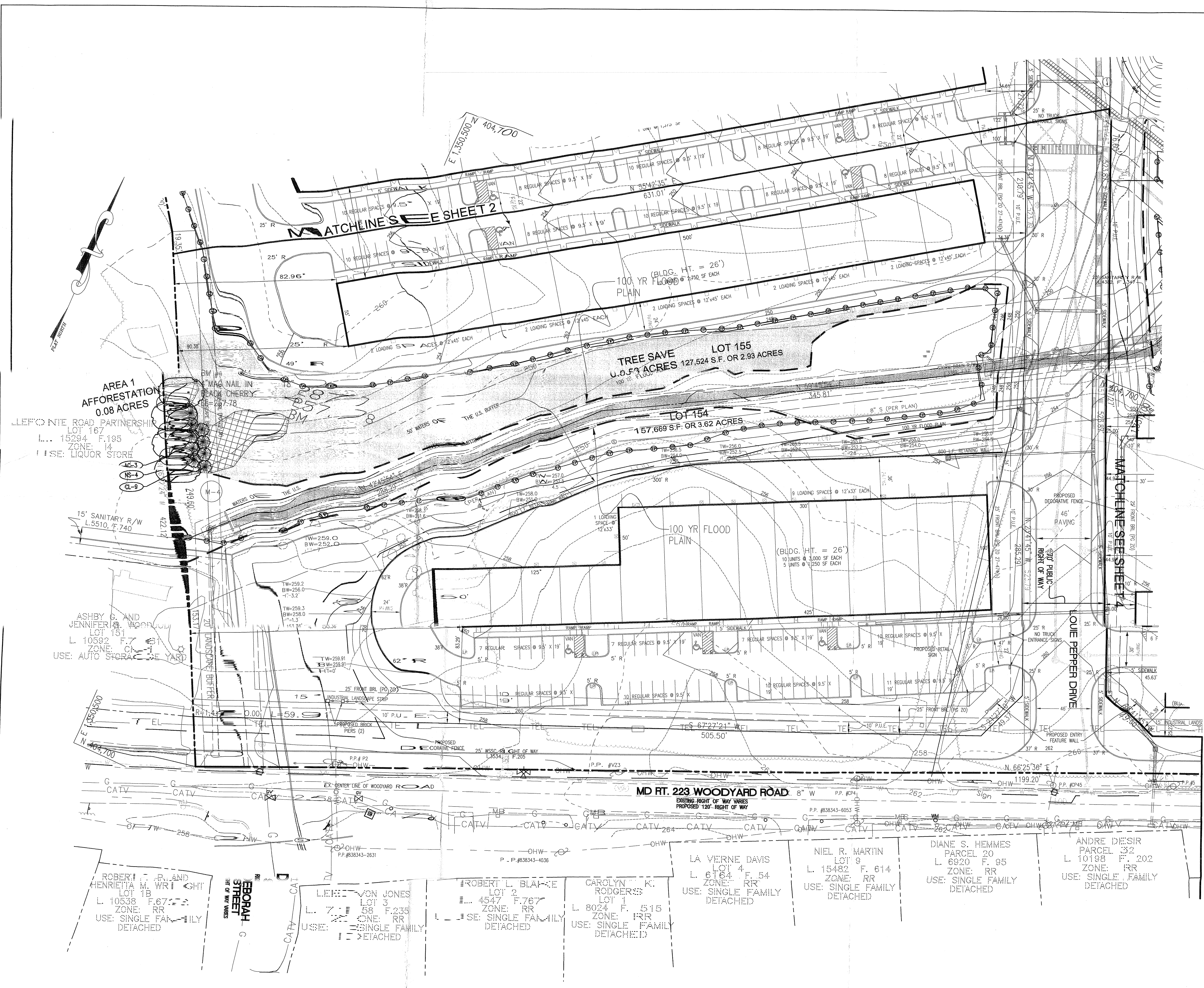




LEGEND

- TREE SAVE AREA
- REFORESTATION / AFFORESTATION AREA
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE
- STREAM
- WETLANDS
- 25-FT WETLAND BUFFER
- 50-FOOT STREAM BUFFER
- EXPANDED STREAM BUFFER
- 100 YEAR FLOODPLAIN

M-NCPPC APPROVALS

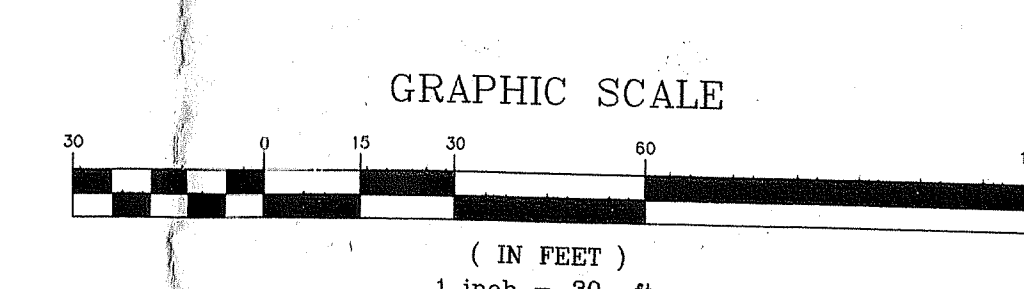
PROJECT NAME: BELLEFONTE			
PROJECT NUMBER: DSP-04054			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
1	3/28/05	H.Z.	5/10/05

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II /114/04

Approved by: *JL Spore* Date: *5/12/05*

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02
03
04
05



VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER: **WOODYARD ROAD ASSOCIATES, LLC**
ATTN: MR. SCOTT HERRICK
2700 SOUTH NELSON STREET
FARMERS MARKET
PRINCE GEORGE'S COUNTY, MD 20876
PHONE (703) 998-5200
FAX (703) 992-5233

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
12850 Middlebrook Road Suite 200 Germantown, MD 20876
T 301-528-4300 F 301-528-0419

TREE CONSERVATION PLAN TYPE II

BELLEFONTE
A WOODYARD ROAD ASSOCIATES, LLC DEVELOPMENT PROJECT

SURRATTS ELECTION DISTRICT (9TH)
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL

