

- LEGEND**
- PROPERTY BOUNDARY
  - EX. ZONE LINE
  - EX. CONTOUR (2')
  - EX. CONTOUR (10')
  - PROP. CONTOUR (2')
  - PROP. CONTOUR (10')
  - LIMIT OF DISTURBANCE
  - EX. TREELINE
  - WOODLAND REFORESTATION AFFORESTATION AREA (WRA)
  - WOODLAND PRESERVATION AREA (WPA)
  - SPECIMEN CHAMPION HISTORIC TREE PROPOSED FOR REMOVAL
  - SPLIT RAIL TREE PROTECTION FENCE
  - TREE PROTECTION FENCE
  - WOODLAND REFORESTATION SIGN
  - WOODLAND PRESERVATION SIGN

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:  
PROJECT NUMBER: **DPLS-408**  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

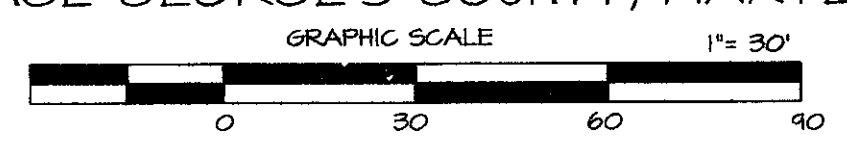


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M-NCPPC  
APPROVAL  
PROJECT NAME:  
PROJECT NUMBER: **DSP-14012**  
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Price George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 30 - 94			
Approved by	Date	DRD #	Reason for Revision
00 JGCPB Res. #94-178	6/2/94	DSP-14012	
01 Staff	8/23/94	Staff Mrel	
02 Mike K. Roberts	6/26/15	DSP-14012	PAC PR. 20. 14-133
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
GATEWAY CENTER - PARCEL 'L'  
**BLADENSBURG COMMONS**  
BLADENSBURG DISTRICT No. 2  
PRINCE GEORGE'S COUNTY, MARYLAND

