

TYPE II TREE CONSERVATION PLAN NOTES FOR MITIGATION BANKS

- THIS PLAN DOES NOT PROPOSE THE DISTURBANCE OF ANY EXISTING WOODLANDS AND THEREFORE IS NOT REQUIRED TO IDENTIFY OR PROVIDE ANY WOODLAND CONSERVATION TO ADDRESS THE ON-SITE REQUIREMENTS. THE SOLE PURPOSE OF THIS TREE CONSERVATION PLAN IS TO ESTABLISH OFF-SITE MITIGATION AREAS TO SATISFY THE REQUIREMENTS FOR OTHER PROPERTIES. ANY FUTURE ACTIVITIES ON THIS PROPERTY THAT RESULT IN THE CLEARING OF ANY WOODLAND WILL INITIATE THE WOODLAND CONSERVATION REQUIREMENTS FOR THIS PROPERTY. AT THAT TIME THE TCP II SHALL BE REVISED TO CAL-CULATE THE REQUIREMENTS FOR THIS PROPERTY AND DEMONSTRATE HOW THOSE REQUIREMENTS ARE BEING SATISFIED IN ADDITION TO MITIGATION AREAS ALREADY CREATED.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CON-SENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$1.50 PER SQUARE FOOT MITIGATION FEE, 1:1 RE-PLACEMENT OF THE DISTURBED WOODLANDS AND OTHER REQUIREMENTS THAT MAY BE REQUIRED DUE TO THE 1/4:1, 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 DISTURBANCE TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER / DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PRO-PERTY 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.
- . 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 ENVI-RONMENTAL PLANNING SECTION (EPS).
- 6. ALL EASEMENTS ON EXISTING WOODLANDS SHALL BE AT A RATE OF 2 ACRES FOR EVERY 1 ACRE REQUIRED IN ACCORDANCE WITH NR ARTICLE 5-1607(B)(2).
- . MITIGATION EASEMENTS MAY NOT ENCUMBER LANDS PREVIOUSLY PROTECTED OR ENCUMBERED BY PROTECTIVE EASE-
- 8. PRIOR TO THE RECORDATION OF ANY EASEMENT ENCUMBERING ANY PORTION OF THIS PROPERTY. A DRAFT EASEMENT DO-CUMENT 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 TOPIIS 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 TCPIL BY THE EPS.
- 11. IF THERE IS AN OVERALL EASEMENT ENCUMBERING 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. THE TOPII SHALL BE REVISED WITH EACH EASEMENT SALE TO CORRECT THE SUMMARY TABLE AND TO GRAPHICALLY LOCATE THE NEW EASEMENT. THIS REVISION SHALL CORRESPOND TO THE SUBMITTAL OF THE DRAFT EASEMENT DOCUMENT.
- 13. IF AN EASEMENT IS RECORDED AND IT 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 APPROPRIATE EASEMENT RELEASE DOCUMENTS MAY BE SUBMITTED FOR PROCESS-ING. THE TYPICAL TIME FRAME FOR SUCH A REQUEST IS APPROXIMATELY 4-8 WEEKS.
- 14. THE PURCHASE OR SALE OF FOR THE OFF-SITE WOODLAND CONSERVATION MITIGATION INVOLVES THE TRANSFER OF REAL PROPERTY RIGHTS AND IS SUBJECT TO MARYLAND PROPERTY TRANSFER TAX AT TIME OF RECORDATION.

EDGE MANAGEMENT NOTES

1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or clippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered heribicide.

Below is a list of species fitting this classification:

Garlie Mustard Common Reed Lesser Celandine Climbing Euonymus, English Ivy Japanese Barberry Winged Euonymus

Multiflora rose

White Mulberry

Japanese Knotweed Porceline Berry Wintercreeper Japanese Periwinkle Russian Olive Privet Common Buckthorn Wineberry Norway Maple

Empress Tree

Tall Fescue K31 Fescue Sericea Lespedeza Mile-a-minute Vine Cinnamon Vine Honeysuckle Kudzu Westeria Autumn Olive Bush Honeysuckles European Buckthorn Japanese Spiraea Tree of Heaven

Sweet Cherry

In addition the following native species may be cleared within 75 feet of an edge due to the nuisance nature of the plants when growing in the proximity of residences.