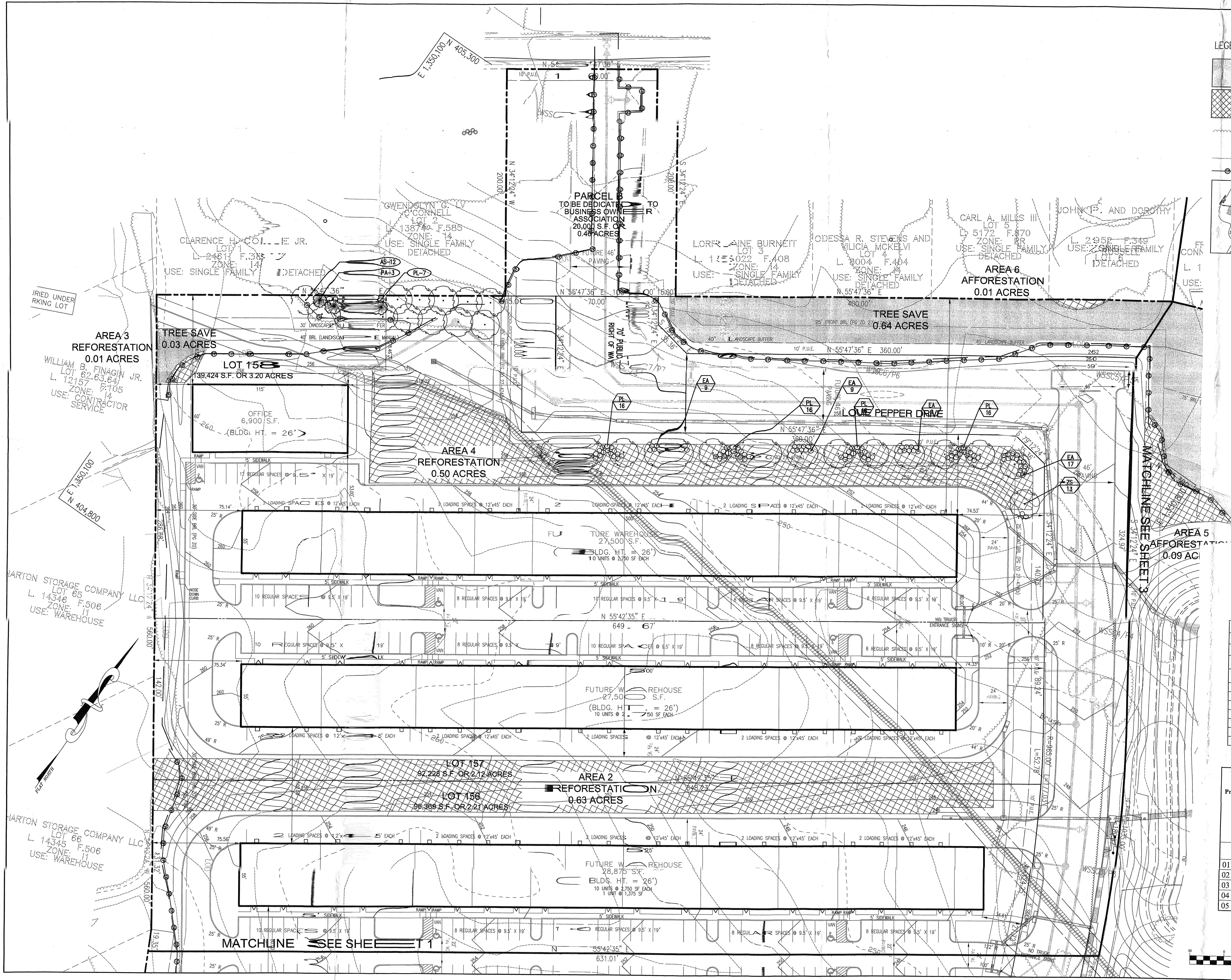
BY: *Scott R. Martin*

P.H.R.A.
APPROVED PLAN

DRAWN: LNB
CHECKED: SRW
DATE: MAY 6, 2005

SCALE: 1"=30'
SHEET 1 OF 6
FILE NO: 11798-1-0

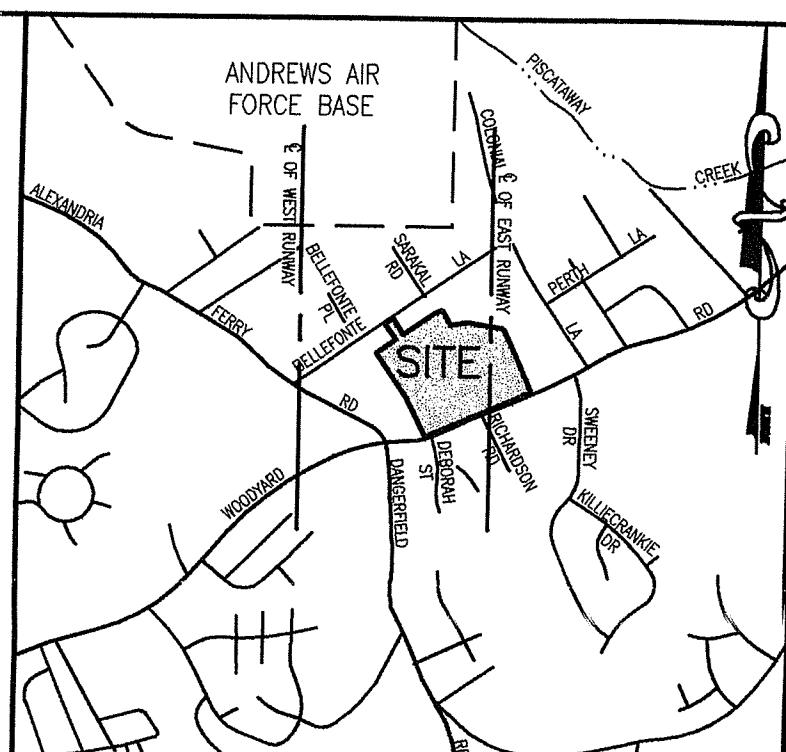
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LEGEND

- TREE SAVE AREA
- REFORESTATION / AFFORESTATION AREA
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE

STREAM
WETLANDS
25-FT WETLAND BUFFER
50-FOOT STREAM BUFFER
EXPANDED STREAM BUFFER



VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER: **WOODYARD ROAD ASSOCIATES, LLC**
ATTN: MR. SCOTT HERRICK
2700 SOUTH NELSON STREET
ARLINGTON, VA 22206
PHONE (703) 998-5200
FAX (703) 998-5233

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
12850 Middlebrook Road Suite 200 Germantown, MD 20876
T 301-528-0419

NO.	REVISION	DATE	BY
1	Revised General Notes 17-19, added Private A and B, 10/09/04	10/09/04	LNH
2	Revised per P2020 comments	10/13/04	LNH

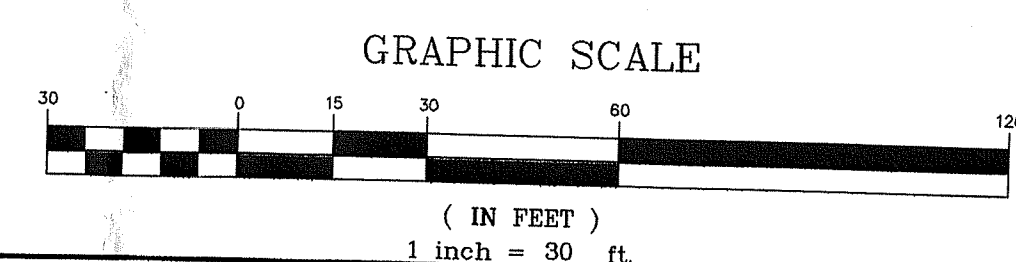
M-NCPPC APPROVALS			
PROJECT NAME: BELLEFONTE			
PROJECT NUMBER: DSP-04054			
For Condition of Approval use Site Plan Cover Sheet or Approval Short Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	3/28/05	H.Z.	5/10/05

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II /114/04

Approved by: SLH Date: 5/12/05

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TREE CONSERVATION PLAN TYPE II

BELLEFONTE
A WOODYARD ROAD ASSOCIATES, LLC
DEVELOPMENT PROJECT

SUPRATTS ELECTION DISTRICT (9TH)
PRINCE GEORGE'S COUNTY, MARYLAND

SEAL

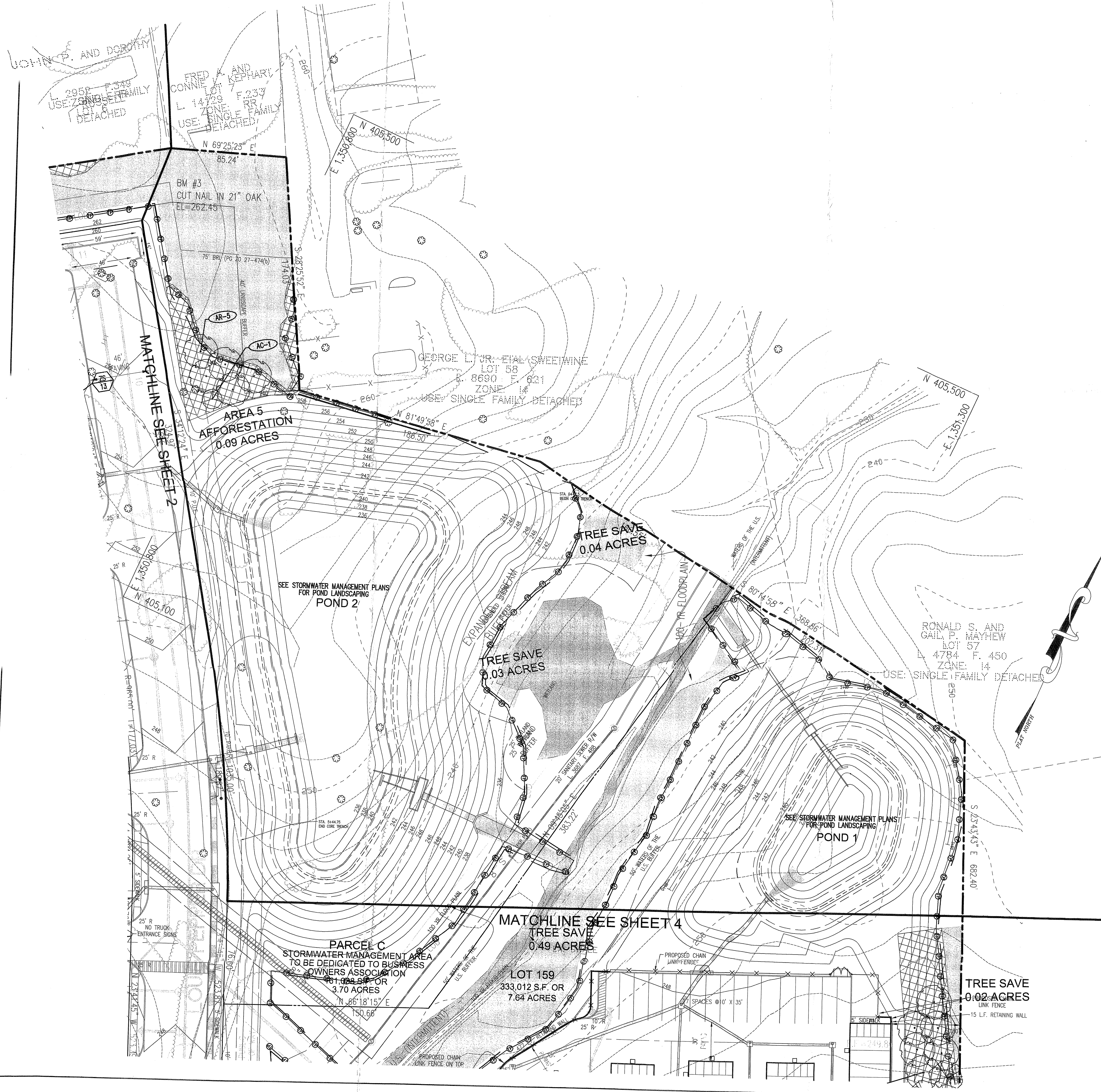
BY: Scott R. Herring

P.H.R.A.
APPROVED PLAN

DRAWN: LNH
CHECKED: SRW
DATE: MAY 6, 2005

SCALE: 1"=30'
SHEET 2 OF 6
FILE NO: 11796-1-0

FILE NAME: P:\11796\1-0\PLANS\0200TROP.DWG



LEGEND

- TREE SAVE AREA
- REFORESTATION / AFFORESTATION AREA
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE
- STREAM
- WETLANDS
- 25-FT WETLAND BUFFER
- 50-FOOT STREAM BUFFER
- EXPANDED STREAM BUFFER

VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER: WOODYARD ROAD ASSOCIATES, LLC
ATTN: MR. SCOTT HERRICK
2700 SOUTH NELSON STREET
ARLINGTON, VA 22206
PHONE (703) 998-5200
FAX (703) 992-5233

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
12850 Middlebrook Road Suite 200 Germantown, MD 20876
T 301-528-4300 F 301-528-0419

NO.	REVISION	DATE	BY
1	Revised General Notes 17-19, revised Parcels A and B, added notes 20-25	04/06/04	LNB
2	Revised per 05/20 comments	10/13/04	LNB

TREE CONSERVATION PLAN
TYPE II

BELLEFONTE
AW OODYARD ROAD ASSOCIATES, LLC
DEVELOPMENT PROJECT

SURPRATTS ELECTION DISTRICT (9TH)
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC APPROVALS

PROJECT NAME: BELLEFONTE
PROJECT NUMBER: DSP-04054

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

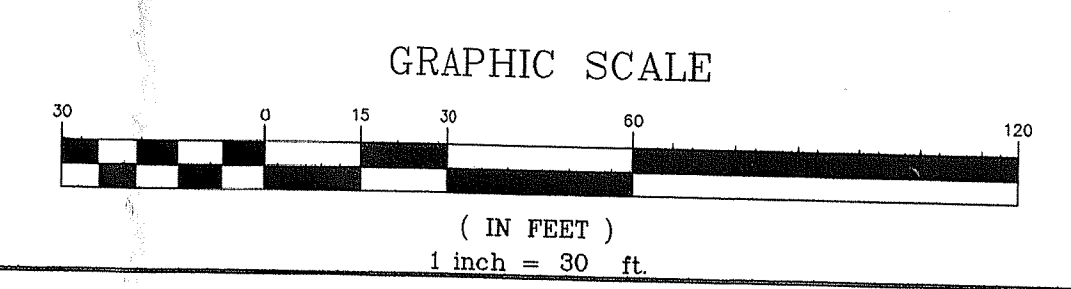
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	3/28/05	H.Z.	5/10/05

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP II /114/04

Approved by: *JL Blevins* Date: *5/17/05*

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SEAL

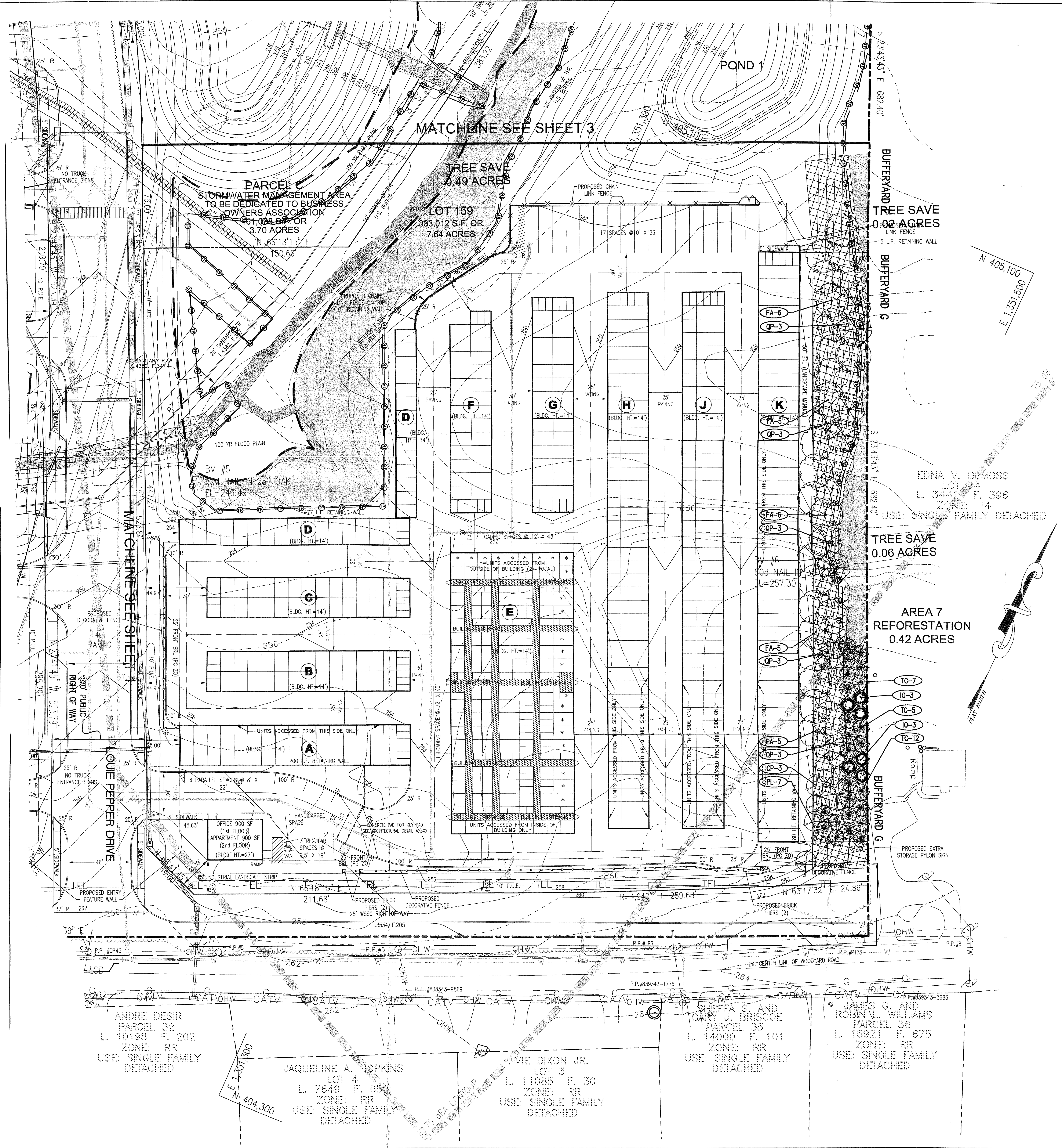
BY: *Scott R. Herrick*

P.H.R.A.
APPROVED
PLAN

DRAWN: LNB
CHECKED: SRW
DATE: MAY 6, 2005

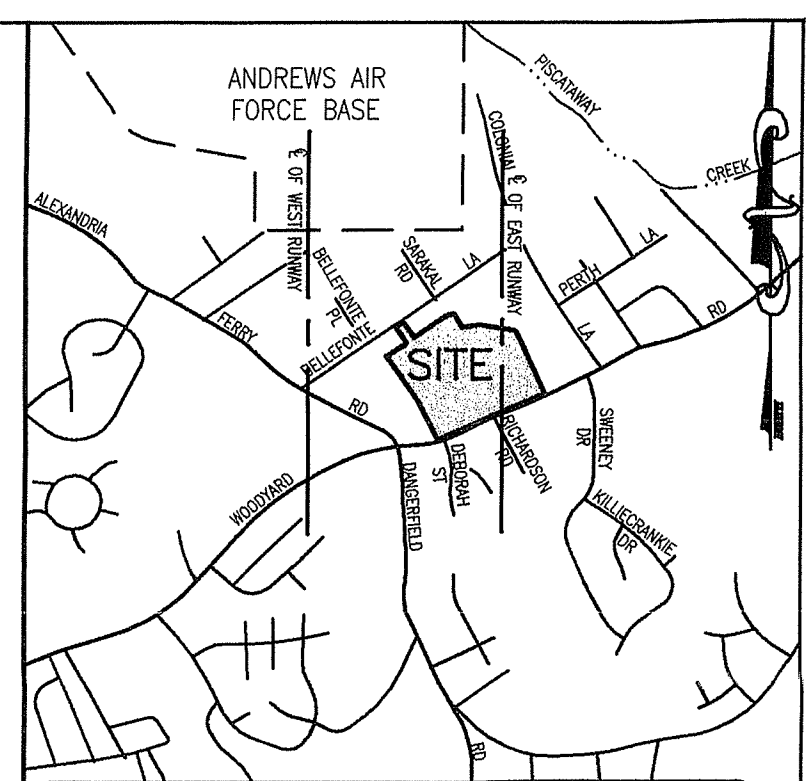
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SHEET 3 OF 6
FILE NO: 11796-1-0

FILE NAME: P:\11796\1-0\PLANS\050703.DWG



LEGEND

- TREE SAVE AREA
- REFORESTATION / AFFORESTATION AREA
- EXISTING TREE LINE
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VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER: WOODYARD ROAD ASSOCIATES, LLC
ATTN: MR. SCOTT HERRICK
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ARLINGTON, VA 22206
PHONE (703) 998-5200
FAX (703) 992-5233

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects
12850 Middlebrook Road Suite 200 Germantown, MD 20876
T 301-528-4300 F 301-528-0419

No.	REVISION	DATE	BY
1	Issue General Notes 1-15, related Details A and B, and add note for Parcel 35, conveyance to DPW, add	04/09/04	LNB
2	Revised per P&ID comments	10/12/04	LNB

