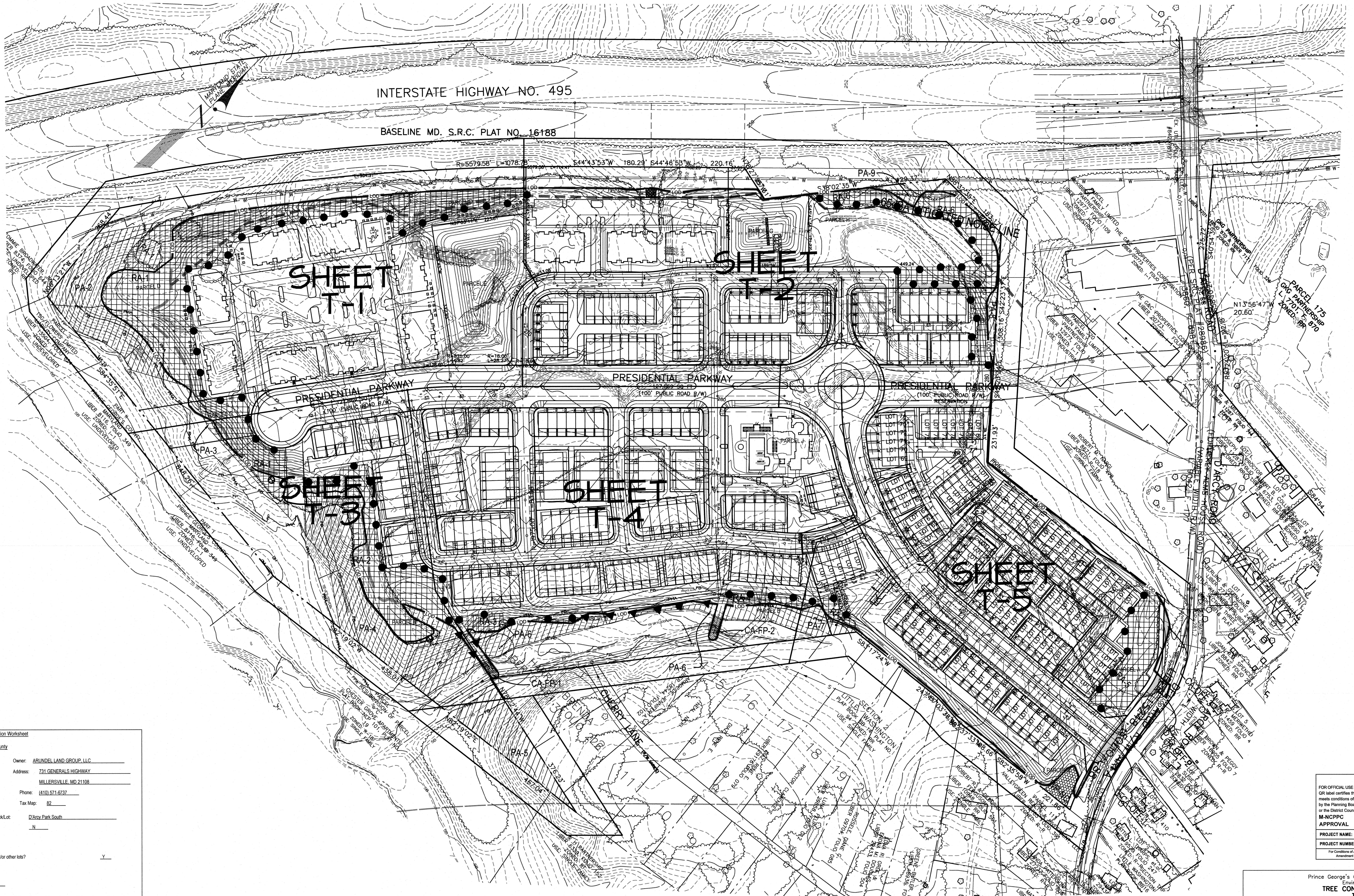

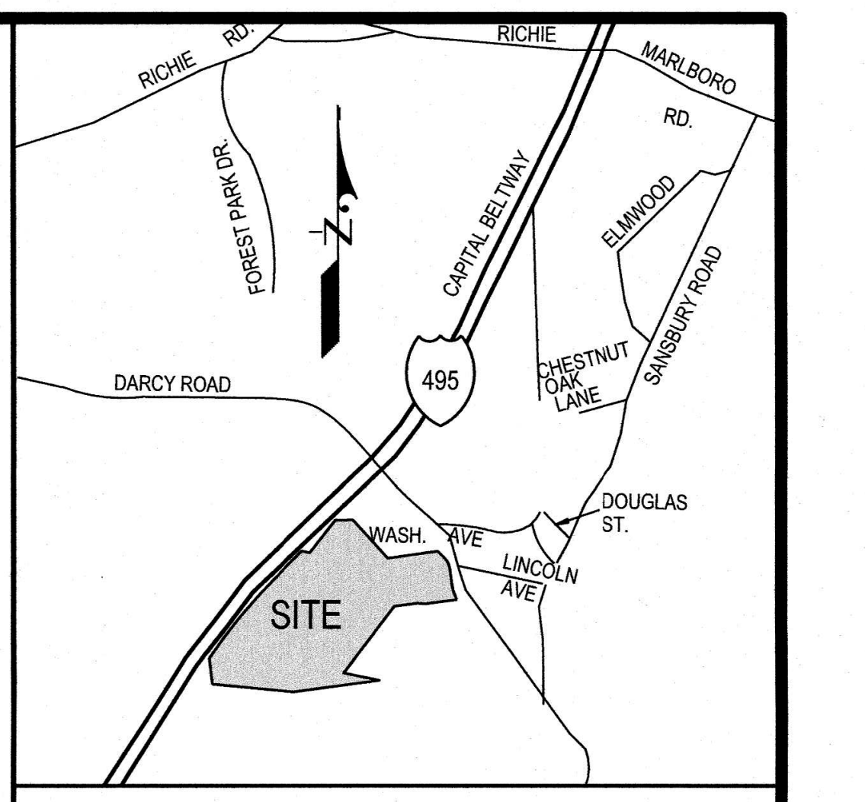

VICINITY MAP

SCALE: 1" = 2000'
ADC MAP BOOK: 19 H-8
WSSC 200' SHEET: 203SE08 & 204SE08

LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR (2')
- EX. CONTOUR (10')
- PROP. CONTOUR (2')
- PROP. CONTOUR (10')
- LIMIT OF DISTURBANCE — LOD — LOD —
- LIMIT OF DISTURBANCE DSP-06079-01
- EX. TREELINE
- PRIMARY MANAGEMENT AREA (PMA) — PMA — PMA —
- REGULATED STREAM (CENTERLINE)
- EXPANDED BUFFER — EB —
- STREAM BUFFER (50') — SB —
- NONTIDAL WETLAND — WL —
- EX. WETLAND BUFFER (25') — WB —
- EX. FLOODPLAIN — FP —
- TREE PROTECTION FENCE (TEMPORARY) — TPF —
- TREE PROTECTION FENCE (PERMANENT) — PPF —
- PRESERVATION AREA (PA) ▨
- REFORESTATION AREA (RA) ▩
- WOODLAND PRESERVED-NOT CREDITED (WP-NC)
- CLEARED OFF-SITE AREA (C-OS)
- CLEARED FLOODPLAIN AREA (C-FP)
- SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR HIGHER) ④
- PRESERVATION SIGN ▲
- REFORESTATION SIGN ●
- 65dBA MITIGATED NOISE LINE

Standard Woodland Conservation Worksheet for Prince George's County

Section I - Establishing Site Information

Zone: R-R
Owner: ARUNDEL LAND GROUP, LLC
Gross Tract: 56.19 Acres
Address: 731 GENERALS HIGHWAY
MILLERSVILLE, MD 21108
Floodplain: 2.11 Acres
Prev.Dedicated Land: 0.00 Acres
Phone: (410) 571-6737
Net Tract (NTA): 54.08 Acres
Tax Map: 82
Subdivision/Block/Lot: D'Arcy Park South
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) = 18.47 Acres
Clearing permitted w/o reforestation = 30.64 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		49.11	2.11	
Woodland Conservation Threshold (WCT) =	20.00%	10.82		
Smaller of 13 or 14		10.82		
Woodland above WCT		38.29		
Woodland cleared		42.00	0.04	0.09
Woodland cleared above WCT (smaller of 16 or 17)		38.29		
Clearing above WCT (0.25 : 1) replacement requirement		9.57		
Woodland cleared below WCT		3.71		
Clearing below WCT (2:1 replacement requirement)		7.41		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		24.23 acres		

Section III - Meeting the Requirements

Woodland Preservation		3.41		
Afforestation / Reforestation		5.63		
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		15.19		
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		24.23 Acres		

Area of woodland not cleared	7.11 acres
Woodland retained but not part of requirements:	3.70 acres
100yr-floodplain woodland retained	2.07 acres
On-site woodland conservation provided:	9.04 acres
On-site woodland retained not credited:	5.77 acres

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

PRESERVATION AREA (PA)	
No.	AREA (AC)
1	0.06
2	0.88
3	0.07
4	1.11
5	0.49
6	0.35
7	0.31
8	0.12
9	0.02
Total	3.41

REFORESTATION AREA (RA)	
No.	AREA (AC)
1*	2.83
2*	1.10
3	0.11
4	0.14
5*	0.49
6	0.96
Total	5.63

*AFFORESTATION

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
No.	AREA (AC)
1	0.09
Total	0.09

FLOODPLAIN CLEARING AREAS (CA-FP)	
No.	AREA (AC)
1	0.03
2	0.01
Total	0.04

OFF-SITE CLEARING AREAS (CA-OFF)	
No.	AREA (AC)
1	0.05
2	0.02
3	0.02
Total	0.09

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments
1	Yellow poplar	Liriodendron tulipifera	32"	Good	To be removed
2	American beech	Fagus grabdifolia	34"	Good	To remain

General Imformation Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	82-C3
Administrative	WSSC Grid (Sheet 20)	204SE09
Administrative	Policy Analysis Zone (PAZ)	255E-76
Administrative	Planning Area (Plan Area)	6-78
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1254
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2474

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PROJECT NUMBER: DSP-06079-01
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

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DSP-06079-01
OVERALL
TREE CONSERVATION PLAN - TYPE 2
LANDS OF ARUNDEL LAND GROUP
LOTS 1-303, PARCELS A-D
(RESUBDIVISION OF PARCEL 113)
WESTRIDGE
(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

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

82

T-OV

OWNER / DEVELOPER
ARUNDEL LAND GROUP, LLC
731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410)571-6737

December 26, 2018
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
12/04/18	Revised for new layout	PCN
5/8/18	Revised per DSP-06079	PCN
3/21/17	Revised to show rough grading only	PCN
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM

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: PW
RECORD NO. J-97155
SCALE: 1"=100'
DATE: JANUARY 2018
DRWG. NO. 54.043-Z