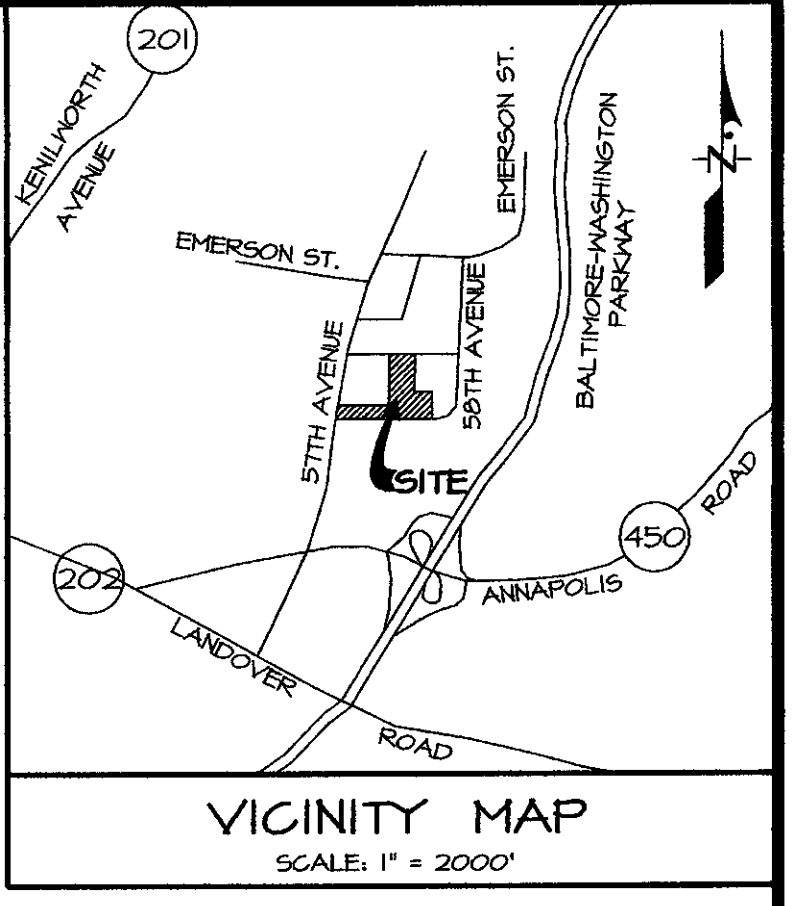


27.02  
SHEET 2 OF 4  
NESC 200' SHEET SERIES 205 NE 05 ADG MAP PK LOCATION 5410 D-10

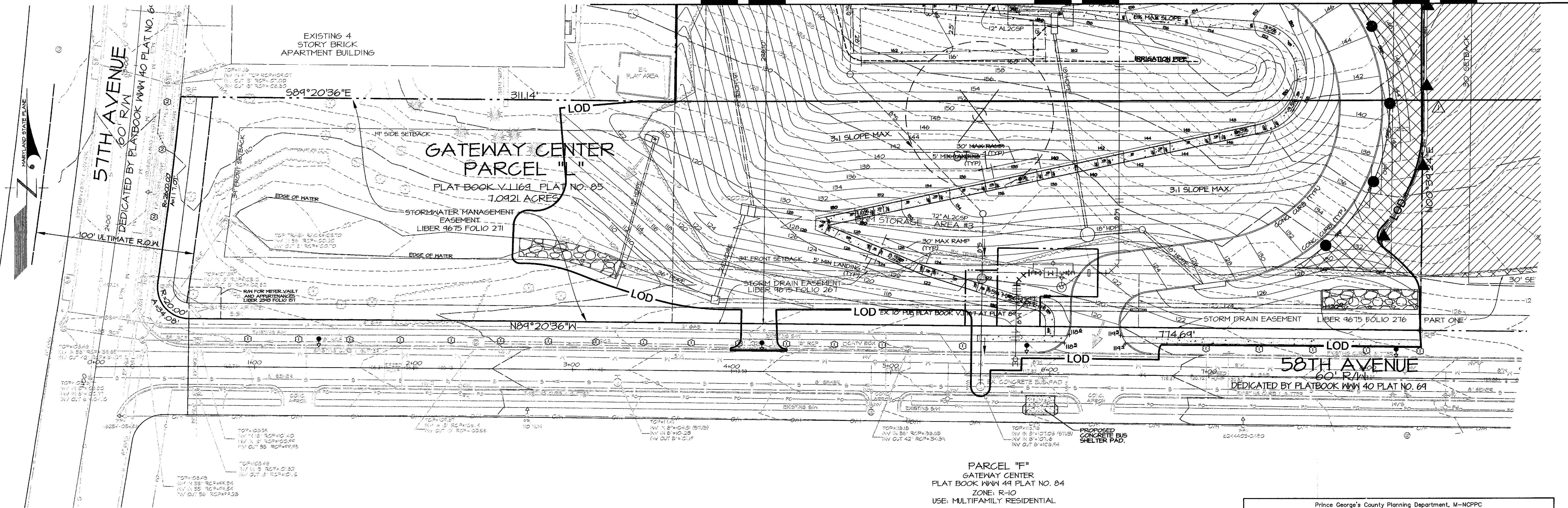
APPLICANT  
BLADENSBURG COMMONS, LLC  
SHELTER DEVELOPMENT, LLC  
210 NORTH CHARLES STREET, SUITE 220  
BALTIMORE, MARYLAND 21201  
ATTN: CARMEN GILMORE  
(410) 246-1405

DATE May 27, 2015 Mike Petrakis Qualified Professional COMAR 08.19.08.01	Permit/Commitment Set DATE 03/13/15 DESCRIPTION REVISIONS	1721 WOODMOUNT ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 <b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. DRAWN BY DESIGNED BY CHECKED BY PCL TH BMC BY SCALE 1" = 30' DATE JUNE 2014 DWG. NO. 54.010-Y
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MATCH LINE "A-A" (SEE SHEET 2 OF 4, BDAI DWG. NO. 54.012-Y)



