

CA-FP-OFF-1



PROPERTY
BOUNDARY

EX. CONTOUR

PROP. CONTOUR

EX. TREELINE

LIMITS OF
DISTURBANCE

EXPANDED
BUFFER

WATERS OF
THE U.S.

STREAM BUFFER
(50')

EX. FLOODPLAIN

PILES LOCATION
(PROPOSED)

COMBINATION TREE
& SILT PROTECTION
FENCE

SUPER-SILT FENCE

SILT FENCE

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

PROPOSED/EXISTING
DRAINAGE DIVIDE

FOREST STAND
BOUNDARY

SAMPLE POINT

FOREST STAND
IDENTIFICATION

CLEARING AREA

CLEARING AREA
OFFSITE

CLEARING AREA
FLOODPLAIN
OFFSITE

STABILIZED CONST. ENTRANCE

EX 24" RCP

8" HDPE

SP #1

STAND "A"

GC

Wetland Conservation Worksheet
for
Prince George's County

Zone:	R-1B	Owner:	<u>BVF Potomac LLC</u>
Gross Tract:	<u>17.45</u>	Address:	<u>One Beacon St. 5th Floor</u>
Floodplain:	<u>0.00</u>		<u>Boston, MA 02108</u>
Prev. Dedicated Land:	<u>0.00</u>	Phone:	<u>301-330-1700</u>
Net Tract (NTA):	<u>17.45</u>	Tax Map:	<u>114</u>
		Subdivision/Block/Lot:	<u>Potomac Heights</u>

Is this site subject to the IRRB Ordinance?

N

Is this site subject to the 1984 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

Are there prior TCP approvals which includes a combo of these lots and/or other lots? N

Is this a mitigation bank? N

Break-even Point (preservation) = 3.49 Acres

Clearing permitted w/o reforestation = 0.00 Acres

<u>Woodland Conservation Calculations</u>				
Existing Woodland			Net Tract (acres)	Floodplain (acres)
			3.00	0.03
Woodland Conservation Threshold (NTA) ¹ =	20%	b.	3.44	Off-site Impacts (acres)
Smaller of a or b		c.	3.00	
Woodland above MGT		d.	0.00	
Woodland cleared		e.	0.05	0.03
Smaller of d or e		f.	0.00	0.50
Clearing above MGT (0.25 : 1) replacement requirement		g.	0.00	
Clearing below MGT (2:1 replacement requirement)		h.	0.05	
Afforestation Threshold (AFT) =	15%	i.	0.00	
Off-site Mitigation being provided on this property		j.	0.00	
Woodland Conservation Required			3.58	

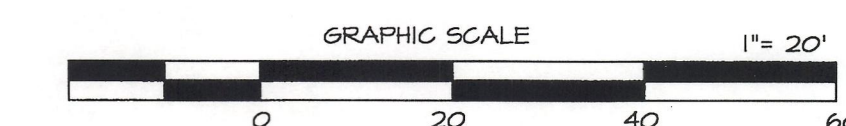
<u>Woodland Conservation Provided:</u>		
Woodland Preservation	(acres)	2.95
Afforestation / Reforestation		0.00
Area approved for fee-in-lieu		0.63
Credits for Off-site Mitigation on another property		0.00
Off-site Mitigation being provided on this property		0.00
Woodland Conservation Provided		3.58

Area of woodland not cleared	2.95 acres
Woodland retained but not part of requirements:	0.00 acres


Plan Certified by: Name: Doug Musser
Address: 11721 Woodmore Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional

¹ WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.

FOREST STAND DELINEATION
AND
TREE CONSERVATION PLAN TYPE II
PARCEL 'A'
POTOMAC HEIGHTS
OXON HILL DISTRICT No. 12
PRINCE GEORGES COUNTY, MARYLAND



114

				1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721
				 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (800) 430-3000
				COPYRIGHT © 2008 BEN DYER ASSOCIATES, INC. DRAWN BY (DESIGNED BY) CHECKED BY (RECORD NO.) CD CD CD DM B0802
4/04	Revised to include total site area	MP	SCALE	1" = 20'
DATE	DESCRIPTION	BY	DATE	DRWG. NO.
	REVISIONS			
	MEETS VSD-TC2P.2.dwg, 7/15/2009 12:30:43 PM. nicnar		APRIL 2009	54.001-

TYPE II TREE CONSERVATION NOTES

- 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.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6033), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- 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 to 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.
- All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- All required off-site mitigation shall be identified on an approved TGP/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.
- The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged on stakes in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. 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 TPD installation.

PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated 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.
- After the boundaries of the retention area 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.
- 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.

FOREST STAND NARRATIVE - POTOMAC HEIGHTS PROPERTY

1.0 INTRODUCTION

The Potomac Heights Property is located on the east side of Indian Head Highway (Route 210) and north of Palmer Road. The property is identified as Parcel A, on Prince George's County Tax Map 114 and has an area of 17.44 acres. For the purpose of this study, the project area is limited to the Limit of Disturbance as the project is to repair a failed slope on both the Potomac Heights property and adjacent County parkland. The site largely consists of upland woodlands. Surrounding properties consist high density residential areas and Henson Creek Stream Valley Park. The site is approximately 95 percent forested with a predominance of intermediate-aged hardwoods. There are Waters of the U.S. adjacent to the boundary of the subject property. The project area is located on a west facing slope, with elevations ranging from 10' on the eastern portion to 24' on the western portion of the site.

2.0 METHODOLOGY

This Simplified Forest Stand Delineation was performed in accordance with the Technical Manual for Woodland Conservation and Development in Prince George's County. Sampling intensity meets that required by the Prince George's County Woodland Conservation and Tree Preservation Ordinance. Forest data was collected on 1/10 acre basis using the fixed plot method. Forest structure data was collected on a 1/100 acre basis and evaluated using the fall and winter parameters described in the 1991 Forest Conservation Manual. Basal area was calculated using a Basal Area Wedge Prism (variable plot sampling). The center of each plot is marked with white and black striped surveyors ribbon and numbered accordingly. Each forest stand was evaluated by criteria and scored according to the Forest Conservation Manual. These scores are used to calculate a Forest Structure Value (FSV) and determine retention priority.

3.0 STAND DESCRIPTIONS

Onsite forest cover was classified into Forest Stands based on dominant species, size class and their location within the landscape. The Forest Stand Delineation performed on November 25, 2008 by Ben Dyer Associates, Inc., identified one stand covering 0.58 acres of the entire 0.82 acre project area. The forest stand is referred to as Stand 'A' and is further described below.

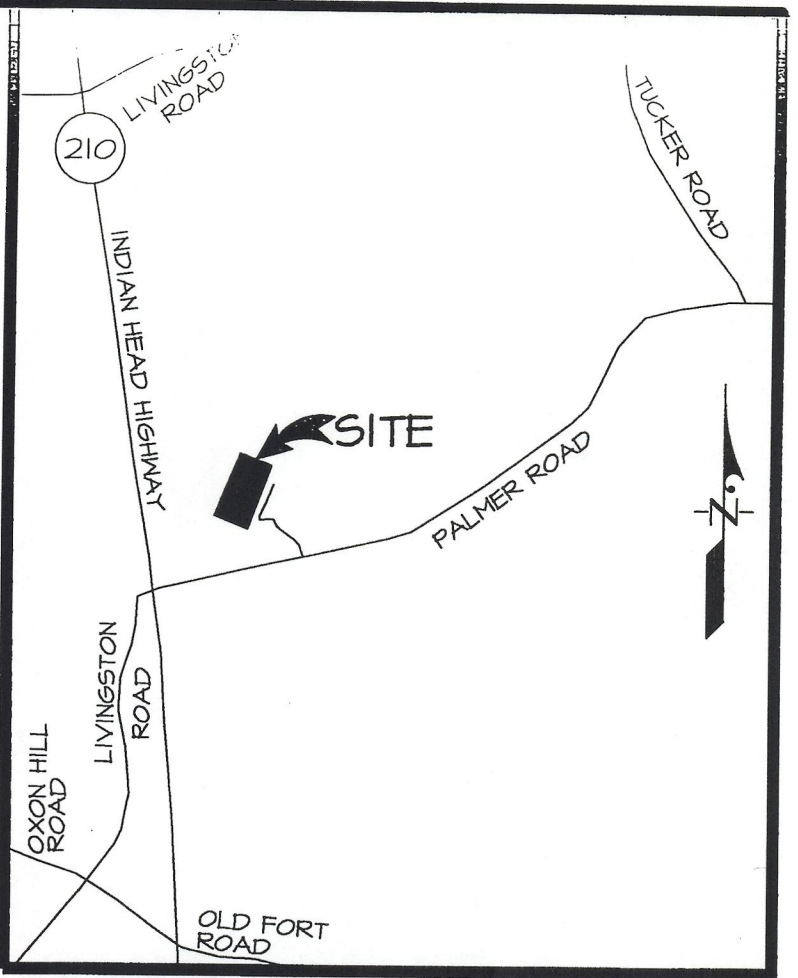
3.1 FOREST STAND A - INTERMEDIATE-AGED HARDWOOD STAND

