Site Address: **Cross Road Trail**
Brandywine, MD 20613
ADC Map 33 Grid E-7
WSSC Grid 216SE10

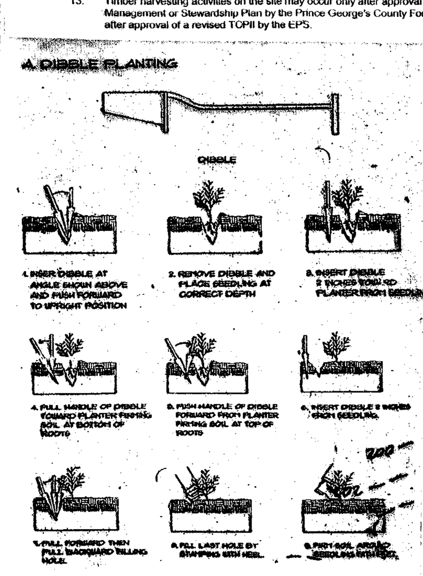
Type II Tree Conservation Plan Notes
For an Off-site Woodland Conservation Mitigation Bank

1. 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 mitigation 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 TCPII shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation 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 $1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the ¼:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
3. Per CB-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 II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation mitigation 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 mitigation 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 mitigation bank, and be described by a metes and bounds description.
6. Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. 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 TCPIIs and project names (banking property and benefiting property).
9. All off-site woodland conservation areas established on existing (preserved) 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 5-1607(b)(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.

10. The TCPII Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCPII 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 the Transfer Certificate release request. 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 mitigation credits involves the transfer of real property rights 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 after approval of a revised TCPII by the EPS.

A. DIBBLE PLANTING



Woodland Conservation Worksheet
for
Prince George's County

Zone:	OS		
Gross Tract:	170.52		
Floodplain:	9.69		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	160.83	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	Cross Road Trail -Parcel 67- TCP II/ 25 / 06
Is this site subject to the 1989 Ordinance?	N
Reforesation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	Y
Break-even Point (preservation) =	0.00 acres
Clearing permitted w/o reforestation=	0.00 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		99.54	9.69	
Woodland Conservation Threshold (NTA) =	0.00%	0.00		
Smaller of a or b		0.00		
Woodland above WCT		99.54		
Woodland cleared		0.00	0.00	0.00
Smaller of d or e		0.00		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	0.00%	0.00		
Off-site Mitigation being provided on this property		147.12		
Woodland Conservation Required		**0.00**		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	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 being provided on this property	147.12	
Total Woodland Conservation Provided	**147.12**	

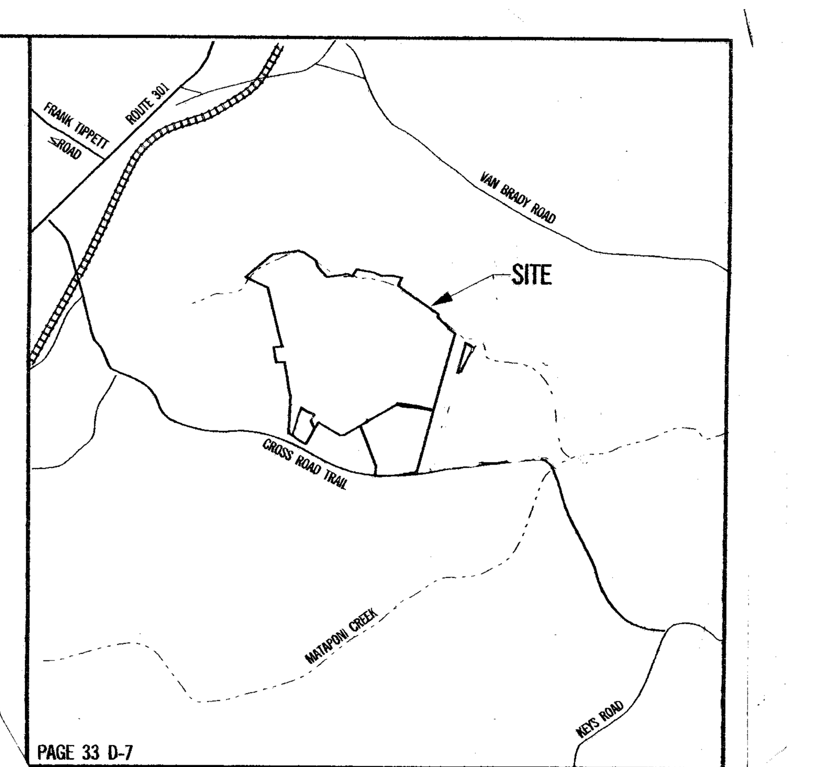
Area of woodland not cleared 99.54 acres
Woodland retained not part of requirements: 99.54 acres

95.33 acres of preservation mitigation available @ 2:1 for off-site mitigation purposes.
50.84 acres of afforestation mitigation available @ 1:1 for off-site mitigation purposes.
0.95 acres of natural regeneration available @ 1:1 for off-site mitigation purposes.

