

Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: B-A Owner: MMF HOLDING COMPANY, INC.

Gross Tract: 362.66 Acres Address: 14145 Brandywine Road

Floodplain: 116.52 Acres Brandywine, MD 20613-2003

Prev. Dedicated Land: 0.00 Acres Phone: (301) 153

Net Tract (NTA): 266.14 Acres Tax Map: 153

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? N

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

Is this a mitigation bank? N

Break-even Point (preservation) = 133.07 Acres

Clearing permitted w/o reforestation = 57.06 Acres

Section II - Determining Requirements

Column A WCT/AF %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland	70.02	\$4.14	
Woodland Conservation Threshold (WCT) =	50.00%	133.07	
Smaller of 13 or 14	76.02		
Woodland above WCT	0.00		
Woodland cleared	9.82	0.00	0.00
Woodland cleared above WCT (smaller of 13 or 14)	0.00		
Clearing above WCT (0.25 - 1) replacement requirement	0.00		
Woodland cleared below WCT	9.82		
Clearing below WCT (2-1 replacement requirement)	19.64		
Afforestation Threshold (AF1) =	20.00%	0.00	
Off-site WCA being provided on this property	26.42		
Woodland Conservation Required	112.26 acres		
Section III - Meeting the Requirements			
Woodland Preservation	62.65		
Afforestation / Reforestation	22.89		
Natural Regeneration	0.00		
Specimen/Historic Tree Credit (CR2 area "2.0")	0.00	0.00	\$0.00
Forest Enhancement Credit (Area "25")	0.00	0.00	\$0.00
Area approved for fee-in-lieu-PFA	0.00		\$0.00
Area approved for fee-in-lieu-PFA	0.00		\$0.00
Credits for Off-site Conservation on another property	0.00		\$0.00
Off-site WCA (preservation) being provided on this property	0.00		\$0.00
Off-site WCA (afforestation) being provided on this property	26.42		
Total Woodland Conservation Provided	112.26 acres		
Area of woodland not cleared	66.20 acres		
Woodland retained but not part of requirements:	3.25 acres		
100-year floodplain woodland retained	54.14 acres		
On-site woodland conservation provided:	85.84 acres		
On-site woodland retained not credited:	57.39 acres		
Plan Certified by:	Name: Mike Petrakis Address: 11721 Woodmont Road, Suite 200 License: Qualified Professional		

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 39584 folio 54. Revisions to this TCP2 may require a revision to the recorded easement.

PLANT SCHEDULE FOR OFF-SITE WOODLAND CONSERVATION AREA

STOCK SPECIFICATION:  
70% SEEDLINGS PER ACRE

TOTAL REAFFORESTATION PROVIDED: 72.88 ACRES

Reforestation Area	Acreage	Cottonwood	Black Locust	Sycamore	Red Oak	Sweetgum	Total No. of Seedlings
1	72.88	10,203	10,203	10,203	10,203	10,204	\$1,016
Total	72.88	10,203	10,203	10,203	10,203	10,204	\$1,016

- All tree/shrub species planted within the reforestation areas, should be randomly distributed throughout the proposed reforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)
- In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.

- TYPE 2 TREE CONSERVATION PLAN NOTE FOR AN OFF-SITE WOODLAND CONSERVATION BANK
- This plan proposes to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Woodland conservation requirements for previous activities that resulted in the clearing of woodland have been met via on-site preservation and reforestation. Any future activities on this property that result in the clearing of additional woodland will result in additional conservation requirements for this property. At that time the TCP2 shall be revised to calculate the additional requirements for this property and demonstrate how those requirements are being satisfied.
  - 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 \$9.00 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
  - 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 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 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.
  - 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, MNCPPC 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 off-site bank will require the submission 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.
  - 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 5-107(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.
  - 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 TCP2 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.

