


M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
ICP 2 - 007 - 14	
Approved by	DATE
<i>[Signature]</i>	12/1/14
01	
02	
03	
04	
05	
06	

PRESERVATION AREA (NPA)		REFORESTATION AREAS (RA)	
No.	AREA (AC)	No.	AREA (AC)
1	1.30	1	1.40
2	1.30	2	0.69
3	1.30	3	0.40
4	1.30	4	0.57
5	1.30	5	0.28
6	1.30	6	0.98
7	1.30	7	0.77
TOTAL	9.10	TOTAL	5.09

GRAPHIC SCALE 1" = 60'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 60, 120, and 180, representing feet. The text "GRAPHIC SCALE" is centered above the bar, and "1" = 60'" is at the right end.

SHEET 1 OF 2

WSPC 2001 SHEET SERIES 204 56 C-1

ADG MAP BK LOCATION 56B-1-415 AND 6-415

(2)

<p><b>Dec. 5, 2014</b></p> <p>DATE</p> <p><i>MSL</i></p> <p>Mika Petrakis Qualified Professional Contractor 08.19.06.01</p>		<p>1721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721</p> <p><b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000</p> <p>COPYRIGHT © 2014 BEN DYER ASSOCIATES, INC. DRAWN BY <i>MSL</i> CHECKED BY <i>MSL</i> RECORD NO. <b>J-24039</b></p> <p>SCALE 1" = 60'</p> <p>DATE <b>FEBRUARY 2014</b> DRAWN NO. <b>54.002-Z</b></p>	
	DATE	DESCRIPTION	BY
		REVISIONS	

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TYPE 2 TREE CONSERVATION PLAN GENERAL NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
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 \$100 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, 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.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodlands 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 the Developing Tier and is zoned R-A (Residential-Agricultural).
7. The site abuts Westphalia Road, a designated historic road in the vicinity of the property.
8. The property is not located in the vicinity of any master planned roadway designated as arterial or higher.

TREE PRESERVATION AND RETENTION NOTES

1. 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.
2. Woodland preservation areas shall be posted with signage as shown on the plans. These signs must remain in perpetuity.
3. 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.
4. 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

1. All afforestation areas shall be bonded or have approved certificates of planting, maintenance and 75% survival per the stocking specifications per this plan prior to the sale of these areas for off-site woodland conservation credit.
2. All afforestation and reforestation bonds, 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.
3. Seeding planting is to occur from November through May only. No planting should be done while the ground is frozen. Planting with large caliper stock or containerized stock can be done at any time.
4. Reforestation areas shall not be moved. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation area is acceptable.
5. Results of annual survival checks for the required tree planting shall be reported to the MNCPPC, Planning Department to certify that the plan has been implemented as approved and to the secure release of any bonds.
6. 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 seedable 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:
1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as Roundup or equivalent. Secondary applications shall be applied as necessary.
2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
3. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
4. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
5. 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.
6. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
7. 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.

PLANTING SPECIFICATION NOTES

1. Quantity: (See Plant Schedule)
2. Types: (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 6" 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 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. 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. Seeding 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. Most 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 proponent of this tree conservation plan must be contacted 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 theory.
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 of 5 lbs/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 four years to ensure 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: State name, address, and phone number of nursery or supplier. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