LEGEND

— 205 — / — 220 —	EXISTING CONTOURS
	EXISTING TREE LINE
	LIMIT OF DISTURBANCE /
— · — W — · —	WETLANDS
— — WB — —	WETLANDS BUFFER
	100-YEAR FLOODPLAIN
	BOUNDARY LINE
	EXISTING ROAD

6764



VICINITY MAP
1" = 2000'

PLANTING STANDARDS:

1. All plant material shall meet the minimum requirements of size and grade in the latest edition of American Standard for Nursery Stock, ANSI Z60.1. A copy of the standards can be obtained at www.anla.org/applications/Documents/Docs/ANLAStandard2004.pdf
2. Plant names indicated comply with the latest edition of "Standardized Plant Names" as adopted by the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. All plants shall be true to name and tagged legibly as to name in accordance with nursery standards of practice as recommended by the American Nursery and Landscape Association.
3. All plants shall be nursery grown in a similar climatic zone as this project.
4. One-sided branching plants from tightly planted nursery rows will be rejected.
5. All plants shall be free of injurious insects, insect eggs, borers, and all forms of infestation, plant diseases, moldy or dried roots, or damage to trunk, bark, branches, leaders or root systems, or cut-leaders. All plants shall be free of defects, disfiguring knots, sunscald injuries, and frost cracks. All plants to be free of rodent damage to bark and buds.
6. Planting of Bare root stock may not occur only in the spring up to and including April 30th.
7. Planting may not be conducted under unseasonable conditions, such as when temperatures are below 32° F. or above 80° F.

SITE PREPARATION:

Undesirable Competing Vegetation (invasive and/or exotic): Undesirable competing vegetation includes herbaceous plants, vines, shrubs or trees that are not native to the region or plants that will adversely affect the growth of the native plants in the planting area. Invasive and/or exotic species that are found in the vicinity of this afforestation project include but are not limited to Japanese honeysuckle *(Lonicera japonica)*, Tall Fescue *(Festuca elatior)* and K31 Fescue *(F. arundinacea)*. Control of these species within the afforestation area is imperative to the ultimate success of this project if tree seedlings are to be planted and if the objective is for the reforestation area to appear natural. All vegetative control of invasive and/or exotic species shall be accomplished by a combination of mechanical and/or chemical control.

The most practical mechanical control for this site is the use of a bush-hog or large mower to cut the undesirable vegetation back to ground level. This method is non-selective and will also remove many desirable plants and trees that may be growing within the area where the control measures are being applied.

Chemical control of vegetation requires that the chemicals be applied in accordance with the label instructions for the application methods being used and for the species of vegetation being controlled. All applications of a chemical (herbicide) shall be done by individuals licensed within the jurisdiction in which the work is to be done or under the direct supervision of a licensed individual.

1. During the later part of the growing season, prior to proposed spring planting, the herbicide application shall be completed.
2. The spraying shall treat strips between 18 and 24 inches wide with a herbicide that is labeled for the ground cover being treated and all application shall be done in accordance with the label instructions.
3. The vegetation between the spray strips may be mowed or bush-hogged periodically, in late July and October, until the trees reach a size such that equipment can no longer fit between the rows without damaging the trees.

Fertilization: Much of this site was placed in agricultural production for hay production following the completion of the surface mining in the 1980s and does not require additional fertilization.

Control of Undesirable Competing Vegetation with Mulching: Placement of mulch around newly planted and established trees reduces watering requirements, weed competition and reflected heat stress. Mulch may be spread around the tree seedling for a radius of nine (9) inches and to a depth of 2 to 3 inches. Mulching to a deeper depth or against the trunk will likely cause pest and disease problems and increase tree stress. Mulch with composted wood chips (composted for 4 months minimum) and maintain the 2 to 3 inch depth and keep root flares uncovered. Because the large acreage of this reforestation project, the use of mulch to control competing vegetation is not a feasible alternative. The site will be evaluated after the first and second growing seasons to determine if additional vegetative control is required. If determined to be necessary mechanical and/or chemical control will be done to ensure that competing vegetation is adequately controlled to ensure the required survival rate of 75 percent.

