

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for SDP-2102. If SDP-2102 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE), 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 lot 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 within the Environmental Strategy Area ESA-2 and is zoned E-1A.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is adjacent to a roadway classified as Freeway (Cran Highway, MD Route 301).
- This plan is grandfathered.

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 tree protection fencing 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 the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TCF 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. 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 photographs 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.

When invasive plant species are to be removed by the permitted:

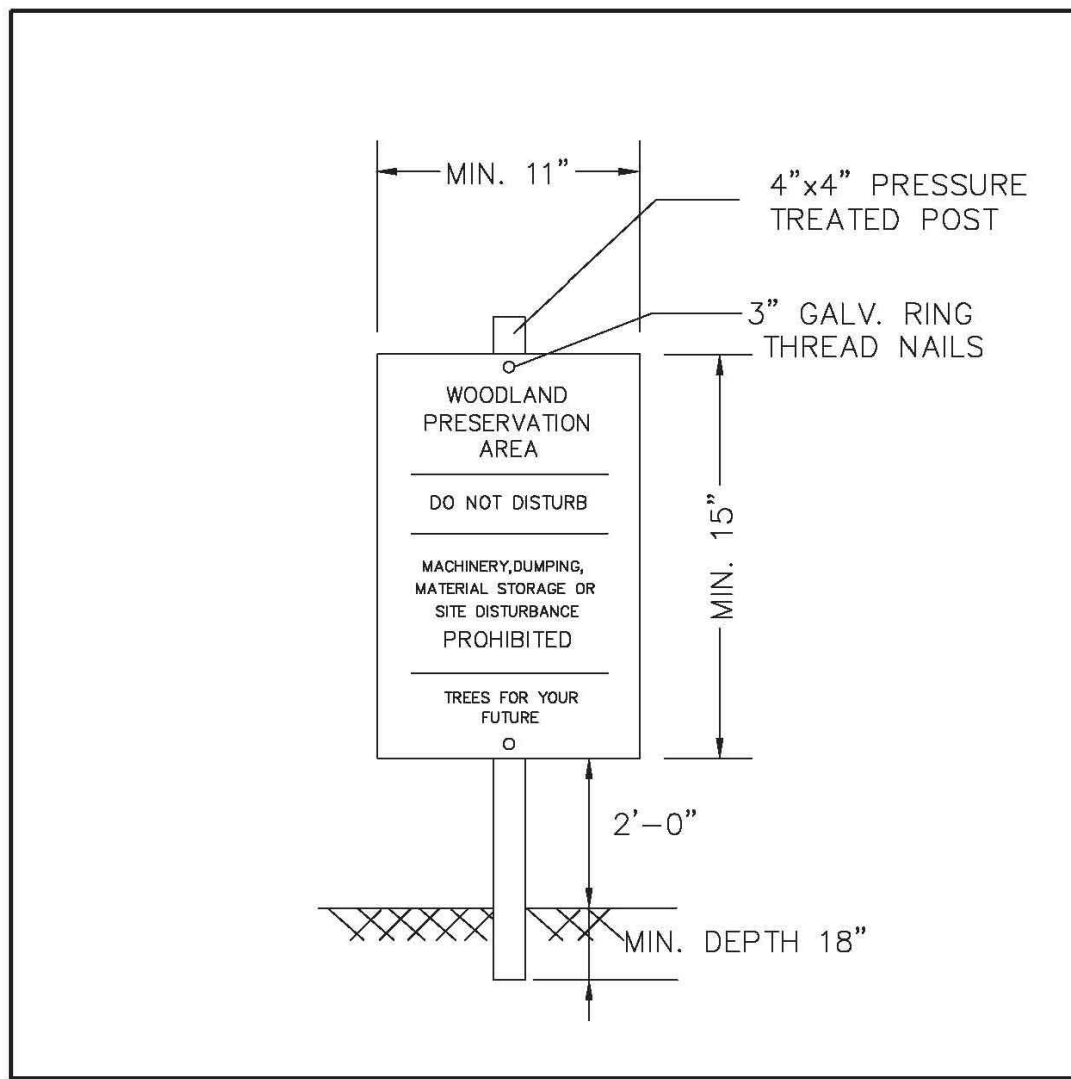
- Invasive plant removal shall be completed prior to issuance of a Use and Occupancy permit and conform to the recommendation of the invasive plant removal plan shown on the plan prepared by NIA dated N/A.
- The removal of noxious, invasive, and non-native plant species shall be done with the use of 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.
- 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 and be applied by a certified pesticide applicator.

