

Contract Purchaser

Date

2/18/20 Revised worksheet and tables per M-NCPPC comment dated 2/15/2020

DESCRIPTION REVISIONS

12/17/13 Rev. to amend worksheet and combine RA#2 & RA#3

Revised to conform with SDP-0511/01

2/28/19 Revised to conform with SDP-0511/04

9/24/13 Revised to conform with SDP-0511/01

8/23/12

DATE

1/20/09 Rev. for new layout

DATE

Mike Petrakis

Qualified Professional

COMAR 08.19.06.01

8/09/06 Rev. per MNCPPC EPS Comments dated 8-8-06

4/17/06 Rev. per MNCPPC EPS Comments dated 4-6-06

:\C3D-PROJ\A94137-C3D\Queens Court Block F\DWG\TCPII-Pre.dwg. 10/20/2021 1:57:04 PM. islsum

DESCRIPTION

REVISIONS

TELEPHONE (301) 430-2000

J-94137

54.011-Y

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1"=100'

DECEMBER 2018

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for
- 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.
- I. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- 5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- 6. The property is within Environmental Strategy Area, ESA-2 and is zoned E-I-A (Employment and Institutional Area).
- 7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- 8. The property is adjacent to U.S. Route 301 which is classified as a freeway roadway
- 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.
- 2. 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.
- 6. 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

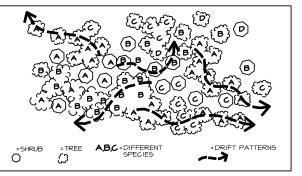
- 1. Quantity: (See Plant Schedule)
- 2. Type: (See Plant Schedule)
- 3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.

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

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

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

- 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.
- 5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- 6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contracted and give his approval before planting may begin.
- 7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting
- 8. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- 9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- 10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- 11. Planting method: Consult the Planting Detail(s) shown on this plan.
- 12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- 13. Groundcover Establishment: The remaining disturbed area between seedling planting site shall be seeded and stabilized with white clover seed at the rate
- 14. Mowing: No mowing shall be allowed in any planting area.
- 15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- 16. Source of Seedlings: 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 vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed alona the fringes or extremities (aroupings 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 Act appear as orchards. This unnatural arid patterns can be corrected thru the application o oe 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

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

PLAN SYMBOL = (PRESERVATION)

PLAN SYMBOL =

PLAN SYMBOL =

(SPECIMEN TREE)

FOREST

RETENTION

AREA

MACHINERY, DUMPING OR STORAGE OF

ANY MATERIALS IS

PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

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

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.

affecting visibility may warrant placing signs closer or farther apart. 3. Attachment of signs to trees is prohibited.

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

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

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)

4'x4' Pressure Treated Post

(REFORESTATION)

PLANTING LAYOUT

_____ Min II"_____

Forest Conservation Area

REFORESTATION

PROJECT

Trees for Your Future

SPECIMEN

TREE

DO NOT REMOVE

MACHINERY, DUMPING OR STORAGE OF

PROHIBITED

washers and a galvanized nut

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)

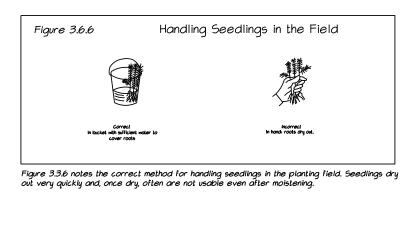
inspection. Remove all dead plants.

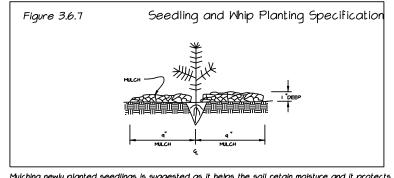
mortality, replace with an alternative plant type.

done on an as needed basis. Special return operations or

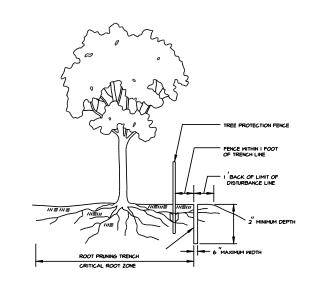
recommendations will be conducted on an as needed basis.

