Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

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

Gross Tract: 341.55 Acres Address: 14145 Brandywine Road

Floodplain: 81.10 Acres Brandywine, MD 20613-3003

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

Net Tract (NTA): 260.45 Acres Tax Map: 163

TCP No. 1-21-05 & 2-186-91

Subdivision/Block/Lot: Lands of MMF Holding Company, Inc. Parcel 37

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 includes a combo of these lots and/or other lots? Y

Is this a mitigation bank? N

Break-even Point (preservation) = 130.23 Acres

Clearing permitted w/o reforestation = -54.21 Acres

Section II - Determing Requirements

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland		76.02	54.14	
Woodland Conservation Threshold (WCT) =	50.00%	130.23		
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 16 or 17)		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 (AFT) =	20.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		85.84 acres		

Section III - Meeting the Requirements

Woodland Preservation		62.95		
Afforestation / Reforestation		22.89		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area *2.0)	0.00	0.00		
Forest Enhancement Credit (Area * .25)	0.00	0.00		
Area approved for fee-in-lieu/PFA		0.00		$0.00
Area approved for fee-in-lieu/non-PFA		0.00		$0.00
Credits for Off-site Conservation on another property		0.00		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		85.84 Acres		

Area of woodland not cleared 66.20 acres

Woodland retained but not part of requirements: 3.25 acres

100yr-floodplain woodland retained 54.14 acres

On-site woodland conservation provided: 85.84 acres

On-site woodland retained not credited: 57.39 acres

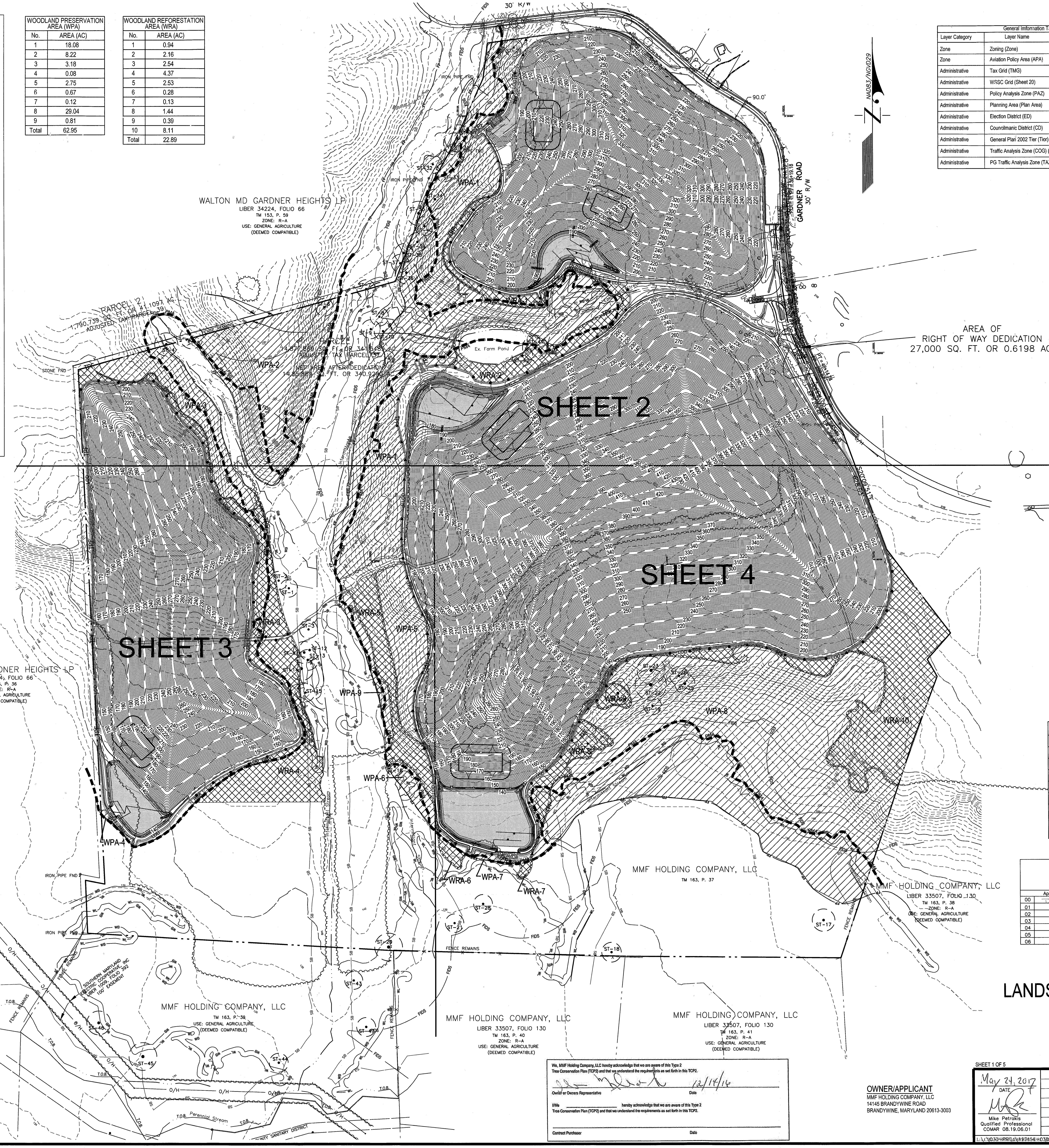
Plan Certified by: Name: Mike Petrakis
Address: 11721 Woodmore Road, Suite 200, Mitchellville, MD 20721
License: Qualified Professional

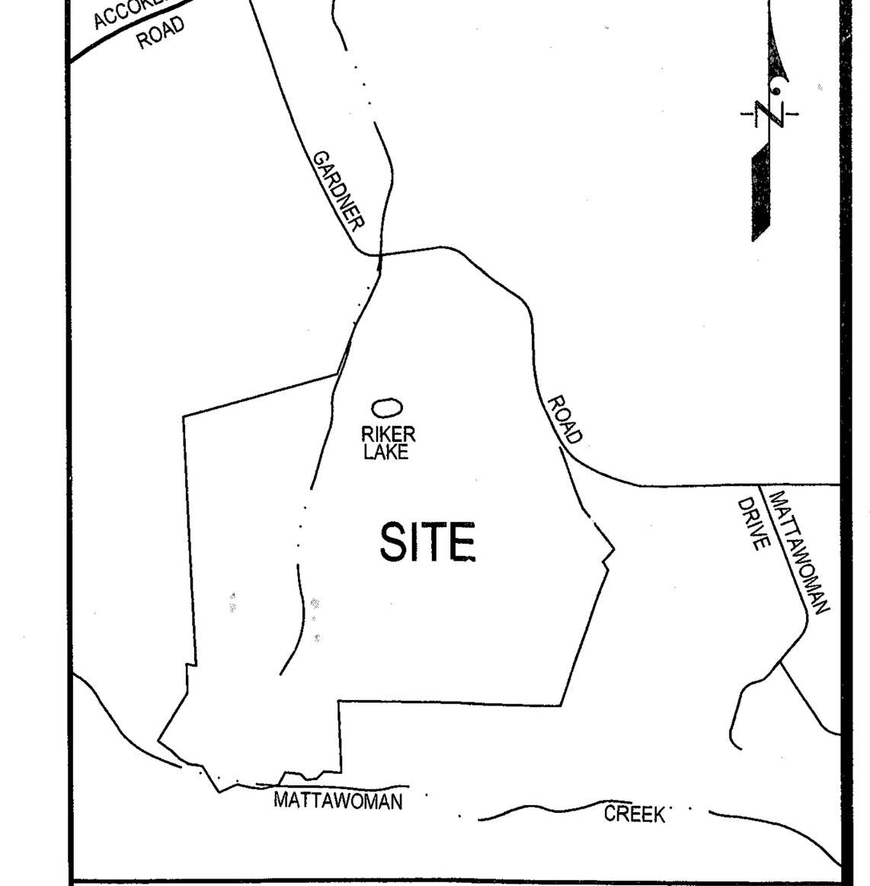
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber_____ folio_____. Revisions to this TCP2 may require a revision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

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

General Imformation 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)	273D84
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" = 2000'

ADC MAP BOOK: 5998 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

Site Statistics Table	
Site Statistics	Total
Gross tract area	341.55 ac.
Existing 100-year floodplain	81.10 ac.
Net tract area	260.45ac.
Existing woodland in the floodplain	54.14 ac.
Existing woodland net tract	76.02 ac.
Existing woodland total	130.16 ac.
Existing PMA	105.91 ac.
Regulated streams (linear feet of centerline)	10,191 lf

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				
02				
03				
04				
05				
06				

TREE CONSERVATION PLAN - TYPE 2
PARCEL 37

LANDS OF MMF HOLDING COMPANY, LLC

PISCATAWAY DISTRICT No. 5
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=200'
0 200' 400' 600'

163

We, MMF Holding Company, LLC hereby acknowledge 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 or Owners Representative ____ Date 12/14/16

I/We ____________ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser ____ Date ____