WOODLAND PRESERVATION AREA (WPA)

No.	AREA (AC)
1	18.08
2	8.22
3	3.18
4	0.08
5	2.75
6	0.67
7	0.12
8	29.04
9	0.81
Total	62.95

WOODLAND REFORESTATION AREA (WRA)

No.	AREA (AC)
1	0.94
2	2.16
3	2.54
4	4.37
5	2.53
6	0.28
7	0.13
8	1.44
9	0.39
10	8.11
Total	22.89

WALTON MD GARDNER HEIGHTS LP  
LIBER 34224, FOLIO 66  
TM 153, P. 56  
ZONE: R-A  
USE: GENERAL AGRICULTURE  
(DEEMED COMPATIBLE)

SHEET 3

SHEET 2

SHEET 4

TREE BANK AREA  
26.42 AC  
BOOK 00890 PAGE 404

ANDERSON COMPANY, LLC

MMF HOLDING COMPANY, LLC  
LIBER 33507, FOLIO 130  
TM 163, P. 40  
ZONE: R-A  
USE: GENERAL AGRICULTURE  
(DEEMED COMPATIBLE)

MMF HOLDING COMPANY, LLC  
LIBER 33507, FOLIO 130  
TM 163, P. 41  
ZONE: R-A  
USE: GENERAL AGRICULTURE  
(DEEMED COMPATIBLE)

MMF Holding Company, LLC hereby acknowledges that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner/Applicant: Mike Petrakis  
Date: 12/14/16

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

OWNER/APPLICANT  
ANDERSON COMPANY, LLC  
12150 TAC COURT  
MANASSAS, VIRGINIA 20109  
PHONE 703-393-4000

General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	163-D1 and C3
Administrative	WSSC Grid (Sheet 20)	221SE04 and 222SE04
Administrative	Policy Analysis Zone (PAZ)	273D04
Administrative	Planning Area (Plan Area)	5-84
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1401
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2644 and 2645

VICINITY MAP  
SCALE: 1" = 200'  
ADC MAP BOOK: 599B A&B-4&5  
WSSC 200' SHEET: 221&222 SE 04

- LEGEND
- PROPERTY BOUNDARY
- EX. ZONE LINE
- EX. CONTOUR (2)
- EX. CONTOUR (10)
- PROP. CONTOUR (2)
- PROP. CONTOUR (10)
- LIMIT OF DISTURBANCE
- EX. TREELINE
- EX. HEDGEROW
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- STREAM BUFFER (50')
- NONTIDAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. EASEMENT
- TREE PROTECTION FENCE (TEMPORARY)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- SPECIMEN TREE PROPOSED FOR REMOVAL
- SPECIMEN TREE TO BE SAVED
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- TREE BANK AREA
- FLOODPLAIN

Site Statistics Table

Site Statistics	Total
Gross tract area	382.66 ac.
Existing 100-year floodplain	116.52 ac.
Net tract area	266.14 ac.
Existing woodland in the floodplain	62.50 ac.
Existing woodland net tract	76.02 ac.
Existing woodland total	158.52 ac.
Existing PMA	141.65 ac.
Regulated streams (linear feet of centerline)	12,887 ft

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP 2-035-2016

Approved by	Date	GRD #	Reason for Revision
T. Burke	5/24/2017	N/A	N/A
R. Burke	3/8/2018	N/A	Revised to create treebank
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
PARCEL 37 AND 39  
LANDS OF ANDERSON COMPANY, LLC  
PISCATAWAY DISTRICT No. 5  
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=200'

0 200 400 600

SHEET 1 OF 5

February 27, 2013  
DATE

01-04-18  
DATE

Revised to create treebank

DESCRIPTION  
REVISIONS

11721 WOODMONT ROAD, SUITE 200  
BEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.  
J-97156  
OCTOBER 2016  
54.012-Z



