STANDAR	RD DRAWING FOR ENTIRE PLAN SET	G LEGEND	AE	STANDARD BREVIATIONS
LIMIT OF WORK		LOWLOW		OR ENTIRE PLAN SET
LIMIT OF DISTU	RBANCE	LODLOD	AC	ACRES
			ADA	AMERICANS WITH DISABILITY ACT
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ARCH	
	ONSITE PROPERTY LINE / R.O.W. LINE		BC BF	BOTTOM OF CURB BASEMENT FLOOR
	NEIGHBORING		BK	BLOCK
	PROPERTY LINE / INTERIOR PARCEL LINE		BL	BASELINE
— — — — —	EASEMENT		BLDG	BUILDING
	SETBACK		BM BRL	BUILDING BENCHMARK
	LINE		CF	CUBIC FEET
			CL	CENTERLINE
		CURB AND GUTTER	CMP	CORRUGATED METAL PIPE
		SPILL TRANSITION	CONN	
	CONCRETE CURB & GUTTER		CPP	CORRUGATED PLASTIC PIPE
		DEPRESSED CURB AND GUTTER	CY	CUBIC YARDS
			DEC	DECORATIVE
	UTILITY POLE WITH LIGHT		DEP	DEPRESSED DUCTILE IRON PIPE
<u> </u>	POLE LIGHT		DOM	DOMESTIC
⊡€	TRAFFIC		ELEC	ELECTRIC
	LIGHT		ELEV	ELEVATION EDGE OF PAVEMENT
0	UTILITY POLE	0	EP ES	EDGE OF PAVEMENT EDGE OF SHOULDER
<u> </u>	TYPICAL LIGHT	Ū.	EW	END WALL
ф	ACORN	ф	EX	EXISTING
<u>ب</u>	LIGHT	<u>ب</u>	FES FF	FLARED END SECTION FINISHED FLOOR
	TYPICAL SIGN	_ v _	FH	FINISHED FLOOR FIRE HYDRANT
	PARKING	\land	FG	FINISHED GRADE
	COUNTS		G	
			GF GH	GARAGE FLOOR (AT DOOR)
— — <u>— 170</u> — — —	CONTOUR	190	GL	GRADE LOWER SIDE OF WALL
169	SPOT	TC 516.00 TC 516.00 MATCH EX	GRT	GRATE
TC 516.4 OR 516,4	ELEVATIONS	TC 516.00 BC 515.55 (518.02 ±)	GV	
			HDPE	HIGH DENSITY POLYETHYLENE PIPE
SAN	SANITARY	SAN	HP	
	LABEL	# ×	HOR HW	HORIZONTAL HEADWALL
	STORM LABEL	X #	INT	INTERSECTION
SZ	SANITARY SEWER LATERAL	SL	INV	INVERT
W	UNDERGROUND		LF	
//	WATER LINE		LOC LOD	LIMITS OF CLEARING
E	UNDERGROUND ELECTRIC LINE	Е ————————————————————————————————————	LOS	LINE OF SIGHT
G	UNDERGROUND GAS LINE	G	LP	LOW POINT
	OVERHEAD	a u	L/S MAX	LANDSCAPE MAXIMUM
OH	WIRE	OH	MIN	MINIMUM
<i>T</i>	UNDERGROUND TELEPHONE LINE	T	МН	MANHOLE
C	UNDERGROUND CABLE LINE	C	MJ	MECHANICAL JOINT
	STORM		OC PA	ON CENTER POINT OF ANALYSIS
	SEWER		PC	POINT CURVATURE
S S	SANITARY SEWER MAIN	S S	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
<i>S</i>	HYDRANT	V	PI	POINT OF INTERSECTION
	SANITARY		POG	POINT OF GRADE
(S)	MANHOLE		PROP	PROPOSED
	STORM MANHOLE		PT	POINT OF TANGENCY POINT OF TANGENCY,
www.	WATER		PTCR	
	METER		PVC	POLYVINYL CHLORIDE PIPE POINT OF VERTICAL
——————————————————————————————————————	WATER VALVE	•	PVI	INTERSECTION
	GAS VALVE		PVT R	POINT OF VERTICAL TANGENCY RADIUS
	GAS		RCP	REINFORCED CONCRETE PIPE
	METER		RET WALL	RETAINING WALL
	TYPICAL END SECTION		R/W S	RIGHT OF WAY SLOPE
ar 🛛	HEADWALL OR ENDWALL		SAN	SANITARY SEWER
	GRATE		SF	SQUARE FEET
	INLET		STA	STATION
Ōſ	CURB INLET	0 j	STM S/W	SIDEWALK
0	CLEAN	0	TBR	TO BE REMOVED
			TBRL	TO BE RELOCATED
(E)	ELECTRIC	E	TC TELE	
(T)	TELEPHONE MANHOLE	(I)	TELE TPF	TELEPHONE TREE PROTECTION FENCE
EB	ELECTRIC	EB	TW	TOP OF WALL
	BOX		TYP	TYPICAL
EP	ELECTRIC PEDESTAL	EP	UG UP	UNDERGROUND UTILITY POLE
	MONITORING		W UP	WIDE
	WELL		W/L	WATER LINE
	TEST PIT	╡	W/M	
	BENCHMARK		• ±	PLUS OR MINUS DEGREE
	BORING		Ø	DIAMETER
	BUKING		#	NUMBER



MAPPED SOIL TYPES

MAP UNIT	MAP UNIT NAME	HYDROLOGI C GROUP	DRAINAGE CLASS
BaC	BELTSVILLE SILT LOAM, 5-10% SLOPES	С	MODERATELY WELL DRAINED
BuB	BELTSVILLE-URBAN LAND COMPLEX, 0-5% SLOPES	С	MODERATELY WELL DRAINED
BuD	BELTSVILLE-URBAN LAND COMPLEX, 5-15% SLOPES	С	MODERATELY WELL DRAINED
CrD	CROOM GRAVELLY SANDY LOAM, 10-15% SLOPES	С	WELL DRAINED
CwD	CROOM-MARR COMPLEX, 10-15% SLOPES	С	WELL DRAINED
CwE	CROOM-MARR COMPLEX, 15-25% SLOPES	С	WELL DRAINED
CzB	CROOM-URBAN LAND COMPLEX, 0-5% SLOPES	С	WELL DRAINED
GgC	GROSSTOWN GRAVELLY SILT LOAM, 5-10% SLOPES	А	WELL DRAINED
MnC	MARR-DODON COMPLEX, 5-10% SLOPES	С	WELL DRAINED
MnD	MARR-DODON COMPLEX, 10-15% SLOPES	С	WELL DRAINED
MnE	MARR-DODON COMPLEX, 15-25% SLOPES	В	WELL DRAINED
Px	POTOBAC-ISSUE COMPLEX, FREQUENTLY FLOODED	B/D	POORLY DRAINED
SnB	SASSAFRAS-URBAN LAND COMPLEX, 0-5% SLOPES	В	WELL DRAINED
UdaF	UDORTHENTS, HIGHWAY, 0-65% SLOPES	С	WELL DRAINED
UduB	UDORTHENTS-URBAN LAND COMPLEX, 0-5% SLOPES	С	WELL DRAINED
JduD	UDORTHENTS-URBAN LAND COMPLEX, 5-15% SLOPES	С	WELL DRAINED

Site Statistics	Total
Gross Tract Area	53.21 ac.
Existing 100-year Floodplain	11.86 ac.
Net Tract Area	41.35 ac.
Existing Woodland Total	32.70 ac.
Existing Woodland in Floodplain	8.67 ac.
Existing Woodland Net Tract	24.03 ac.
Existing PMA	17.37 ac.
Regulated Stream (Linear feet of Centerline	3,289 lf.
Riparian Wooded Buffer up to 300-ft wide	22.60 ac.

Property Owners Awareness Certificate

Vwe FV Flowers Road 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. Owner or Owners Representative hereby acknowledge that we are aware of this Type 2 / We _____ Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. Contract Purchaser Date

SI	 SIGHT DISTANCE
STM DIM	 STORM DRAIN
SS DIM	 SANITARY SEWER
W	WATER

PROPOSED EASEMENT LEGEND

DIM	 WATER
	 PUBLIC ACCESS
	 COMMON SHARED
	 INGRESS-EGRESS
	 PUBLIC UTILITY EASEMENT
	 VARIABLE WIDTHS

S THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJE RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELA E SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD RITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR'S NOTIFY THE PROJECT ENGINEER SHALL CONSTITUT PTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AN

TREE CONSERVATION PLAN TYPE II (TCPII - 026 - 2022)- FOR -

VISTA 95 LOGISTICS CENTER

LOCATION OF SITE 3200 FLOWERS ROAD PRINCE GEORGE'S COUNTY **UPPER MARLBORO, MD 20774 ELECTION DISTRICT 6 TAX ACCOUNT NO.: 0486332**



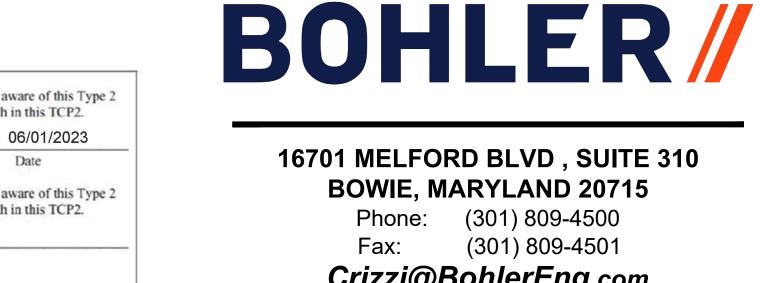
DEPARTMENT (DISTRICT 8) - 2.11 MILES SOUTH-WEST FROM SITE PRINCE GEORGE'S COUNTY AND RESCUE STATION #23

PRINCE GEORGE'S COUNTY POLICE

IND CIR PINA OVA	
LOCATION MA COPYRIGHT ADC THE MAP PEOP PERMIT USE NO. 20602153-5 SCALE: 1" = 2,000'	
SHEET INDE	X
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
TCP2 OVERALL	C-300
ТСР ІІ	C-301 TO C-309
TCP II DETAILS	C-310
PEPCO/ UTILIQUEST (301) VERIZON (301) WASHINGTON GAS-UTILIQUEST (301)	LOWERS ROAD - TY MARYLAND" MISS UTILITY SYSTEM IND FACILITIES AFFECTING AND FION SHOWN HEREON IS BASED

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PREPARED BY



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 (301) 809-4501 Fax: Crizzi@BohlerEng.com Contact: Christopher Rizzi, PLA

STANDARD TYPE 2 TREE **CONSERVATION PLAN NOTES**

- . THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DETAILED SITE PLAN DSP-22009. IF DETAILED SITE PLAN DSP-22009 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- 3. 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 DETAI
- 4. 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
- 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- 6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED I-1
- 7. THE PROPERTY IS ADJACENT TO WESTPHALIA ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY
- 8. THE PROPERTY IS ADJACENT TO I-95/495 (CAPITAL BELTWAY) WHICH IS CLASSIFIED AS A FREEWAY.
- 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G). 10 WOODI ANDS PRESERVED PLANTED OR REGENERATED IN FULFILLMENT OF WOODI AND CONSERVATION REQUIREMENTS ON-SITE, WERE ORIGINALLY PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48610 FOLIO 145. WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT ON-SITE WERE PARTIALLY VACATED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48854 FOLIO 478. ADDITIONAL WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT ON-SITE WERE THEN RECORDED AND SIGNED IN THE PRINCE

