

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designs shall be subject to a \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspectors/ Officers, 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 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 in 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. Three copies of the bonds are submitted with the grading permit application.
5. The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked at the time and prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the 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 the TPD installation.
6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected areas are to be instructed in techniques for avoiding damage to these trees.
7. The layout of the construction site shall provide for separate, marked areas for fueling, oil storage and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances into the tree-save areas.
8. The following are not allowed within a tree-save area:
  - Depositing of refuse, construction debris, spoil, petroleum products, vehicle or equipment waste water.
  - Dumping of limbs, stumps, and other clearing debris.
  - Driving of any vehicle or equipment.
  - Storage or stockpiling of materials and supplies.
  - Lighting of any fire, including cooking and warming fires.
9. Woodland Conservation - Tree Save Areas and/or Reforestation shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until sediment control devices are authorized to be removed.

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

**Year 1: Site Preparation and Tree Planting**

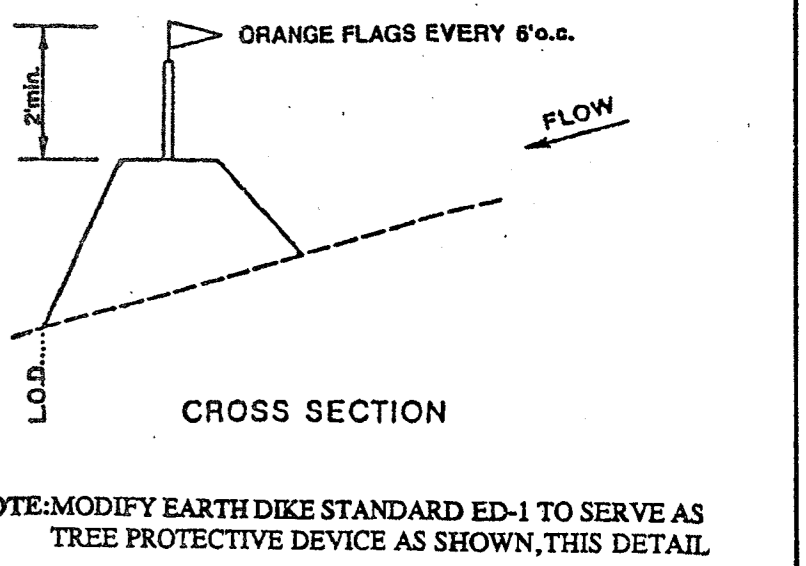
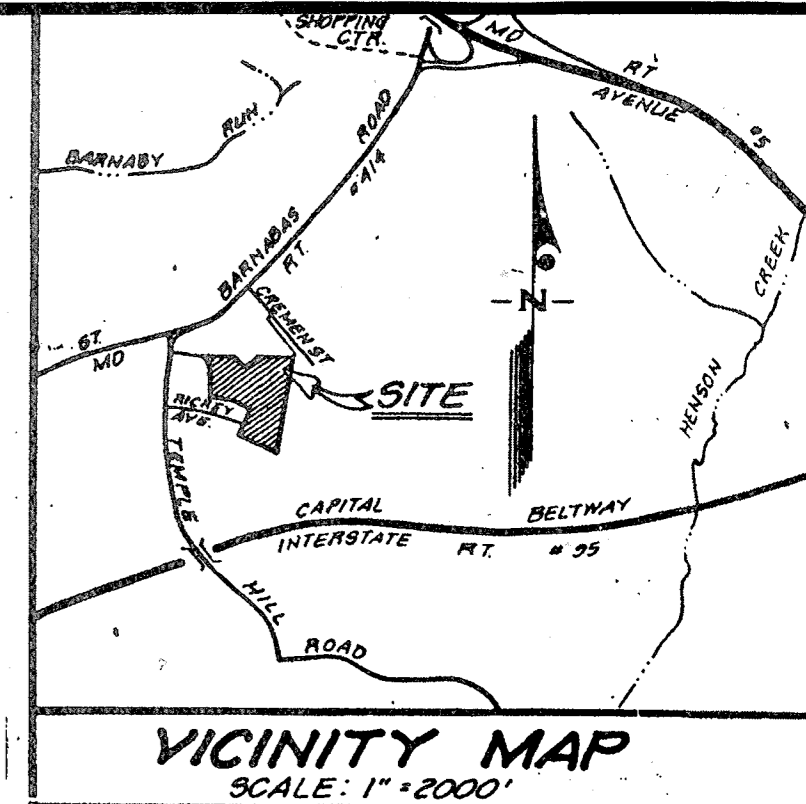
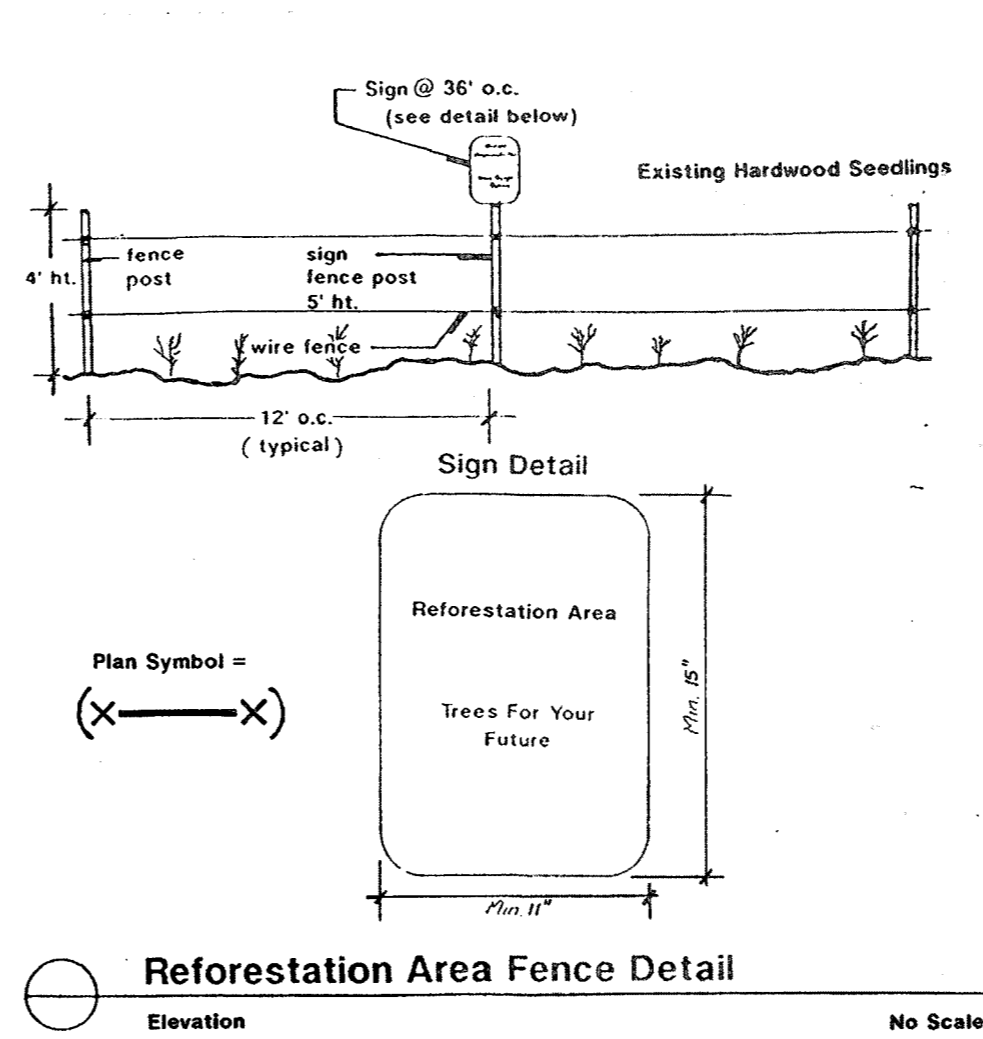
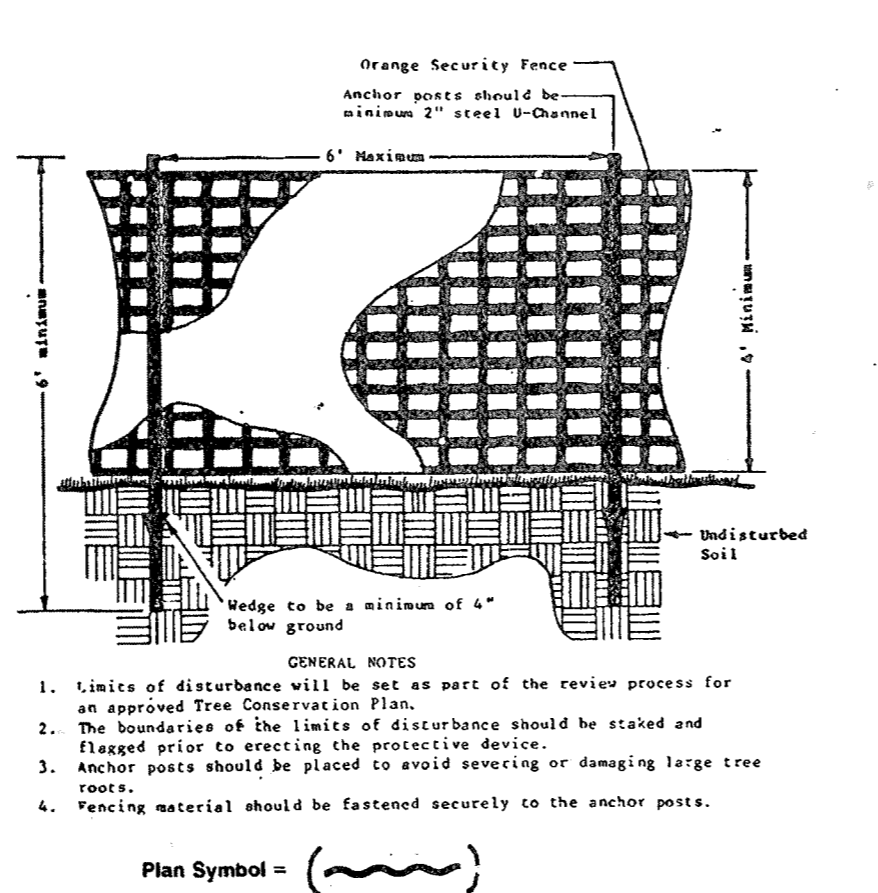
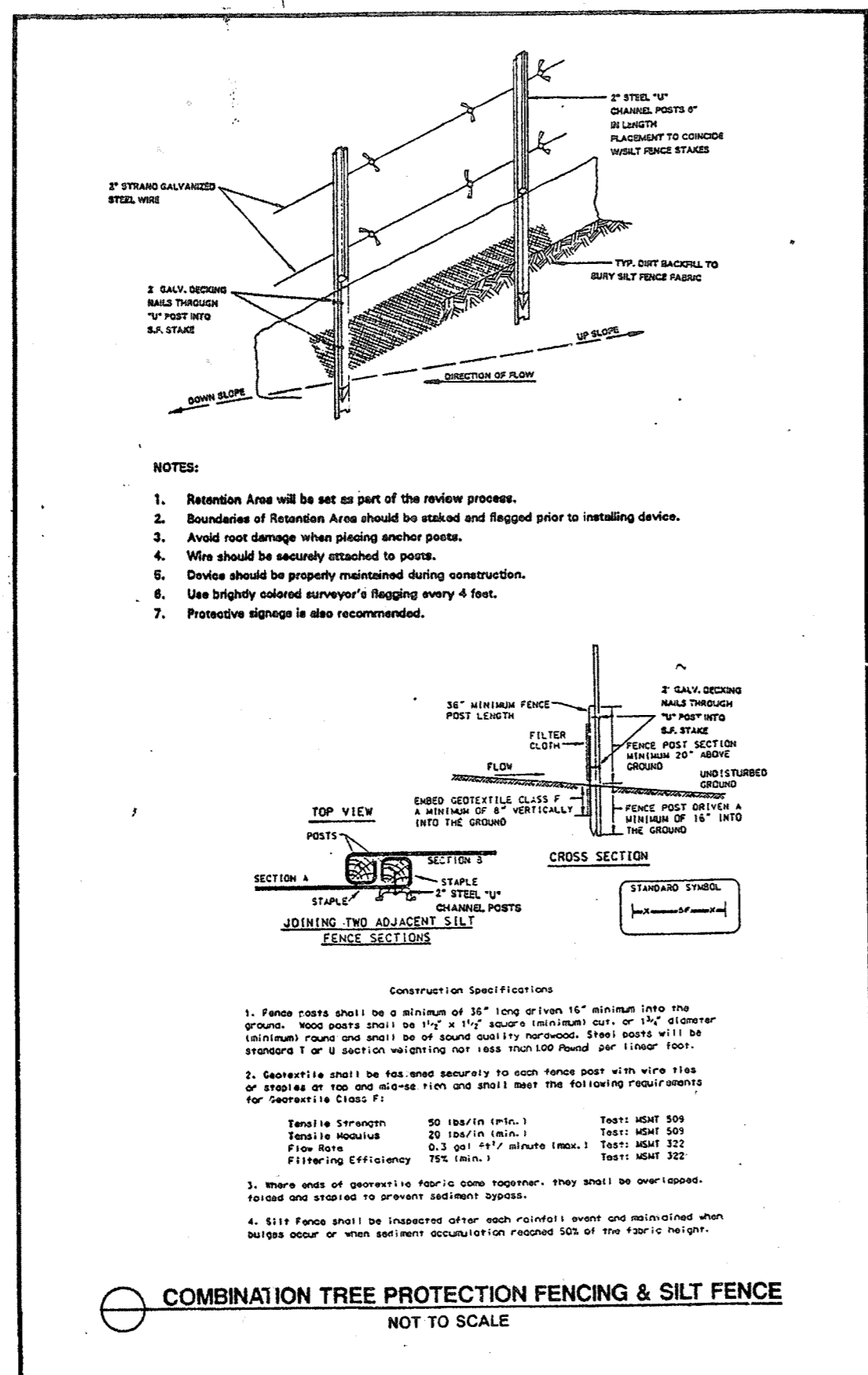
Year 1: Site Preparation and Tree Planting  
Survival check 3 times (March-April, July-August, October-November, see Note 1)  
Watering if needed (2 x month)  
Control of undesirable vegetation as needed (1 x in June & 1 x in September min.)