- LEGEND**
- PROPERTY BOUNDARY  
EX. ZONE LINE  
EX. CONTOUR (2)  
EX. CONTOUR (10)  
PROP. CONTOUR (2)  
PROP. CONTOUR (10)  
LIMIT OF DISTURBANCE  
EX. TREELINE  
EX. HEDGEROW  
PRIMARY MANAGEMENT AREA (PMA)  
REGULATED STREAM (CENTERLINE)  
REGULATED STREAM (TOP OF BANK)  
STREAM BUFFER (50')  
NONTIDAL WETLAND  
EX. WETLAND BUFFER (25')  
EX. EASEMENT  
TREE PROTECTION FENCE (TEMPORARY)  
WOODLAND PRESERVATION AREA (WPA)  
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)  
SPECIMEN TREE PROPOSED FOR REMOVAL  
SPECIMEN TREE TO BE SAVED  
WOODLAND PRESERVATION SIGN  
REFORESTATION/AFFORESTATION SIGN  
FLOODPLAIN

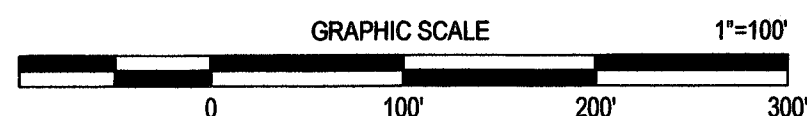
**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP BOOK: 5998 A&B-4&5  
WSSC 200' SHEET: 221&222 SE 04



PARCEL 37 AND 39  
14,877,869 SQ. FT. OR 340,548.9 AC  
ADJUSTED TAX PARCEL 37  
NET AREA AFTER DEDICATION  
14,855,869 SQ. FT. OR 340,927.90 AC

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-033-2016			
Approved by	Date	DRD #	Reason for Revision
00 T. Burke	5/24/2017	N/A	
01 M. Burke	5/24/2017	2/2	Revised to create treebank
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
PARCEL 37 AND 39  
**LANDS OF ANDERSON COMPANY, LLC**  
PISCATAWAY DISTRICT No. 8  
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT  
MMF HOLDING COMPANY, LLC  
14145 BRANDYWINE ROAD  
BRANDYWINE, MARYLAND 20613-3003

SHEET 2 OF 5

February 27, 2018  
DATE  
Mike Petrolis  
Qualified Professional  
COMAR 08.19.06.01

DATE	DESCRIPTION	PCN	BY	DATE	DESCRIPTION	PCN	BY	DATE	DESCRIPTION
01-04-18	Revised to create treebank	PCN	PCN	01-04-18	Revised to create treebank	PCN	PCN	01-04-18	Revised to create treebank
02				02				02	
03				03				03	
04				04				04	
05				05				05	
06				06				06	

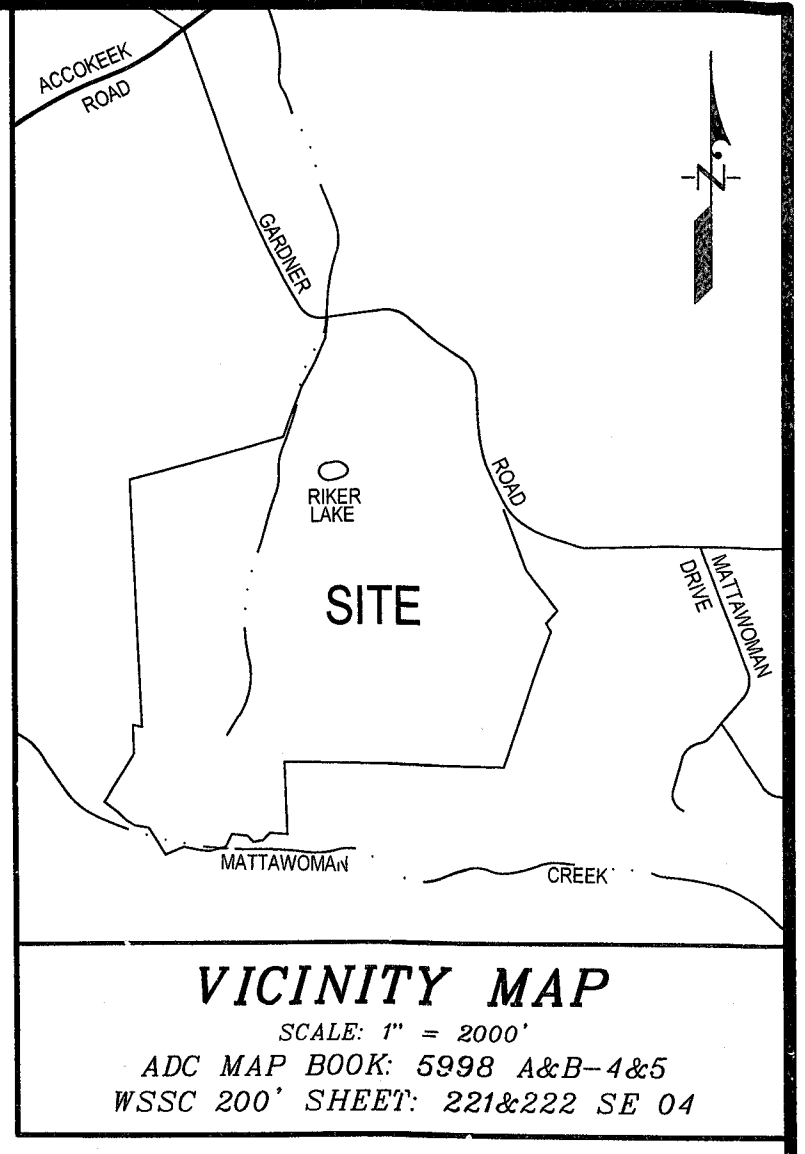
11721 WOODBINE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20711  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2800  
COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.  
J-97156  
54.013-Z