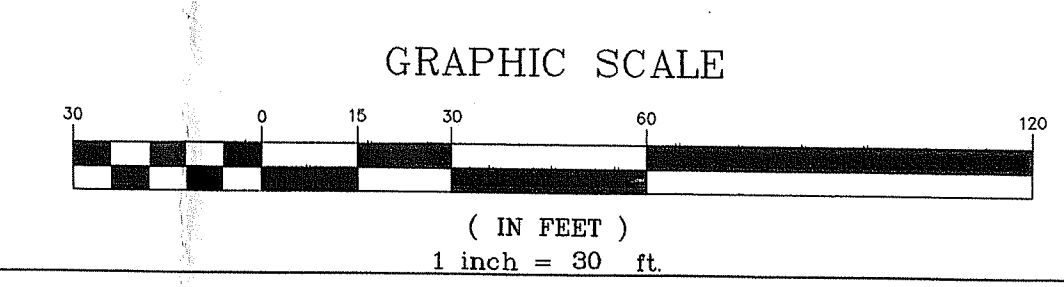
TREE CONSERVATION PLAN
TYPE II

BELLEFONTE
A WOODYARD ROAD ASSOCIATES, LLC
DEVELOPMENT PROJECT

SURRATTS ELECTION DISTRICT (9TH)
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC APPROVALS		
PROJECT NAME: BELLEFONTE		
PROJECT NUMBER: DSP-04054		
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet		
Approval or Revision #	Approval Date	Reviewer's Initials
	3/28/05	H.Z.

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II /114/04	
Approved by	Date
JL B...	5/12/05
01	
02	
03	
04	
05	



SEAL

STATE OF MARYLAND
PRINCE GEORGE'S COUNTY

BY: *Scott R. Williams* 5/12/05

P.H.R.A.
APPROVED
PLAN

DRAWN: LNB
CHECKED: SRW
DATE: MAY 6, 2005

SCALE: 1"=30'
SHEET 4 OF 6
FILE NO: 11796-1-0

PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Prince George's County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, defoliation, roots, sunscald injuries, cankers of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no head-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utility lines. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xopressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the symbol takes precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, rhododendrons, etc.) dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yew): To dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground covered plant, be sure to carefully check that chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

SEQUENCE OF OPERATIONS

PRE-CONSTRUCTION SITE PREPARATION

- FIELD STAKE LIMITS OF DISTURBANCE (L.O.D.) AT 25' INTERVALS.
- REVIEW L.O.D. IN FIELD AND ADJUST IF PRACTICAL.
- INSTALL APPROPRIATE TREE PROTECTION DEVICE AT THE L.O.D. AND IMPLEMENT TREE PROTECTION METHODS AS SHOWN.
- CLEAR AND GRUB AS NECESSARY TO FACILITATE ROOT PRUNING TO A DEPTH OF 2-3 FEET WITHIN THE LIMITS OF THE PROPOSED REFORESTATION AREA. CLEAR REMAINING TREES IN A WAY THAT "SAVE TREES" ARE NOT DISTURBED. GRIND STUMPS 12" IN DIAMETER AND LARGER THAT ARE WITHIN 25' OF THE L.O.D.
- PRUNE AND FERTILIZE DESIRABLE "EDGE TREES" AS PER CONSULTING LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
- REMOVE OR TREAT WITH AN ACCEPTABLE METHOD, NOXIOUS PLANT MATERIAL SUCH AS MULTIFLORA ROSE, TEARTHUMB, AND JOHNSON GRASS BEFORE INSTALLING REFORESTATION PLANTS.
- INSTALL TREE PROTECTION SIGNAGE.
- STABILIZE ANY DISTURBED AREAS USING THE SPECIFIED STABILIZATION MIXTURE WHICH ALLOWS FOR NATURAL REVEGETATION OF FOREST COMMUNITIES.

FOREST CONSERVATION SEQUENCE OF OPERATIONS

- Prior to beginning any grading operations on this site or on a respective lot, there shall be a preconstruction meeting held at the site which is to include the Contractor and representatives from Patton Harris Rust & Associates, pc (PHR&A), and a representative from Prince George's County Department of Environmental Resources. The purpose of this meeting will be to review the approved TSP and to field verify the correct Limits of Disturbance (LOD).
- The Limits of Disturbance (LOD) pertinent to the preservation of wooded areas shall be staked in the field with final adjustments being made as necessary to insure adequate protection of the Critical Root Zone of trees designated for retention.
- All off-forest retention areas shall be protected by highly visible, well anchored temporary protection devices (see detail), which shall be securely in place prior to any clearing or grading operations.
- Grading operations or other construction operations which could dislodge or otherwise damage the protective devices shall be avoided along the edges of the LOD lines if possible. Any protective devices which are damaged during site construction operations shall be properly repaired immediately by the Contractor.
- After site grading, utility access road, and driveway construction have been completed, all trees adjacent to the LOD line shall be inspected for indications of crown die-back (summer indicator), damage within respective critical root zones or any dead wood or other conditions which might be hazardous to pedestrians, buildings, utility lines, vehicular access ways or parked vehicles.
- Should there be evidence of any damage to tree trunks, branches or the critical root zone of trees within the protected areas, or to isolated specimen trees to be preserved, the damage shall be examined within a period of two (2) days from the date of observation by a Landscape Architect. Exposed roots should be covered immediately to a depth of 6 - 8 inches with soil, preferably mixed with 50% peat moss or leaf mold.
- Remove damaged, dead or dying trees or limbs only if the trees or limbs pose an immediate safety hazard to buildings, utility lines, vehicles, or access and egress drives or pedestrian areas. Trees designated for pruning or removal shall be pruned or removed using equipment and methods which will not damage or destroy adjacent large trees or understory trees or shrubs designated for retention.
- All temporary forest protection devices will be carefully removed after all general construction, necessary tree surgery, removal of debris, etc. regrading and reseeded of sediment and erosion control disturbance have been completed and acceptance and approval of the work and site conditions have been given by the project inspector (MNCPPC).

AFFORESTATION/REFORESTATION PLANTING SEQUENCE OF OPERATIONS

- The Contractor(s) shall inform the Landscape Architect and the project manager when planting operations are to begin.
- Determine storage areas for materials and equipment. Obtain approval of location from the Landscape Architect and project inspector (DER).
- Prior to beginning any planting, the soils within the area(s) designated for Afforestation or Reforestation shall be analyzed regarding the following features: nutrient content, organic matter, structure, pH and cation exchange capacity. Soils that have been actively farmed may require evaluation for pesticide or herbicide contamination. Such analysis may be performed by the local Soil Conservation Service or Agricultural Extension Service. An assessment of three random samples should be collected for the analysis. An assessment of soil moisture should also be made at this time. Corrective measures shall be made in accordance with analysis results and recommendations. Step 3 is to be performed by the contractor and all costs involved in testing or corrective measures shall be the contractor's responsibility.
- The Contractor, assisted by the PHR&A Landscape Architect, shall stake (or wire-flag) planting area limits and plant locations in accordance with the plan and details.
- Provide and plant all trees of the species and sizes specified and in accordance with the detail(s) shown on the Forest Conservation Plans.
- At the completion of planting, remove all excess materials and miscellaneous debris from the respective area(s) of work.
- Protection Devices - To prevent damage within planted areas, all reforestation and/or afforestation sites must be posted with appropriate signs and the area(s) delineated with appropriate protective fencing. No construction equipment nor storage of materials shall be permitted within the planted areas. Details are shown on the Forest Conservation Plans regarding typical sign size and wording. No pedestrian traffic shall be allowed within the protected areas.
- Attachment of signs or any other objects to trees within the protected areas is prohibited.
- Prior to issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name _____
Business Name _____
Address _____
Phone Number _____

The following Reforestation / Afforestation tables contain both large stock plants as well as whips. The larger stock plants are also shown on parts of the landscape plans. These plants are required by the Prince George's County Landscape Manual. It is the intent of this plan to take credit for these plants as Afforestation plants and quantities for all stock larger than 1" in diameter. The contractor shall refer to the landscape plan for exact location and spacing.