- LEGEND**
- PROPERTY BOUNDARY
  - EX. ZONE LINE
  - EX. CONTOUR (2')
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PARCEL "F"  
GATEWAY CENTER  
PLAT BOOK V.11169 PLAT NO. 84  
ZONE: R-10  
USE: MULTIFAMILY RESIDENTIAL

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M-NCPPC  
APPROVAL  
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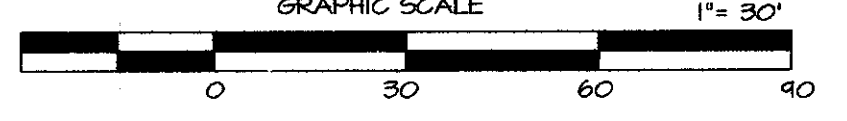


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Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 30 - 94			
Approved by	Date	DRD #	Reason for Revision
00 PGCPB Res. #94-178	6/2/94	DSP-14005	
01 Staff	8/23/94	2-14-94 1001	
02 M-NCPPC	6/26/15	DSP-14012 PGCPB 20.14-133	
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
GATEWAY CENTER - PARCEL 'L'  
**BLADENSBURG COMMONS**  
BLADENSBURG DISTRICT No. 2  
PRINCE GEORGE'S COUNTY, MARYLAND



27.03  
SHEET 3 OF 4  
M566 200' SHEET SERIES 205 NE 05 ADG MAP BK LOCATION 5410 D-10

May 27, 2015  
DATE  
Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

DATE	DESCRIPTION
03/13/15	Permit/Commitment Set
DATE	REVISIONS

10721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (800) 430-2000  
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DRAWN BY: BDC  
CHECKED BY: BDC  
DATE: JUNE 2014  
DWG. NO.: 54.011-Y



## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for 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.
- 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 \$4,000 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at the time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned R-10 (Multifamily High Density Residential).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is/ is not grandfathered under CB-21-2010, Section 25-17(f)(g).

## TREE PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the woodland owner. The woodland owner 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 TCF2.
- 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 (TTFs) 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 TTFs 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 TCF2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TTF installation. These signs must remain in perpetuity. Removal of Hazardous Trees or Limbs by Developers or Builders.
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or 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 are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to rest the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, the 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 TCF2. The work is required to be conducted by a Licensed Tree Expert.

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.

After the Virginia pines have been removed, the contractor responsible for implementation of this TCF2 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.

## AFFORESTATION AND REFORESTATION NOTES

- 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.
- 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 areas.) Seeding/planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the 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 mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCF2.

- 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 the 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 amount or a violation of the plan including the associated \$4,000 per square foot penalty unless the county inspector approves a written extension.

## PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Timing: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long no more undisturbed. Only trees or parts thereof (25% of the root system (both primary and auxiliary/feeder roots)) shall be present.

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

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw peat moss, compost, or other suitable material and shall be maintained through periodic watering until the time of planting.

Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.

Timing of Planting: The best time to plant seedlings is while they are dormant, prior to the 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. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the proponent of this tree conservation plan must be contracted and give his approval before planting may begin.

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

Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary) and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.

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

Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

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

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

Ground 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 no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

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

## 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)  
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)

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

## POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handbook "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 grading of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCF2. The work is required to be conducted by a Licensed Tree Expert.

The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

Prior to the issuance of the first permit for the development shown on this TCF2, all off site woodland conservation required by this plan shall be identified on an approved TCF2 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.

Tasks	Months
Transplant of 2" DBH or greater	Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec
Seeding/Planting	
Vegetation Monitoring	
Fertilizer (if needed)	
Mulch	
Pruning	

Legend:  
 Recommended Optimal time  
 Recommended with Additional Care  
 Recommended  
 Dependent upon Site Conditions  
 Dependent upon Site Conditions: Weekly Watering is strongly Recommended From May Through October Drought Heavily Restricted Sprinkling

NOTES:  
 1. Activities during November through February depend on ground conditions.  
 2. No full planting of oaks and pines.  
 3. The planting of oak and pine seedlings should also be coordinated with the local conditions. This calendar summarizes some of the recommended time frames for best reforestation and shows realistic activities.