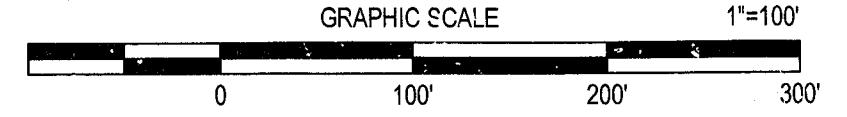
- LEGEND**
- PROPERTY BOUNDARY
  - EX. ZONE LINE
  - EX. CONTOUR (2')
  - EX. CONTOUR (10')
  - PROP. CONTOUR (2')
  - PROP. CONTOUR (10')
  - LIMIT OF DISTURBANCE
  - EX. TREELINE
  - EX. HEDGEROW
  - PRIMARY MANAGEMENT AREA (PMA)
  - REGULATED STREAM (CENTERLINE)
  - REGULATED STREAM (TOP OF BANK)
  - STREAM BUFFER (50')
  - NONTIDAL WETLAND
  - EX. WETLAND BUFFER (25')
  - EX. EASEMENT
  - TREE PROTECTION FENCE (TEMPORARY)
  - FLOODPLAIN

- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
- SPECIMEN TREE PROPOSED FOR REMOVAL
- SPECIMEN TREE TO BE SAVED
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- TREE BANK AREA



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-033-2016			
Approved by	Date	DRD #	Reason for Revision
00 T. Burke	5/24/2017	N/A	N/A
01 [Signature]	3/8/2018	1/11	Revised to create treebank
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
PARCEL 37 AND 39  
**LANDS OF ANDERSON COMPANY, LLC**  
PISCATAWAY DISTRICT No. 8  
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT  
MMF HOLDING COMPANY, LLC  
14145 BRANDYWINE ROAD  
BRANDYWINE, MARYLAND 20613-3003

SHEET 3 OF 5

February 27, 2018

DATE

Mike Petrakis  
Qualified Professional  
COMAR 08.19.06.01

14145 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 438-2000  
COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.

01-04-18	Revised to create treebank	PCN	REVISIONS	PCN	REVISIONS	DATE	DRD NO.
DATE	DESCRIPTION	BY	REVISIONS	DATE	DESCRIPTION	BY	DRD NO.

OCTOBER 2016

54.014-Z

11:27:19 AM, nlcpgp





**VICINITY MAP**

SCALE: 1" = 2000'

ADC MAP BOOK: 5998 A&B-4&5  
 WSSC 200' SHEET: 221&222 SE 04

GRAPHIC SCALE  $1''=100'$

A horizontal scale bar with alternating black and white segments. It is marked with '0', '100'', and '200''.



## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, 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.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within Environmental Strategy Area, ESA-3 and is zoned R-A (Residential-Agricultural).
- The property is abutting Gardner Road which is a designated scenic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-177(g).

## WOODLAND PRESERVATION AND RESTORATION 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 TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.

- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- Type: (See Plant Schedule)

## REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- The developer and/or builder 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.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures required for the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall be cut and the area covered with soil, mulch or other materials that would inhibit sprouting.

- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage if a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation TPFs will be required.

## FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION 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 monthly)  
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.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area.

- The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the first proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

- After the Virginia pines have been removed, the contractor responsible for implementation of the TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

## AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, 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.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas.) Seeding/Planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- 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.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.
- 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 the assessment of \$5.00 per square foot penalty unless the county inspector approves a written extension.

## PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)

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 8" 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 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.

Planting Handing: 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.

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.

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. Mulch 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 preparer of this tree conservation plan must be contacted and give his approval before any planting may begin.

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.

Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

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.

Planting method: Consult the Planting Detail(s) shown on this plan.

Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail on this plan).

Groundcover Establishment: The remaining disturbed area between seeding planting site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

Mowing: No mowing shall be allowed in any planting area.

Survival Check for Bond Release: The seeding planting is to be checked at the end of each year for four years to assure that not 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.

Source of Seedlings: State name, address, and phone number of nursery or supplier.

Tasks	Months
Transplant of 2" DBH or Greater	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Planting Seedlings, Whips	
Minimum Monitoring	
Fertilizer (if needed)	
Watering	
Pruning	

NOTES:  
1. Activities during November through February depend on ground conditions.  
2. No fert pruning of oaks and pines.  
3. The timing of use of these notes is successfully when coordinated with the best reforestation and stress reduction activities.

Recommended Optimal time Recommended with Additional Care  
Recommended  
Dependent Upon Site Conditions: Weekly Watering to Strategic Recommended from May Through October Unless Weekly Rainfall Equals 1"

## TREE PLANTING and MAINTENANCE CALENDAR

Source: Adapted from Forest Conservation Manual, 1991

## POST DEVELOPMENT NOTES

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert. Identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook "Guidance for Prince Georges County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut out as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pumpers or a chain saw). These plants may be cut near the ground and material less than two inches diameter shall be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

## PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

Planting method: Consult the Planting Detail(s) shown on this plan.

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.

Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

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.

Planting method: Consult the Planting Detail(s) shown on this plan.

Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail on this plan).

Groundcover Establishment: The remaining disturbed area between seeding planting site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

Mowing: No mowing shall be allowed in any planting area.

Survival Check for Bond Release: The seeding planting is to be checked at the end of each year for four years to assure that not 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.

Source of Seedlings: State name, address, and phone number of nursery or supplier.

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.