REFORESTATION PLANT LIST

AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7	AREA 8	AREA 9	AREA 10	TOTAL	SYMB	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
80	630	10	500	90	10	420				740		WHIPS REQUIRED (1000/AC)			
0	0	0	0	12	0	0	0	0	0	12	AS	Agave americana	2.5'-3' CAL	B & B	FULL CROWN PLANT AS SHOWN
0	0	0	0	0	0	27	0	0	0	27	FA	Fraxinus americana	6 WHIP EQUIVALENT EACH		
4	0	0	0	0	0	0	0	0	0	4	NS	Nyssa sylvatica			
0	0	0	0	0	0	15	0	0	0	15	QP	Quercus prinus			
0	0	0	13	0	0	0	0	0	0	13		Salix sericea			
3	0	0	0	0	0	0	0	0	0	3	AC	Ammannia canadensis	1.5'-2' CAL	B & B	FULL CROWN PLANT AS SHOWN
0	0	0	0	0	0	3	0	0	0	3	CP	Cornus paniculata	(3 WHIP EQUIVALENT EACH)		
9	0	0	0	0	0	0	0	0	0	9	CL	Crataegus phaenopyrum			
0	0	0	0	0	0	6	0	0	0	6	IO	Indigofera spicata	6'-8' HEIGHT (3 SEED LINGERS IN VA)	B & B	FULL CROWN PLANT AS SHOWN
0	0	0	0	3	0	0	0	0	0	3	PA	Picea canadensis			
0	0	0	0	0	0	24	0	0	0	24	TC	Taxus canadensis			
5	126	2	87	18	2	22	0	0	0	262		Agave americana			
5	126	2	87	18	2	22	0	0	0	262		Fraxinus americana			
4	126	2	87	18	2	22	0	0	0	261		Nyssa sylvatica	1 1/2" CAL	WHIP	PLANTING MIX 3-4" AND ROOT LEADERS 8" PLANT 11" C.C.
5	126	2	87	18	2	22	0	0	0	262		Quercus prinus			
5	126	2	87	18	2	23	0	0	0	263		Salix sericea			
80	630	10	500	90	10	420	0	0	0	1740		WHIP EQUIVALENT PROVIDED			

Woodland Conservation Worksheet

Prince George's County

Zoning Categories: Gross Tract Area: 14.23 acres

Floodplain: 1.85 acres

Previously Dedicated Land: 9.00 acres

Net Tract Area (NTA): 27.46 acres

Is this one (1) single family lot? (y/n) N

Are there prior TDP approvals which include this lot? (y/n) N

Subdivision Name: Bellefonte

Break-even Point: Clearing permitted: 7.80 acres

Reforestation: 14.74 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain (acres)
Existing Woodland	2.54	1.70
WCT	1.12	
Smaller of "a" or "b"	1.12	
Woodland above WCT	1.42	
Woodland Cleared	1.13	0.24
Smaller of "d" or "e"	1.42	
Woodland Clearing below WCT	0.71	
Replacement Requirement (f) * 0.25	0.61	
(g) * 2.0	0.42	
Afforestation Requirement = (NTA) x 15.00 %	0.00	
Total Woodland Conservation Required	0.67	

Woodland Conservation Provided:

	(acres)
Woodland Preservation	1.84
Reforestation / Replacement	1.74
Afforestation	
Area approved for fee-in-lieu	
Off-site Credits	
Off-site Mitigation Provided	0.09
Woodland Conservation Provided (must be >= to "m" above)	3.67

Area of woodland on net tract not cleared: 2.41 acres

Woodland retained not part of requirements: 0.67 acres

GENERAL NOTES

- 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 \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address Implementation of Tree Conservation measures shown on this Plan.
- 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.
- 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.
- The location of all Tree Protection Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. 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 TPD installation.
- 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 until 5 years after the date of planting.
- All tree planting for woodland replacements, reforestation or afforestation will be completed prior to issuance of Use & Occupancy Permit. Failure to establish the 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 \$150 per square foot penalty unless a written extension is approved by DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- Planting Layout: The spacing identified in the plant list are not meant to imply that trees must be planted in a grid pattern. A more natural appearance is desired. Planting in curvilinear rows to facilitate access for maintenance is permitted. Do not plant more than 4 plants of the same species in succession.
- Landscape plant locations take precedence over reforestation plantings. Reforestation plant material should be used to infill areas around the landscape materials.
- "Upland Plant Mix" is to be used when installing plants within the reforestation areas.
- All Virginia Pines (Pinus virginiana) greater than 5" in diameter which are located within 25 feet of the final proposed limit of disturbance or within the boundary of the property shall be removed.
- Each area where Virginia pine is removed will be evaluated (by a representative of PHR&A as well as DER) after cutting to determine if supplemental planting is needed. If it is determined that minimum stocking levels have not been met, then a supplemental planting plan will be submitted to the Environmental Planning Section for their approval.

REFORESTATION / AFFORESTATION MANAGEMENT PLAN

The landscape contractor will field check the reforestation areas according to the following schedule:

Year 1:	Year 2-3:	Year 4-6:
tree planting survival check 3 times (March-April), (July-August), (October-November) watering if needed control of undesirable vegetation if needed	reinforcement planting if needed survival check twice annually (April-May), (September-October) control of undesirable vegetation if needed	reinforcement planting if needed survival check twice annually (May-September)

Fertilization or watering during years 1 through 3 will be done on an as-needed basis. Field data forms (Condition Check Sheets) will be sent to the client and the Environmental Division of MNCPPC after each visit. We estimate a survival rate of about 75 percent through 5 years. Special return operations or recommendations will be conducted on an as-needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED USING A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PHR&A.
- NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE.
- EXISTING BUILDINGS AREA LOCATED ON THE SITE AS SHOWN.
- THE TSD, DATED APRIL 8, 2003, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT AND APPROVED AS PART OF THE PRELIMINARY PLAN.
- JUSTIFICATION FOR FOREST REMOVAL: IN ORDER TO SUBDIVIDE THE PROPERTY AS SHOWN AND PROVIDE ADEQUATE GRADING FOR THE SITE, THE FORESTED AREA NEEDS TO BE CLEARED.
- THIS PROJECT COMPLIES WITH THE WOODLAND CONSERVATION/TREE PRESERVATION MANUAL FOR PRINCE GEORGE'S COUNTY.
- THE TREE CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY ON-SITE RETENTION, REFORESTATION IN THE AREAS SHOWN AND OFF-SITE FOREST RETENTION/REFORESTATION.
- CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN OR AS MODIFIED BY A TYPE II TREE CONSERVATION PLAN WILL BE SUBJECT TO A FINE NOT TO EXCEED \$150 PER SQUARE FOOT OF WOODLAND DISTURBED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE. THE WOODLANDS CLEARED IN CONFLICT WITH AN APPROVED PLAN SHALL BE MITIGATED ON A 1:1 BASIS. IN ADDITION, THE WOODLAND CONSERVATION REPLACEMENT REQUIREMENTS (4/1, 2/1, AND/OR 1/1) SHALL BE CALCULATED FOR THE WOODLAND CLEARING ABOVE THAT IS REFLECTED ON THE APPROVED TSP.
- 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.
- 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 SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF ANY WOODLAND CONSERVATION AREAS.
- 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.

THE CONTRACTOR SHALL INSURE THAT THESE PRACTICES OCCUR

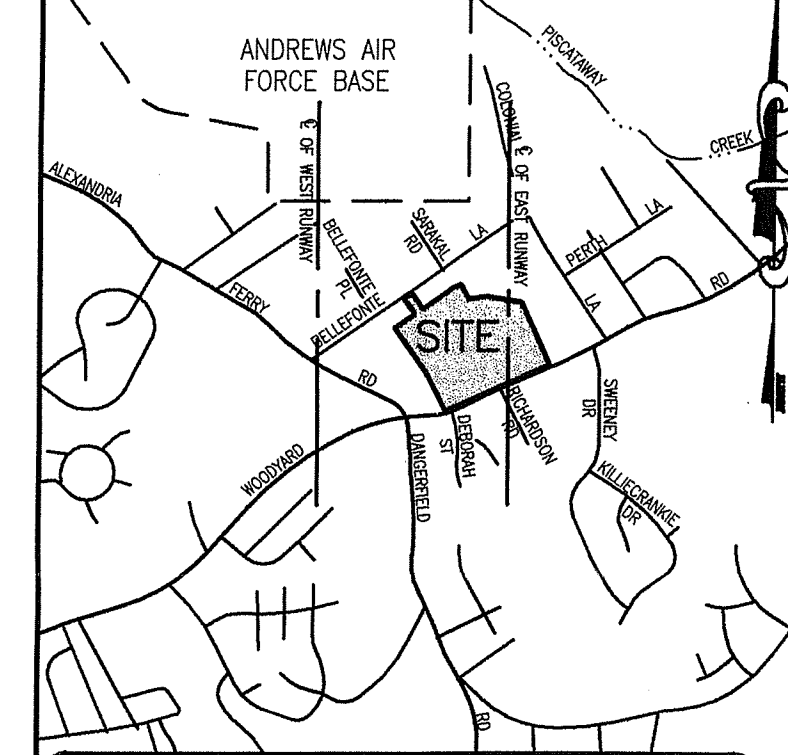
- All trees which are not to be preserved are to be removed in a manner that will not damage those trees and/or plants that are to remain. Any trees that are to remain that have been damaged during the clearing operation must be repaired in an approved manner by a MARYLAND LICENSED ARBORIST (tree expert) as soon as final clearing has been completed.
- Upon completion of construction, the following must be done:
 - Removal of protected trees destroyed as the fault of construction activities.
 - Treatment of tree wounds and removal of broken branches of protected trees injured by construction activities.
 - Removal of all detritus materials and temporary protective devices after approval by the Department of Environmental Resources of the condition of protected trees.
 - All surplus materials, trash, debris, and rubbish shall be removed from the site. All backfill shall be cleared of building material, stone, rubble, and construction debris in general.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-287-7777

M-NCPPC APPROVALS			
PROJECT NAME: BELLEFONTE			
PROJECT NUMBER: DSP-04054			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	3/28/05	HLZ	5/19/05

