

Type 2 Tree Conservation Plan Notes For an Off-site Woodland Conservation Bank

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any woodland conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the woodland conservation requirements for this property. At that time the TCGP shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site woodland conservation areas already created.
- 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 \$1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1/2, 1:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
- Per CG-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type 2 Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
- Off-site woodland conservation banking areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
- All off-site woodland conservation banking on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site woodland conservation bank, and be described by a metes and bounds description.
- Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section, M-NCPPC for appropriate review and approval by the county Office of Law.
- Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
- Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCGP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
- All off-site woodland conservation areas established on existing (reserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-16C(7)(2). Off-site woodland conservation areas established as afforestation areas or natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
- The TCGP2 Off-site Woodland Conservation Summary Table on the approved TCGP2 shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCGP1 number, and the recordation numbers.
- If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate release of the Transfer Certificate release. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
- The purchase or sale of off-site woodland conservation credits involves the transfer of a real property right and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
- Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for the permanent file.

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 TCGP2.
- Woodland preservation areas shall be posted with signage as shown on the plans. These signs must remain in perpetuity.
- The property owner 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.
- 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.

AFFORESTATION AND REFORESTATION NOTES

- All afforestation areas shall be bonded or have approved certification that they meet the stocking specifications per this plan prior to the sale of these areas for off-site woodland conservation credit.
- All afforestation and reforestation bonds, based on square footage, shall be posted with the county. 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.
- 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.
- Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department to certify that the plan or woodland establishment has been implemented as approved and to secure release of any bonds.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including a reduction in the amount of saleable off-site woodland conservation credit.

NATURAL REGENERATION NOTES

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

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

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

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

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

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit Field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

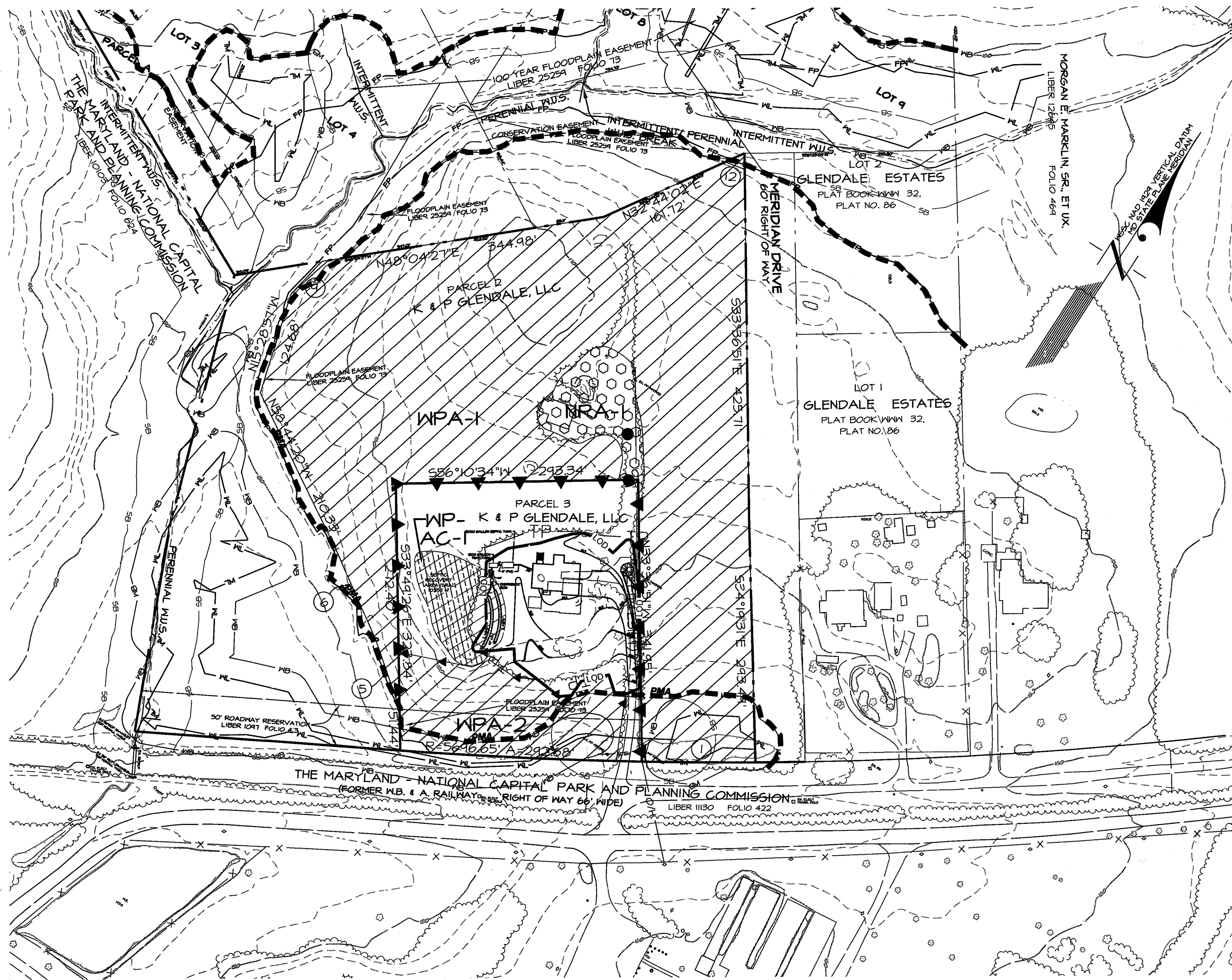
I/We K & P Glendale, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Ray K. Finch 9/12/17
Owner or Owners Representative Date