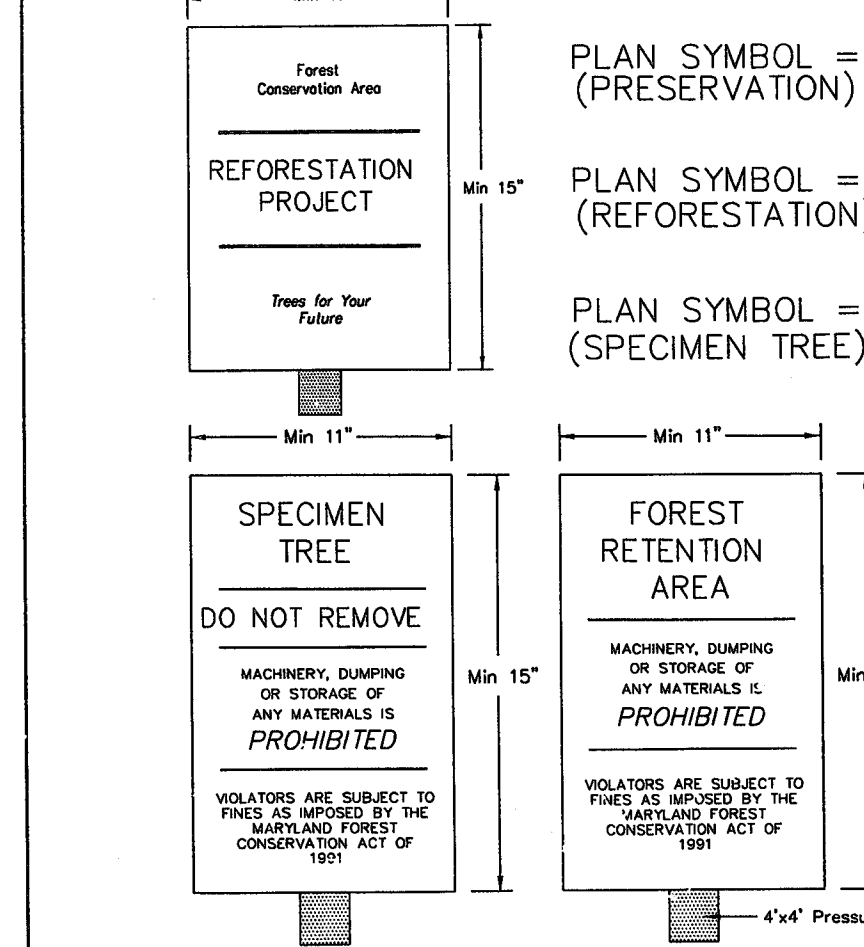
Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.

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.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area.

- The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the first proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

- After the Virginia pines have been removed, the contractor responsible for implementation of the TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

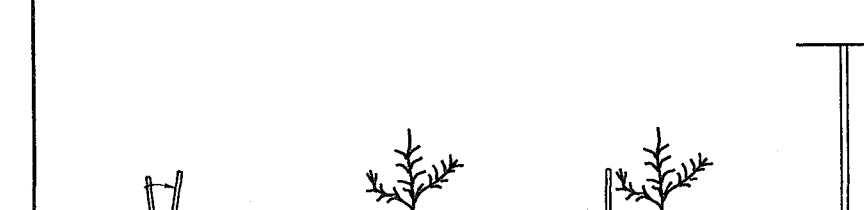


NOTES:  
1. Bottom of signs to be no lower than top of tree protection fence but higher than 6".  
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or further apart.  
3. Attachment of signs to trees is prohibited.  
4. Signs to be posted on 4"x4" pressure treated wood posts driven a minimum of 1.5' into ground or 2" steel 'U' channel (minimum 6' length) driven into ground.  
5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut.

## TREE PROTECTION FENCING - TYPE I

NOT TO SCALE

Handing Seedlings in the Field



NOTES:  
1. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.  
2. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.

