

VICINITY MAP

SCALE: 1'' = 2000' $ADC_MAP_BOOK: 5653_D&E-1$ WSSC_200_SHEET: 202SE14

LEG	END
	EXISTING BOUNDARY
	PROPOSED LOT
78	EXISTING CONTOURS
S	EXISTING SEWER
	EXISTING WATER
	—— EXISTING STORM DRAIN
	NONTIDAL WETLAND
WB	EX. WETLAND BUFFER (25')
	LIMITS OF DISTURBANCE
THE REST THREE STATE STATE STATE STATE STATE STATE STATE STATE	LIMIT OF DISTURBANCE PREVIOUS TCP II APPROVED 8/25
TPF	TREE PROTECTION FENCE (TEMP.)
PPF	TREE PROTECTION FENCE (PERM.)
	TREE PROTECTION SIGNAGE (PRESERVATION)
•	TREE PROTECTION SIGNAGE (REFORESTATION)
	PRESERVATION AREA

REFORESTATION AREA

Site Statistics	Total
Gross tract area	51.45 ac.
Existing 100-year floodplain	0 ac.
Net tract area	51.45 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland net tract	26.58 ac.*
Existing woodland total	26.58 ac.*
Existing PMA	0 sf
Regulated streams (linear feet of centerline)	O If
Riparian (wooded) buffer up to 300 feet wide	0 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II - 052 - 06							
	Approved by	Date	DRD #	Reason for Revision			
00	K. Finch	8/25/06	SDP-0511	Dev. warehouse bldg./office space			
01	K. Finch	11/29/12	SDP-0511/01	Expand warehouse & office space			
02	K. Finch	1/31/14	SDP-0511/02	FedEx corporate office & distribution center			
03	K. Finch	02/22/20	SDP-0511/04	Rev. Lot Lines and add Self Storage Bldg.			
04	Kim Finch	6/12/2020	SDP-0511/05	Rev. Building on Lot 22			
05							
00							

TREE CON	SERVATION PLAN TYPE - I
LOT	S 12, 21-23, BLOCK F
(FORMERLY LO	TS 12, 13, 16, 17, 19-21, BLOCK

QUEEN ANNE DISTRICT No. 7 PRINCE GEORGE'S COUNTY, MARYLAND

	GRAPHIC SCALE		1"=:100'
0	100'	200'	300'
0	100	200'	300'

Jill Digitally signed by Jill Kosack Date: 2020.06.30 10:47:05 -04'00' AUTHORIZED SIGNATURE

R ASSOCIATES, INC Surveyors / Planners

54.011-Y

APPLICATION NO.: SDP-0511-05 & TCPII-052-06-04 SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED JUNE 30, 2020.

SIGNATURE APPROVAL DATE:

		1 0	-	
			June 11, 2020	
2/18/20	Revised worksheet and tables per M-NCPPC comment dated 2/15/2020	PCN	DATE	
2/28/19	Revised to conform with SDP-0511/04	PCN	11200	
12/17/13	Rev. to amend worksheet and combine RA#2 & RA#3	MP	Whi	
9/24/13	Revised to conform with SDP-0511/01	PCN	Mike Petrakis	
8/23/12	Revised to conform with SDP-0511/01	PCN	Qualified Professional COMAR 08.19.06.01	<u> </u>