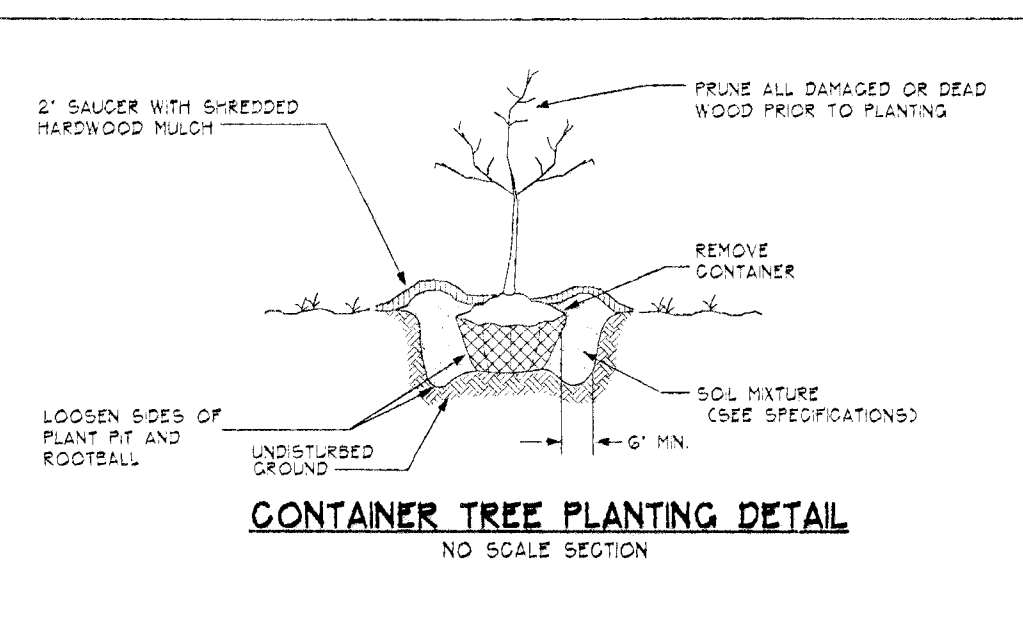
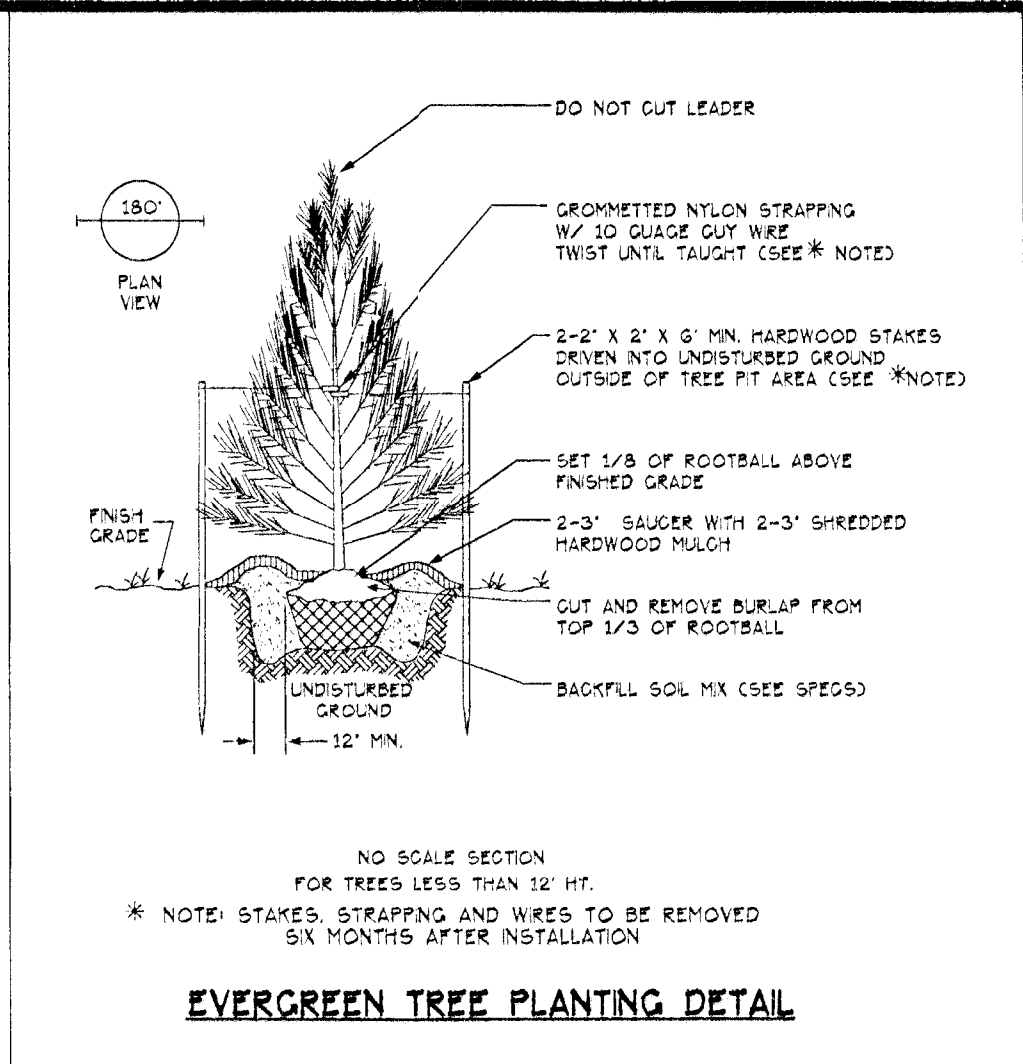
FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

