

| AR     | PRESERVATION<br>EAS<br>(PA) |        | ND REFORESTATION<br>RESTATION AREAS<br>(WRA) |
|--------|-----------------------------|--------|--|
| AREA   | ACRES                       | AREA   | ACRES  |
| WPA-1  | 0.52                        | WRA-1  | 0.42   |
| WPA-2  | 1.62                        | WRA-2  | 0.20   |
| WPA-3  | 1.43                        | WRA-3  | 0.37   |
| WPA-4  | 0.36                        | WRA-4  | 0.12   |
| WPA-5  | 0.25                        | WRA-5  | 0.64   |
| WPA-6  | 1.30                        | WRA-6  | 1.49   |
| WPA-7  | 0.54                        | WRA-7  | 0.33   |
| WPA-8  | 0.15                        | WRA-8  | 0.46   |
| TOTAL: | 6.17                        | WRA-9  | 0.04   |
|        |                             | WRA-10 | 0.38   |
|        |                             | WRA-11 | 0.07   |
|        |                             | WRA-12 | 0.34   |
|        |                             | WRA-13 | 0.08   |
|        |                             | WRA-14 | 0.08   |
|        |                             | TOTAL: | 5.02   |

Standard Woodland Conservation Worksheet for Prince George's County

Threshold (AFT) = 15.00%

TCP2-031-2024

WCT/AFT % Net Tract Floodplain

Revision #

Off-Site

5.02 Bond amount: \$ 65,601.36

0.00 Fee amount

COMMENTS

2,855 SF (42%) OF

CRZ EX. IMPACT

CRZ IMPACT

TO REMAIN

14.79 acres

7.65 acres

1.48 acres

4.91 acres

11.19 acres

6.39 acres

0.00

MAP

SPECIMEN TREE TABLE

SCIENTIFIC NAME

quercus phellos

liriodendron tulipfera

quercus alba

pinus taeda

liriodendron tulipfera

quercus velutina

quercus rubra

acer rubrum

liriodendron tulipfera 36

DBH CONDITION (INCH) RATING

40 EXCELLENT

35 EXCELLENT

52 EXCELLENT

67 EXCELLENT

30 EXCELLENT

hereby acknowledge that we are aware of this Type 2

EXCELLENT

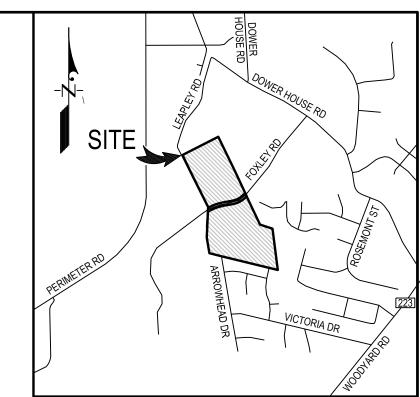
FAIR

GOOD

GOOD

10/11/24

| NOT COUN | D RETAINED<br>ITED AREAS<br>R-NC) | ASSUMED CL | D RETAINED<br>.EARED AREAS<br>R-AC) |
|----------|-----------------------------------|------------|-------------------------------------|
| AREA     | ACRES                             | AREA       | ACRES                               |
| WR-NC-1  | 0.06                              | WR-AC-1    | 0.02                                |
| WR-NC-2  | 0.02                              | WR-AC-2    | 0.06                                |
| WR-NC-3  | 0.10                              | WR-AC-3    | 0.29                                |
| WR-NC-4  | 0.18                              | WR-AC-4    | 0.17                                |
| TOTAL:   | 0.36                              | WR-AC-5    | 0.58                                |
|          |                                   | TOTAL:     | 1.12                                |
|          |                                   |            |                                     |
|          |                                   |            |                                     |



VICINITY MAP

| SCA       | LE: 1" = 20 | 000'         |
|-----------|-------------|--------------|
| ADC $MA$  | P B00K:     | 46 – D1      |
| WSSC 200' | SHEET:      | 209SE08      |
|           | <u></u>     | <u>EGEND</u> |

|   | LEGEND                                 |
|---|--|
| PROPERTY BOUNDARY                                       |  |
| EX. CONTOUR (2')  | <b>———————————</b>                     |
| EX. CONTOUR (10')                                       | 120                                    |
| PR. CONTOUR (2')  | 126                                    |
| PR. CONTOUR (10')                                       | 120                                    |
| EX. TREELINE  |  |
| PRIMARY MANAGEMENT<br>AREA (PMA)                        |  |
| 100-YEAR FLOODPLAIN                                     | ——— FP ———                             |
| REGULATED STREAM<br>(CENTERLINE)                        |  |
| STREAM BUFFER (50')                                     | —————————————————————————————————————— |
| NONTIDAL WETLAND  |  |
| WETLAND BUFFER (25')                                    | ———— WB ————                           |
| LIMIT OF DISTURBANCE<br>& LIMIT OF MINING               | LOD                                    |
| WOODLAND PRESERVATION<br>AREA (WPA)                     |  |
| WOODLAND REFORESTATION<br>/ AFFORESTATION AREA<br>(WRA) |  |
| WOODLAND RETAINED<br>NOT COUNTED (WR-NC)                |  |
| WOODLAND RETAINED<br>ASSUME CLEARED (WR-AC)             |  |
| TREE PROTECTION FENCE (TEMPORARY)                       | TPF                                    |