WOODLAND CONSERVATION SUMMARY OVERALL WORKSHEET

	Standard Woodland Conservation Wo			-	
_	SECTION I-Establishing Site Information- (Enter acres for ea	ach zone)			
1	Zone:	I-1			
2	Gross Tract:	53.21			
	Floodplain:	11.86			
	Previously Dedicated Land:	0.00			
	Net Tract (NTA):	41.35	0.00	0.00	
	TCP Number	TCP2-026-2		Revision #	
	Property Description or Subdivision Name:		gistics Center		
	Is this site subject to the 1989 or 1991 Ordinance	N			
	Is this site subject to the 1991 Ordinance	N			
	Subject to 2010 Ordinance and in PFA (Priority Funding Area				
	ls this one (1) single family lot? (Y or N)	N			
	Are there prior TCP approvals which include a	N			
	combination of this lot/s? (Y or N)				
	Is any portion of the property in a WC Bank? (Y or N)	N			
	Break-even Point (preservation) =	9.77	acres		
16	Clearing permitted w/o reforestion=	14.26	acres		
_	SECTION II-Determining Requirements (Enter acres for eac	Column A	Column B	Colum n C	Colum n D
		WCT/AFT %		Floodplain	Off-Site
		VVCT/AFT 70	Nethact		
17	Evicting Mondand		24.03	(1:1) 8.67	Impacts (1:1
	Existing Woodland Woodland Conservation Threshold (WCT) =	15.00%	6.20	0.07	
		15.00%	6.20		
	Smaller of 17 or 18				
	Woodland above WCT		17.83	0.54	0
	Woodland cleared		17.76	0.54	0,0
	Woodland cleared above WCT (smaller of 16 or 17)		17.76		
	Clearing above WCT (0.25 : 1) replacement requirement		4.44		
	Woodland cleared below WCT		0.00		
	Clearing below WCT (2:1 replacement requirement)	45.000	0.00		
	Afforestation Required Threshold (AFT) =	15.00%	0.00		
	Off-site WCA being provided on this property		0.00		
20	Woodland Conservation Required		11.18	acres	
	SECTION III-Meeting the Requirements (Enter acres for each	h correspond	qing column)		
29	Woodland Preservation	, `	6.27		
30	Afforestation / Reforestation			Bond amount:	\$ 64,294.5
	Natural Regeneration		0.00		• • • • • • • • •
	Landscape Credits		0.68		
	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
33	Forest Enhancement Credit (Area * .25)	0.00	0.00		
		0.00	0.00		
34	, ,				
34 35	Street Tree Credit (Existing or 10-year canopy coverage)			Fee amount	\$0
34 35 36	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu		0.00	Fee amount:	\$0.
34 35 36 37	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required		0.00	Fee amount:	\$0.
34 35 36 37 38	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property		0.00 0.00 0.00	Fee amount:	\$0.
34 35 36 37 38 39	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required		0.00		\$0.
34 35 36 37 38 39 40	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided		0.00 0.00 0.00 0.00 11.19		\$0.
34 35 36 37 38 39 40 41	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared		0.00 0.00 0.00 0.00 11.19 acres		\$0.
34 35 36 37 38 39 40 41 42	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements:	0.00	0.00 0.00 0.00 11.19 acres acres		\$0.
34 35 36 37 38 39 40 41 42 43	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements: 100-floodplain woodland retained	0.00 8.13	0.00 0.00 0.00 11.19 acres acres acres		\$0.
34 35 36 37 38 39 40 41 42 43 44	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements: 100-floodplain woodland retained On-site woodland conservation provided	0.00 8.13	0.00 0.00 0.00 11.19 acres acres		\$0.
34 35 36 37 38 39 40 41 42 43 44 45	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements: 100-floodplain woodland retained On-site woodland conservation provided On-site woodland conservation alternatives provided	0.00 8.13 10.51 0.68	0.00 0.00 0.00 11.19 acres acres acres acres		\$0.
34 35 36 37 38 39 40 41 42 43 44 45	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements: 100-floodplain woodland retained On-site woodland conservation provided	0.00 8.13 10.51 0.68	0.00 0.00 0.00 11.19 acres acres acres acres		\$0.
34 35 36 37 38 39 40 41 42 43 44 45 46	Street Tree Credit (Existing or 10-year canopy coverage) Area approved for fee-in-lieu Off-site Woodland Conservation Credits Required Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property Woodland Conservation Provided Area of woodland not cleared Net tract woodland retained not part of requirements: 100-floodplain woodland retained On-site woodland conservation provided On-site woodland conservation alternatives provided	0.00 8.13 10.51 0.68	0.00 0.00 0.00 11.19 acres acres acres acres		\$0.



GENERAL NOTES:

- PROPERTY INFORMATION: THE SUBJECT PARCELS ARE THE LANDS OF FV FLOWERS ROAD, LLC AS RECORDE IN LIBER 10872 FOLIO 190, LIBER 13504 FOLIO 624, LIBER 13426 FOLIO 1 AND PRINCE GEORGE'S COUNTY AS RECORDED IN LIBER 8116 FOLIO 349, ALL AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAPS 8 & 90 AS PARCELS 84, 132, 133, 134, 000 AND 349 PER THE DEPARTMENT OF ASSESSMENTS. PARCEL 84 AREA = 143,619 SQUARE FEET OR 3.2970 ACRES
- PARCEL 132 AREA = 160,268 SQUARE FEET OR 3.6792 ACRES PARCEL 133 AREA = 607,165 SQUARE FEET OR 13.9386 ACRES PARCEL 134 AREA = 909,586 SQUARE FEET OR 20.8812 ACRES PARCEL SOUTH $\frac{1}{2}$ OF LOT 1 AREA = 27,062 SQUARE FEET OR 0.6213 ACRES PARCEL 349 AREA = 469,990 SQUARE FEET OR 10.7895 ACRES TOTAL AREA = 2,317,690 SQUARE FEET OR 53.2068 AC

PARCELS: 84, 132, 133, 134, 349 & South $\frac{1}{2}$ of Lot 1 DEED REFERENCES: 13504/00624, 08116/00349, 10872/00190, 13426/00001

- 2. TAX MAPS: 82 & 90 GRID: B4, C1 & C4
- WSSC 200' MAP REFERENCE NUMBER: 204SE08, 205SE08, 203SE08, 205SE07,
- 4. THE PURPOSE OF THIS DEVELOPMENT IS TO CREATE AN INDUSTRIAL CENTER FOR PRIMARILY DISTRIBUTION CENTERS.
- THERE ARE NO PRIOR APPROVALS FOR THIS SITE AT THIS TIME.
- SITE AREA TABULATIONS: GROSS TRACT AREA: 53.2068 AC 100-YEAR FLOODPLAIN AREA: 11.86 AC NET TRACT AREA: 41.35 AC NET DEVELOPABLE AREA OUTSIDE OF PMA: 35.84 AC ACREAGE OF ROAD DEDICATION: 8.60 AC
- 7. EXISTING/PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
- 8. EXISTING USE: VACANT PROPOSED USE: INDUSTRIAL WAREHOUSE

ESTABLISHED COMMUNITIES.

- 9. THE SUBJECT PROPERTY IS LOCATED WITHIN SUSTAINABLE GROWTH TIER: GENERAL PLAN 2020 TIER DEVELOPING AND GENERAL PLAN GROWTH POLICY 2035
- 10. THE SUBJECT PROPERTY IS LOCATED WITHIN A MILITARY INSTALLATION ZONE OVERLAY FOR HEIGHT, NOISE, AND SAFETY
- 11. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 2007 APPROVED WESTPHALIA SECTOR PLAN.
- 12. GROSS FLOOR AREA (NON-RESIDENTIAL) EXISTING: 0 SF PROPOSED: 373,835 SF±
- 13. STORMWATER MANAGEMENT CONCEPT SDCP#18078-2021-0 FILED ON 06/1/2021;

PENDING APPROVAL

W-3/S-3.

SITE

- 14. THIS AREA IS SERVICED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-4/S-4. PROPOSED WATER AND SEWER CATEGORIES:
- 15. THIS SITE IS LOCATED WITHIN AN AVIATION POLICY AREA.
- 16. THIS SITE DOES NOT REQUIRE A MANDATORY PARK DEDICATION.
- 17. NO CEMETERIES ARE ON OR CONTIGUOUS TO THIS SITE.
- 18. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- 19. THIS SITE HAS AN APPROVED TYPE ONE TREE CONSERVATION PLAN (TCPI 011 2022)
- 20. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- 21. THERE ARE NO SPRINGS, SEEPS, OR BEDROCK OUTCROPS LOCATED ON THIS SITE.
- 22. THERE ARE INTERMITTENT STREAMS AND WETLANDS LOCATED ON THIS SITE.
- 23. SOIL INFORMATION FOR THE SUBJECT PROPERTY CAN BE FOUND ON THIS SHEET IN THE TABLE TITLED "MAPPED SOIL TYPES."
- 24. THE SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY MARYLAND ENVIRONMENTAL TRUST. THE MARYLAND AGRICULTURE LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- 25. THE NEAREST ROAD INTERSECTION IS WESTPHALIA ROAD AND FLOWERS ROAD AND IS LOCATED APPROXIMATELY 170' FROM THE SOUTH WEST CORNER OF THE
- 26. THE NEAREST FIRE AND RESCUE FACILITY IS PGFD FIRE STATION 823 FORESTVILLE, (8321 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772) AND IS LOCATED APPROXIMATELY 4,330' HORIZONTALLY FROM THE SITE.
- 27. THE NEAREST POLICE FACILITY IS THE MORNINGSIDE POLICE DEPARTMENT (6901 AMES ST, SUITLAND, MD 20746) AND IS LOCATED APPROXIMATELY 11,140' HORIZONTALLY FROM THE SITE.

Forest Conservation Act Reporting Information (Change Table)				
	Original Approval			
Net Tract (Acres)	41.35			
Existing Woodland (Acres)	24.03			
Noodland Cleared (Acres)	17.76			
Noodland Retained On-Site (Acres)	6.27			
Noodland Planted On-Site (Acres)	4.92			
Dn-Site Woodland Easement/ Preservation and Planting (Acres)	11.19			
Dn-Site Wooded Floodplain in Easement (Acres)	8.67			
Bond Amount	\$64.294.56			
Fee-In-Lieu Amount	0			
50' Stream Buffers Conserved (Preservation) - Linear Length	5,403			
50' Stream Buffers Conserved (Preservation) - Acreage	7.73			
50' Stream Buffers Newly Established (Afforestation) - Linear Length	815			
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.9			
Off-Site Woodland Conservation Credits Required (Acres)	0			
Off-Site Woodland Conservation Credits Provided (Acres)	0			

SHEET	301	302	303	304	305	306	307	308	309
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.24	1.22	0.57	7.29	0.23	0.31	0.17	2.51	1.70
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.09	1.53	0.00	1.24	0.40	0.06
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.79	0.33	0.07	0.02	1.05	0.23	0.18
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.51	0.00	0.00	0.80	0.39	0.00	0.00

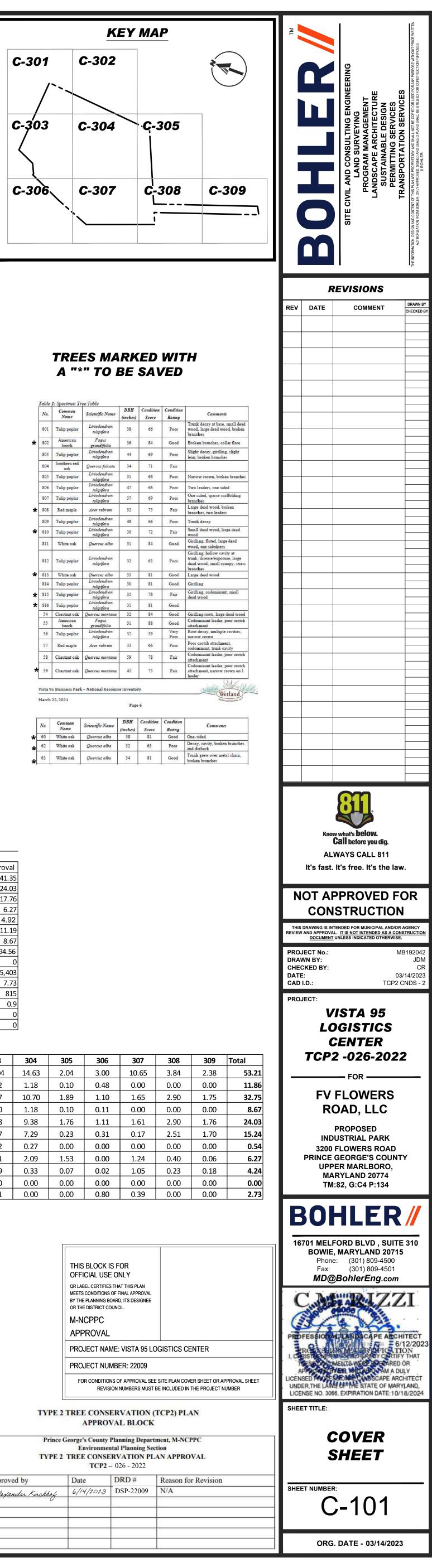
FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- . PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR.
- 2. SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANC WITH GENERAL CONSTRUCTION PLAN FOR SITE, TEMPORARY PROTECTIVE FENCING AND CONSERVATION SIGNAGE SHALL BE INSTALLED AS PER FOREST CONSERVATION PLAN.
- 3. SITE SHALL BE GRADED, INFRASTRUCTURE INSTALLED, AND HOUSES CONSTRUCTED. DISTURBED AREAS SHALL BE
- STABILIZED. PERMANENT SIGNAGE IN POOR CONDITION SHALL BE REPLACED.
- 4. POSTCONSTRUCTION MEETING SHALL BE HELD WITH COUNTY INSPECTOR TO ENSURE COMPLIANCE WITH DEVELOPMENT PLAN. SEDIMENT CONTROL AND TEMPORARY PROTECTIVE FENCING UPON STABILIZATION OF SITE AND COMPLETION OF CONSTRUCTION ACTIVITIES.