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

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

Ground 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.

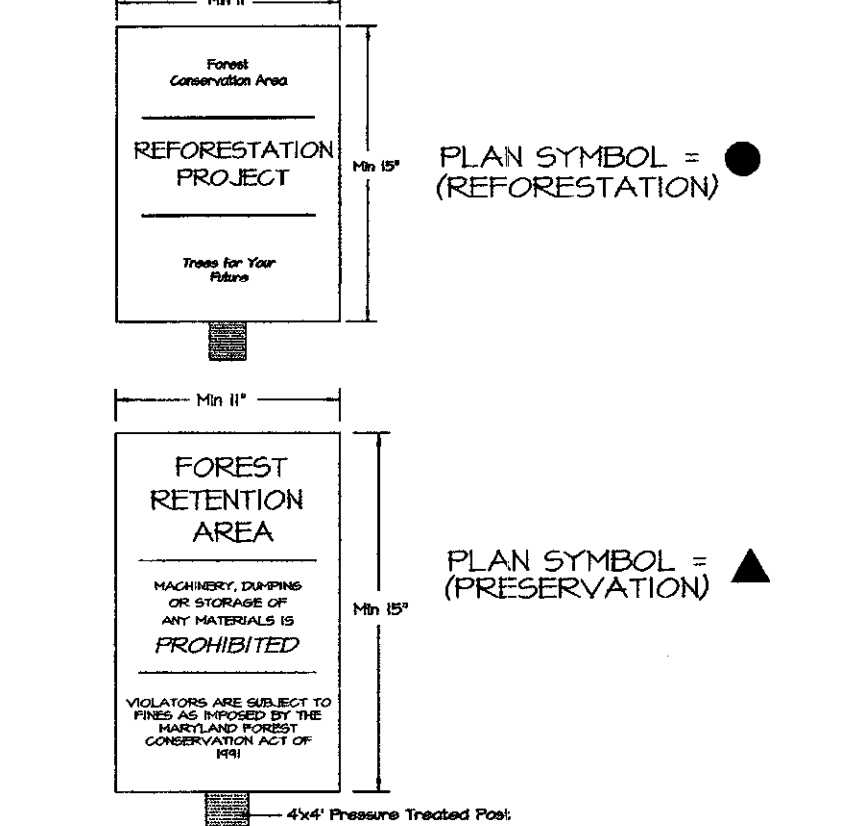
Mowing: No mowing shall be allowed in any planting area.

Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

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

Reforestation Area	Acreage	Seeding Selection	Total No. of Seedlings
I	0.61	Tulip Poplar Sycamore Red Maple Red Oak White Oak	421
TOTAL	0.61	05 07 07 05 05	421

NOTES:  
 1. All tree/shrub species planted within the re-afforestation areas, should be randomly distributed throughout the proposed re-afforestation area, so as to promote a natural woodland structure. (See Planting Layout Detail)  
 2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to M-NCPPC Environmental Planning Section.