POST DEVELOPMENT NOTES

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 handbook "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 portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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.
- 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.

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 George's County Land Records at Book _____, Page _____. Revisions to the TCP2 may require a revision to the recorded easement.

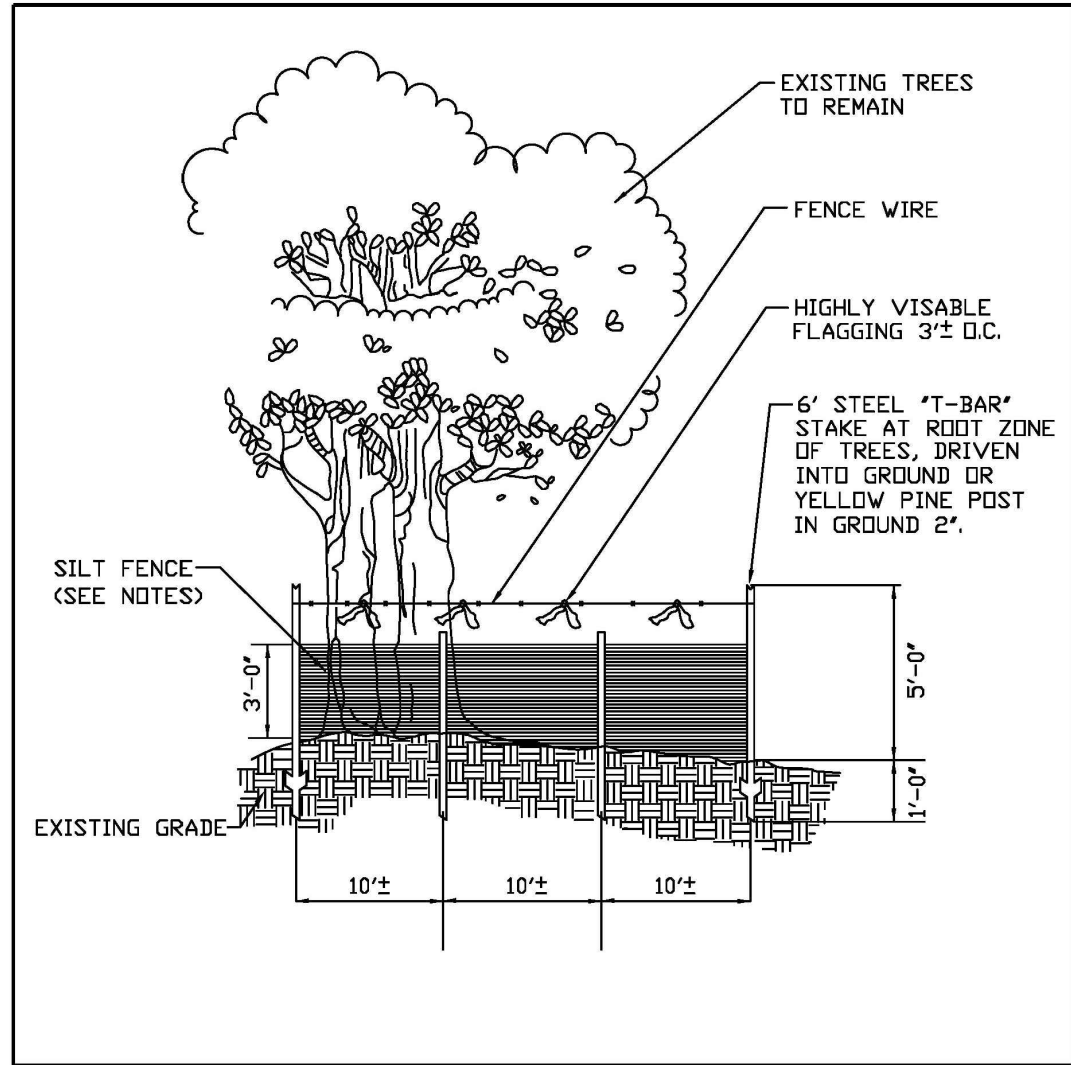


- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - PROTECTION SIGNS ARE ALSO REQUIRED.
 - LOCATE SIGNS OUTSIDE THE CRITICAL ROOT ZONE.