Years 2-3: Reinforcement planting if needed (see Note 2)  
Survival check twice annually (April-May), (September-October)  
Control of undesirable vegetation if needed (1 x in May & 1 x in August min.)

Years 4-5: Reinforcement planting if needed (See Note 2)  
Survival check once annually (May-September)

Notes: 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 alternate 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. Remove perimeter fencing and signage after year 5 based on the date planted.



**Hoodland Conservation Worksheet**  
**For**  
**Prince George's County**

Zone: B-20 Owner: David Pyles, c/o Creighton Associates  
Gross Tract: 13.8 Acres Address: 2810 S. Bannock Rd., P.O. Box 95  
Floodplain: 0.00 Acres Temple Hills, MD 20714  
Prev. Dedicated Land: 0.00 Acres Phone: 301-881-1126  
Net Tract (NTA): 13.8 Acres Tax Map: 06-07  
Subdivision/Block/Lot: Parcel 204/950

Is this site subject to the HRA Ordinance? No

**Reforestation Requirement Reduction Questions**

Is this one (1) single family lot? No

Are there other TGP approvals which include a combo of these lots and/or other lots? No

Is this a mitigation bank? No

Break-even Point (Preservation) = 0.24 Acres

Clearing permitted w/o reforestation = 4.86 Acres

<b><u>Hoodland Conservation Calculations...</u></b>		Net Tract (acres)	Floodplain (acres) e, 0.00	Off-site Impacts (acres)
Existing Hoodland		a. 8.70		
Hoodland Conservation Threshold (NTA) <sup>1</sup> =	20.00%	b. 2.68		
Smaller of a or b		c. 2.68		
Hoodland above MCT		d. 6.07		
Hoodland cleared		e. 3.51	1. 0.00	0.34
Smaller of d or e		f. 3.51		
Clearing above MCT (0.25 x f) replacement requirement		g. 1.40		
Clearing below MCT (2x replacement requirement)		h. 0.00		
Allorestation Threshold (ATU) <sup>2</sup> =	15.00%	i. 1.00		
Off-site Mitigation being provided on this property		j. 0.00		
Hoodland Conservation Required		k. 4.41		

**Hoodland Conservation Provided...**

Hoodland Preservation	3.11
Allorestation / Reforestation	1.29
Area approved for fee-in-lieu	0.01
Credits for Off-site Mitigation	0.00
Off-site Mitigation being provided on this property	0.00
Hoodland Conservation Provided	4.41 acres
Area of woodland not cleared	3.11 acres
Woodland retained but not part of requirements	0.00 acres
On-site woodland conservation provided	4.40 acres
Plan Certified by:	Name: <u>Hillie Petrakis</u> Address: <u>1171 Woodcreek Road, Suite 200</u> <u>Chesapeake, MD 20759</u> License: <u>Qualified Professional</u>

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<sup>1</sup> MCT is the Hoodland Conservation Threshold as shown in Part 5 of the Prince George's County Hoodland Conservation and Tree Preservation Policy Document.