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LEGEND

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EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
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LIMIT OF DISTURBANCE DSP-06079-01	
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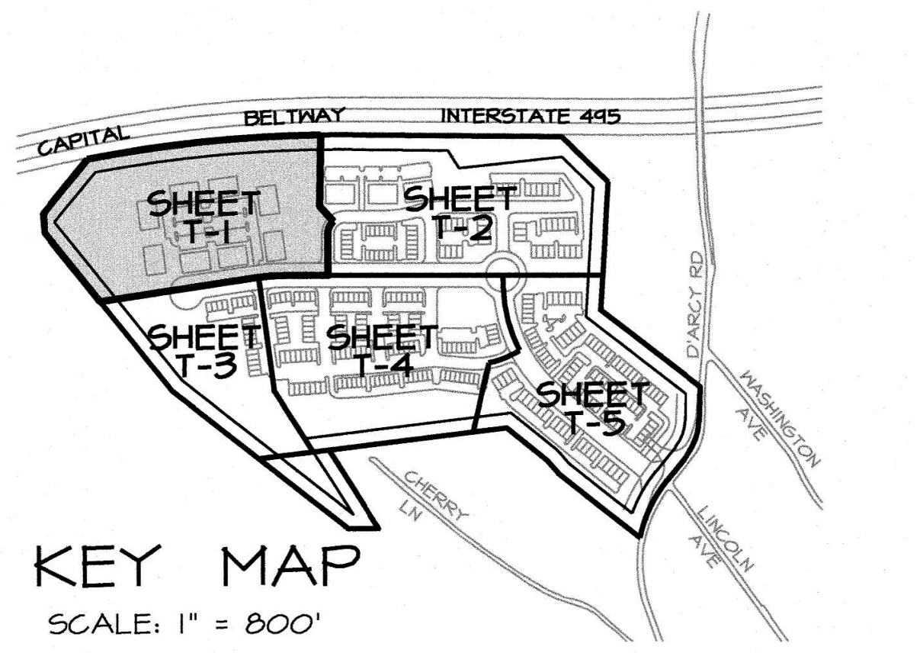
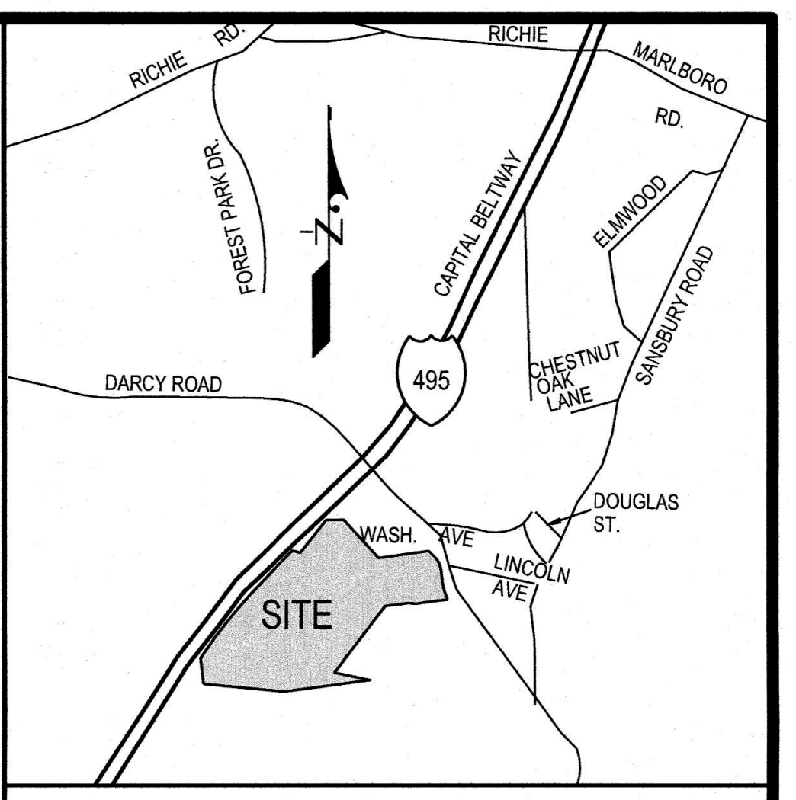
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
PRESERVATION AREA (PA)	▨
REFORESTATION AREA (RA)	▦
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR HIGHER)	④
PRESERVATION SIGN	▲
REFORESTATION SIGN	●



KEY MAP
SCALE: 1" = 800'



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DSP-06079-01
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LOTS 1-303, PARCELS A-D
(RESUBDIVISION OF PARCEL 113)
WESTRIDGE
(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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T-1

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731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410)571-6737

December 26, 2018
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Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

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8/1/07	Revised per PGCPB No. 06-220 Resolution	KM

REVISIONS

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

DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.
PCN	MP	PW	J-97155
SCALE: 1"=30'			DRWG. NO.
DATE: JANUARY 2018			54.044-Z

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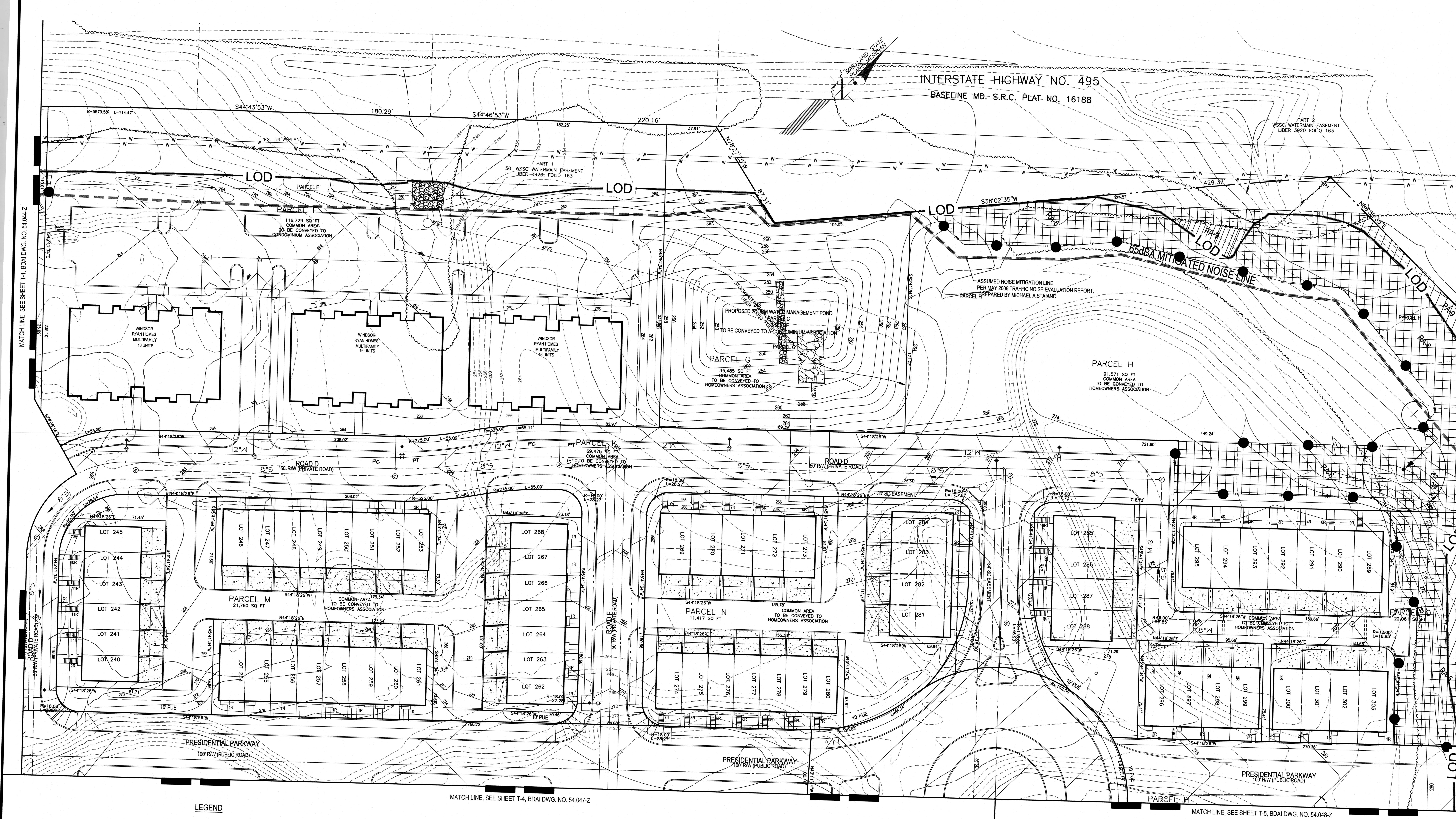

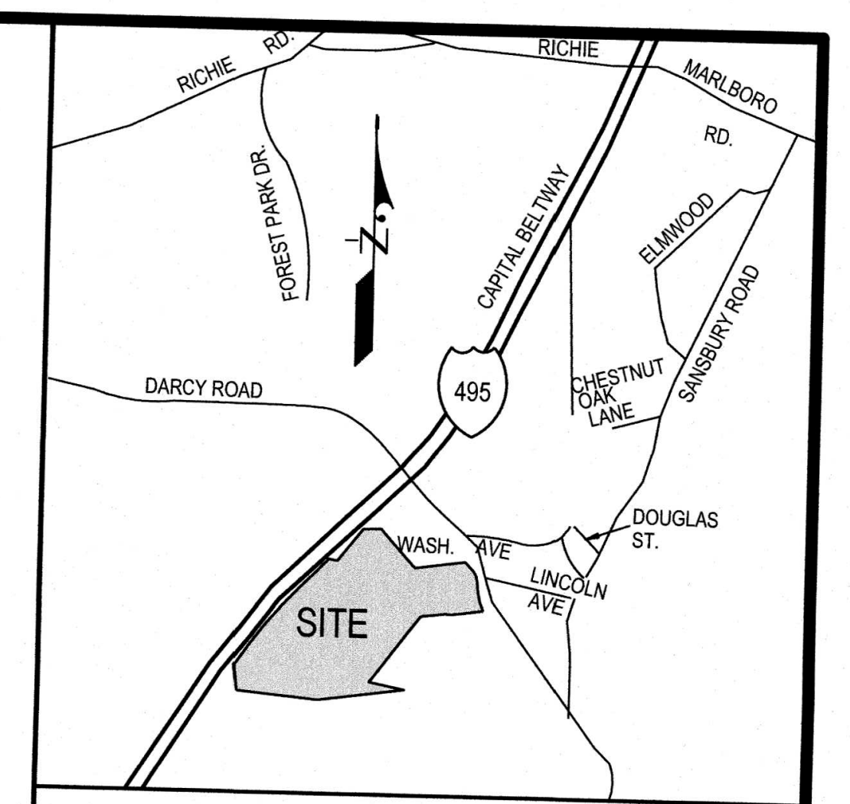

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WSSC 200' SHEET: 203SE08 & 204SE08