## SEEDLING PLANTING DETAIL

NOT TO SCALE

Plant Schedule for Re/Afforestation

Stock Specification: 700 Seedlings per Acre

Total Re/Afforestation Provided: 23.70 Acres

Reforestation Area

Acres

Seedling Selection

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

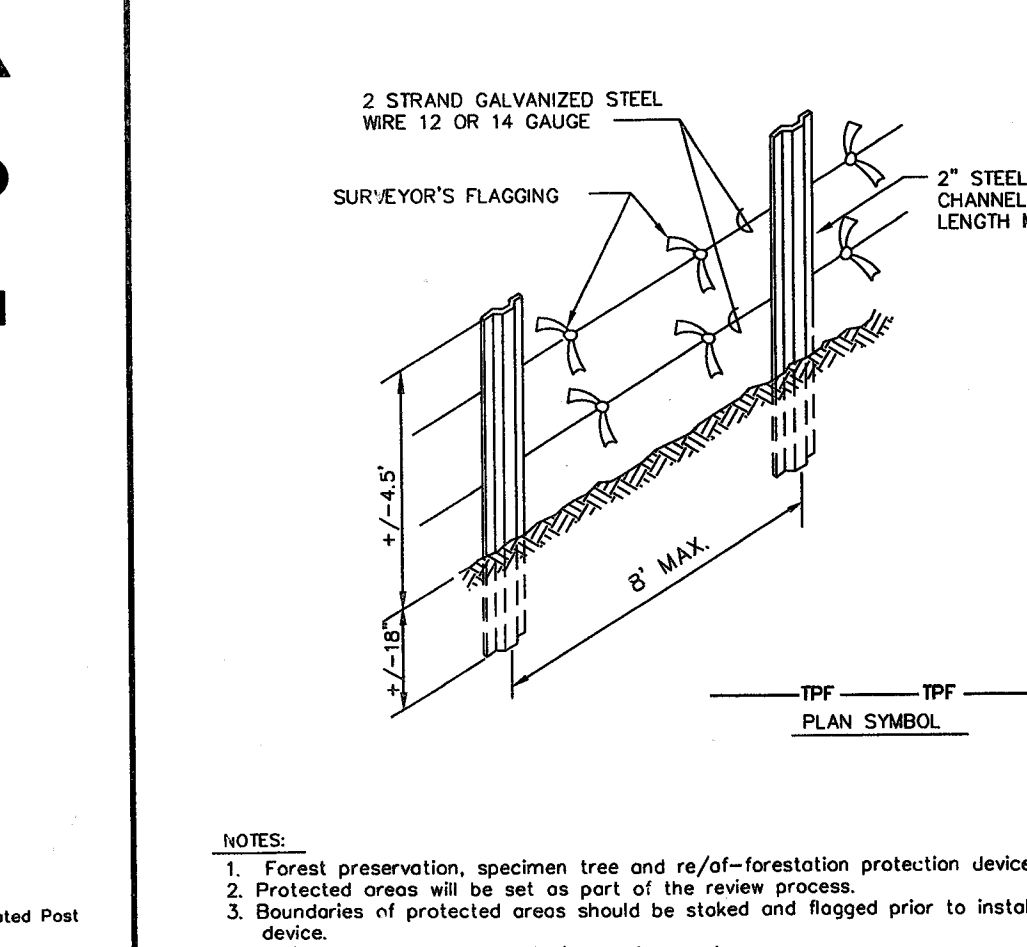
Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

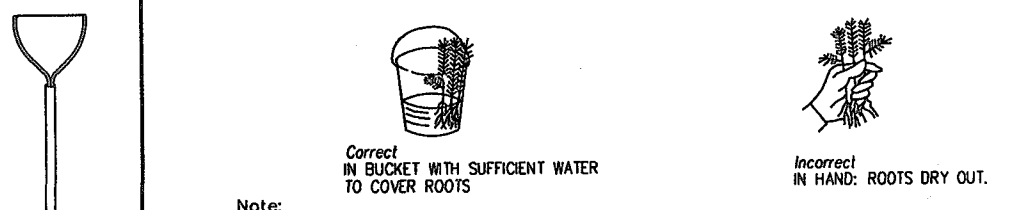


NOTES:  
1. Forest preservation, specimen tree and re/af-forestation protection device.  
2. Protected areas will be set on part of the review process.  
3. Boundaries of protected areas should be staked and flagged prior to installing device.  
4. Avoid root damage when placing anchor posts.  
5. Wire should be securely attached to posts.  
6. Device should be properly maintained during construction.  
7. Use brightly colored surveyor's flagging every 4'.  
8. Protective signage is also recommended.  
9. Contractor may use laser orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

## TREE PROTECTION FENCING - TYPE II

NOT TO SCALE

Handing Seedlings in the Field



NOTES:  
1. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.  
2. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.