TCP-36.Property Owners Awareness Certificate

Property Owners Awareness Certificate

hereby acknowledge that we are aware of this Type 2 I/We Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. Owner or Owners Representative 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 Purchase Date

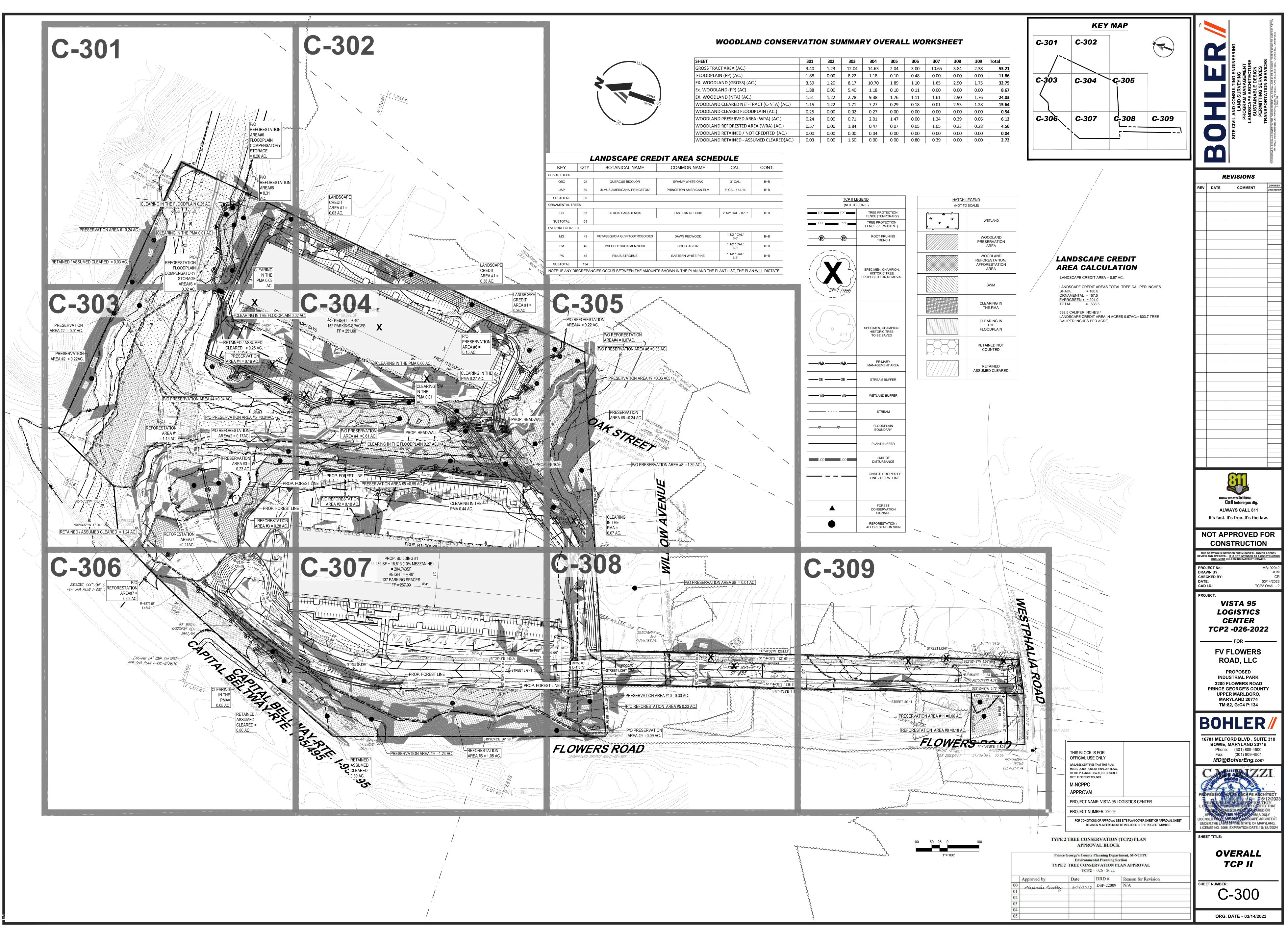




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	THIS BLOCK IS FOR OFFICIAL USE ONLY	
	QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.	
	M-NCPPC	
	APPROVAL	

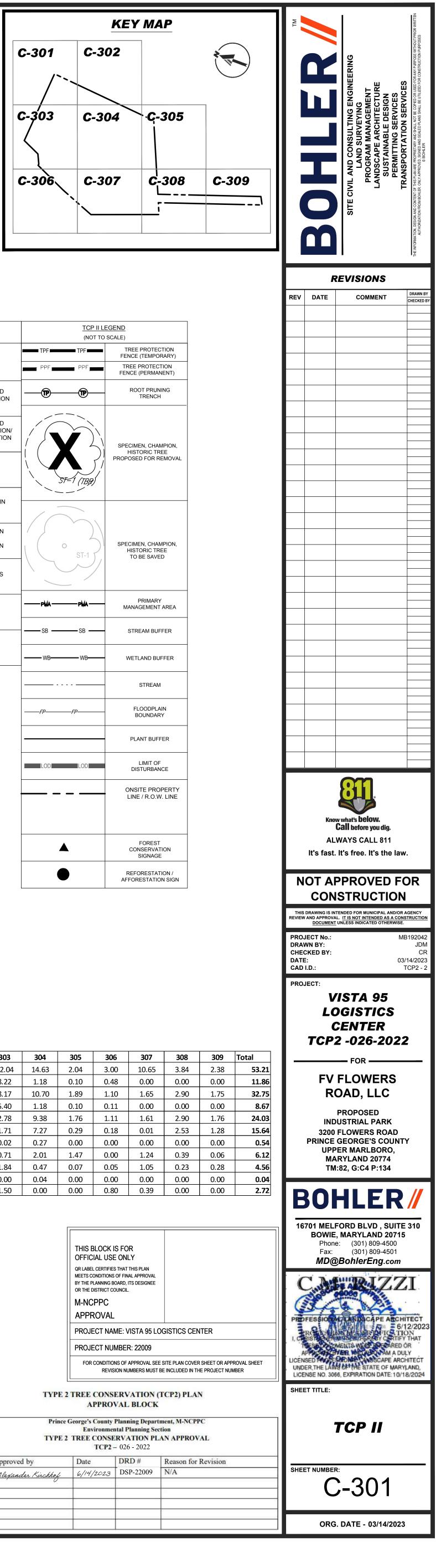
	Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022					
	Approved by	Date	DRD #	Reason for Revisio		
00	Alexander Kirchhof	6/14/2023	DSP-22009	N/A		
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GEORGE'S COUNTY LAND RECORDS AT LIBER 48854 FOLIO 483.



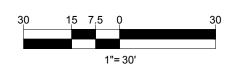
Jun 09, 2023 H:/19\MB192042\DRAWINGS\PLAN SETS\TCP2\MB192042 - TCP2 OVAL - 2----->LAYOUT: C-300 - OVRL PROP F



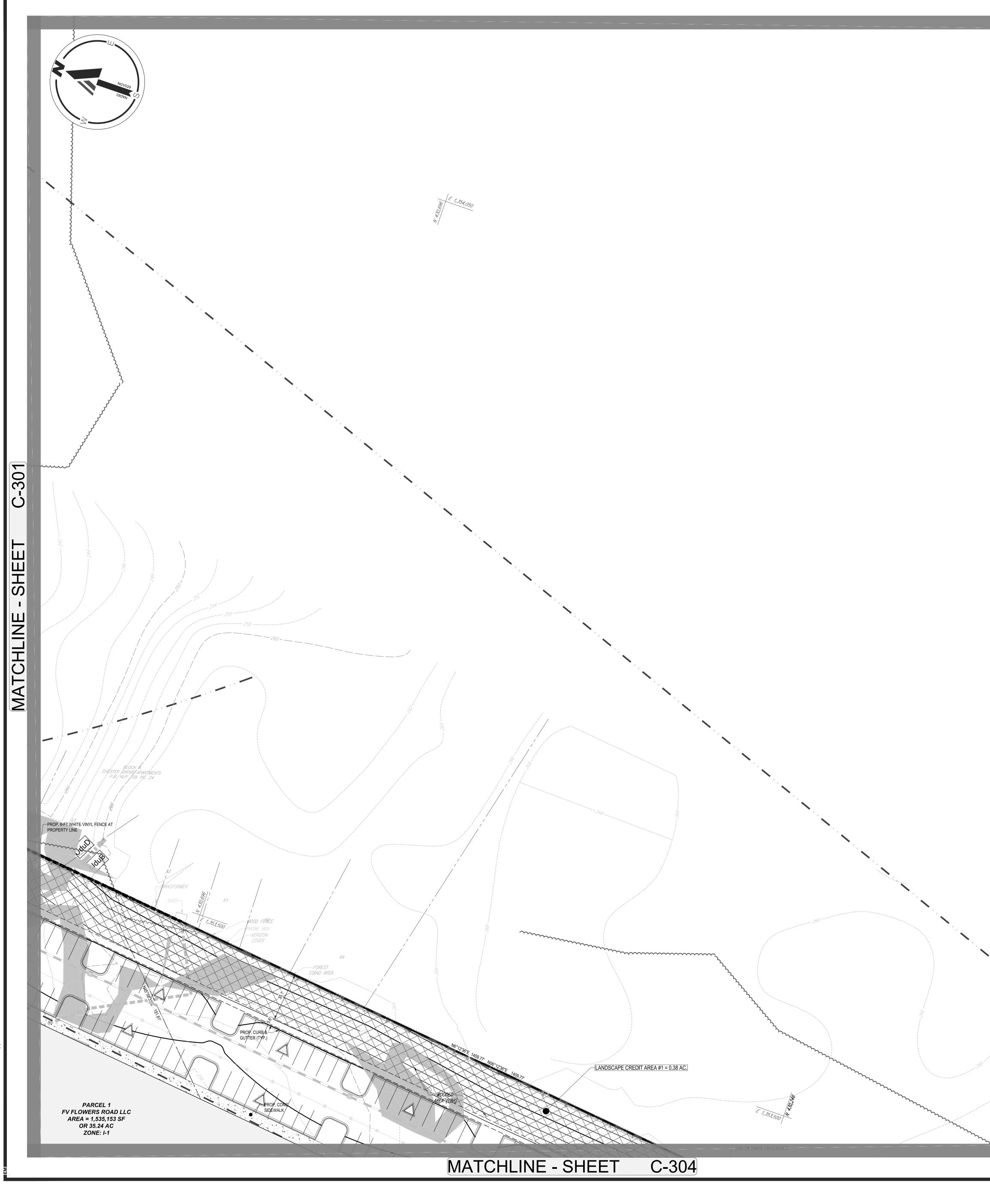


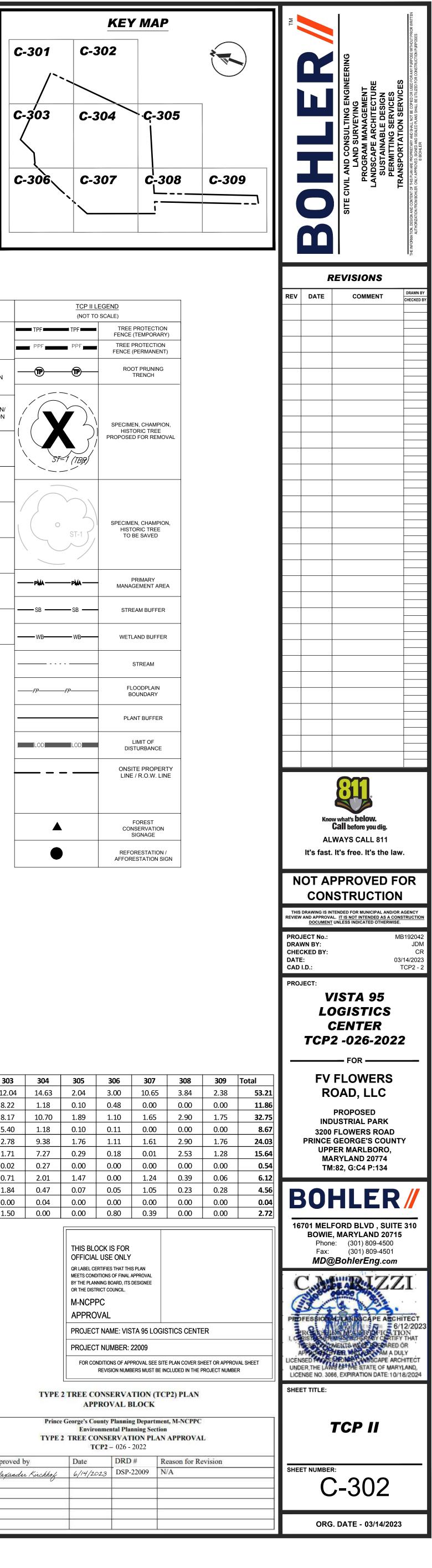
	LEGEND) SCALE)	TCP II LEGEND (NOT TO SCALE)			
M		TPF TPF			
	WETLAND	PPF PPF	FENCE (TEMPORARY) TREE PROTECTION FENCE (PERMANENT)		
	WOODLAND PRESERVATION AREA	PP	ROOT PRUNING TRENCH		
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMPION,		
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST=1 (TBR)	HISTORIC TREE PROPOSED FOR REMOVAI		
	CLEARING IN THE PMA				
	CLEARING IN THE FLOODPLAIN	ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED		
	15% SLOPES				
	SWM		PRIMARY MANAGEMENT AREA		
		SB SB	STREAM BUFFER		
	WOODLAND RETAINED / NOT CREDITED	WB WB	WETLAND BUFFER		
			STREAM		
		FPFP	FLOODPLAIN BOUNDARY		
			PLANT BUFFER		
		LOD LOD	LIMIT OF DISTURBANCE		
			ONSITE PROPERTY LINE / R.O.W. LINE		
			FOREST CONSERVATION SIGNAGE		
			REFORESTATION /		

SHEET	301	302	303	304	305	306	307	308	309
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00



