TYPE II TREE CONSERVATION PLAN NOTES

1. 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.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be released as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
7. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
8. All tree planting for woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan. Including the associated $.30 per square foot penalty unless a written extension is approved by the DER Inspector.
9. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
10. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site prior to the release of any sureties.
11. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

NAME
BUSINESS NAME
ADDRESS
PHONE NUMBER

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

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 12". The diameter of the root collar (the part of the root system where stem tissue meets root tissue) shall be well developed and at least 2" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/lateral) shall show evidence of having been girdled or wrapped from the pots during the lining process. Seedlings with kinked roots shall be prohibited.

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

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

   If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root systems 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. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings once removed from the nursery or temporary storage area shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. Seedling planting is to occur from December to April only. No planting will be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or receiving the final grades and stabilization of planting areas.
6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or planting bar, or planted by machine. Care shall be taken during planting to be sure that the roots can spread out naturally, they should not be bunched, balled up, or bent. Holes soil should then be packed firmly around the roots. Seedlings should be planted at the same depth at which they grew in the nursery or slightly deeper. All packets should not be left after loading the tree which could harm 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 contacted and give his approval before planting may begin.
   NOTE: Root pruning on the site is not permitted.
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 method.
8. Soils: Upon the completion of all grading operations, a soil test shall be conducted to determine if soil fertility/ph/lime and soil amendments, if any, are necessary to support the proposed planting conditions. Soil samples shall be taken at locations provided 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 recommendations for corrections will be given for, ph, magnesium, phosphorous, potassium, calcium and organic matter.
9. Soil Improvement / Maintenance: The soil shall then be improved according to the recommendations made by the testing company.
10. Fencing & Signage: Tree protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of grading operations. Signs shall be posted per the signage detail on this sheet.
11. Planting Method: Consult the Planting Details(s) shown on this plan.
12. Mulching: Apply 2" 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 sites shall be seeded and stabilized with erosion control seed as the rate of 35lb/acre.
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 two years to assure that no less than 75% of the original planted quantity survives.
16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bond, Md.; Phone (301) 464-3060. Regional Environmental, Ashton, Maryland Phone: (301)774-0400.

PLANT SCHEDULE FOR RE/AFFORESTATION

STOCK SPECIFICATION:
1000 SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 6.61 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	American Beech	
1	3.56	712	712	712	712	712	3,560
2	0.22	44	44	44	44	44	220
3	1.61	334	334	334	334	334	1,610
4	0.76	152	152	152	152	152	760
5	0.10	20	20	20	20	20	100
TOTAL	6.31	1,214	1,214	1,214	1,214	1,214	6,610

2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.
3 - Root pruning on the site is not permitted.

NOTES:
1.Additional off-site mitigation may be provided in lieu of afforestation to satisfy the Woodland Conservation requirements. All on-site afforestation/reforestation shall use planting stock no less than one-inch caliper at a rate 500 trees per acre and the perimeter of the afforestation/reforestation areas shall be fenced with permanent fencing. All fencing and afforestation shall be completed prior to the issuance of the occupancy permit for the lot on which the the planting is to be done.

2. Landscaping for bio-retention areas and landscape buffers shall be done with native tree species to meet on-site reforestation requirements. No reforestation planting shall be done within 5 feet of any bio-retention drain pipes. However, the canopy of planted trees will be allowed to close over the pipes to create a natural forest.