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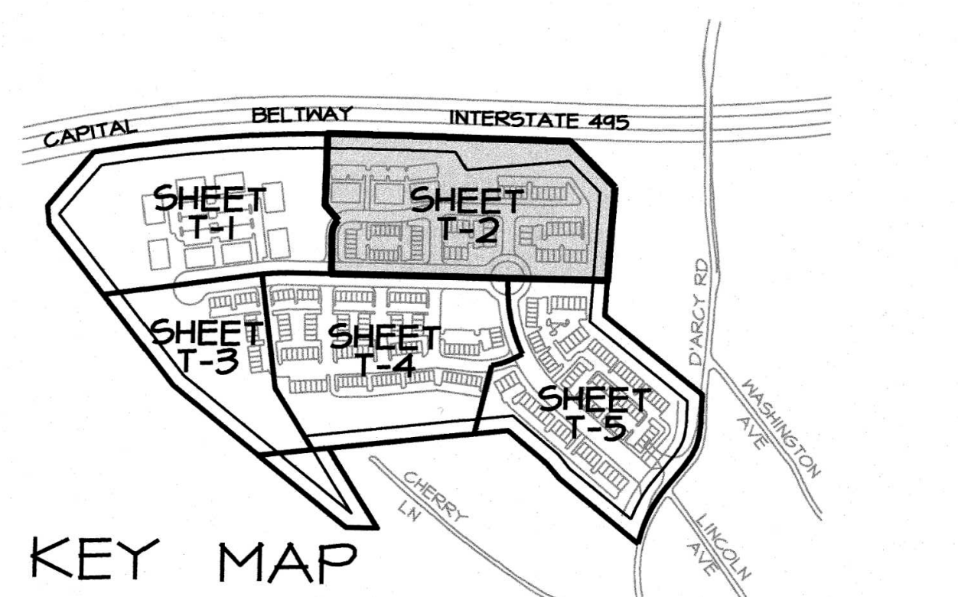
EX. CONTOUR (2')	- - - -
EX. CONTOUR (10')	— — —
PROP. CONTOUR (2')	———
PROP. CONTOUR (10')	———
LIMIT OF DISTURBANCE	— LOD — LOD —
LIMIT OF DISTURBANCE DSP-06079-01	▬ ▬ ▬
EX. TREELINE	⌒⌒⌒
PRIMARY MANAGEMENT AREA (PMA)	PMA PMA
REGULATED STREAM (CENTERLINE)	— · · · —
EXPANDED BUFFER	— EB —
STREAM BUFFER (50')	— SB —
NONTIDAL WETLAND	— WL —
EX. WETLAND BUFFER (25')	— WB —
EX. FLOODPLAIN	— FP —
TREE PROTECTION FENCE (TEMPORARY)	— TPF —
TREE PROTECTION FENCE (PERMANENT)	— PPF —
PRESERVATION AREA (PA)	▨
REFORESTATION AREA (RA)	▩
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR HIGHER)	④ ◯
PRESERVATION SIGN	▲
REFORESTATION SIGN	●



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DSP-06079-01
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WESTRIDGE
(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

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T-2

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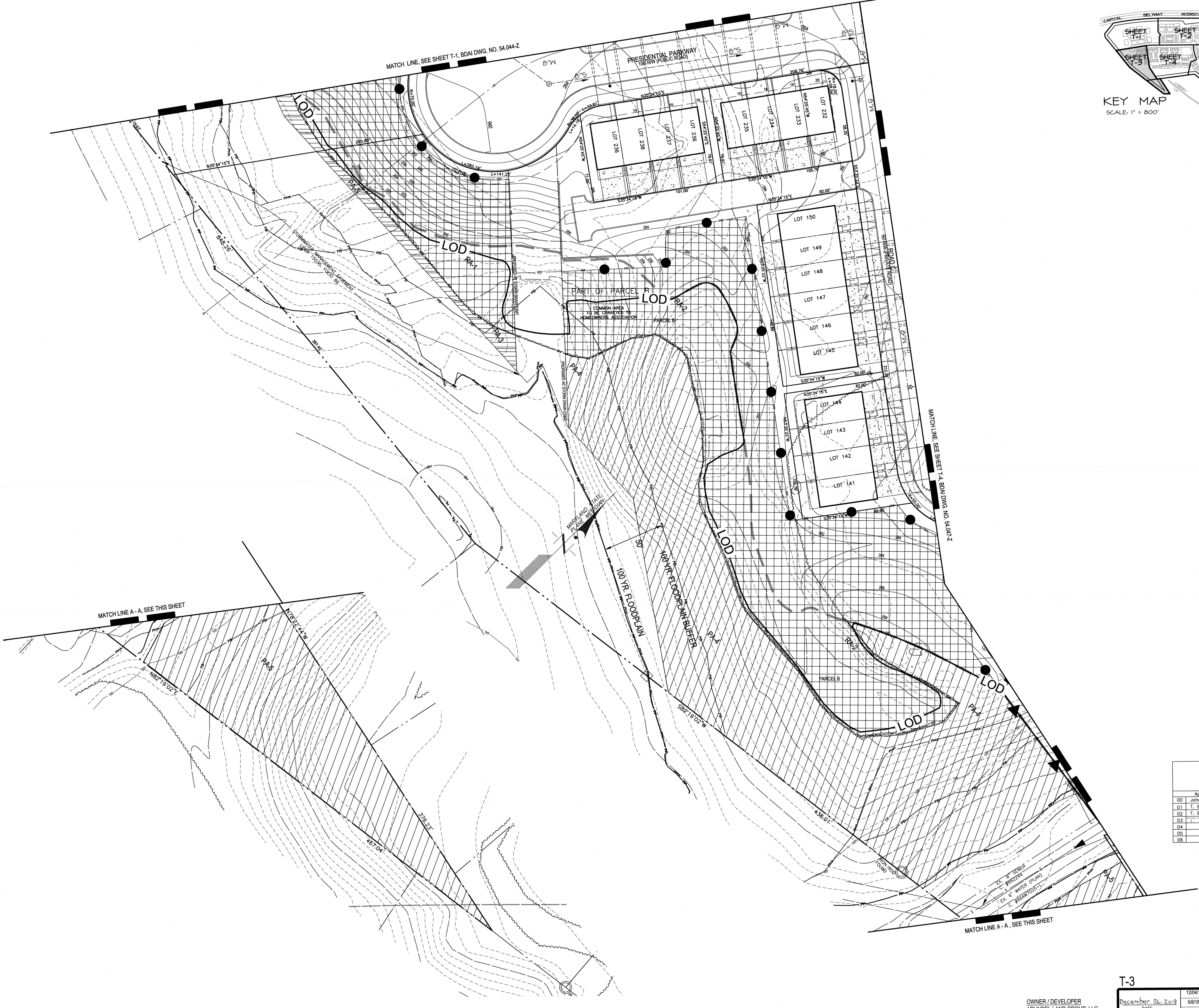

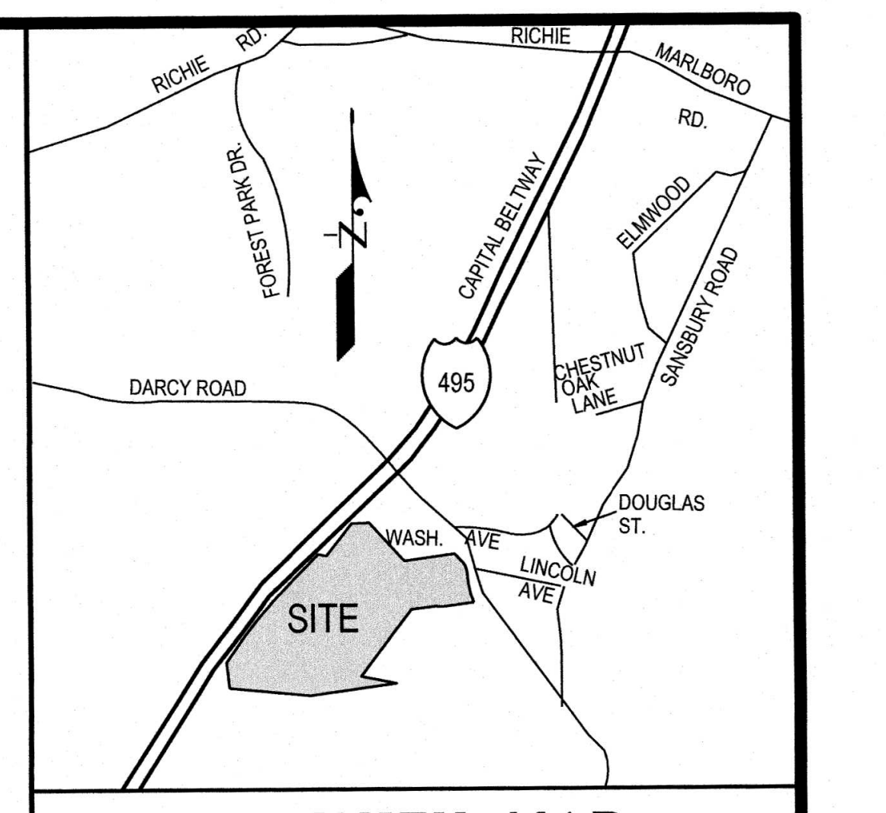

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PRIMARY MANAGEMENT AREA (PMA)	■ ■ PMA ■ ■ PMA ■ ■
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SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR HIGHER)	④ ○
PRESERVATION SIGN	▲
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T-3

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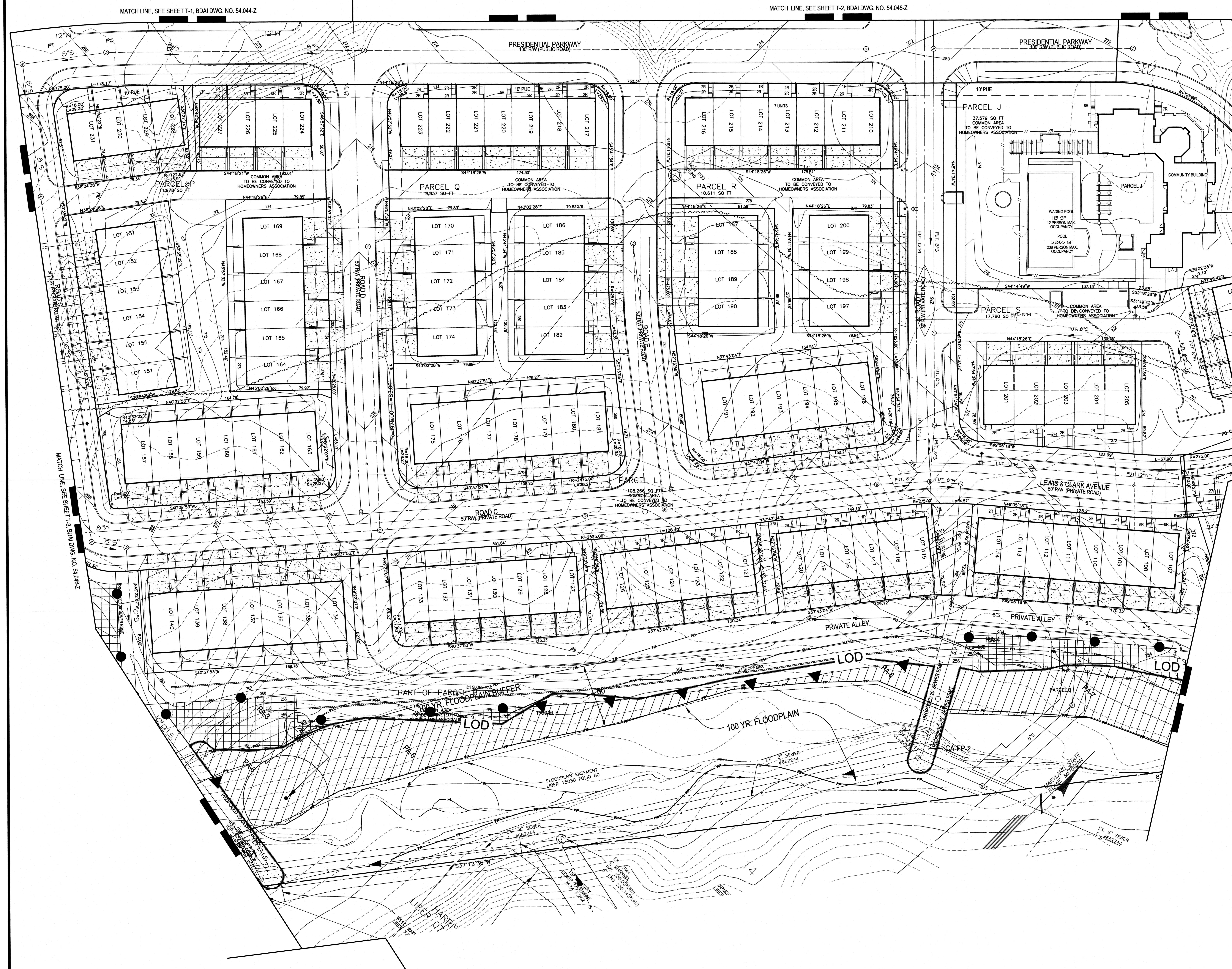

