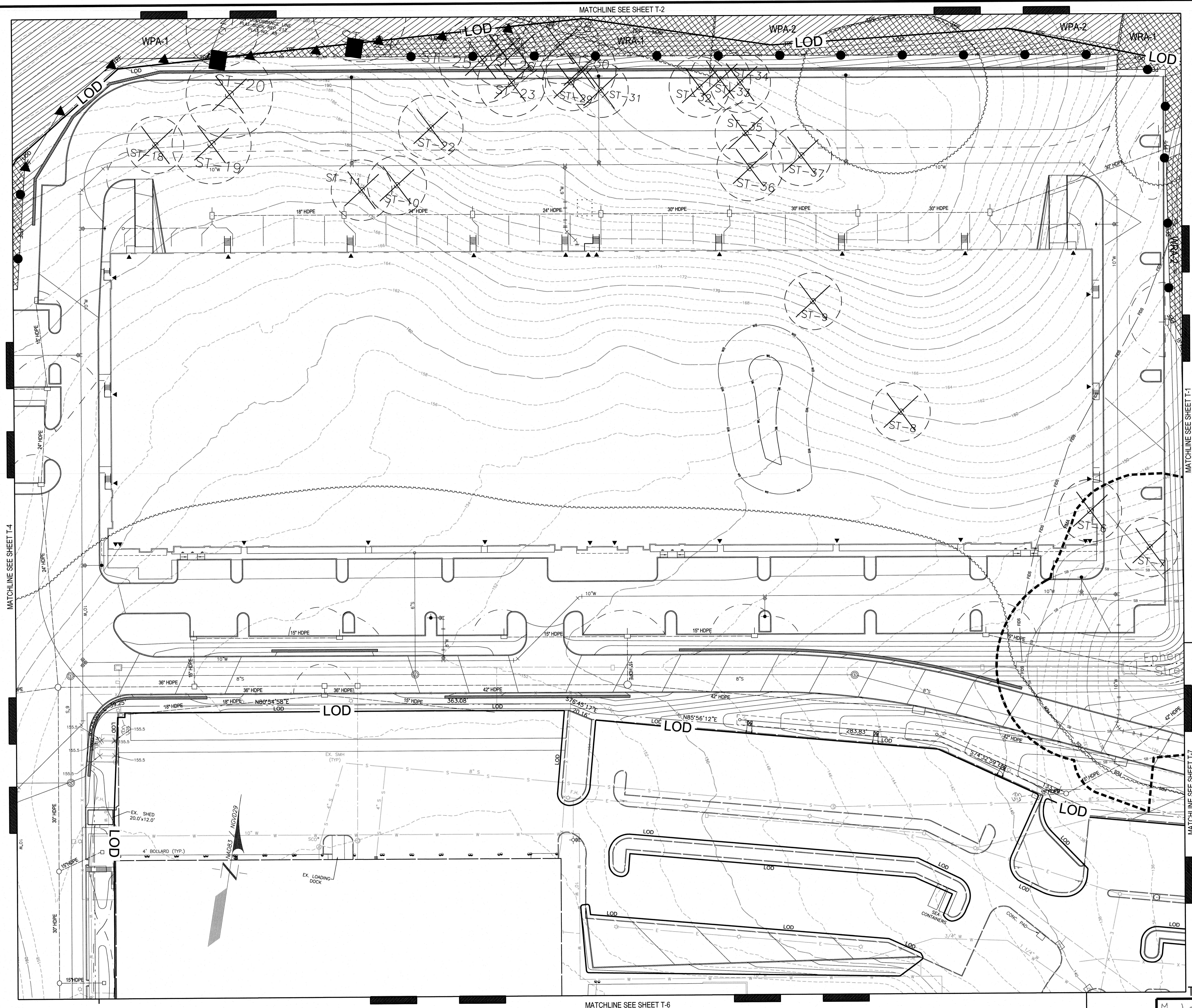
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
March 7, 2019		Mike Petrakis			

11721 WOODMORE ROAD, SUITE 200
HYTHESVILLE, MARYLAND 20724
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 450-2000
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DESIGNED BY	DRAWN BY	CHECKED BY	RECORDED BY
SAB	HM	MP	

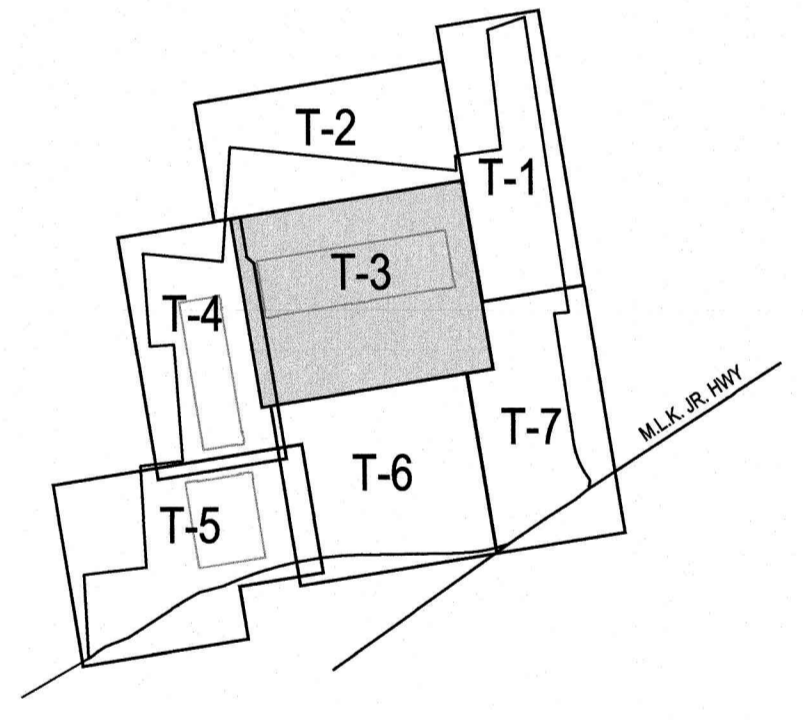
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DESCRIPTION: REVISIONS
BY: NOVEMBER 2018
DRAWN NO: J-67171
SHEET NO: 54.008-Z

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LEGEND

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EX. ZONE LINE	R-R
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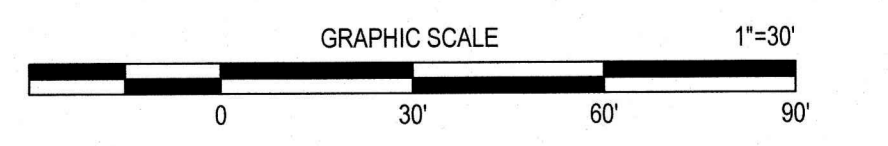


KEY MAP
 SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
Megan K. Reiser	3/14/19		