Lot 1
Single Lot TCP 2 with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

Zone:R-E

Gross Tract:	22.5 Acres
Floodplain:	0.00 Acres
Prev.Dedicated Land:	0.00 Acres
Net Tract:	22.5 Acres
TCPII Number:	TCPII-93-05/01

Property Description or Subdivision Name: Frontgate Farms, Lot 1

Woodland Conservation Requirements:	(Acres)
Acreage Existing Woodland	5.56
Woodland Conservation Required	0.95
Woodland Cleared per TCPI	0.61
Woodland Cleared per TCPII	0.61
Woodland above MCT not cleared by TCPI	0.50
Additional Woodland Cleared by TCPII No	
Clearing above MCT 0.00 Additional replacement (.4) =	0.00
Clearing below MCT 0.00 Additional 2:1 replacement =	0.00
Total Woodland Conservation Required Lot 1	0.95
Woodland Preservation	0.00
Woodland Reforestation/Replacement	0.45
Afforestation	0.00
Area approved for fee-in-lieu 0.01 (ac.30)/(43,560)=	$176.12
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation Provided	0.00
Total Woodland Conservation Provided	0.95
Area of net tract woodland not cleared 4.31 acres	
Woodland retained not part of requirements- 4.31 acres	

NOTE: The -01 revision is approved for the removal of 0.09 acres of reforestation on Lot 1 and the payment of fee-in-lieu in the amount of $176.12.

I Franklin Easton hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TCPII) and that I understand the requirements as set forth in this TCPII for Lot 13.

Franklin J. Easton 7-25-2017

Owner or Owners Representative — Date

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

Contract Purchaser — Date

CLEARING AREAS (NCA)	
No.	AREA (AC)
1	6.54
2	0.02
3	0.15
4	0.02
TOTAL	6.73

REFORESTATION AREAS (RFA)	
No.	AREA (AC)
1	1.56
2	0.22
3	1.61
4	0.76
5	0.10
6	1.46
7	0.04
TOTAL	5.81

PRESERVATION AREAS (NPA)	
No.	AREA (AC)
1	0.38
2	0.49
TOTAL	0.87

OFF-SITE CLEARING (OSC)	
No.	AREA (AC)
1	0.84
2	0.05
3	0.48
4	0.02
TOTAL	1.39

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

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

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

Year 2-3: Reinforcement planting if needed (see Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May 4 1 x in August min.)

Year 4-5: Reinforcement planting if needed (See Note 2)
Survival check once annually (September-November)

Notes:
1) Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show visibly, vigorous health status (Condition Check Sheets) to owner after each inspection. Remove all dead plants.

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 mortality, re-place with an alternate plant type.

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. Remove perimeter fencing and signage after year 5 based on the date planted.

PRE-CONSTRUCTION ACTIVITIES

1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective devices shall be erected along these delineated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. After the boundaries of the retention areas have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

Lot 13
Single Lot TCP 2 with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

Zone:R-E

Gross Tract:	0.95 Acres
Floodplain:	0.00 Acres
Prev.Dedicated Land:	0.00 Acres
Net Tract:	0.95 Acres
TCPII Number:	TCPII-93-05/03

Property Description or Subdivision Name: Frontgate Farms, Lot 13

Woodland Conservation Requirements:	(Acres)
Acreage Existing Woodland	0.00
Woodland Conservation Required	0.34
Woodland Cleared per TCPI	0.00
Woodland Cleared per TCPII	0.00
Woodland above MCT not cleared by TCPI	0.00
Additional Woodland Cleared by TCPII No	
Clearing above MCT 0.00 Additional replacement (.4) =	0.00
Clearing below MCT 0.00 Additional 2:1 replacement =	0.00
Total Woodland Conservation Required Lot 13	0.34
Woodland Preservation	0.00
Woodland Reforestation/Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu 0.34 (ac.30)/(43,560)=	$4,443.12
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation Provided	0.00
Total Woodland Conservation Provided	0.34
Area of net tract woodland not cleared 0.00 acres	
Woodland retained not part of requirements- 0.00 acres	

NOTE: The -01 revision is approved for the removal of 0.34 acres of reforestation on Lot 13 and the payment of fee-in-lieu in the amount of $4,443.12.