SHEET 1 OF 2

OWNER / APPLICANT

BALTIMORE, MD 21202

ATTN: D. REID TOWNSEND PHONE: (410) 685-0000

DESCRIPTION REVISIONS

MRPI QUEENS COURT, LLC 509 S. EXETER STREET, SUITE 216

_		-	8/24/11	Revised per Resolution PGCPB No. 10-41	PCN	11721 WOODMORE ROAD, SUITE 20 MITCHELLVILLE, MARYLAND 20721	
		June 11, 2020	2/05/10	Revised for Preliminary Plan 4-09016	MP	The second secon	ASSOCIATES, I
	PCN	DATE	1/20/09	Rev. for new layout	MP		ırveyors / Planners (301) 430-2000
	PCN	11000	8/09/06	Rev. per MNCPPC EPS Comments dated 8-8-06	MR	COPYRIGHT © 2018 BEN DYER ASS	OCIATES, INC.
	MP	Wygn	4/17/06	Rev. per MNCPPC EPS Comments dated 4-6-06	MR	DESIGNED BY: CHECKED BY: RE	CORD NO.
	PCN	Mike Petrakis Qualified Professional	DATE	DESCRIPTION	BY	SCALE: 1"=100'	WG. NO.
	PCN	COMAR 08.19.06.01		REVISIONS		DECEMBER 2018	54.0
	BY	L:\C3D-PROJ\A94137-C	3D\Queens	Court Block F\DWG\TCPII-Pre.dwg, 6/11/2020 12:36:2	2 PM,	dunjas	A 2 g =

	CLEARING AREAS OFFSITE					
AREA	ACREAGE					
CA #1	0.02	- [
CA #2	0.20					
CA #3	0.08					
CA #4	0.12	* "				
TOTAL	0.42					

CLEARI	NG AREAS	DDECEDVA	ATION AREAS
OLLAIN	NO AINEAU	PRESERVA	ATION AREAS
AREA	ACREAGE	AREA	ACREAGE
CA #1	0.10	PA #1	8.06
CA #2	0.49	PA #2	removed becomes CA #9
CA #3	combined with CA #2	PA #3	1.16
CA #4	0.61	TOTAL	9.22
CA #5	0.13		
CA #6	2.82	REFOREST	ATION AREAS
CA #7	12.55	AREA	ACREAGE
CA #8	0.57	RA #1	0.40
CA #9	0.09	RA #2	0.80
TOTAL	17.36	TOTAL	1.20

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

We, MRPI Queens Court, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. 12/18/19 D. Reid Townsend - Authorized Signatory hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. Contract Purchaser

NA

0.00

EXISTING WOODLAND WOODLAND WOODLAND CLEARED CLEARED (C-FP) PRES. REF.

8.06

NA

0.00

1.16

9.22

0.40

0.76

0.04

1.20

5.69

6.41

3.52

1.78

17.40

NET TRACT AREA (NTA)

28.43

11.89

7.15

3.97

0.00 51.45+/-

13.71

6.41

4.68

1.78

26.58

12 28.43

TOTAL 51.45+/-

11.89

7.15

WOODLAND WOODLAND RETAINED/ RETAINED/ ASSUMED CREDITED CLEARED

NA

NA

NA

NA

0.00

NA

NA

NA

0.00

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for SDP-0511-04.
- 2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
- 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspection and Enforcement, shall be contracted 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.
- 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 Environmental Strategy Area, ESA-2 and is zoned E-I-A (Employment and Institutional Area).
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to U.S. Route 301 which is classified as a
- 9. This plan is grandfathered under CB-27-2010, Section 25-177(g).

WOODLAND PRESERVATION AND RETENTION NOTES

- 10. 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
- 11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- 12. 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.
- 13. 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.
- 14. 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
- 15. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
- 16. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property
- 17. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by 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.
- 18. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

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

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow 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.

AFFORESTATION AND REFORESTATION NOTES

- 1. 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. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas.) 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.
- 4. 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 planting shall be reported to the M-NCPPC, Planning Department.
- 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 SPECIFICATION NOTES

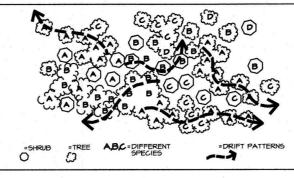
- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- 3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) 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

- 4. 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.
- 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).
- 13. Groundcover Establishment: The remaining disturbed area between seedling planting site shall be seeded and stabilized with white clover seed at the rate
- 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: Md Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-3065. Ruppert Environmental, Ashton, Maryland; Phone: (301)774-0400



Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges

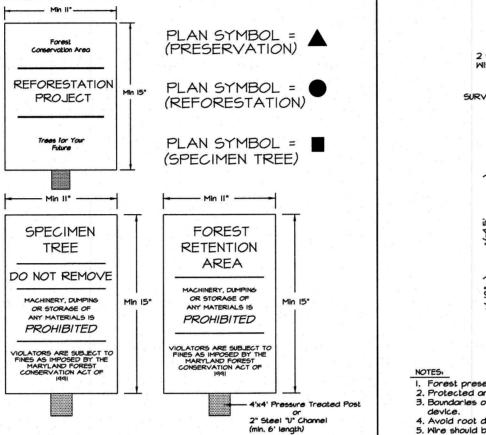
Aggregate massing or drifts are one of the most common regetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 98 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the on-center "grid pattern" layout.