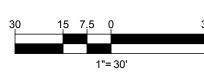
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 026 - 2022								
-	Approved by	Date	DRD #	Reason for Revisio				
00	Alexander Kirchhof	6/14/2023	DSP-22009	N/A				
01	K CO PUNDOCO T ID CONTROL							
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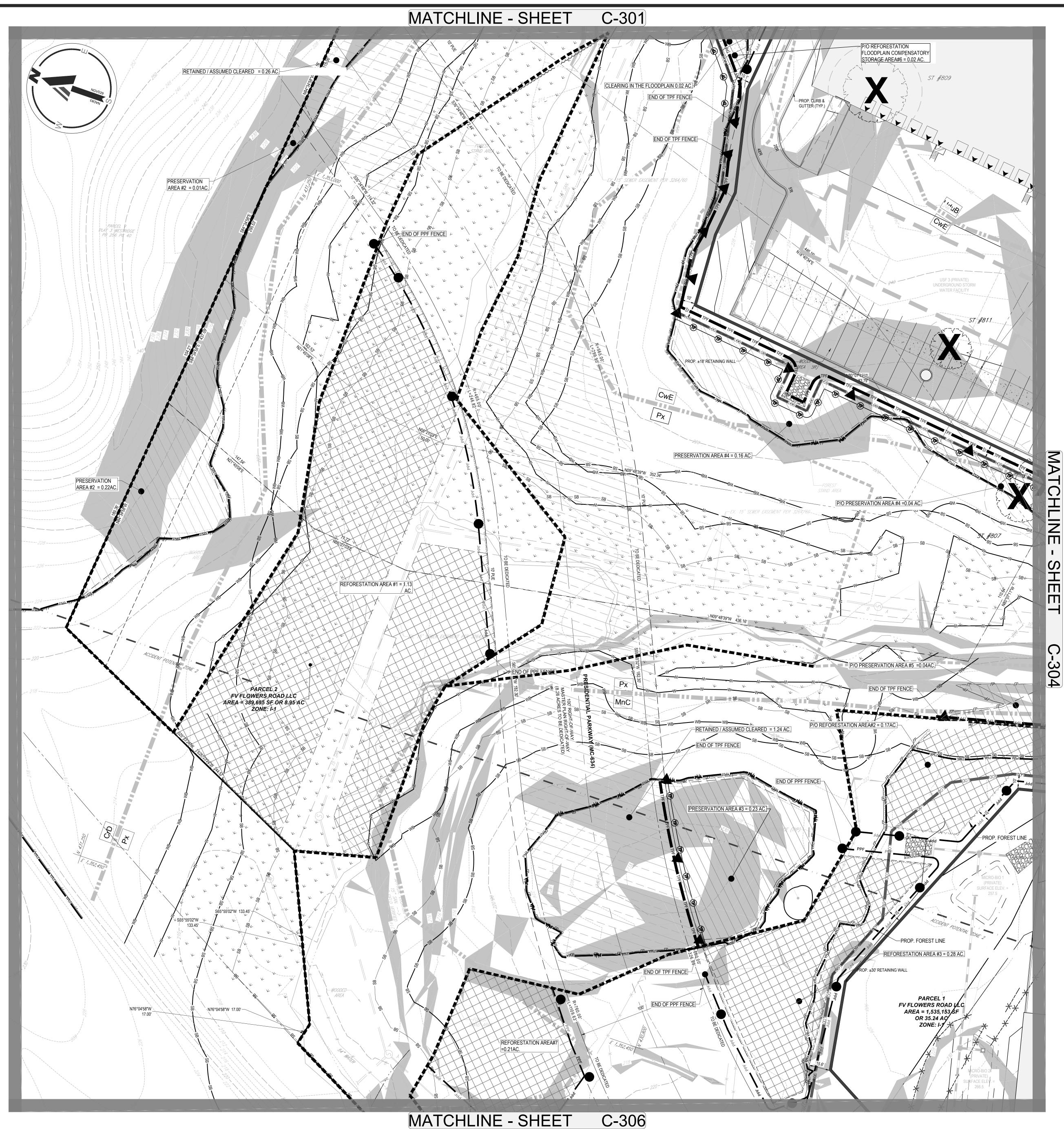


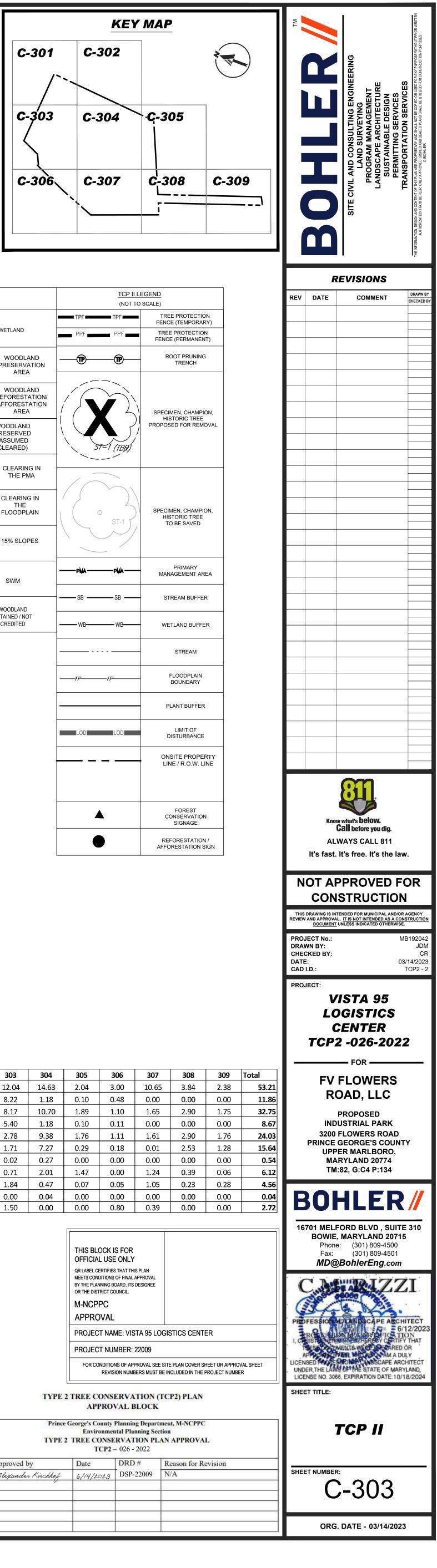
	LEGEND D SCALE)	TCP II LE	
M ~~~ M ~		TPF TPF	TREE PROTECTION FENCE (TEMPORARY)
* * * * * * *	WETLAND		TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION AREA		ROOT PRUNING TRENCH
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMPION,
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST=1 (TBR)	HISTORIC TREE PROPOSED FOR REMOVAL
	CLEARING IN THE PMA		
	CLEARING IN THE FLOODPLAIN	o ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	15% SLOPES		
	SWM		PRIMARY MANAGEMENT AREA
	WOODLAND	SB SB	STREAM BUFFER
	RETAINED / NOT CREDITED	WB WB	WETLAND BUFFER
			STREAM
		FPFP	FLOODPLAIN BOUNDARY
			PLANT BUFFER
		LOD	LIMIT OF DISTURBANCE
			ONSITE PROPERTY LINE / R.O.W. LINE
			FOREST CONSERVATION SIGNAGE
			REFORESTATION / AFFORESTATION SIGN

	1	1	1	1	1	1	1	1	
SHEET	301	302	303	304	305	306	307	308	3
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.



		Environme TREE CONSE	ntal Planning Se	ction AN APPROVAL
	Approved by	Date	DRD #	Reason for Revision
00	Alexander Kirchhof	6/14/2023	DSP-22009	N/A
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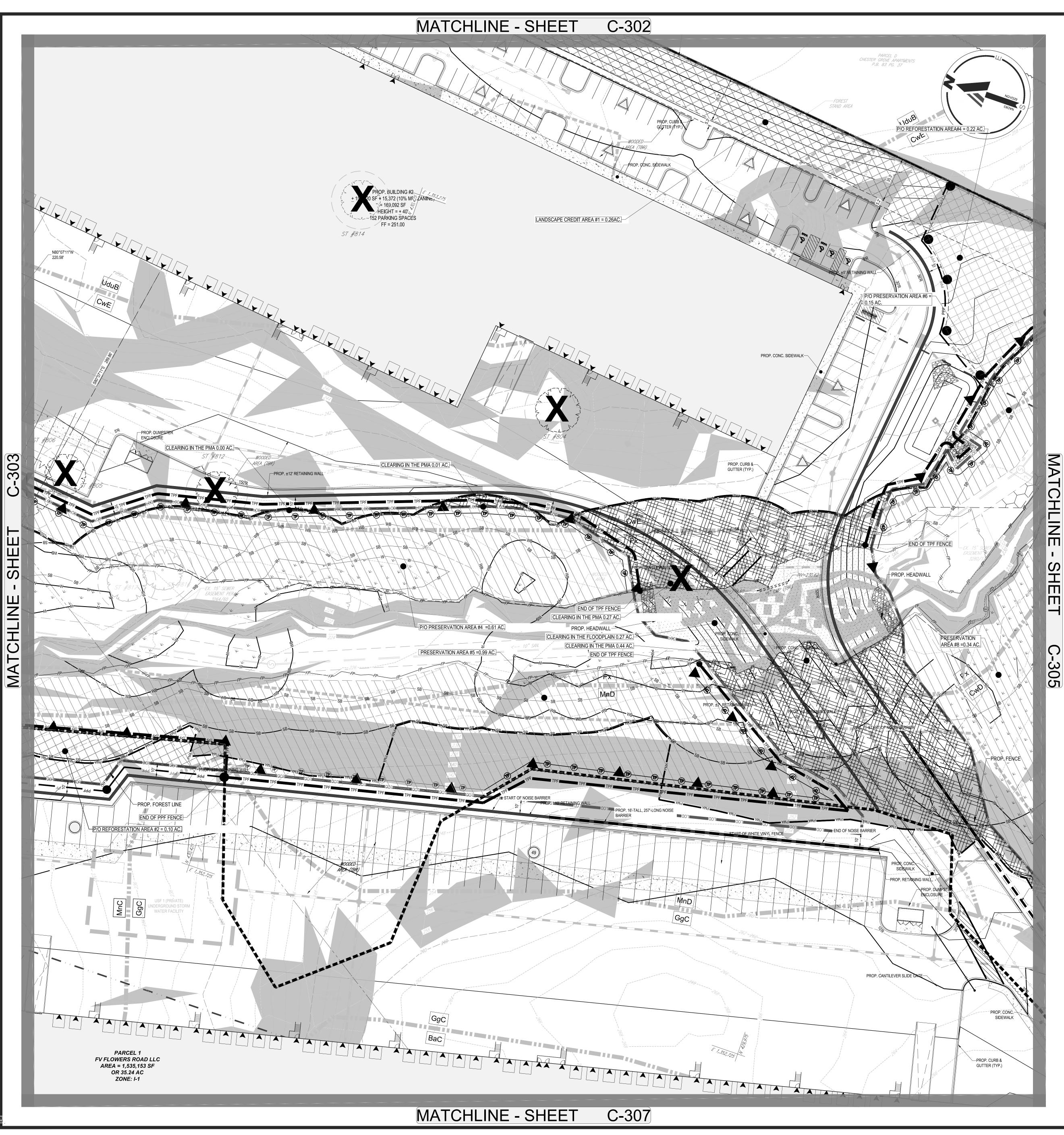


HATCH I			
(NOTIC) سیسی است. سیسی است.) SCALE)	(NOT TO	TREE PROTECTION
	WETLAND		FENCE (TEMPORARY)
ww			FENCE (PERMANENT)
	WOODLAND PRESERVATION AREA		ROOT PRUNING TRENCH
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMPION, HISTORIC TREE
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST=1 (TBB)	PROPOSED FOR REMOVAL
	CLEARING IN THE PMA		
	CLEARING IN THE FLOODPLAIN	0 ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	15% SLOPES		
	SWM		PRIMARY MANAGEMENT AREA
			STREAM BUFFER
	WOODLAND RETAINED / NOT CREDITED	WB WB	WETLAND BUFFER
			STREAM
		FPFP	FLOODPLAIN BOUNDARY
			PLANT BUFFER
		LOD	LIMIT OF DISTURBANCE
			ONSITE PROPERTY LINE / R.O.W. LINE
			FOREST CONSERVATION SIGNAGE
			REFORESTATION /

SHEET	301	302	303	304	305	306	307	308	3
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0



		Environme TREE CONSE	ntal Planning Se	tment, M-NCPPC ction .AN APPROVAL
	Approved by	Date	DRD #	Reason for Revisio
00	Alexander Kirchhof	6/14/2023	DSP-22009	N/A
01	, 0			
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301 302 303 304 305 306 307 308 309 Total 3.40 1.23 12.04 14.63 2.04 3.00 10.65 3.84 2.38 53. 1.88 0.00 8.22 1.18 0.10 0.48 0.00 0.00 0.00 11. SHEET GROSS TRACT AREA (AC.) FLOODPLAIN (FP) (AC.) EX. WOOL EX. WOOL EX. WOOL WOODLAI WOODLAI WOODLAI WOODLAI