Poison Ivy

Bamboo

Coralberry

Blackberry

- 2. All hazardous trees within 75 feet of an edge may be pruned by a professional arborist or a Licensed Tree Expert in order to correct the potential problem. In the event the problem cannot be corrected by pruning, the tree may be removed. A tree is considered hazardous if there is a potential for property damage or the possibility of personal injury. A 50 foot tall tree that is 75 feet from an edge and 120 feet from a target is not a hazardous tree. A hazardous tree must exhibit characteristics that would lead to the failure of one or more parts of the tree which would then impact the target area.
- 3. If tree removals reduce the stocking levels below 65 square feet of basal area per acre the property owner shall replant trees in the disturbed area in order to return the stock levels to 65 square feet of basal area within five (5) years.
- 4. Trees may be pruned in accordance with approved arboricultural standards. Pruning shall not be done in such a manner as to be injurious to the tree. The State of Maryland requires that pruning not done by the property owner shall be done by a Professional Arborists or a Licensed Tree Expert.
- 5. Tilling the soils in the Forest Conservation Areas in order to seed with grasses is not permitted. However, the property owner may sow with shade tolerant grasses within 30 feet of an edge. The use of Kentucky 31 fescue is not acceptable.

Prepared by the Environmental Planning Section. Planning Department. M-NCPPC Revised: 4/23/2003

- 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 parts thereof designated by the Department of Environmental Resources as dead, dying, or hazdrdous
- 1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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
- 2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a 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 (ATree, Shrub, and Other Woody Plant Maintenance - Standard Practicese). 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 chainsaw tonear 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, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Removal of Hazardous Trees, Hazardous Limbs, Noxlous Plants, Invasive Plants or Non-Native Plants In Woodland Conservation Areas Owned by Individual Homeowners
- 1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the 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. 3. 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.
- Note: *The use of chainsaws is extremely dangerous and should not be conducted with poly maintained equipment without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.
- Protection of Reforestation and Afforestation Areas by Developers or Builders
- 1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence if planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- 2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around
- Protection of Reforestation and Afforestation Areas by Individual Homeowners
- 1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- 2. Reforestation areas shall not to be moved, however, the management of competing vegetation around individual trees is acceptable. Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements
- 1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC. Environmental Planning Section located on the 4th flood of the County Administration Building at 14741 Governor Oden Bowie Drive. Upper Mariboro. Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed. It may be subject to additional replacement requirements. mitigation. and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- 2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native grand covers is acceptable. Seeding with invasive grasses including any variety or Kentucky 31 feeding is not grantable. Kentucky 31 fescue is not acceptable.

 Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.

GENERAL NOTES

- 2. 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 disturbance to these areas. Upon the sale of the property the owner/developer or owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 3. All appropriate bonds will be posted with the Building Offical 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.
- 4. Limb up trees as necessary for security reasons.
- 5. 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.
- 6. 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 in
- 7. All tree planting for woodland replacement, reforestation, or afforestation will be completed prior to use and occupancy. 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 \$1.50 per square foot penalty unless a written extension is approved by DER inspector.
- 8. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- 9. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- 10. Prior to the isssuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be

MAINTENANCE PLAN FOR THE TREE SAVE AREA

- 1. All underbrush consisting of non-native, noxious or invasive species such as: Greenbriar, Poison Ivy, Honeysuckle and Wild Rose shall be selectively cleared from the overall tree save area using hand tools only,
- 2. All dead trees, standing or otherwise, may be removed from the tree save area at the discretion of the inspector.
- 3. Any proposed trail alignments shall be field adjusted to facilitate minimal damage to the root zones of the trees to be retained. The alignment of any proposed trails shall be approved by representatives of the M-NCPPC prior to the commencement of construction activities.
- 4. Any deciduous trees 3" DBH or less may be removed at the discretion of the inspector from an area within 4 feet of the proposed trail edge.
- 5. Any standing dead trees within the fall zone of a trail may be removed for
- 6. Trees may be pruned to an arborculturally sound method and so as to not affect the health of the tree, by a licensed arborist.