Tree Protection Fence 

Combination Silt Fence/  
Tree Protection Fence  X====SF====X

Combination, Earth Dike/  
Tree Protection Fence  - - - - - TPF - - - - -

Limits of Disturbance  — LOD —

25' Wetlands Buffer  — WB —

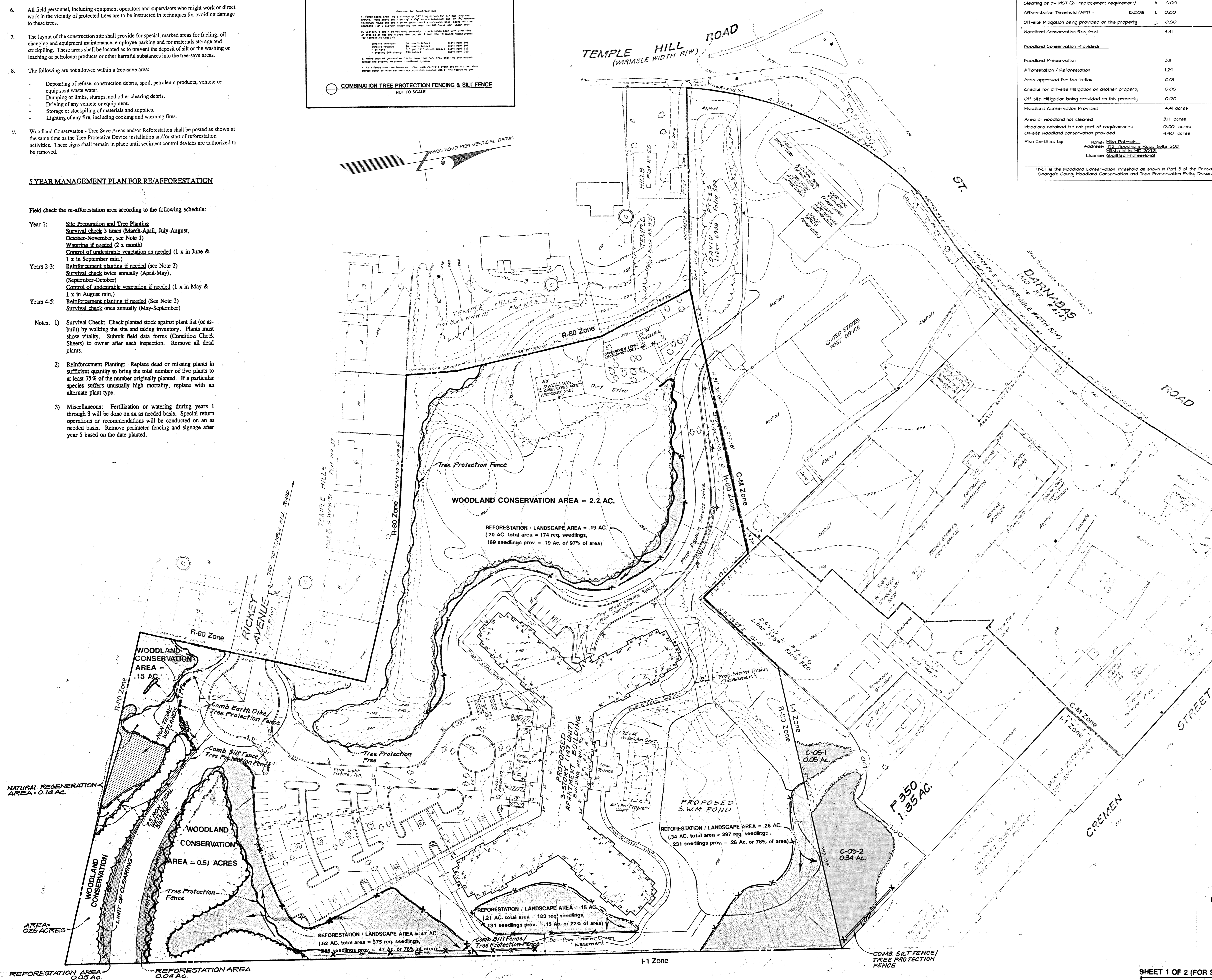
Non-Tidal Wetlands 

Natural Regeneration Area  - - - - -

CLEARED OFF-SITE AREA  
(25' Buffer)



CLEARED OFF-SITE AREA (C-05)	
No.	AREA (AC)
1	0.05
2	0.34
Total	0.39



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP // - 93 - 98				
	Approved by	Date	DRD #	Reason for Revision
00	John P. Markovich	3/24/98		Initial Approval
01	John P. Markovich	10/23/98		Revised clearing & reforestation
02	<i>David S. Schuman</i>	4/25/2018		Revised to remove P. 350
03:				
04				
05				

**TREE CONSERVATION PLAN -- TYPE II****PARCEL 204 / TAX MAP 88**

**PYLES PROPERTY**  
SPAULDING DISTRICT No. 6  
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 2 (FOR SHEET 2 OF 2 SEE BDAI DWG. NO. 54.002-Z)

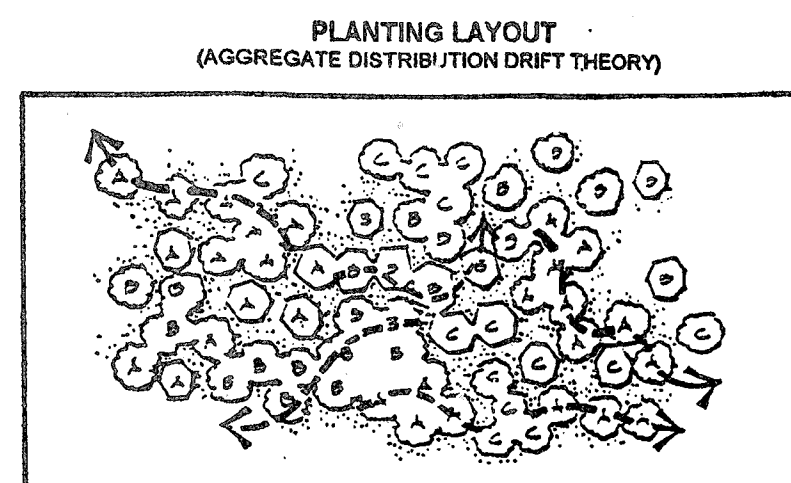
February 28, 2018	7/29/77	CONTRACT SET	ONE METRO PLAZA 8900 POWERHOUSE PLACE, LANDOVER, MARYLAND 20
DATE	2/29/77	BID SET	BEN DYER ASSOCIATES.
	12-23-98	Revised The Owner, Applicant, Developer.	Engineers / Surveyors / Planners
	12-14-98	Supplies to Architect	TELEPHONE (301) 468-9200
	11-10-98	REVISIONS LIMITS & REFORMATION	
	DATE	DESCRIPTION	BY
		REVISIONS	
Mike Patrolos Qualified Professional COMAR 08.09.06.01			