HANDLING SEEDLINGS:

1. Seedlings will arrive as bare root stock. The trees shall be inspected to ensure good root to top ratio and to ensure that the packing material is moist and intact.
2. Bare root seedlings may remain in temporary storage in a cool dark damp location for no more than 1 week before planting.
3. Container grown seedlings shall be stored in an area where irrigation is available and checked daily to determine if watering is required.
4. If planting of bare root stock cannot be completed within 1 week of delivery, the seedling shall be heeled in (planted in bundles) at a temporary location until final planting can be completed. The seedlings shall then be watered and checked on a weekly basis. The heeling in will extend the holding period by as much as 3 weeks beyond which growth is likely to have begun and separation of the intertwined root systems will become a problem.

PLANTING SEEDLINGS (BARE ROOT):

1. Bare root seedlings shall be planted in an area free of competing vegetation for a radius of not less than 9 to 12 inches.
2. Planting may be done with a mattock, planting bar, dibble planter or by digging a hole.
3. Seedling shall be placed in the hole ensuring that the roots are spread out and the tree root collar is at the same depth as it was in the nursery bed.
4. The roots shall not be arranged in a circular fashion or twisted upwards from the bottom of the planting hole.
5. Trimming of the roots is not desirable and should be avoided because trimming typically occur during the packing process and additional trimming could affect the growth and health of the tree. However, minimal trimming is acceptable if a seedling has extremely long roots.
6. The hole shall then be closed to ensure that the soil is in contact with all the roots and that no air pockets remain.
7. Handling seedlings while planting is extremely important because of their size and the ease with which a handful of seedlings may be held. Each seedling shall be removed from the bucket or planting bag individually after the planting hole has been completed and the seedling is ready to go into the ground. Exposing the bare roots of the seedling to the air for as little as 1 minute could dry out the roots sufficiently to kill the tree.
8. Watering the tree after planting is not necessary for seedlings that are bare root planting stock.
9. Mulch a 12 inches radius area around the plant to help control competing vegetation during the first growing season. (Mulching is optional if mechanical vegetation control is done)

TREE CARE:

Pruning:

1. Limit pruning in the first two years to the removal of damaged and hazardous branches only. Hazardous branches are those that would cause personal injury, property damage or line of sight issues (most often related to pedestrian or vehicular traffic). All pruning should follow the International Society of Arboriculture pruning standards for landscape trees.
2. The use of tree paints is prohibited.
3. The use of tree wraps is prohibited.

Watering:

1. Tree seedlings shall be watered with 1 gallon of water if planted as container stock. Seedlings planted as bare root stock do not require watering.
2. Soils shall be checked prior to watering to ensure that supplemental watering is required. Do not water if soils are saturated.

TREE SURVIVAL:

1. The planting area shall have a minimum survival rate of 75 percent. If the survival rate falls below 75 percent during the first two years it will be necessary to do a reinforcement planting with similar species intermixed within the planting area so as to fill any gaps that may be present.

SEQUENCE OF WORK:

1. Control undesirable competing vegetation (September)
2. Order plants based on Planting Schedule (October)
3. Prepare planting area (March)
4. Receive trees and other plant materials (March or April)
5. Store trees and other plants in the staging area until planting can be completed, within 1 week of arrival
6. Trees not planted within 1 week of arrival shall be stored in mulch beds that cover the roots and irrigated daily
7. Plant trees in accordance with the standards of this plan. (April)
8. Inspection of planting for compliance with this plan. (May)

AFFORESTATION/REFORESTATION MANAGEMENT PLAN

Year 1: Site preparation (control undesirable competing vegetation)
Plant each area according to the approved plan (April 2006)
Survival checks – minimum 75% (November 2006)
Control of undesirable competing vegetation as needed (August 2006)
Check for insect, disease and pest infestations and control as needed (July and October 2006)

Years 2: Reinforcement planting as needed based on November 2006 survival check (April 2007)
Control of undesirable competing vegetation as needed (August 2007)
Survival check (November 2007)

Year 3: Reinforcement planting only if needed to insure 75% survival rate (April 2008)
Survival check only if planting done during spring 2008 (November 2008)

Planting Schedule for Upland Areas
Total afforestation – 51.79 ac.

Loblolly Pine	Pinus taeda	Seedlings	850/acres	44,022
Black Locust	Robinia pseudo.	Seedlings	100/acre	5,179
Flowering Dogwood	Cornus florida	Seedling	50/acre	2,590

Site preparation for this planting area shall consist of mowing or bush-hogging along with spot herbicide treatment as necessary.

