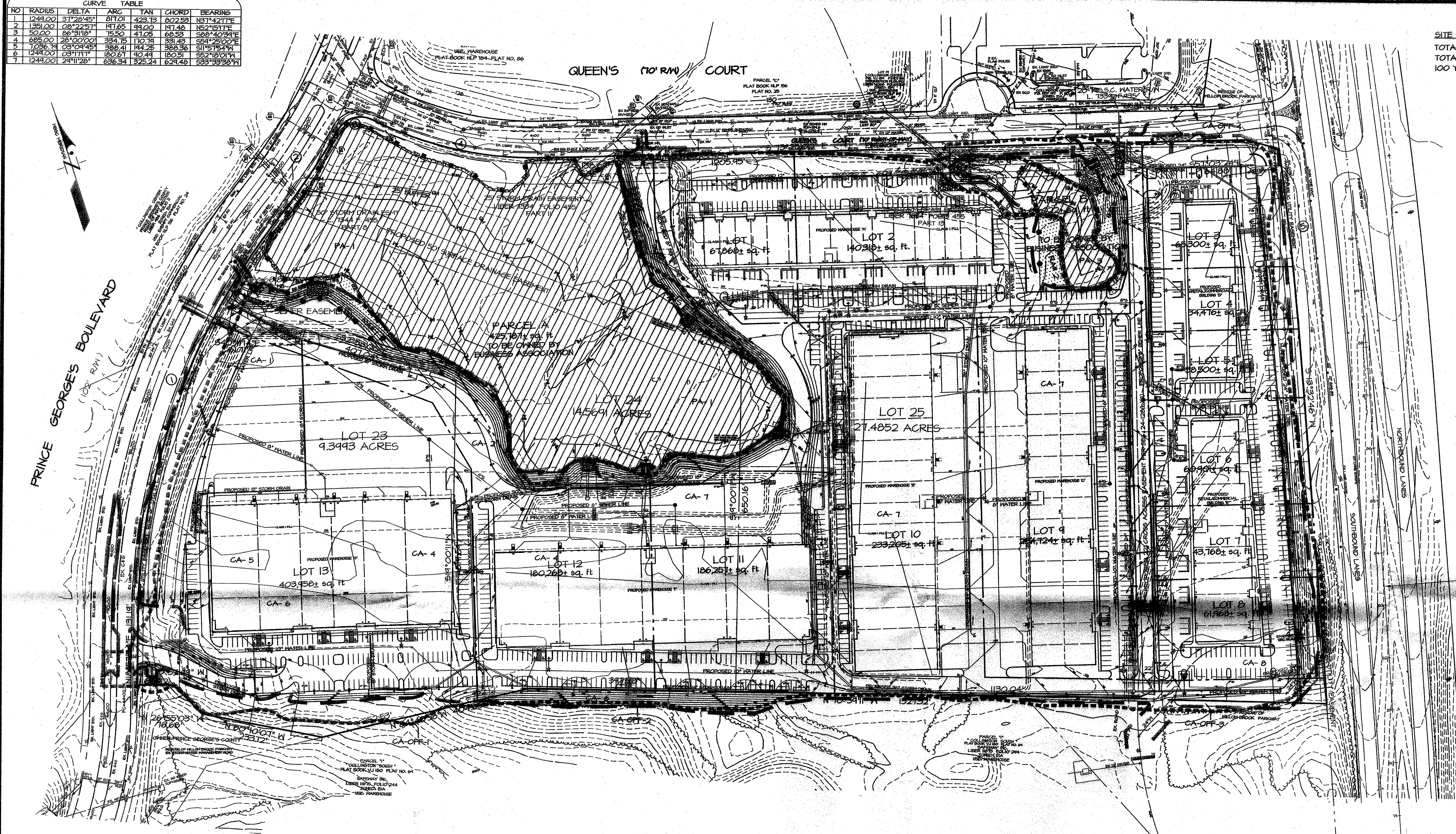
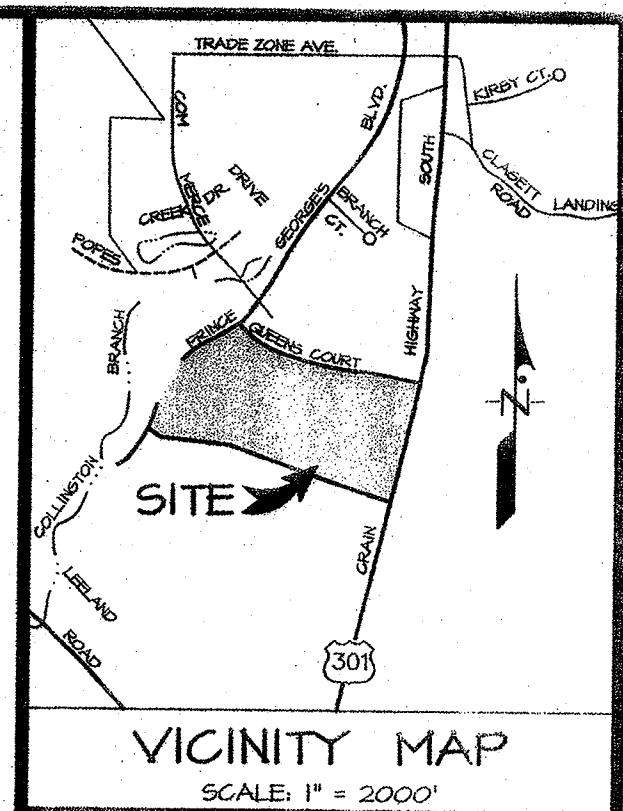