(TEMPORARY) TREE PROTECTION FENCE WOODLAND PRESERVATION SIGN REFORESTATION / AFFORESTATION SIGN

SPECIMEN TREE SIGN SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

| Site Statistics Table                         | Site Statistics Table |  |  |  |
|---|-----------------------|--|--|--|
| Sit Statistics                                | Total <sup>1</sup>    |  |  |  |
| Gross Tract Area                              | 58.08 ac.             |  |  |  |
| Existing 100-Year Floodplain                  | 4.91 ac.              |  |  |  |
| Net Tract Area                                | 53.17 ac.             |  |  |  |
| Existing Woodland in the Floodplain           | 4.91 ac.              |  |  |  |
| Existing Woodland Net Tract                   | 33.95 ac.             |  |  |  |
| Existing Woodland Total *                     | 38.86 ac.             |  |  |  |
| Existing PMA                                  | 15.20 ac.             |  |  |  |
| Regulated Streams (linear feet of centerline) | 1,875 lf.             |  |  |  |

<sup>1</sup> Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated. \*Total woodland prior to clearing was 38.86 ac. Total cleared 23.98 ac. Total woodland post clearing is 14.88 ac (Citation #: 17084-2022-0 & 17082-2022-0)

| GENERAL INFORMATION TABLE |                                   |   |  |  |
|---------------------------|-----------------------------------|---|--|--|
| LAYER CATEGORY            | VALUE                             |   |  |  |
| Zone                      | Zoning (Zone)                     | Prior: I-2 (Heavy Industrial)<br>Current: IH (Industrial Heavy) |  |  |
| Zone                      | Aviation Policy Area (APA)        | N/A   |  |  |
| Administrative            | Tax Grid (TMG)                    | 108/D1  |  |  |
| Administrative            | WSSC Grid (Sheet 20)              | 209SE08/208SE08   |  |  |
| Administrative            | Planning Area (Plan Area)         | 77, Melwood   |  |  |
| Administrative            | Election District (ED)            | 9   |  |  |
| Administrative            | Councilmanic District (CD)        | 9   |  |  |
| Administrative            | General Plan 2002 Tier (Tier)     | Developing  |  |  |
| Administrative            | General Plan Growth Policy (2035) | Established Communities   |  |  |
| Administrative            | Police District                   | V   |  |  |

|    | Princ                          | Environm<br>TREE CONSE | ty Planning Depart<br>lental Planning Sec<br>RVATION PLAN<br>2 — 031 — 202 | tion<br>APPROVAL    |  |
|----|--------------------------------|------------------------|--|---------------------|--|
|    | Approved by                    | Date                   | DRD #  | Reason for Revision |  |
| 00 | Approved by Alexander Kirchhof | 9/23/2025              | N/A  |                     |  |
| 01 |                                |                        |  |                     |  |
| 02 |                                |                        |  |                     |  |
| 03 |                                |                        |  |                     |  |
| 04 |                                |                        |  |                     |  |
| 05 |                                |                        |  |                     |  |
| 06 |                                |                        |  |                     |  |
|    |                                |                        |  |                     |  |