> Many of the State's regulatory reforestation sites installed since the inception of the ${\sf Act}$ appear as orchards. This unnatural arid patterns can be corrected thru the application of aggregate distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants allocated

PLANTING LAYOUT (AGGREGATE DISTRIBUTION DRIFT THEORY

the scale of the site, and the careful consideration of the



Notes:

1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'.

2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.

3. Attachment of signs to trees is prohibited. 4. Signs to be posted on 4'x4' pressure treated wood posts driven a minimum of 1.5' into ground or 2" steel "U" channel (minimum 6' length) driven into ground.

5. Signs to be attached to posts with 2 galvanized bolts, each with 2

washers and a galvanized nut.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

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

Survival check once annually (September-November) see Note 1)

Control of undesirable vegetation as needed (1 x in June and 1 x in

Control of undesirable vegetation if needed (1 x in May and 1 x in

1. Survival Check: Check planted stock against plant list (or as-built) by

2. 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

3. 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.

field data forms (Condition Check Sheets) to owner after each

walking the site and taking inventory. Plants must show vitality. Submit

Survival check once annually (September-November)

Year 1: Site Preparation and Tree Planting

September min.)

Watering is needed (2 x month)

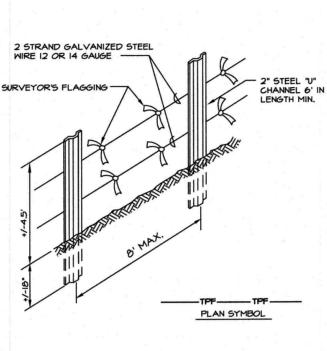
Year 2-3: Reinforcement planting is needed (See Note 2)

Year 4: Reinforcement planting if needed. (See Note 2)

Survival Check (September-November)

inspection. Remove all dead plants.

mortality, replace with an alternative plant type



Handling Seedlings in the Field

Seedling and Whip Planting Specification

Figure 3.3.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

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

Forest preservation, specimen tree and re/af-forestation protection device. Protected areas will be set as part of the review process.
 Boundaries of protected areas should be staked and flagged prior to installing Avoid root damage when placing anchor posts.
 Wire should be securely attached to posts.

b. Device should be properly maintained during construction 1. Contractor may use blaze orange tree protection fence or equal according to

Forest Conservation Manual Chapter 3: Forest Conservation Plan Section 3.6: Reforestation and Affores

in bucket with sufficient moter to cover roots

Figure 3.6.6

Figure 3.6.7

TREE PROTECTION FENCING - TYPE I

INVASIVE SPECIES MANGEMENT PLAN

- 1. The invasive plant species in the table below were identified on the site and are considered likely to persist as the woodland conservation areas develop. Therefore, targeted eradication of these areas is necessary within 25-feet of the limits of disturbance.
- 2. The invasive plant species in the table below, where found within 25-feet of the limits of disturbance, in the on-site reforestation and preservation woodland conservation areas, are recommended for removal in order to avoid further establishment and invasion into these areas.
- 3. Invasive plant removal shall be completed according to the following schedule following plan approval:

Year 1 - Spring and Fall Year 2 - Spring Year 3 - Spring

and conform to the recommendations of the invasive plant removal contained

- 4. The removal of noxious, invasive, and non-invasive plant species shall be done with the use of hand-held equipment only, such as pruners or a chainsaw. 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 inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- 5. 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 stump immediately following cutting if the plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied be a certified pesticide applicator.
- 6. Additional control methods as provided below can be used seperately or in combination with one another. Chemical treatments include pre-emergent, foliar and systemic herbicides, and should be applied by a certified pesticide applicator. Care should be taken to apply chemical treatments in accordance with the specific chemical instructions and to avoid non-target species. Glyphosate and triclopyr are typical systemic herbicides that can also be used for foliar application, and surflan is a typical pre-emergent herbicide.

