TYPE II TREE CONSERVATION PLAN 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) shall be contacted prior to the start of any work on the site to address implementation of woodland 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.
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 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.
7. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
8. All tree planting for 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.
9. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
10. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section.
11. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

NAME
BUSINESS NAME
ADDRESS
PHONE NUMBER

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

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) should be at least 5 mm. The roots shall be well developed and fill the root plug, but not more than 2 mm (1/8") of any root shall be spiral or girdling. Roots and stems/grafts shall show evidence of being cut (pruned) or striped from the plant during the digging process. Substantial axillary/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 approved material and shall be maintained through periodic watering until the time of planting.
4. 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.
5. Timing of Planting: The best time for plant seedlings is while they are dormant, between November 15 and March 31 (depending on the weather conditions of the year). No planting will be done while the 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 can 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, bashed in, folded, or stuffed into a hole too small for their root masses. The seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. Seedlings should be firmly planted in the hole to provide close soil contact. If planting by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin. NOTE: Root pruning on the site is not permitted
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 promote healthy plant growth. The testing agency shall take care to be sure it 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, phosphorous, 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 & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. 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 2" 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 areas between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5lbs/acre.
14. Mowing: No mowing shall be allowed in any planting areas.
15. Survival Checks 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 75% of the original planted quantity survives.
16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Phone (301) 464-5065. Ruppert Environmental, Ashton, Maryland, Phone: (301)774-0400.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

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 if needed (2 x month)
Control of undesirable vegetation as needed (1 x in June & 1 x in September min.)

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

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

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.

PRE-CONSTRUCTION ACTIVITIES

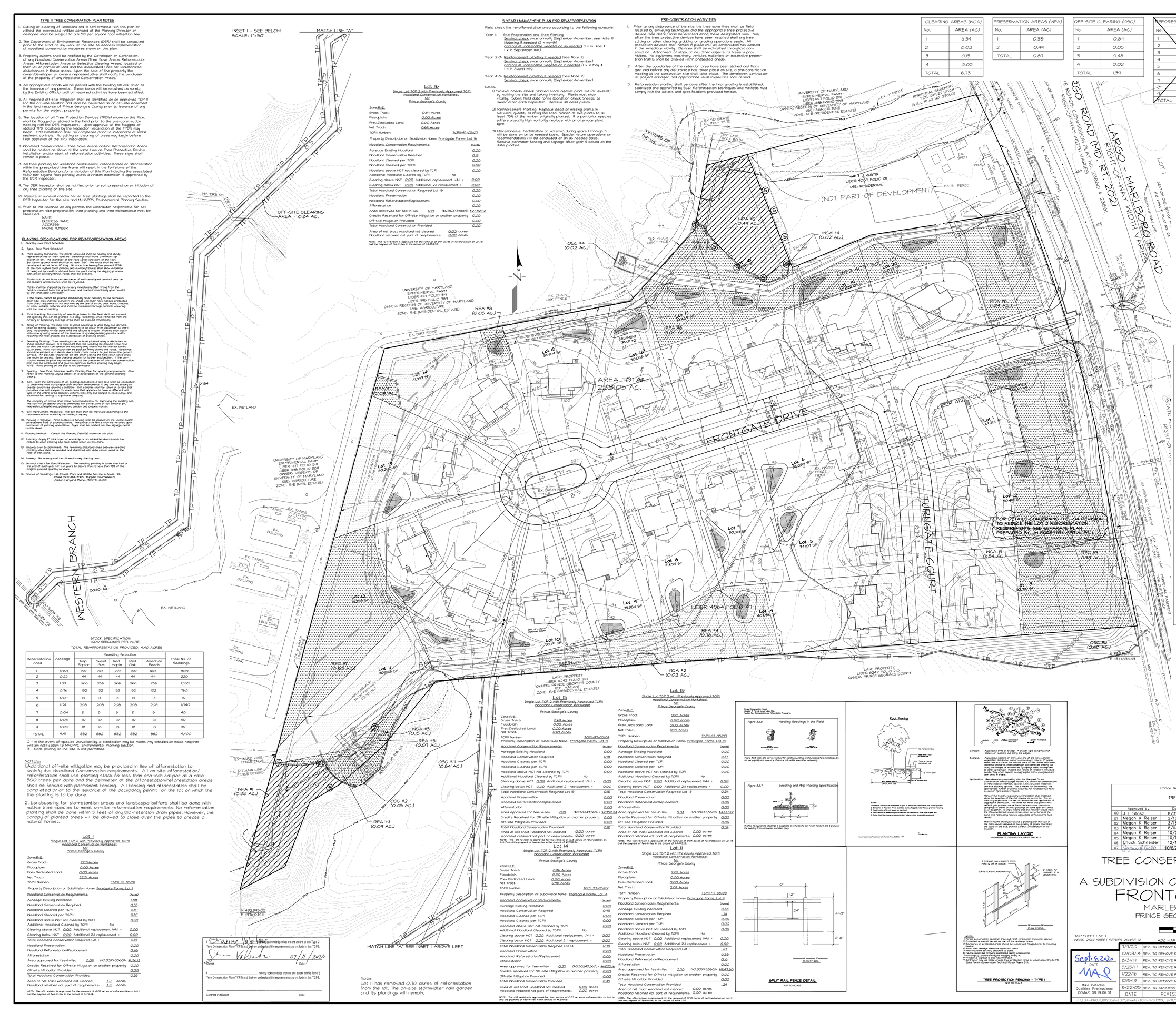
1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