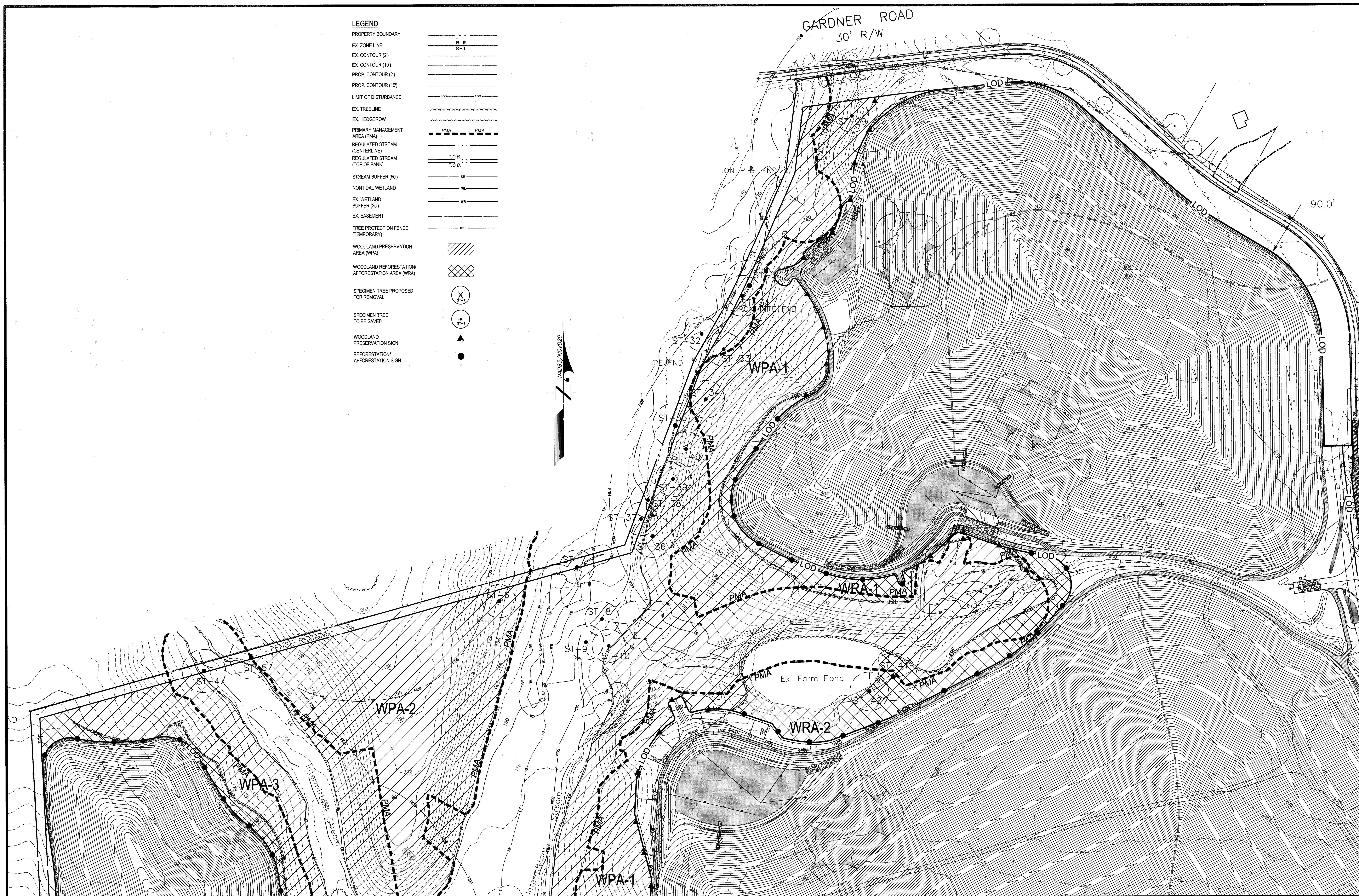
OWNER/APPLICANT
MMF HOLDING COMPANY, LLC
14145 BRANDYWINE ROAD
BRANDYWINE, MARYLAND 20613-3003

May 24, 2017
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

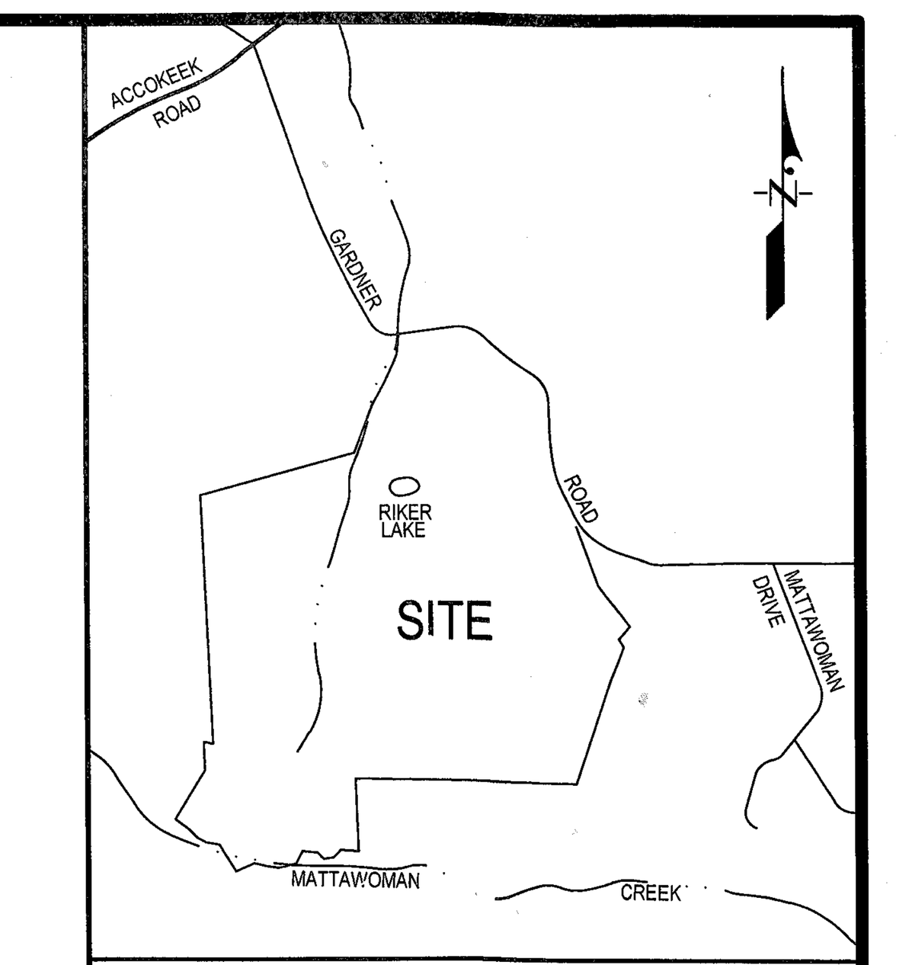
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

DRAWN BY: PCN DESIGNED BY: MP CHECKED BY: PBW RECORD NO. J-97156
SCALE: 1"=200' DRWG. NO. 54.012-Z
DATE: OCTOBER 2016



MATCH LINE "A-A" - SEE SHEET 3 OF 4, BDAI DWG. NO. 54.014-Z

MATCH LINE "B-B" - SEE SHEET 3 OF 4, BDAI DWG. NO. 54.015-Z



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TREE CONSERVATION PLAN - TYPE 2
PARCEL 37

LANDS OF MMF HOLDING COMPANY, LLC

PISCATAWAY DISTRICT No. 8
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=100'
0 100' 200' 300'

163

SHEET 2 OF 5

May 24, 2017
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

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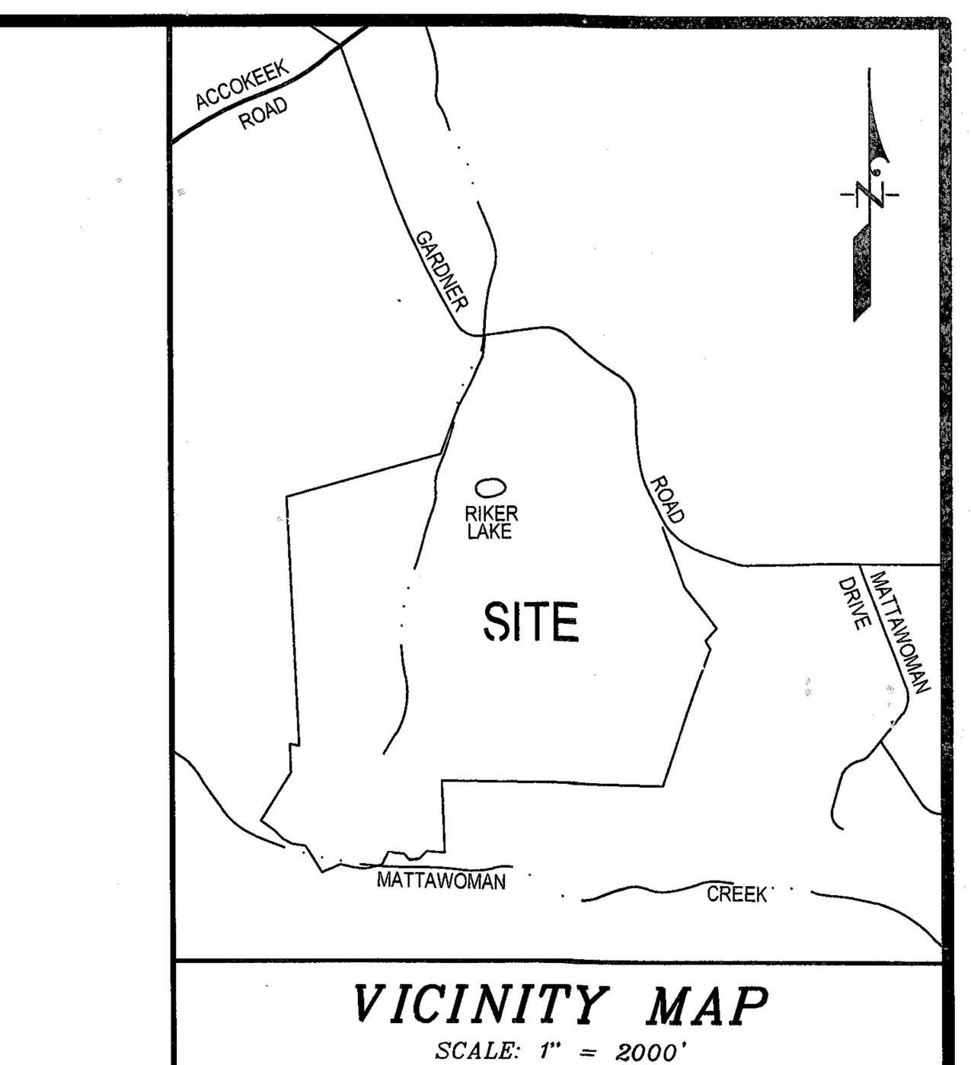

VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 5998 A&B-4&5
WSSC 200' SHEET: 221&222 SE 04

