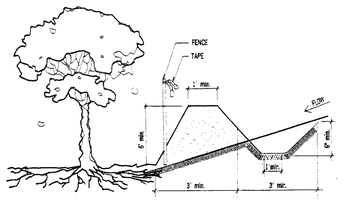
TREE PROTECTION AND SEDIMENT CONTROL (2)

EARTHEN DIKE AND SWALE

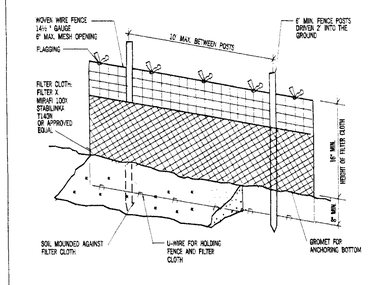


NOTES:
1. Combine sediment control and protective device.
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. The top or toe of slope should be within the limit of disturbance.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

PRINCE GEORGE'S COUNTY, MARYLAND WOODLAND CONSERVATION MANUAL
ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL

TREE PROTECTION AND SEDIMENT CONTROL (3)

FILTER CLOTH ON WIRE MESH



NOTES:
1. Combine sediment control and protective device.
2. Retention area will be set as part of the review process.
3. Boundaries of Retention Area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. Mound soil only within the limits of disturbance.
6. Protective signage is required.
7. All standard maintenance for sediment control devices apply to these details.

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TREE PROTECTION DEVICE

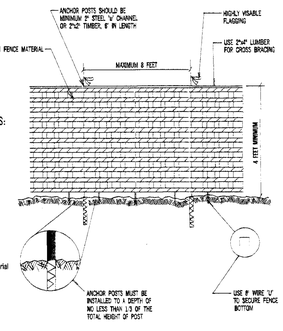
WHERE NO SEDIMENT CONTROL DEVICE IS SPECIFIED ALONG THE LIMIT OF DISTURBANCE

PREVENT THE FOLLOWING IMPACTS:

CROWN
- Broken or damaged limbs
- Wounds to bark
- Disease/insect infestation
- Upper crown dieback

TRUNK
- Sun scald
- Wounds to bark
- Disease/insect infestation
- Wind-throw

CRITICAL ROOT ZONE
- Tearing/Removal/Crushing/Burial
- Soil compaction
- Flooding
- Desiccation
- Toxins
- Changes in soil pH
- Removal of understory



NOTES:
1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage is required.
6. Device should be maintained throughout construction.

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TREE CONSERVATION AREA SIGNAGE

NOTES:
1. SIGNS SHALL BE LAMINATED CARDBOARD, WITH WHITE LETTERING ON A RED BACKGROUND.
2. SIGNS SHALL BE SPACED APPROXIMATELY EVERY 50 FEET, MOUNTED ABOVE THE SEDIMENT CONTROL DEVICES, DEFINING THE LIMITS OF DISTURBANCE (STRAW BALE / EARTH DIKE / FENCING) AS SHOWN ON ATTACHED PLANS.
3. THROUGHOUT CONSTRUCTION, SIGNS SHALL BE MAINTAINED IN GOOD CONDITION (AND REPLACED IF NECESSARY) BY THE GENERAL CONTRACTOR PERFORMING SITE WORK.
4. THE GENERAL CONTRACTOR PERFORMING SITE WORK SHALL REMOVE SIGNS NO EARLIER THAN THE TIME THAT SEDIMENT CONTROL DEVICES ARE REMOVED, AND NO LATER THAN THE RELEASE OF THE GRADING AND RESTORATION BOND.

PRINCE GEORGE'S COUNTY, MARYLAND WOODLAND CONSERVATION MANUAL
ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-R		
Gross Tract:	10.78		
Floodplain:	6.80		
Previously Dedicated Land	0.00		
Net Tract (NTA):	3.98	0.00	0.00
	*Include acreage in the corresponding columns for each zone.		
Property Description or Subdivision Name:	1400 Farmington Road		
Is this site subject to the 1989 Ordinance?	Y		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y/n)	Y		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	1.37 acres		
Clearing permitted w/o reforestation=	2.29 acres		

Woodland Conservation Calculations		Net Tract (acres)	Floodplain (acres)	Off-site impacts (acres)
Existing Woodland		3.66	6.22	
Woodland Conservation Threshold (NTA) =	20.00%	0.80		
Smaller of a or b		0.80		
Woodland above WCT		2.86		
Woodland cleared		0.86	0.01	0.00
Smaller of c or e		0.86		
Clearing above WCT (0.25 : 1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	10.00%	0.00		
Off-site Mitigation being provided on this property		2.27		
Woodland Conservation Required		0.80		

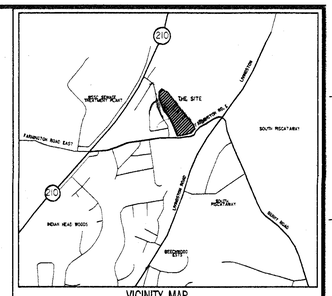
Woodland Conservation Provided	(acres)	
Woodland Preservation:	0.80	
Afforestation / Reforestation	0.00	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation being provided on this property	2.27	
Total Woodland Conservation Provided	3.07	