TREE CONSERVATION PLAN TYPE II 6600 FOXLEY RD, UPPER MARLBORO, MARYLAND 20772

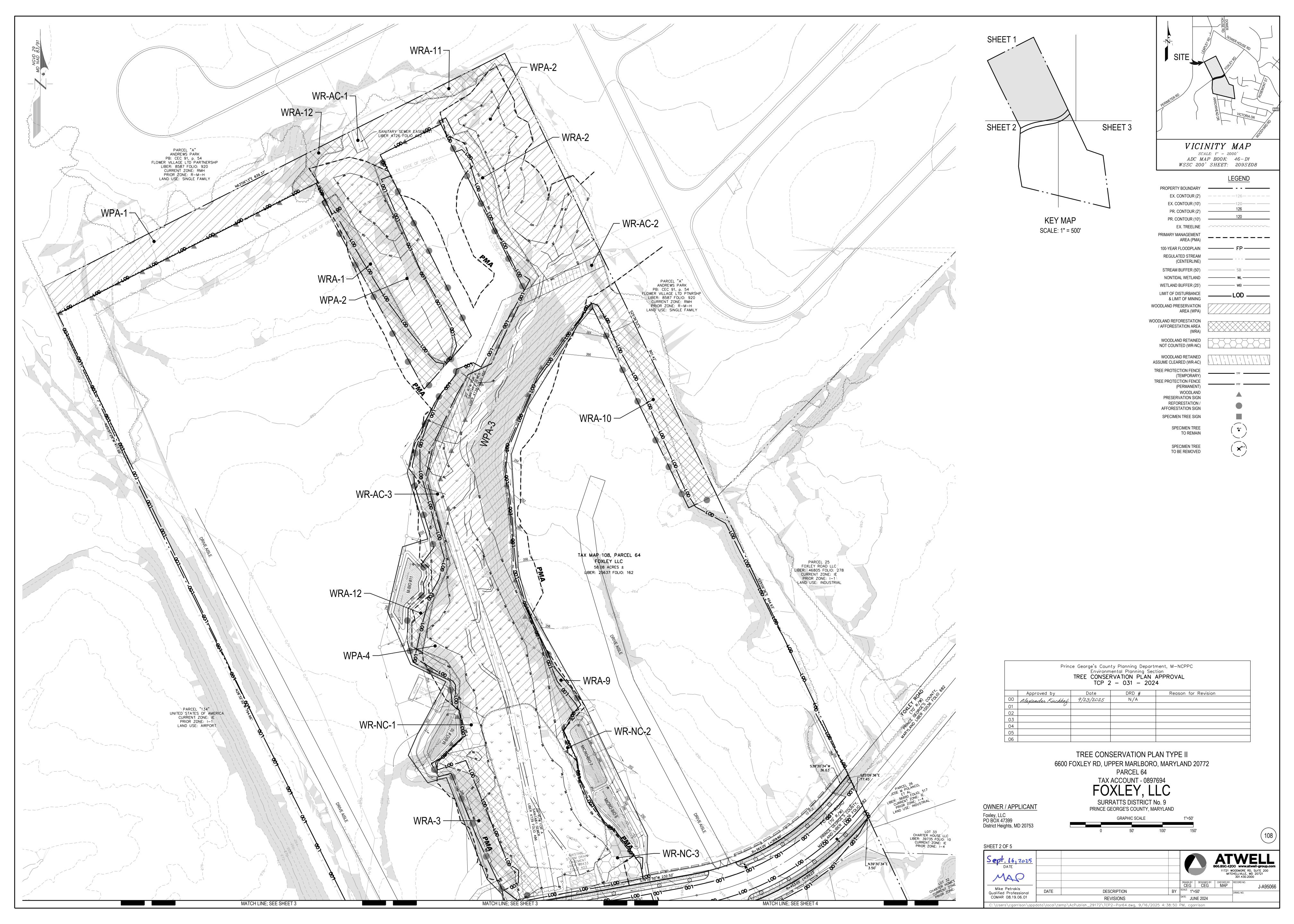
PARCEL 64 TAX ACCOUNT - 0897694 SURRATTS DISTRICT No. 9

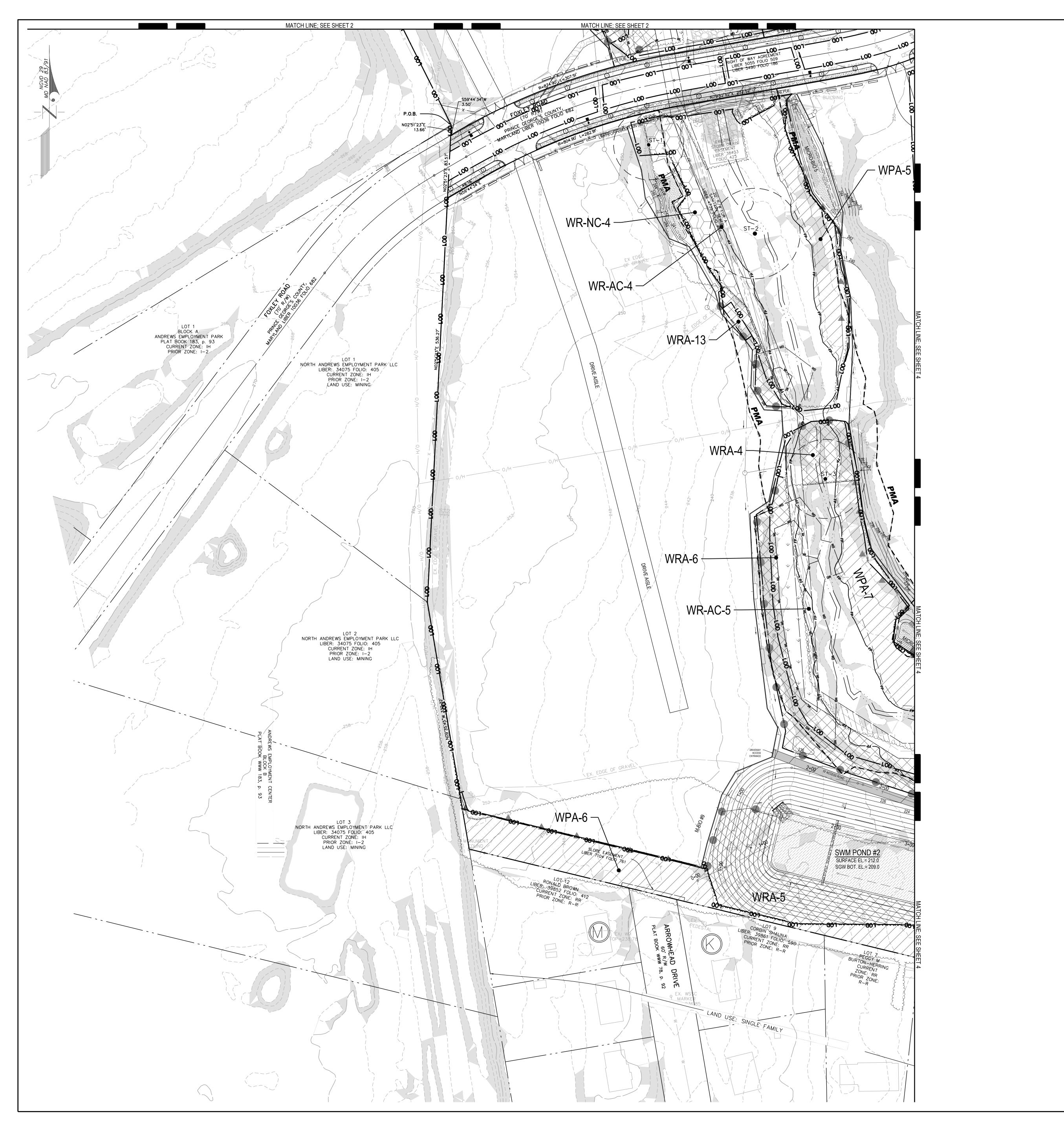
PRINCE GEORGE'S COUNTY, MARYLAND GRAPHIC SCALE