LEGEND

PROPERTY BOUNDARY	
EX. ZONE LINE	R–R / R–T
EX. CONTOUR (2')	
EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
LIMIT OF DISTURBANCE	LOD
EX. TREELINE	
EX. HEDGEROW	
PRIMARY MANAGEMENT AREA (PMA)	PMA
REGULATED STREAM (CENTERLINE)	
REGULATED STREAM (TOP OF BANK)	T.O.B.
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. EASEMENT	
TREE PROTECTION FENCE (TEMPORARY)	TPF
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)	
SPECIMEN TREE PROPOSED FOR REMOVAL	ST-1
SPECIMEN TREE TO BE SAVED	ST-1
WOODLAND PRESERVATION SIGN	▲
REFORESTATION/ AFFORESTATION SIGN	●

Prince George's County Planning Department, M-NCPPC
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PISCATAWAY DISTRICT No. 8
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SHEET 3 OF 5

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

May 24, 2017
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
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PCN	KM	MP	J-97156
SCALE: 1"=100'			DRWG. NO.
DATE: OCTOBER 2016			54.014-Z

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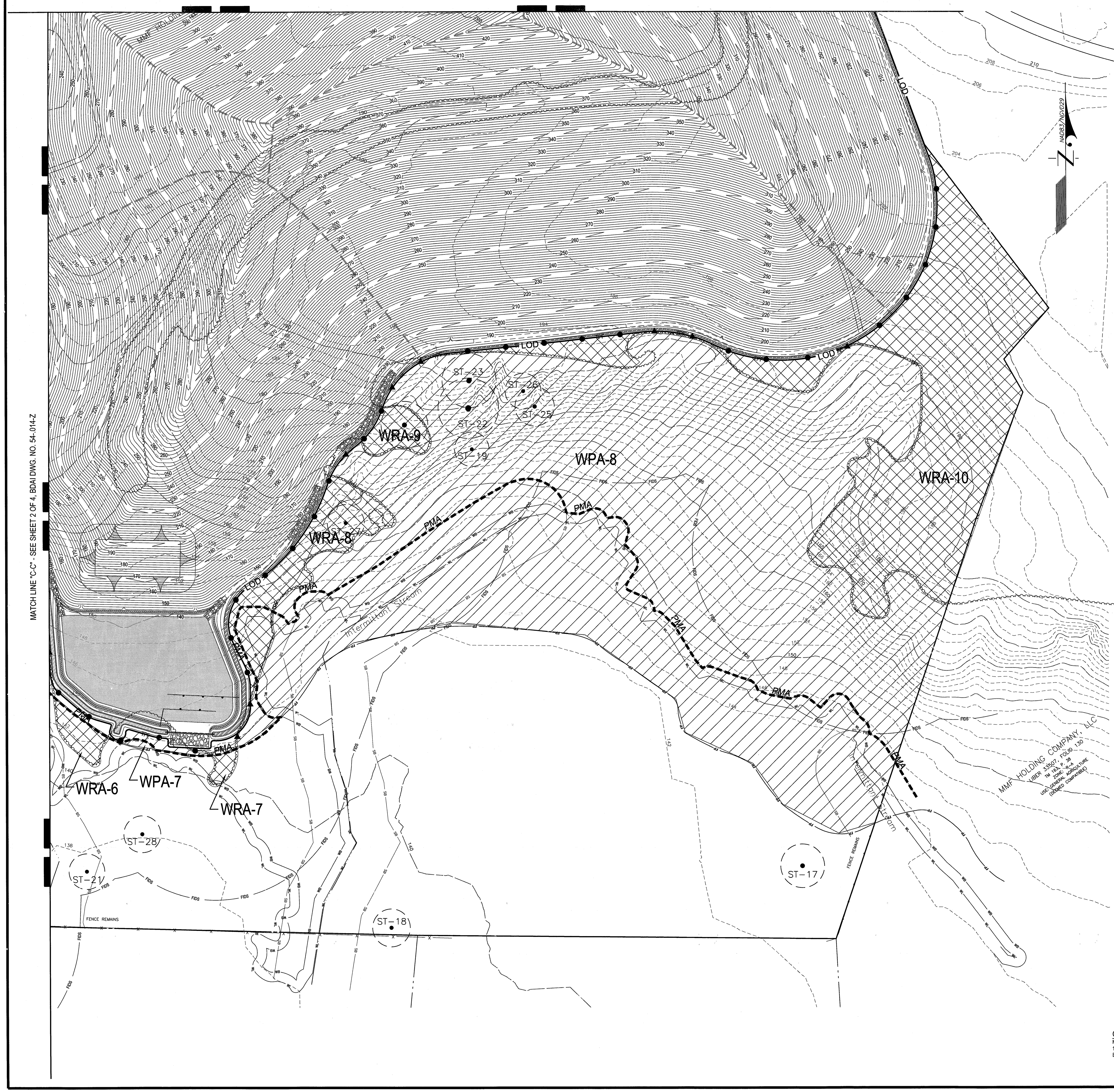
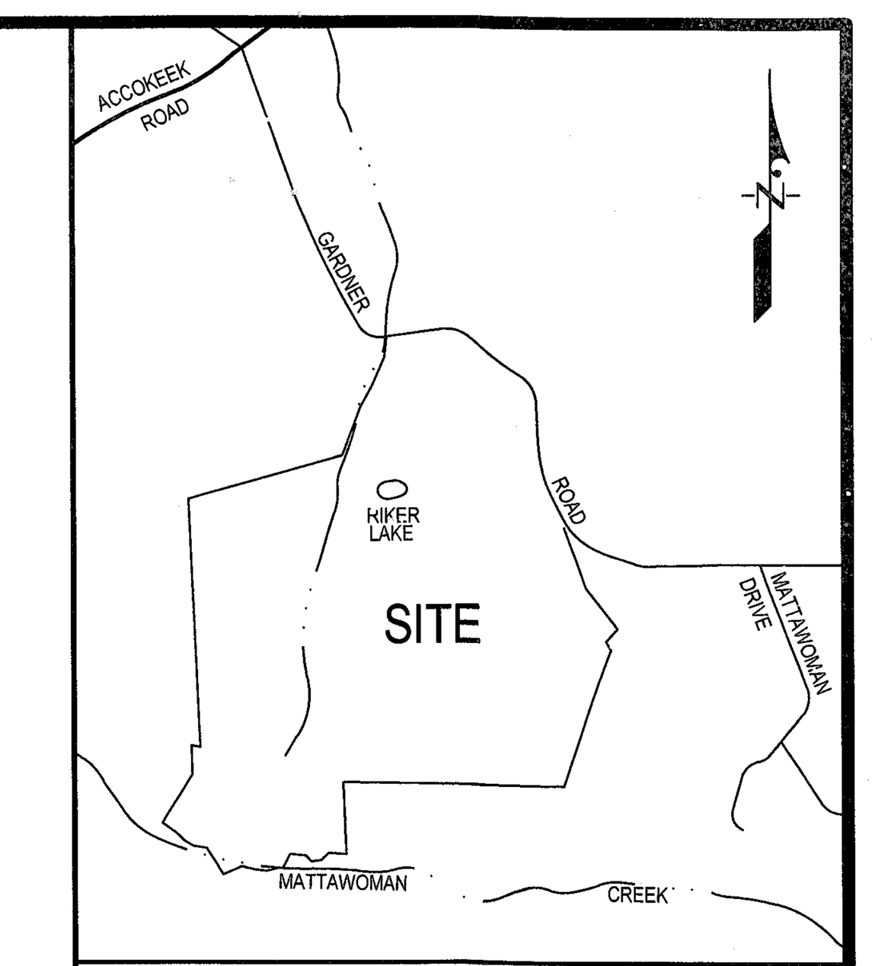


SPECIMEN TREE TABLE						
No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
1	Pin Oak	Quercus palustris	30"	Fair		To Remain
2	Yellow Poplar	Liriodendron tulipifera	31"	Fair		To Remain
3	Red Maple	Acer rubrum	30"	Poor		To Remain
4	Yellow Poplar	Liriodendron tulipifera	39"	Good		To Remain
5	Red Maple	Acer rubrum	39"	Fair		To Remain
6	Red Maple	Acer rubrum	30"	Fair		To Remain
7	Red Maple	Acer rubrum	31"	Poor		To Remain
8	Yellow Poplar	Liriodendron tulipifera	31"	Poor		To Remain
9	Yellow Poplar	Liriodendron tulipifera	32"	Fair		To Remain
10	Yellow Poplar	Liriodendron tulipifera	30"	Good		To Remain
11	Red Maple	Acer rubrum	37"	Fair		To Remain
12	Pin Oak	Quercus palustris	35"	Fair		To Remain
13	Pin Oak	Quercus phellos	35"	Good		To Remain
14	Red Maple	Acer rubrum	40"	Poor		To Remain
15	Willow Oak	Quercus phellos	31"	Good		To Remain
16	Willow Oak	Quercus phellos	31"	Good		To Remain
17	Swamp White Oak	Quercus bicolor	38"	Good		To Remain
18	Yellow Poplar	Liriodendron tulipifera	33"	Good		To Remain
19	Pin Oak	Quercus palustris	30"	Good		To Remain
20	Green Ash	Fraxinus pensylvanica	47"	Poor		To Remain
21	Red Maple	Acer rubrum	31"	Poor		To Remain
22	Yellow Poplar	Liriodendron tulipifera	53"	Poor		To Remain
23	Yellow Poplar	Liriodendron tulipifera	48"	Poor		To Remain
24	Black Walnut	Juglans nigra	41"	Fair		To Remain
25	Black Walnut	Juglans nigra	34"	Poor		To Remain
26	Black Oak	Quercus velutina	32"	Fair		To Remain
27	Black Walnut	Juglans nigra	32"	Fair		To Remain
28	Swamp Chesnut Oak	Quercus michauxii	32"	Good		To Remain
29	Sycamore	Platanus occidentalis	30"	Poor		To Remain
30	Yellow Poplar	Liriodendron tulipifera	46"	Poor		To Remain
31	Yellow Poplar	Liriodendron tulipifera	37"	Poor		To Remain
32	Red Maple	Acer rubrum	31"	Poor		To Remain
33	Sweetgum	Liquidambar styraciflua	31"	Fair		To Remain
34	Yellow Poplar	Liriodendron tulipifera	34"	Poor		To Remain
35	Yellow Poplar	Liriodendron tulipifera	41"	Poor		To Remain
36	Yellow Poplar	Liriodendron tulipifera	38"	Fair		To Remain
37	Sweetgum	Liquidambar styraciflua	30"	Poor		To Remain
38	American Beech	Fagus grandifolia	32"	Good		To Remain
39	Yellow Poplar	Liriodendron tulipifera	32"	Good		To Remain
40	Yellow Poplar	Liriodendron tulipifera	32"	Fair		To Remain
41	Sycamore	Platanus occidentalis	43"	Poor		To Remain
42	Sycamore	Platanus occidentalis	35"	Fair		To Remain
43	Yellow Poplar	Liriodendron tulipifera	30"	Fair		To Remain
44	Yellow Poplar	Liriodendron tulipifera	32"	Poor		To Remain
45	Swamp Chesnut Oak	Quercus michauxii	47"	Fair		To Remain
46	Red Maple	Acer rubrum	40"	Poor		To Remain
47	Red Maple	Acer rubrum	32"	Good		To Remain

All specimen trees were survey located.