Mitigation Area Identifier	Woodland Conservation Mitigation Credits Total (acres)	Off-Site Mitigation Preservation (acres) 2 : 1 Used	Off-Site Mitigation Afforestation (acres) 1 : 1 Used	Mitigation / Preservation Area Available (acres)	Mitigation / Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date
				95.33 acres	51.79 acres	L. 28035 F. 111				
1	38.02 acres	38.02 acres		57.31 acres	51.79 acres	L.26621 F. 675	II/32/03	St. James	KIF	12/14/06
2	51.74 acres	51.74 acres		5.57 acres	51.79 acres	L. 28115 F. 274	II/163/04	Piscataway Heights	KIF	6/21/07
3	8.84 acres	5.57 acres	3.27 acres	0 acres	48.52 acres	L. 28482 F. 001	II/178/90-02	Village of Melwood	KIF	8/26/07
4	4.65	0.00	4.65	0.00	43.87	L.28816 F.427	II/133/91-06	BRANDYWINE CROSSING	KIF	10/15/07
5	4.80	0.0	4.80	0.0	39.07	L.28057 F.700	II/140/06	SURRATTS CROSSING	KIF	10/30/07
6	1.30	0.0	1.30	0.0	37.77	L.29107 F. [illegible]	II/141/06	INGLEWOOD BUSINESS COMMUNITY - LOT 56	KIF	11/13/07
7	3.03	0.0	3.03	0.0	34.74	L.29977 F.683	2/170/06	BRANDYWINE VILLAGE - CSC	KIF	9/09/08
8	4.21	0.0	4.21	0.0	30.53	L.29971 F.685	2/126/98	CHADDSFORD	KIF	9/09/08
9	1.17	0.0	1.17	0.0	29.36	L.31052 F.230	2/025/09	ISLAMIC COMMUNITY CENTER LAUREL	KIF	10/14/09
10	6.19	0.0	6.19	0.0	23.17	L.31276 F.586	2/055/08-02	WESTPHALIA ROW	KIF	12/23/09
11	1.84	0.0	1.84	0.0	21.33	L.31394 F.229	2/087/07	MIRANT AT BRANDYWINE	KIF	1/29/10
12	1.81	0.0	1.81	0.0	19.52	L.31564 F.230	2/032/09	Bellefonte P/O Lot 43	CJF	4/05/10
13	4.22	0.0	4.22	0.0	15.30	L.31856 F.248	2/12/10	Dixon Property	KIF	7/13/10

I hereby acknowledge that I have been advised of the restrictions established by this Tree Conservation Plan. I further acknowledge that cutting, clearing, or damaging trees or understory vegetation in the Woodland Conservation Area without a revision to this plan or written authorization from the M-NCPPC Environmental Planning Section or the Department of Environmental Resources will constitute a violation of the Woodland Conservation Ordinance. Hazardous trees may be pruned or removed after obtaining a written report from a Licensed Arborist or Licensed Tree Expert and providing a copy to the M-NCPPC Environmental Planning Section.

Signed: [signature] Date: 7/6/05

LEGEND

- WOODLAND PRESERVATION
- AFFORESTATION
- 100 YEAR FLOODPLAIN
- WATERS OF U.S. / WETLAND
- NATURAL REGENERATION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 25 / 06

	Approved by	Date
	K Finch	10/27/06
01		
02		
03		
04		
05		

No.	REVISION	DATE	BY
10	ADDED ESMT #11	1/29/10	CJR
9	ADDED ESMT #10	12/22/09	CJR
8	ADDED ESMT #9	10/13/09	CJR
1	AS SUBMITTED TO MNCPPC FOR FINAL APPROVAL	10/06	CJR
2	ADDED ESMT #1	12/14/06	CJR
3	ADDED ESMT #2 + #3	8/27/07	CJR
4	ADDED ESMT #4	10/15/07	CJR
5	ADDED ESMT #5	10/29/07	CJR
6	ADDED ESMT #6	11/12/07	CJR
7	ADDED ESMT #7 & 8	9/8/08	CJR

STATE OF MARYLAND — GARY J. RUBINO — No. 610 — REGISTERED LANDSCAPE ARCHITECT

7/6/06

Plan Certified by: Gary J. Rubino
Address:
License: MD #610

For Information regarding this site:
Gary J. Rubino

Cross Road Trail Partners, L.L.C.
2309 Twin Valley Lane
Silver Spring, MD 20906
301-873-8109

CROSS ROAD TRAIL PRESERVE
PARCEL 67

BRANDYWINE (11TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN: CJR	SCALE: 1" = 200'
DRAWN: CJR	SHEET: 1 OF 1
CHECKED	
DATE: 2/06	JOB No. / FILE No.

4912-2010

$$DATE$$

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