WOODLAND PRESERVATION AREA SIGN

August 2010

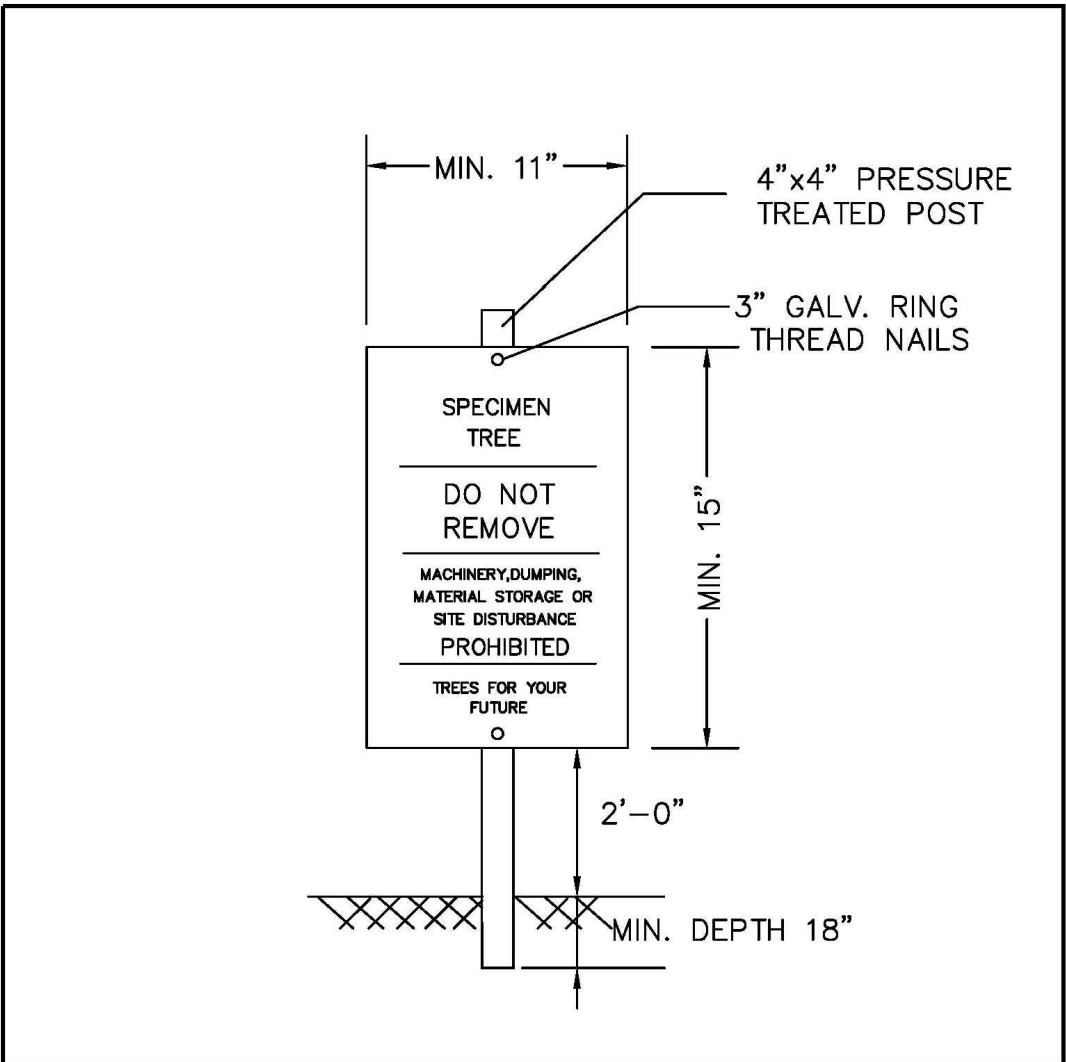
A-4, DET-1



- NOTES:
- SILT FENCE TO BE HEED INTO SOIL.
 - WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
 - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - PROTECTION SIGNS ARE ALSO REQUIRED.
 - LOCATE SIGNS OUTSIDE THE CRITICAL ROOT ZONE.

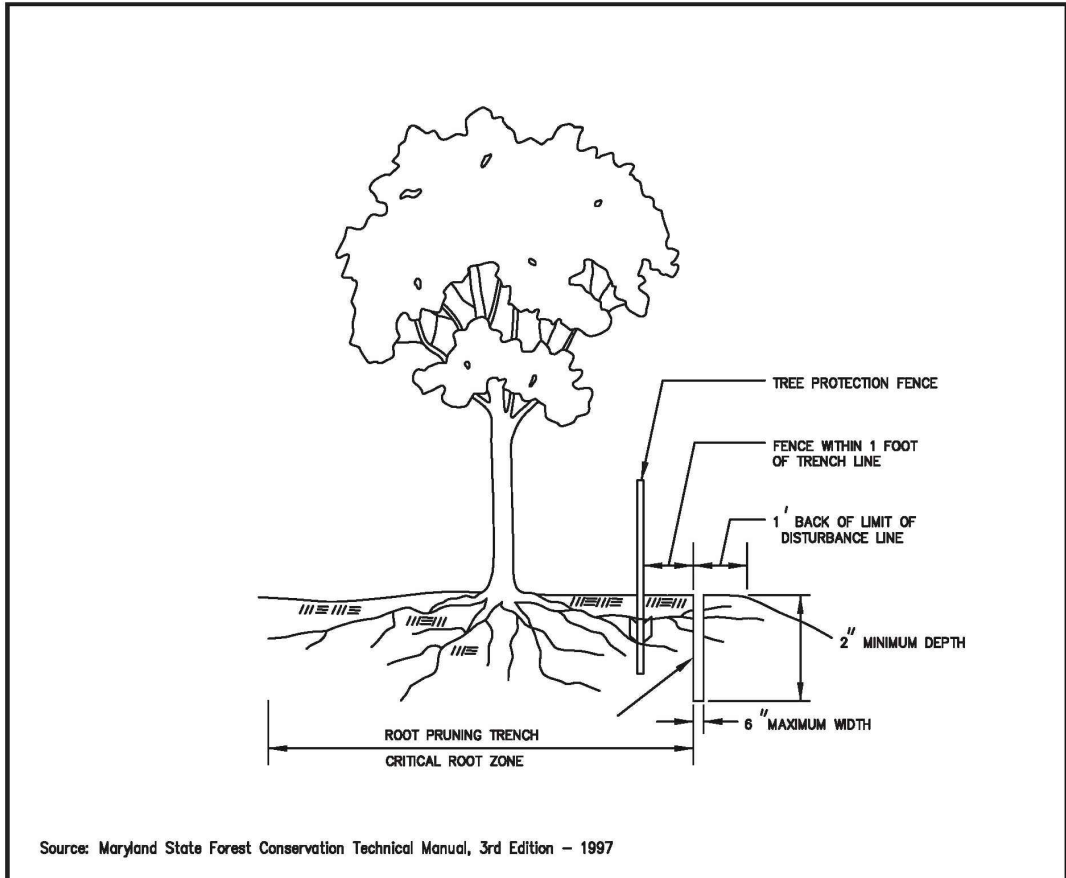
TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