VICINITY MAP
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LEGEND

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Prince George's County Planning Department, M-NCPPC
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TREE CONSERVATION PLAN - TYPE 2
PARCEL 37

LANDS OF MMF HOLDING COMPANY, LLC

PISCATAWAY DISTRICT No.
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=100'
0 100' 200' 300'

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SHEET 4 OF 5

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PCN	KM	MP	J-97156
SCALE: 1"=100'			DRWG. NO. 54-015-Z
DATE: OCTOBER 2016			

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GENERAL NOTES

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit.
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 $9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted 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 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.
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 Environmental Strategy Area, ESA-3 and is zoned R-A (Residential-Agricultural).
7. The property is abutting Gardner Road which is a designated scenic roadway.
8. The site is not adjacent to a roadway classified as arterial or greater.
9. This plan is not grandfathered under CB-27-2010, Section 25-177(g).

WOODLAND PRESERVATION AND RETENTION NOTES

10. 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.
11. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
12. 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.
13. 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.
14. 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.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. 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.
16. 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.
17. 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 permitee shall remove said trees using a chain saw. Corrective measures requiring 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 not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
18. 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 permitee, 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 permitee 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 contract 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.
19. 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.
20. Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

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.

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

a. 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 final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.

b. After the Virginia pines have been removed, the contractor responsible for implementation of this 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.

AFFORESTATIOIN AND REFORESTATION NOTES

1. 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.
2. 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.) Seedling 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.
3. 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.
4. 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.
5. 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 fencing is a violation of this TCP2.
6. 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.
7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
8. 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.
9. Failure to establish the afforesation 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 associated $9.00 per square foot penalty unless the county inspector approves a written extension.

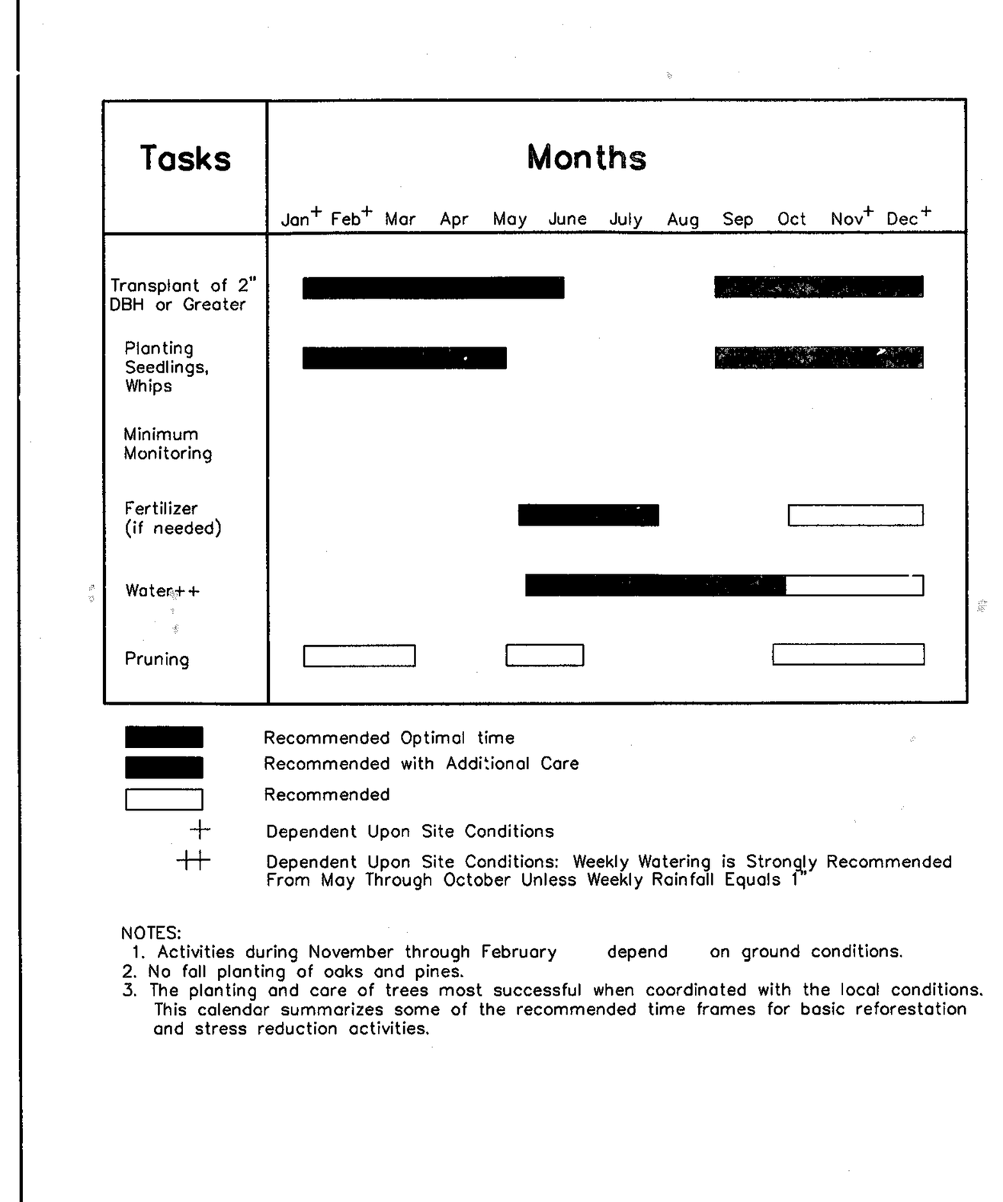
PLANTING SPECIFICATION NOTES

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 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 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 plated 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. Seedling 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. Moist 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 contracted 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 assure 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.



TREE PLANTING and MAINTENANCE CALENDAR
Source: Adopted from Forest Conservation Manual, 1991

POST DEVELOPMENT NOTES

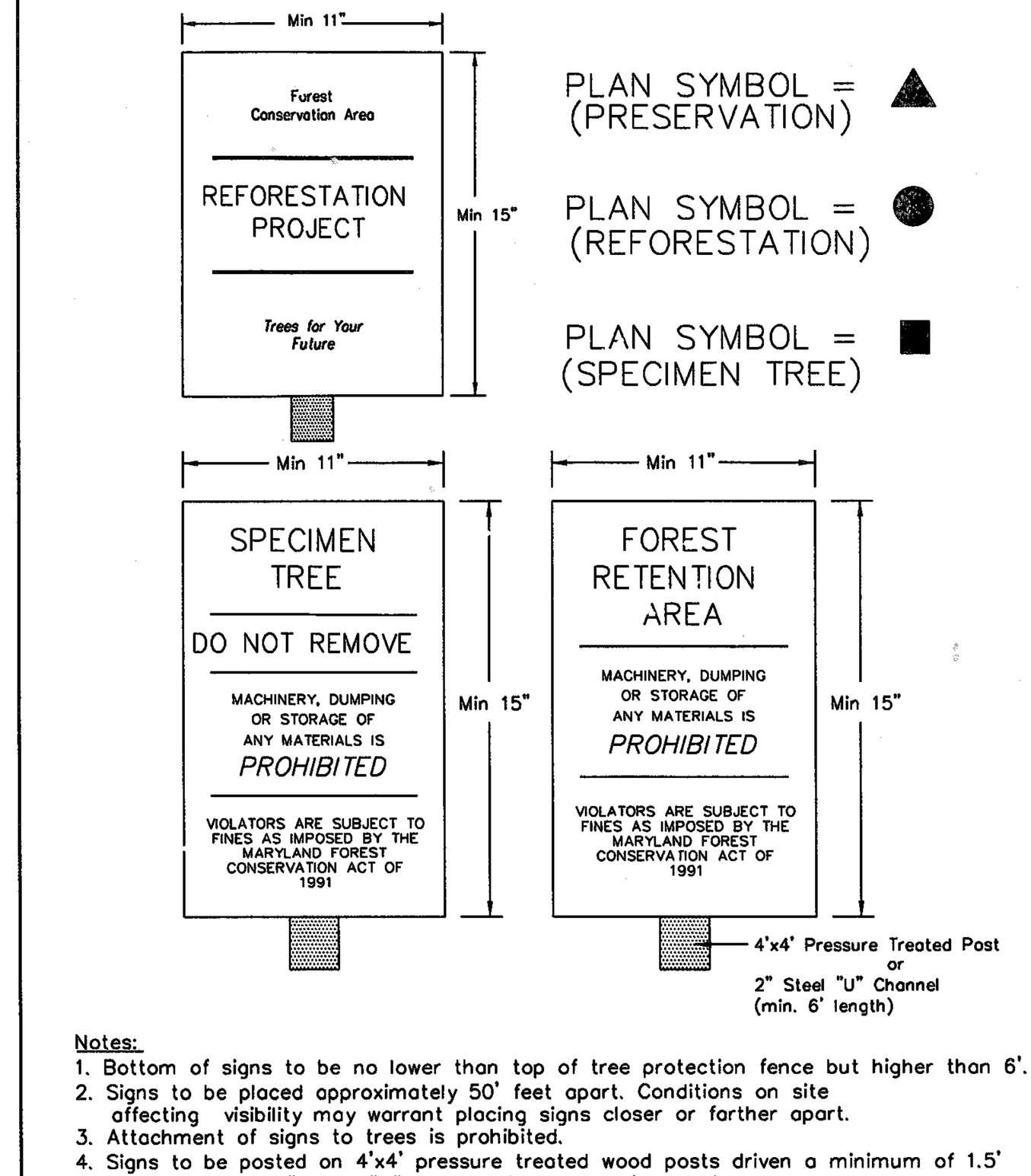
1. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut 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.