NO.	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
1	1249.00	21°22'45"	811.01	423.13	802.52	N51°42'11"E
2	1391.00	08°22'57"	141.65	39.00	141.46	N52°15'11"E
3	50.00	08°28'18"	75.52	47.05	68.35	S58°40'54"E
4	685.00	28°02'00"	354.75	110.15	381.45	S54°20'04"E
5	1026.14	08°04'45"	358.41	144.25	368.36	S11°51'54"W
6	1249.00	09°11'11"	180.21	30.44	180.51	S52°18'01"W
7	1249.00	28°11'28"	626.34	222.24	624.42	S59°39'59"W



**SITE STATISTICS**  
TOTAL ACRES: 51.45 Ac.  
TOTAL WOODLAND COVERAGE: 8.46 Ac.  
100 YEAR FLOODPLAIN: 0.00 Ac.



- LEGEND**
- EXISTING BOUNDARY
  - PROPOSED LOT
  - EXISTING CONTOURS
  - EXISTING SEWER
  - EXISTING WATER
  - EXISTING STORM DRAIN
  - EXISTING TREE LINE
  - NONTIDAL WETLAND
  - EX. WETLAND BUFFER (25')
  - LIMIT OF DISTURBANCE PREVIOUS TCEP II APPROVED 8/25/06
  - TREE PROTECTION FENCE
  - TREE PROTECTION SIGNAGE (PRESERVATION)
  - TREE PROTECTION SIGNAGE (REFORESTATION)
  - CLEARING AREA
  - PRESERVATION AREA
  - REFORESTATION AREA

**NOTE:**  
This TCEP II was previously part of TCEP II/67/96.

M-NPPC  
Prince George's County Planning Department  
Natural Resources Division

**APPROVAL**  
TREE CONSERVATION PLAN  
TCEP II / 052 / 06

Approved by: *[Signature]* DATE: 8/25/06

01 *[Signature]* 9/19/06

02

03

04

05

06

**APPROVED PLAN**

**CLEARING AREAS OFFSITE**

AREA	ACREAGE
CA #1	0.02
CA #2	0.18
CA #3	0.07
CA #4	0.03
<b>TOTAL</b>	<b>0.30</b>

**CLEARING AREAS ONSITE**

AREA	ACREAGE
CA #1	0.10
CA #2	0.42
CA #3	combined with CA #2
CA #4	0.61
CA #5	0.13
CA #6	2.82
CA #7	12.59
CA #8	0.57
CA #9	0.09
<b>TOTAL</b>	<b>17.33</b>