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ODLAND (GROSS) (AC.) 3.39 1.20 8.17 10.70	1.89	1.10	1.65	2.90	4 75
	0.40			2.50	1.75
ODLAND (FP) (AC) 1.88 0.00 5.40 1.18	0.10	0.11	0.00	0.00	0.00
ODLAND (NTA) (AC.) 1.51 1.22 2.78 9.38	1.76	1.11	1.61	2.90	1.76
AND CLEARED NET-TRACT (C-NTA) (AC.) 1.15 1.22 1.71 7.27	0.29	0.18	0.01	2.53	1.28
AND CLEARED FLOODPLAIN (AC.) 0.25 0.00 0.02 0.27	0.00	0.00	0.00	0.00	0.00
AND PRESERVED AREA (WPA) (AC.) 0.24 0.00 0.71 2.01	1.47	0.00	1.24	0.39	0.06
AND REFORESTED AREA (WRA) (AC.) 0.57 0.00 1.84 0.47	0.07	0.05	1.05	0.23	0.28
AND RETAINED / NOT CREDITED (AC.) 0.00 0.00 0.00 0.04	0.00	0.00	0.00	0.00	0.00
AND RETAINED - ASSUMED CLEARED(AC.) 0.03 0.00 1.50 0.00	0.00	0.80	0.39	0.00	0.00

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C-3	306	C -307	C	-308
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<u>.</u>		2	·	
		TCP II LE (NOT TO		
)	PPF	PPF	FENCE TREE F	PROTECTION (TEMPORARY) PROTECTION (PERMANENT)
ILAND VATION EA			ROC	DT PRUNING TRENCH
EA DLAND STATION/ STATION EA D ED ED ED S)			HIST	EN, CHAMPION, ORIC TREE D FOR REMOVA
ing in Pma				
NG IN E PLAIN		o	HIST	en, champion, oric tree be saved
OPES				
				PRIMARY GEMENT AREA
ID	SB	SB	STR	EAM BUFFER
NOT D	WB	WB	WETL	AND BUFFER
				STREAM
	FP	<i>FP</i>		OODPLAIN OUNDARY
			PLA	NT BUFFER
	LOD	LOD		LIMIT OF TURBANCE
				TE PROPERTY / R.O.W. LINE
				FOREST

HATCH LEGEND

(NOT TO SCALE)

SWM

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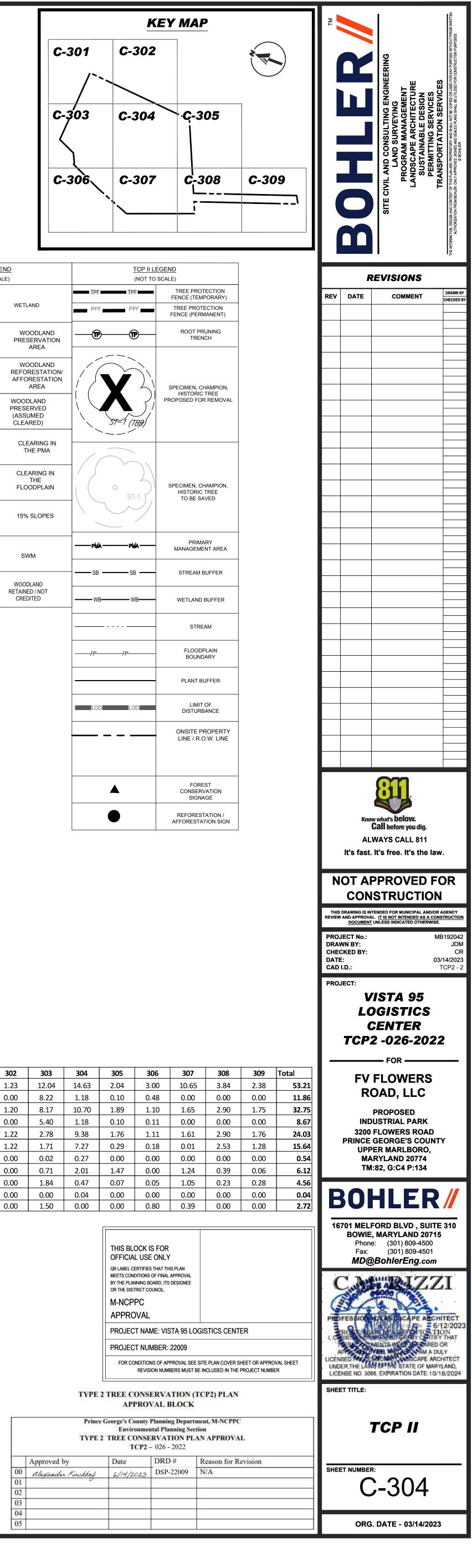
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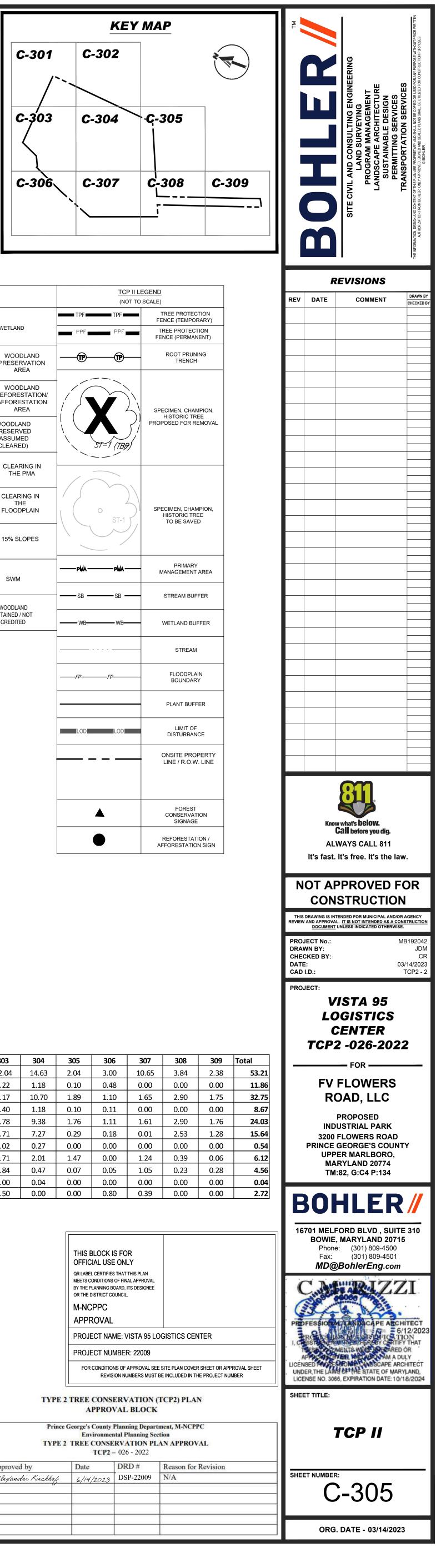
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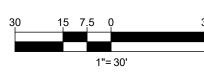






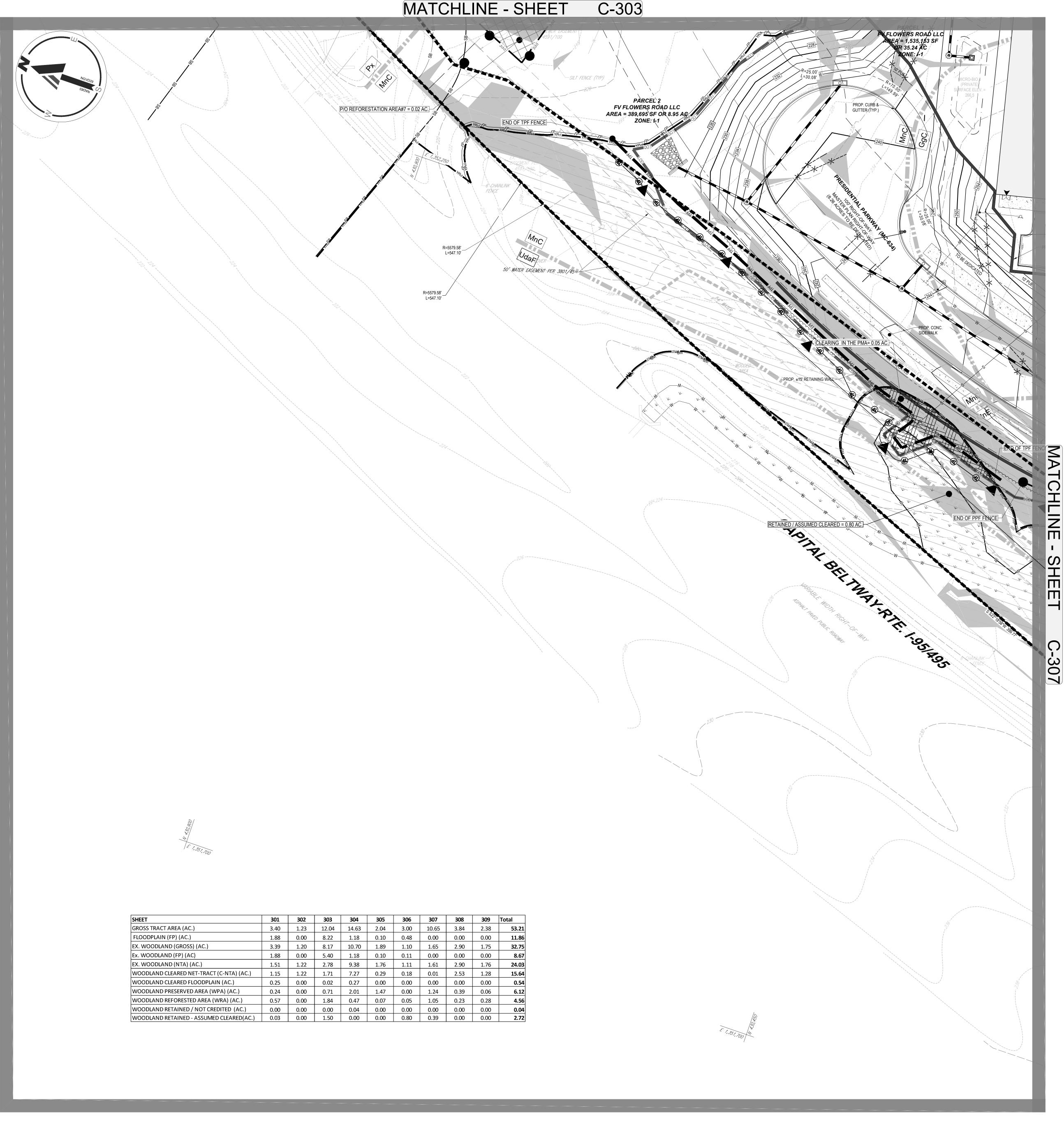
HATCH L (NOT TO		TCP II LI (NOT TO	
M	,		TREE PROTECTION
* * * * * * * <u>* * *</u> W	WETLAND	PPF PPF PPF	FENCE (TEMPORARY) TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION AREA		ROOT PRUNING TRENCH
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMPION, HISTORIC TREE
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST=1 (TBB)	PROPOSED FOR REMOVAL
	CLEARING IN THE PMA		
	CLEARING IN THE FLOODPLAIN	0 ST-1	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED
	15% SLOPES		
	SWM		PRIMARY MANAGEMENT AREA
		SBSB	STREAM BUFFER
	WOODLAND RETAINED / NOT CREDITED	WB WB	WETLAND BUFFER
			STREAM
		FPFP	FLOODPLAIN BOUNDARY
			PLANT BUFFER
		LOD LOD	LIMIT OF DISTURBANCE
			ONSITE PROPERTY LINE / R.O.W. LINE
			FOREST CONSERVATION SIGNAGE

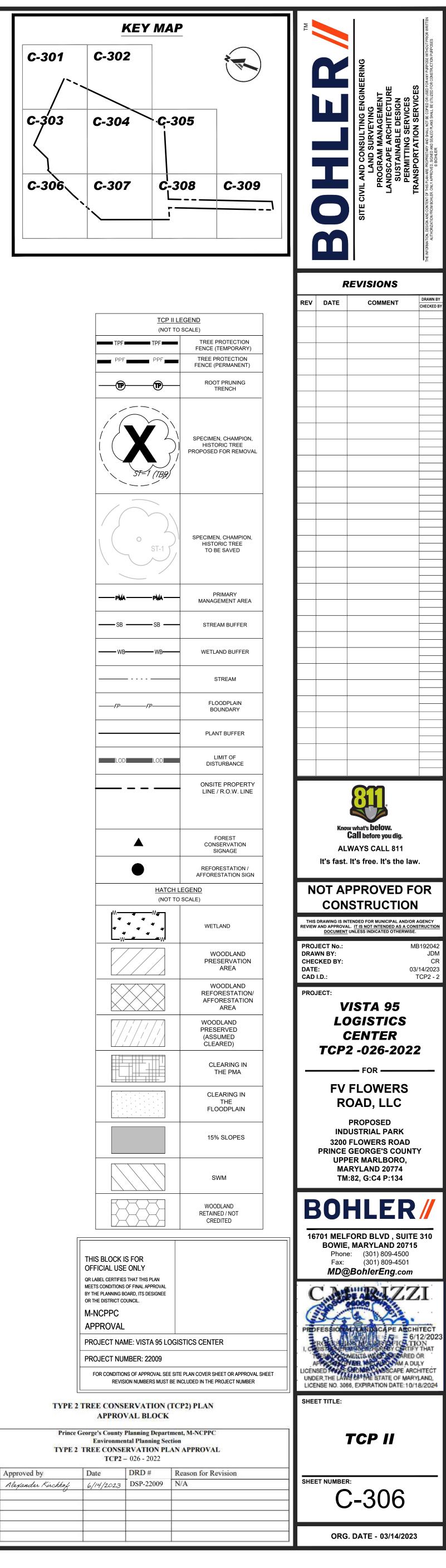
SHEET	301	302	303	304	305	306	307	308	309
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00



