

PARCEL 903
(MONTGOMERY COUNTY)



16 M-CPPC
Prince George's County Planning Department
Nature Resource Division
APPROVAL -
TREE CONSERVATION PLAN
TC - #5596
Biana [Signature]
B7 DATE 3 June 1996

NIK MONTGOMERY / KONTGIAS
ENTERPRISES, INC.
Engineers • Planners • Surveyors
2900 LINDEN LANE • SUITE 200 • SILVER SPRING MD 20910

SCALE	DATE	
1" = 30'	FEB. 1996	
DESIGN	SHEET	OF
DRAWN	1	1
APPROVED	JOB No. 95 015 142	


[illegible]

NOTE: FILL CLASSIFICATIONS TO BE AS FOLLOWS:

CLASS 1:
ALL BUILDINGS AND STRUCTURES

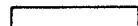
CLASS 2:
ALL ROADWAYS AND PAVING

CLASS 3:
ALL OTHER NON-LOAD-BEARING USES







LEGEND

— x — TREE PROTECTION DEVICE

 CONSERVATION AREA

— L.O.D. — LIMITED OF DISTURBANCE

   COMBINED SEDIMENT CONTROL
TREE PROTECTION DEVICE

—  — PRESERVATION SIGN LOCATION

GRADING CERTIFICATION

I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON CONFORMS TO THE GRADING ORDINANCE OF THE PRINCE GEORGE'S COUNTY CODE, SUBTITLE 4, DIVISION 3. I HEREBY CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOW FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH THE APPLICABLE CODES.

JACK KONTGIAS
1025 LAND NERVE ROAD
MIDvale, NE 68049

Existing Trees and shrubs:

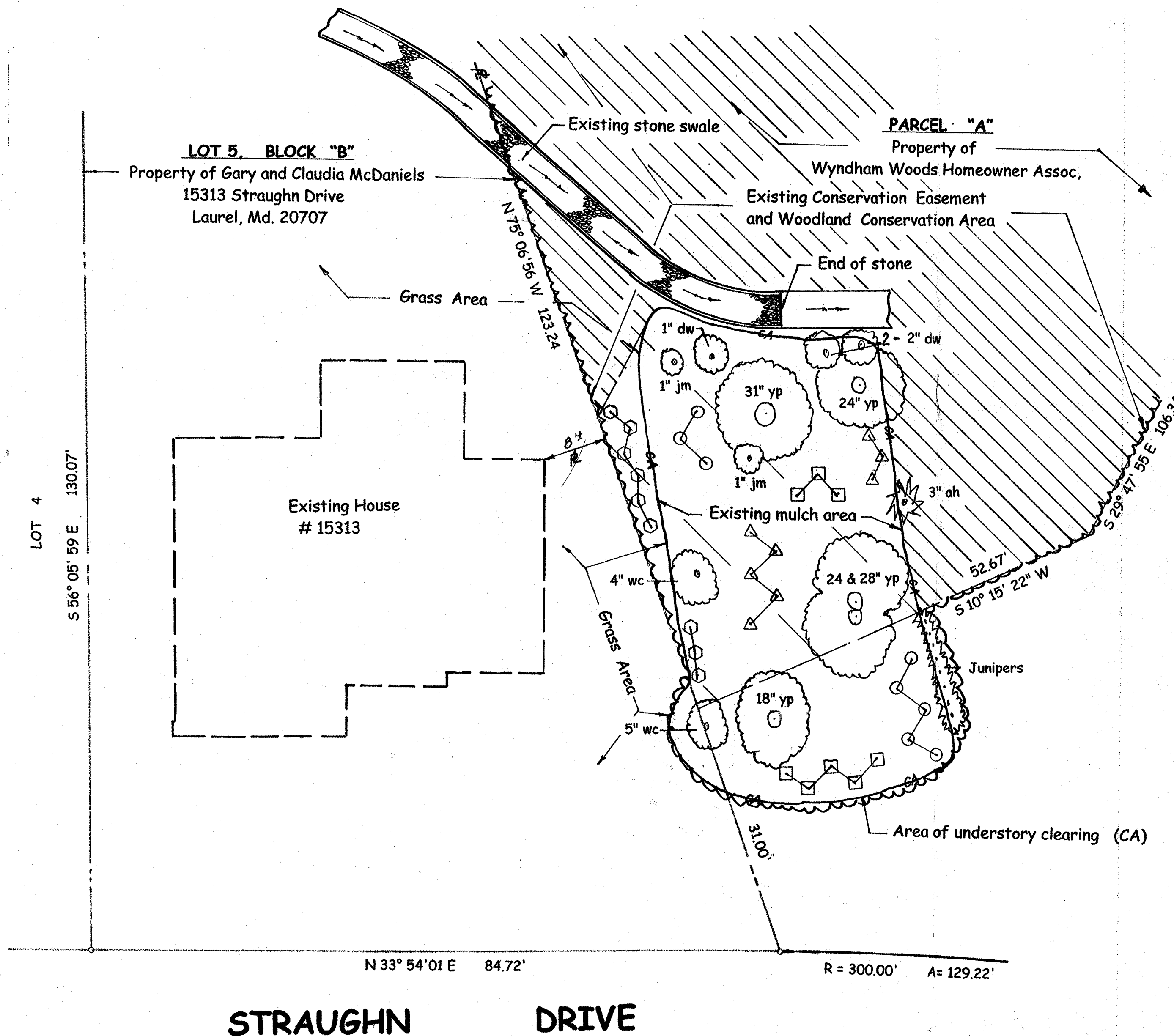
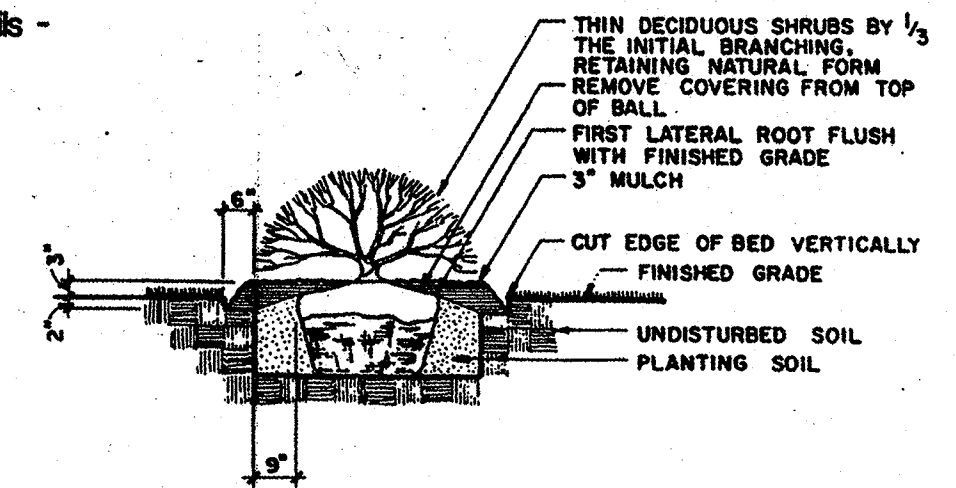
1. 18" Yellow Poplar (yp)
2. 24" Yellow Poplar
3. 24" & 28" Yellow Poplar, twin
4. 31" Yellow Poplar
5. 1" Japanese Maple (jm)
6. 1" Japanese Maple
7. 1" Dogwood (dw)
8. 2" Dogwoods
9. 5" Weeping Cherry (wc)
10. 4" Weeping Cherry
11. Junipers
12. 3" Am. Holly (ah)

LANDSCAPE SCHEDULE

NO.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	METHOD	QTY
SHRUBS							
1.		Winterberry	Ilex verticillata	2'-3'	4' oc.	Cont.	8
2.		Mountain Laurel	Kalmia latifolia	18"-24"	3' oc.	Cont.	8
3.		Myrica pensylvanica	Bayberry	18"-24"	3' oc.	Cont.	8
4.		Azaleas sp.	Azaleas (in Var.)	18"-24"	3' oc.	Cont.	9

Seedling Equivalent Required = 29 Shrubs
Seedling Equivalent Provided = 33 Shrubs