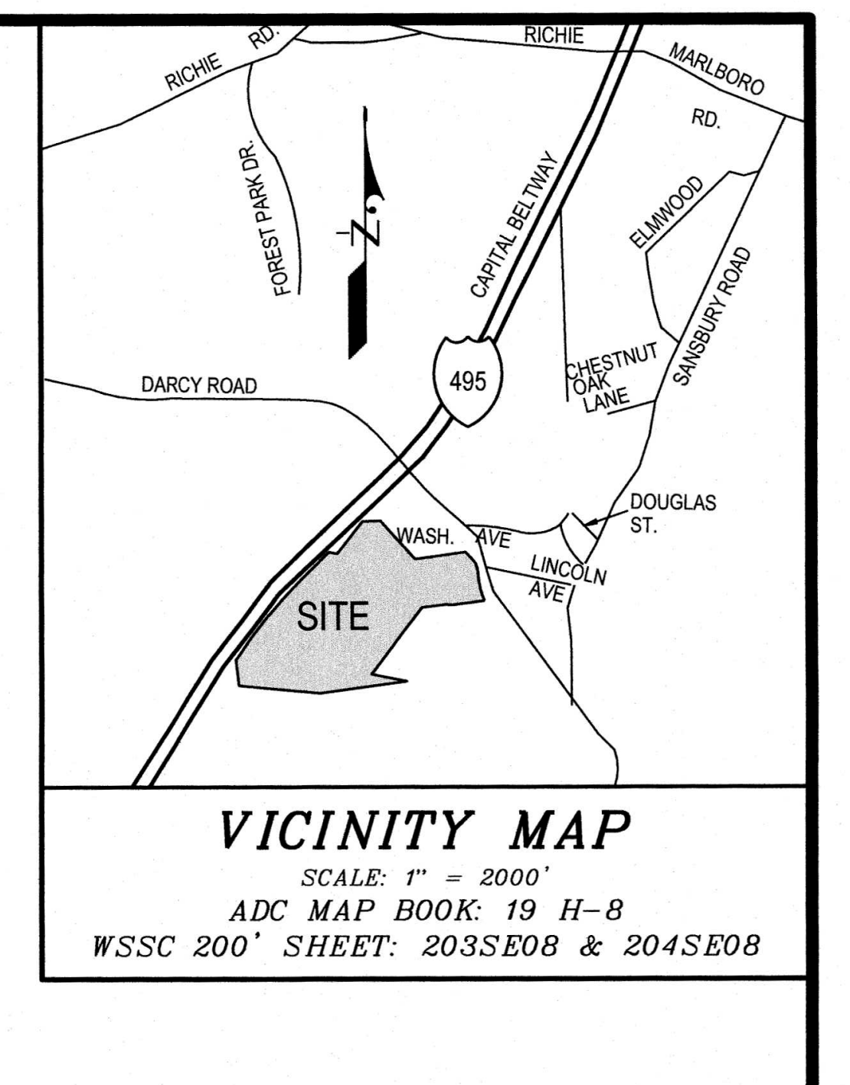

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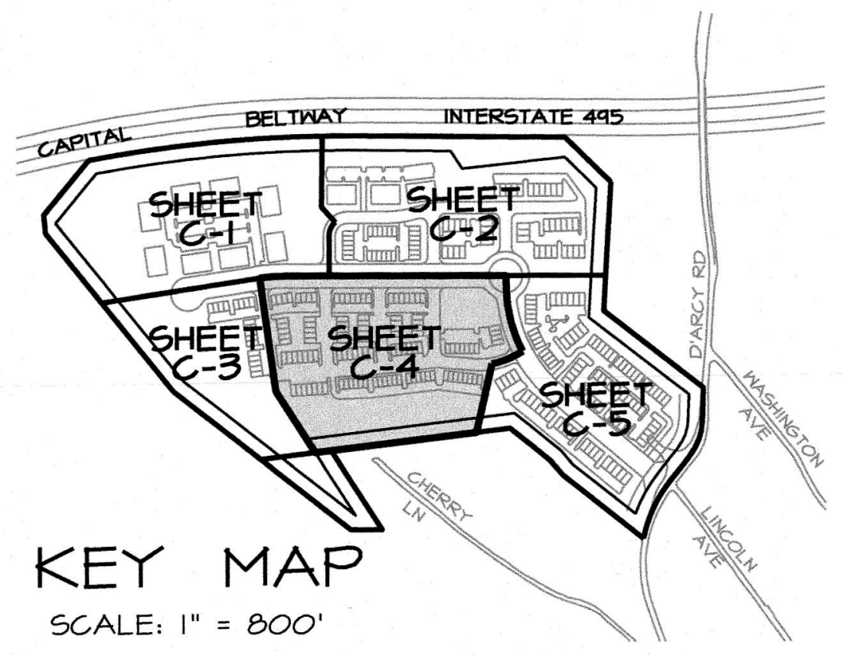

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TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

	Approved by	Date	DRD #	Reason for Revision
00	John P. Markovich	10/12/01	N/A	Original Approval-Surface Mining
01	T. Burke	10/25/18	DSP-06079	Revised per DSP-06079
02	T. Burke	9/12/17	N/A	N/A, Rough Grading
03	T. BURKE	2/4/2019	DSP-06079-01	Revised for new layout
04				
05				
06				

DSP-06079-01
TREE CONSERVATION PLAN - TYPE 2

LANDS OF ARUNDEL LAND GROUP
LOTS 1-303, PARCELS A-D
(RESUBDIVISION OF PARCEL 113)

WESTRIDGE

(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

82

T-4

OWNER / DEVELOPER
ARUNDEL LAND GROUP, LLC
731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410)571-6737

December 26, 2018
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
12/04/18	Revised for new layout	PCN
5/8/18	Revised per DSP-06079	PCN
3/21/17	Revised to show rough grading only	PCN
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM

REVISIONS

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

DRAWN BY:	DESIGNED BY:	CHECKED BY:	RECORD NO.
PCN	MP	PW	J-97155
SCALE: 1"=30'			DRWG. NO. 54.047-Z
DATE: JANUARY 2018			

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VICINITY MAP
SCALE: 1" = 2000'
ADC MAP BOOK: 19 H-8
WSSC 200' SHEET: 203SE08 & 204SE08

KEY MAP
SCALE: 1" = 800'

LEGEND

PROPERTY BOUNDARY	
EX. CONTOUR (2')	
EX. CONTOUR (10')	
PROP. CONTOUR (2')	
PROP. CONTOUR (10')	
LIMIT OF DISTURBANCE	LOD LOD
LIMIT OF DISTURBANCE DSP-06079-01	
EX. TREELINE	
PRIMARY MANAGEMENT AREA (PMA)	PMA PMA
REGULATED STREAM (CENTERLINE)	
EXPANDED BUFFER	EB
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL
EX. WETLAND BUFFER (25')	WB
EX. FLOODPLAIN	FP
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
CLEARED OFF-SITE AREA (C-OS)	▒
PRESERVATION AREA (PA)	▨
REFORESTATION AREA (RA)	▩
WOODLAND PRESERVED-NOT CREDITED (WP-NC)	⬡
SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR HIGHER)	④
PRESERVATION SIGN	▲
REFORESTATION SIGN	●

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: WESTRIDGE (FORMERLY D'ARCY PARK SOUTH)

PROJECT NUMBER: DSP-06079-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

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GRAPHIC SCALE 1"=30'
0 30' 60' 90'

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DRAWN BY: PCN	DESIGNED BY: MP	CHECKED BY: PW	RECORD NO. J-97155
SCALE: 1"=30'			DRWG. NO. 54.048-Z
DATE: JANUARY 2018			

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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-2 of Plan Prince George's 2035 formerly the Developing Tier and is zoned R-R (Rural Residential.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to Capital Beltway Interstate 495 which is classified as a Freeway roadway.
9. This plan is 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.

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 resulting 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. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

Field check the re-afforestation area according to the following schedule:

Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)
Survival Check (September-November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

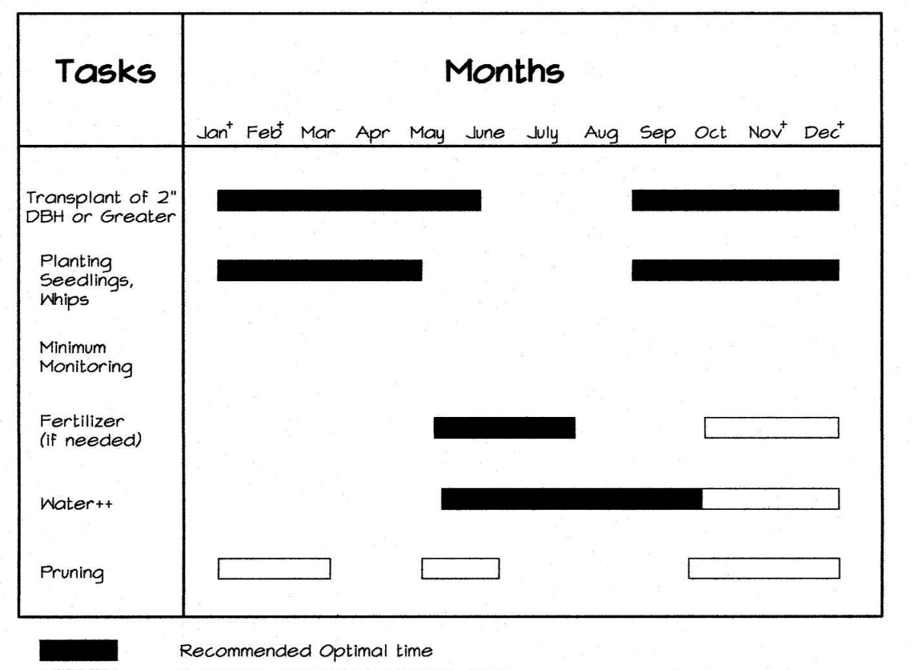
POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

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 property 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.

