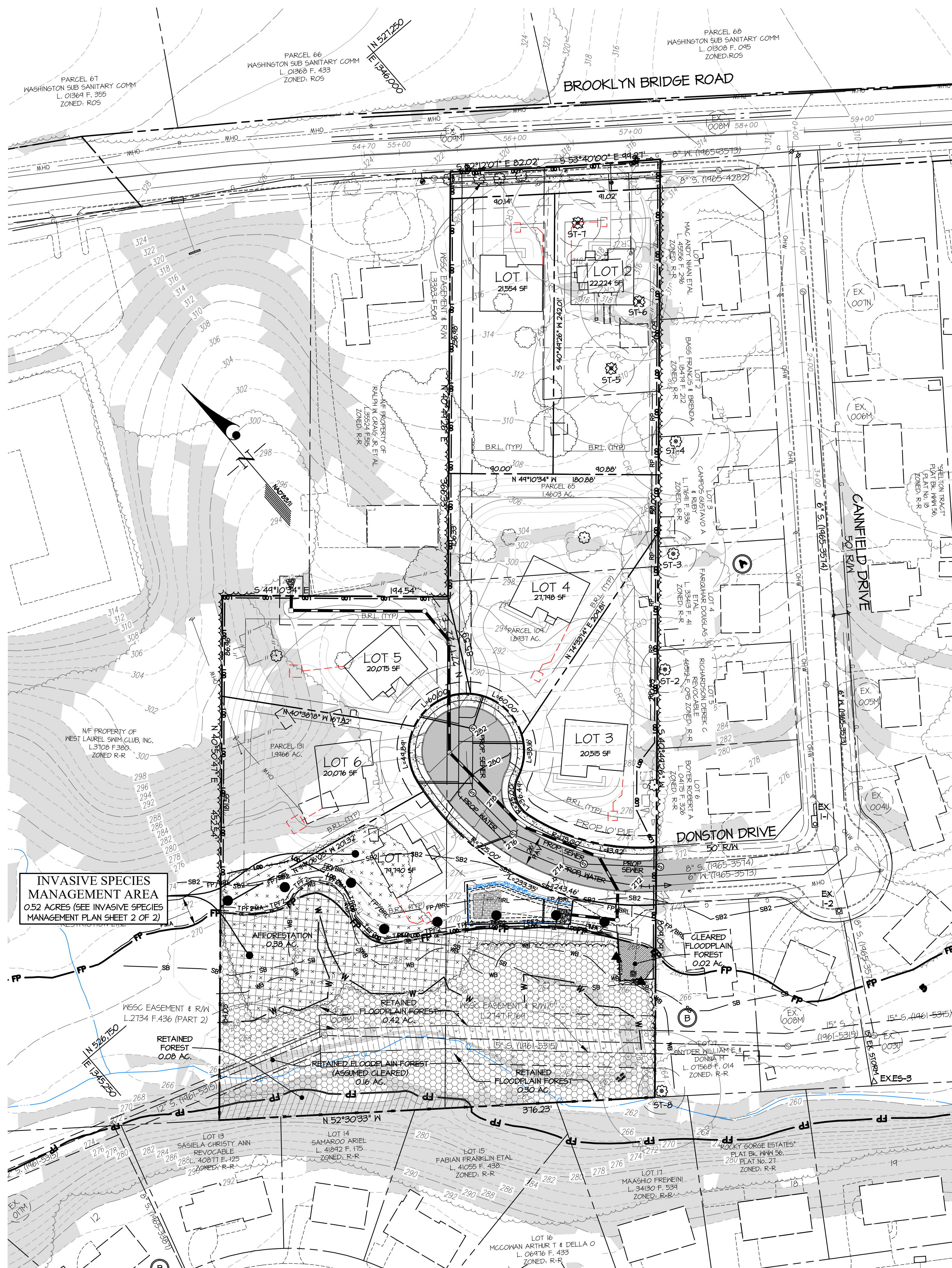


LEGEND

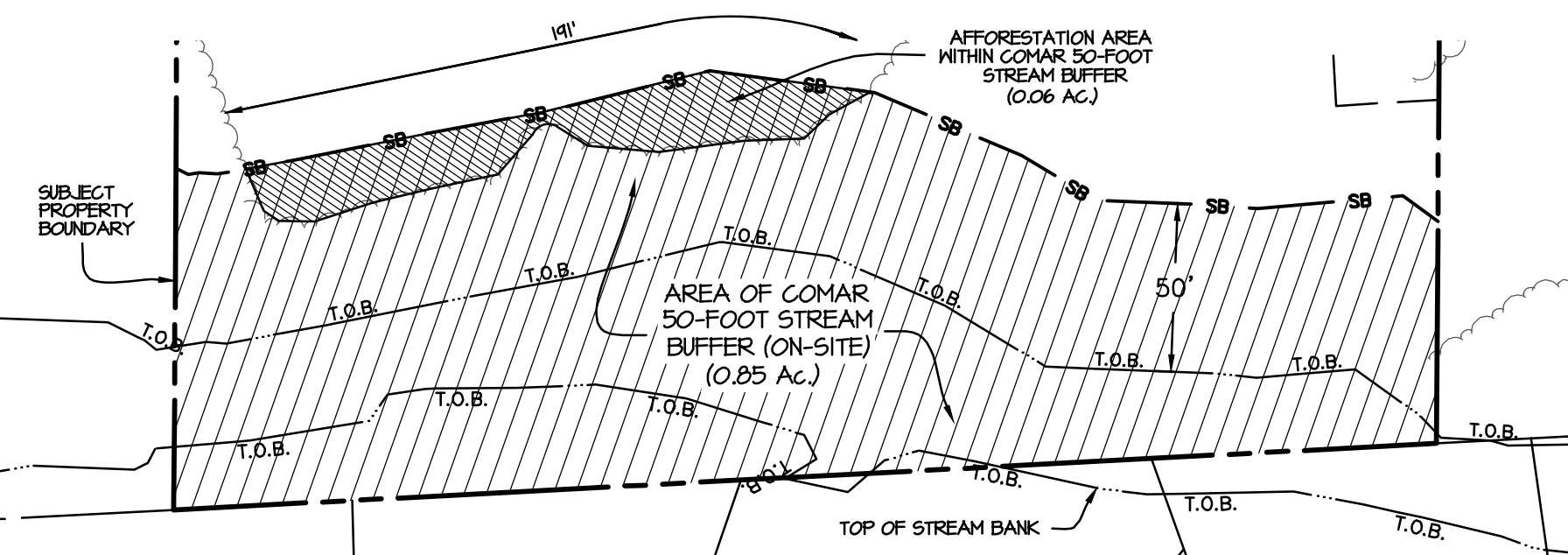
	EX. CONTOURS
	EX. BUILDING
	PROP. BUILDING
	EX. CURB
	PROP. CURB
	EX. SIDEWALK
	EX. FENCE
	EX. ELECTRIC
	EX. GAS
	EX. SEWER
	PROP. SEWER
	EX. WATER
	PROP. WATER
	EX. STORM DRAIN
	PROP. STORM DRAIN
	PROP. LOD
	EX. OVER HEAD WIRE
	PROPERTY LINE
	FLOODPLAIN
	WETLAND
	WETLAND BUFFER
	STREAM
	STREAM BUFFER
	TIER 2 STREAM BUFFER
	PRIMARY MANAGEMENT AREA (PMA)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	SPECIMEN, CHAMPION, OR HISTORIC TREE GREATER THAN 30" DBH WITH CRITICAL ROOT ZONE TO BE REMOVED
	SPECIMEN, CHAMPION, OR HISTORIC TREE GREATER THAN 30" DBH WITH CRITICAL ROOT ZONE TO BE SAVED
	WETLANDS
	WOODLAND PRESERVATION AREA
	WOODLAND PRESERVED - NOT CREDITED (RETAINED FLOODPLAIN FOREST)
	WOODLAND RETAINED - ASSIGNED CLEARED (RETAINED FLOODPLAIN FOREST IN UTILITY EASEMENT)
	CLEARED FLOODPLAIN AREA
	WOODLAND AFFORESTATION / REFORESTATION AREA
	INVASIVE SPECIES MANAGEMENT AREA / EXISTING BAMBOO GROVE (TO BE REMOVED)
	TYPE 1 TREE PROTECTION FENCE (RETAINED FLOOD PLAIN FOREST)
	WOODLAND PRESERVATION SIGN (RETAINED FLOODPLAIN FOREST)
	TYPE 2 TREE PROTECTION FENCE (AFFORESTATION/REFORESTATION)
	TREE PROTECTION SIGN (AFFORESTATION/REFORESTATION)
	ROOT PRUNING

WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGES COUNTY LAND RECORDS AT LIBER 4921M FOLIO 415. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

Forest Conservation Act Reporting Information (Change Table)			
	Original	Revision	Revision
	Number	Number	Number
	(-01)	(-02)	(-03)
Net Tract (Acres)	5.35 AC.		
Existing Woodland (Acres)	0.98 AC.		
Woodland Cleared (Acres)	0.18 AC.		
Woodland Retained On-Site (Acres)	0.80 AC.		
Woodland Planted On-Site (Acres)	0.38 AC.		
On-Site Woodland Easement/Preservation and Planting (Acres)	0.46 AC.		
On-Site Wooded Floodplain in Easement (Acres)	0.72 AC.		
Bond Amount	\$4,965.84		
Fee-In-Lieu Amount	\$0.00		
50' Stream Buffers Conserved (Preservation) - Linear Length	321 LF		
50' Stream Buffers Conserved (Preservation) - Acreage	0.95 AC.		
50' Stream Buffers Newly Established (Afforestation) - Linear Length	191 LF		
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.06 AC.		
Off-Site Woodland Conservation Credits Required (Acres)	0.33 AC.		
Off-Site Woodland Conservation Credits Provided (Acres)	0.33 AC.		



INVASIVE SPECIES MANAGEMENT AREA
0.52 ACRES (SEE INVASIVE SPECIES MANAGEMENT PLAN SHEET 2 OF 2)



COMAR 50-FOOT STREAM BUFFER EXHIBIT
SCALE: 1"=50'

GENERAL NOTES

- OWNER 1, PARCEL 65
ETHEL C. COLE LIVING TRUST
10424 STANFIELD RD
LAUREL, MD 20713
L. 24463 F. 611
TAX ID 101010545
- OWNER 2, PARCEL 101
ETHEL C. COLE LIVING TRUST
10424 BROOKLYN BRIDGE RD
LAUREL, MD 20717
L. 24463 F. 541
TAX ID 101010552
- OWNER 3, PARCEL 181
ELIZABETH C. FLEMING & SUSAN B. COLE
10424 STANFIELD RD
LAUREL, MD 20713
L. 24463 F. 605
TAX ID 101010560
- APPLICANT: WILLIAMSBURG GROUP, LLC
ATTN: BRUCE HARVEY
5485 HARRIS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
410-441-8000
- TOPOGRAPHY FIELD SURVEYED BY LOEDERMAN SOLTEZ ASSOCIATES - JULY 28, 2005. ENVIRONMENTAL & ROADWAY ELEMENTS FIELD SURVEYED BY GUTSCHICK, LITTLE & WEBER, PA - 2020.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE, 2021.
- NATURAL RESOURCES INVENTORY PLAN NR-072-05 BY GUTSCHICK, LITTLE & WEBER, PA, APPROVED FEBRUARY 20, 2020.
- THERE ARE NON-TIDAL WETLANDS LOCATED ON THIS PROPERTY, ALONG THE SOUTHEAST PROPERTY LINE.
- THERE IS A STREAM LOCATED ON THIS PROPERTY, ALONG THE NORTHEAST PROPERTY LINE.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- 10' PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL RIGHTS-OF-WAY.
- THE SIGNS FOR PLANTED AREAS ARE TO REMAIN IN PERPETUITY AND THE SIGNS FOR THE PRESERVATION AREAS MAY BE REMOVED AFTER USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.

SPECIMEN TREE TABLE

No.	DBH	COMMON NAME	SPECIES NAME	CONDITION	COMMENTS	DISPOSITION
2.1	30"	Red Oak	Quercus rubra	Good		RETAINED
3.1	30"	Red Oak	Quercus rubra	Good		RETAINED
4.1	31"	Tulip Poplar	Liriodendron tulipifera	Good		RETAINED
5.1	45"	Red maple	Acer rubrum	Fair	Crown dieback	REMOVED
6.1	34"	Norway Maple	Acer platanoides	Fair	Invasive Species	REMOVED
7.1	34"	Willow Oak	Quercus phellos	Excellent		REMOVED
8.1	34"	Tulip Poplar	Liriodendron tulipifera	Good		RETAINED

NOTE:
THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON 03/30/2022 FOR THE REMOVAL OF THE FOLLOWING SPECIFIED SPECIMEN TREES (SECTION 25-222(b)(1)(6)).

SPECIMEN TREE #5 45" RED MAPLE
SPECIMEN TREE #6 34" WILLOW OAK
SPECIMEN TREE #1 34" WILLOW OAK

SPECIMEN TREES #2, #3, #4 AND #8 WILL BE RETAINED.

GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	R-R
ZONE	AVIATION POLICY AREA (APA) 1	N/A
ADMINISTRATIVE	TAX GRID (TMS)	002-E3
ADMINISTRATIVE	PLANNING AREA	22INEOT & 22INEO6
ADMINISTRATIVE	ELECTION DISTRICT (ED)	10, LAUREL
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	
ADMINISTRATIVE	GENERAL PLAN 2002 TIER (TIER)	DEVELOPING
ADMINISTRATIVE	GENERAL PLAN GROWTH POLICY (2035)	Established Communities
ADMINISTRATIVE	POLICE DISTRICT	VI
ADMINISTRATIVE	JOINT BASE ANDREWS LAND USE CONTROL AREA (JBA LUC Area USAF)	N/A

1 If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Statistics Table

Site Statistics	Total 1
Gross tract area	5.35 AC.
Existing 100-year floodplain	1.28 AC.
Net tract area	4.07 AC.
Existing woodland in the floodplain	0.90 AC.
Existing woodland net tract	0.08 AC.
Existing woodland total	0.98 AC.
Existing PMA	1.37 AC.
Regulated streams (linear feet of centerline)	321 L.F.
Riparian (wooded) buffer up to 300 feet wide 2	0

Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
1. Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams

Property Owners Awareness Certificate

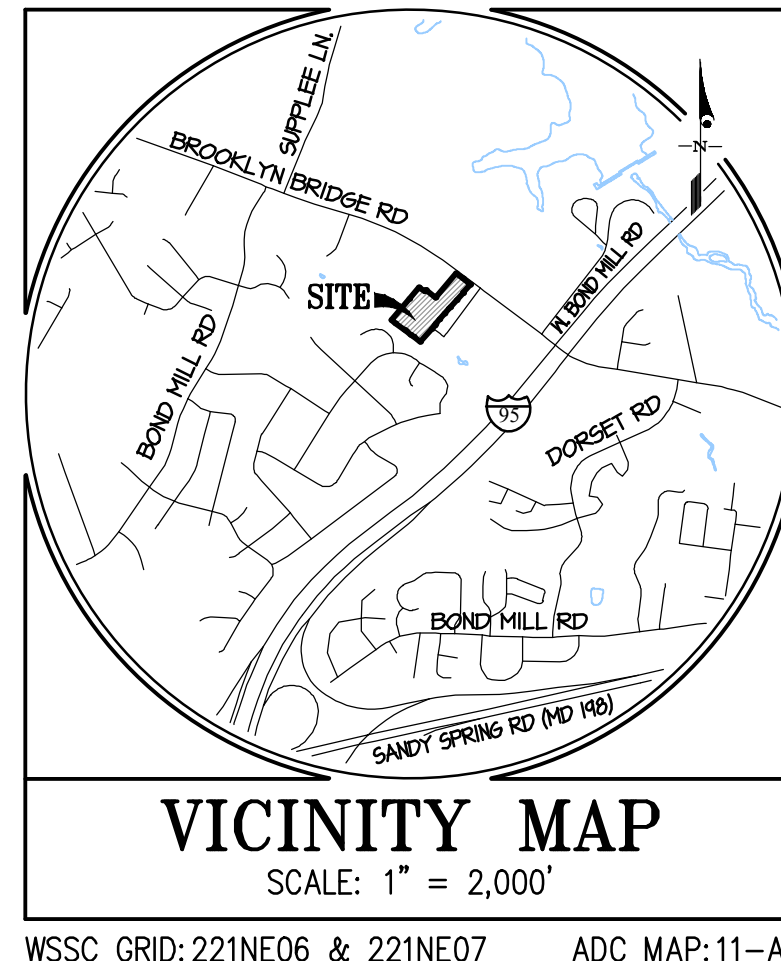
I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative _____ Date _____

I/We Williamsburg Group L.L.C. 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.

Bruce Harvey President 7/25/2023
Contract Purchaser Date _____

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I - Establishing Site Information (Enter acres for each zone)				
1 Zone	R-R			
2 Gross Tract	5.35			
3 Floodplain	1.28			
4 Presumably Dedicated Land	4.07	0.00	0.00	
5 Net Tract (WCT)				
6 TCP Number	ICP2-034-2023	Revision #		
7 Property Description or Subdivision Name	Cole's Manor			
8 Is this site subject to the 1981 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11 Is this site (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lot's (Y or N)	N			
14 Is any portion of the property in a WCB Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.81	acres		
16 Clearing permitted w/o reforestation =	0.73	acres		
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
Column A	Column B	Column C	Column D	
WCT/AFT %	Net Tract	Floodplain (1.1)	Off-Site Impacts (1.1)	
17 Existing Woodland	0.08	0.90		
18 Woodland Conservation Threshold (WCT) =	20.00%	0.81		
19 Smaller of 17 or 18		0.08		
20 Woodland above WCT	0.00			
21 Woodland cleared	0.00	0.18		
22 Woodland cleared above WCT (smaller of 16 or 17)	0.00			
23 Clearing above WCT (0.25 - 1) replacement requirement	0.00			
24 Woodland cleared below WCT	0.00			
25 Clearing below WCT (2+ replacement requirement)	0.00			
26 Afforestation Required	15.00%	0.53		
27 Off-site WCA being provided on this property	0.00			
28 Woodland Conservation Required	0.73	acres		
SECTION III - Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation	0.08			
30 Afforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscaping Credits	0.00			
33 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	0.33			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (afforestation) being provided on this property	0.00			
40 Woodland Conservation Provided	0.73	acres		
41 Area of woodland not cleared	0.08	acres		
42 Net tract woodland retained not part of requirements	0.00	acres		
43 100 floodplain woodland retained	0.72	acres		
44 On-site woodland conservation provided	0.46	acres		
45 On-site woodland conservation alternatives provided	0.00	acres		
46 On-site woodland retained not credited	0.72	acres		
47 Prepared by:	Signed _____	Date _____		

EXISTING UTILITY NOTES

- UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.54.8567 (48 HOURS BEFORE).
- FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO. 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- "TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE."

Qualified Professional Certification
This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Kevin Foster 5/29/2024
DATE
Kevin Foster
Guttschick, Little & Weber, P.A.
3901 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4106
E-mail: kfoster@gpwa.com

M-NCPPC
PRINCE GEORGES COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
ICP2-034-2023

APPROVED BY	DATE	REASON FOR REVISION
None	7/25/2023	
01		
02		
03		
04		
05		

TCP-II PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lists shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
- Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided herein.

TCP-II NOTES FOR TREE CONSERVATION

- Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of \$150 per square foot of woodland damaged or destroyed.
- The Department of Environmental Resources (DER) Inspectors Office, must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPDs) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.
- The following are not allowed within a tree save area:
 - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
 - Dumping of limbs, stumps, and other clearing debris.
 - Driving of any vehicle or equipment.
 - Storage or stockpiling of materials and supplies.
 - Lighting of any fire, including cooking or warming fires.
- Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the Inspector.