**PRESERVATION AREAS**

AREA	ACREAGE
PA #1	8.13
PA #2	removed (became CA #1)
PA #3	1.16
<b>TOTAL</b>	<b>9.29</b>

**REFORESTATION AREAS**

AREA	ACREAGE
RA #1	0.21
RA #2	0.14
RA #3	0.27
<b>TOTAL</b>	<b>0.62</b>

Note-Combined and removed clearing and preservation areas are in accordance with areas approved on TCEP II/052/06.

**LOT-BY-LOT WOODLAND CONSERVATION SUMMARY TABLE**

LOT	GROSS TRACT AREA	100-YR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (C-NTA)	WOODLAND CLEARED (C-FP)	WOODLAND PRES.	WOODLAND REF.	WOODLAND RETAINED/NOT CREDITED	WOODLAND RETAINED/ASSUMED CLEARED
1	1.56	NA	1.56	1.13	NA	1.13	NA	NA	NA	NA	NA
2	3.22	NA	3.22	1.40	NA	1.40	NA	NA	NA	NA	NA
3	1.50	NA	1.50	0.88	NA	0.88	NA	NA	NA	NA	NA
4	0.74	NA	0.74	0.34	NA	0.34	NA	NA	NA	NA	NA
5	0.88	NA	0.88	0.34	NA	0.34	NA	NA	NA	NA	NA
6	1.40	NA	1.40	0.37	NA	0.37	NA	NA	NA	NA	NA
7	1.00	NA	1.00	0.01	NA	0.01	NA	NA	NA	NA	NA
8	1.42	NA	1.42	0.36	NA	0.36	NA	NA	NA	NA	NA
9	5.34	NA	5.34	3.01	NA	3.02	NA	NA	NA	NA	NA
10	5.35	NA	5.35	2.71	NA	2.72	NA	NA	NA	NA	NA
11	4.28	NA	4.28	1.96	NA	1.96	NA	NA	NA	NA	NA
12	4.14	NA	4.14	1.16	NA	1.16	NA	NA	NA	NA	NA
13	9.27	NA	9.27	2.97	NA	2.97	NA	NA	NA	NA	NA
P. A	4.77	NA	4.77	8.61	NA	0.50	NA	8.13	0.21	NA	NA
P. B	1.47	NA	1.47	1.23	NA	0.07	NA	1.16	0.41	NA	NA
<b>TOTAL</b>	<b>51.44+-</b>	<b>0.00</b>	<b>51.44+-</b>	<b>26.58</b>	<b>0.00</b>	<b>17.33</b>	<b>0.00</b>	<b>9.29</b>	<b>0.62</b>	<b>0.00</b>	<b>0.00</b>

**OWNER / APPLICANT**  
COLLINGTON CENTER DE, LLC  
c/o Panattoni Maryland, LLC  
124 East Pratt Street, Suite 401  
Baltimore, MD 21202  
ATTN: Robert Murray  
PH: 410-685-0000  
FAX: 410-685-5880

TCEP SHEET 1 OF 2

PLAT BOOK REP 201 PLAT 12

NSCC 2001 SHEET SERIES 202 SE 14

ADG MAP 5553 GRIDS D4-E4

DATE: 9-15-11

8/24/11 REVISED PER RESOLUTION PCCPB NO. 10-11

2/05/10 REVISED FOR PRELIMINARY PLAN 4-09016

1/20/09 REV. FOR NEW SITE LAYOUT

8/4/06 REV PER MNCPPC EPS COMMENTS DATED 8-8-06

4/17/06 REV PER MNCPPC EPS COMMENTS DATED 4-6-06

DATE DESCRIPTION

REVISIONS

1721 WOODBINE ROAD, SUITE 300  
MITCHELLVILLE, MARYLAND 20721

**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000

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DRAWN BY: J-44137  
DATE: MARCH 2006  
DRWG. NO.: 54.011-Z



# WOODLAND CONSERVATION AREA MANAGEMENT NOTES

## 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. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed with further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree Shrub and Other Woody Plant Maintenance - Standard Practices).