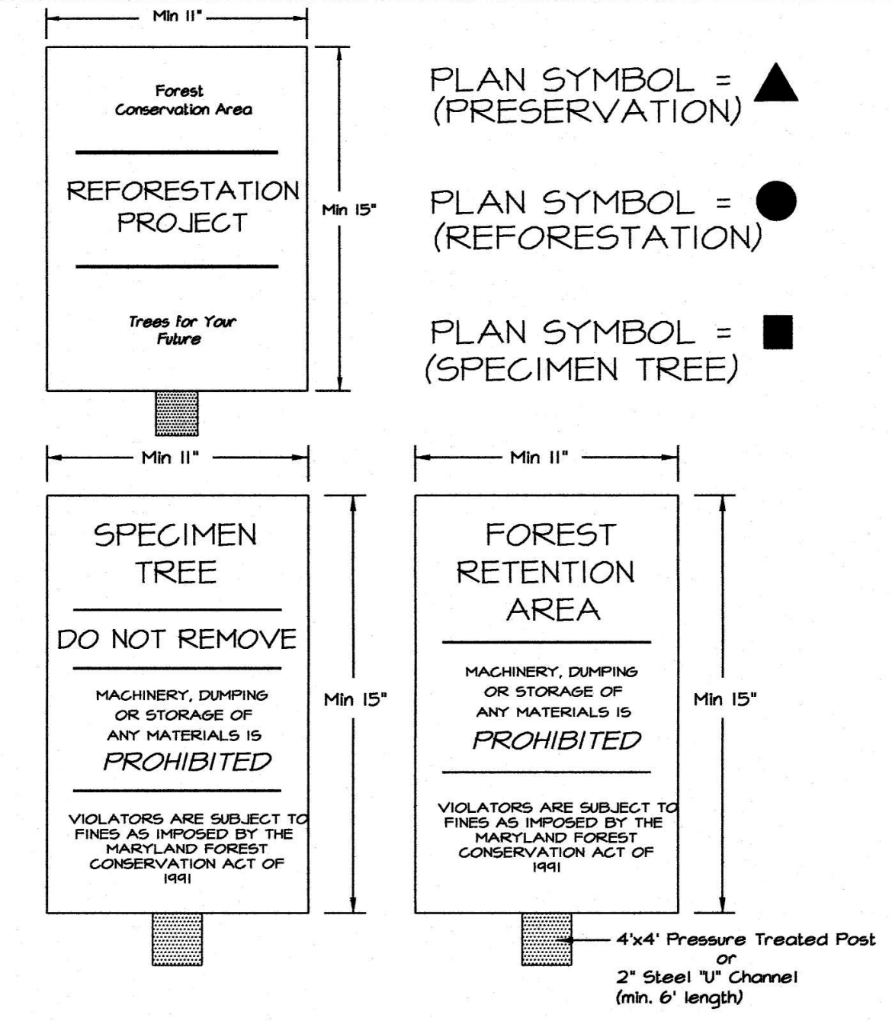
   Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approve limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
2. The removal of noxious, invasive,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



NOTES:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

TREE PLANTING and MAINTENANCE CALENDAR

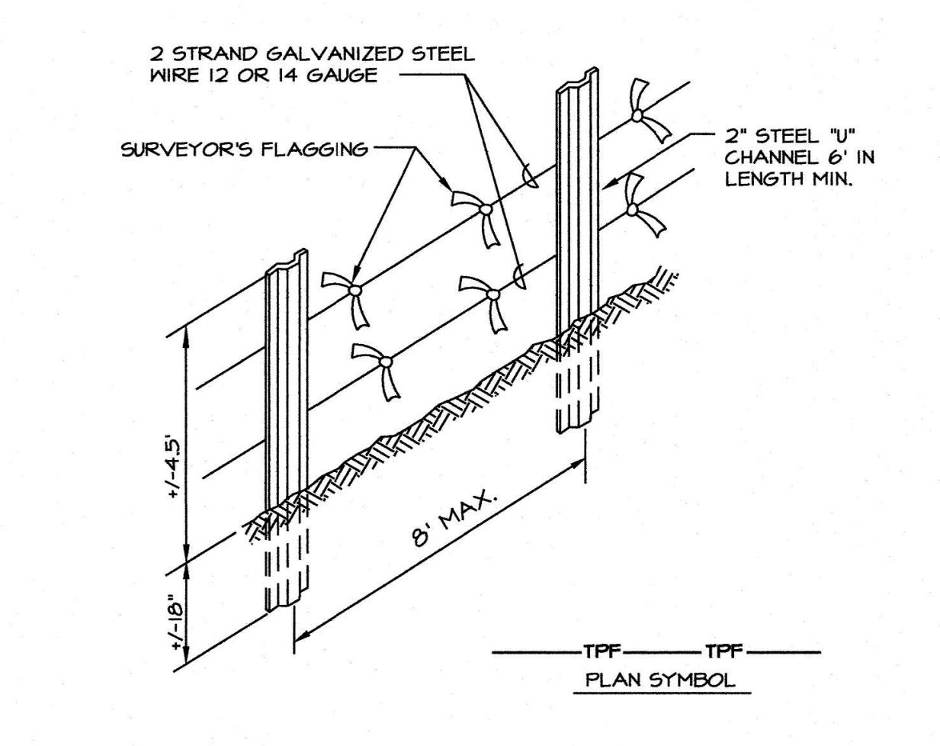
Source: Adapted from Forest Conservation Manual, 1991


Min 11"
Forest Conservation Area
REFORESTATION PROJECT
Trees for Your Future
Min 15"
PLAN SYMBOL = ▲ (PRESERVATION)
PLAN SYMBOL = ● (REFORESTATION)
PLAN SYMBOL = ■ (SPECIMEN TREE)
SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991
FOREST RETENTION AREA
4'x4' Pressure Treated Post or 2" Steel "U" Channel (min. 6' length)

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 farther 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.

SIGNAGE

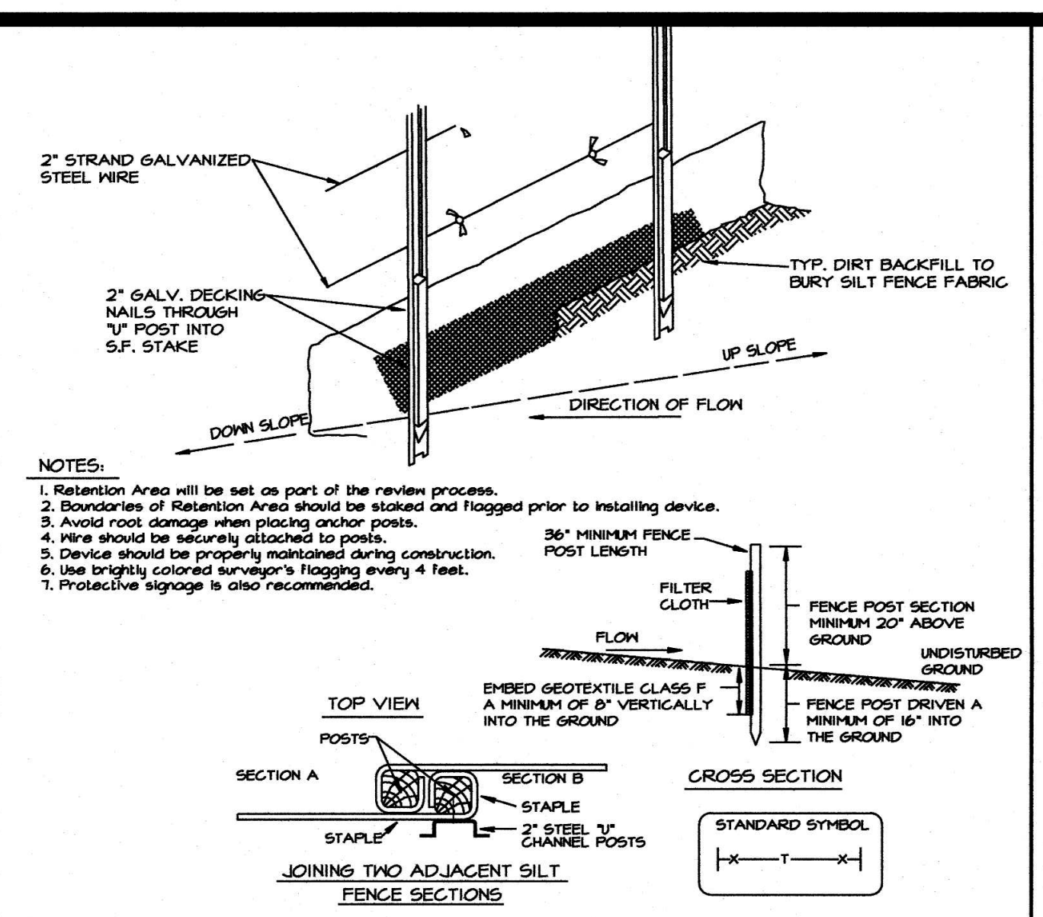
NOT TO SCALE


2 STRAND GALVANIZED STEEL WIRE 12 OR 14 GAUGE
SURVEYOR'S FLAGGING
2" STEEL "U" CHANNEL 6' IN LENGTH MIN.
+/-4.5'
+/-18"
8' MAX.
TPF TPF
PLAN SYMBOL

NOTES:
1. Forest preservation, specimen tree and re/af-forestation protection device.
2. Protected areas will be set as 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 blaze orange tree protection fence or equal** according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I

NOT TO SCALE


2" STRAND GALVANIZED STEEL WIRE
2" GALV. DECKING NAILS THROUGH "U" POST INTO S.F. STAKE
TYP. DIRT BACKFILL TO BURY SILT FENCE FABRIC
UP SLOPE
DIRECTION OF FLOW
DOWN SLOPE
36" MINIMUM FENCE POST LENGTH
FILTER CLOTH
FLOW
FENCE POST SECTION MINIMUM 20" ABOVE GROUND
UNDISTURBED GROUND
EMBED GEOTEXTILE CLASS F A MINIMUM OF 8" VERTICALLY INTO THE GROUND
FENCE POST DRIVEN A MINIMUM OF 16" INTO THE GROUND
TOP VIEW
POSTS
SECTION A
SECTION B
STAPLE
2" STEEL "U" CHANNEL POSTS
JOINING TWO ADJACENT SILT FENCE SECTIONS
CROSS SECTION
STANDARD SYMBOL
X T X

NOTES:
1. Retention Area will be set as part of the review process.
2. Boundaries of Retention Area should be staked and flagged prior to installing device.
3. Avoid root damage when placing anchor posts.
4. Wire should be securely attached to posts.
5. Device should be properly maintained during construction.
6. Use brightly colored surveyor's flagging every 4 feet.
7. Protective signage is also recommended.