STANDARD NOTES

- This plan is submitted to fulfill the woodland conservation requirements for DPHE grading permit 20451-2023-0. If this grading permit expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$400 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of 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 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 located within the Developing Tree and is zoned RR.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Brooklyn Bridge Road, which is classified as a Primary roadway.
- This plan is not grandfathered under CB-21-2010, Section 25-411(g).

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 specifically identified to be cleared on the approved TCP2.
- 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 (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.
- All temporary TPFs 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 this 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.

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 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 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, 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.

Afforestation and Reforestation Notes

- All afforestation and reforestation bonds issued on square footage shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.) Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be 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 reforestation 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.
- The county inspector shall be notified prior to soil preparation or tillation 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 and/or a violation of this plan including the associated \$40.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes:

- Quantity: (see Plant Schedule)
- Types: (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 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) fibrous shall show evidence of being cut (pruned) or stripped from the plant during the digging process. Substantial 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 greenhouse, 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.

- 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.
- 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. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/ building permit.

The Soil Testing Laboratory Agronomy Department, 111 Patterson Hall, University of Maryland College Park, Maryland 20742.

These field tests will be processed for \$5 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then 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 Cooperative Extension Service.
- Fencing & Signage: Permanent tree protection fence (split rail fence) shall be placed at the rear of all lots that abut afforestation areas. (See Afforestation Area Fence Detail) The fencing and afforestation areas abutting proposed lots is subject to further evaluation at the time of builder site plans.
- Planting Methods: Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planting method for Planting Areas 19, 20 & 53 only.
- Mulching: Apply 2" thick layer of wood chip 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 sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre. No fescue grass type should be used in any planting area. For all planting areas, including Areas 19, 20 & 53 that may contain existing turfgrass groundcover, any existing fescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type)
- Mowing: No mowing may occur within the limits of the afforestation/reforestation area.
- Survival Check for Bond Release: The planting area is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.
- Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-3065. Rappert Environmental, Ashton, Maryland; Phone: (301)714-0400.

Natural Regeneration Notes

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Rototilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

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) Mating 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 as needed basis. Special return operations or recommendations will be conducted on as needed basis.

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.

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

- 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 proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

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

Tree work to be completed within a road right-of-way requires a permit from the 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.

Invasive plant removal shall be completed prior to the end of the fifth year after commencement and conform to the recommendations of the invasive plant removal plan provided below on this plan prepared by Kevin Foster dated May 1, 2024.

- 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.

ON-SITE REFORESTATION PLANTING SCHEDULE

0.38 Ac. Planting Area, 190 Seedling Required
500 Seedlings/ Acre

BOTANICAL/COMMON NAME	QUANTITY (#)	QUANTITY (#)	SIZE
Acer rubrum / Red Maple	16%	30	Seedling 1.5" dia. min.
Betula nigra / River Birch	13%	25	Seedling 1.5" dia. min.
Liquidambar styraciflua / Sweet Gum	21%	40	Seedling 1.5" dia. min.
Liriodendron tulipifera / Tulip Poplar	16%	30	Seedling 1.5" dia. min.
Magnolia virginiana / Sweetbay Magnolia	10.5%	20	Seedling 1.5" dia. min.
Nyssa sylvatica / Black Gum	13%	25	Seedling 1.5" dia. min.
Taxodium distichum / Bald Cypress	10.5%	20	Seedling 1.5" dia. min.
TOTALS	100%	190	

OFF SITE WOODLAND BANKING CREDIT

0.33 Credit

INVASIVE SPECIES MANAGEMENT PLAN

A 0.52-acre grove of dense bamboo exists in the southwest portion of the subject property, located both inside and outside of the proposed Woodland Conservation Easement area encompassing the Primary Management Area (PMA).

The management of this invasive species will be required for five consecutive years, and will include a brief report to the applicant/owner and the Prince George's County Department of Permitting, Inspections & Enforcement (DPHE), upon completion of each management year. The goal of the plan is to eliminate the bamboo to the extent practical, while minimizing the impact to the environmentally sensitive area making up the PMA.

Prior to conducting any work or planting within the conservation easement, an onsite meeting will be held with the contractor and Inspectors from DPHE to review the proposed activities. Inspectors from DPHE will be present at all site meetings and needs to be included as a recipient of the invasive species management reports mentioned in the plan. Failure to timely administer and document the management plans or other negligence by the contractor/builder/owner may result in an extension of the invasive species management plan at the discretion of Inspectors from DPHE.

Work will be performed by a Maryland licensed pesticide applicator hired by the applicant/owner who is certified to work in forested areas. The bamboo shall be removed by mechanical means or with chemicals as necessary. Inspectors from DPHE shall review and approve any chemicals proposed by the pesticide applicator prior to application. All application methods should be approved by Inspectors from DPHE.

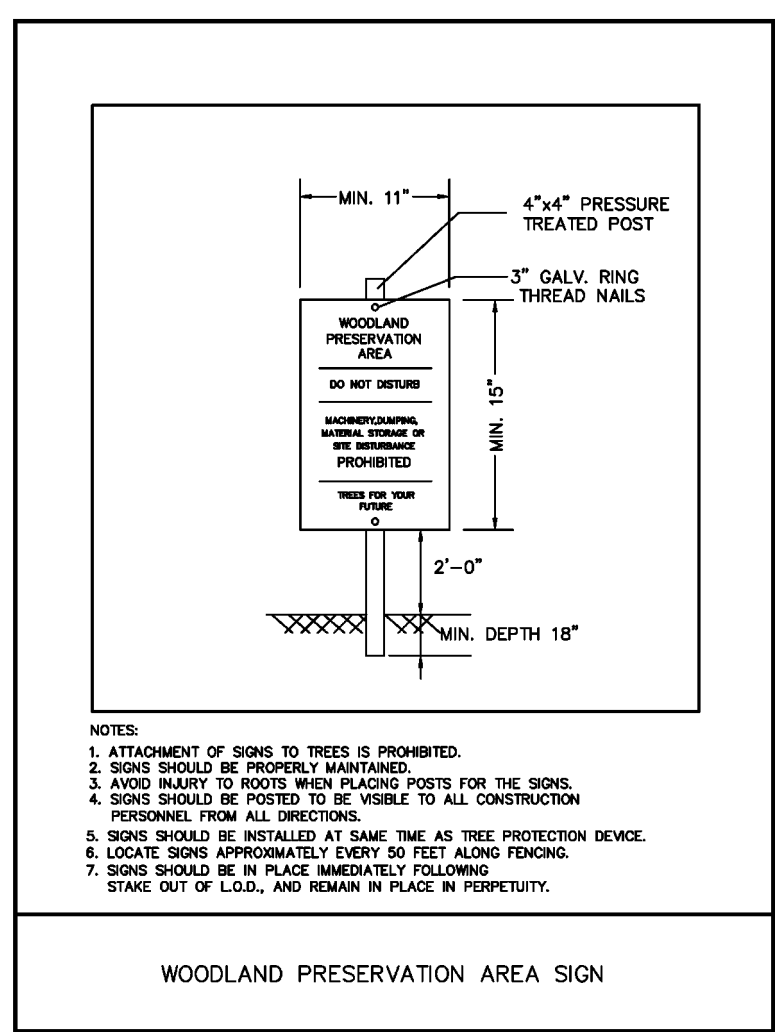
Because drift applications of chemicals have the most potential for harm from spray drift and contact with non-target plants, the use of cut stem or basal bark methods for application of herbicides in most cases is preferred. If possible, the first treatment will occur before desirable and native species have leafed out. No spraying will occur on highly windy days.