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II /114/04

Approved by	Date
JL [Signature]	5/19/05
01	
02	
03	
04	
05	

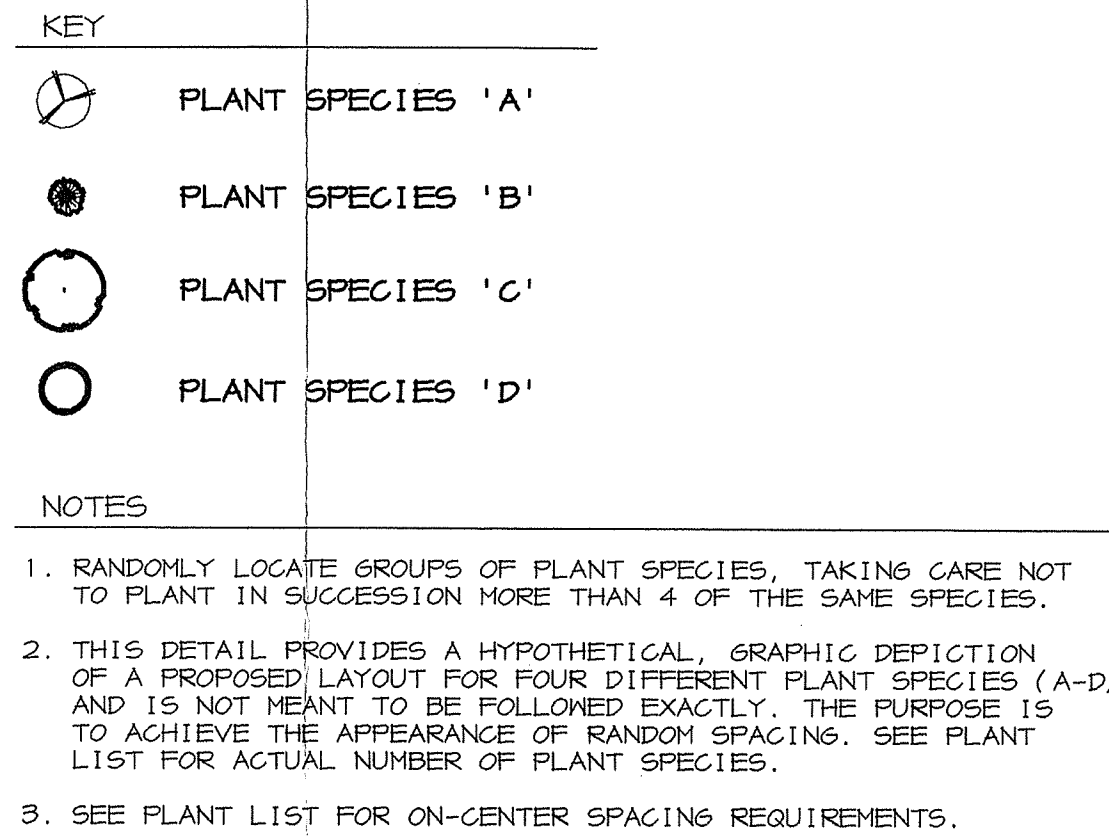


VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER: WOODYARD ROAD ASSOCIATES, LLC
ATTN: MR. JAMES H. WICK
2700 SOUTH NELSON STREET
ARLINGTON, VA 22206
PHONE (703) 998-5200
FAX (703) 992-5233

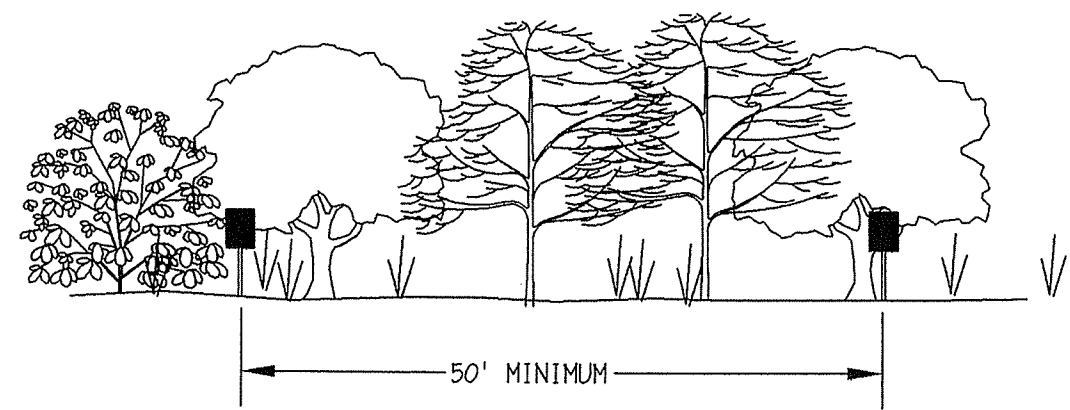
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
12850 Middlebrook Road Suite 300 Germantown, MD 20876
T 301-558-4300 F 301-529-0419

NO.	REVISION	DATE	BY
1	Issue Current Notes 12/14/04 (Check 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 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2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2		



RANDOM PLANTING LAYOUT DETAIL

NOT TO SCALE

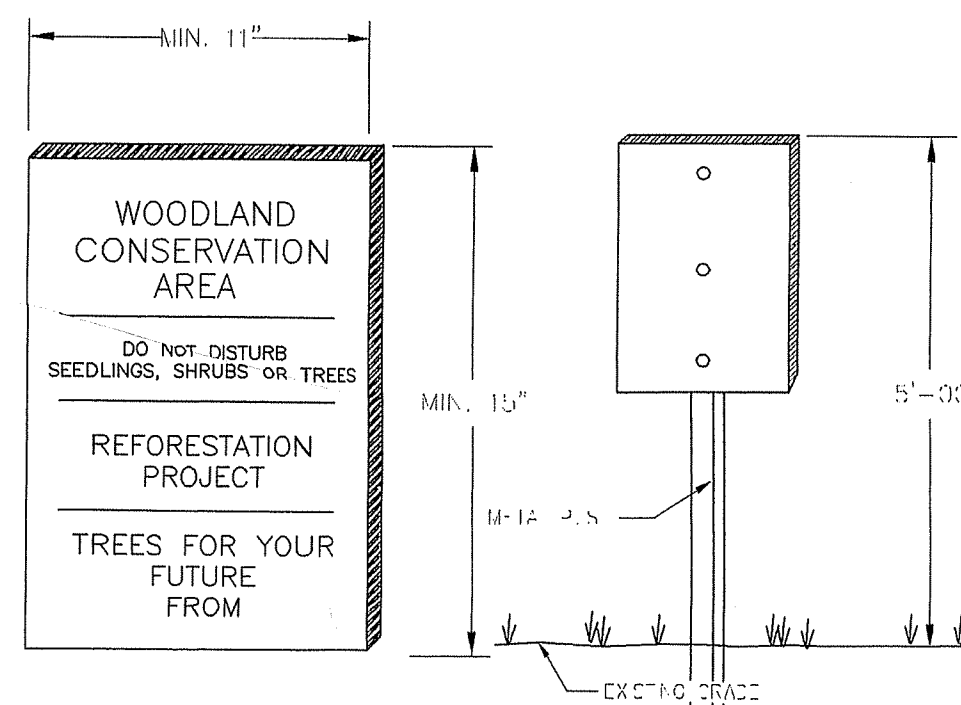


SIGN SPACING DETAIL

SPACING |
NOT TO SCALE

NOTES

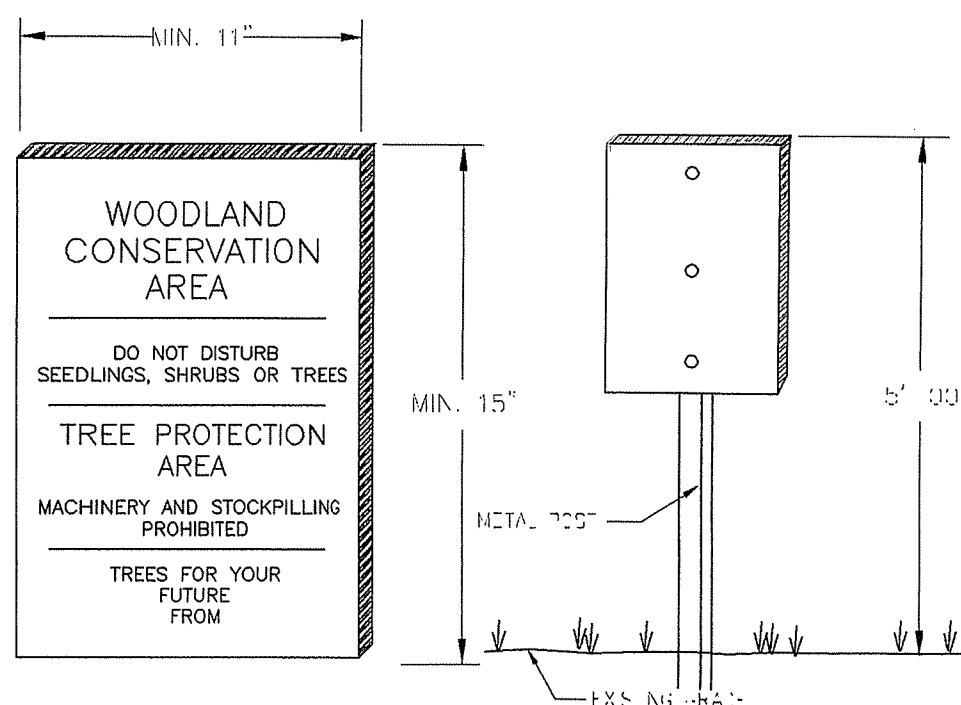
1. WOODLAND PRESERVATION AREA SIGNS AND WOODLAND REFORESTATION AREA SIGNS SHALL BE LOCATED AS SHOWN ON THE TYPE II TCP. ALL SIGNS SHALL BE MOUNTED ON METAL POSTS.