Lot 14
Single Lot TCP 2 with Previously Approved TCPII
Woodland Conservation Worksheet
for
Prince George's County

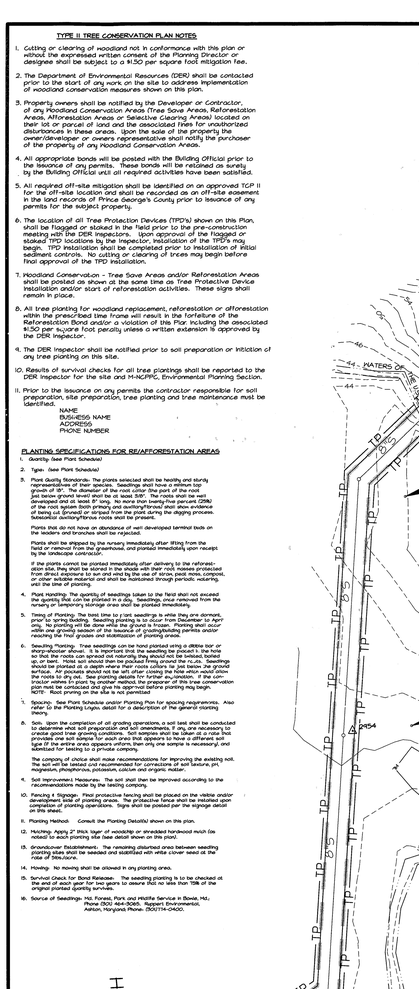
Zone:R-E

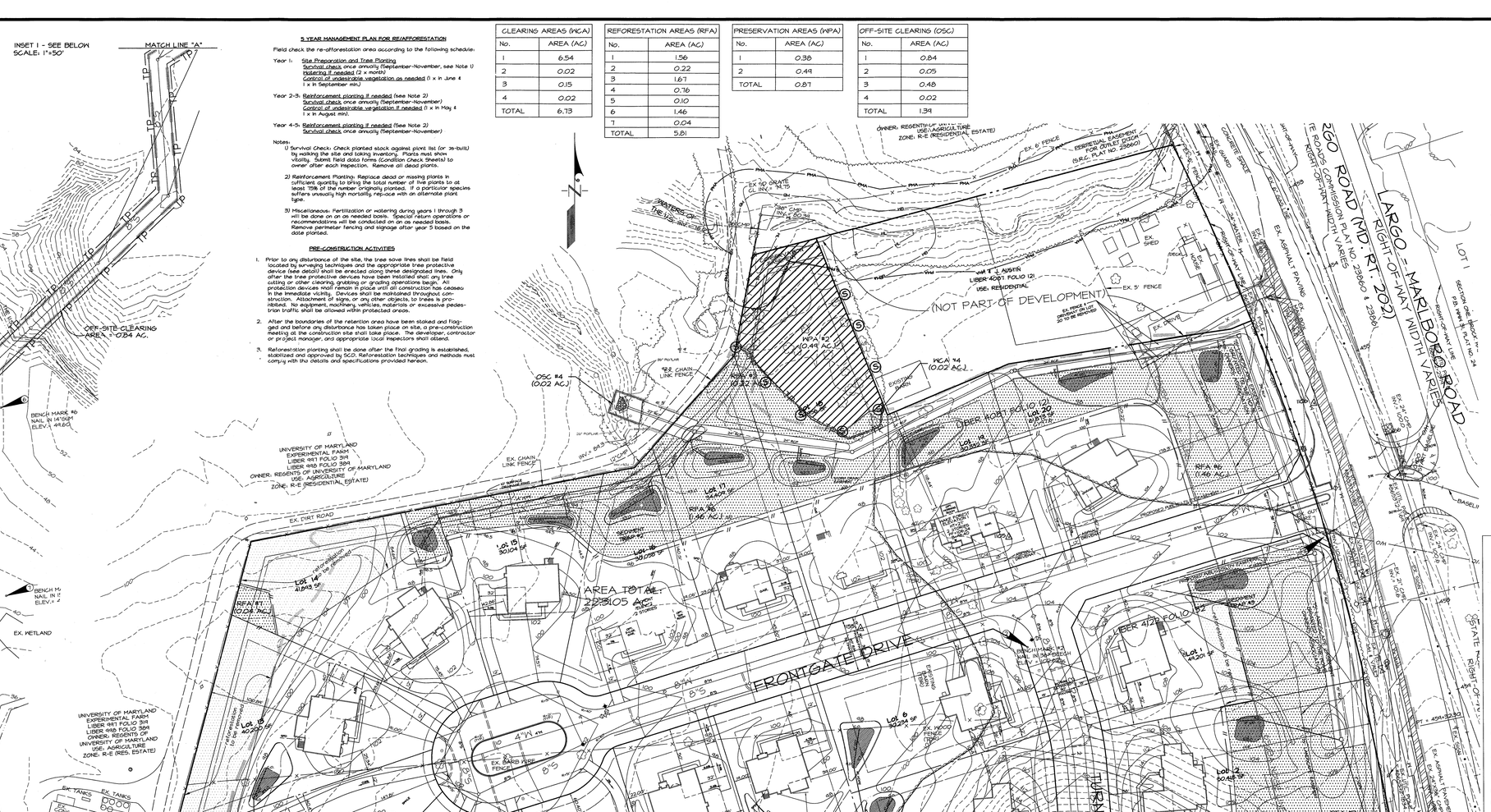
Gross Tract:	0.96 Acres
Floodplain:	0.00 Acres
Prev.Dedicated Land:	0.00 Acres
Net Tract:	0.96 Acres
TCPII Number:	TCPII-93-05/02