CONSTRUCTION SPECIFICATIONS

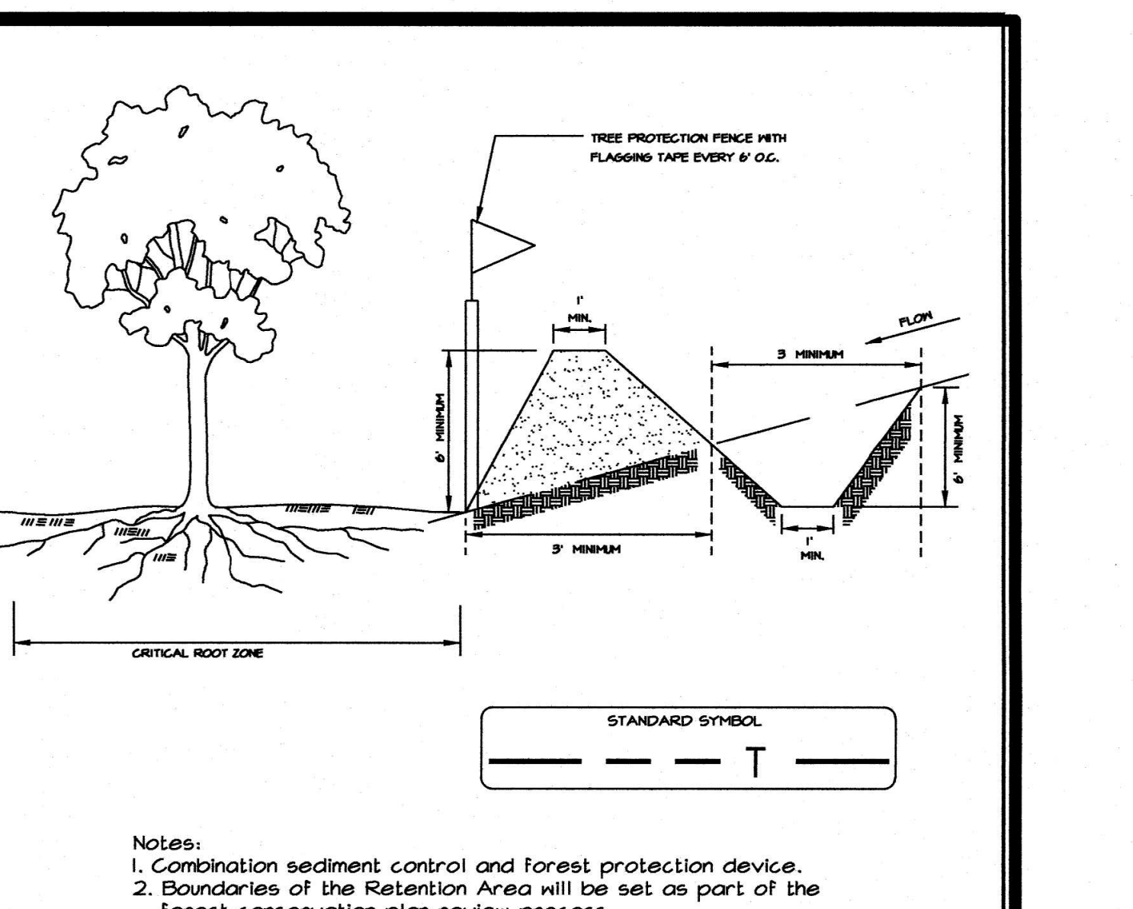
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" X 1 1/2" square (min.) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in² (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in² (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

NOT TO SCALE

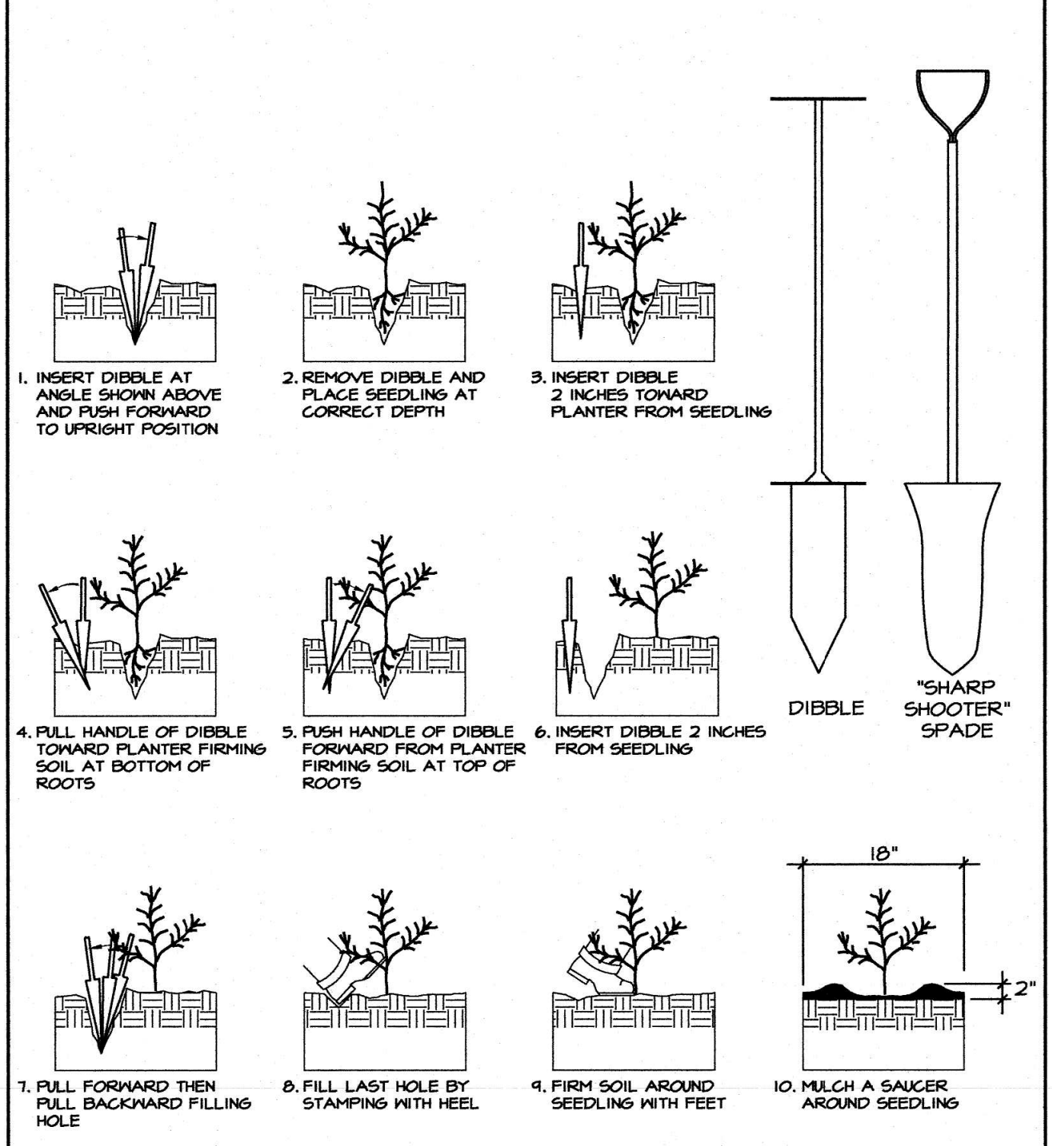


Notes:
1. Combination sediment control and forest protection device.
2. Boundaries of the Retention Area will be set as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. The toe of slope should be outside the critical root zone
6. Equipment is prohibited within critical root zone of retention area; place dike accordingly.
7. All standard maintenance for earthen dikes and swales apply to these details.
8. All standard reclamation practices for earthen dikes and swales shall apply to these details.

COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III

NOT TO SCALE

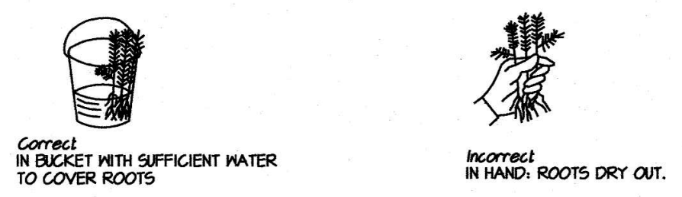
Source: Prince George's County, Maryland: Woodland Conservation Manual


1. INSERT DIBBLE AT ANGLE SHOWN ABOVE AND PUSH FORWARD TO UPRIGHT POSITION
2. REMOVE DIBBLE AND PLACE SEEDLING AT CORRECT DEPTH
3. INSERT DIBBLE 2 INCHES TOWARD PLANTER FROM SEEDLING
4. PULL HANDLE OF DIBBLE TOWARD PLANTER FIRMING SOIL AT BOTTOM OF ROOTS
5. PUSH HANDLE OF DIBBLE FORWARD FROM PLANTER FIRMING SOIL AT TOP OF ROOTS
6. INSERT DIBBLE 2 INCHES FROM SEEDLING
DIBBLE
"SHARP SHOOTER" SPADE
18"
2"
7. PULL FORWARD THEN PULL BACKWARD FILLING HOLE
8. FILL LAST HOLE BY STAMPING WITH HEEL
9. FIRM SOIL AROUND SEEDLING WITH FEET
10. MULCH A SAUCER AROUND SEEDLING

SEEDLING PLANTING DETAIL

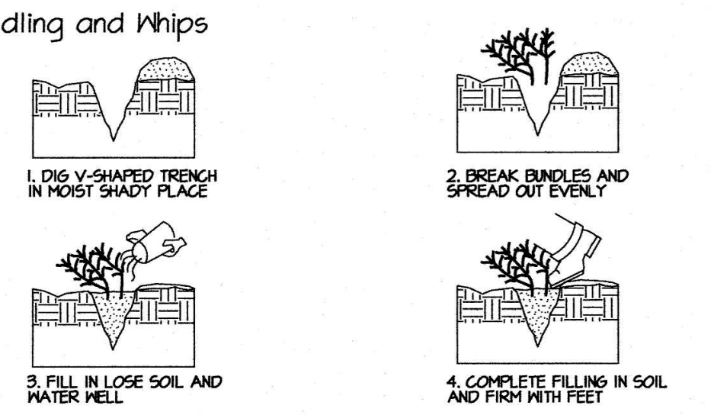
NOT TO SCALE

Handling Seedlings in the Field


Correct
IN BUCKET WITH SUFFICIENT WATER TO COVER ROOTS
Incorrect
IN HAND: ROOTS DRY OUT.

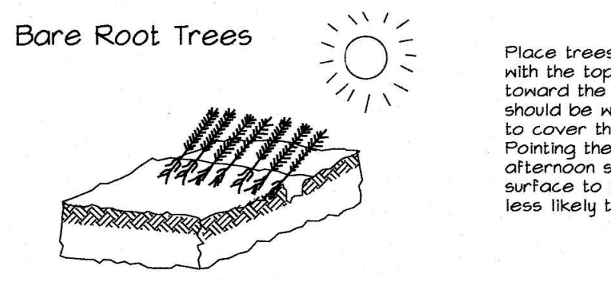
Note:
1. Bare root seedlings and whip stock should be heeled-in when left unplanted for more than 24 hours.

Seedling and Whips


1. DIG V-SHAPED TRENCH IN MOIST SHADY PLACE
2. BREAK BUNDLES AND SPREAD OUT EVENLY
3. FILL IN LOSE SOIL AND WATER WELL
4. COMPLETE FILLING IN SOIL AND FIRM WITH FEET

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

Bare Root Trees

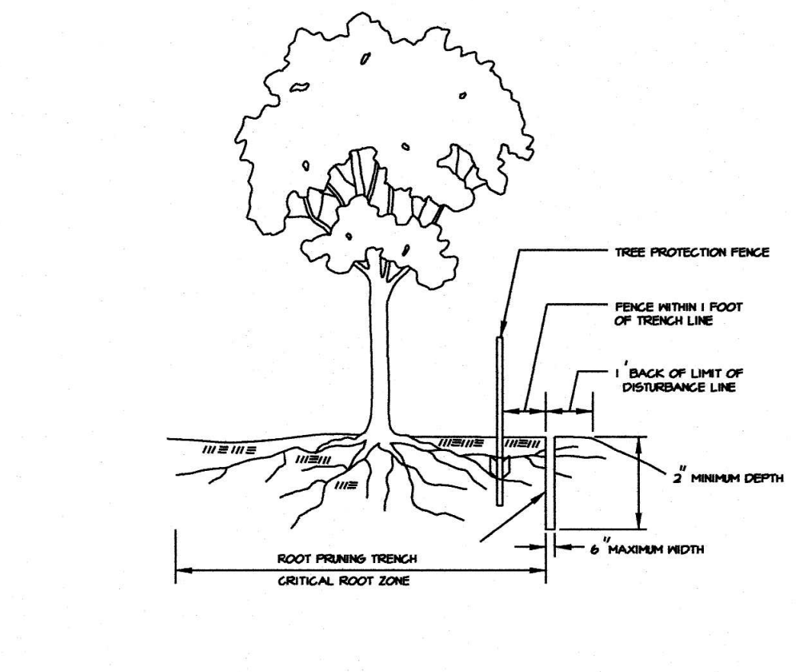


Place trees in an east-west trench with the tops of the trees pointing toward the afternoon sun. Moist soil should be worked around the roots to cover them and minimize air pockets. Pointing the tree tops towards the afternoon sun exposes the least surface to the sun so the buds will be less likely to begin growth.