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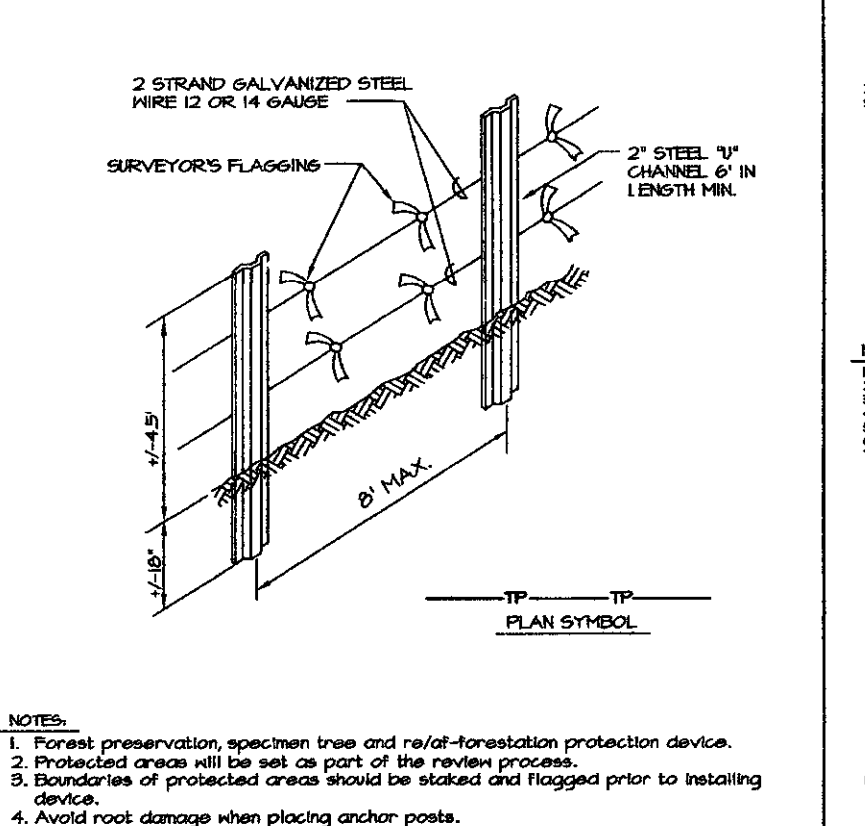
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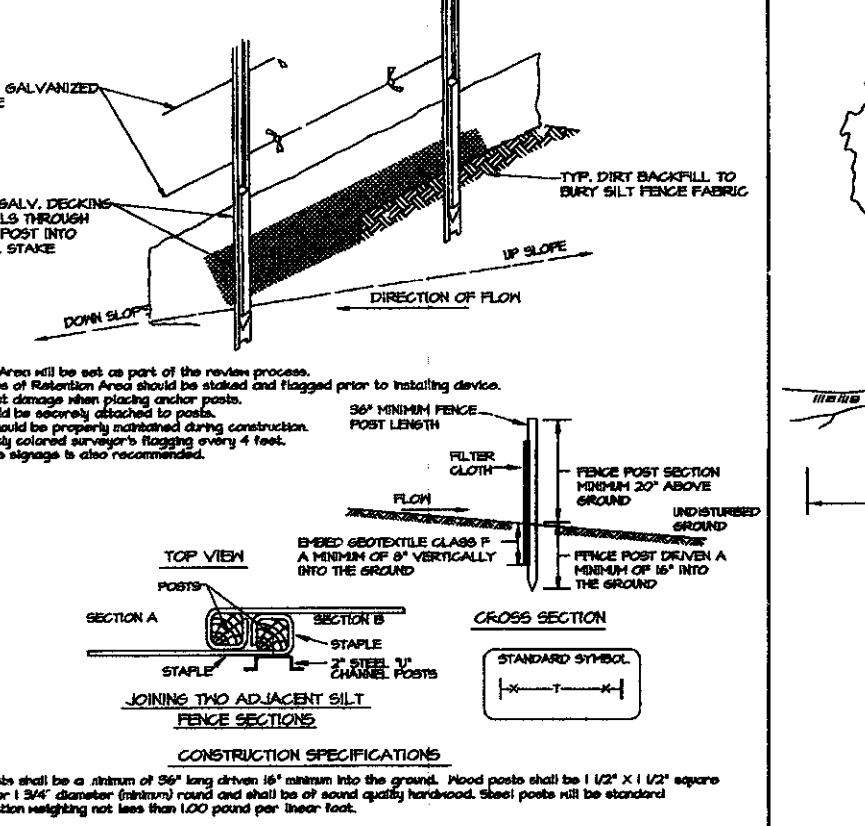
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