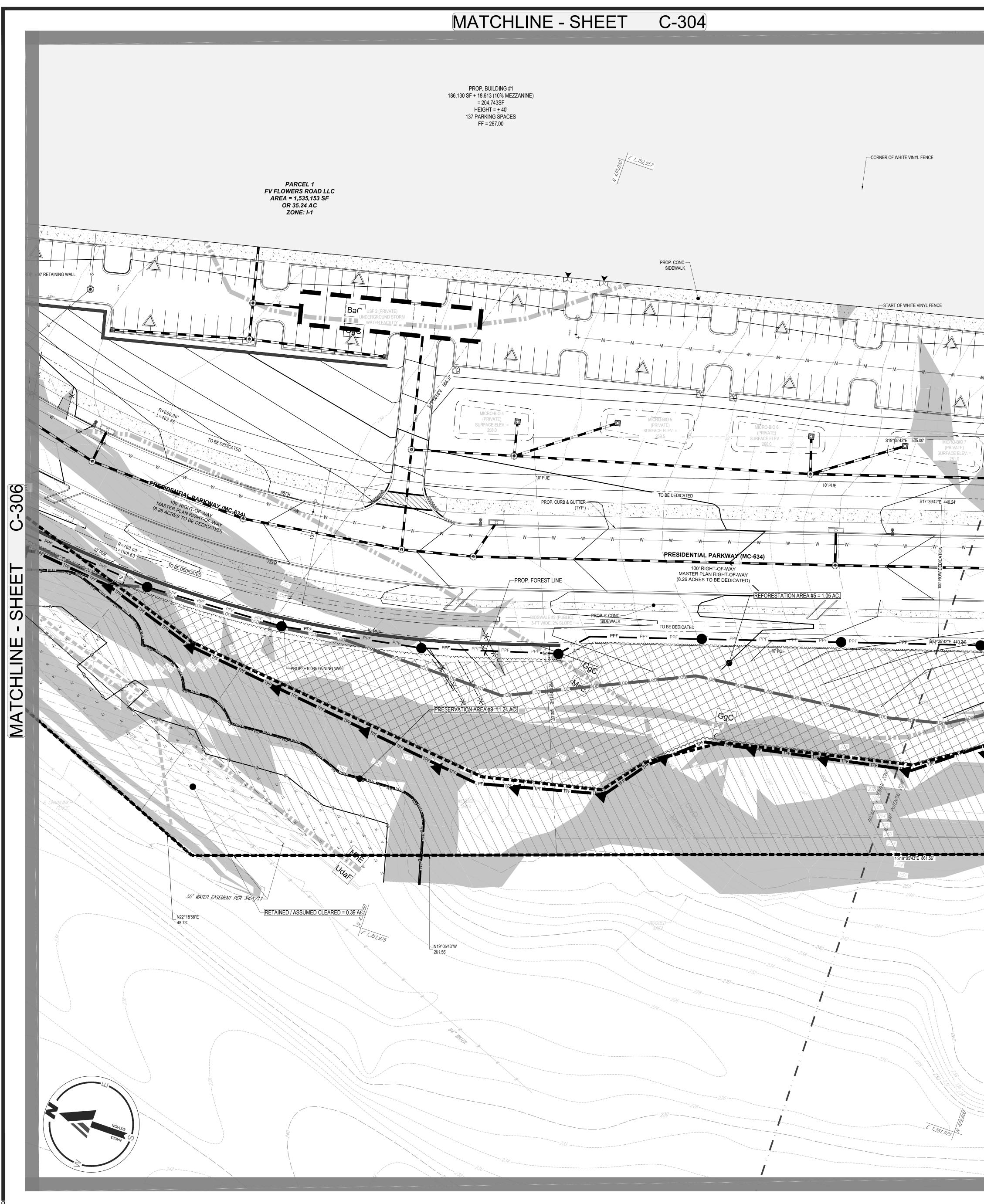
THIS BLOCK IS FOR OFFICIAL USE ONLY	
QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.	
M-NCPPC	
APPROVAL	
PROJECT NAME: VISTA 95 LOG	SISTI
PROJECT NUMBER: 22009	

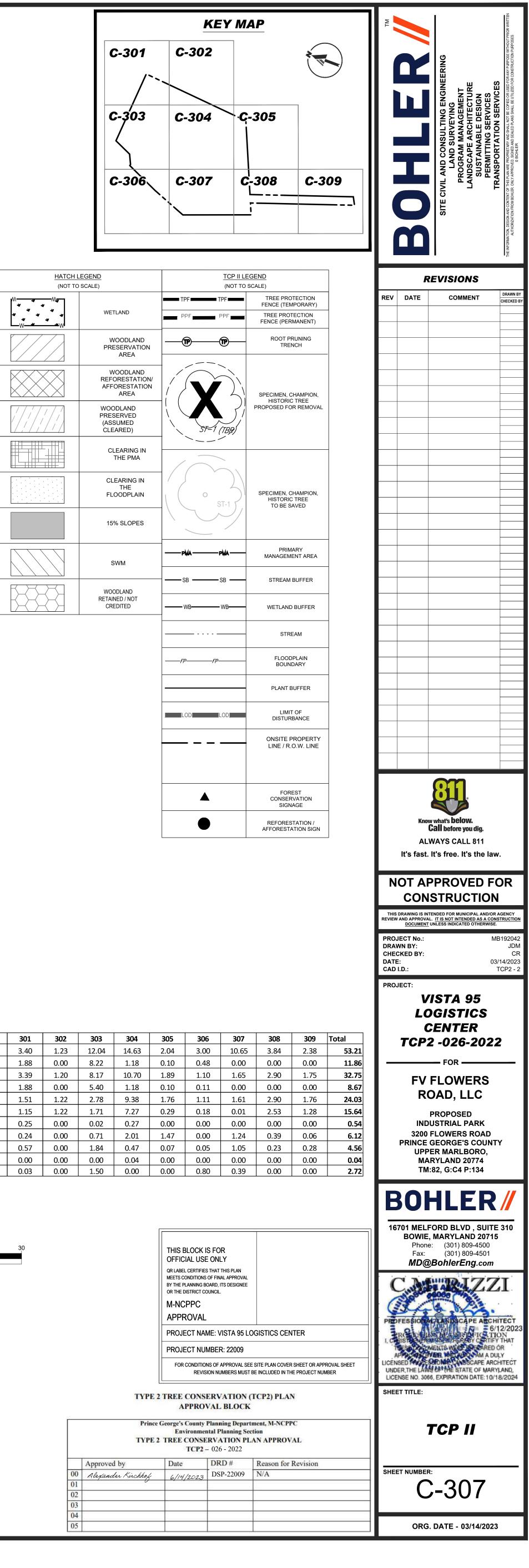
	Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 026 - 2022						
	Approved by	Date	DRD #	Reason for Revisio			
00	Alexander Kirchhof	6/14/2023	DSP-22009	N/A			
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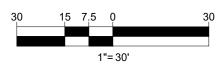
			II LEGEND TO SCALE)
	PP	F PPF	TREE PROTECT FENCE (PERMAN
)(1)	ROOT PRUNI TRENCH
			SPECIMEN, CHAM HISTORIC TRE PROPOSED FOR RE
		° ST-1	SPECIMEN, CHAM HISTORIC TRE TO BE SAVED
	PM	a	PRIMARY MANAGEMENT
	SB	SB	STREAM BUF
	w	B	WETLAND BUF
			STREAM
			FLOODPLAI
	FP	<i>FP</i>	BOUNDARY
			PLANT BUFF
	LO	D LOD	LIMIT OF DISTURBANG
			ONSITE PROF LINE / R.O.W.
			FOREST CONSERVATI SIGNAGE
			REFORESTATI
			H LEGEND TO SCALE)
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	WETLAND
			WOODLAI PRESERVA AREA
			WOODLAI REFORESTA AFFORESTA AREA
			WOODLAND PRESERVED (ASSUMED CLEARED)
			CLEARING THE PM
			CLEARING THE FLOODPLA
			15% SLOPI
			SWM
			WOODLAND RETAINED / NOT CREDITED
-	BY THE PLANNING I OR THE DISTRICT C M-NCPPC APPROVAL	E ONLY S THAT THIS PLAN S OF FINAL APPROVAL BOARD, ITS DESIGNEE COUNCIL.	GISTICS CENTER
		IMBER: 22009	
			SITE PLAN COVER SHEET OR A BE INCLUDED IN THE PROJECT N
TYPE 2		ERVATION ( VAL BLOCK	ГСР2) PLAN
	Environme FREE CONS	Planning Departi ntal Planning Sec ERVATION PL – 026 - 2022	
akhal	Date	DRD # DSP-22009	Reason for Revision
chhof	6/14/2023		
		1/	

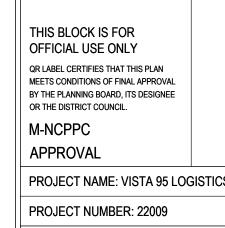




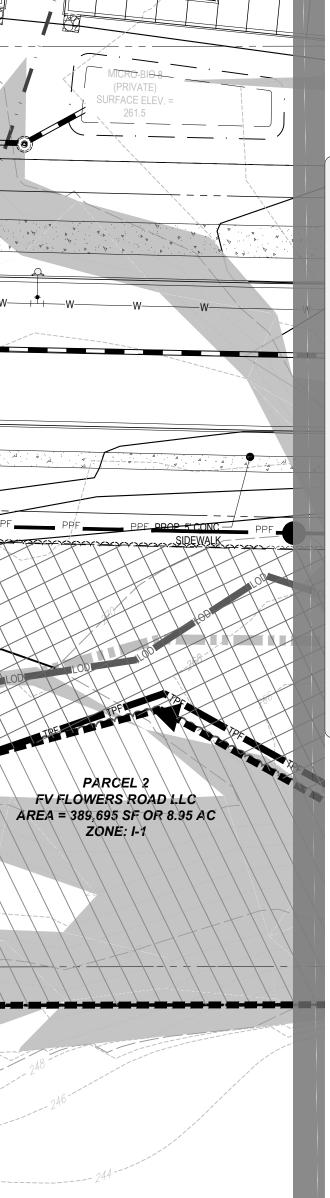
HATCH	LEGEND	TCP II LEGEND				
(NOT TO	D SCALE)	(NOT TO SCALE)				
M		TPF TPF TPF	TREE PROTECTION FENCE (TEMPORARY)			
	WETLAND	PPF PPF PPF	TREE PROTECTION FENCE (PERMANENT)			
	WOODLAND PRESERVATION AREA		ROOT PRUNING TRENCH			
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMPION, HISTORIC TREE			
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST=1 (TBR	PROPOSED FOR REMOVA			
	CLEARING IN THE PMA					
	CLEARING IN THE FLOODPLAIN	(	SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED			
	15% SLOPES					
	SWM	Р <u>МА</u> Р <u>МА</u>	PRIMARY MANAGEMENT AREA			
	WOODLAND		STREAM BUFFER			
	RETAINED / NOT CREDITED	WB WB	WETLAND BUFFER			
			- STREAM			
		FPFP	FLOODPLAIN BOUNDARY			
			PLANT BUFFER			
		LOD LOD	LIMIT OF DISTURBANCE			
			ONSITE PROPERTY LINE / R.O.W. LINE			
			FOREST			

	301	302	303	504	303	500	307	508	309
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75
Ex. WOODLAND (FP) (AC)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00