It is expected that with each year's annual treatment, the aerial coverage and biomass of invasive's will be progressively reduced, with a high level of suppression/eradication in place by the final year #5. In the 2nd year of the invasive species management plan, replacement planting maintenance will be effective for 5 years each. An replacement by Inspectors from DPHE shall take place at the end of the fifth year of the Invasive Species Management Plan to determine whether the plan has been successful for the purposes of quantifying the success/fail rate. Inspection of replacement plantings will also be required after 5 years of initial acceptance.

In Maryland, bamboo has a distinct period of shooting, March through May. If cut back at this time, new shoots will not grow. To successfully eliminate bamboo, the stand of bamboo, Non-Selective herbicide must be used. Cut all the stalks to the ground prior to March and allow the new growth to emerge and develop leaves during the summer. In October, spray the mature foliage with a non-selective herbicide containing glyphosate (ie: Round-up Pro or Kleen-up) at the 2% rate. Repeat the application in 14 days. (There is a narrow window for optimal herbicidal treatment of bamboo which is generally between October 1-31). Caution should be used to protect non-target plants from any over spray. An approved blue marker dye should be used. Treatment should be done as long as temperatures are above 45° F and no rain is expected for several hours.

To help prevent the spread of bamboo to new sites, bamboo within the Limits of Disturbance shall be treated before construction work begins. Caution shall be taken for soils and grubbed material exported offsite which will likely contain viable bamboo roots. The exported material must either be sprayed again and buried with 2 feet of soil (free of bamboo roots) to prevent further growth, or transported to an offsite compost facility where it should then be shredded. Alternate methods for treatment and/or disposal of bamboo roots that will be transported offsite can be suggested by inspector.