Note:
1. Bare root trees should be banked-in when they must be left unplanted for longer than a few days

HANDLING BARE ROOT STOCK

Source: Adapted from Forest Conservation Manual, 1991

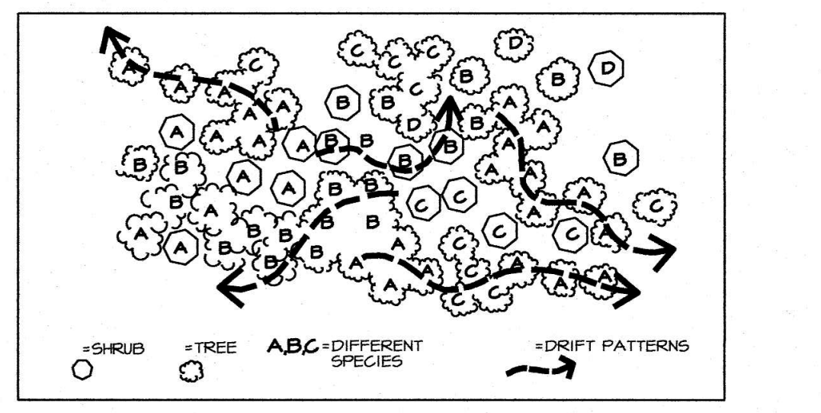


Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or other high organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING

NOT TO SCALE

Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997



Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown, with densities thinning out along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 98 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feet-on-center "grid pattern" layout.

Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This un-natural grid patterns can be corrected thru the application of aggregate distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

PLANTING LAYOUT

(AGGREGATE DISTRIBUTION DRIFT THEORY)

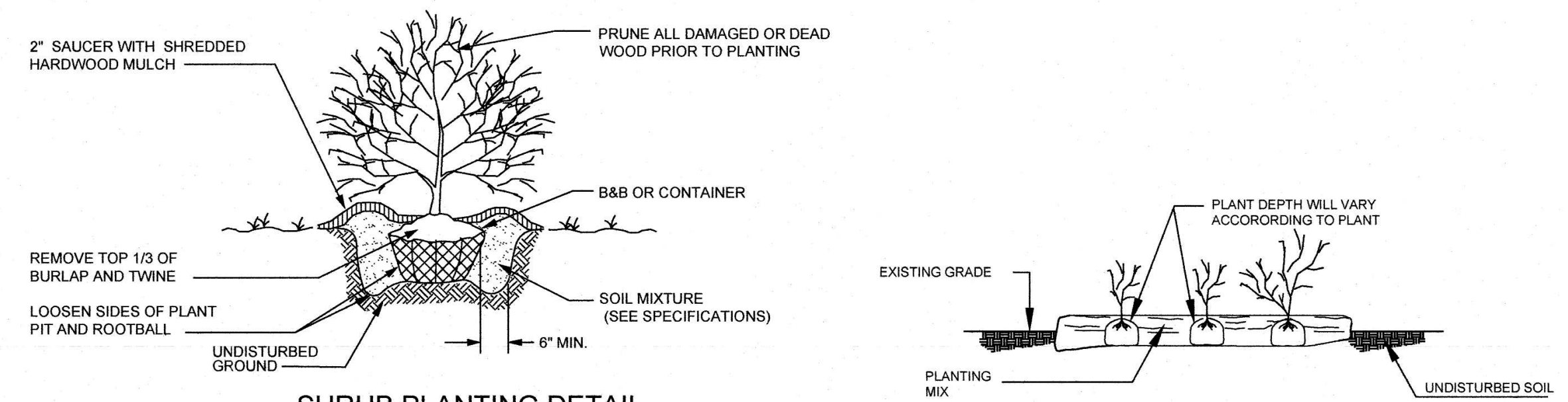
STOCK SPECIFICATION:
1000 SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 5.60 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	White Oak	
1*	2.80	560	560	560	560	560	2,800
2*	1.10	220	220	220	220	220	1,100
3	0.11	22	22	22	22	22	110
4	0.14	28	28	28	28	28	140
5*	0.49	98	98	98	98	98	490
6	0.96	192	192	192	192	192	960
Total	5.60	1,120	1,120	1,120	1,120	1,120	5,600

*AFFORESTATION

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.


2" SAUCER WITH SHREDDED HARDWOOD MULCH
PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING
B&B OR CONTAINER
REMOVE TOP 1/3 OF BURLAP AND TWINE
LOOSEN SIDES OF PLANT PIT AND ROOTBALL
UNDISTURBED GROUND
SOIL MIXTURE (SEE SPECIFICATIONS)
6" MIN.
PLANT DEPTH WILL VARY ACCORORDING TO PLANT
EXISTING GRADE
PLANTING MIX
UNDISTURBED SOIL

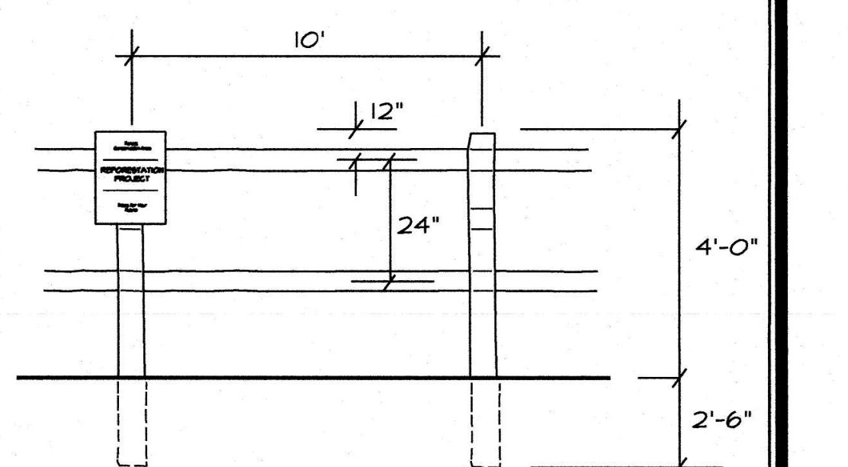
SHRUB PLANTING DETAIL
DECIDUOUS OR EVERGREEN
NO SCALE SECTION

SHRUB BED PLANTING PROFILE

NOTE
ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISHED GRADE OF MULCH LAYER. ANY BROKEN ROOTBALL WILL BE REJECTED

DECIDUOUS OR EVERGREEN, B & B OR CONTAINER SHRUB PLANTING DETAIL AND PROFILE

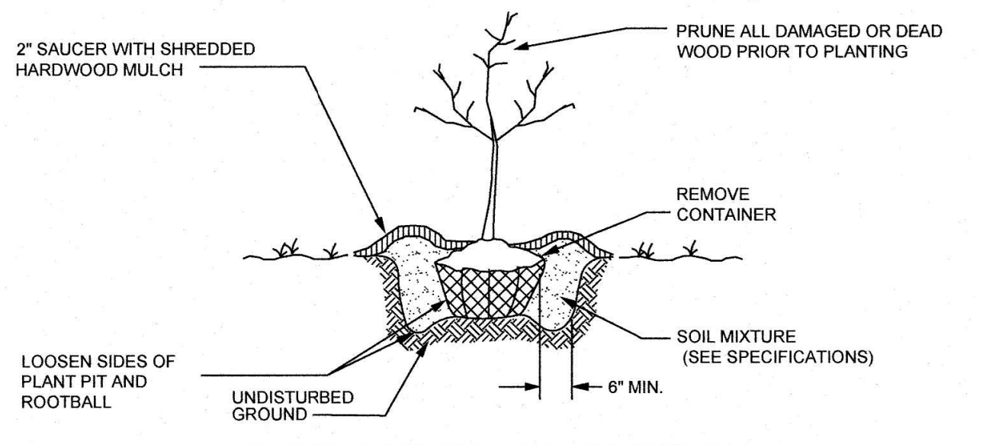
NOT TO SCALE



Notes:
1. Reforestation signs to be attached to wood posts every 50 feet.
2. Top of sign to be flush with top of wood post.
3. Signs to be attached using 2 galvanized wood screws each with a galvanized washer.