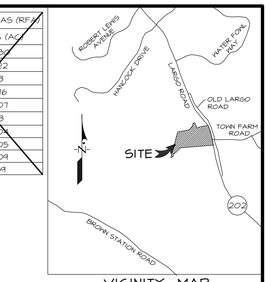
CLEARING AREAS (WCA)	
No.	AREA (AC.)
1	6.54
2	0.02
3	0.15
4	0.02
TOTAL	6.73

PRESERVATION AREAS (WPA)	
No.	AREA (AC.)
1	0.38
2	0.49
TOTAL	0.87

OFF-SITE CLEARING (OSC)	
No.	AREA (AC.)
1	0.84
2	0.05
3	0.48
4	0.02
TOTAL	1.39

~~REFORESTATION AREAS (RFA)~~	
~~No.~~	~~AREA (AC.)~~
~~1~~	~~0.80~~
~~2~~	~~0.02~~
~~3~~	~~1.33~~
~~4~~	~~0.76~~
~~5~~	~~0.07~~
~~6~~	~~1.04~~
~~7~~	~~0.04~~
~~8~~	~~0.05~~
~~9~~	~~0.09~~
TOTAL	4.54





LEGEND

- PROPERTY BOUNDARY
- EX. CONTOUR
- EX. TREELINE
- WATERS THE U.S.
- DITCH (NOT COUNTY REGULATED)
- WOODLAND PRESERVATION AREA
- REFORESTATION AREA
- LIMITS OF DISTURBANCE
- PMA
- TREE PROTECTION — TP
- TREE PROTECTION SIGNS
- 65dBA NOSIE LINE
- BIO-RETENTION AREA
- SPLIT RAIL FENCE

Woodland Conservation Worksheet for Non-Governmental Projects

R-E

Owner: K&P Builders, Inc.

Zone: 22.31 Acres — Address: 13627 Annapolis Road

Gross Tract: 0.00 Acres — Bowie, MD 20715

Floodplain: 0.00 Acres — Phone: 301-262-7221

Prev.Dedicated Land: — Tax Map: 84

Net Tract: 22.31 Acres — Subdivision/Block/Lot: Parcels 13, 14 & 15

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		a. 7.64		
WCT (25% x Net Tract)[2]		b. 5.58		
Smaller of a. or b.		c. 5.58		
Woodland above WCT (a-b), 0 if <0		d. 2.11		
Woodland Cleared		e. 6.73	i. 0.00	j. .39
Smaller of d. or e.		f. 2.11		
Clearing below WCT (e-f), 0 if <0		g. 4.62		
Replacement: (f x 0.25)		h. 0.53		
(g x 2.0)		i. 4.62		
Afforestation: (if applicable) (Net tract x .2-a) or (net tract x .15-a), 0 if <0		j. 0.00		
Woodland Conservation Required: (c+h+i+j+i-g) = m		12.11		
Woodland Conservation Provided:		(acres)		
Woodland Preservation		0.87		
Woodland Reforestation/Replacement		4.40		
Afforestation		0.00		
Area approved for fee-in-lieu		2.21		
Off-site Credits		4.63		
Off-site Mitigation Provided		0.00		
Woodland Conservation Provided (must equal or exceed item "m" above)		12.11	and #2	

Additional Woodland retained but not part of any requirements: 0.09 acres

Breakeven point: (a)(0.2)+(b) = 6.00 Acres

Plan Certified by: Name: Mike Petrakis, Address: 1720 Woodmore Road, Suite 200 Mbetrakis@le.net 301-207-01, License: Qualified Professional

[1] WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
[2] All entries in parentheses are mathematical formulas.

STOCK SPECIFICATION: 1000 SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 4.40 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	American Beech	
1	0.80	160	160	160	160	160	800
2	0.22	44	44	44	44	44	220
3	1.33	266	266	266	266	266	1,330
4	0.76	152	152	152	152	152	760
5	0.07	14	14	14	14	14	70
6	1.04	208	208	208	208	208	1,040
7	0.04	8	8	8	8	8	40
8	0.05	10	10	10	10	10	50
9	0.09	18	18	18	18	18	90
TOTAL	4.41	882	882	882	882	882	4,400

2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.
3 - Root pruning on the site is not permitted.