Forest Stand 'A' covers an area of 0.58 acres and is dominated by Northern Red Oak and American beech. Dominant trees range in size from 10.0 - 17.9" dbh and understory species include American beech, black cherry, box elder, greenbrier, red cedar, red maple, tulip poplar and willow oak. The average number of trees per acre is 164 and the average number of tree species per plot is 8. The average number of dead trees per 1/10th acre is 1, and the average basal area of the stand is 74. The FSV calculated for Stand A is 13 and is classified as priority using the fall and winter parameters. No specimen trees were identified within this stand. Species diversity for this intermediate stand is good and overall health and vigor is moderate. The western portion of Stand 'A' contains Waters of the U.S. The site contains steep slopes and slope failure is present. Due to the presence of sensitive environmental features in portions of the forest, this stand rates as a moderate retention priority.

Stand	Ac.	Forest Type	Dominant Size Class	Dominant Trees	Dominant Canopy Trees	Number of Trees Per Acre	Number of Dead Trees Per Acre	Common Understory Species	Forest Structure Value	% Canopy Coverage	% Herbaceous Coverage	% Downed Woody Material	% Invasive Species	Retention Features	Retention Consideration
A	0.58	Intermediate Aged Mixed Hardwood Stand	10-17.9" dbh	Northern Red Oak, American beech	Northern Red Oak, American beech	164	4	American Beech, black cherry, box elder, greenbrier, red cedar, red maple, tulip poplar & willow oak	13 (Priority)	74	N/A	47	8	Steep slopes, Waters of the U.S.	Moderate

NOTES:

- Forest structure value calculated with fall and winter parameters.
- Gross Tract Area represents the Limit of Disturbance (0.82 ac).
- Stand A represents 0.58 acres of existing forest with the L.O.D.



VICINITY MAP
SCALE: 1" = 2000'

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 23 / 09	
Approved by	DATE
<i>[Signature]</i>	7/15/09
01	
02	
03	
04	
05	
06	

FOREST STAND DELINEATION AND TREE CONSERVATION PLAN TYPE II PARCEL 'A' POTOMAC HEIGHTS OXON HILL DISTRICT No. 12 PRINCE GEORGES COUNTY, MARYLAND



SHEET 2 OF 2

PLAT BOOK NWM 51, PLAT NO. 15 WSSC 200' SHEET SERIES 212-SE1 ADG MAP BK LOCATION 5765 B-7

OWNER/APPLICANT
BERKSHIRE PROPERTY ADVISORS, LLC
14502 GREENVIEW DRIVE
SUITE # 204
LAUREL, MD 20708
ATTN: JIM SANTOS
TEL: 240-606-1393

7/15/09 DATE				1721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
<i>[Signature]</i> Donna Musser Qualified Professional COMAR 08.19.06.01		DATE		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
DESCRIPTION		BY		COPYRIGHT © 2008 BEN DYER ASSOCIATES, INC. DRAWN BY/DESIGNED BY/CHECKED BY/RECORD NO. CD/CD/CD/CD B08027	
REVISIONS		SCALE		1" = 20'	
		DATE		APRIL 2009	
		DRWG. NO.		54.002-Y	