<b>OWNER</b> Manor Harmony Housing, LLC 111 Rockville Pike Suite 1150 Rockville, Maryland 20850	<b>APPLICANT</b> 1323 E. Street, SE, LLC 4101 Gaither Road, Gaithersburg, Maryland 20850
	Attn: Haris Hanifi Phone: 571-238-1630

PLANTING SPECIFICATIONS (FOR REFORESTATION AND AFFORESTATION AREAS)

- Quantity: (see Plant Schedule)
- Type: (see Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous) shall show evidence of being cut (pruned) or stripped from the plant during the digging process. Substantial 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 greenhouse, 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.
- 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.
- 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. Planting can extend into the summer months if the seedlings are kept in cold storage (and therefore dormant) until planting. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal.
- Seedling Planting: Tree seedlings can be hand planted using a dibble bar or sharpshooter 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 collar lie just below the ground surface. Air pockets should 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 Landscape Architect must be contacted and give his approval before planting may begin.
- 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.

- 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 tree 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, and according to the instructions provided by:  
  
The Soil Testing Laboratory  
Agronomy Department  
H.J. Patterson Hall  
University of Maryland  
College Park, Maryland 20742  
  
These field tests will be processed for 45 days, which includes the soil laboratory sending the test results to the Cooperative Extension Service of Prince George's County at the University of Maryland, who will then make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorous, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.
- Fencing & Signage: (see Reforestation Area Fence Detail)
- Planting Method: Consult the Planting Details shown on this plan.
- Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized in accordance with the 1994 Standards and Specifications for Soil Erosion and Sediment Control.
- Mowing: The stabilized area within the seedling planting area is to be mowed once a year during the growing season, until the seedlings attain a height of 4' or more. Care must be taken to identify seedlings by walking and/or flagging seedlings prior to mowing activity.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for two years to assure that no less than 100% of the original planted quantity survives.
- Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone 464-3065.