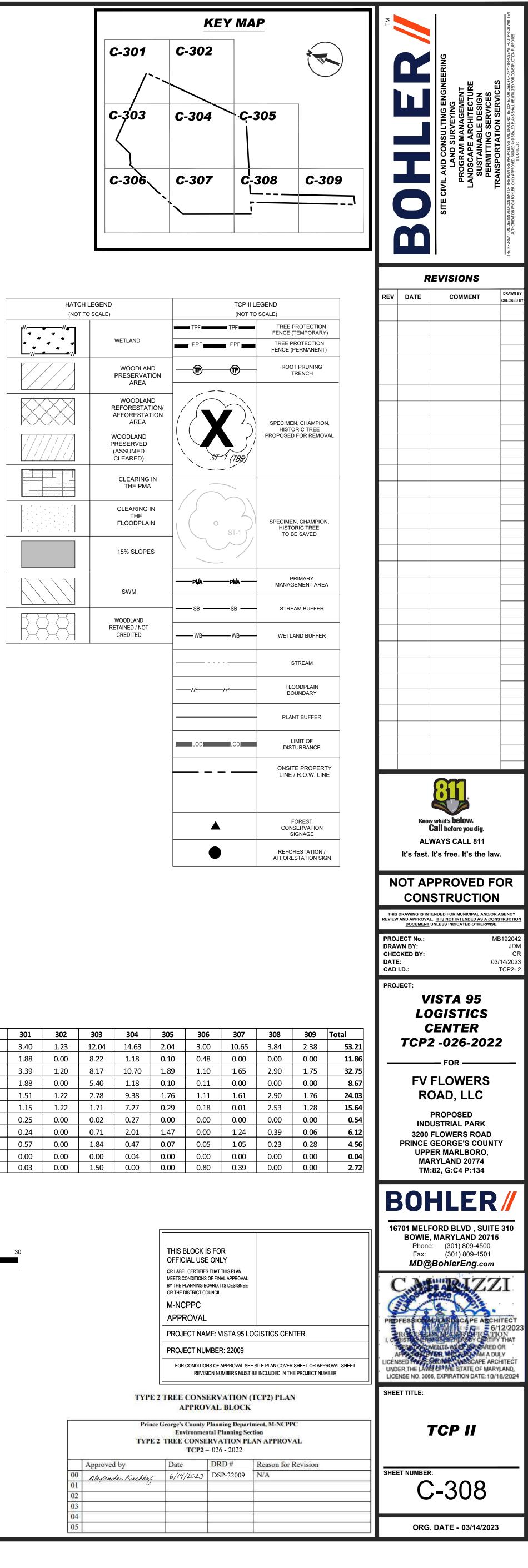
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	Approved by	Date	DRD #	Reason for Revisio				
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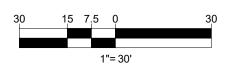






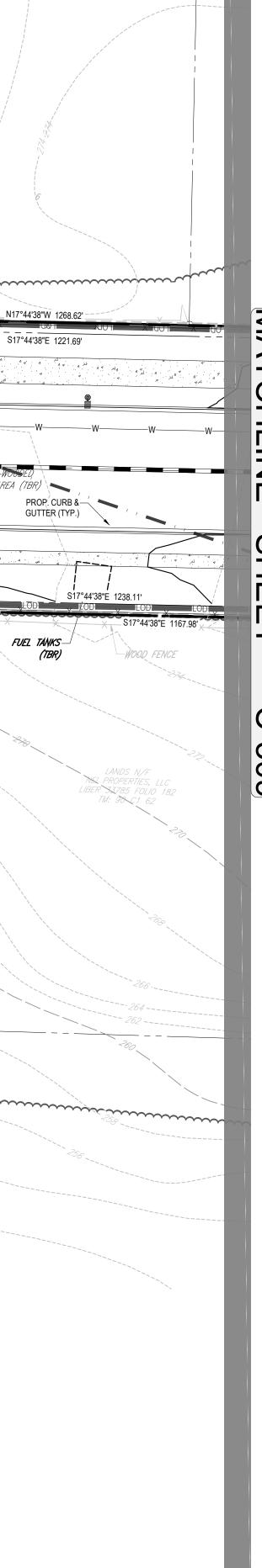
(NOT R	D SCALE)		T TO SCALE) TREE PROTECTI
	WETLAND		TREE PROTECTION FENCE (PERMANE
	WOODLAND PRESERVATION AREA		ROOT PRUNIN TRENCH
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CHAMP
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST-1 (TBR)	)   HISTORIC TREE PROPOSED FOR REN
	CLEARING IN THE PMA		
	CLEARING IN THE FLOODPLAIN	0 ST-1	SPECIMEN, CHAMP HISTORIC TREE TO BE SAVED
	15% SLOPES		
	SWM		PRIMARY MANAGEMENT A
		SB —— SB —— SB —	STREAM BUFFE
	WOODLAND RETAINED / NOT CREDITED		WETLAND BUFF
			STREAM
		FPFP	FLOODPLAIN BOUNDARY
			PLANT BUFFE
		LOD	LIMIT OF DISTURBANCI

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WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00



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	
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PROJECT NUMBER: 22009	
FOR CONDITIONS OF APPROVAL SEE S REVISION NUMBERS MUST BE	

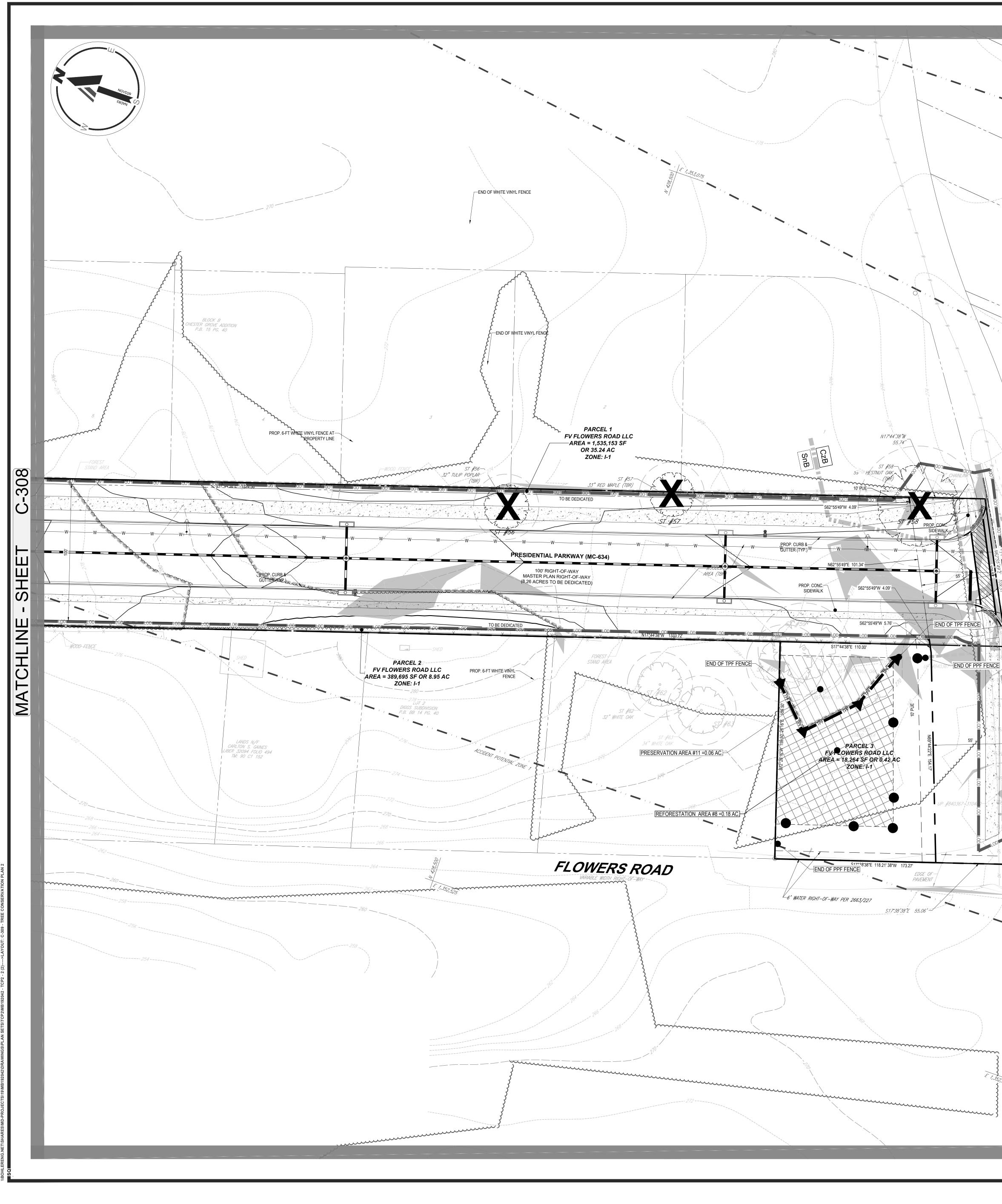
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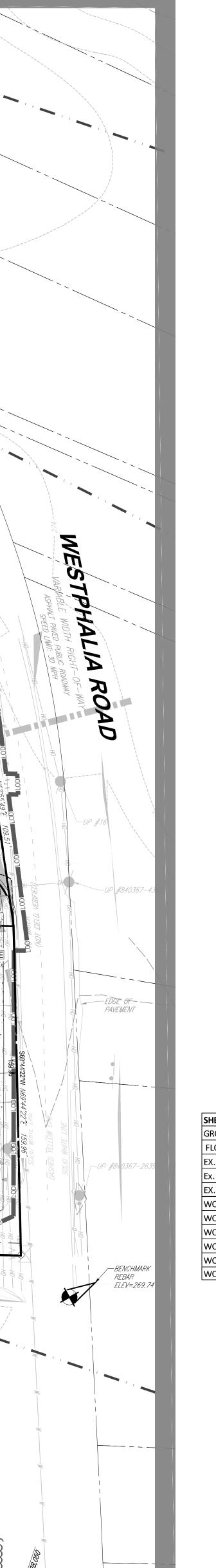


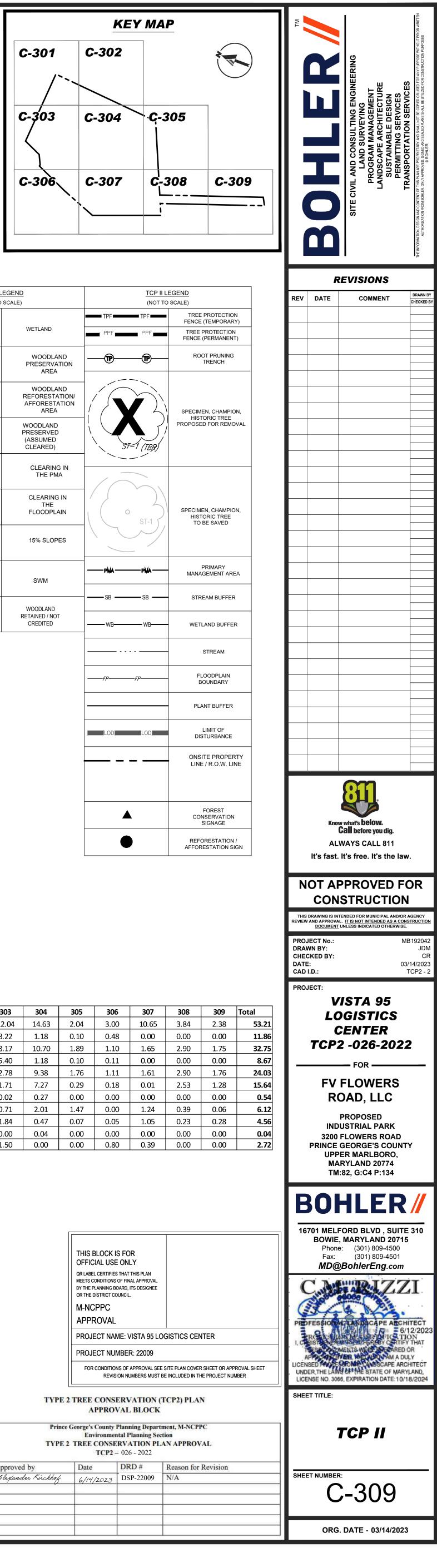
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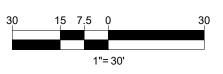






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M <del></del> M₽		TPF TPF TPF	TREE PROT FENCE (TEMF		
<b>*</b> * * * * * W <u>*</u> *	WETLAND	PPF PPF	TREE PROTE FENCE (PERM		
	WOODLAND PRESERVATION AREA		ROOT PRI		
	WOODLAND REFORESTATION/ AFFORESTATION AREA		SPECIMEN, CH		
	WOODLAND PRESERVED (ASSUMED CLEARED)	ST-1 (TBR)	PROPOSED FOR		
	CLEARING IN THE PMA				
	CLEARING IN THE FLOODPLAIN		SPECIMEN, CH HISTORIC TO BE SA		
	15% SLOPES				
	SWM		PRIMA MANAGEME		
		SB	STREAM B		
	WOODLAND RETAINED / NOT CREDITED	WB WB	- WETLAND E		
			– STRE/		
		FPFP	FLOODP BOUND		

SHEET	301	302	303	304	305	306	307	308	309
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		Environme TREE CONSE	ntal Planning Sec	tment, M-NCPPC ction AN APPROVAL
	Approved by	Date	DRD #	Reason for Revisi
00	Approved by Alexander Kirchhof	6/14/2023	DSP-22009	N/A
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# **Afforestation and Reforestation Notes**

a. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.

b. 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.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.

c. 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

d. 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.

e. 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. f. 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.

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

county.

h. 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.

i. 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.

## **Planting Specification Notes**

1. Quantity: (See Plant Schedule)

2. Type: (See Plant Schedule)

3. 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/fibrous 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.

4. Plant 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

5. 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. 6. Seedling 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. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the 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.

7. 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.

8. 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.

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

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

11. Planting method: Consult the Planting Detail(s) shown on this plan. 12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted)

to each plating site (see detail shown on this plan). 13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

14. Mowing: No mowing shall be allowed in any planting area. 15. 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. 16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

Four-Year Management Plan for Afforestion Areas

Field check	the afforestation area according to the following schedule:
Year 1:	Site preparation and Tree Planting Survival check once annually (September-November) see Note 1) Watering is needed (2 x month) Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
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)

- 1. 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 operations or recommendations will be conducted on an as needed basis.