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut after approval of the appropriate grading level. The stump may not be left in place near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by re-cycling, 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.

## Removal of Hazardous Trees, Limbs, Noxious Plants, Invasive Plants or Non-native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder has written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work completed. The tree may then be removed by the arborist or tree expert. 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.

2. The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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.

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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Notes: 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 Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. 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 II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the time specified in the plan, the developer shall obtain a signed statement from the property owner, to the homeowner, the developer shall obtain a signed statement from the property owner, to the homeowner, 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 environmental planning section.

2. Reforestation areas shall not be moved, however the management of competing vegetation around individual trees is acceptable.

## Protection of Reforestation and Afforestation Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan until the trees have grown sufficiently to have crown closure.

2. Reforestation areas shall not be moved, however, the management of competing vegetation around individual trees is acceptable.

## Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the MNCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Odell Bowie Drive, Upper Marlboro, Maryland 20712, phone 301-455-3650. Additional mitigation will be required for the clearing of all woodlands 301-455-3650. Additional mitigation will be required for the clearing of all woodlands 301-455-3650. Additional mitigation will be required for the clearing of all woodlands 301-455-3650. Additional mitigation will be required for the clearing of all woodlands 301-455-3650.

2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and over-seeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

## TYPE II TREE CONSERVATION NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or Code Compliance Section (301-688-6039), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.

2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-688-6039), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.

3. 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. Upon the sale of the property the owner/developer or owners' representative shall notify the purchaser of the property of any Woodland Conservation Areas.

4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as security by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.

5. 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.

6. Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place after completion of work.

## PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective devices (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.

Field check the re-afforestation area according to the following schedule:

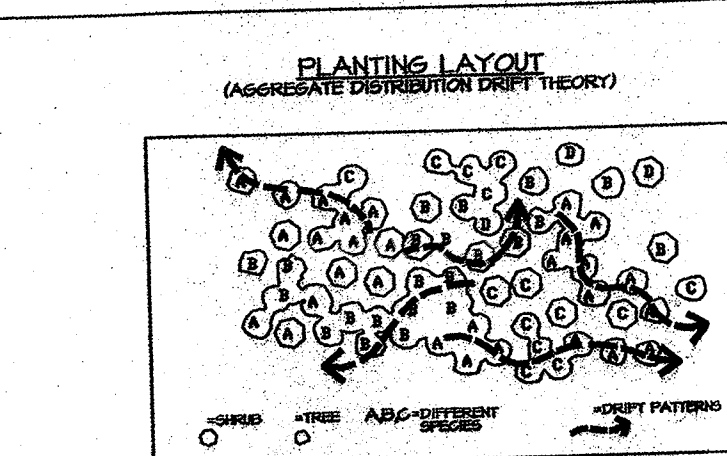
- Year 1: **Site Preparation and Tree Planting**  
Survival check once annually (September-November, see Note 1)  
Watering if needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June & 1 x in September min.)
- Year 2-3: **Reforestation planting if needed (see Note 2)**  
Survival check once annually (September-November)  
Control of undesirable vegetation if needed (1 x in May & 1 x in August min.)
- Year 4-5: **Reforestation planting if needed (see Note 2)**  
Survival check once annually (September-November)

## Notes:

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show by vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reforestation 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 alternate 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. Remove perimeter fencing and signage after year 5 based on the data planted.

## PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- 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/branch) shall show evidence of being cut (pruned) or stunted from the plant during the digging process. Substantial auxiliary/branch 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 watered during periodic watering, until the time of planting.
- Plant Handling: The quality 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 bud break. 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 are cool and cloudy weather is considered ideal. 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 can 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 collar is just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor plan must be conducted 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.
  - Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
  - Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
  - Planting Method: Consult the Planting Detail(s) shown on this plan.
  - Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to seed 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 50 lbs./acre.
  - Mowing: No mowing shall be allowed in any planting area.
  - Survival Check for Bond Release: The planting plan 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. Forest, Park and Wildlife Service in Annapolis; Forest Environmental, Annapolis, Maryland; Phone: (800)44-0400.