REFORESTATION AREA
SIGN DETAIL
NOT TO SCALE

NOTES

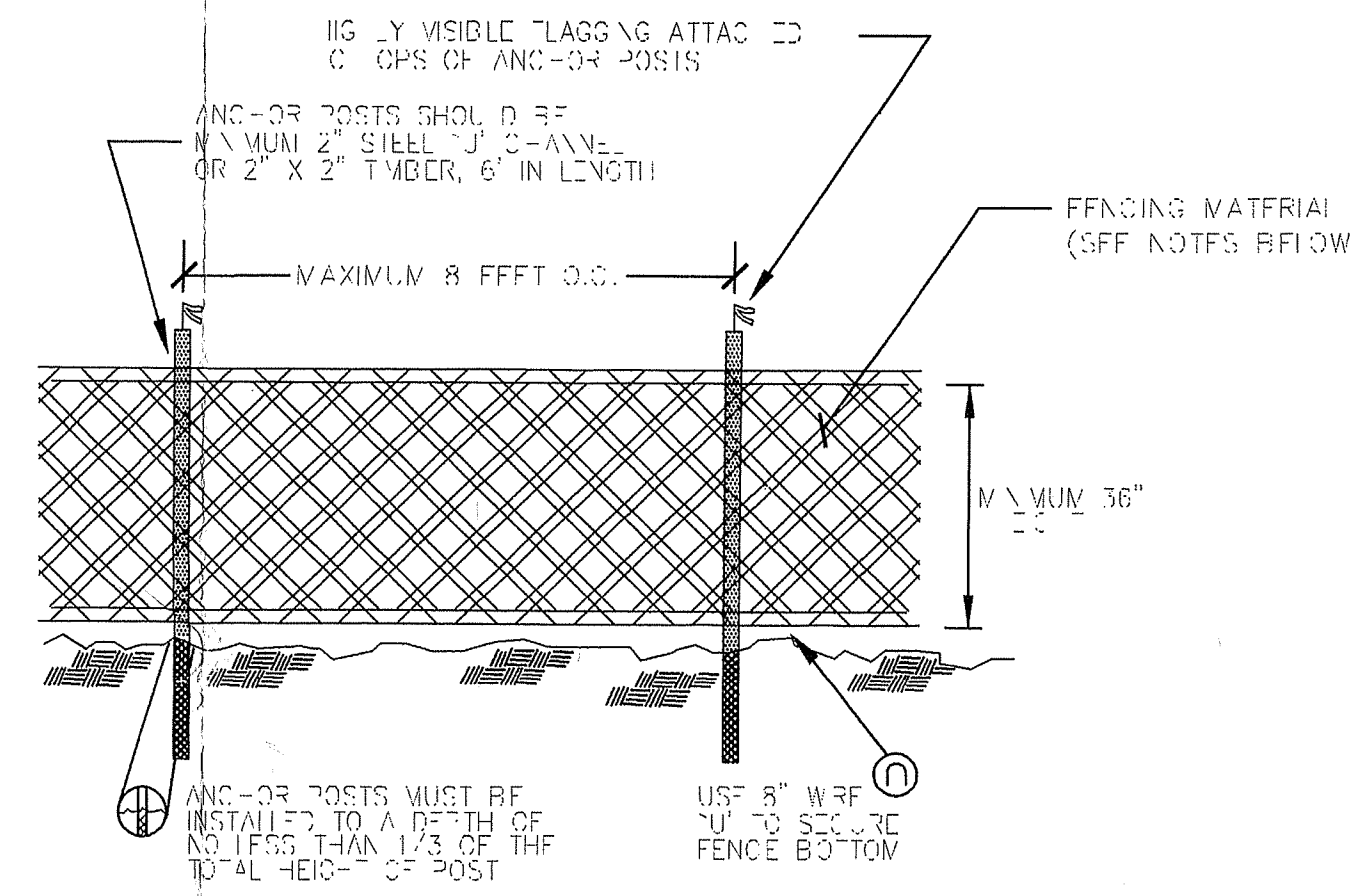
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.



FOREST RETENTION AREA
SIGN DETAIL
NOT TO SCALE

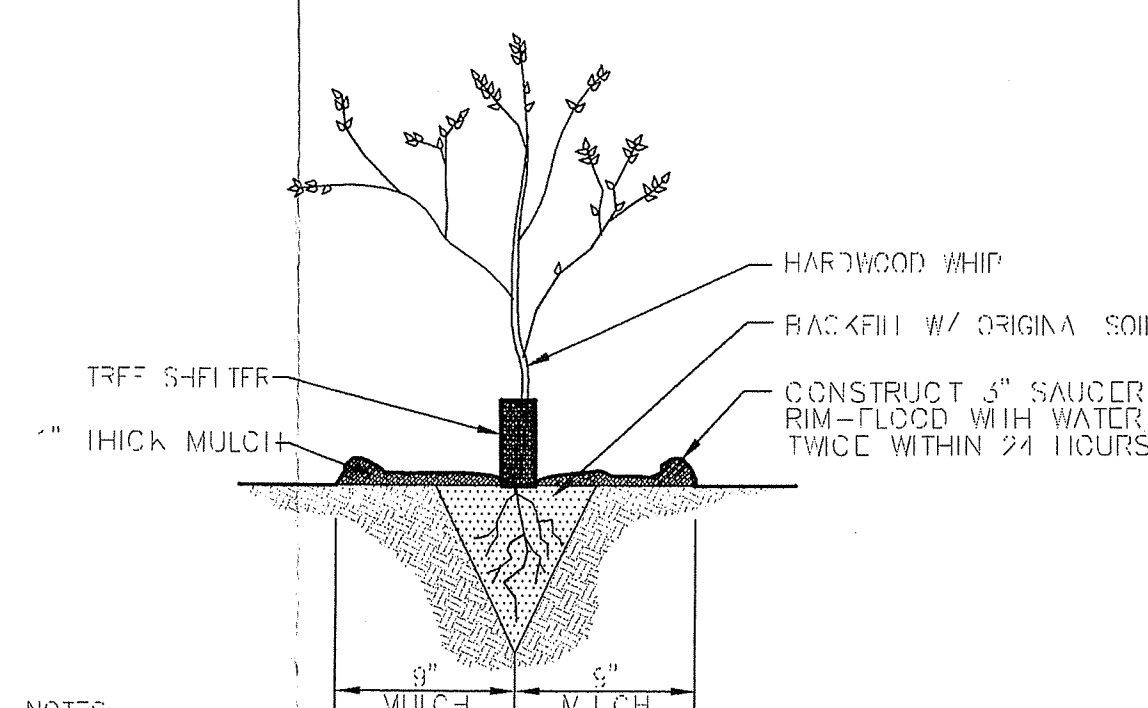
NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.