| Forest Conservation Act Reporting Information (Change Table) | | | | |
|--|-------------------|-----------------------|-----------------------|-------------------|
| | Original Approval | Revision Number (-01) | Revision Number (-02) | Cumulative Change |
| Net Tract (Acres) | 4.69 | | | |
| Existing Woodland (Acres) | 4.69 | | | |
| Woodland Cleared (Acres) | 3.26 | | | |
| Woodland Retained On-Site (Acres) | 1.43 | | | |
| Woodland Planted On-Site (Acres) | 0.00 | | | |
| On-Site Woodland Easement/Preservation and Planting (Acres) | 0.83 | | | |
| On-site Wooded Floodplain in Easement (Acres) | 0.60 | | | |
| Bond Amount | 0.00 | | | |
| Fee-In-Lieu Amount | 0.00 | | | |
| 50' Stream Buffers Conserved (Preservation) Linear Length | 598 LF | | | |
| 50' Stream Buffers Conserved (Preservation) - Acreage | 1.03 Ac. | | | |
| 50' Stream Buffers Newly Established (Afforestation) Linear Length | 0.00 | | | |
| 50' Stream Buffers Newly Established (Afforestation) Acreage | 0.00 | | | |
| Off-Site Woodland Conservation Credits Required (Acres) | 0.00 | | | |
| Off-Site Woodland Conservation Credits Provided (Acres) | 0.00 | | | |
| 1 Include exhibit showing 50-foot Stream Buffer labeled as "COMAR 50-foot Stream Buffer" | | | | |



- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - PROTECTION SIGNS ARE ALSO REQUIRED.
 - LOCATE SIGNS OUTSIDE THE CRITICAL ROOT ZONE.

SPECIMEN TREE SIGN



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

| SPECIMEN TREE TABLE | | | | | | |
|---------------------|---------------|--------------------------------|------------|------------------|---|-------------------------------|
| Tree # | Common Name | Latin Name | DBH (inch) | Condition Rating | Comments | Disposition |
| 1 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 39 | Poor (66) | Root, trunk & top damage, decay, girdling roots, waterlogged, dieback | To Remain |
| 2 | Red Maple | <i>Acer rubrum</i> | 33 | Fair (75) | Root, trunk & top damage, decay, roots 60% exposed, waterlogged, dieback | To Remain |
| 3 | Sycamore | <i>Platanus occidentalis</i> | 33 | Poor (63) | Root, trunk & top damage, decay, cavities, dieback | To Remain |
| 4 | Sycamore | <i>Platanus occidentalis</i> | 37 | Good (84) | Trunk & top damage, decay, poor branching, dieback | To Remain, Root Pruning Req'd |
| 5 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 30 | Fair (78) | Trunk & top damage, decay, poor branching, dieback | To Remain, Root Pruning Req'd |
| 6 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 56 | Poor (50) | Root, trunk & top damage, decay, cavities, dieback, poor branching, vines | To Remain |
| 7 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 34 | Good (84) | Root & top damage, decay, vines | To Remain |
| 8 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 42 | Fair (78) | Trunk & top damage, decay, poor branching, dieback | To Remain |
| 9 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 38 | Excellent (91) | Top damage, dieback, poor branching | To Remain, Root Pruning Req'd |
| 10 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 37 | Good (84) | Trunk & top damage, decay, poor branching, dieback | To Remain, Root Pruning Req'd |
| 11 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 40 | Poor (66) | Root, trunk & top damage, decay, poor branching, dieback | To Remain |
| 12* | Yellow Poplar | <i>Liriodendron tulipifera</i> | 39 | Fair (78) | Root, trunk & top damage, decay, poor branching, dieback | To Remain |
| 13 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 30 | Good (84) | Trunk & top damage, decay, poor branching, dieback | To be Removed |
| 14 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 31 | Good (87) | Top damage, dieback, poor branching | To be Removed |
| 15 | Yellow Poplar | <i>Liriodendron tulipifera</i> | 36 | Good (87) | Top damage, dieback, poor branching | To be Removed |