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND



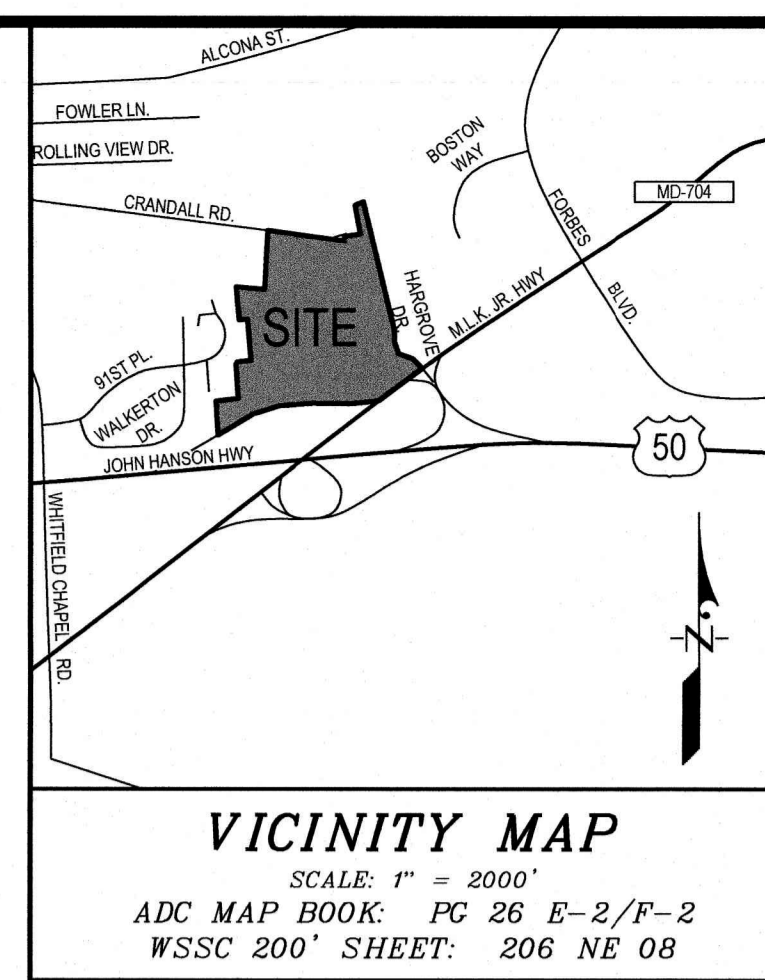
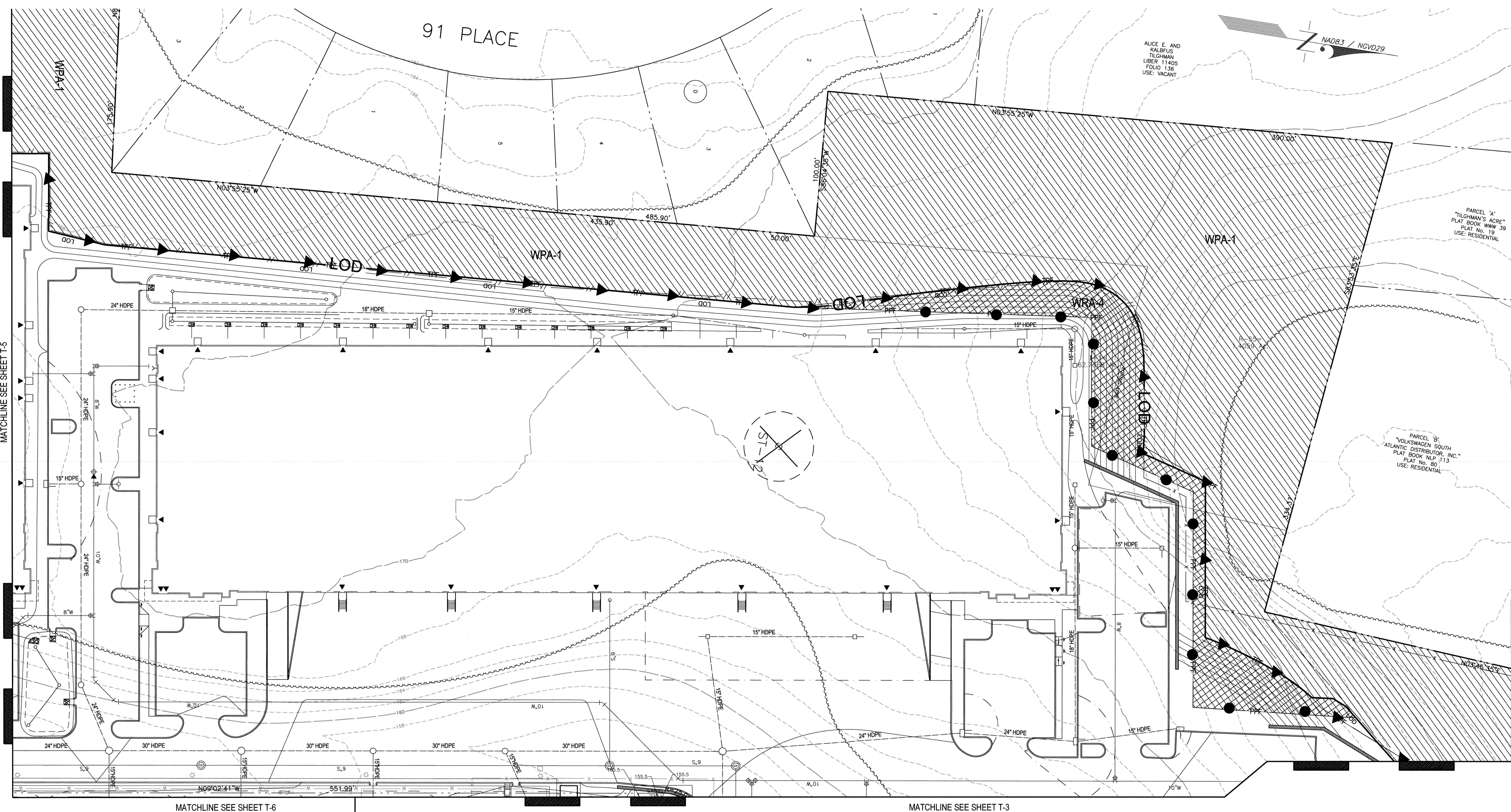
OWNER/APPLICANT
 P8CGMG HOLDINGS, LLC
 BY: P8CGMG JV, LLC
 BY: CGMG HARGROVE, LLC
 8411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

March 7, 2019
 DATE
 Mike Petrakis
 Qualified Professional
 COMAR 08.19.06.01

DATE	DESCRIPTION	BY	DATE	DESCRIPTION
	REVISIONS			

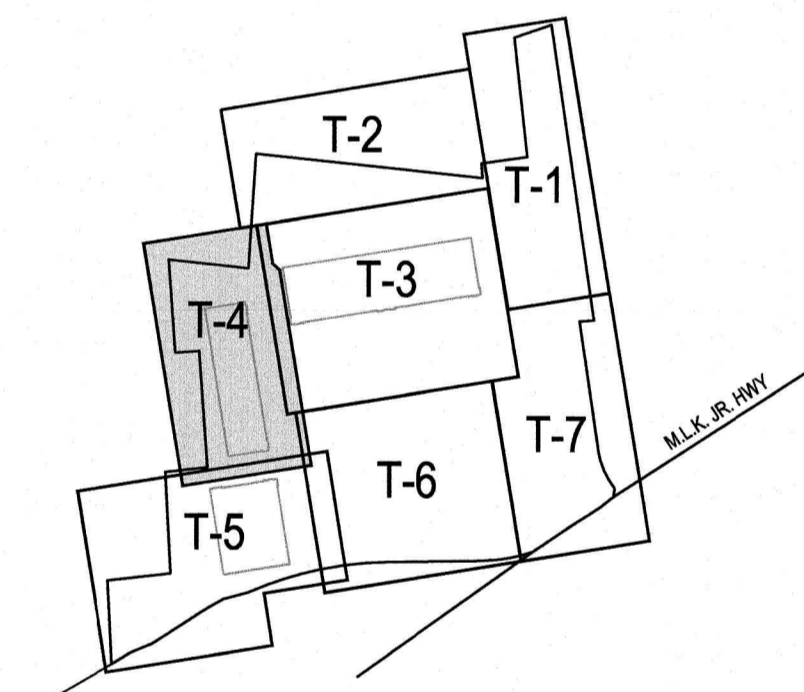
11721 WOODBINE ROAD, SUITE 200
 WYOMINGVILLE, MARYLAND 20787
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DATE: NOVEMBER 2018
 DRAWING NO: 54.009-Z



LEGEND

- PROPERTY BOUNDARY
- EX. ZONE LINE
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- REFORESTATION/AFFORESTATION SIGN



Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

Approved by	Date	ORD #	Reason for Revision
Mike K. Reser	3/14/19		

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'

OWNER/APPLICANT
 P&CGM HOLDINGS, LLC
 BY: P&CGM JV, LLC
 BY: CGM HARGROVE, LLC
 6411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

T-4

March 7, 2019
 DATE

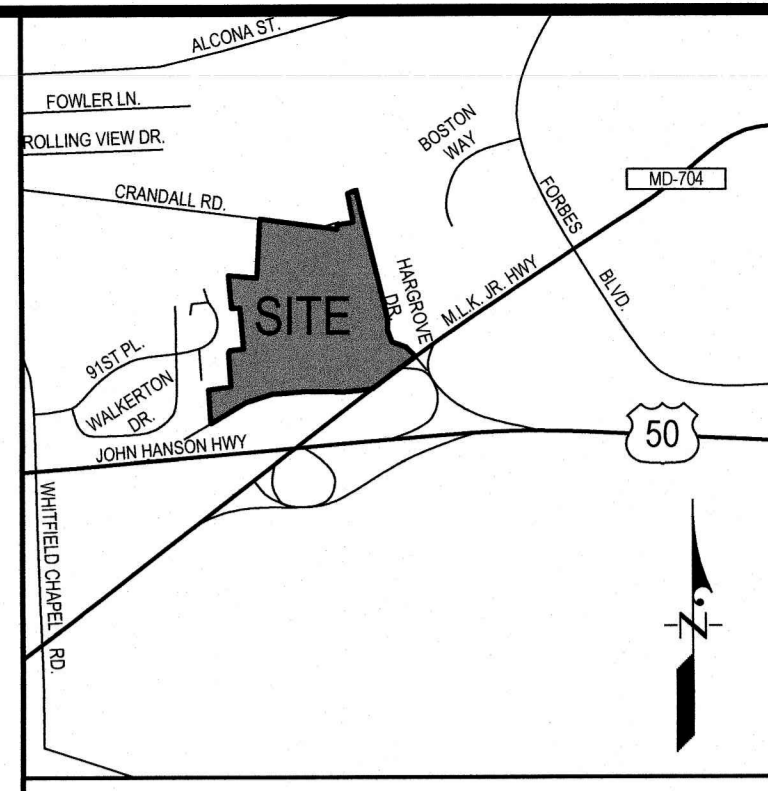
Mike Petros
 Qualified Professional
 COMAR: 08.19.06.01

11721 WOODBROOK ROAD, SUITE 200
 MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
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DATE	DESCRIPTION	BY	REVISIONS

DATE: 11-30-18
 DESCRIPTION: NOVEMBER 2018
 BY: J-67171
 REVISIONS: 54.010-2

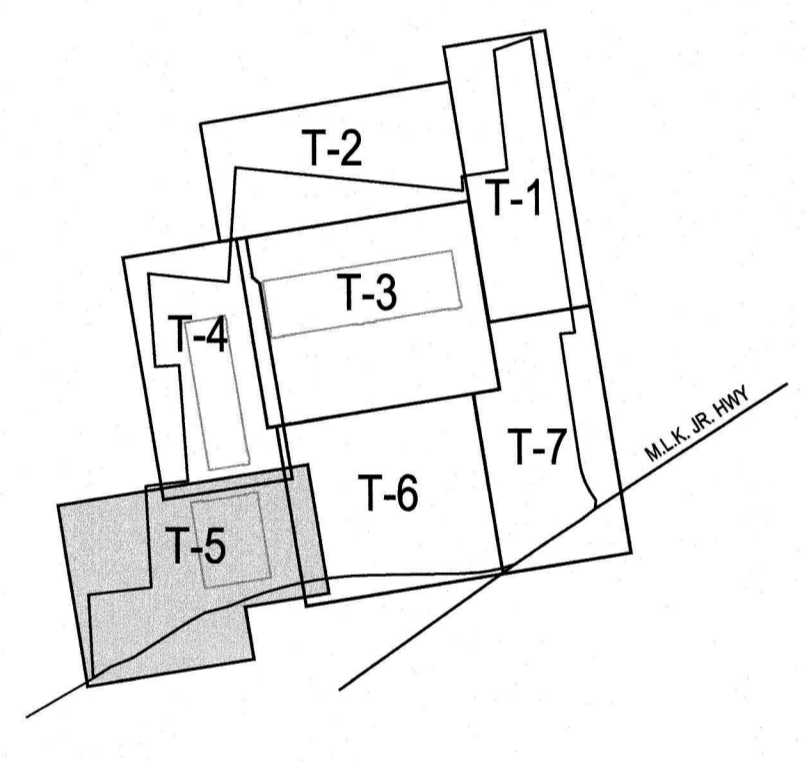
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VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP BOOK: PG 26 E-2/F-2
 WSSC 200' SHEET: 206 NE 08