# SITE STOCKING

SITESTUCKING					
SIZE	REQUIRED PER ACRE	APPROXIMATE SPACING	SURVIVABILITY REQUIREMENT AT THE END OF THE GROWING SEASON		
BARE ROOT SEEDLINGS OR WHIPS	700	8 X 8	75%	525	
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.5")	500	10 X 10	75%	375	
CONTAINER GROWN 1,2,3 GALLON	400	12 X 12	75%	300	
CONTAINER GROWN 5,7,GALLON OR 1" CAL. B & B.	300	15 X 15	85%	255	
CONTAINER GROWN 15, 25 GALLON OR 1.5	150	20 X 20	100%	150	

THESE SITE STOCKING AND SURVIVAL REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DEFINITION OF FOREST AND BARE I AND 2. IN CERTAIN CIRCUMSTANCES ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DRY SEEDING, TREE SHELTERS, TRANSPLANTS, AND OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFIL THE REQUIREMENTS OF AN APPROVED FCD. THEY WILL BE EVALUATED ON A CASE BY CASE BASIS BY THE APPROVING AUTHORITY. 3. SPACING DOES NOT IMPLY THAT THE TREES OR SHRUBS MUST BE PLANTED IN

# WHEN OFF-SITE WOODLAND **CONSERVATION IS PROPOSED:**

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

# TREE PRESERVATION AND RETENTION NOTES

A. 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. B. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN

C. 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. D. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO 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.

TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME

# **REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS**

15. 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 PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

- 16. 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.
- 17. 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 PERMITEE 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 CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- 18. 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 PERMITEE, 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 PERMITEE 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.

## **VIRGINIA PINE NOTES:**

- 20. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW, ALL VIRGINIA PINES GREATER THAN 6 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE. 21. AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TCP2 SHALL SUBMIT AN EVALUATION OF THE STOCKING LEVELS FOR THE RESIDUAL STAND, MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND, AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE M-NCPPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE
- FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE 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 PROPER DOCUMENTATION 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 THE HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA

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.

SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE

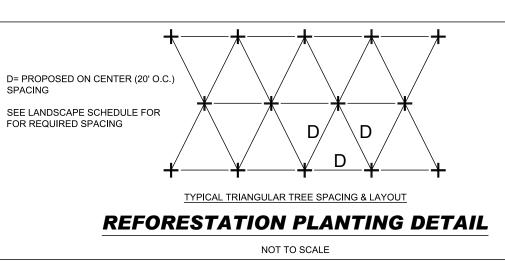
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED 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.

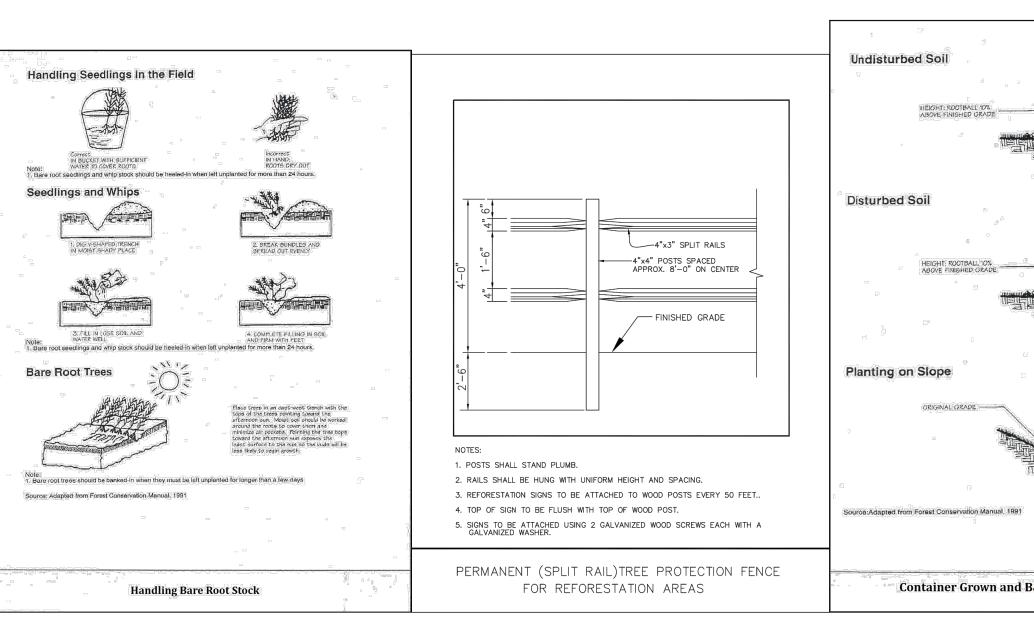
THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

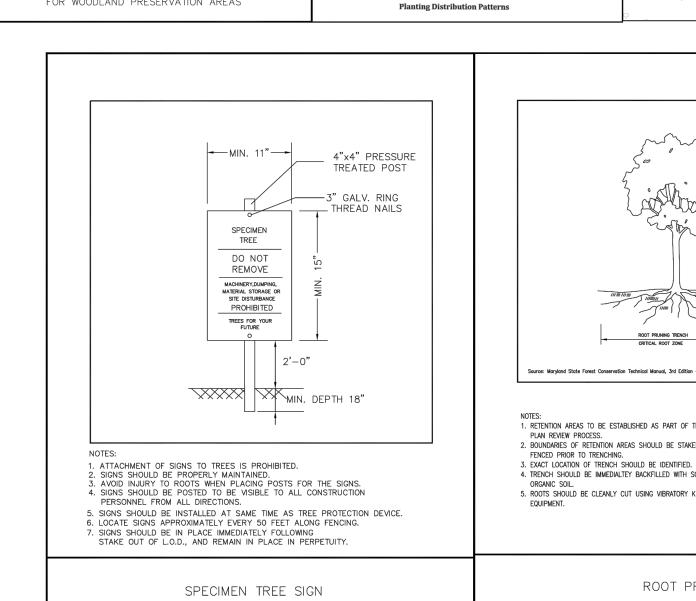
PRESERVATION AREA	ACREAGE
1	0.24
2	0.22
3	0.23
4	0.82
5	1.02
6	0.24
7	0.06
8	1.74
9	1.33
10	0.30
11	0.06
TOTAL	6.26

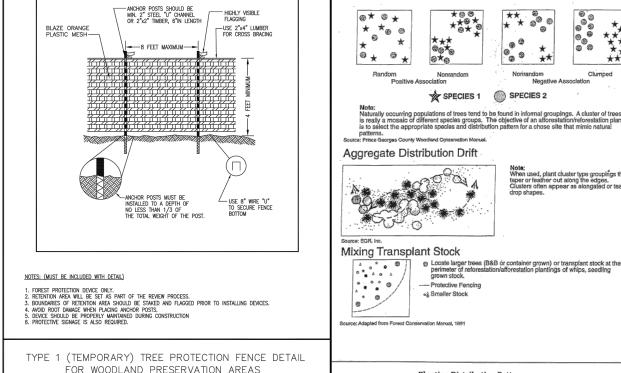
2" CAL. B & B

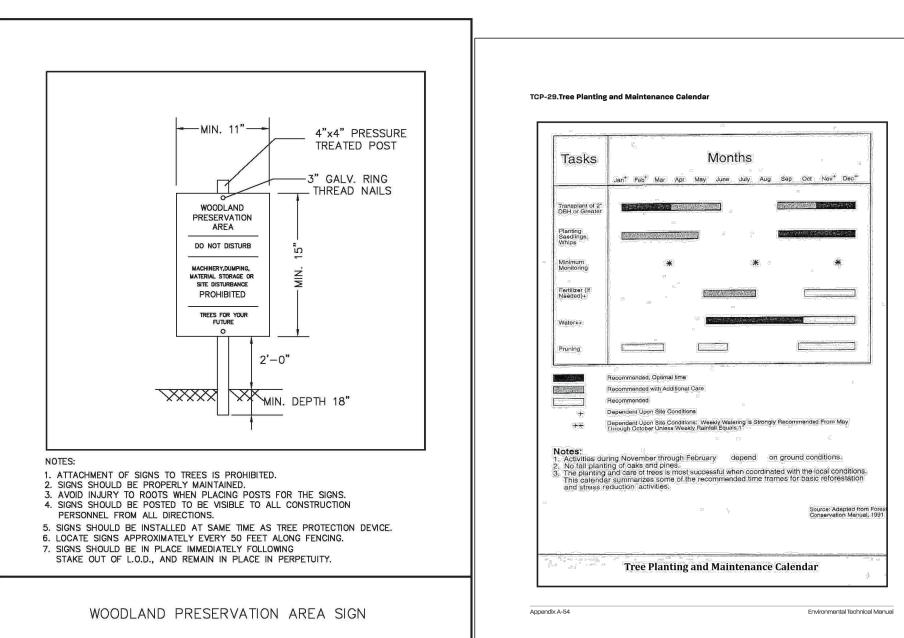
A GRID PATTERN.



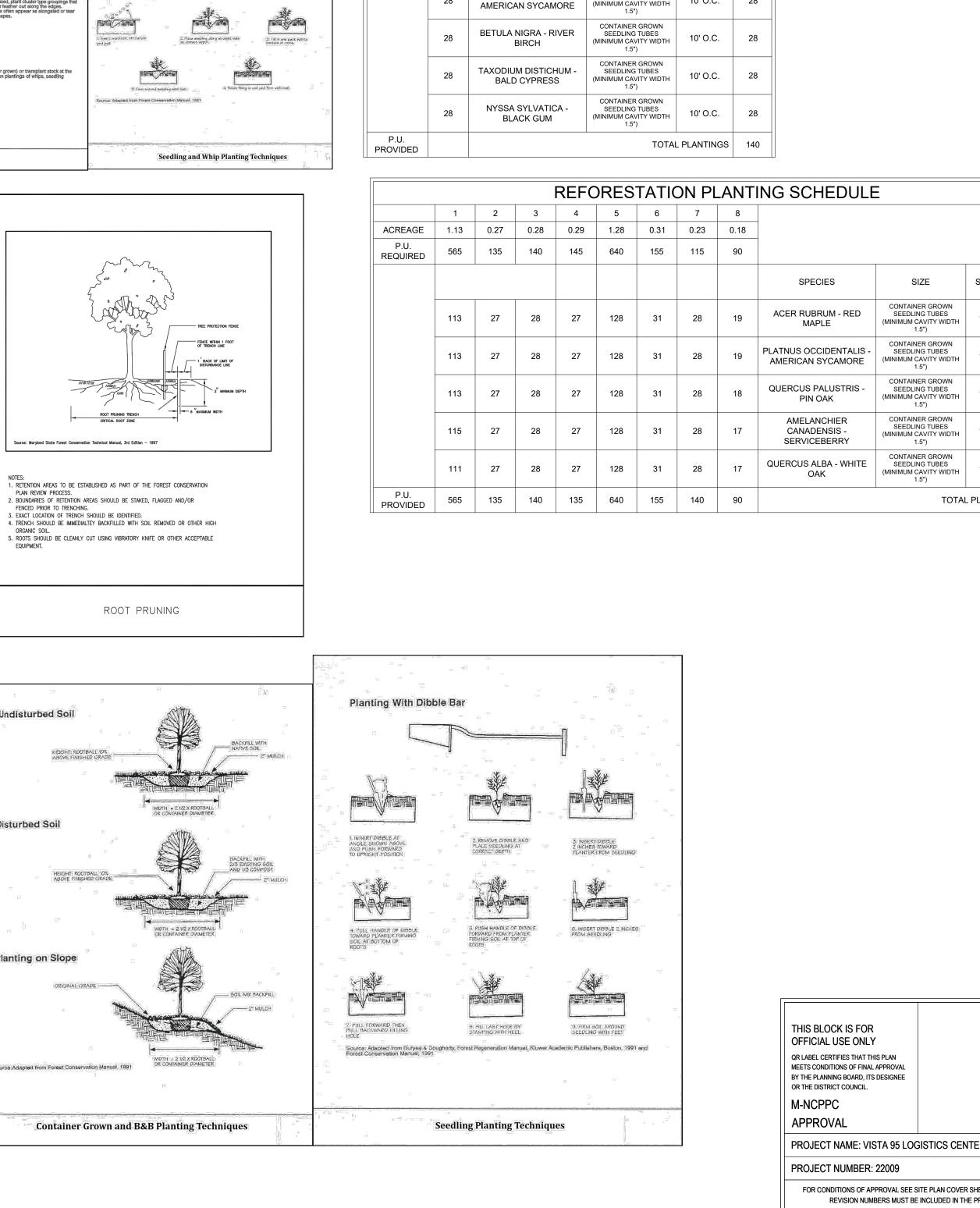








Typical Forest Tree Distribution Patterns



6

140

SPECIES

SALIX NIGRA - BLACK

WILLOW

PLATNUS OCCIDENTALIS -

SIZE

CONTAINER GROWN

SEEDLING TUBES

(MINIMUM CAVITY WIDTH

CONTAINER GROWN

SEEDLING TUBES

ACREAGE 0.28

P.U.

REQUIRED