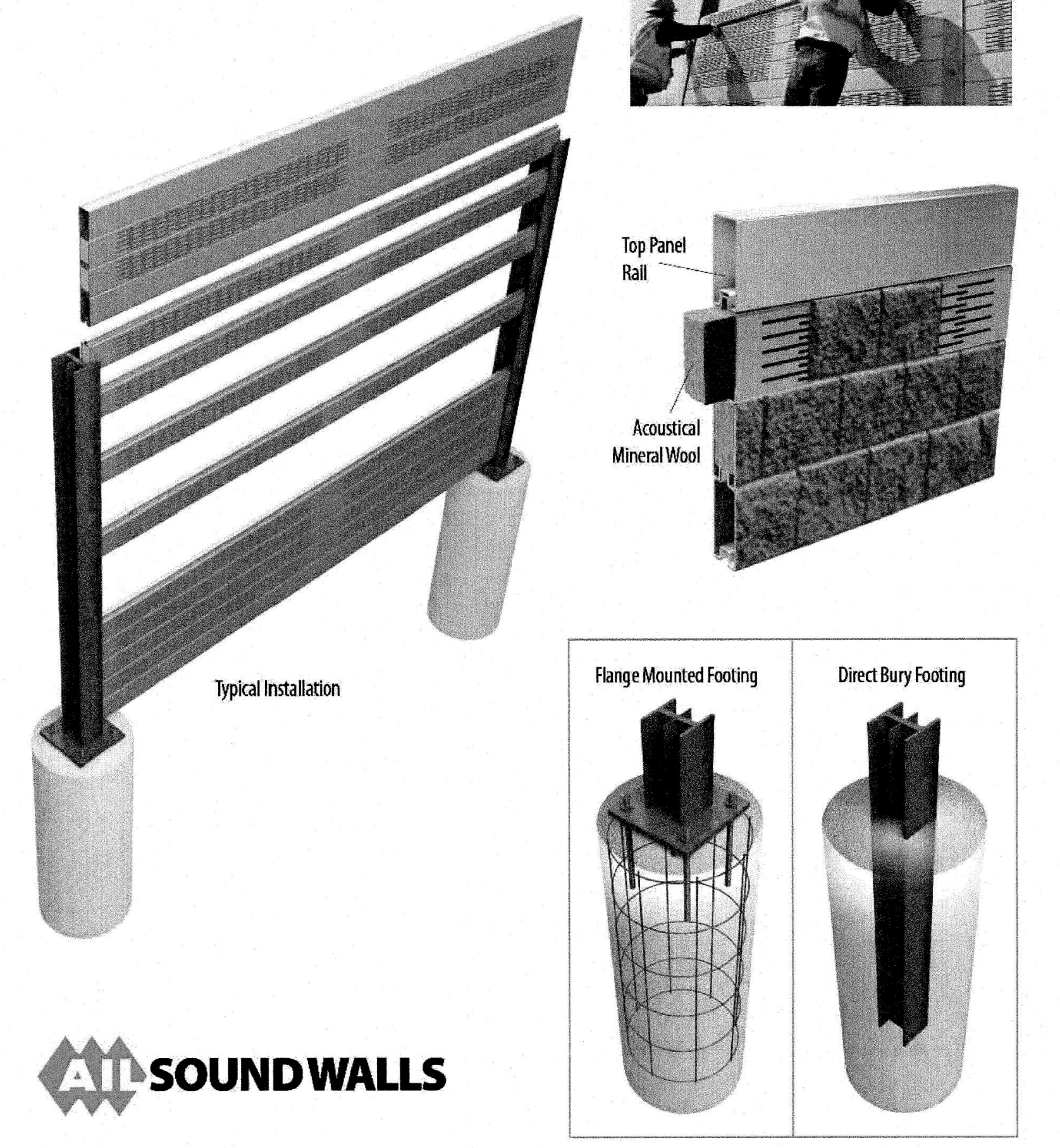
SPLIT RAIL FENCE DETAIL

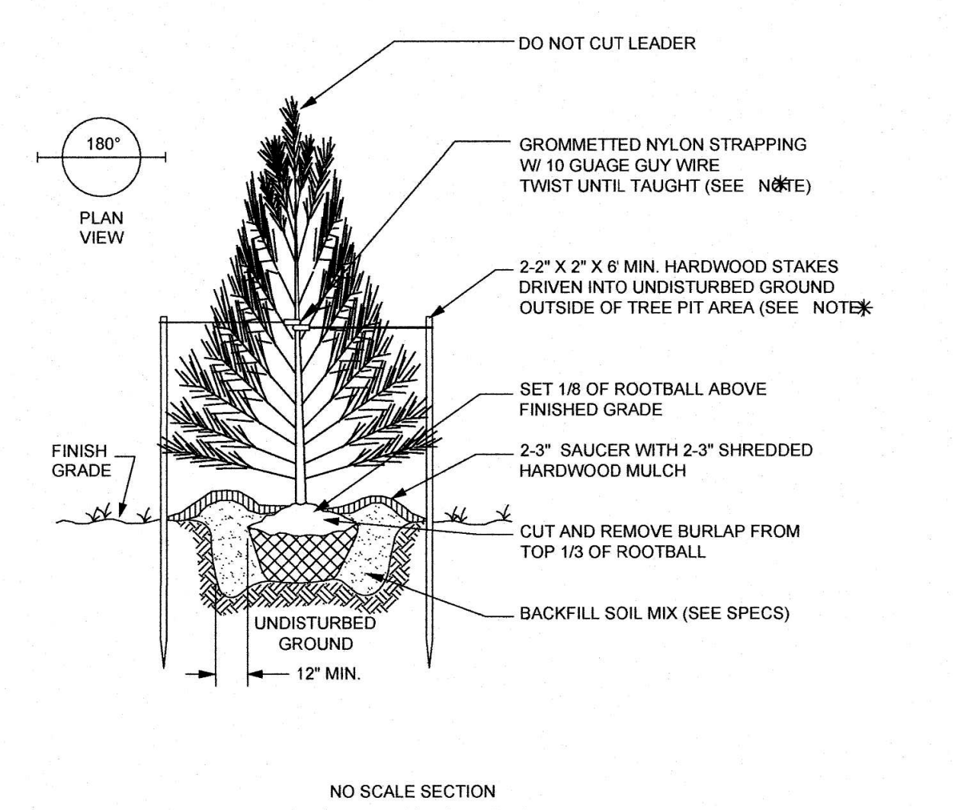
NOT TO SCALE


2" SAUCER WITH SHREDDED HARDWOOD MULCH
PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING
REMOVE CONTAINER
LOOSEN SIDES OF PLANT PIT AND ROOTBALL
UNDISTURBED GROUND
SOIL MIXTURE (SEE SPECIFICATIONS)
6" MIN.

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

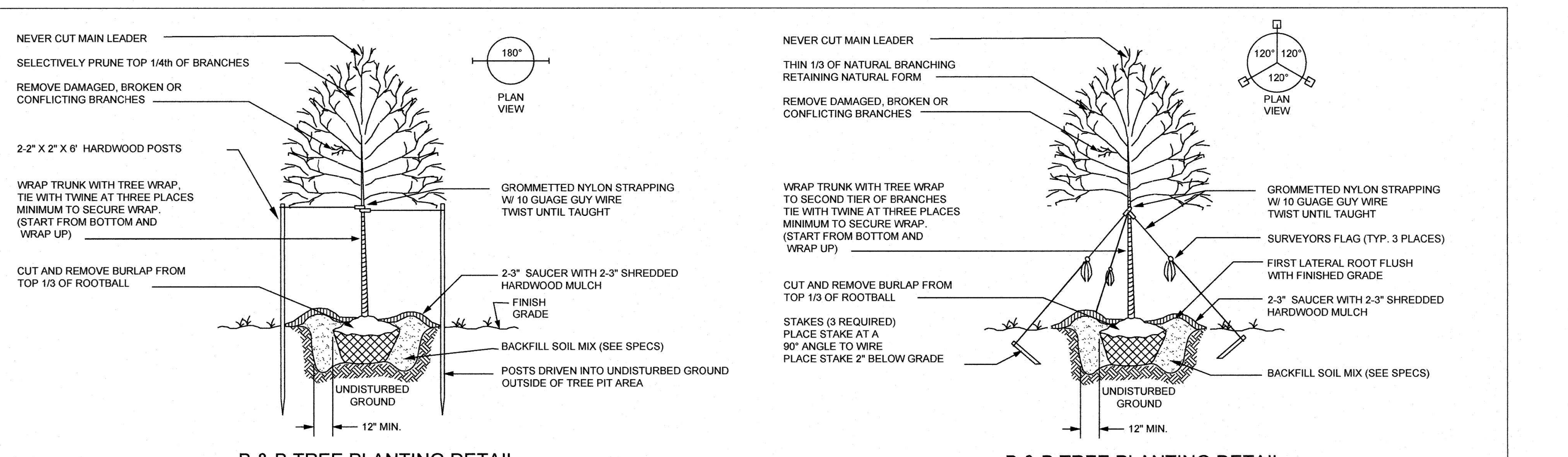



DO NOT CUT LEADER
180°
PLAN VIEW
GROMMETTED NYLON STRAPPING W/ 10 GUAGE GUY WIRE TWIST UNTIL TAUGHT (SEE NOTE)
2-2" X 2" X 8' MIN. HARDWOOD STAKES DRIVEN INTO UNDISTURBED GROUND OUTSIDE OF TREE PIT AREA (SEE NOTE)
FINISH GRADE
SET 1/8 OF ROOTBALL ABOVE FINISHED GRADE
2-3" SAUCER WITH 2-3" SHREDDED HARDWOOD MULCH
CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
BACKFILL SOIL MIX (SEE SPECS)
UNDISTURBED GROUND
12" MIN.

NO SCALE SECTION
FOR TREES LESS THAN 12' HT.

* NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED SIX MONTHS AFTER INSTALLATION

EVERGREEN TREE PLANTING DETAIL


NEVER CUT MAIN LEADER
SELECTIVELY PRUNE TOP 1/4th OF BRANCHES
REMOVE DAMAGED, BROKEN OR CONFLICTING BRANCHES
180°
PLAN VIEW
2-2" X 2" X 8' HARDWOOD POSTS
WRAP TRUNK WITH TREE WRAP, TIE WITH TWINE AT THREE PLACES MINIMUM TO SECURE WRAP. (START FROM BOTTOM AND WRAP UP)
GROMMETTED NYLON STRAPPING W/ 10 GUAGE GUY WIRE TWIST UNTIL TAUGHT
CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
2-3" SAUCER WITH 2-3" SHREDDED HARDWOOD MULCH
FINISH GRADE
BACKFILL SOIL MIX (SEE SPECS)
POSTS DRIVEN INTO UNDISTURBED GROUND OUTSIDE OF TREE PIT AREA
UNDISTURBED GROUND
12" MIN.
NEVER CUT MAIN LEADER
THIN 1/3 OF NATURAL BRANCHING RETAINING NATURAL FORM
REMOVE DAMAGED, BROKEN OR CONFLICTING BRANCHES
120° 120° 120°
PLAN VIEW
WRAP TRUNK WITH TREE WRAP TO SECOND TIER OF BRANCHES TIE WITH TWINE AT THREE PLACES MINIMUM TO SECURE WRAP. (START FROM BOTTOM AND WRAP UP)
GROMMETTED NYLON STRAPPING W/ 10 GUAGE GUY WIRE TWIST UNTIL TAUGHT
SURVEYORS FLAG (TYP. 3 PLACES)
FIRST LATERAL ROOT FLUSH WITH FINISHED GRADE
CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
2-3" SAUCER WITH 2-3" SHREDDED HARDWOOD MULCH
STAKES (3 REQUIRED) PLACE STAKE AT A 90° ANGLE TO WIRE PLACE STAKE 2" BELOW GRADE
BACKFILL SOIL MIX (SEE SPECS)
UNDISTURBED GROUND
12" MIN.

B & B TREE PLANTING DETAIL
DECIDUOUS
NO SCALE SECTION
FOR TREES LESS THAN 2 1/2" CALIPER

B & B TREE PLANTING DETAIL
DECIDUOUS
NO SCALE SECTION
FOR TREES 2 1/2" CALIPER OR GREATER

* NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED SIX MONTHS AFTER INSTALLATION

DECIDUOUS, B & B TREE PLANTING DETAILS

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: WESTRIDGE (FORMERLY D'ARCY PARK SOUTH)
PROJECT NUMBER: DSP-06079-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 34 - 98

	Approved by	Date	DRD #	Reason for Revision
00	John P. Markovich	10/12/01	N/A	Original Approval-Surface mining
01	T. Burke	10/25/18	DSP-06079	Revised per DSP-06079
02	T. Burke	9/12/17	N/A	N/A, Rough grading
03	T. Burke	2/4/2019	DSP-06079-01	Revised for new layout
04				
05				
06				

DSP-06079-01
TREE CONSERVATION PLAN - TYPE 2
LANDS OF ARUNDEL LAND GROUP
LOTS 1-303, PARCELS A-D
(RESUBDIVISION OF PARCEL 113)
WESTRIDGE
(FORMERLY D'ARCY PARK SOUTH)
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

T-6

OWNER / DEVELOPER
ARUNDEL LAND GROUP, LLC
731 GENERALS HIGHWAY
MILLERSVILLE MD 21108
ATTN: MR. MICHAEL JONES
PHONE: (410)571-6737

December 26, 2018
DATE

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE	DESCRIPTION	BY
5/8/18	Revised per DSP-06079	PCN
3/21/17	Revised to show rough grading only	PCN
11/8/07	Revised per MNCPPC Staff Report for DSP-06079	MR
8/1/07	Revised per PGCPB No. 06-220 Resolution	KM

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: PW
RECORD NO. J-97155
SCALE:
DATE: JANUARY 2018
DRWG. NO. 54.049-Z

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