LEGEND

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EX. WETLAND BUFFER (25')	---
TREE PROTECTION FENCE (TEMPORARY)	---
TREE PROTECTION FENCE (PERMANENT)	---
CLEARED FLOODPLAIN AREA (C-FF)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORESTATION AREA (WRA)	---
WOODLAND PRESERVED - NOT CREDITED (WP-NC)	---
SPECIMEN TREE PROPOSED FOR REMOVAL	---
SPECIMEN TREE TO BE SAVED	---
WOODLAND PRESERVATION SIGN	---
SPECIMEN TREE SIGN	---
REFORESTATION/AFFORESTATION SIGN	---

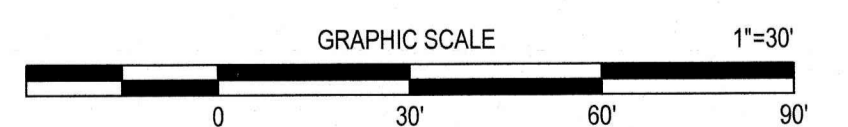


KEY MAP
 SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
Megan K. Reiser	3/14/19		

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND



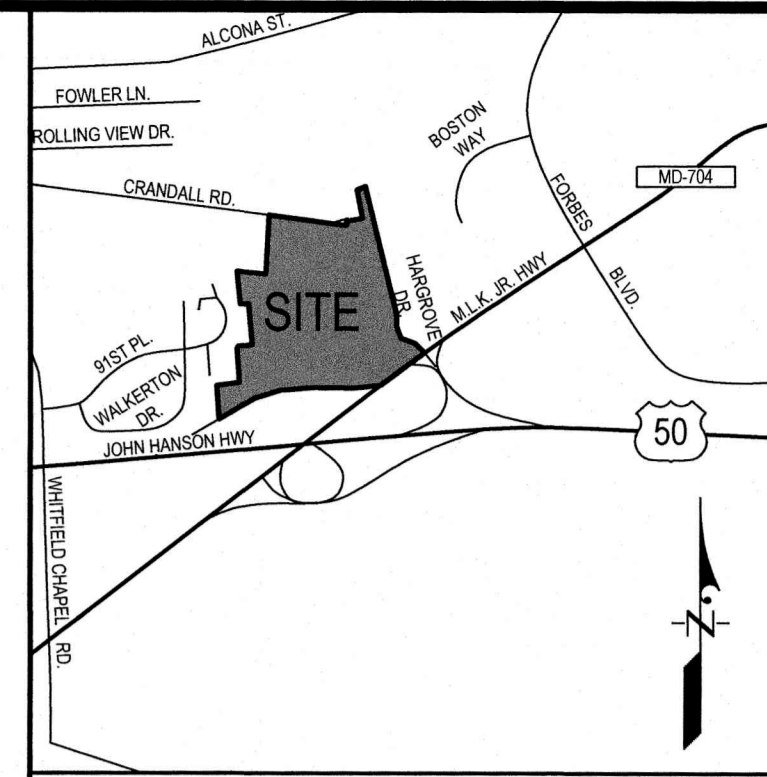
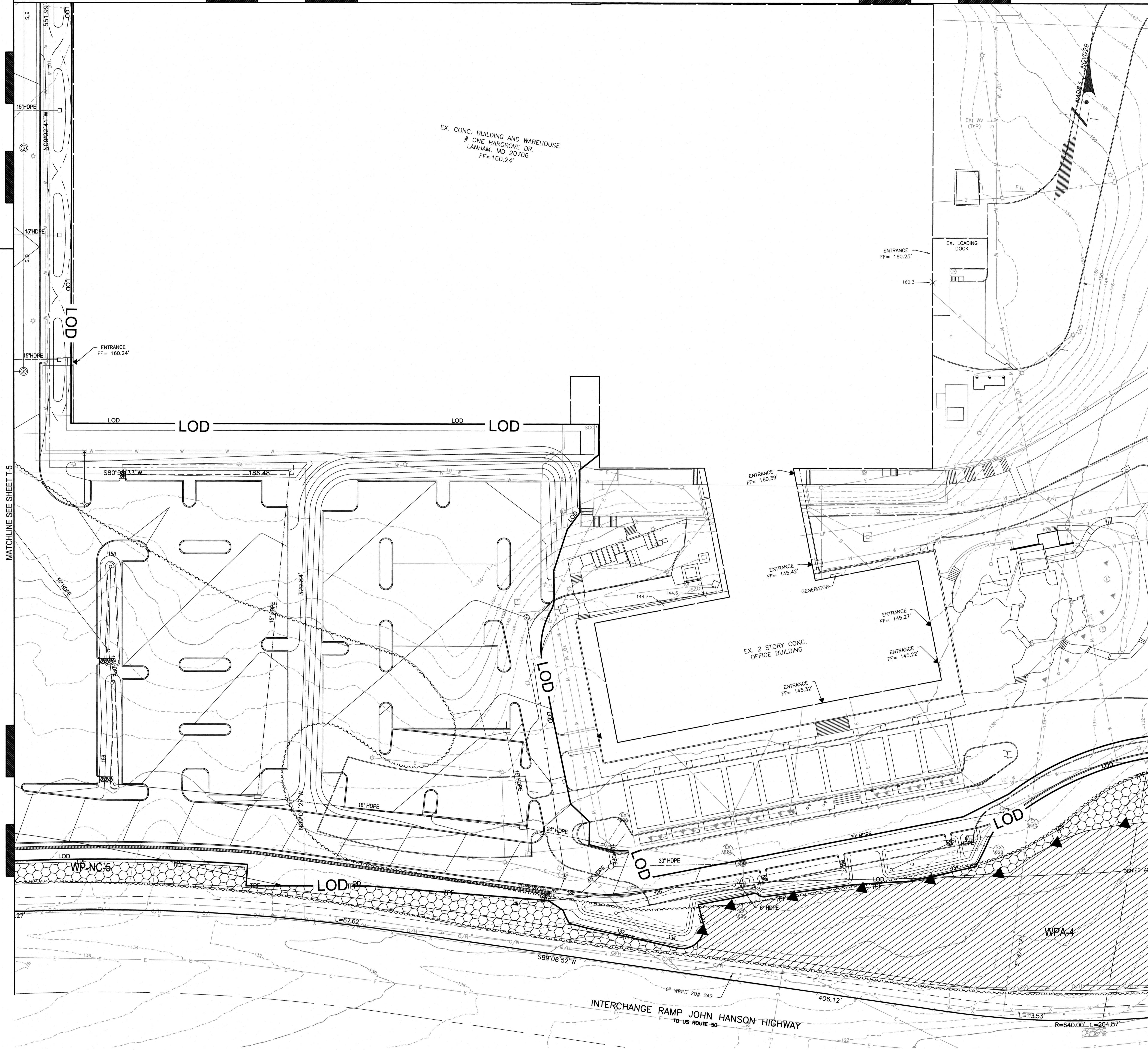
OWNER/APPLICANT
 PRICMG HOLDINGS, LLC
 BY: PRICMG JV, LLC
 BY: CDMG HARGROVE, LLC
 6411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

T-5

DATE	March 7, 2019	BY	Mike Petroski	DESCRIPTION	DATE	NOVEMBER 2018	BY	J-67171
DATE	March 7, 2019	BY	Mike Petroski	DESCRIPTION	DATE	NOVEMBER 2018	BY	J-67171
DATE	March 7, 2019	BY	Mike Petroski	DESCRIPTION	DATE	NOVEMBER 2018	BY	J-67171

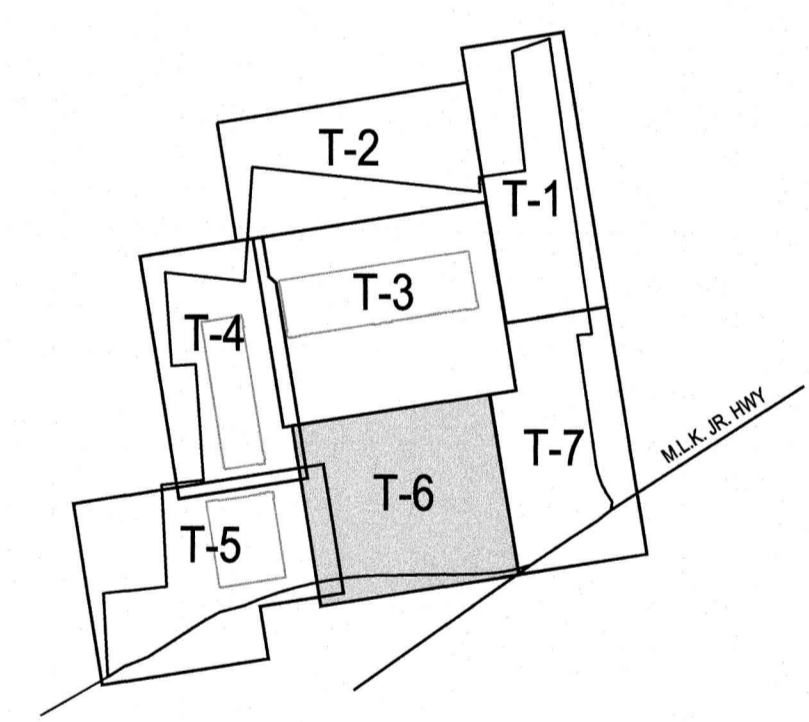
MATCHLINE SEE SHEET T-3

MATCHLINE SEE SHEET T-4



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP BOOK: PG 26 E-2/F-2
 WSSC 200' SHEET: 206 NE 08