NOTES:
1. Additional off-site mitigation may be provided in lieu of afforestation to satisfy the Woodland Conservation requirements. All on-site afforestation/reforestation shall use planting stock no less than one-inch caliper at a rate 500 trees per acre and the perimeter of the afforestation/reforestation areas shall be fenced with permanent fencing. All fencing and afforestation shall be completed prior to the issuance of the occupancy permit for the lot on which the planting is to be done.
2. Landscaping for bio-retention areas and landscape buffers shall be done with native tree species to meet on-site reforestation requirements. No reforestation planting shall be done within 5 feet of any bio-retention drain pipes. However, the canopy of planted trees will be allowed to close over the pipes to create a natural forest.

Lot 1
Single Lot TCP 2 with Previously Approved TCPII Woodland Conservation Worksheet for Prince George's County

Zone:R-E
Gross Tract: 22.31Acres
Floodplain: 0.00 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract: 22.31 Acres
TCPII Number: TCPII-97-05/01
Property Description or Subdivision Name: Frontgate Farms, Lot 1

Woodland Conservation Requirements:		(Acres)
Acreage Existing Woodland		7.58
Woodland Conservation Required		0.50
Woodland Cleared per TCPI		0.81
Woodland Cleared per TCPII		0.81
Woodland above WCT not cleared by TCPI		0.50
Additional Woodland Cleared by TCPII	No	
Clearing above WCT 0.00	Additional replacement (1/4:1) +	0.00
Clearing below WCT 0.00	Additional 2:1 replacement +	0.00
Total Woodland Conservation Required Lot 1		0.50
Woodland Preservation		0.00
Woodland Reforestation/Replacement		0.46
Afforestation		0.00
Area approved for fee-in-lieu 0.09	(%0.50)/(43560)=	$1,176.12
Credits Received for Off-site Mitigation on another property		0.00
Off-site Mitigation Provided		0.00
Total Woodland Conservation Provided		0.55
Area of net tract woodland not cleared	4.31 acres	
Woodland retained not part of requirements:	4.31 acres	

NOTE: The -01 revision is approved for the removal of 0.09 acres of reforestation on Lot 1 and the payment of fee-in-lieu in the amount of $1,176.12.

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

Suzanne Valentine 07/11/2020
Owner Date

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

Contract Purchaser Date

Lot 13
Single Lot TCP 2 with Previously Approved TCPII Woodland Conservation Worksheet for Prince George's County

Zone:R-E
Gross Tract: 0.95 Acres
Floodplain: 0.00 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract: 0.95 Acres
TCPII Number: TCPII-97-05/03
Property Description or Subdivision Name: Frontgate Farms, Lot 13

Woodland Conservation Requirements:		(Acres)
Acreage Existing Woodland		0.00
Woodland Conservation Required		0.34
Woodland Cleared per TCPI		0.00
Woodland Cleared per TCPII		0.00
Woodland above WCT not cleared by TCPI		0.00
Additional Woodland Cleared by TCPII	No	
Clearing above WCT 0.00	Additional replacement (1/4:1) +	0.00
Clearing below WCT 0.00	Additional 2:1 replacement +	0.00
Total Woodland Conservation Required Lot 13		0.34
Woodland Preservation		0.00
Woodland Reforestation/Replacement		0.00
Afforestation		0.00
Area approved for fee-in-lieu 0.34	(%0.50)/(43560)=	$4,643.12
Credits Received for Off-site Mitigation on another property		0.00
Off-site Mitigation Provided		0.00
Total Woodland Conservation Provided		0.34
Area of net tract woodland not cleared	0.00 acres	
Woodland retained not part of requirements:	0.00 acres	

NOTE: The -03 revision is approved for the removal of 0.34 acres of reforestation on Lot 13 and the payment of fee-in-lieu in the amount of $4,643.12

Lot 14
Single Lot TCP 2 with Previously Approved TCPII Woodland Conservation Worksheet for Prince George's County

Zone:R-E
Gross Tract: 0.96 Acres
Floodplain: 0.00 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract: 0.96 Acres
TCPII Number: TCPII-97-05/02
Property Description or Subdivision Name: Frontgate Farms, Lot 14