Area of woodland not cleared: 3.07 acres
Woodland retained: 2.27 acres

Prepared by: GARY S. RUBIN, STATE OF MARYLAND, REGISTERED LANDSCAPE ARCHITECT, No. 610

Revised 9/1/05

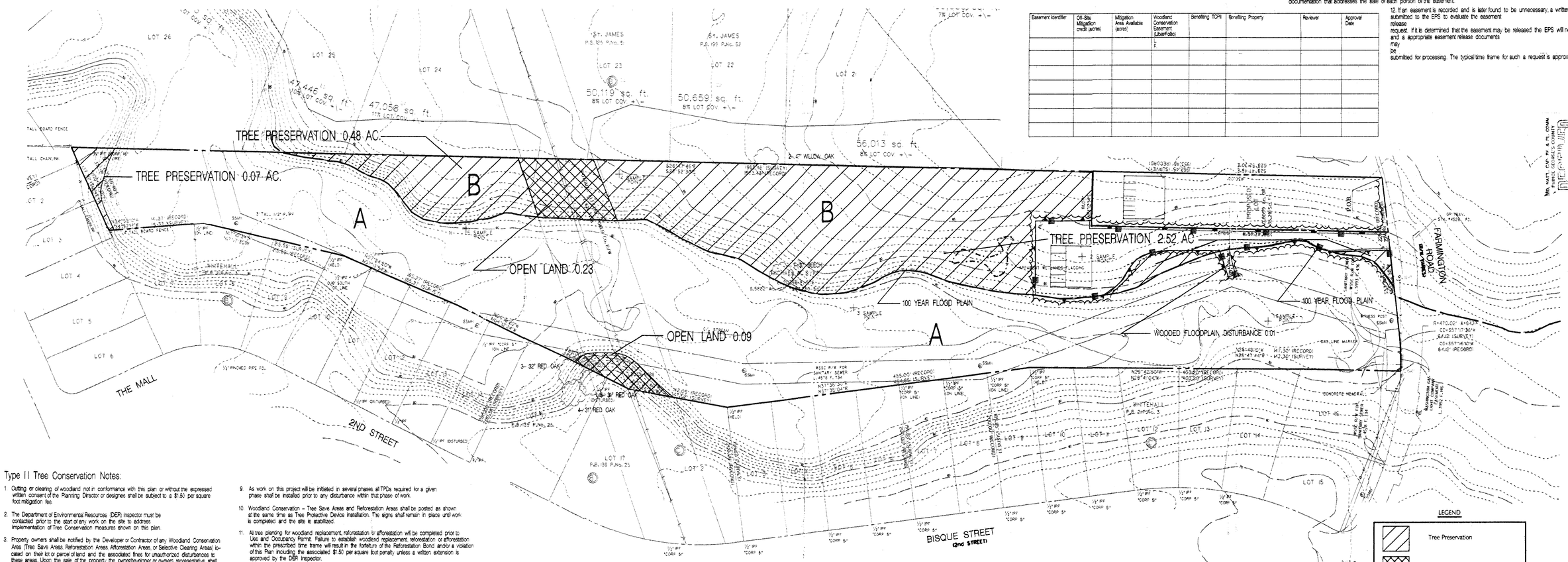
Signed: Date: 5/8/06



Type II Tree Conservation Plan Notes for Mitigation Banks

Notes to include with all Plans:
1. This plan proposes limited disturbance of existing woodlands.
2. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee. 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the * :1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
5. All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
6. All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre retained in accordance with NR Article 5-1607(b)(2).
7. Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
8. Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
9. Each easement document shall clearly cross-reference the appropriate TCPIIs and project names.
10. Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.
11. If there is an overall easement encumbering the a large portion of the property it will be necessary to submit to the EPS all supporting documentation that addresses the sale of each portion of the easement.
12. If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant and a appropriate easement release documents may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.

Easement identifier	Off-Site Mitigation credit (acres)	Mitigation Area Available (acres)	Woodland Conservation Easement (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Date



Type II Tree Conservation Notes:

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Area (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Tree Conservation Area signs will be securely attached to fence posts spaced every 50 feet.
8. Tree Protective Devices, flagging, and signs for Woodland Conservation Areas shall be removed
9. As work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
10. Woodland Conservation – Tree Save Areas and Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place until work is completed and the site is stabilized.
11. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to Use and Occupancy Permit. Failure to establish woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated $1.50 per square foot penalty unless a written extension is approved by the DER inspector.
12. The DER inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
13. Results of survival checks for all tree planting shall be reported to the DER Inspector for the site and M-NCPPC Environmental Planning Section.
14. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
15. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
16. Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.
17. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
18. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPD's) shown on this plan, in-field location and substitutions must be approved by the DER inspector.

Woodland Conservation Area Management Notes:

Removal of Hazardous Trees or Hazardous 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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall or strike a structure, parking area, or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning the Licensed Arborist or Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and other Woody Plant Maintenance Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by a chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. 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, encouraging decomposition. Smaller materials shall be placed in brush piles that will serve as wildlife habitat.

LEGEND

- Tree Preservation
- Open Land
- Tree Protection Device With Signs
- Sample Point
- Specimen Tree Location
- Stand Designation (A)
- Limit of Disturbance (LOD)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 5/8/06

No.	Approved by	Date
01	EJ Finch	5/11/06
02		
03		
04		
05		

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY SECTION
AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

Dyke Property

No.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
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TYPE II TREE CONSERVATION PLAN
WOODLAND CONSERVATION CALCULATIONS, NOTES AND DETAILS
FARMINGTON ROAD PROPERTY
1400 Farmington Road
PRINCE GEORGE'S COUNTY, MARYLAND

THJ	SCALE	1" = 60'
DESIGN THJ		
DRAWN CJR	SHEET	1 OF 1
CHECKED		
DATE 4/06	PROJ No.	FILE No.

5/8/2006 J:\projmang\063953\063953_0_TCPII.dgn OnTEMP\063953_*_TCPII.prf P:\Pcc\Plantables\Maryland\prince_georges\Planning\ind2.tbl