- LEGEND**
- PROPERTY BOUNDARY
 - EX. ZONE LINE
 - EX. CONTOUR (2)
 - EX. CONTOUR (10)
 - PROP. CONTOUR (2)
 - PROP. CONTOUR (10)
 - LIMIT OF DISTURBANCE
 - EX. TREELINE
 - PRIMARY MANAGEMENT AREA (PMA)
 - REGULATED STREAM (CENTERLINE)
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (PERMANENT)
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 - SPECIMEN TREE PROPOSED FOR REMOVAL
 - SPECIMEN TREE TO BE SAVED
 - WOODLAND PRESERVATION SIGN
 - SPECIMEN TREE SIGN
 - REFORESTATION/AFFORESTATION SIGN



KEY MAP
 SCALE: 1" = 800'

Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
Morgan K. Resner	3/14/19		
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
 0 30 60 90

OWNER/APPLICANT
 PRICMG HOLDINGS, LLC
 BY: PRICMG JV, LLC
 BY: CGMG HARGROVE, LLC
 6411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

T-6

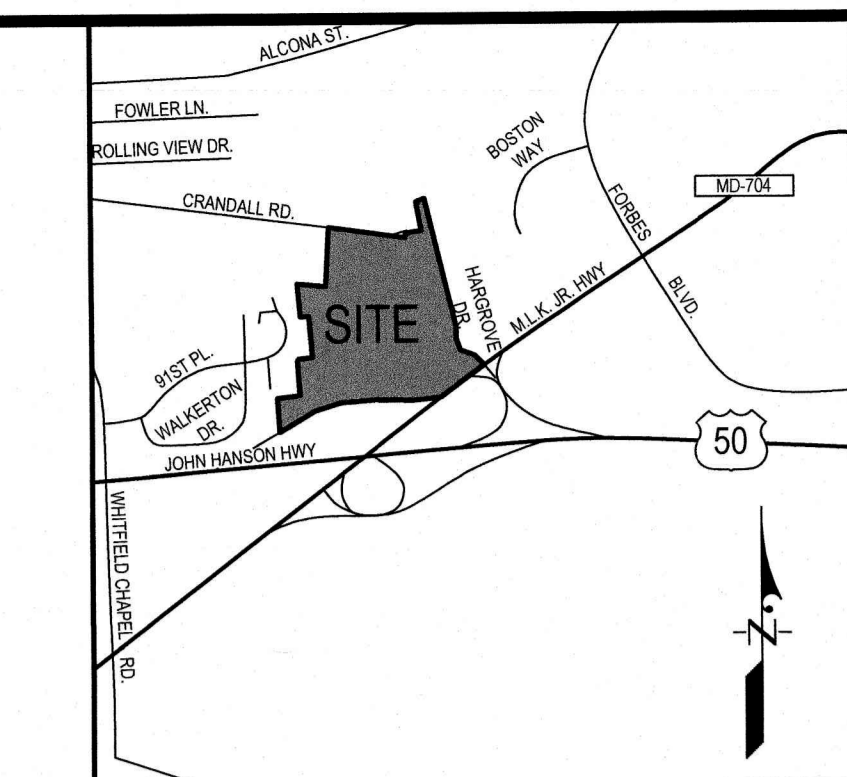
March 7, 2019
 DATE

Mike Patrokis
 Mike Patrokis
 Qualified Professional
 COMAR 08.19.06.01

11751 WOODSHIRE ROAD, SUITE 300
 MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
 TELEPHONE (301) 430-2000
 COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.

DATE	DESCRIPTION	BY	SCALE	DESIGNED BY	CHECKED BY	RECORDED	NO.
	REVISIONS		1"=30'				

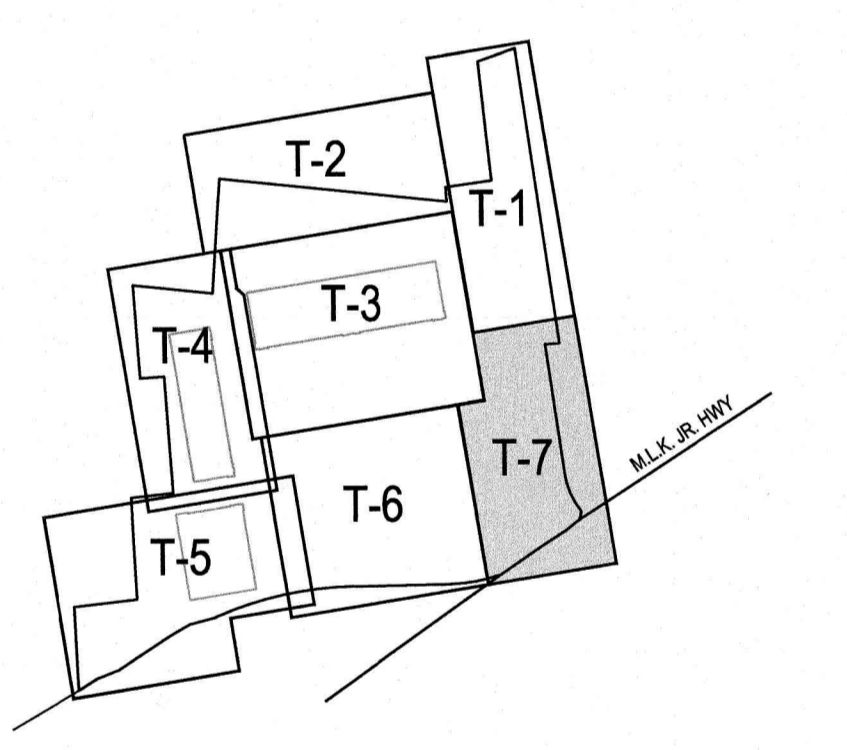
NOVEMBER 2016
 54.012-Z



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP BOOK: PC 26 E-2/F-2
 WSSC 200' SHEET: 206 NE 08

LEGEND

PROPERTY BOUNDARY	---
EX. ZONE LINE	---
EX. CONTOUR (2')	---
EX. CONTOUR (10')	---
PROP. CONTOUR (2')	---
PROP. CONTOUR (10')	---
LIMIT OF DISTURBANCE	---
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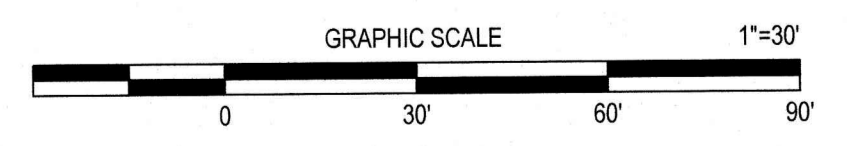


KEY MAP
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Prince George's County Planning Department, M-NCPPC
 Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
 TCP2-023-2018

Approved by	Date	DRD #	Reason for Revision
Megan K. Reiser	3/14/19		

TREE CONSERVATION PLAN - TYPE 2
 PARCELS D-F
HARGROVE INDUSTRIAL CAMPUS
 LANHAM DISTRICT No. 20
 PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT
 PBCMG HOLDINGS, LLC
 BY: PBCMG JV, LLC
 8411 IVY LANE, SUITE 200
 GREENBELT, MD 20770
 CHASE GALBRAITH

T-7

DATE	March 7, 2019	11221 WOODBINE ROAD, SUITE 200 WITCHAMILL MARYLAND 20721	BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 435-2000
DATE			
DATE			
DATE			
DATE			
DATE			

Mike Petroski
 Qualified Professional
 COMAR 08.19.06.01

NOVEMBER 2018

J-67171

54.013-Z

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 \$400 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting. The 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 Environmental Strategy Area, ESA-2 and is zoned I-1 (Light Industrial) and R-35 (One-Family Detached Residential).
- The property is not adjacent to a roadway designated as scenic, historic, or parkway or a scenic byway.
- The property is adjacent to Martin Luther King Highway (MD 104) which is classified as a critical roadway.
- This plan is grandfathered under CB-21-2010, Section 25-117(g).

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 TGP2.
- 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 (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the county inspector, installation of the TPF 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 TGP2.
- 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.
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain present, or trees or parts 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 or parts thereof that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures for 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 existing ground level. The stumps shall 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 a portion of the tree 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 suitable methods. All debris that is more than 25 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The soil surface shall be planted 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 TGP2. The work is required to be conducted by a Licensed Tree Expert.

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 planting 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 area. Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper 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.
- 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 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 tree protective fencing is a violation of this TGP2.
- 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 \$500 per square foot penalty unless the county inspector approves a written extension.

PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representations of their species. Seedlings shall have a minimum root growth of 10". 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 or more than twenty-five percent (25%) of the root system (both primary and auxiliary/forus 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. If 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 twisted, balled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted to a depth where their roots are 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 Spacing 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 be 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 around each at each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seeding planting site shall be seeded and stabilized with white clover 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 not 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:

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

- Field check the re-afforestation area according to the following schedule:
- Year 1: Site Preparation and Tree Planting. Survival check once annually (September-November) (see Note 1) including is needed (2 x monthly).
 - Year 2-3: Reinforcement planting is needed (see Note 2). Survival check once annually (September-November). Control of undesirable vegetation if needed (1 x in May and 1 x in August min).
 - Year 4: Reinforcement planting if needed. (See Note 2) Survival Check (September-November).