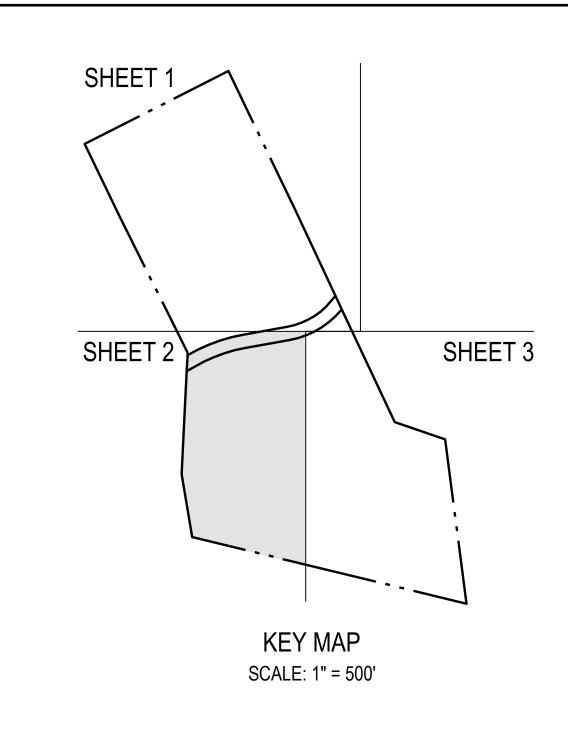
(108)

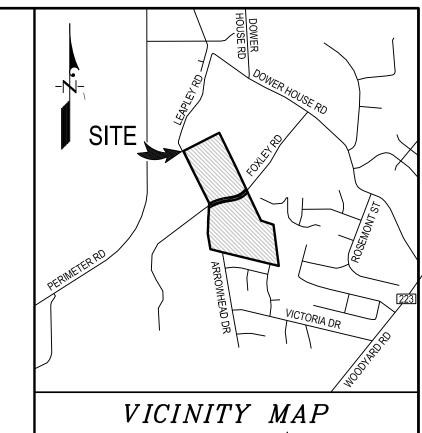
| HEET 1 OF 5                          |               |   |       |                 |                    |                  |  |               |
|--------------------------------------|---------------|---|-------|-----------------|--------------------|------------------|--|---------------|
| Sept. 16, 2025 DATE                  |               |   |       |                 |                    | 66.850.420       |  | ell-group.com |
| MAP                                  |               |   |       | DRAWN BY:       | DESIGNED BY:       | MITC CHECKED BY: | OODMORE RD,<br>HELLVILLE, MD<br>301.430.2000<br>RECORD NO. | 20721         |
| Mike Petrakis Qualified Professional | DATE          | DESCRIPTION                                       | BY    | CEG SCALE: 1"=1 | <u>CEG</u><br>100' | MAP              | DRWG. NO.  | J-A95066      |
| COMAR 08.19.06.01                    |               | REVISIONS   |       | DATE: JUN       | IE 2024            |                  |  |               |
| C: \Users\cgarrison\appo             | data\local\te | mp\AcPublish_29172\TCP2-Par64.dwg, 9/16/2025 4:38 | 3: 40 | PM, cgar        | rison              |                  |  |               |