MAINTENANCE PLAN FOR THE TREE SAVE AREA

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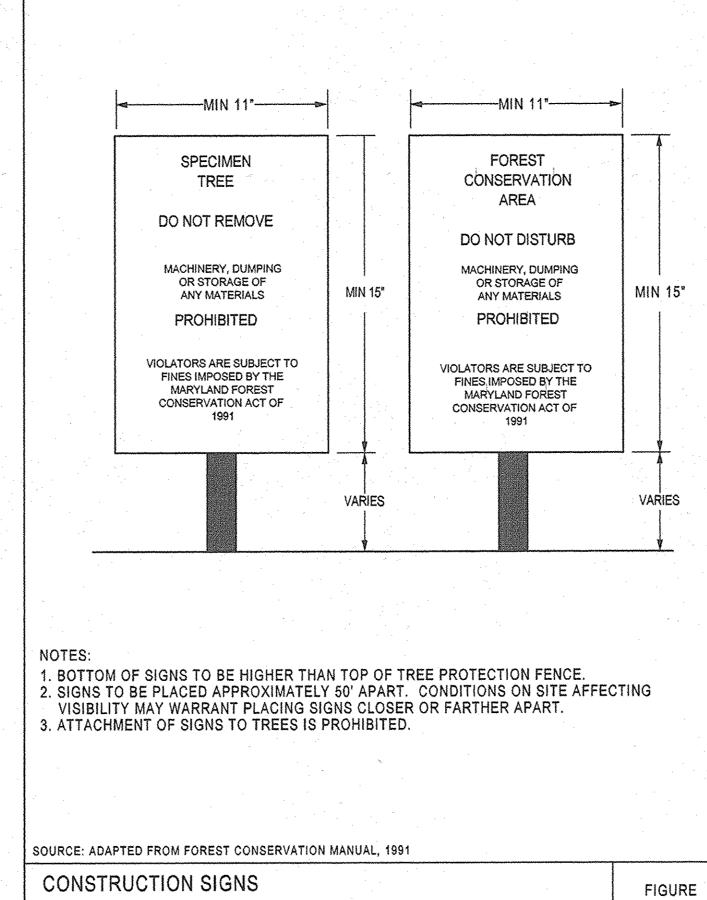
Type II Tree Conservation Pian Notes

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- 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 disturbance 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 retained as surety by the Building Official until all required activities have been satisfied.
- the off-site location and shall be recorded as an off-site easement in the lands records of Prince George's County prior to issuance of any permits for the subject 6. The location of all Tree Protective Devices (TPD's) shown on this plan shall

All required off-site mitigation shall be identified on an approved TCP II for

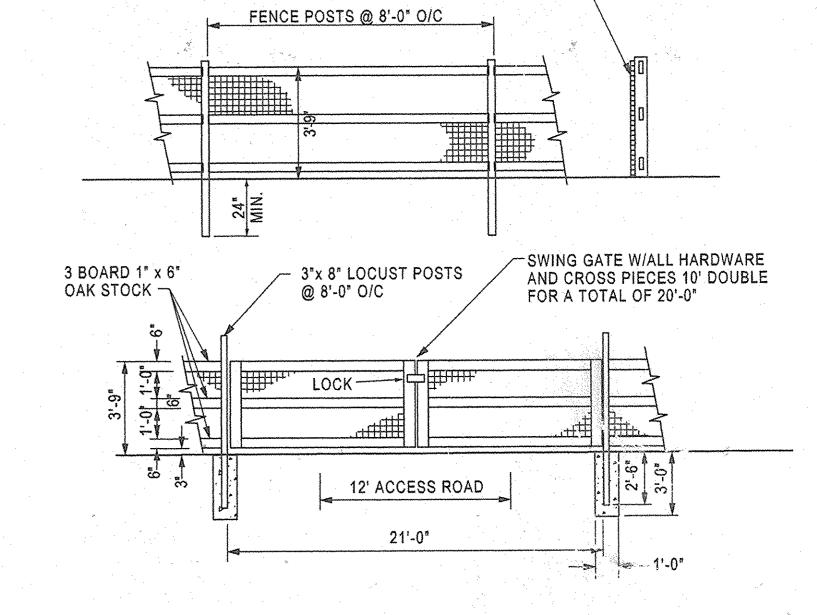
- be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation 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
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- 10. Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site.
- 11. Prior to the Issuance of any permits the contractor responsible for soil preparation. site preparation, tree planting and tree maintenance must be identified. Business Name