Concept: Aggregate drift on slope, a cluster type grouping which follows or features out along the edges.

Example: Aggregate nesting or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outward, often radially, with distances being set by the frequency or intensity of dispersal agent (wind, water, or other groups). Imagine the fall of radially dispersed seeds. This often appears as aggregate drifts, elongated and/or star-shaped patterns.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 50 thru 100) offers recommendations on reforestation methods, species selection, plant materials and also stocking options. This is meant for determining the appropriate number of plants required, not necessarily a direct "seed per acre" figure.

Many of the State's regulatory reforestation areas installed since the inception of the Act appear as orchards. This is a natural pattern, the drifts of seeds carried from the aggregate distribution. This does not mean that plants must be planted in a grid pattern. The drifts of seeds carried from the groupings of trees or that groupings of some species occur in a natural pattern. It is simply meant that the installer should meet the information forest conservation act efforts at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the area to be planted should be determined by the size of the site, and the careful consideration of the installer.

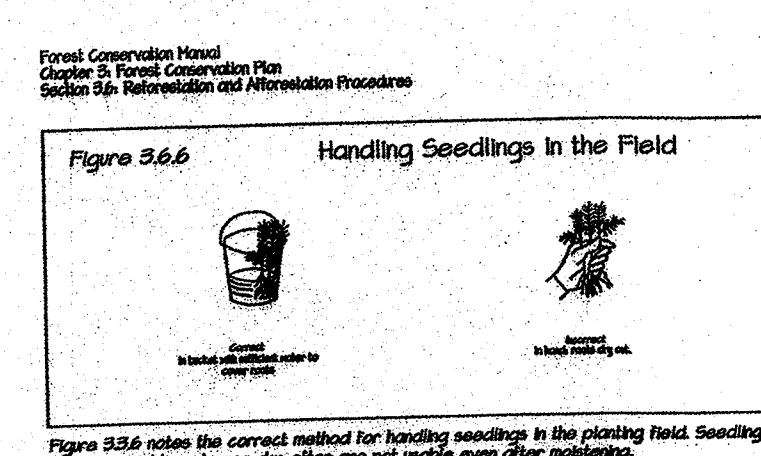


Figure 3.6.6 Handling Seedlings in the Field

Figure 3.6.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and once dry, often are not made even after rewatering.