- 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. Remove all dead plants.
- 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.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operation or recommendations will be conducted on an as needed basis.

OFF-SITE WOODLAND CONSERVATION

Prior to the issuance of the first permit for the development shown on this TGP2, all off site woodland conservation required by this plan shall be identified on an approved TGP2 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.

POST DEVELOPMENT NOTES

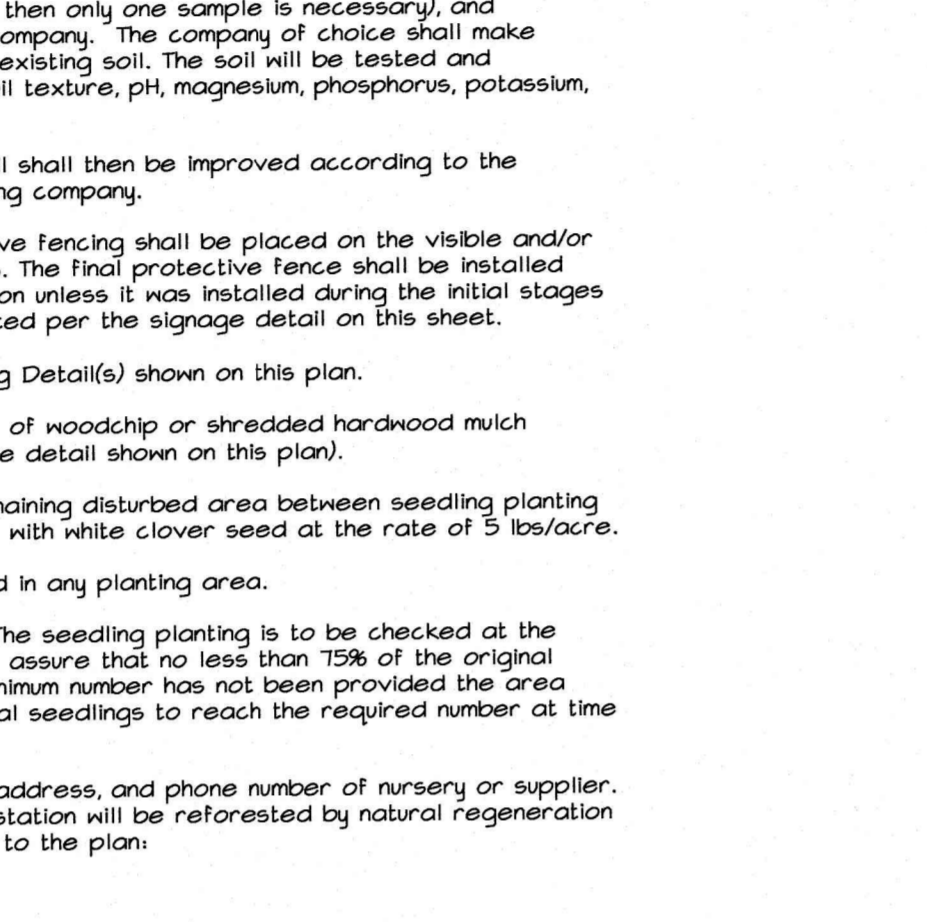
- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert, identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After properly documented has been completed per the hazard "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 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 tree protective fencing is a violation of this TGP2.
- 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 the 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 the equipment for the pruning and/or cutting of trees.

Tasks	Months
Transport of 2" DBH or greater	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Planting Seedlings, Whips, Nursery Handling	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Fertilizer (if needed)	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Mulch	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Pruning	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec

Recommended Optimal Time: Recommended with Additional Care: Recommended: Dependent Upon Site Conditions: Dependent Upon Site Conditions: Heavy Watering is Strongly Recommended From May Through October unless Heavily Rainfall Equates to Heavy Watering

NOTES:
1. No full planting of oaks and pines.
2. No full planting of oaks and pines.
3. The contractor assumes some of the recommended tree frame for basic reforestation and stress reduction activities.