TCP-17:Woodland Preservation Area Sign

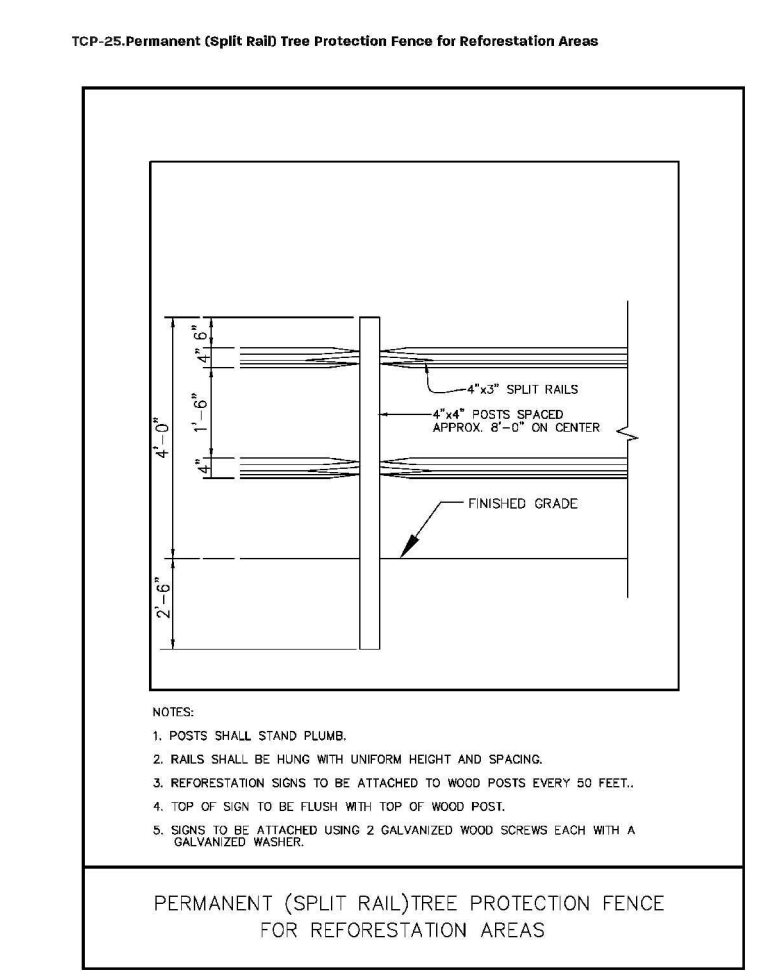


Appendix A-02 Environmental Technical Manual

1 TREE PROTECTION SIGNAGE-WOODLAND PRESERVATION AREA

NTS

TCP-18:Handling Bare Root Stock

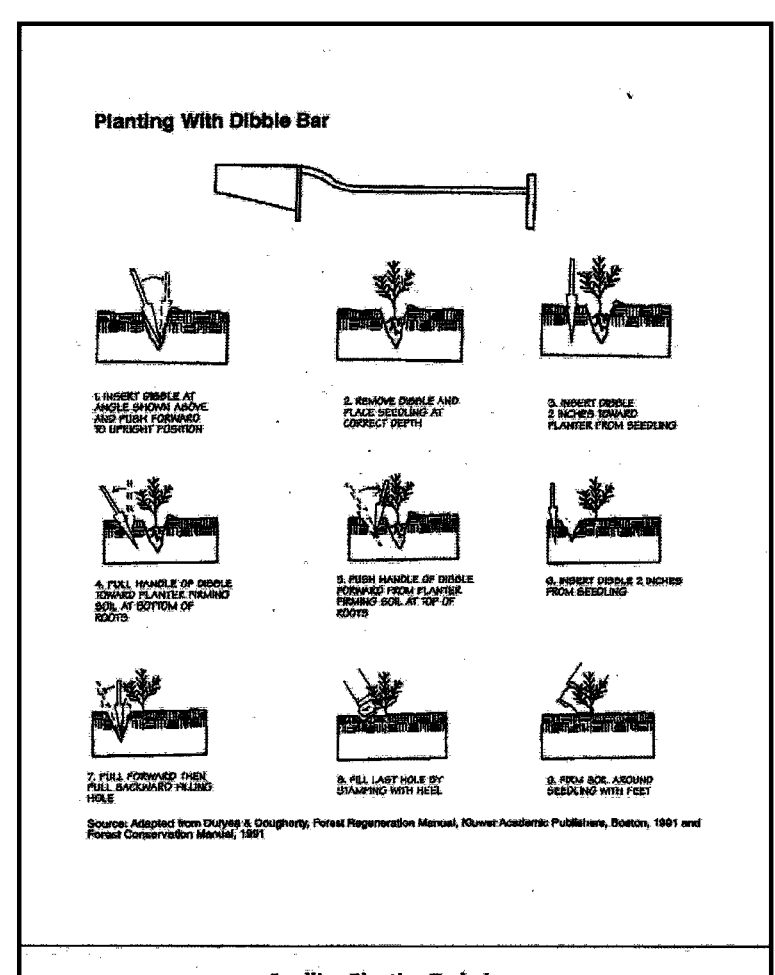


Appendix A-03 Environmental Technical Manual

4 PERMANENT SPLIT RAIL TREE PROTECTION FENCE FOR REFORESTATION AREAS

NTS

TCP-23:Seedling Planting Techniques



Appendix A-04 Environmental Technical Manual

7 SEEDLING PLANTING TECHNIQUES

NTS

TCP-25:Tree Planting and Maintenance Calendar

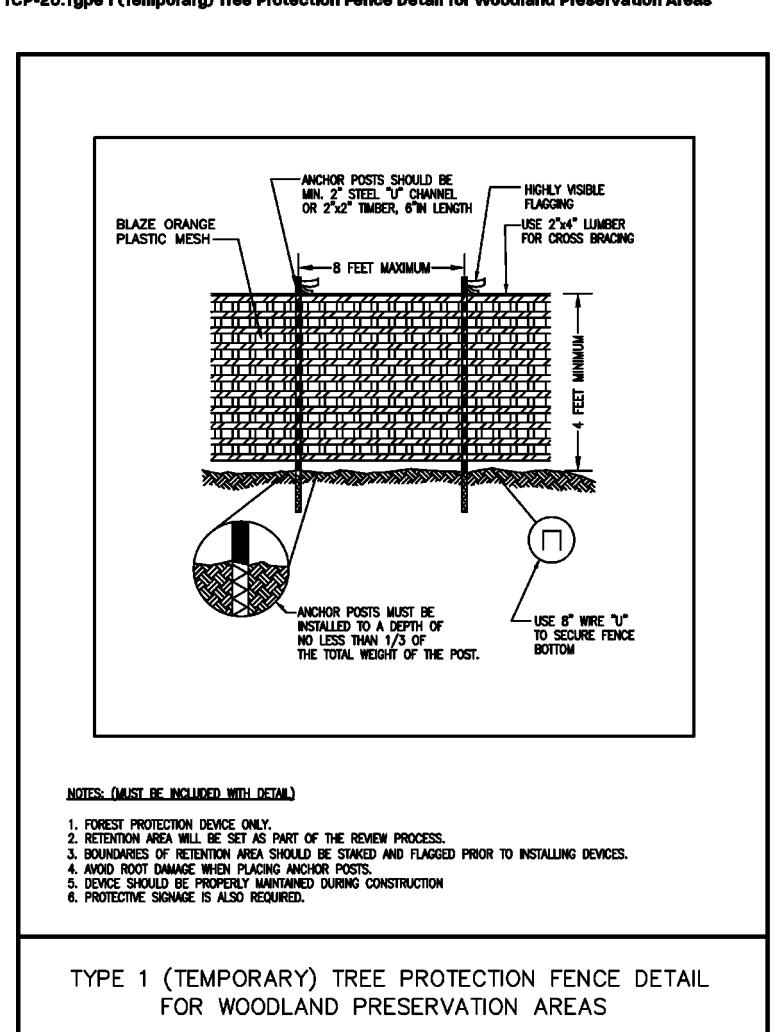
Tasks	Months
Site Preparation	Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
Planting	Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
Maintenance	Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
Monitoring	Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec
Reporting	Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec

Appendix A-04 Environmental Technical Manual

10 TREE PLANTING AND MAINTENANCE CALENDAR

NTS

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

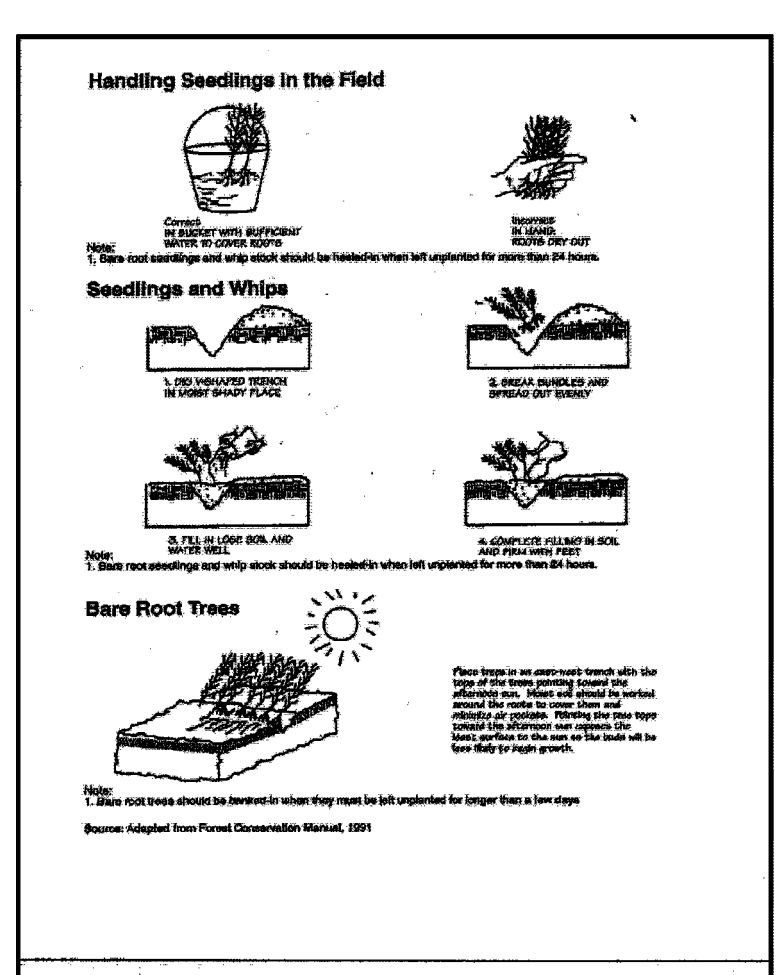


Appendix A-05 Environmental Technical Manual

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

NTS

TCP-21:Handling Bare Root Stock

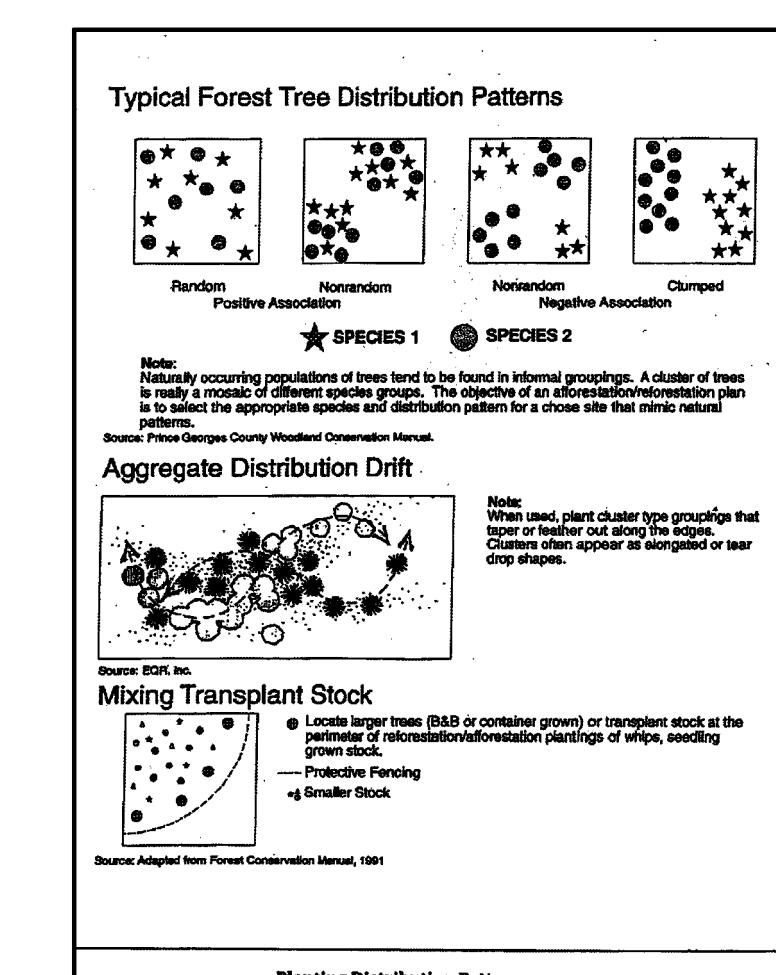


Appendix A-06 Environmental Technical Manual

5 HANDLING BARE ROOT STOCK

NTS

TCP-26:Planting Distribution Patterns



Appendix A-07 Environmental Technical Manual

8 PLANTING DISTRIBUTION PATTERNS

NTS

TCP-28:Site Stocking

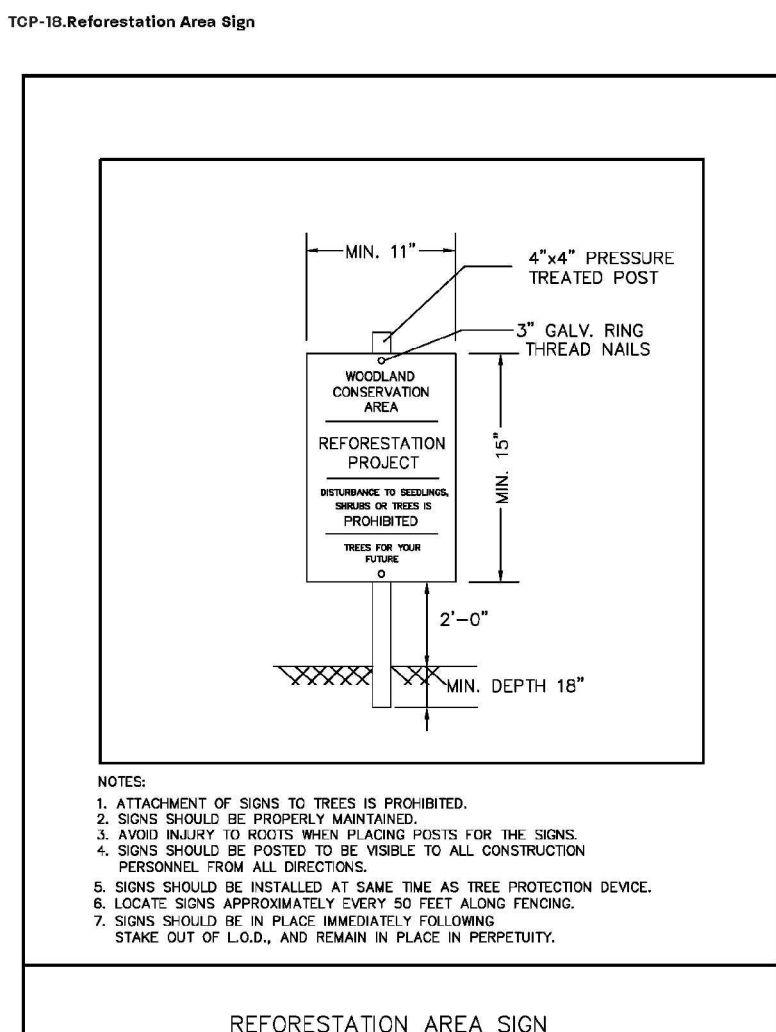
Site	Number Required per Acre	Approximate Spacing (ft x ft)	Availability at the end of the season (per acre)
Bare Root Seedlings in 50% Containers	700	8 x 8	100%
Containerized Seedlings in 50% Containers	600	12 x 12	100%
Containerized Seedlings in 50% Containers	500	16 x 16	100%
Containerized Seedlings in 50% Containers	400	20 x 20	100%