OWNER / APPLICANT Foxley, LLC PO BOX 47399 District Heights, MD 20753









SCALE: 1" = 2000' ADC MAP BOOK: 46-D1 WSSC 200' SHEET: 209SE08

|                                  | LEGEND            |
|----------------------------------|-------------------|
| PROPERTY BOUNDARY                |                   |
| EX. CONTOUR (2')                 | <b>——————————</b> |
| EX. CONTOUR (10')                | 120               |
| PR. CONTOUR (2')                 | 126               |
| PR. CONTOUR (10')                | 120               |
| EX. TREELINE                     |                   |
| PRIMARY MANAGEMENT<br>AREA (PMA) |                   |
| 100-YEAR FLOODPLAIN              | ——— FP ———        |
| REGULATED STREAM<br>(CENTERLINE) | ···               |
| STREAM BUFFER (50')              | SB                |
| NONTIDAL WETLAND                 | WL                |
| WETLAND BUFFER (25')             | WB                |

LIMIT OF DISTURBANCE
& LIMIT OF MINING

WOODLAND PRESERVATION
AREA (WPA)

WOODLAND REFORESTATION
/ AFFORESTATION AREA
(WRA)

WOODLAND RETAINED NOT COUNTED (WR-NC)

WOODLAND RETAINED
ASSUME CLEARED (WR-AC)

TREE PROTECTION FENCE
(TEMPORARY)
TREE PROTECTION FENCE
(PERMANENT)
WOODLAND

PRESERVATION SIGN
REFORESTATION /
AFFORESTATION SIGN
SPECIMEN TREE SIGN

SPECIMEN TREE

SPECIMEN TREE
TO REMAIN

SPECIMEN TREE
TO BE REMOVED

Prince George's County Planning Department, M—NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 — 031 — 2024

Approved by Date DRD # Reason for Revision

OO Alexander Kirchhof 9/23/2025 N/A

01
02
03
04
05

TREE CONSERVATION PLAN TYPE II
6600 FOXLEY RD, UPPER MARLBORO, MARYLAND 20772
PARCEL 64

PARCEL 64
TAX ACCOUNT - 0897694
FOXLEY, LLC
SURRATTS DISTRICT No. 9

SURRATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND
GRAPHIC SCALE

0 30

DESCRIPTION

**REVISIONS** 

C:\Users\cgarrison\appdata\local\temp\AcPublish\_29172\TCP2—Par64.dwg, 9/16/2025 4:38:57 PM, cgarrison

100'
150'

ATVELL

866.850.4200 www.atwell-group.com

11721 WOODMORE RD, SUITE 200

MITCHELLVILLE, MD 20721

301.430.2000

DRAWN BY: CEG CEG MAP

BY SCALE: 1"=50'

DATE: JUNE 2024

DRAWG NO.