TREE PLANTING AND MAINTENANCE CALENDAR



FIELD CHECK RE-AFFORESTATION AREAS

- Year 1: Site Preparation and Tree Planting. Survival check once annually (September-November) (see Note 1) including is needed (2 x monthly).
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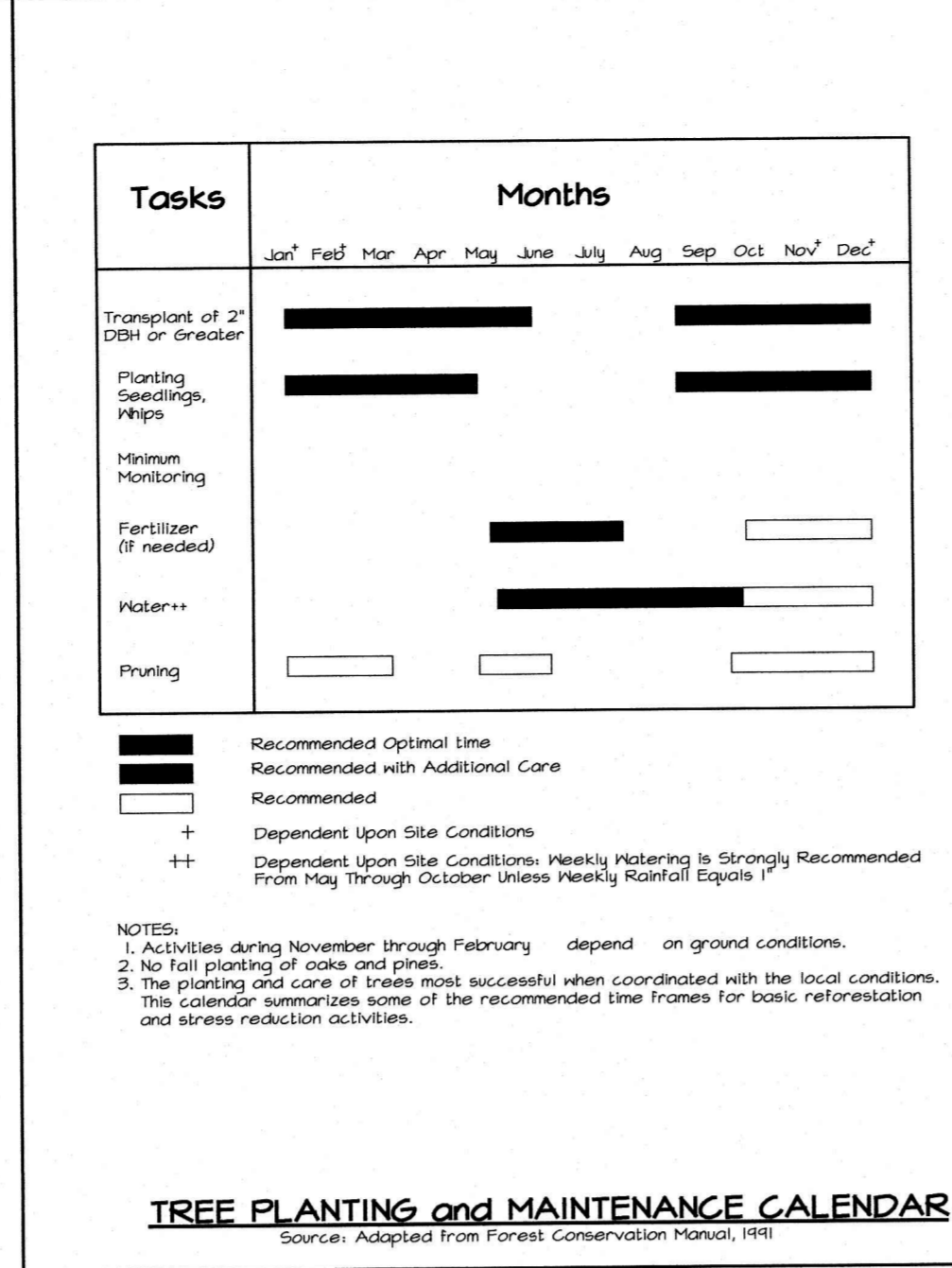
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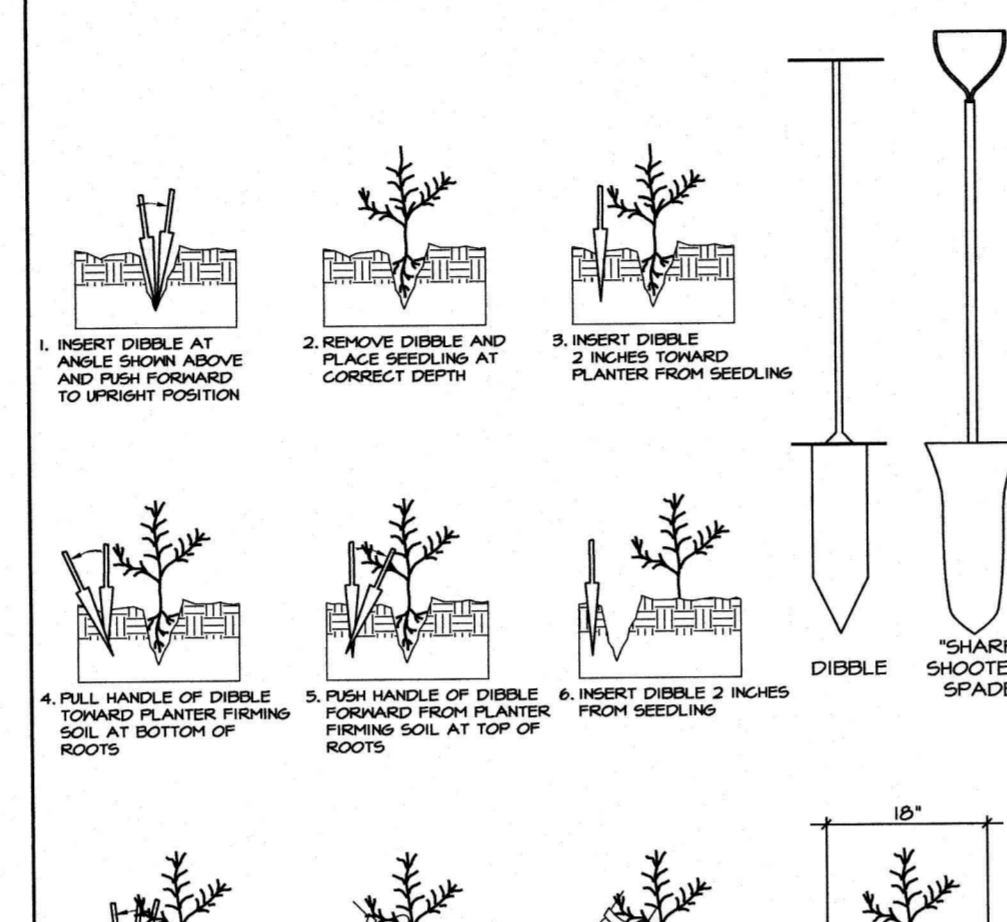
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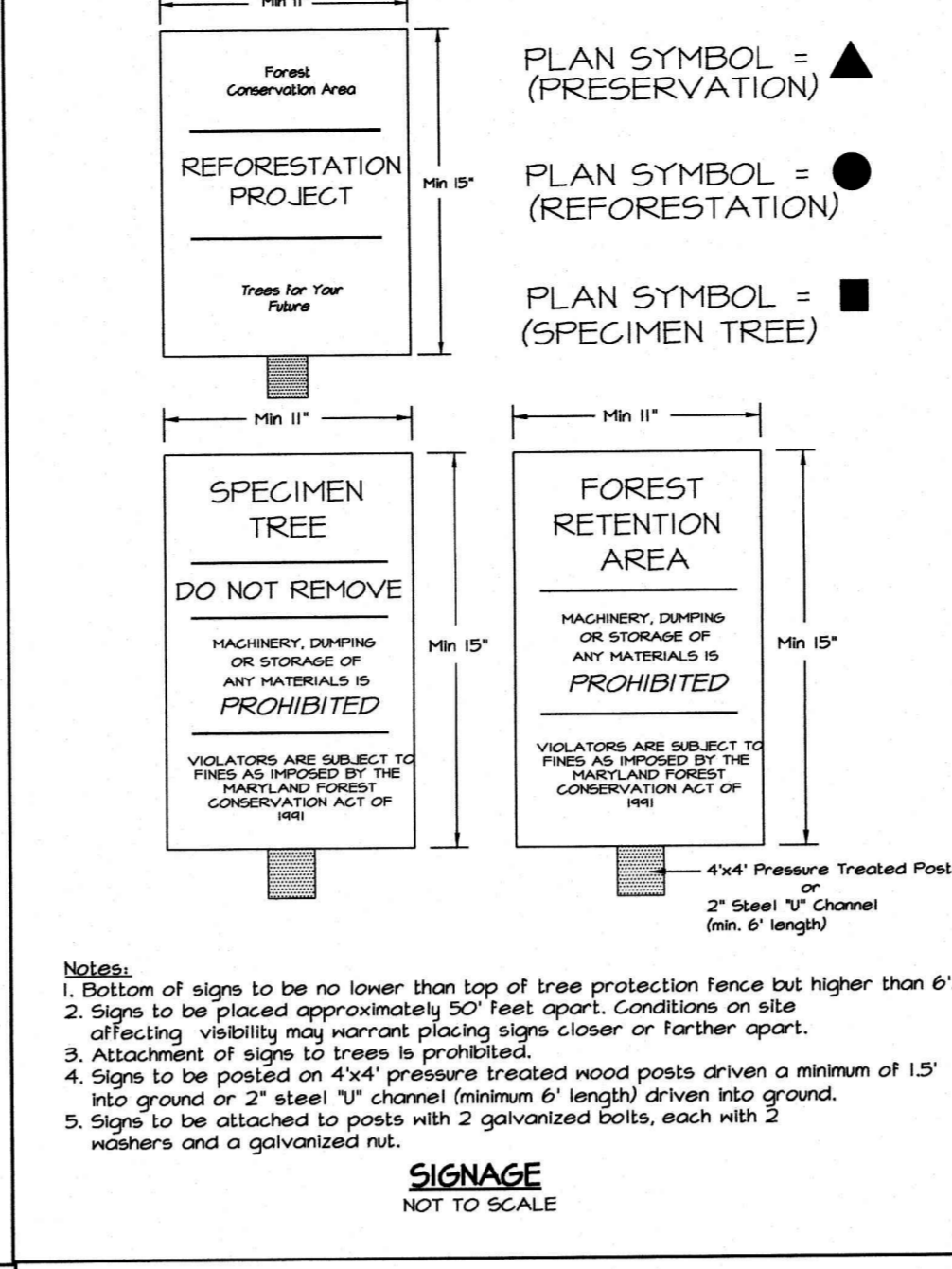
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OFF-SITE WOODLAND CONSERVATION

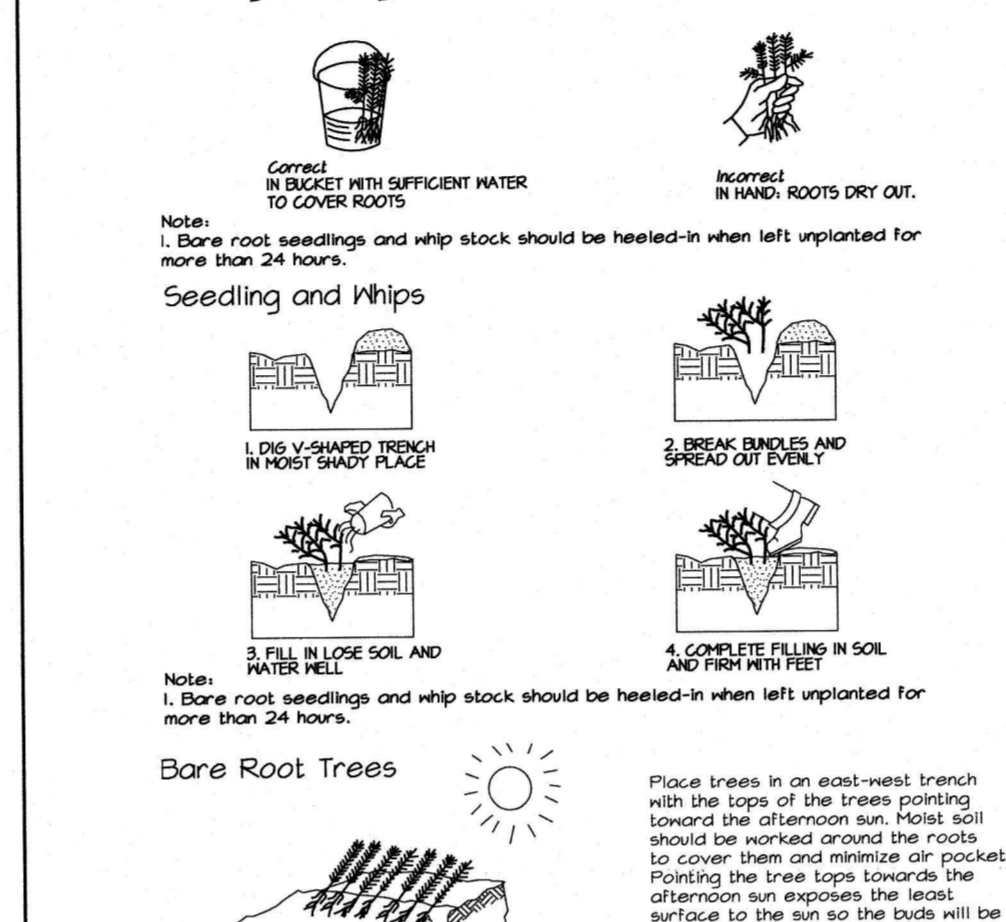
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FIELD CHECK RE-AFFORESTATION AREAS