Property Description or Subdivision Name: Frontgate Farms, Lot 14

Woodland Conservation Requirements:	(Acres)
Acreage Existing Woodland	0.00
Woodland Conservation Required	0.45
Woodland Cleared per TCPI	0.00
Woodland Cleared per TCPII	0.00
Woodland above MCT not cleared by TCPI	0.00
Additional Woodland Cleared by TCPII No	
Clearing above MCT 0.00 Additional replacement (.4) =	0.00
Clearing below MCT 0.00 Additional 2:1 replacement =	0.00
Total Woodland Conservation Required Lot 14	0.45
Woodland Preservation	0.00
Woodland Reforestation/Replacement	0.08
Afforestation	0.00
Area approved for fee-in-lieu 0.37 (ac.30)/(43,560)=	$4,835.16
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation Provided	0.00
Total Woodland Conservation Provided	0.45
Area of net tract woodland not cleared 0.00 acres	
Woodland retained not part of requirements- 0.00 acres	

NOTE: The -02 revision is approved for the removal of 0.37 acres of reforestation on Lot 14 and the payment of fee-in-lieu in the amount of $4,835.16.




OWNER: REGENTS OF THE U.S. SYSTEM
USE: AGRICULTURE
ZONE: R-E (RESIDENTIAL ESTATE)
PERPETUAL EASEMENT FOR UTILITIES (REC. PLAT NO. 23860)
200 ROAD (MD. RT. 202)
LARGO - MARLBORO ROAD
(STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY VARIES)
RIGHT-OF-WAY LINE
SECTION ONE - BLOCK H
PLAT BOOK WWW 37 PLAT NO. 24
LOT 1
EX. 6' FENCE
EX. 5' FENCE
(NOT PART OF DEVELOPMENT)
EX. FENCE / PROPERTY LINE TO BE REMOVED
EX. SHED
EX. HOUSE
EX. DRIVE
EX. ASPHALT PAVING
EX. CONCRETE SIDEWALK
EX. CONCRETE CURB & GUTTER
EX. CONCRETE SPLASH BLOCK
EX. ASPHALT DRIVE
EX. CONCRETE APRON
EX. CONCRETE STEPS
EX. CONCRETE WALK
EX. CONCRETE RAMP
EX. CONCRETE CURB
EX. CONCRETE GUTTER
EX. CONCRETE SPLASH BLOCK