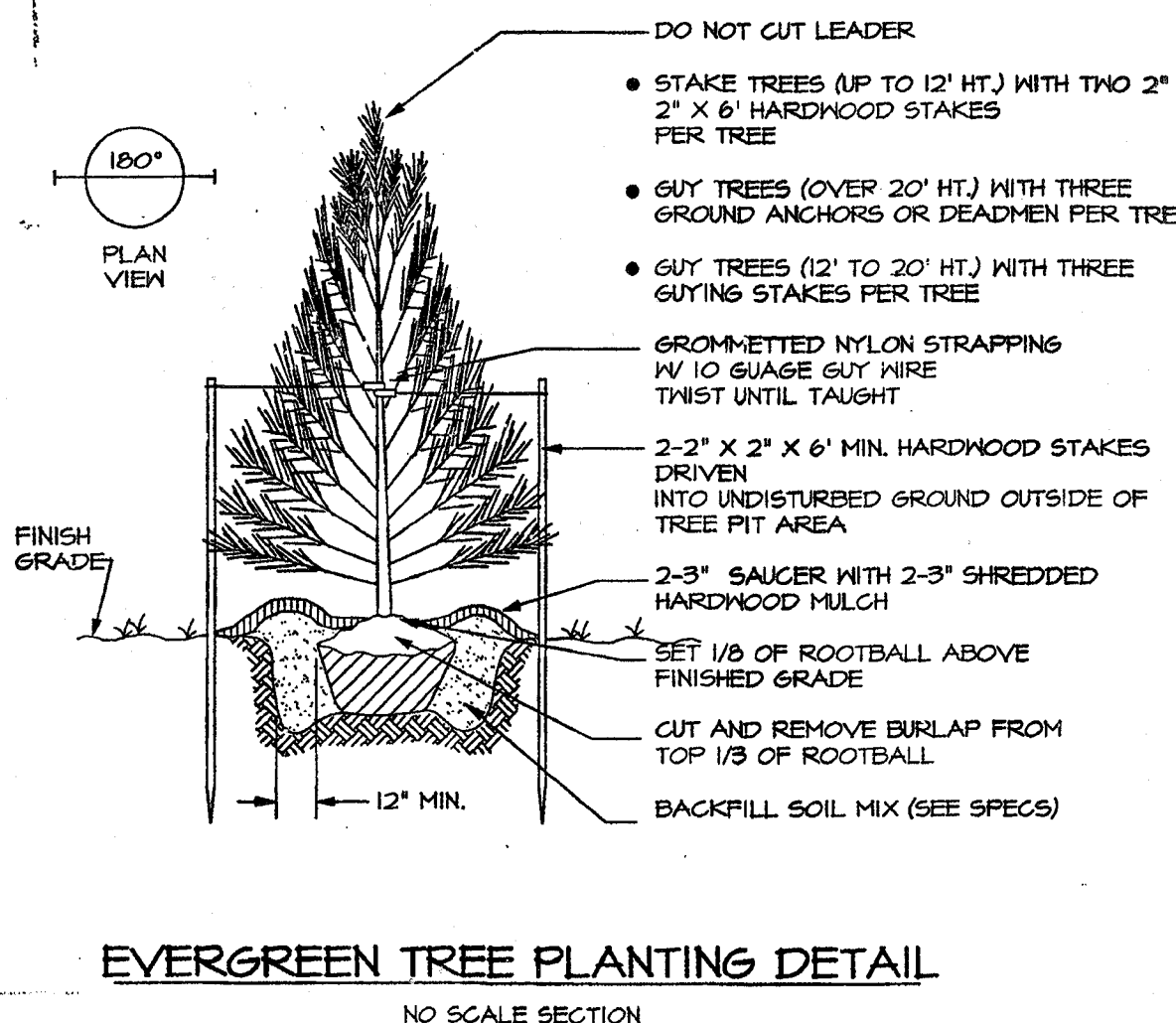
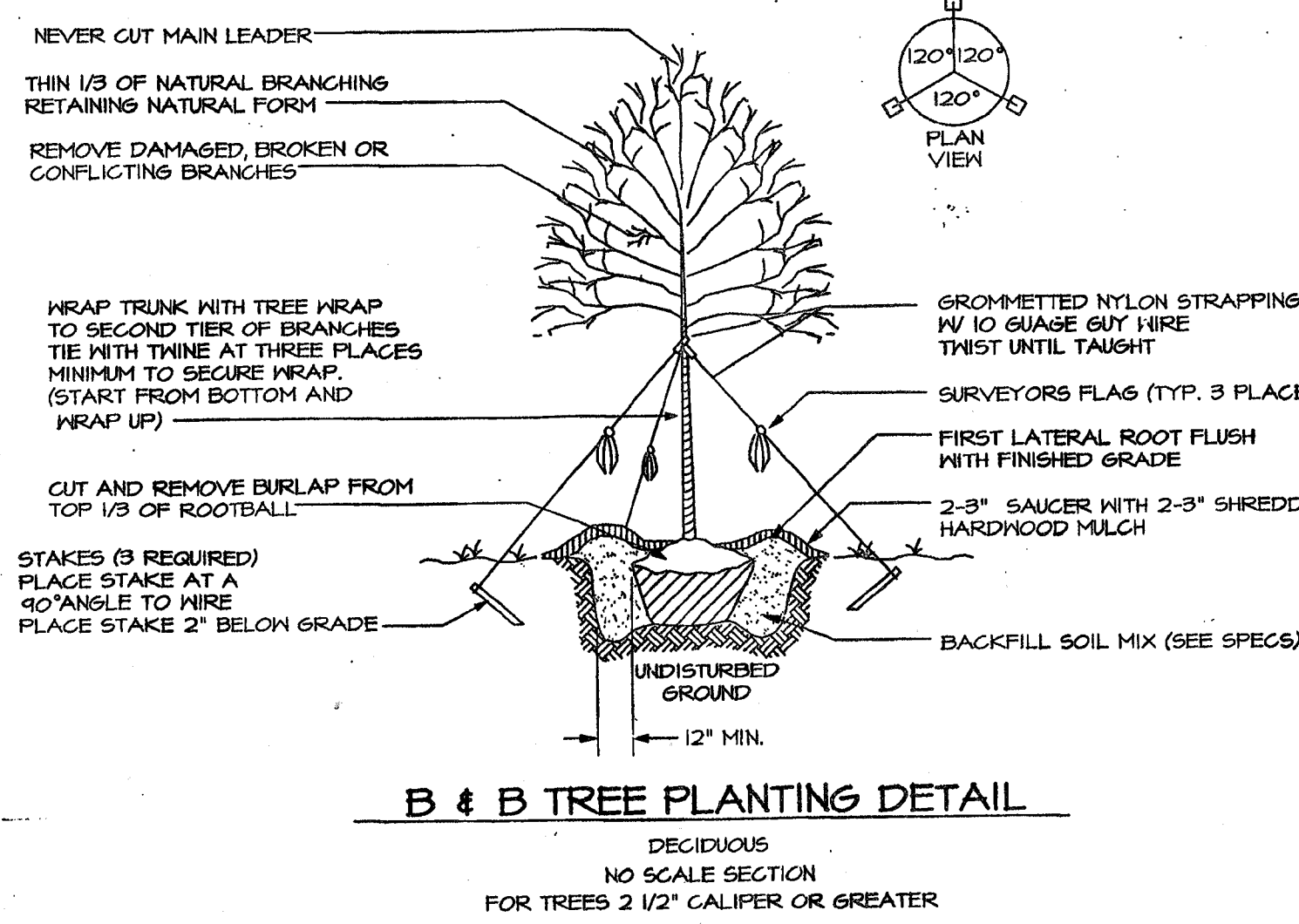
**Comments:** Aggregate drift or sweep. A cluster type growing which sweeps or features out along the ridge.