- Year 1: Site Preparation and Tree Planting. Survival check once annually (September-November) (see Note 1) including is needed (2 x monthly).
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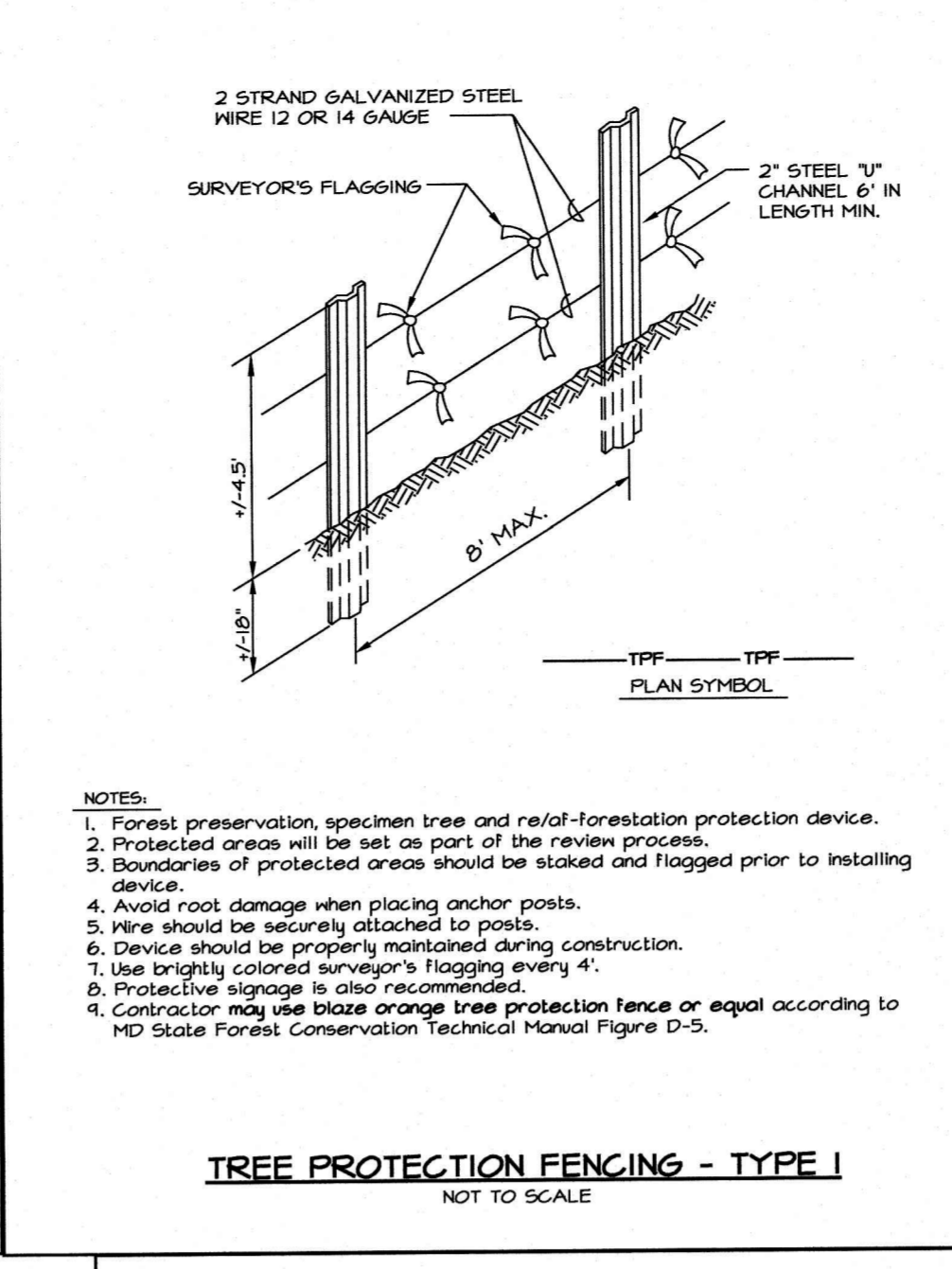
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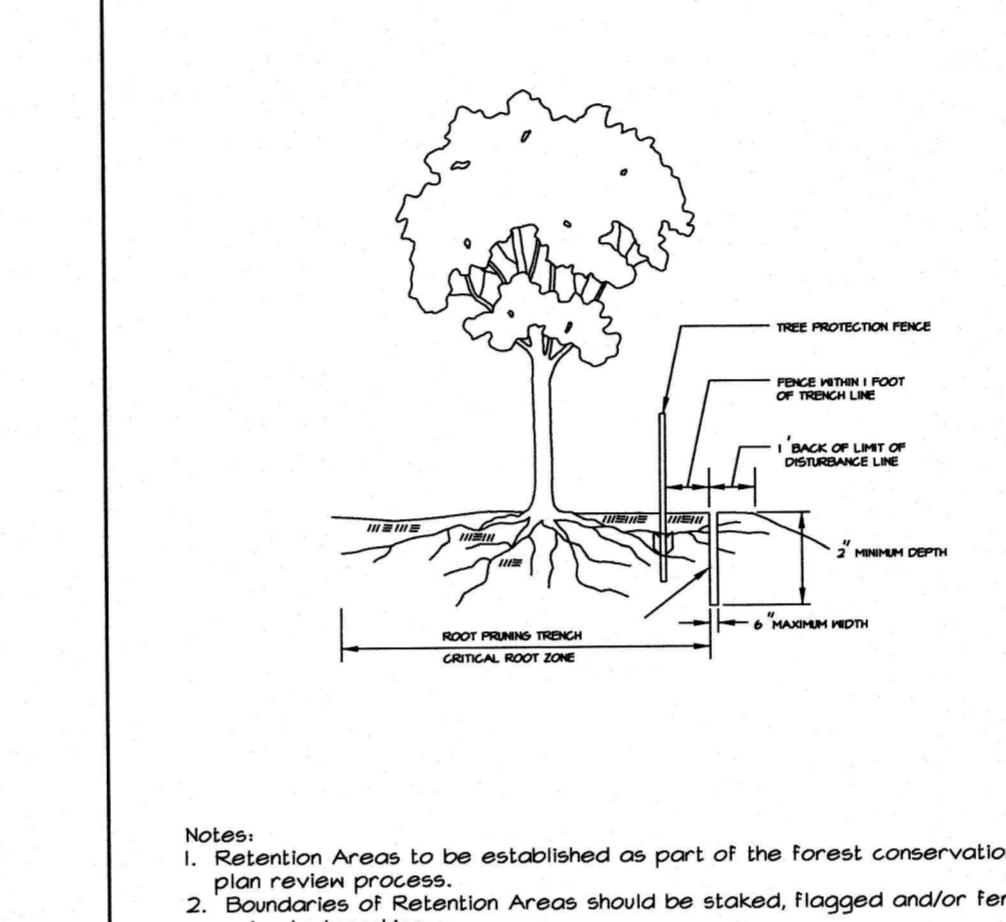
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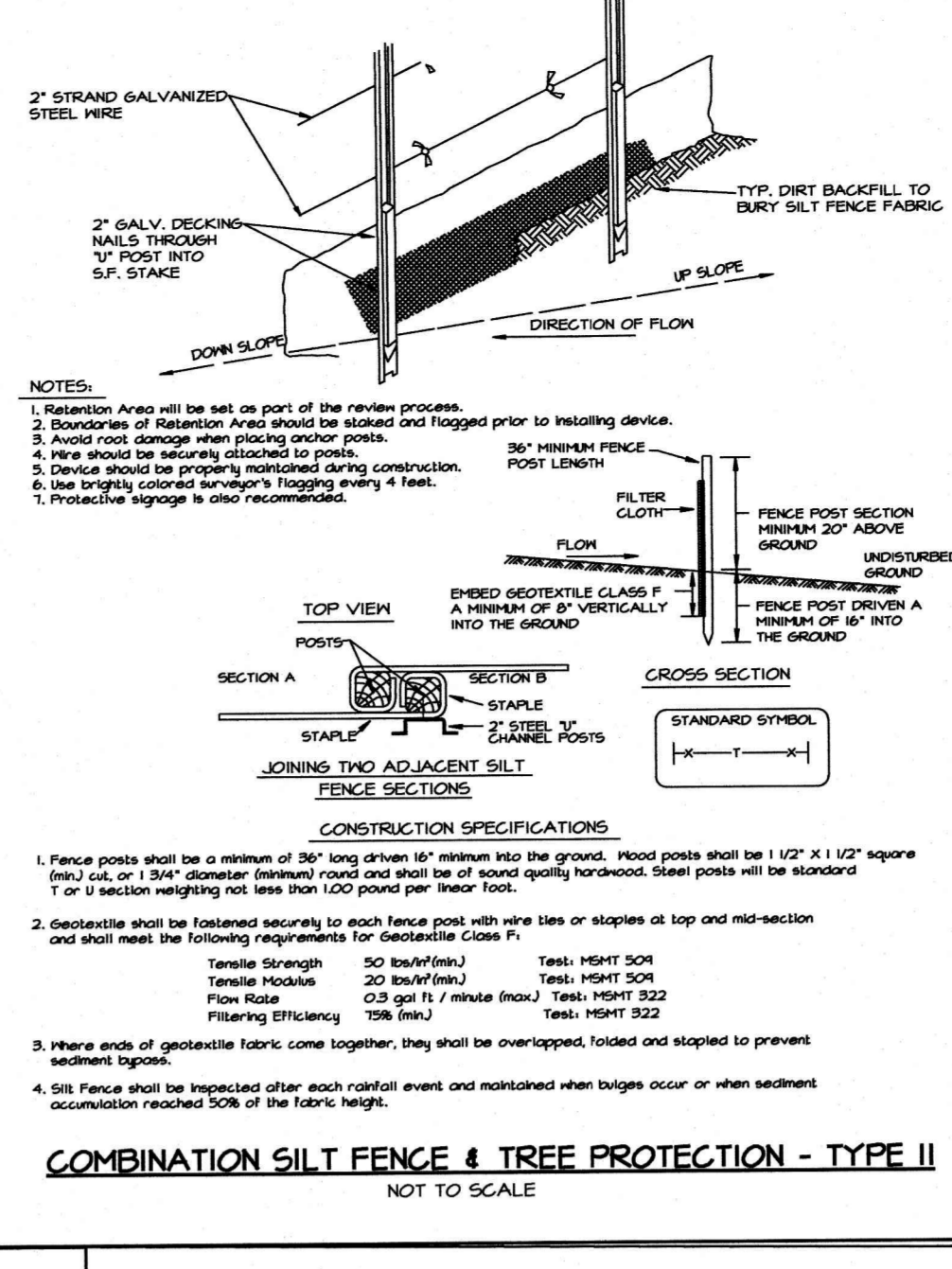