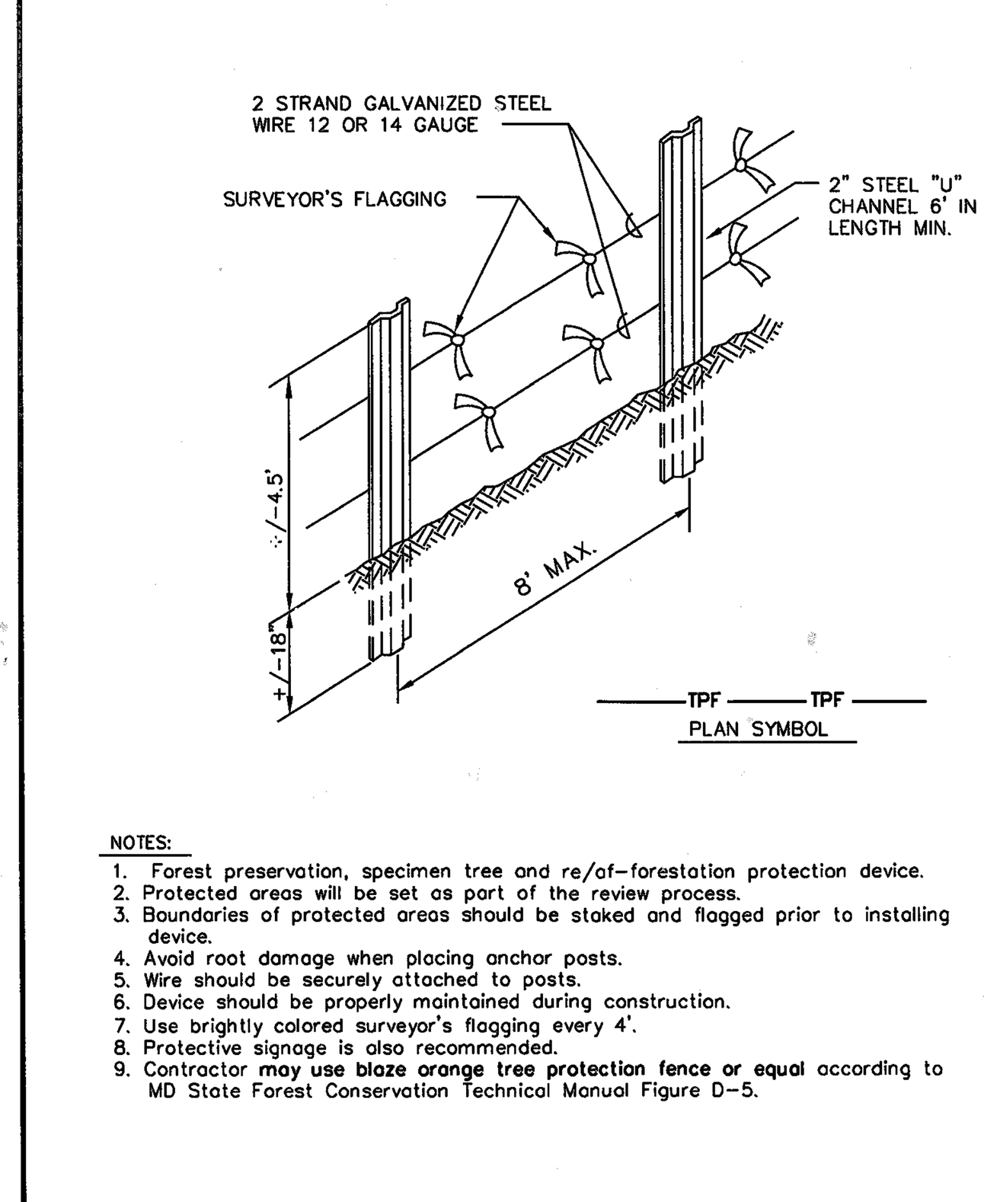
   Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
2. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may 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.
3. 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.
4. 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

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
2. 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.



SIGNAGE
NOT TO SCALE



TREE PROTECTION FENCING - TYPE I
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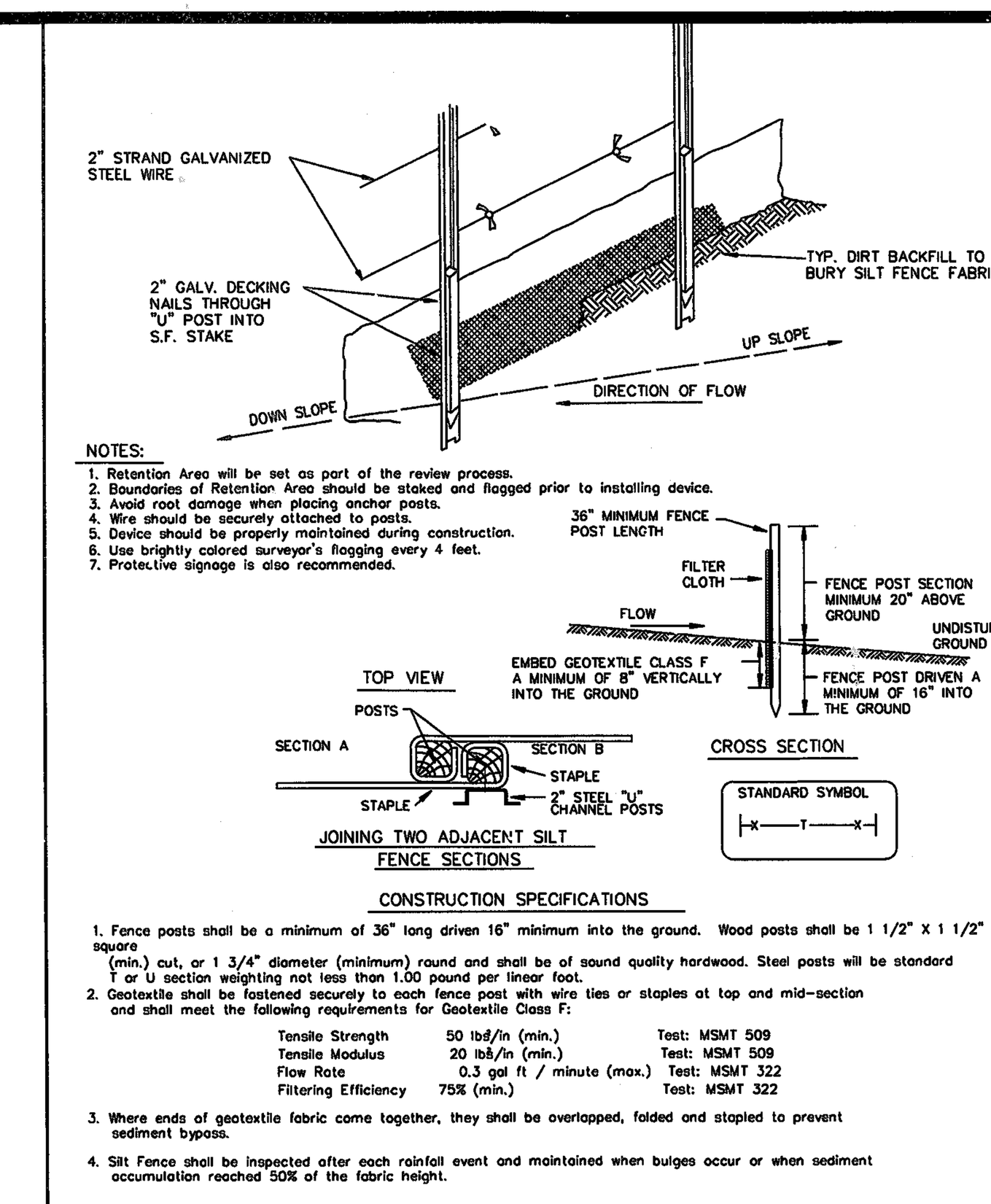

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II
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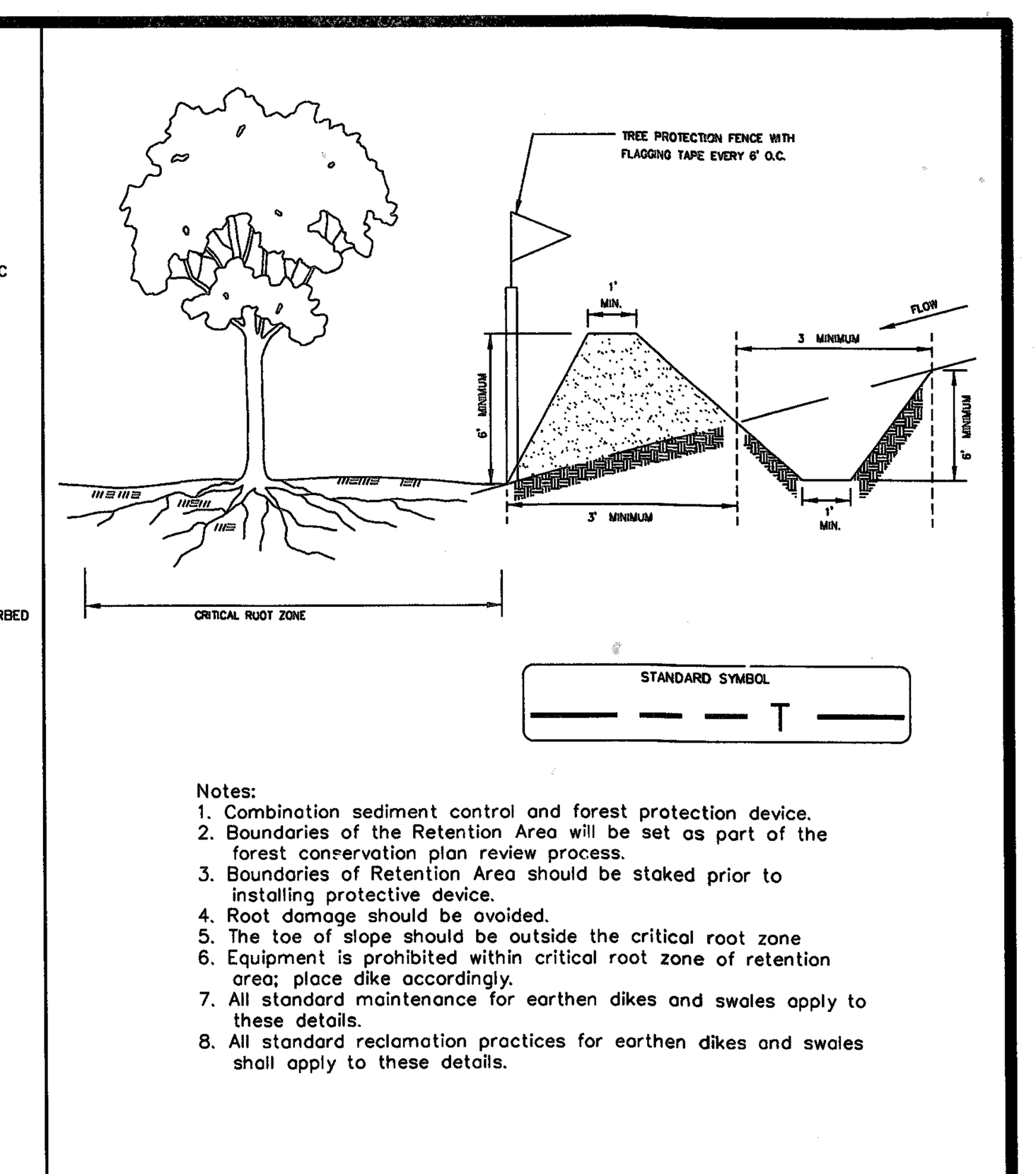

COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III
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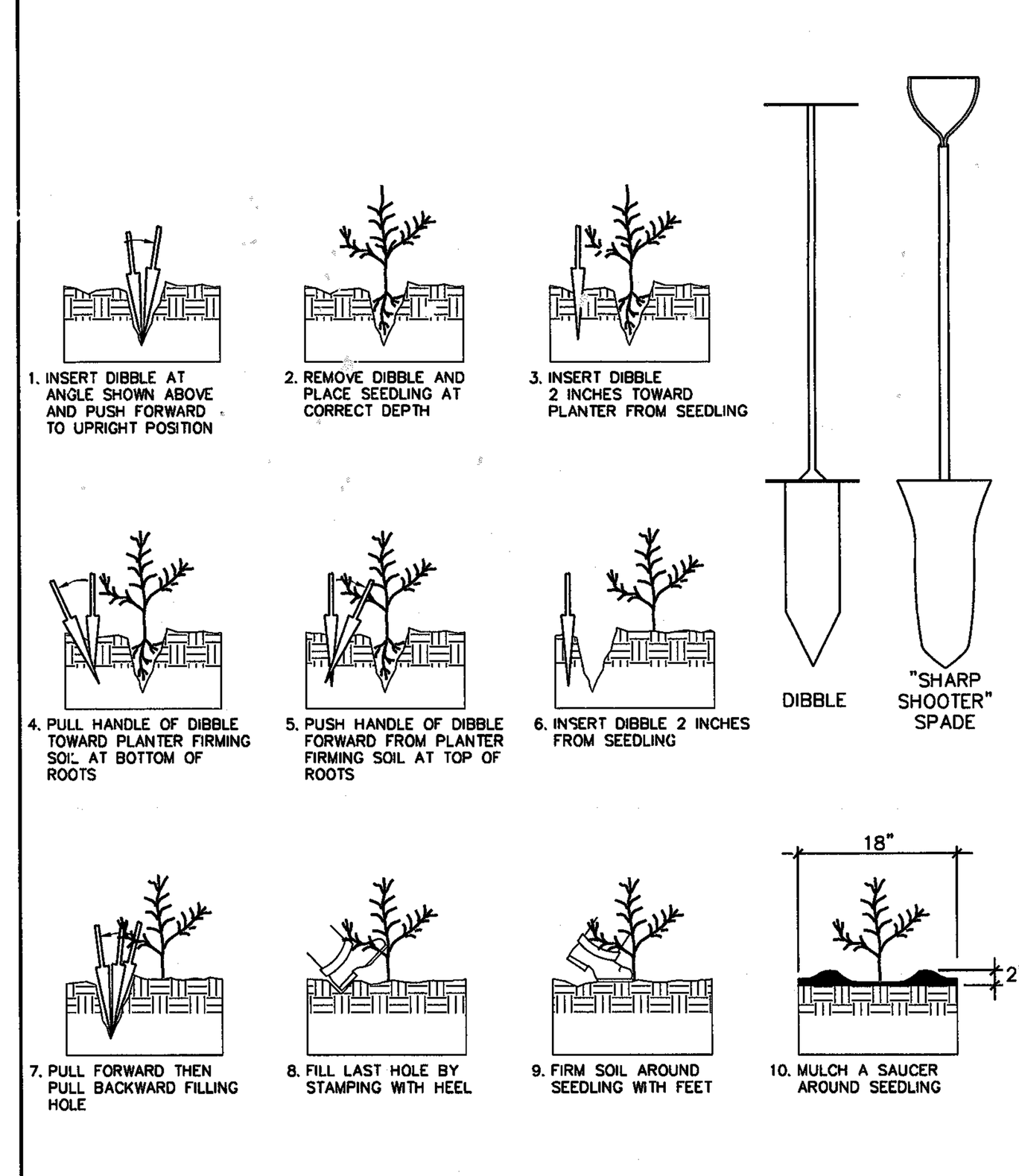

SEEDLING PLANTING DETAIL
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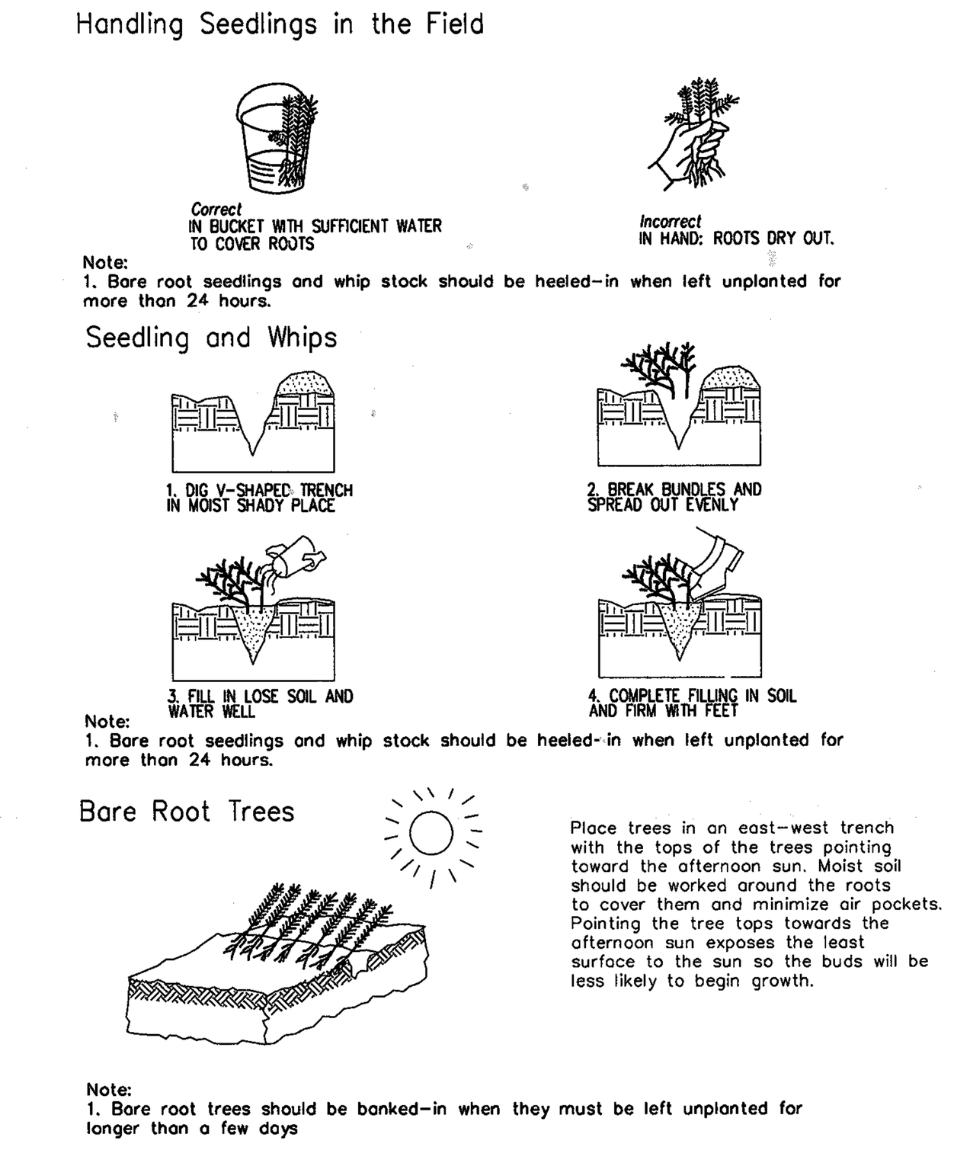
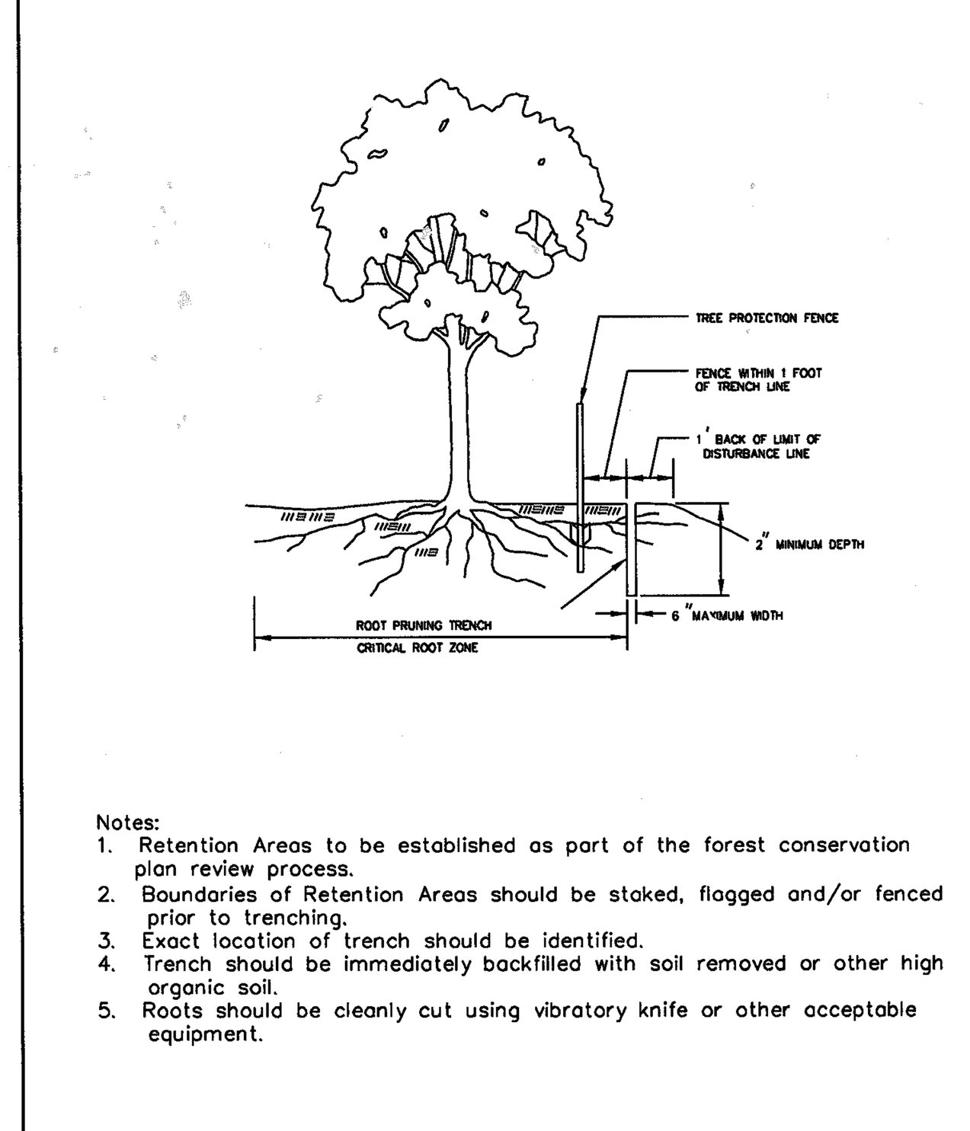