OWNER / APPLICANT
Foxley, LLC
PO BOX 47399
District Heights, MD 20753

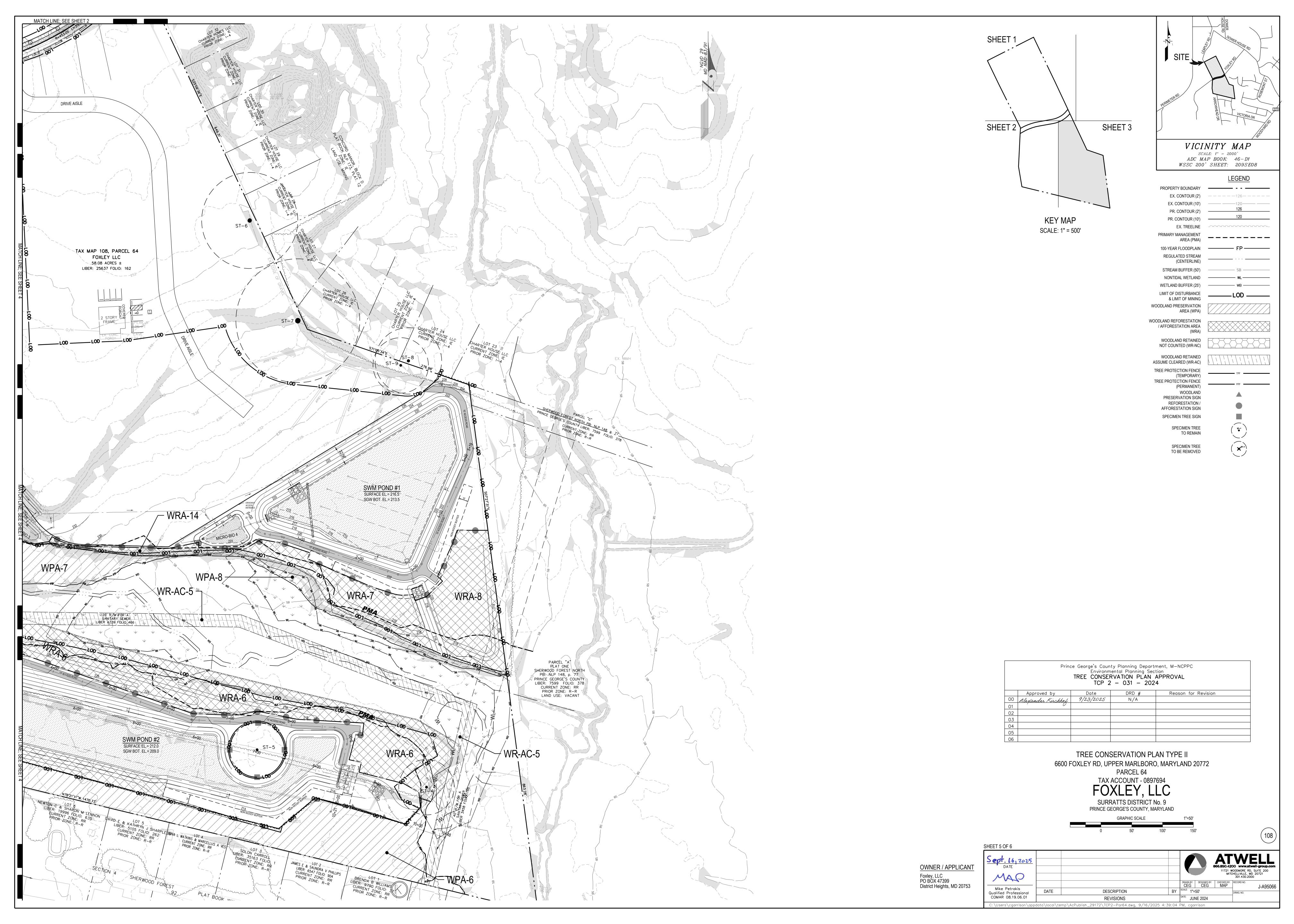
SHEET 4 OF 6

Sept. 16, 2025
DATE

MAP

Mike Petrakis Qualified Professional COMAR 08.19.06.01

DATE



## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit and to rectify Citation #: 17084-2022-0 & 17082-2022-0
- 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.
- 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.
- 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-2.

subject to the 2010 Woodland Conservation Ordinance.

- 7. 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.
- 9. This plan is not grandfathered under CB-27-2010, Section 25-119(g) and is

### TREE 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
- b. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

specifically identified to be cleared on the approved TCP2.

- 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
- d. All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

f. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

g. 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.

removed.

h. 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 chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other

materials that would inhibit sprouting.

i. 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

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 contract 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.

If development is proposed to be completed in phases:

j. Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

# If existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land/or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.
- If debris piles are noted on the FSD and located in preservation areas:
- . Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

### 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. Seedling 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.
- 3. 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 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.
- 5 . 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.
- 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.
- 7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- 8. 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
- 9. Failure to establish the afforesation or reforestation within the prescribed time frame will resulting 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 shall be reported to the M-NCPPC, Planning Department.

### PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
   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.
- Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be plated 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 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 contracted 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
- 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 operation 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 planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seedling planting site 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.

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:

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. 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.

### 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.

### POST DEVELOPMENT NOTES

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

- 1. 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 handout "Guidance for Prince George's County Property Owners, Preservation
- Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs
- prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

  Tree work to be completed within a road right-of-way requires a permit from the
- Maryland Department of Natural Resources unless the tree removal is shown rithin the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (prupers).
- (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
- 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
- 3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be
- done in accordance with the label instructions.
- 4. 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.

# 4"x4" PRESSURI TREATED POST THREAD NAILS PRESERVATION AREA DO NOT DISTURB MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED TREES FOR YOUR FUTURE MIN. DEPTH 18" 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS. PERSONNEL FROM ALL DIRECTIONS. PERSONNEL FROM ALL DIRECTIONS. 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE. . LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING . SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY WOODLAND PRESERVATION AREA SIGN

Environmental Technical Manual Prince George's County Planning Departmen

4"x4" PRESSURE TREATED POST WOODLAND CONSERVATION AREA REFORESTATION PROJECT DISTURBANCE TO SEEDLINGS SHRUBS OR TREES IS PROHIBITED TREES FOR YOUR FUTURE MIN. DEPTH 18" 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION. 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE. . LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING. 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING REFORESTATION AREA SIGN