		Identified Invasive Species and Control Methods
Common Name	Scientific Name	Control Method
Callery Pear	Pyrus calleryana	Manually remove young plants when soil is moist; Dig up small trees, removing all roots; Cut and chemically treat large treeswith systemic herbicide or grind up stump to prevent reprouting; Girdling of tree trunks 6" above ground is effective during growing season.
Japanese Honeysuckle	Lonicera japonica	Manually remove small infestaions; Mowing can minimize infestation but may increase stem density; Apply a systemic herbicide with repeat applications as needed.

from Swearington, J.K. Reshetloff, B. Slattery, and S. Zwicker. 2002 Plant Invaders of Mid-Atlantic Natural Areas. National Park Service and

U.S. Fish and Wildlife Service, Wash., D.C.

OWNER / APPLICANT MRPI QUEENS COURT, LLC 509 S. EXETER STREET, SUITE 216 BALTIMORE, MD 21202 ATTN: D. REID TOWNSEND

PHONE: (410) 685-0000

2/18/20 Revised worksheet and tables per M-NCPPC comment dated 2/15/2020 2/28/19 Revised to conform with SDP-0511/04 12/17/13 Rev. to amend worksheet and combine RA#2 & RA#3 9/24/13 Revised to conform with SDP-0511/01 8/23/12 Revised to conform with SDP-0511/01

DESCRIPTION REVISIONS

DATE

SHEET 2 OF 2

. Reforestation signs to be attached to wood posts 2. Top of sign to be flush with top of wood post.

4. Trench should be immediately backfilled with soil removed or other high organic soil.

5. Roots should be cleanly cut using vibratory knife or other acceptable

OF TRENCH LINE

CROSS SECTION

. Retention Areas to be established as part of the forest conservation

prior to trenching. Exact location of trench should be identified.

2. Boundaries of Retention Areas should be staked, flagged and/or fenced

<u>ROOT PRUNING</u>

CONSTRUCTION SPECIFICATIONS

Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for deotextile class F:

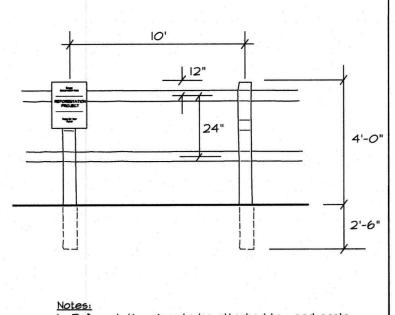
Tensile Strength 50 lbs/h²(min.) Test: MSMT 509 Tensile Modulus 20 lbs/h²(min.) Test: MSMT 509 Teor. MSMT 502 Gol ft / minute (mox.) Test: MSMT 322 Filtering Efficiency T5% (min.) Test: MSMT 322

Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment busines.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric helaht.

Fence posts shall be a minimum of 56" long driven 16" minimum into the ground. Mood posts shall be 1 1/2" x 1 1/2" square (min) out, or 1 5/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section relighting not less than LOD pound per linear foot.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II



3. Signs to be attached using 2 galvanized wood screws

SPLIT RAIL FENCE DETAIL

Phone: 410-635-0000 Prev.Dedicated Land: 0.00 Acres Tax Map: <u>71</u> Net Tract: 51,45 Acres TCPI Number: TCPI/59/95 Subdivision/Block/Lot: Collington Center Lots 12, 21-23, Block F **Moodland Conservation Calculations:** Net Tract Floodplain Offsite (acres) (acres Acreage of Existing Woodland 26.58 0.00 Woodland Conservation Required for Lot(s) per prior TCPII (18.68%) 9.61 16.97 0.00 Area of Woodland Cleared per prior TCPII 17.36 0.00 0.42 Area of Woodland Cleared per current TCPII 0.00 Area of Woodland above WCT not cleared by prior TCPII Additional Woodland cleared by current TCPII .39 0.00 each with a galvanized washer. Does the TCPI show 2:1 replacement O.CO 1/4:1 replacement req. Clearing above MCT