Phone Number



PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN

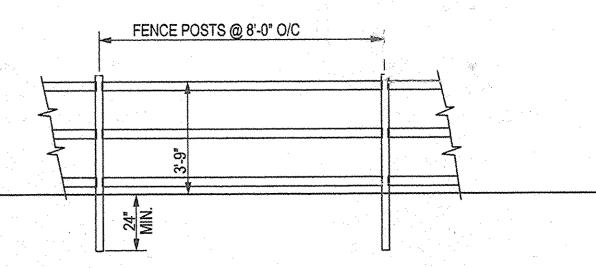
REFORESTATION/AFFORESTATION FENCING FOR DESIGNATED INTERIOR PLANTING AREAS ONLY



14 GA GALV. VINYL COATED WIRE STAPLED

ON BACK 2"x4" MESH HOLES (MAX.) @

BOTTOM & 4"x4" HOLES (MAX) @ TOP



- 1. FOREST PROTECTION DEVICE ONLY
- 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- 3. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED
- PRIOR TO INSTALLING DEVICE. 4. ROOT DAMAGE SHOULD BE AVOIDED WHEN INSTALLING DEVICE.
- 5. PROTECTIVE SIGNAGE IS REQUIRED; 50' MAX. SPACING ALONG ALL
- L.O.D.'S AND/OR STREAM BUFFERS. 6. DEVICE SHOULD BE INSTALLED PRIOR TO THE ISSUANCE OF
- BUILDING PERMITS UNLESS ADDITIONAL GRADING IN THE
- REFORESTATION AREA WILL BE REQUIRED IN CONJUNCTION WITH THE BUILDING PERMIT IN WHICH CASE THE REFORESTATION/AFFORESTATION
- FENCING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION AND STABILIZATION OF THE GRADING.

	Easement Identifier	Off-Site Mitigation/ Preservation Credit (acres)	Off-Site Mitigation/Aff orestation Credit (acres)		Mitigation / Afforestation Area Available (acres)	Woodland Conservation Easement (Liber/Folio)	Benefiting TCPII	Benefiting Property	Reviewer	Approval Dat
				3.5 acres	0.00 Acres					:
-										

Off-Site Mitigation Woodland Conservation Summary

OFFSITE TREE MITIGATION PLAN

PARCEL 115

MARLTON

MELWOOD (15th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

TONE INCH - 1- P 1" = NA SHEET

1336-00-00

PROJECT NO.

Engineering Planning Surveying

Environmental Sciences

LANHAM OFFICE 4266 Forbes Boulevard Lanham, MD 20706

Soltesz Associates, Inc.

t. 301.794.7555 f. 301.794.7656

Lanham Frederick Waldorf Leonardtown Chantilly

Rockville

www.LSAssociates.net

MARCH 2006 DESIGNED: YOR TECHNICIAN: YOR

CAD STANDARDS VERSION: MICROSTATION V8

M-NCPPC 200' SHEET 212 SE-11 BY DATE WSSC 200' SHEET 212 SE-11 CHECKED: NML

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PERMITTED USE NUMBER 20411157

ZONING CATEGORY



INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

MISS UTILITY NOTE