HANDLING BARE ROOT STOCK
Source: Adapted from Forest Conservation Manual, 1991



ROOT PRUNING
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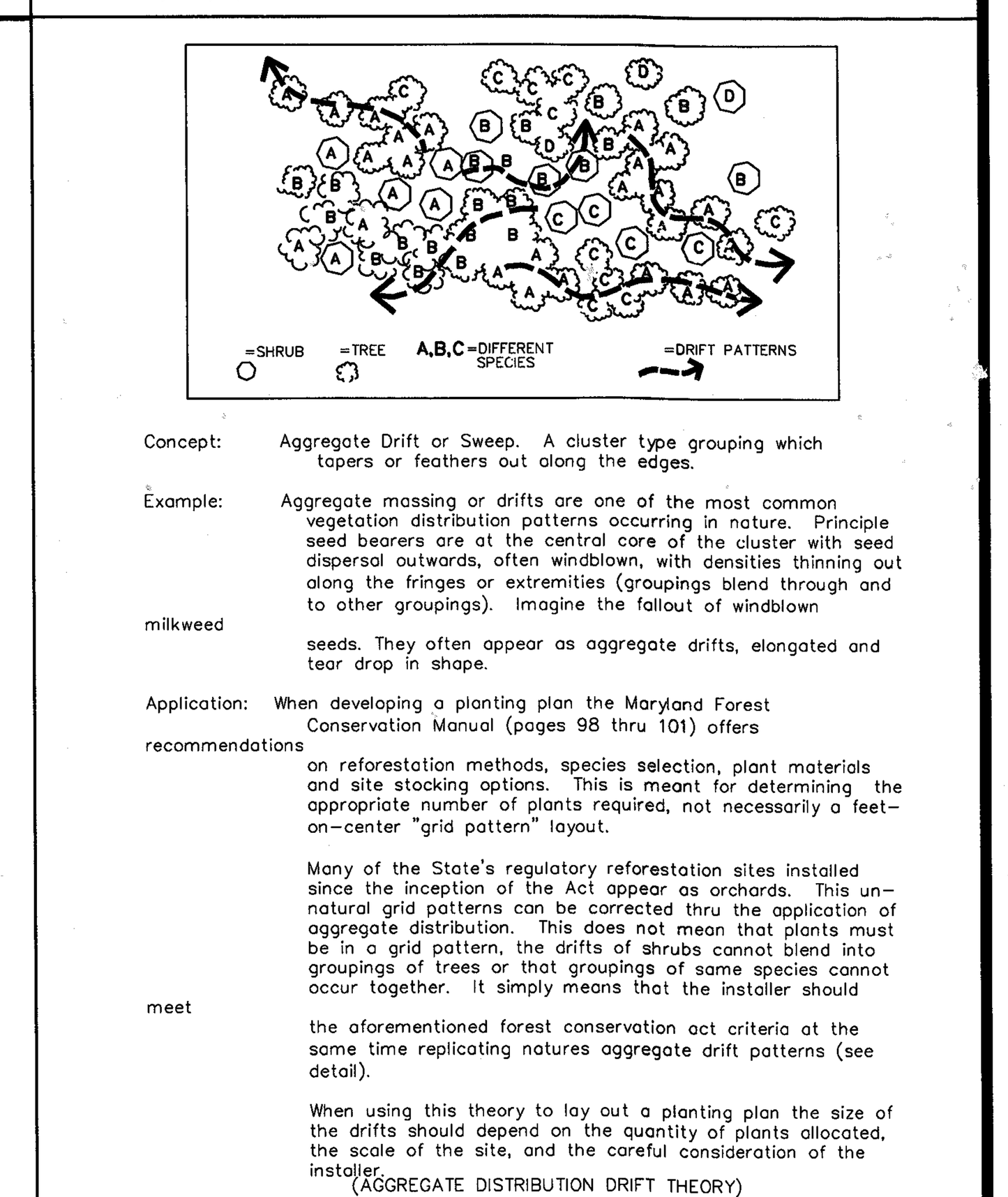


PLANTING LAYOUT

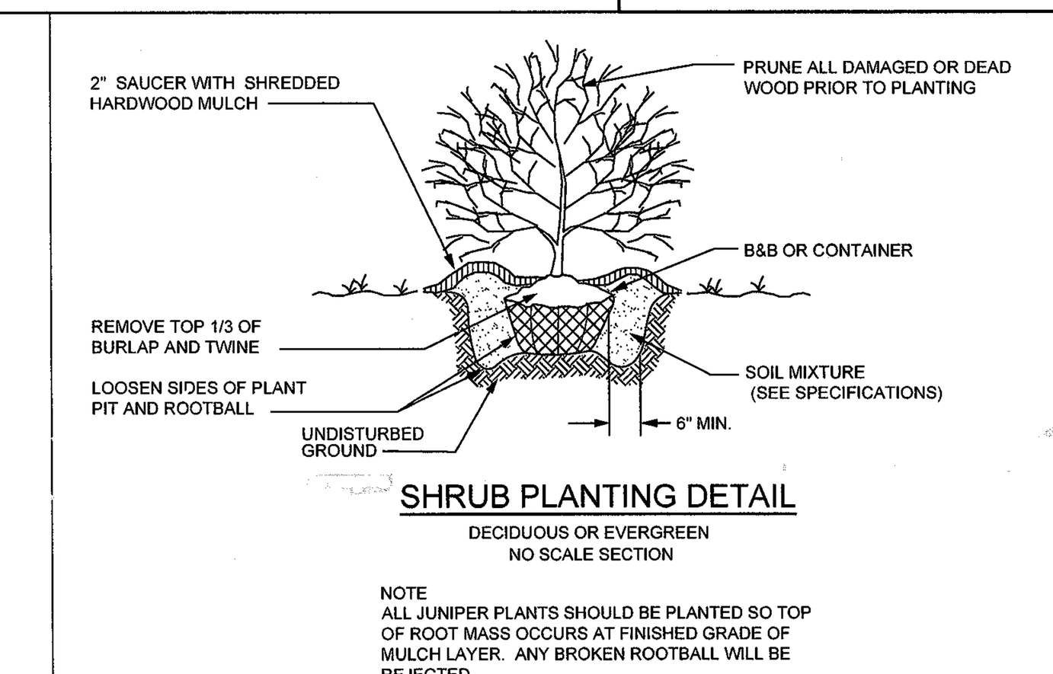
PLANT SCHEDULE FOR RE/AFFORESTATION

STOCK SPECIFICATION:
700 SEEDLINGS PER ACRE

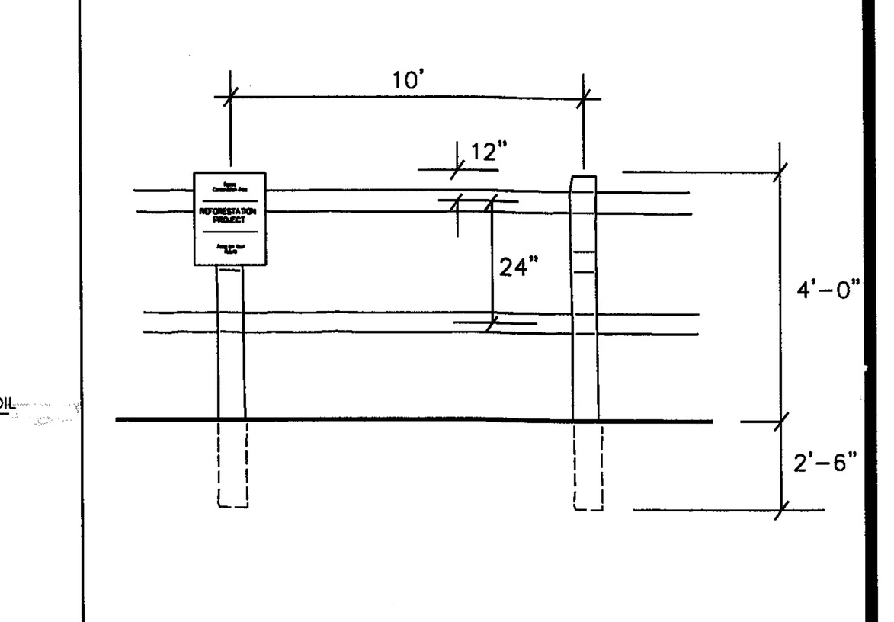
TOTAL RE/AFFORESTATION PROVIDED: 23.70 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	White Oak	
1	0.94	132	132	132	132	130	658
2	2.16	302	302	302	302	304	1,512
3	2.54	355	355	355	355	358	1,778
4	5.18	725	725	725	725	726	3,626
5	2.53	354	354	354	354	355	1,771
6	0.28	39	39	39	39	40	196
7	0.13	18	18	18	18	19	91
8	1.44	202	202	202	202	200	1,008
9	0.39	55	55	55	55	53	273
10	8.11	1,135	1,135	1,135	1,135	1,137	5,677
TOTAL	23.70	3,317	3,317	3,317	3,317	3,322	16,590