Survival Check (September-November)





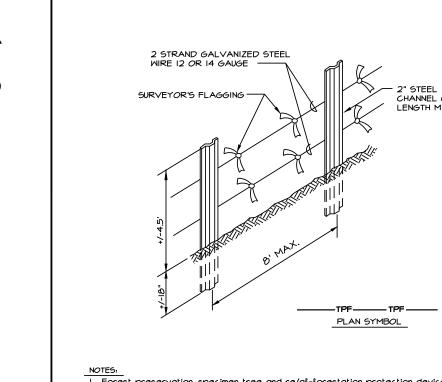
Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects he seedling from compaction and stem injury.



- . Retention Areas to be established as part of the forest conservation
- 2. Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching 3. Exact location of trench should be identified
- 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

<u>ROOT PRUNING</u>



- Forest preservation, specimen tree and re/af-forestation protection device rotected areas will be set as part of the review process. 3. Boundaries of protected areas should be staked and flaqqed prior to installing 1. Avoid root damage when placing anchor posts. 5. Wire should be securely attached to posts.
- Device should be properly maintained during construction
 Use brightly colored surveyor's flagging every 4'.
- Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I

- 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

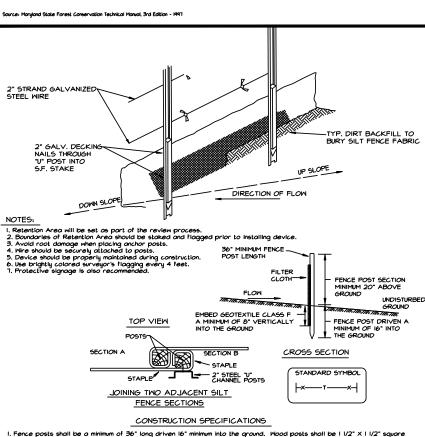
Year 1 - Spring and Fall Year 2 - Spring Year 3 - Spring

- and conform to the recommendations of the invasive plant removal contained
- 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
- 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

Identified Invasive Species and Control Methods

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

509 S. EXETER STREET, SUITE 216 BALTIMORE, MD 21202 ATTN: D. REID TOWNSEND PHONE: (410) 685-0000



 Fence posts shall be a minimum of 36" long driven l6" minimum into the ground. Mood posts shall be 1 1/2" X 1 1/2" square (min) Jul; or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or 0 section weighting not less than 1/20 point per linear foot. . 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 Geotextile Class F:

Tensile Strength 50 lbs/in² (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in² (min.) Test: MSMT 509 Flow Rate 0.3 gal ft / minute (max.) Test: MSMT 322 Filtering Efficiency 75% (min.) Test: MSMT 322 Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bupass.

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

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE

INVASIVE SPECIES MANGEMENT PLAN

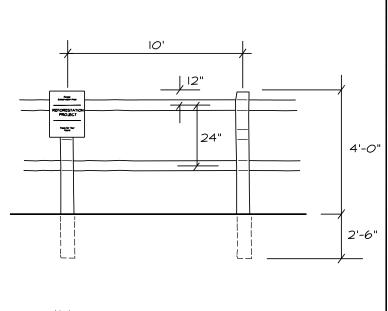
- following plan approval:
- on this plan.
- 4. The removal of noxious, invasive, and non-invasive plant species shall be done with the use of hand-held equipment only, such as pruners or a chainsaw. These inches diameter shall be cut to allow contact with the ground, thus encouraging
- 5. The use of 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.
- for foliar application, and surflan is a typical pre-emergent herbicide.

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.			