Figure 6-3. Planting Details - Shrub



AREA BREAKDOWN

Mulched Area 1,850 sf.
Understory Clearing Area
inside Tree Conservation 1,263 sf.
Mulched Area outside
Tree Conservation 587 sf.
Mitigation Area Required: 0.29 ac
1000 seedlings/acre required

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2 1055/96/01		
Approved by		Date
01	DW	10/31/10
02	DF	10/20/10
03		
04		
05		

Gregory C. Benefiel
Gregory C. Benefiel
Surveys, Inc.
Qualified professional
(COMAR 08.19.06.01)

SURVEYS, INC.
SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-716-0561 FAX 301-716-0642

DATE	REVISION
Oct. 13, 10	P&P Comments

MITIGATION PLAN
SINGLE LOT REVISION TO TCP-II/55/96
Lot 5, Block "B"
WYNDHAM WOODS III
Laurel (10th) Election District
Prince George's County, Maryland

SCALE 1" = 10'	DESIGNER GCB	CHECKED BY GCB
DATE AUG. 31, 10	DRAFTER GCB	FIELD BOOK
JOB NUMBER	SHEET NUMBER 1 OF 2	FILE NUMBER M - 760

TCP2 GENERAL NOTES

1. This plan is submitted as an amendment to TCP2-055-96/01 to mitigate the removal of understory in a woodland conservation area and conservation easement located on Parcel A, Block B.
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. The owners of the adjacent Lot 5B, adjacent to this property, are solely responsible for implementation and conformance to the requirements of this mitigation plan after approval.

Tree Preservation and Retention Notes

4. 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.

Removal of Hazardous Trees or Limbs

5. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

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 corrective action may be taken immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken.
6. 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.
7. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Afforestation and Reforestation Notes

8. The planting of afforestation or reforestation areas should be undertaken as soon as possible and shall be completed within one planting season from approval of this plan. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
9. If planting cannot occur due to planting conditions, planting shall then be accomplished during the next planting season.
10. Reforestation areas shall not be mowed; however, the management of competing vegetation around individual trees and removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
11. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
12. Failure to establish the afforestation or reforestation within the prescribed time frame will result in 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

- a. Quantity: (See Plant Schedule)
- b. Type: (See Plant Schedule)
- c. 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.

Plant materials 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.
- d. Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- e. 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.
- f. Planting method: Consult the Planting Detail(s) shown on this plan.
- g. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- h. Groundcover Establishment: Any remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- i. Mowing: No mowing shall be allowed in any planting area.
- j. Survival Check: The seedling planting is to be checked at the end of each year for four years to assure that no less than 100% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional plant materials to reach the required number at time of planting.

Four-Year Management Plan for Re/Afforestation Areas

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

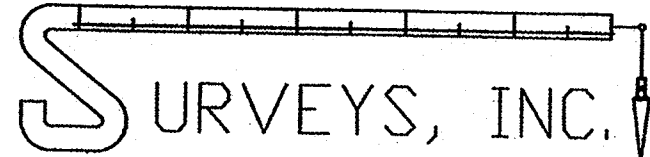
- Year 1: Site preparation and Tree Planting
Survival checks once annually (September-November) see Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once 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.

POST DEVELOPMENT NOTES

- a. 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.
- c. 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.
- d. 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.
- b. 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.

Revised KIF October 2010

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2 155/96	
Approved by	Date
01 <i>K. Prince</i>	10/20/10
02	
03	
04	
05	

 <p>SURVEYS * ENGINEERS * LAND PLANNERS PERMIT SERVICES 350 MAIN STREET LAUREL, MARYLAND, 20707 PHONE 301-716-0561 FAX 301-716-0642</p>		
DATE	REVISION	
<p>MITIGATION PLAN SINGLE LOT REVISION TO TCP-II/55/96 Lot 5, Block "B" WYNDHAM WOODS III Laurel (10th) Election District Prince George's County, Maryland</p>		
SCALE	DESIGNER GCB	CHECKED BY GCB
DATE Oct 13, 10	DRAFTER GCB	FIELD BOOK
JOB NUMBER	SHEET NUMBER 2 OF 2	FILE NUMBER M - 760