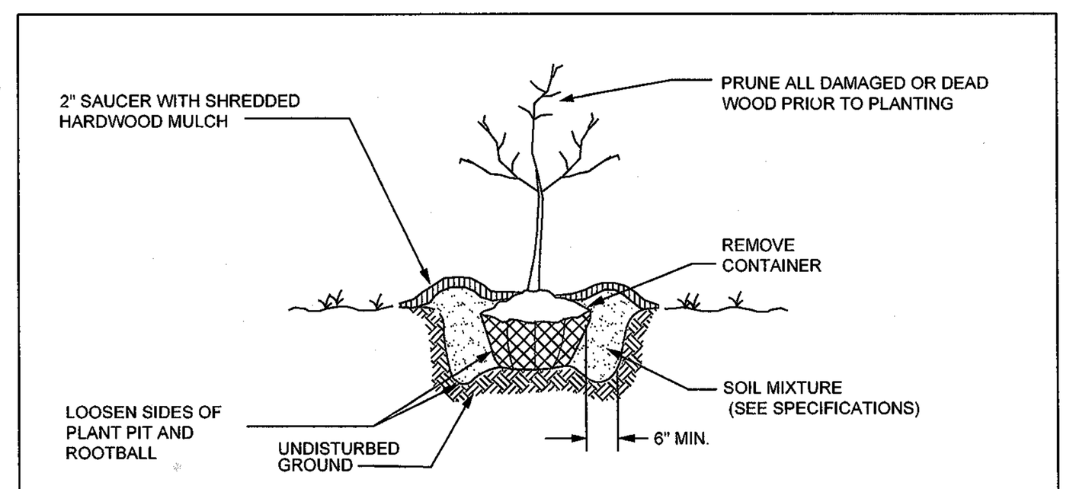
NOTES:
1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)
2. In the event of species unavailability, a substitution may be made.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



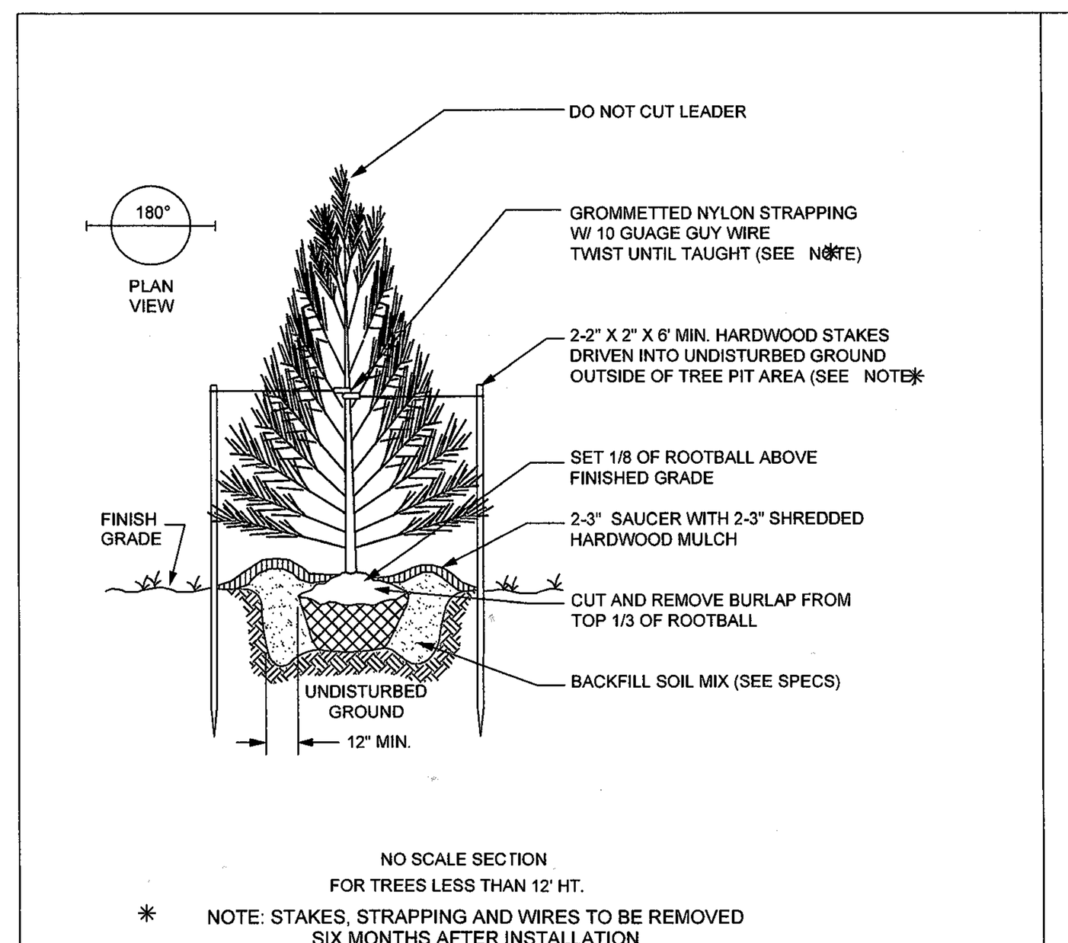
DECIDUOUS OR EVERGREEN, B & B OR CONTAINER SHRUB PLANTING DETAIL AND PROFILE
NOT TO SCALE



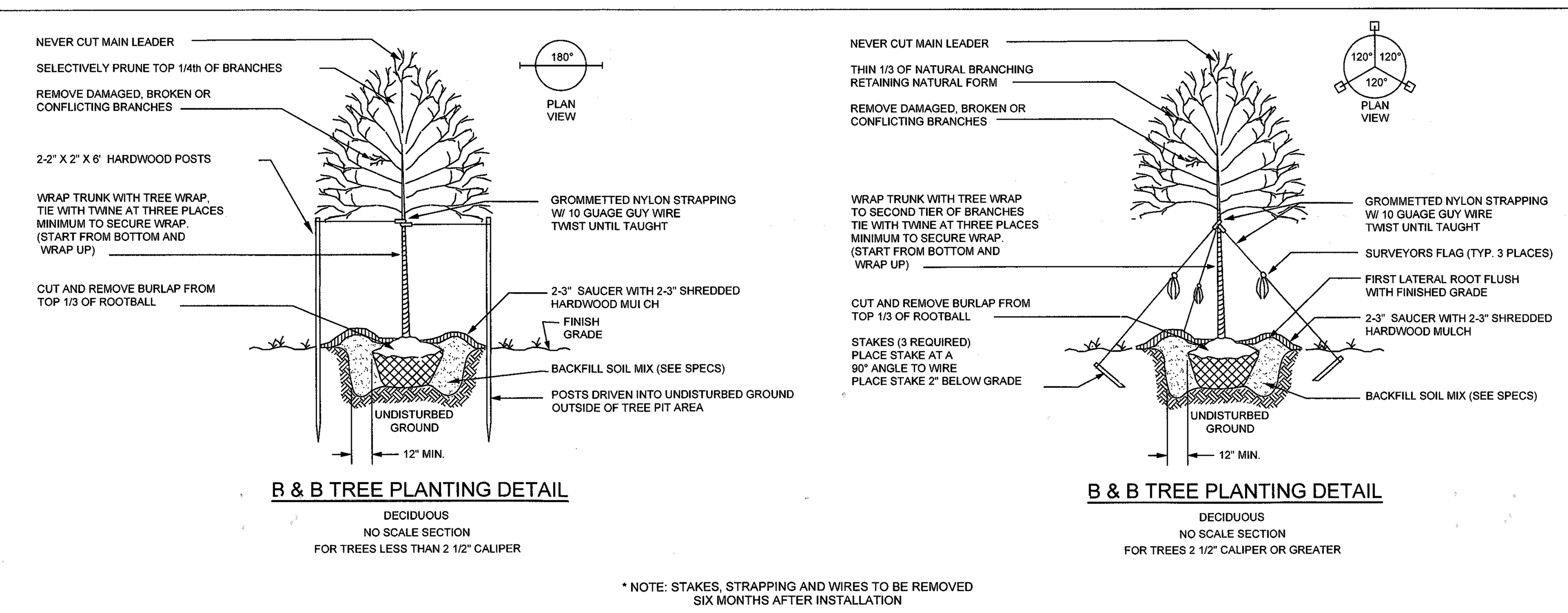
SPLIT RAIL FENCE DETAIL
NOT TO SCALE



CONTAINER TREE PLANTING DETAIL
NO SCALE SECTION



EVERGREEN TREE PLANTING DETAIL



DECIDUOUS, B & B TREE PLANTING DETAILS

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				
02				
03				
04				
05				
06				

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

GRAPHIC SCALE 1"=200'
0 200' 400' 600'

163

SHEET 5 OF 5

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

May 24, 2017
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
	REVISIONS	

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

DRAWN BY: PCN | DESIGNED BY: MP | CHECKED BY: PBW | RECORD NO. J-97156
SCALE: 1"=200'
DATE: OCTOBER 2016 | DRWG. NO. 54.016-Z

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