## SEEDLING PLANTING DETAIL

NOT TO SCALE

Plant Schedule for Re/Afforestation

Stock Specification: 700 Seedlings per Acre

Total Re/Afforestation Provided: 23.70 Acres

Reforestation Area

Acres

Seedling Selection

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple

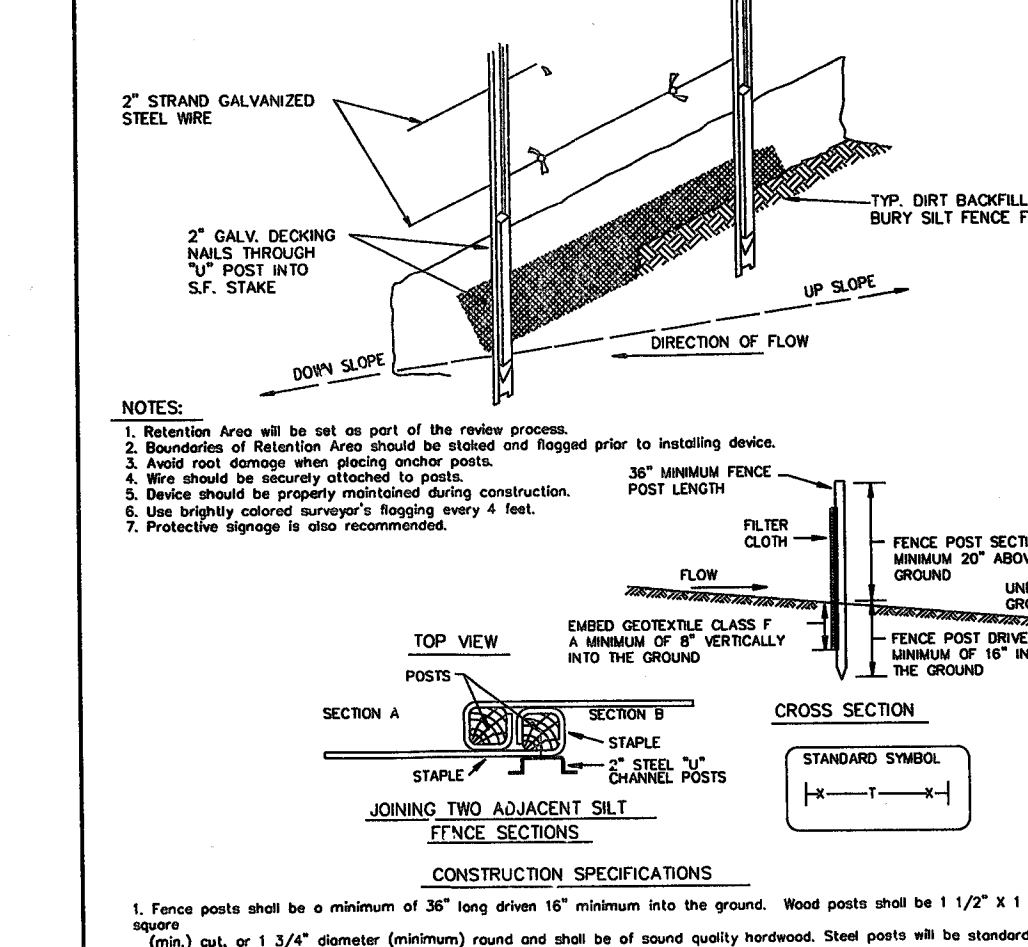
Sweet Gum

Tulip Poplar

Red Oak

White Oak

Red Maple



NOTES:  
1. Forest preservation, specimen tree and re/af-forestation protection device.  
2. Protected areas will be set on part of the review process.  
3. Boundaries of protected areas should be staked and flagged prior to installing device.  
4. Avoid root damage when placing anchor posts.  
5. Wire should be securely attached to posts.  
6. Device should be properly maintained during construction.  
7. Use brightly colored surveyor's flagging every 4'.  
8. Protective signage is also recommended.  
9. Contractor may use laser orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

## TREE PROTECTION FENCING - TYPE II

NOT TO SCALE

Handing Seedlings in the Field



NOTES:  
1. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.  
2. Bare root seedlings and whip stock should be headed-in when left unplanted for more than 24 hours.

## SEEDLING PLANTING DETAIL

NOT TO SCALE

Plant Schedule for Re/Afforestation

Stock Specification: 700 Seedlings per Acre

Total Re/Afforestation Provided: 23.70 Acres

Reforestation Area

Acres

Seedling Selection

Red Oak

White Oak

Red Maple

Sweet Gum

Tulip Poplar