TREE PROTECTION FENCING

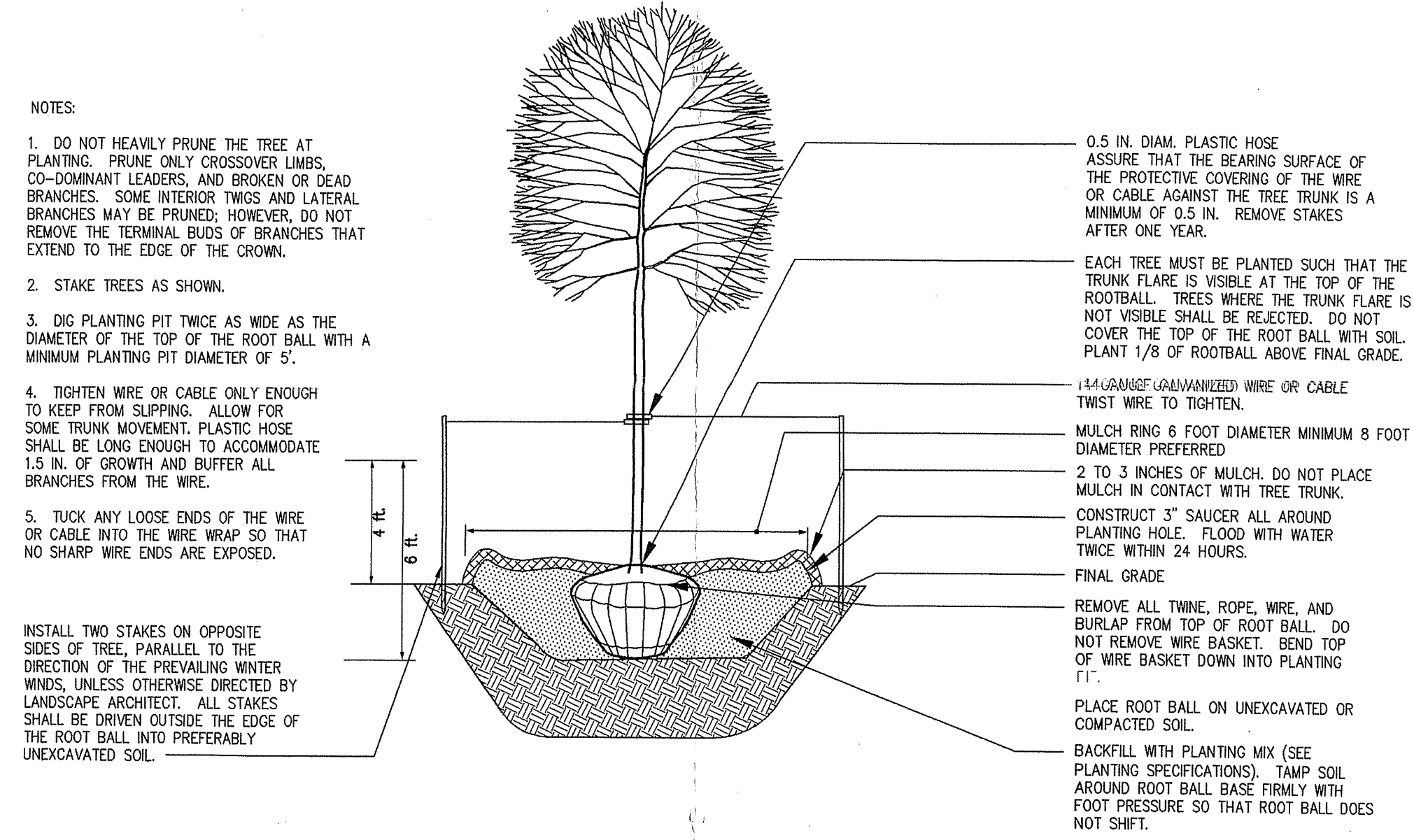
NOT TO SCALE



NOTES:

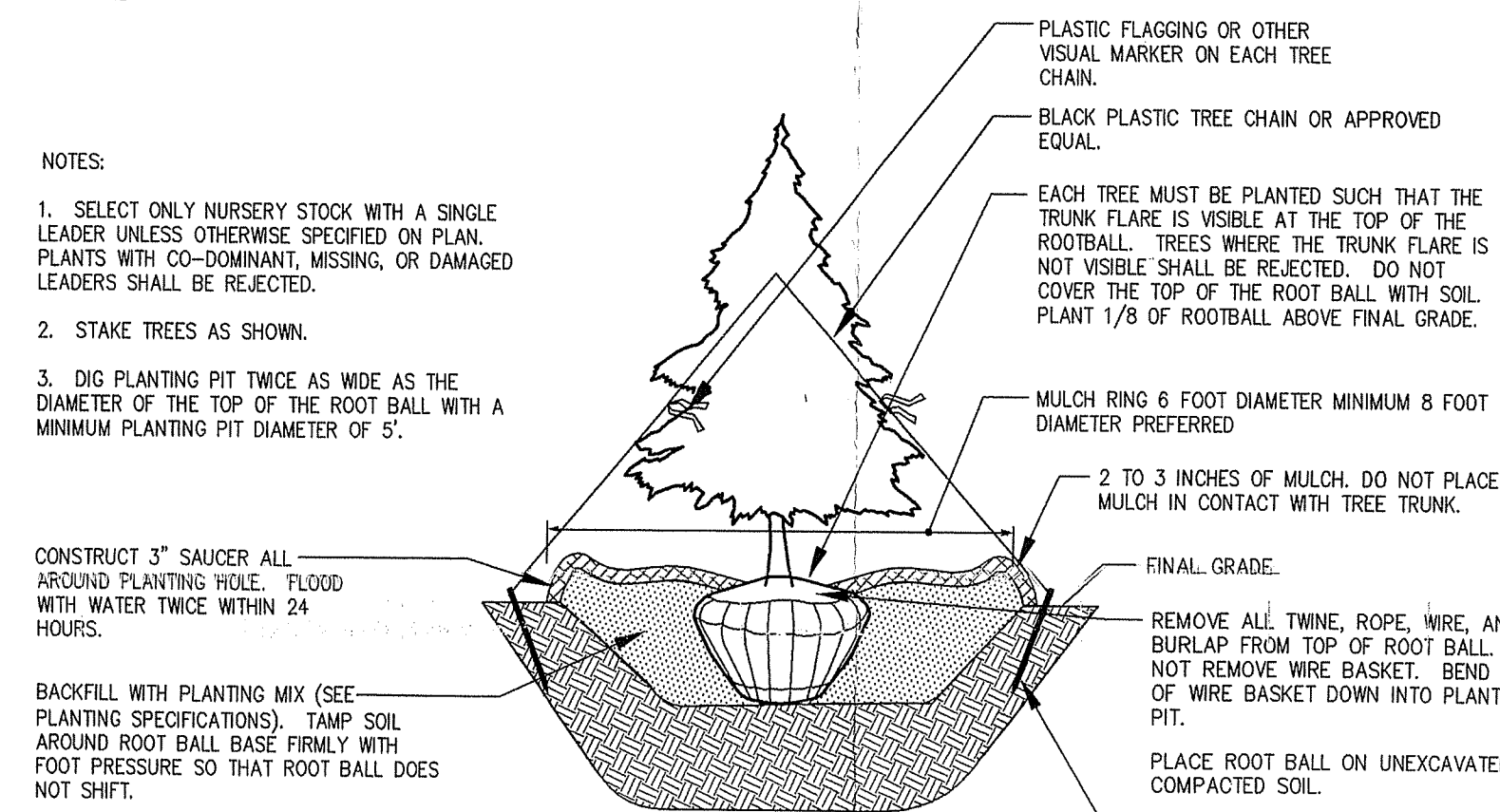
1. EXTREME CARE SHALL BE TAKEN TO ENSURE RETAINED MOISTURE ON THE ROOTS. A MOIST CARRYING CONTAINER SHALL BE USED WHEN TRANSFERRING WHIPS TO THE NEW PLANT.
2. DO NOT SUBJECT ROOTS OF WHIPS TO WATER OVERLAPPING.

WHIP PLANTING W/
TREE SHELTER DETAIL



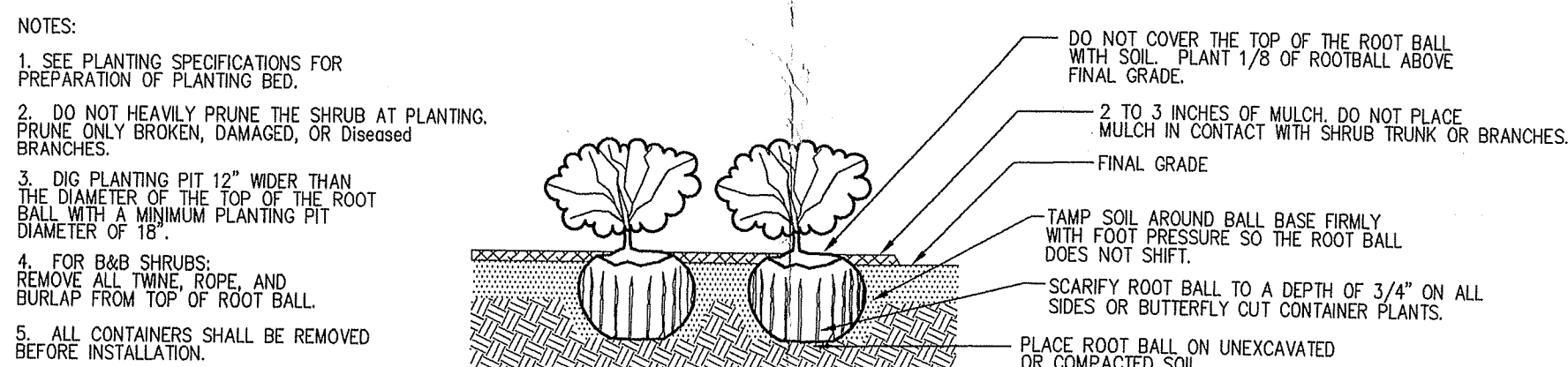
DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)

T TO SCALE



EVERGREEN B&B TREE PLANTING DETAIL

TO SCALE



SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

TO SCALE

[illegible]

VICINITY MAP
SCALE: 1"=2000'

RD ROAD ASSOCIATES, LLC
 TN: MR. SCOTT HERRICK
 0 SOUTH NELSON STREET
 ARLINGTON, VA 22206
 PHONE (703) 998-5200

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

[illegible]

TREE CONSERVATION DETAILS TYPE II

TYPE II

BELLEFONTE
A WOODYARD ROAD ASSOCIATES, LLC
DEVELOPMENT PROJECT

SURRATTS ELECTION DISTRICT (9TH)
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC APPROVALS			
PROJECT NAME: BELLEFONTE			
PROJECT NUMBER: DSP-04054			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	3/28/05	H.Z.	5/10/05

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/114/04	
Approved by	Date
JL <i>[Signature]</i>	5/19/05
01	
02	
03	
04	
05	

CALL "MISS UTILITY" AT LEAST 48
HOURS IN ADVANCE OF CONSTRUCTION AT
1-800-257-7777

DRAWN: LNB
CHECKED: SRW
DATE: MAY 6, 2005

SCALE: 1"=30'
SHEET 6 OF 6
FILE NO: 11796-1-0

NAME: P:\11796\1-0\PLANS\C200TCP06

D S P 04054