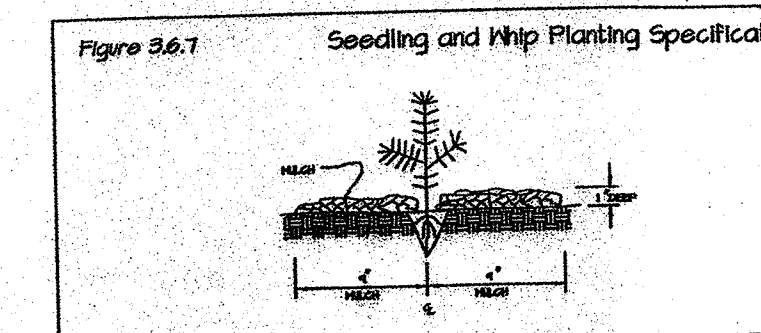
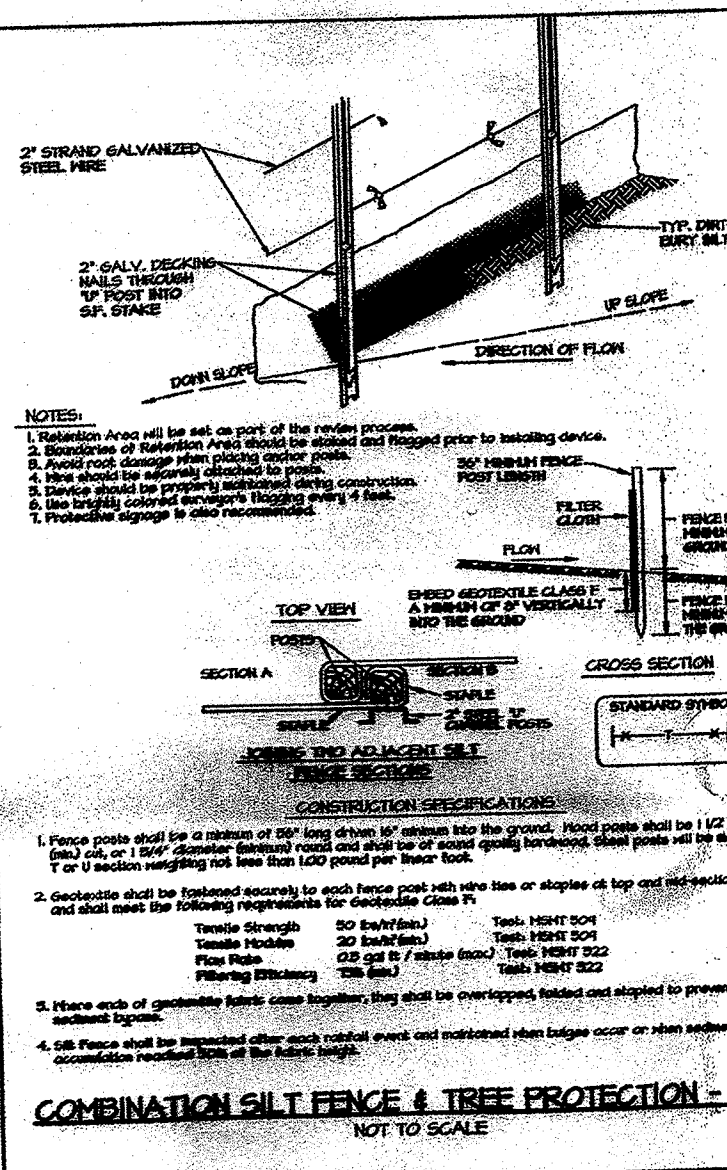


Figure 3.6.7 Seeding and Whip Planting Specification

Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seedling from compaction and stem injury.