TCP-25.Permanent (Split Rail) Tree Protection Fence for Reforestation Areas

\_\_\_\_4"x3" SPLIT RAILS

FINISHED GRADE

APPROX. 8'-0" ON CENTER

-4"x4" POSTS SPACED

TCP-18.Reforestation Area Sign

4"x4" PRESSURE TREATED POST -3" GALV. RING THREAD NAILS SPECIMEN TREE DO NOT REMOVE MACHINERY, DUMPING, MATERIAL STORAGE OF SITE DISTURBANCE PROHIBITED TREES FOR YOUR FUTURE MIN. DEPTH 18" ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY. SPECIMEN TREE SIGN Appendix A-43 Appendix A-44

TCP-26.Root Pruning Detail

TCP-19.Specimen Tree Sign

POST
RING
NAILS

MOTES: MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVEC DAY.
2. REPRING WEST PROTECTION DEVEC DAY.
3. AND ROOT DAYS SHOULD BE STAND OF THE POST.
3. AND ROOT DAYS SHOULD BE STAND OF THE POST.
3. AND ROOT DAYS SHOULD BE STAND OF THE POST.
4. AND ROOT DAYS SHOULD BE STAND OF THE POST.
5. DEVEC SHOULD BE PROTECTION.
6. PROTECTIVE SHAWE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

TCP-20.Type 1 (Temporary) Tree Protection Fence Detail for Woodland Preservation Areas

ANCHOR POSTS SHOULD BE HAVE DRAWNED BY THE ROMEN PROCESS.

\* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

\* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

\* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

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\* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

\*\* TORREST PROTECTION DEVICE ONLY.

\* PROTECTIVE SIGNAGE IS ALSO REQUIRED.

\*\* TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

Environmental Technical Manu

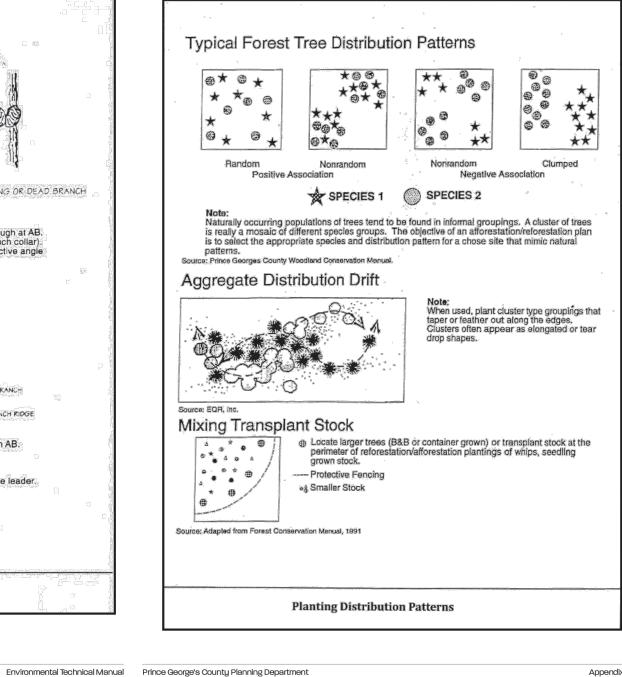
TCP-21.Temporary Fence Protection Detail for Woodland Preservation

TCP-27.Tree Pruning Detail

# Pruning a Branch BRANCH COLLAR CONIFERS FOR LIVING OR DEAD BRANCH CONIFERS FOR LIVING OR DEAD BRANCH Notes: 1. Remove stub at CD (line between branch bark ridge and outer edge of branch collar): 3. If D is difficult to fird on hardwoods, angle of CD to trunk should be the reflective angle of the properties of the propert

TCP-28.Planting Distribution Patterns

Appendix A-45 Appendix A-46



TCP-29.Tree Planting and Maintenance Calendar

Prince George's County Planning Department

Appendix A-54

NOTES: (MUST BE INCLUDED WITH DETAIL)

FOREST PROTECTION DEVICE ONLY.
 RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
 DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.

TCP-22.Type 2 (Temporary) Tree Protection Fence for Reforestation Areas

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE

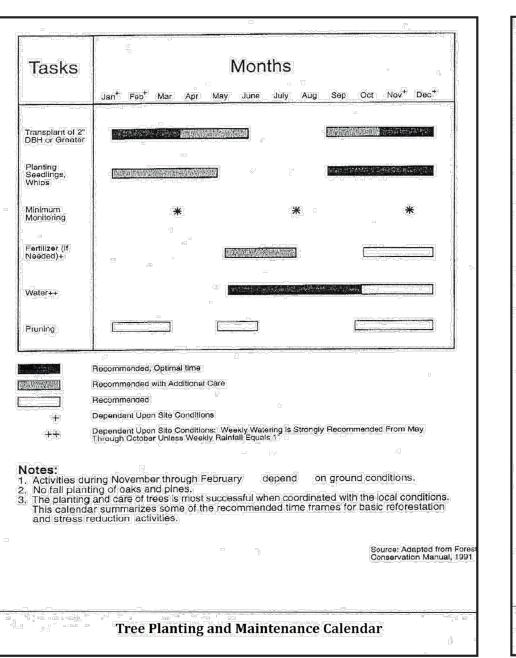
FOR REFORESTATION AREAS

TAPE TO BARBED WIRE FENCE

— ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF

NO LESS THAN 1/3 OF THE TOTAL WEIGHT OF THE POST.