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

Contract Purchaser Date

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCGP2	Benefiting Property	Reviewer	Approval Date
#1	1.34	2.57	0.27	5.13	0.27	L. 34573 F. 346				
		2.78	0.00	2.35	0.27	L. 34624 F. 526	2-020-12	PARKSIDE PRESERVE	K.I.F.	4-22-13



PARCEL 2 (TREE BANK)

Woodland Conservation Worksheet
Prince George's County

Zone: B-E
Owner: K & P Glendale, LLC
Gross Tract: 2.11 Acres
Address: 13261 Annapolis Road
Floodplain: 2.20 Acres
Bowie, Maryland 20710
Prev-Dedicated Land: 0.00 Acres
Phone: 301-262-1221
Net Tract (NTA): 2.24 Acres
Tax Map: 4502
Subdivision/Block/Lot: Parcel 2

Is this site subject to the NHT Ordinance? No

Reforestation Requirement: Section 4.1
Is this one (1) single family lot? No
Are there prior TCGP approvals which include a combo of these lots and/or other lots? No
Is this a mitigation bank? No
Break-even Point (preservation) = 1.02 Acres
Clearing permitted w/o reforestation = 0.02 Acres

Woodland Conservation Calculations:

Existing Woodland	Net Tract (acres) a. 5.13	Floodplain (acres) k. 2.20	Off-site impacts (acres)
Woodland Conservation Threshold (NTA) =	b. 0.00		
Smaller of a or b	c. 0.00		
Woodland above PCT	d. 5.13		
Woodland cleared	e. 0.00	l. 0.00	0.00
Smaller of d or e	f. 0.00		
Clearing above PCT (0.25 : 1) replacement requirement	g. 0.00		
Clearing below PCT (2:1 replacement requirement)	h. 0.00		
Afforestation Threshold (APT) =	i. 0.00		
Off-site Mitigation being provided on this property	j. 0.00		
Woodland Conservation Required			0.00

Woodland Conservation Provided:

Woodland Preservation	(acres) 0.00	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (Preservation) being provided on this property	5.13	
Off-site Mitigation (Afforestation) being provided on this property	0.21	
Woodland Conservation Provided		5.40

Area of woodland not cleared 5.13 acres
Net track woodland retained not part of requirements: 5.13 acres
Plan Certified by: Name: Mike Petrakis
Address: 1721 Woodmore Road, Suite 200
Baltimore, MD 21206
License: Qualified Professional

*PCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

PARCEL 3

Woodland Conservation Worksheet
Prince George's County

Zone: B-E
Owner: K & P Glendale, LLC
Gross Tract: 2.25 Acres
Address: 13261 Annapolis Road
Floodplain: 0.01 Acres
Bowie, Maryland 20710
Prev-Dedicated Land: 0.00 Acres
Phone: 301-262-1221
Net Tract (NTA): 2.24 Acres
Tax Map: 4501
Subdivision/Block/Lot: Parcel 3

Is this site subject to the NHT Ordinance? No

Reforestation Requirement: Section 4.1
Is this one (1) single family lot? No
Are there prior TCGP approvals which include a combo of these lots and/or other lots? No
Is this a mitigation bank? No
Break-even Point (preservation) = 0.01 Acres
Clearing permitted w/o reforestation = 0.02 Acres

Woodland Conservation Calculations:

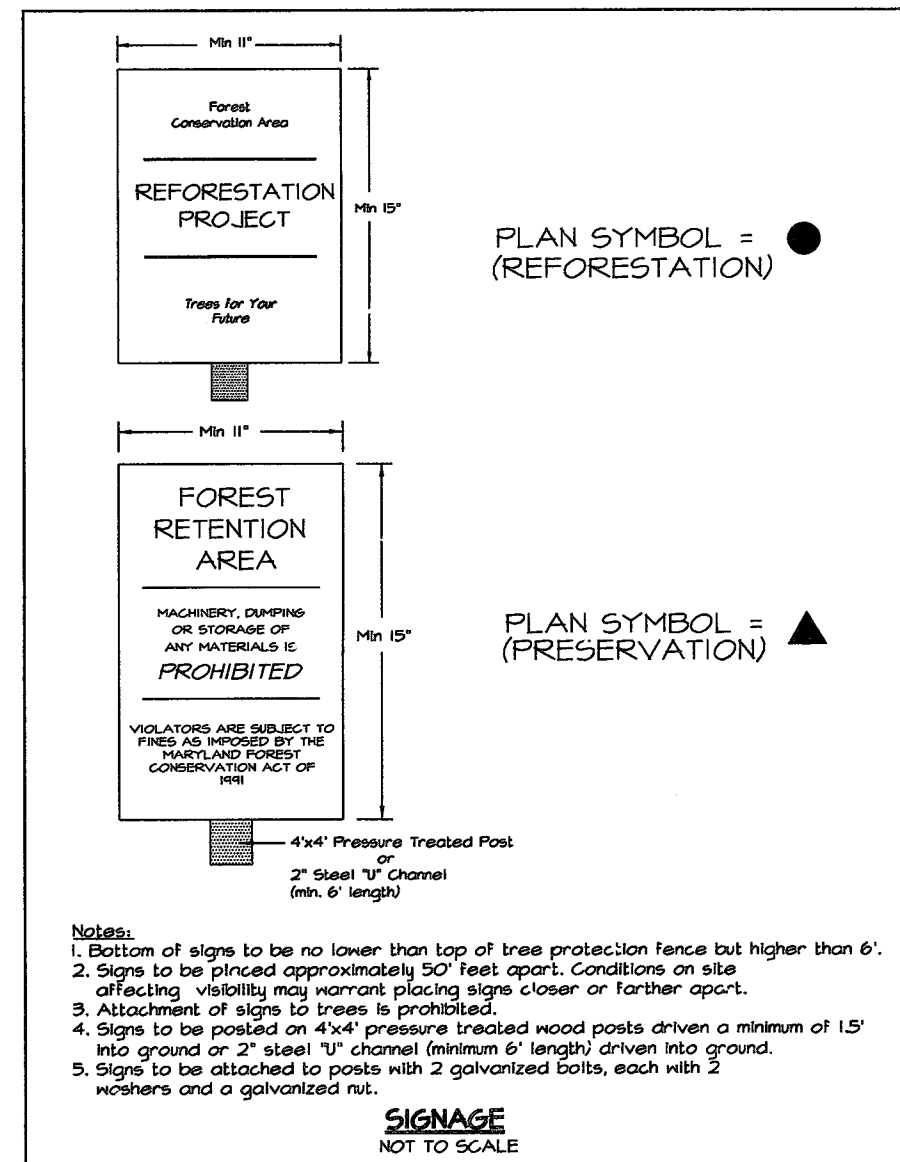
Existing Woodland	Net Tract (acres) a. 1.45	Floodplain (acres) k. 0.01	Off-site impacts (acres)
Woodland Conservation Threshold (NTA) =	b. 0.06		
Smaller of a or b	c. 0.06		
Woodland above PCT	d. 0.65		
Woodland cleared	e. 0.22	l. 0.00	0.00
Smaller of d or e	f. 0.22		
Clearing above PCT (0.25 : 1) replacement requirement	g. 0.06		
Clearing below PCT (2:1 replacement requirement)	h. 0.00		
Afforestation Threshold (APT) =	i. 0.00		
Off-site Mitigation being provided on this property	j. 0.00		
Woodland Conservation Required			0.02