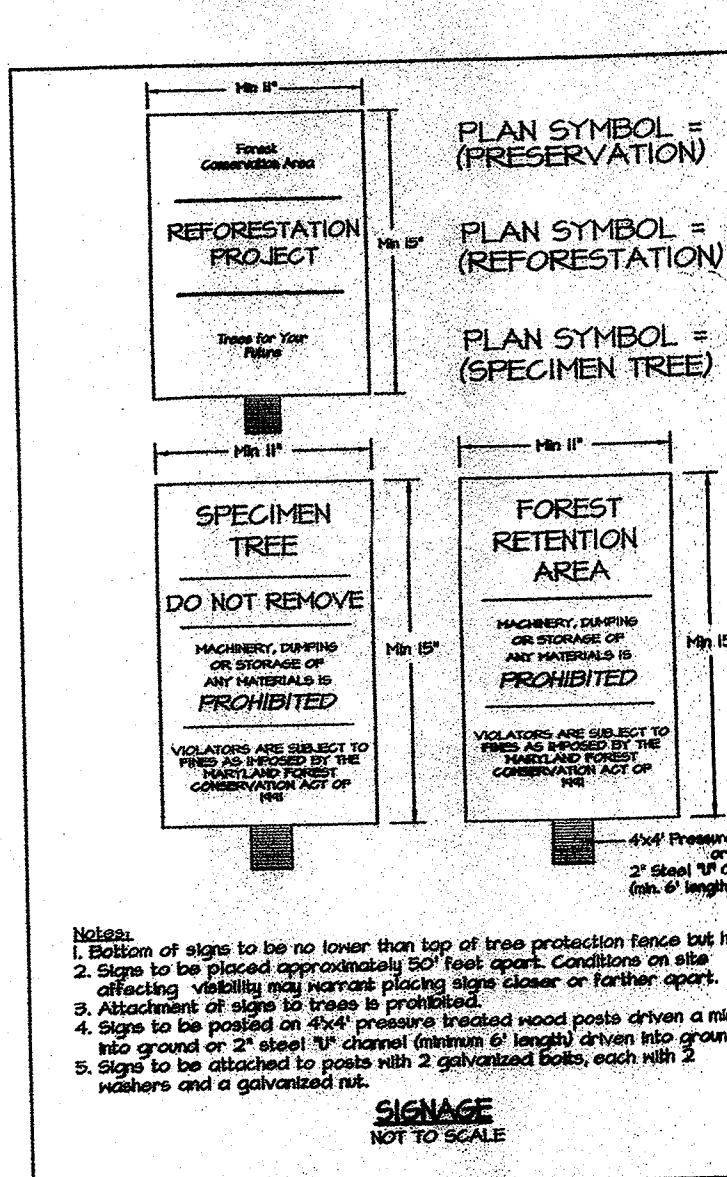


COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE

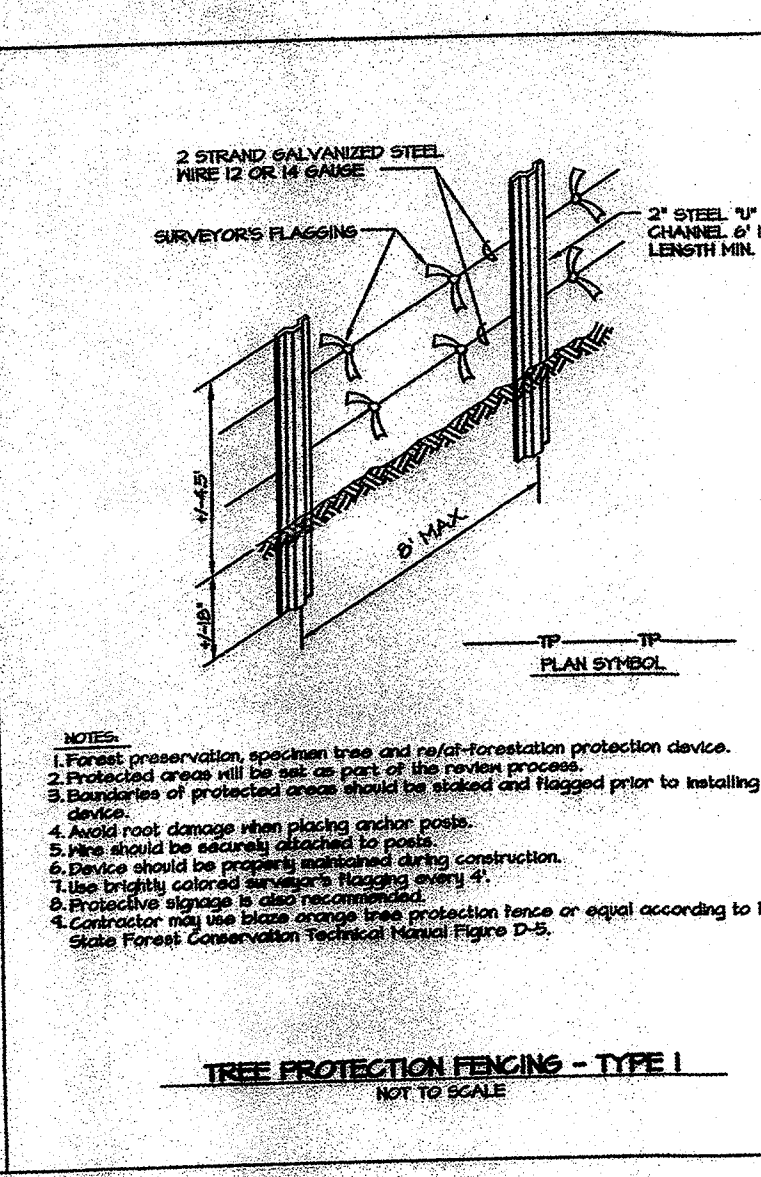
STOCK SPECIFICATION:		SEEDLING SPECIFICATIONS PER ACRE					
TOTAL RE/AFFORESTATION PROVIDED: 0.62 ACRES		Seedling Selection					
Reforestation Area	Acres	Red Maple	Sycamore	So. Red Oak	Black Gum	Willow Oak	Total No. of Seedlings
1	0.21	42	42	42	42	42	210
2	0.14	28	28	28	28	28	140
3	0.27	54	54	54	54	54	270
TOTAL	0.62	124	124	124	124	124	620