Appendix A-08 Environmental Technical Manual

11 SITE STOCKING

NTS

TCP-19:Reforestation Area Sign

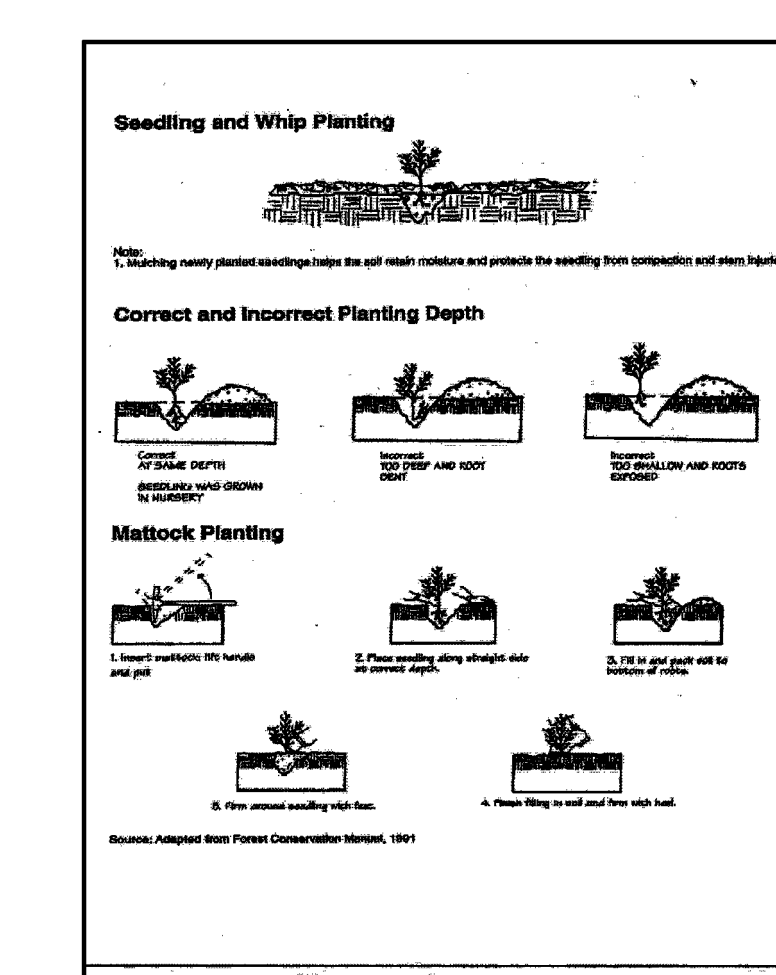


Appendix A-09 Environmental Technical Manual

3 TREE PROTECTION SIGNAGE-REFORESTATION AREA

NTS

TCP-22:Seedling and Whip Planting Techniques

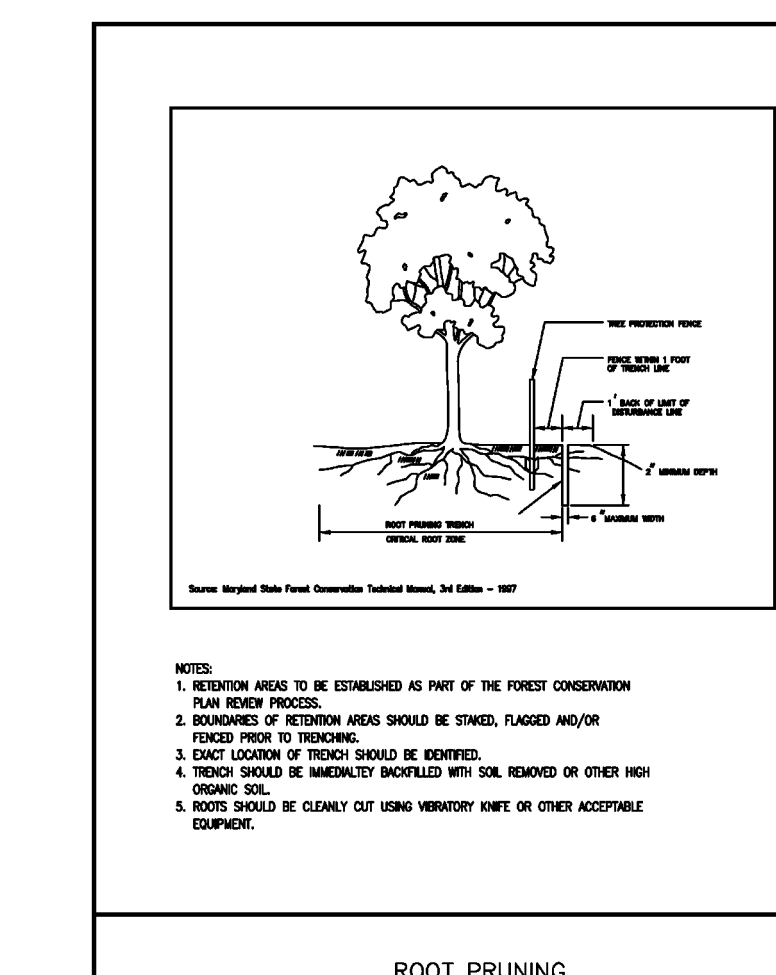


Appendix A-10 Environmental Technical Manual

6 SEEDLING AND WHIP PLANTING TECHNIQUES

NTS

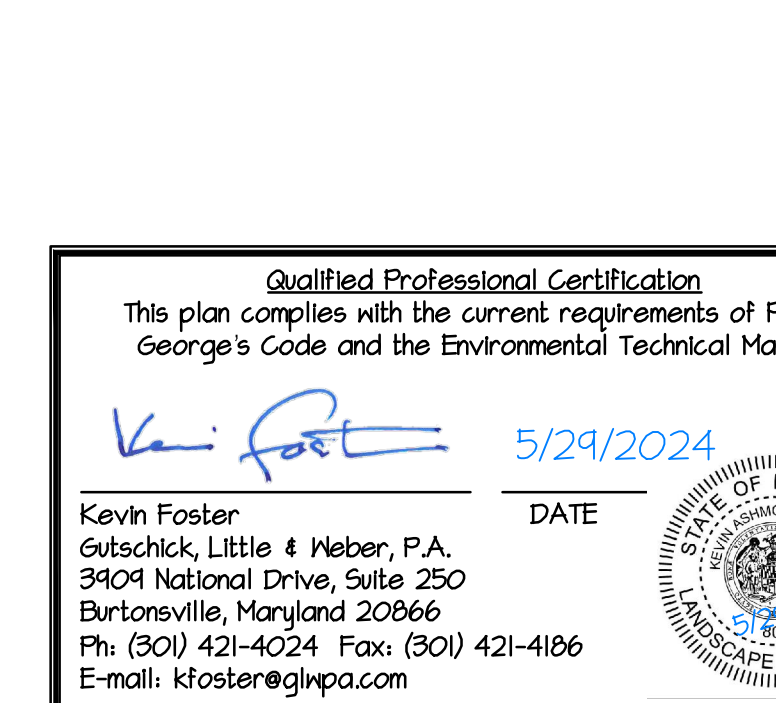
TCP-29:Root Pruning Detail



Appendix A-11 Environmental Technical Manual

9 ROOT PRUNING

NTS



Appendix A-12 Environmental Technical Manual

APPROVED BY	DATE	REASON FOR REVIEW
Kevin Foster	5/29/2024	

Appendix A-13 Environmental Technical Manual

DESIGNED BY	TSZ			
DRAWN BY	RLG			
CHECKED BY	KAF			
DATE				
REVISION				