Woodland Conservation Requirements:		(Acres)
Acreage Existing Woodland		0.00
Woodland Conservation Required		0.45
Woodland Cleared per TCPI		0.00
Woodland Cleared per TCPII		0.00
Woodland above WCT not cleared by TCPI		0.00
Additional Woodland Cleared by TCPII	No	
Clearing above WCT 0.00	Additional replacement (1/4:1) +	0.00
Clearing below WCT 0.00	Additional 2:1 replacement +	0.00
Total Woodland Conservation Required Lot 14		0.45
Woodland Preservation		0.00
Woodland Reforestation/Replacement		0.08
Afforestation		0.00
Area approved for fee-in-lieu 0.31	(%0.50)/(43560)=	$4,805.46
Credits Received for Off-site Mitigation on another property		0.00
Off-site Mitigation Provided		0.00
Total Woodland Conservation Provided		0.45
Area of net tract woodland not cleared	0.00 acres	
Woodland retained not part of requirements:	0.00 acres	

NOTE: The -02 revision is approved for the removal of 0.31 acres of reforestation on Lot 14 and the payment of fee-in-lieu in the amount of $4,805.46

Lot 11
Single Lot TCP 2 with Previously Approved TCPII Woodland Conservation Worksheet for Prince George's County

Zone:R-E
Gross Tract: 2.04 Acres
Floodplain: 0.00 Acres
Prev.Dedicated Land: 0.00 Acres
Net Tract: 2.04 Acres
TCPII Number: TCPII-97-05/05
Property Description or Subdivision Name: Frontgate Farms, Lot 11

Woodland Conservation Requirements:		(Acres)
Acreage Existing Woodland		0.38
Woodland Conservation Required		1.24
Woodland Cleared per TCPI		0.00
Woodland Cleared per TCPII		0.00
Woodland above WCT not cleared by TCPI		0.00
Additional Woodland Cleared by TCPII	No	
Clearing above WCT 0.00	Additional replacement (1/4:1) +	0.00
Clearing below WCT 0.00	Additional 2:1 replacement +	0.00
Total Woodland Conservation Required Lot 11		1.24
Woodland Preservation		0.38
Woodland Reforestation/Replacement		0.86
Afforestation		0.00
Area approved for fee-in-lieu 0.10	(%0.50)/(43560)=	$1,547.60
Credits Received for Off-site Mitigation on another property		0.00
Off-site Mitigation Provided		0.00
Total Woodland Conservation Provided		1.24
Area of net tract woodland not cleared	0.00 acres	
Woodland retained not part of requirements:	0.00 acres	

NOTE: The -06 revision is approved for the removal of 0.10 acres of reforestation on Lot 11 and the payment of fee-in-lieu in the amount of $1,547.60.

Approved by	Date	DRD #	Reason for Revision
00 J.L. Staaa	8/31/05		
01 Megan K Reiser	2/10/14		Lot 1 Reforestation Reduction (0.09 a.c)
02 Megan K Reiser	3/18/16		Lot 14 Reforestation Reduction (0.37 ac.)
03 Megan K Reiser	8/04/17		Lot 13 Reforestation Reduction (0.34 ac.)
04 Megan K Reiser	10/05/17		Lot 2 Reforestation Reduction (0.34 ac.)
05 Megan K Reiser	10/19/17		Lot 15 Reforestation Reduction (0.18 ac.)
06 Chuck Schneider	12/18/18		Lot 11 Reforestation Reduction (0.70 ac.)
07 [illegible]	10/8/2020		Lot 16 Reforestation Reduction (0.19 ac.)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2 - 97 - 05

TREE CONSERVATION PLAN TYPE - II FOR A SUBDIVISION OF PARCEL "C", LOTS 1 - 20 FRONTGATE FARMS

MARLBORO DISTRICT No. 3
PRINCE GEORGES COUNTY , MARYLAND

GRAPHIC SCALE 1" = 50'
0 50 100 150

TCP SHEET 1 OF 1
WSSC 200' SHEET SERIES 204SE 12
ADC MAP BK LOCATION 20 J-4

(84)

DATE	REVISIONS DESCRIPTION	BY
7/9/20	REV. TO REMOVE REFORESTATION FROM LOT 16	SAE
12/03/18	REV. TO REMOVE REFORESTATION FROM LOT 11	PGN
8/31/17	REV. TO REMOVE REFORESTATION FROM LOT 15	PGN
5/25/17	REV. TO REMOVE REFORESTATION FROM LOT 13	PGN
1/22/16	REV. TO REMOVE REFORESTATION FROM LOT 14	PGN
12/5/13	REV. TO REMOVE REFORESTATION FROM LOT 1	PGN
8/22/05	REV. TO ADDRESS M-NCPPC ENV. PLANNING COMMENTS	JLS

Sept. 8, 2020
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
COPYRIGHT © 2004 BEN DYER ASSOCIATES, INC.

DRAWN BY	DESIGNED BY	REVIEWED BY	REVISED BY
MR	MR	TK	

J-B02039

SCALE	1" = 50'
DATE	JULY 2005
DRWG. NO.	54.004-T

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