- NOTES:
- 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)
  - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.



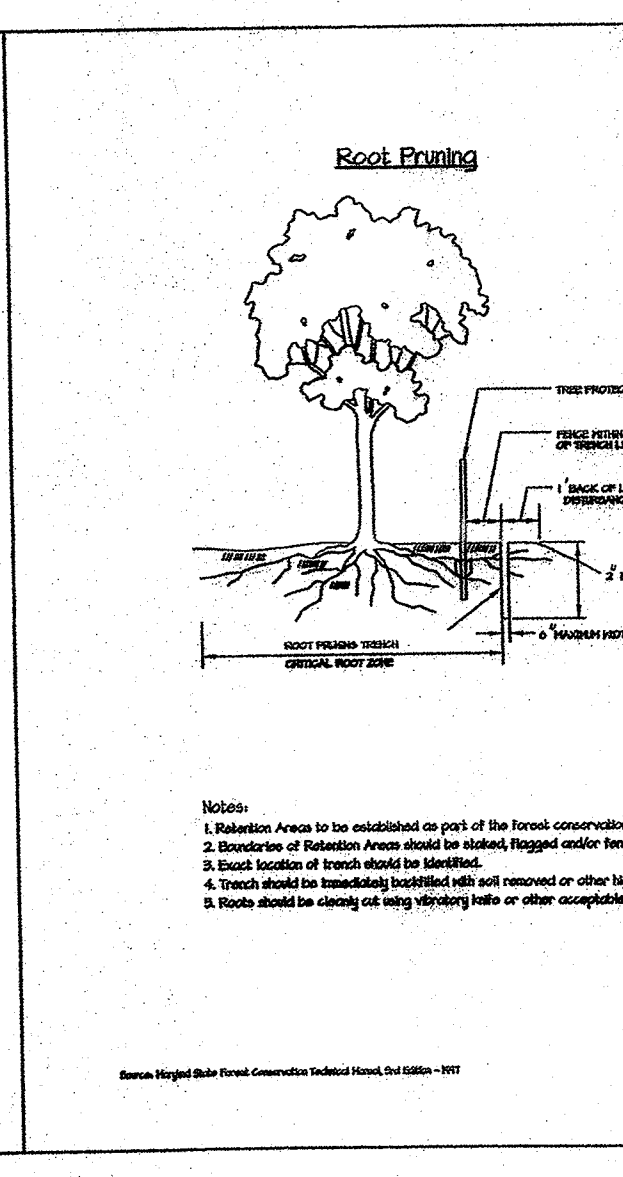
TREE PROTECTION FENCING - TYPE I

NOT TO SCALE



TREE PROTECTION FENCING - TYPE II

NOT TO SCALE



Root Pruning

NOT TO SCALE

Notes:

- Retention Areas to be established on part of the forest conservation plan review process.
- Boundaries of protected areas shall be marked and flagged prior to installing devices.
- Devices should be properly maintained during construction.
- Use brightly colored surveying flags (Type II).
- Protective signage is also recommended to protect areas or equal according to MD State Forest Conservation Manual Figure D-5.
- Contractor may use brown surveying protection fence or equal according to MD State Forest Conservation Manual Figure D-5.

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