OWNER / APPLICANT MRPI QUEENS COURT, LLC

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 DATE DESCRIPTION REVISIONS

10/20/21 Revised to conform with SDP-0511/06



I. Reforestation signs to be attached to wood posts . Top of sign to be flush with top of wood post. 3. Signs to be attached using 2 galvanized wood screws

SPLIT RAIL FENCE DETAIL NOT TO SCALE

Prev.Dedicated Land: <u>0.00 Acres</u> Phone: <u>410-685-0000</u> Tax Map: <u>77</u> Net Tract: <u>51.45 Acres</u> TCPI Number: TCP1/59/95 Subdivision/Block/Lot: Collington Center Lots 12, 21-23, Block F <u>Moodland Conservation Calculations:</u> Net Tract Floodplain Offsite (acres) (acres) (acres) <u> 26.58</u> Acreage of Existing Woodland <u>0.00</u> Woodland Conservation Required for Lot(s) per prior TCPII (18.68%) 9.61 16.97 <u>0.00</u> Area of Woodland Cleared per prior TCPI Area of Woodland Cleared per current TCPII <u>0.00</u> <u>0.42</u> 0.00 Area of Woodland above WCT not cleared by prior TCPII <u>0.00</u> <u>0.17</u> each with a galvanized washer. Additional Moodland cleared by current TCPII Does the TCPI show 2:1 replacement Clearing above MCT 0.00 1/4:1 replacement req.

Zone: E-I-A

Gross Tract: 51.45 Acres

Floodplain: <u>0.00 Acres</u>

Clearing below MCT

Total Woodland Conservation Required <u>10.42</u> **Moodland Conservation Provided:** (acres) 9.22 Woodland Preservation Woodland Reforestation/Replacement <u>1.20</u> Afforestation Area approved for fee-in-lieu <u>0.00</u> (\$0.30)(43560)=\$<u>0.00</u> Credits Received for Off-site Mitigation on another propertu <u>0.00</u> <u>0.00</u> Off-site Mitigation Provided

<u> Single Lot TCPII with Previously Approved TCPII</u>

Applicant: MRPI Queens Court, LLC

Address: <u>509 S. Exeter Street, Suite 216</u>

Baltimore, MD 21202

<u>0.39</u> 2:1 replacement req.

<u>Moodland Conservation Worksheet</u> Prince George's County

<u>10.42</u> Total Woodland Conservation Provided <u>9.22</u> acres Area of net tract woodland not cleared Moodland retained not part of requirements: <u>0.00</u> acres

Plan Certified by: Name: <u>Mike Petrakis</u> Address: 11721 Woodmore Road, Suite 200 Mitchellville, MD 20721 Phone: <u>301-430-2000</u> License: Qualified Professional

STOCK SPECIFICATION: 1000 SEEDLINGS PER ACRE

PLANT SCHEDULE FOR RE/AFFORESTATION

TOTAL RE/AFFORESTATION PROVIDED: 1.20 ACRES

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

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 TREE CONSERVATION PLAN APPROVAL TCP II - 052 - 06 Reason for Revision K. Finch 8/25/06 SDP-0511 Dev. warehouse bldg./office space 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. 06/12/20 SDP-0511/05 Rev. Building on Lot 22 04 K. Finch 05 Kim J. Finch 11/01/2021 SDP-0511/06 Rev. Grading



SHEET 2 OF 2

Oct. 20, 2021

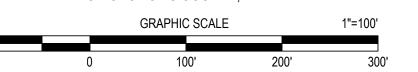
Mike Petrakis

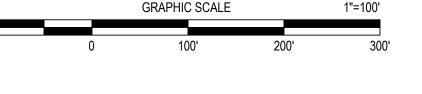
Qualified Professional

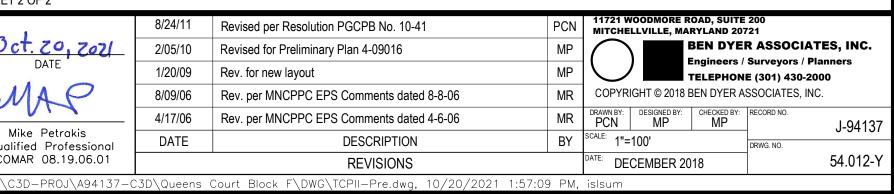
COMAR 08.19.06.01

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

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







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