Zone: E-I-A

Gross Tract: 51.45 Acres

Floodplain: 0.00 Acres

Clearing below MCT

10.42 Total Woodland Conservation Required (acres) **Moodland Conservation Provided** 9,22 **Woodland Preservation** 1.20 Woodland Reforestation/Replacement 0.00 Afforestation 0.00 (\$0.30)(43560)=\$0.00 Area approved for fee-in-lieu Credits Received for Off-site Mitigation on another property

Single Lot TCPII with Previously Approved TCPII **Moodland Conservation Norksheet**

Applicant: MRP! Queens Court, LLC

Address: 509 S. Exeter Street, Suite 216

Baltimore, MD 21202

0.34 2:1 replacement req.

Prince George's County

0.00 Off-site Mitigation Provided Total Woodland Conservation Provided 10.42

9.22 acres Area of net tract woodland not cleared Woodland retained not part of requirements: O.O() acres

Plan Certified by: Name: Mike Petrakis Address: 11721 Woodmore Road, Suite 200 Mitchellville, MD 2072 Phone: 301-430-2000 License: Qualified Professional

PLANT SCHEDULE FOR RE/AFFORESTATION STOCK SPECIFICATION: 1000 SEEDLINGS PER ACRE TOTAL RE/AFFORESTATION PROVIDED: 1.20 ACRES

	v	Seedling Selection					
Reforestation Area	Acreage	Red Maple	Sycamore	S. Red Oak	Black Gum	Willow Oak	Total No. of Seedlings
1	0.40	40	80	100	80	100	400
2	0.80	80	160	200	160	200	800
TOTAL	1.20	120	240	300	240	300	1200

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.

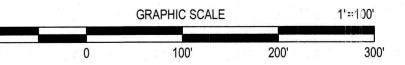
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II - 052 - 06								
	Approved by	Date	DRD #	Reason for Revision				
00	K. Finch	8/25/06	SDP-0511	Dev. warehouse bldg./office space				
01	K. Finch	11/29/12	SDP-0511/01	Expand warehouse & office space				
02	K. Finch	1/31/14	SDP-0511/02	FedEx corporate office & distribution center				
03	K. Finch	02/22/20	SDP-0511/04	Rev. Lot Lines and add Self Storage Bldg.				
04	Kim Finch	6/12/2020	SDP-0511/05	Rev. Building on Lot 22				
05								
-								

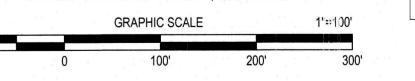
TREE CONSERVATION PLAN TYPE - II LOTS 12, 21-23, BLOCK F (FORMERLY LOTS 12, 13, 16, 17, 19-21, BLOCK F)

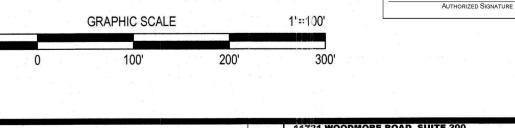
COLLINGTON CENTER

PRINCE GEORGE'S COUNTY, MARYLAND

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PPLICATION NAME: COLLINGTON CENTER, LC 2, BLOCK F

PPLICATION NO.: SDP-0511-05 & TCPII-052-06-0

Digitally signed

SIGNATURE APPROVAL OF THIS PLAN IS IN

CCORDANCE WITH PLANNING DIRECTOR PPROVAL DATED JUNE 30, 2020.

Kosack Date: 2020.06.30

NATURE APPROVAL DATE:

Jill

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8/24/11 Revised per Resolution PGCPB No. 10-41 BEN DYER ASSOCIATES, INC. June 11, 2020 2/05/10 Revised for Preliminary Plan 4-09016 Engineers / Surveyors / Planners DATE 1/20/09 Rev. for new layout 8/09/06 Rev. per MNCPPC EPS Comments dated 8-8-06 DRAWN BY: DESIGNED BY: CHECKED BY: RECORD N 4/17/06 Rev. per MNCPPC EPS Comments dated 4-6-06 J-94137 Mike Petrakis BY SCALE: 1"=100' DESCRIPTION DATE Qualified Professional 54.012-Y COMAR 08.19.06.01 DECEMBER 2018 REVISIONS