Woodland Conservation Provided:

Woodland Preservation	(acres) 0.02	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (Preservation) being provided on this property	0.00	
Off-site Mitigation (Afforestation) being provided on this property	0.00	
Woodland Conservation Provided		0.02

Area of woodland not cleared 0.01 acres
Net track woodland retained not part of requirements: 0.01 acres
Plan Certified by: Name: Mike Petrakis
Address: 1721 Woodmore Road, Suite 200
Baltimore, MD 21206
License: Qualified Professional

*PCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.



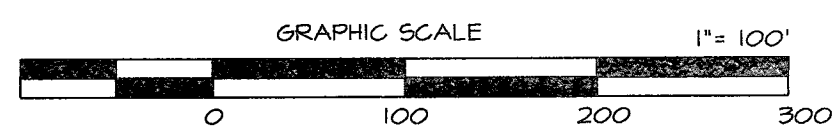
1	A=137.26'	R=5646.65'
	CHD=557°33'44"W	137.25'
5	N 51°54'31" W	88.71'
6	N 56°37'24" W	118.88'
9	N 04°54'54" E	55.15'
12	N 78°32'28" E	25.13'

No.	AREA (AC)
1 (P.2)	5.13
2 (P.3)	0.62
TOTAL	5.75

Site Statistics	Parcel 2	Parcel 3	Total
Gross tract area	7.11 ac.	2.25 ac.	9.46 ac.
Existing 100-year floodplain	2.20 ac.	0.01 ac.	2.21 ac.
Net tract area	5.51 ac.	2.24 ac.	7.75 ac.
Existing woodland in the floodplain	2.20 ac.	0.01 ac.	2.21 ac.
Existing woodland net tract	5.13 ac.	1.48 ac.	6.61 ac.
Existing woodland total	7.33 ac.	1.49 ac.	8.82 ac.
Existing FMA	2.60 ac.	0.29 ac.	2.89 ac.
Regulated streams (linear feet of centerline)	182 lf	100 lf	282 lf

Approved by	Date	DRD #	Reason for Revision
00 K. Finch	2-8-13		
01 Kim Finch	4-18-17		
02 Kim Finch	9/12/2017		
03			
04			
05			
06			

TREE CONSERVATION TYPE 2
FOR TREE BANK
STRAWBERRY GLENN SOUTH
PARCEL 2 AND PARCEL 3
BOWIE ELECTION DISTRICT No. 14
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT
K & P GLENDALE, LLC
13261 Annapolis Road
Bowie, Maryland 20710-3800

W556 200' SHEET SERIES 208 NE 10 APC MAP PK LOCATION 9 13D & 14 1D

Sept 11, 2017
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

8/11/17
12/14/16

Revised to show septic reserved area and separate Parcel 2 and 3 worksheets.
Revised to show footprint of new house.

PCN
BY
DATE

1721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY DESIGNED BY CHECKED BY RECORD NO.
SCALE 1" = 100'
DATE JANUARY 2013

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