TCP-17.Woodland Preservation Area Sign



TCP-33.Seedling Planting Techniques

Appendix A-47 Appendix A-50

Environmental Technical Manual Appendix A-58

1. POSTS SHALL STAND PLUMB.

2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.

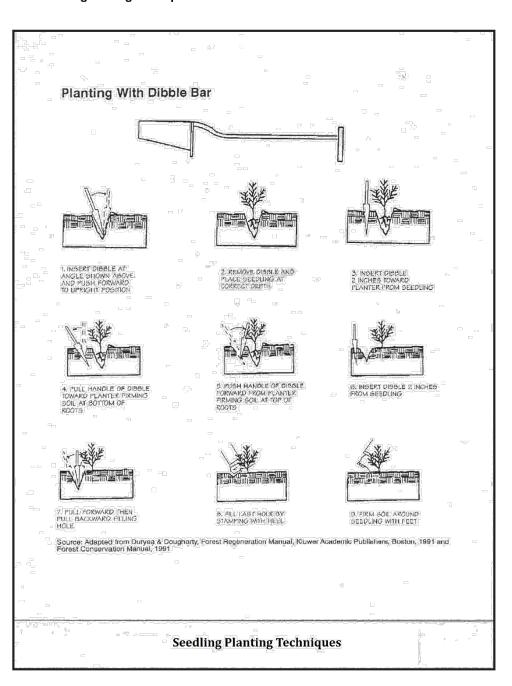
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.

3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..

5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A

PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE

FOR REFORESTATION AREAS



PLANT SCHEDULE FOR RE/AFFORESTATION

ROOT PRUNING

Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

FENCED PRIOR TO TRENCHING

Environmental Technical Manual Prince George's County Planning Department

3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION

4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH

5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE

2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR

STOCK SPECIFICATION:

<u>700</u> SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 5.02 ACRES

Appendix A-51 Appendix A-52

FENCE WITHIN 1 FOO' OF TRENCH LINE

1 BACK OF LIMIT OF DISTURBANCE LINE

| Reforestation<br>Area |         | Seedling Selection |              |           |         |           |                           |
|-----------------------|---------|--------------------|--------------|-----------|---------|-----------|---------------------------|
|                       | Acreage | Tulip<br>Poplar    | Sweet<br>Gum | Red Maple | Red Oak | White Oak | Total Number of Seedlings |
| 1                     | 0.42    | 59                 | 59           | 59        | 59      | 59        | 294                       |
| 2                     | 0.20    | 28                 | 28           | 28        | 28      | 28        | 140                       |
| 3                     | 0.37    | 52                 | 52           | 52        | 52      | 52        | 259                       |
| 4                     | 0.12    | 17                 | 17           | 17        | 17      | 17        | 84                        |
| 5                     | 0.64    | 90                 | 90           | 90        | 90      | 90        | 448                       |
| 6                     | 1.49    | 209                | 209          | 209       | 209     | 209       | 1043                      |
| 7                     | 0.33    | 46                 | 46           | 46        | 46      | 46        | 231                       |
| 8                     | 0.46    | 64                 | 64           | 64        | 64      | 64        | 322                       |
| 9                     | 0.04    | 6                  | 6            | 6         | 6       | 6         | 28                        |
| 10                    | 0.38    | 53                 | 53           | 53        | 53      | 53        | 266                       |
| 11                    | 0.07    | 10                 | 10           | 10        | 10      | 10        | 49                        |
| 12                    | 0.34    | 48                 | 48           | 48        | 48      | 48        | 238                       |
| 13                    | 0.08    | 11                 | 11           | 11        | 11      | 11        | 56                        |
| 14                    | 0.08    | 11                 | 11           | 11        | 11      | 11        | 56                        |
| Total                 | 5.02    | 703                | 703          | 703       | 703     | 703       | 3,514                     |

Notes:

Environmental Technical Manual

- 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 MNCPPC, Environmental Planning Section.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 031 - 2024

Approved by Date DRD # Reason for Revision

O Alexander Kirchhof 9/23/2025 N/A

01
02
03
04
05
06

TREE CONSERVATION PLAN TYPE II
6600 FOXLEY RD, UPPER MARLBORO, MARYLAND 20772
PARCEL 64
TAX ACCOUNT - 0897694
FOXLEY, LLC
SURRATTS DISTRICT No. 9

PRINCE GEORGE'S COUNTY, MARYLAND

OWNER / APPLICANT
Foxley, LLC
PO BOX 47399
District Heights, MD 20753

SHEET 5 OF 5

Sept. 16, 2025
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

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