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)
1. 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.
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, replace with an alternative 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.

TYPE 2 TREE CONSERVATION PLAN NOTE FOR AN OFF-SITE WOODLAND CONSERVATION BANK

1. This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any woodlands 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 TCP1 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.
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 \$150 per square foot mitigation fee, (i) replacement of the disturbed woodlands and other requirements that may be required due to the 1, 2, or 11 replacement requirements associated with the clearing of woodlands.
3. Per CB-02-2005, 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.
4. 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.
5. 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 MNCPPC 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.
6. Prior to the recording 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, MNCPPC for appropriate review and approval by the county Office of Law.
7. Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. Each subsequent commitment for a portion of the off-site 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 TCP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
9. All off-site woodland conservation areas established on existing (preserved) woodlands shall be created 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 5-6(c)(1)(2), Off-site woodland conservation areas established as afforestation areas or natural regeneration shall be created 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.
10. The TCP2 Off-site Woodland Conservation Summary Table on the approved TCP2 shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCP1 number, and the recordation numbers.
11. 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.
12. 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.
13. 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.



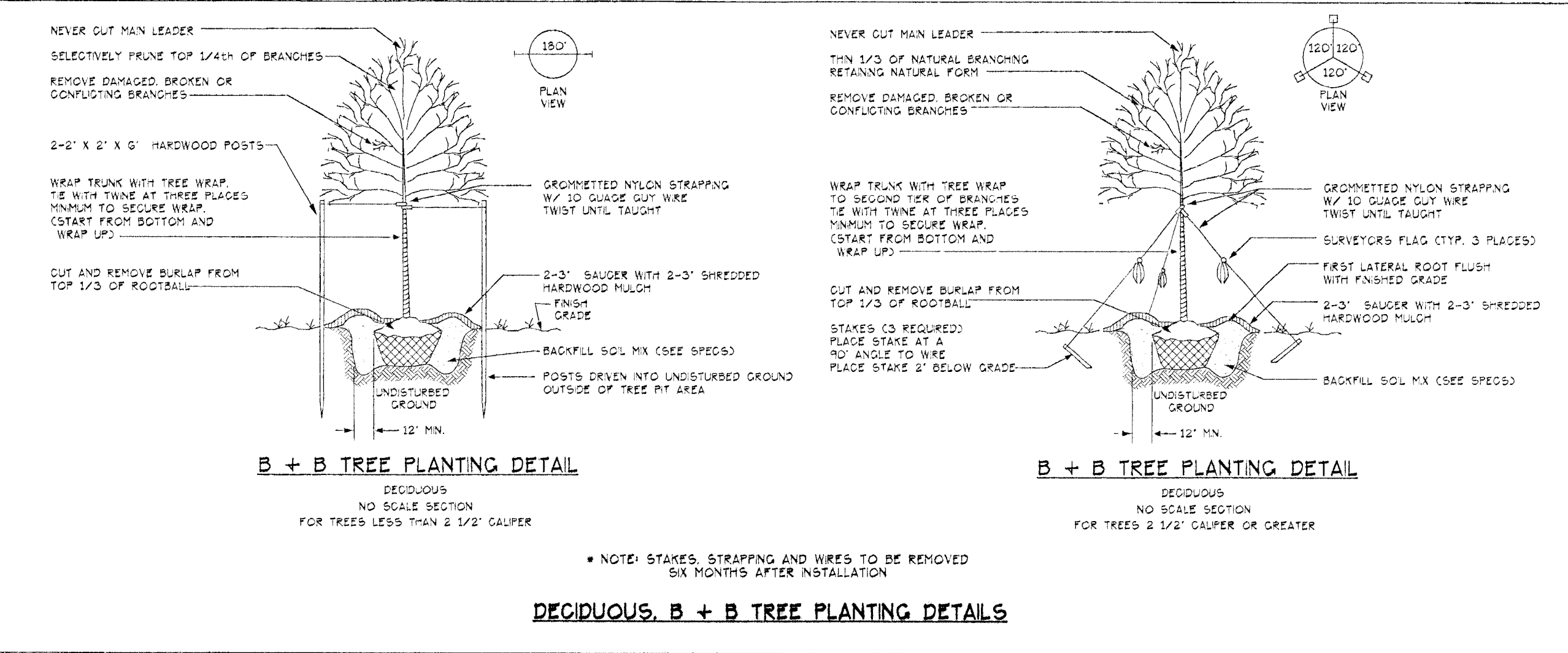
PLANT SCHEDULE FOR RE/AFFORESTATION

Stock Specification:		TOP SEEDLING PER ACRE						TOTAL RE/AFFORESTATION PROVIDED: 525 ACRES	
Reforestation Area	Acreage	Gottenvood	Black Locust	Sycamore	Red Oak	White Oak	Total No. of Seedlings		
1	1.40	196	196	196	196	196	980		
2	0.64	97	97	97	96	96	483		
3	0.40	56	56	56	56	56	280		
4	0.57	80	80	71	80	80	391		
5	0.28	40	34	34	34	34	196		
6	0.18	139	131	131	131	131	666		
7	0.11	107	108	108	108	108	539		
Total	3.04	714	713	712	712	712	3563		

- NOTES:
1. All tree/shrub species planted within the re/afforestation area, 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.

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE							
Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres)	Off-Site Afforestation (acres)	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2
1	32.05	0.65	31.40	1.30	31.40	L. 36526 F. 620	

Benefiting Property	Reviewer	Approval Date



DECIDUOUS B + B TREE PLANTING DETAILS

MNCPPC Prince George's County Planning Department Environmental Planning Section	
TREE CONSERVATION PLAN TCP 2 - 007 - 14	
Approved by:	DATE: 12/12/14
D1	
D2	
D3	
D4	
D5	
D6	

TREE CONSERVATION PLAN - TYPE 2  
WESTPHALIA OF MARYLAND  
MELWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER  
WESTPHALIA NP, INC.  
10708 BALANTRE LANE  
POTOMAC, MARYLAND 20854

APPLICANT  
WESTPHALIA OF MARYLAND  
c/o FFI MYER CONSTRUCTION CORPORATION  
2281 38RD STREET, NE  
WASHINGTON, DC 20018-1505

SHEET 2 OF 2 MNCPPC 2009 SHEET SERIES 204 SE 03		APD MAP BK LOCATION 5601 F-415 AND G-415	
Dec 5, 2014	DATE		
Mike Petrakis	DATE	DESCRIPTION	BY
Qualified Professional	DATE	REVISIONS	SCALE
FEBRUARY 2014		54.00E-Z	