Trees denoted with an asterisk () are located off-site but within 100-foot of the property boundary.

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland Conservation Technical Manual.

Signed: John P. Markovich Date: 1/16/2023

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



| Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL | | | | |
|--|-------------------|------------|-------------|-------------------------|
| TCP2-067-1996 | | | | |
| Revised | Approved By | Date | DBD # | Reason for Revision |
| 00 Revision | John P. Markovich | 7/3/1996 | | |
| 01 Revision | John P. Markovich | 12/13/2001 | | |
| 02 Revision | John P. Markovich | 12/18/2003 | | |
| 03 Revision | Kim Finch | 9/27/2005 | | |
| 04 Revision | Kim Finch | 8/25/2006 | | |
| 05 Revision | Kim Finch | 3/14/2012 | | |
| 06 Revision | Kim Finch | 12/11/2013 | | |
| 07 Revision | Kim Finch | 1/12/2021 | | |
| 08 Revision | Mary Rea | 6/30/2021 | SDP-2001 | |
| 09 Revision | Mary Rea | 11/19/2021 | SDP-9710-02 | |
| 10 Revision | Mary Rea | 6/14/2022 | SDP-8509-05 | |
| 11 Revision | Mary Rea | 6/29/2022 | SDP-9710-03 | |
| 12 Revision | Mary Rea | 5/24/23 | SDP-2102 | TCP2 to Lot 2 Block "C" |

SDP No. 2102
TYPE TWO TREE CONSERVATION PLAN
Lot 2, Block "C"
Prince George's
International Commerce Center
Plat Book: NLP 109 at Plat No. 17
800 PRINCE GEORGE'S BLVD
QUEEN ANNE, 7TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

| JOYCE ENGINEERING CORPORATION LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT 1000 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705 TEL: 301-584-4500 FAX: 301-584-4501 www.joyceeng.com © 2005 JOYCE ENGINEERING CORPORATION | | | | Type Two TCP TCP2 Sheet 2 of 2 |
|---|-----------------|-----------------|-----------|---|
| DESIGN: WAJ | DATE: DEC, 2021 | JOB No.: 020027 | TCP No.: | |
| DRAFT: HAL | COMP: CHW | SCALE: 1"=30' | SCD No.: | |
| CHECK: JEC | SURVEY: JRLC | SHEET: 2 OF 2 | SDCP No.: | |

Drawing name: R:\Land Projects\020027 - 800 Prince Georges Boulevard\dwg\020027_TCP2-2.dwg
Plotfile: Jan 14, 2023 - 10:56am

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

Before You Dig
Call
"MISS UTILITY"
Service Protection Center

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND/OR SERVICES THAT MAY BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MARK LINES AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

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CALL TOLL FREE
1-800-257-7777
www.missutility.org

Property Owners Awareness Certificate

I/We, A. DeCesaris Holdings, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

Owner Representative
Mr. Anthony DeCesaris

Date: 01/14/23

OWNER/DEVELOPER/APPLICANT:

A. DeCesaris Holdings, LLC
Attn: Anthony DeCesaris
1001 Prince George's Blvd, Suite 700
Upper Marlboro, Maryland 20774
Phone: 301-218-7779

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E-mail: jpmarkovich@comcast.net