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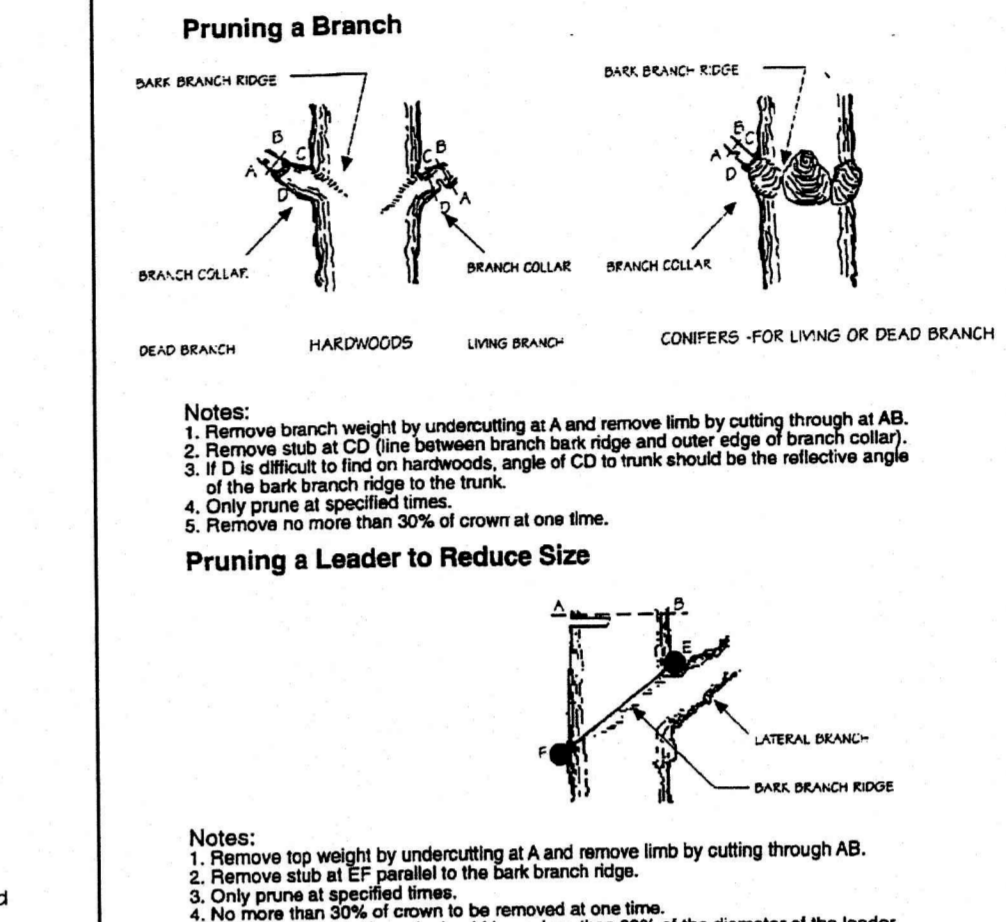
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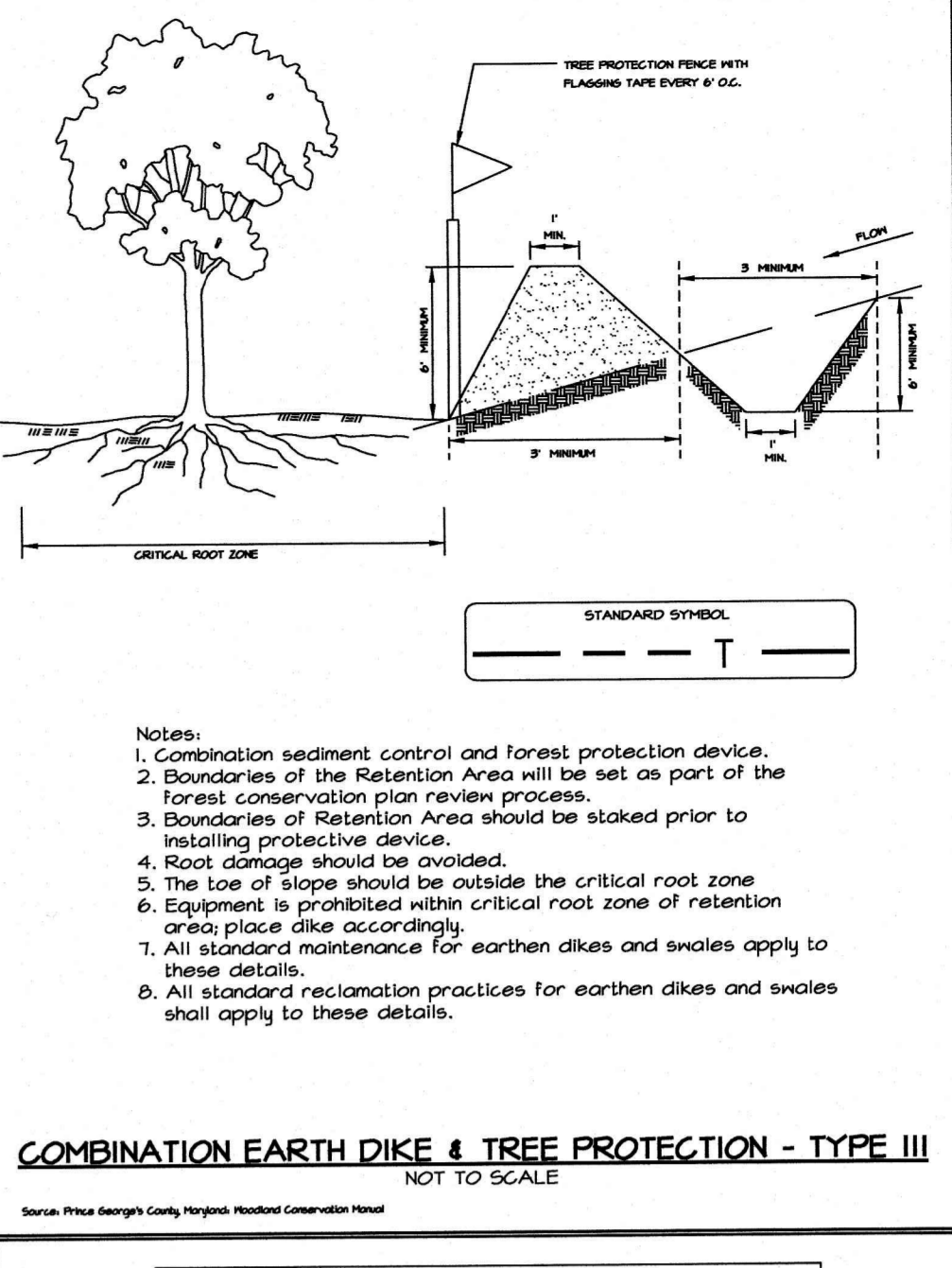
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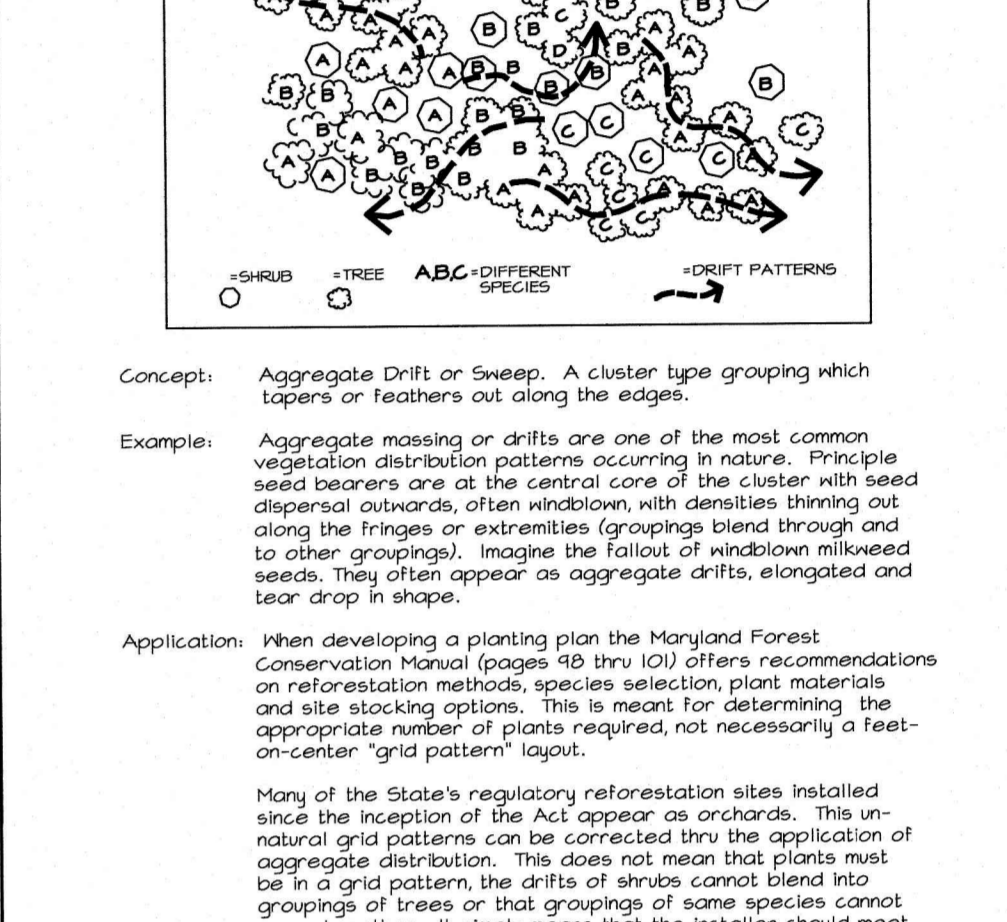
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