**Comments:** Aggregate missing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed sources are at the central core of the cluster with radial dispersal patterns, other vegetation, with distinct clearing and grading, through the forest of seedlings and other trees. They often appear as irregular drifts, elongated and low along the ridge.

**Annotation:** When developing a planting plan the Maryland Forest Conservation Manual (pages 98 to 101) offers recommendations on reforestation methods, species selection, plant material and site stocking. The manual specifies a number of requirements for various stocking options. This is meant for determining the appropriate number of plants required, not necessarily a seed source or "seed pattern" layout.

Many of the State's reforestation sites (located within the location of the old center of the system). This concept is not intended to be applied to the application of aggregate distribution. This does not mean that plants must be in a grid pattern, but the drifts of seeds must be the product of trees in that pattern. The same species must be used for the same purpose. It is clearly stated that the contractor should not be responsible for the distribution of seeds and trees at the same time as the planting.

When using this theory to lay out planting sites, the seeds of the drifts should be based on the quantity of seeds stocked, the size of the site, and the careful consideration of the habitat.



Plant Schedule

EX	REFORESTATION PLANTING	SIZE	QUANTITY	REMARKS
A	Aspen seedling Maple	2 1/2" cal.	30	30' ft. after mow
B	Common whitebarked Oak	2 1/2" cal.	17	30' ft. after mow
C	Eastern whitebarked Oak	2 1/2" cal.	24	30' ft. after mow
D	Eastern whitebarked Oak	2 1/2" cal.	10	30' ft. after mow
E	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
F	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
G	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
H	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
I	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
J	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
K	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
L	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
M	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
N	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow
O	Whitebarked Oak	2 1/2" cal.	12	30' ft. after mow

REFORESTATION PLANTINGS

EV	Evergreen plantings of (Pinus taeda, Loblolly - Pine)	1" cal.	As shown	80	Cont.
St	Shade tree plantings of (2 1/2" cal. mixed Oak, Maple, and Ash)	2 1/2" cal.	15' o.c.	112	30' ft. after mow
Ah	American Holly (Ilex opaca)	2 1/2" cal.	—	2	30' ft. after mow

\* Note: All shade trees shall have a 6' high clear trunk before branching.



Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP II - 93 - 98

Approved by	Date	DRD #	Reason for Revision
John P. Markovich	9/29/98		Initial Approval
John P. Markovich	10/29/98		Revised clearing & reforestation
John P. Markovich	4/25/2018		Revised to remove P. 350

TREE CONSERVATION PLAN TYPE II  
DETAIL SHEET AND PLANTING PLAN

PARCEL 204 / TAX MAP 88  
**PYLES PROPERTY**  
SPALDING DISTRICT No. 6  
PRINCE GEORGE'S COUNTY, MARYLAND

OWNER: Manor Harmony Housing, LLC  
111 Rockville Pike  
Suite 150  
Rockville, Maryland 20850

APPLICANT: Mike Petrakis  
1223 E. Street, SE, LLC  
9101 Gaithers Road  
Gaithersburg, Maryland 20850

Attn: Maria Hanif  
Phone: 571-236-1630

DATE: February 25, 2018  
DATE: 2/25/18  
DATE: 2/25/18  
DATE: 2/25/18

DESCRIPTION: Revised The Owner, Applicant, Developer.  
Revised to Architect  
Revised to Clearing & Reforestation  
Revised to Clearing & Reforestation

REVISIONS: 02-22-18 Revised to remove P. 350  
DATE: 02-22-18  
DESCRIPTION: Revised to remove P. 350  
REVISIONS:

ONE MTR PLAZA  
1000 PROFESSIONAL PLACE, LANDOVER, MARYLAND 20785  
DEN DYER ASSOCIATES, INC.  
Engineers / Surveyors / Planners  
TELEPHONE (301) 458-6200

DATE: JULY 1998  
SCALE: 1" = 50'  
DATE: JULY 1998  
SCALE: 1" = 50'

RECORD NO. J-04016  
DATE: JULY 1998  
SCALE: 1" = 50'

54.002-2