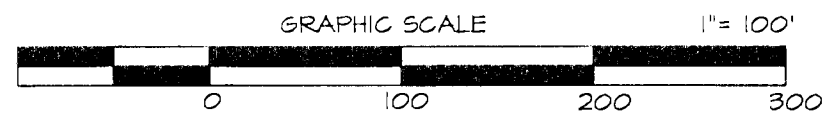


- LEGEND
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)

11-NDPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP II / 140 / 06
Approved by: J. L. Stoltz DATE: 11/16/06
01 J. L. Stoltz 12/4/06
02
03
04
05

TREE CONSERVATION PLAN - TYPE II
FOR
SURRETT'S CROSSING
SURRETT'S DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 1 OF 5
NSPC 200' SHEET SERIES 212 & 213 SEC06 ADG MAP BK LOCATION 25 A4B13 AND 32 A4B13

12-3-08
DATE
Mike Petrakis
Qualified Professional
COMAR 08.19.06.01
11/12/08 To include CIP road improvements.
DATE DESCRIPTION
BY REVISIONS
August, 2006
54.004-Y

APPROVED PLANS
TOP2

FLOODPLAIN CLEARING AREAS (CA+FP)	
No.	AREA (AC)
1	0.04
TOTAL	0.04

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	0.24
2	0.64
3	0.32
4	0.13
5	0.02
6	0.14
7	0.05
8	0.39
TOTAL	1.93

CLEARING AREAS (CA)	
No.	AREA (AC)
1	0.09
2	0.05
3	0.03
4	0.29
5	2.10
6	0.38
TOTAL	3.54

REFORESTATION AREA (RA)	
No.	AREA (AC)
1	0.61
TOTAL	0.61

Woodland Conservation Worksheet
Loc: Prince George's County

Zone: R-80 Owner: Merrick Properties
Gross Tract: 23.07 Acres Address: 3500 West Ward Road, Suite 401
Floodplain: 1.24 Acres District: Maryland 20154
Prev Dedicated Land: 0.00 Acres Phone: 301-855-3828
Net Tract (NTA): 23.16 Acres Tax Map: 116
Subdivision/Block/Lot: Surratts Crossing

Is this site subject to the 1984 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? N
Are there prior TCP approvals which includes a combo of these lots and/or other lots? Y
Is this a mitigation bank? N
Break-even Point (preservation) = 4.37 Acres
Clearing permitted w/o reforestation = 0.84 Acres

Woodland Conservation Calculations

Existing Woodland	Net Tract (acres) a. 5.91	Floodplain (acres) k. 1.24	Off-site impacts (acres) l.
Woodland Conservation Threshold (NTA) 1 =	20.00%	b. 4.16	
Smaller of a or b		c. 4.16	
Woodland above NCT		d. 1.05	
Woodland cleared	e. 3.54	i. 0.04	0.00
Smaller of d or e		f. 1.05	
Clearing above NCT (0.25 : 1) replacement requirement		g. 0.26	
Clearing below NCT (2:1) replacement requirement		h. 2.49	
Afforestation Threshold (AFT) =	15.00%	i. 0.00	
Off-site Mitigation being provided on this property		j. 0.00	
Woodland Conservation Required		1.55	

Woodland Conservation Provided:

(acres)	
Woodland Preservation	1.49
Afforestation / Reforestation	0.60
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.02
Off-site Mitigation being provided on this property	0.00
Woodland Conservation Provided	1.55

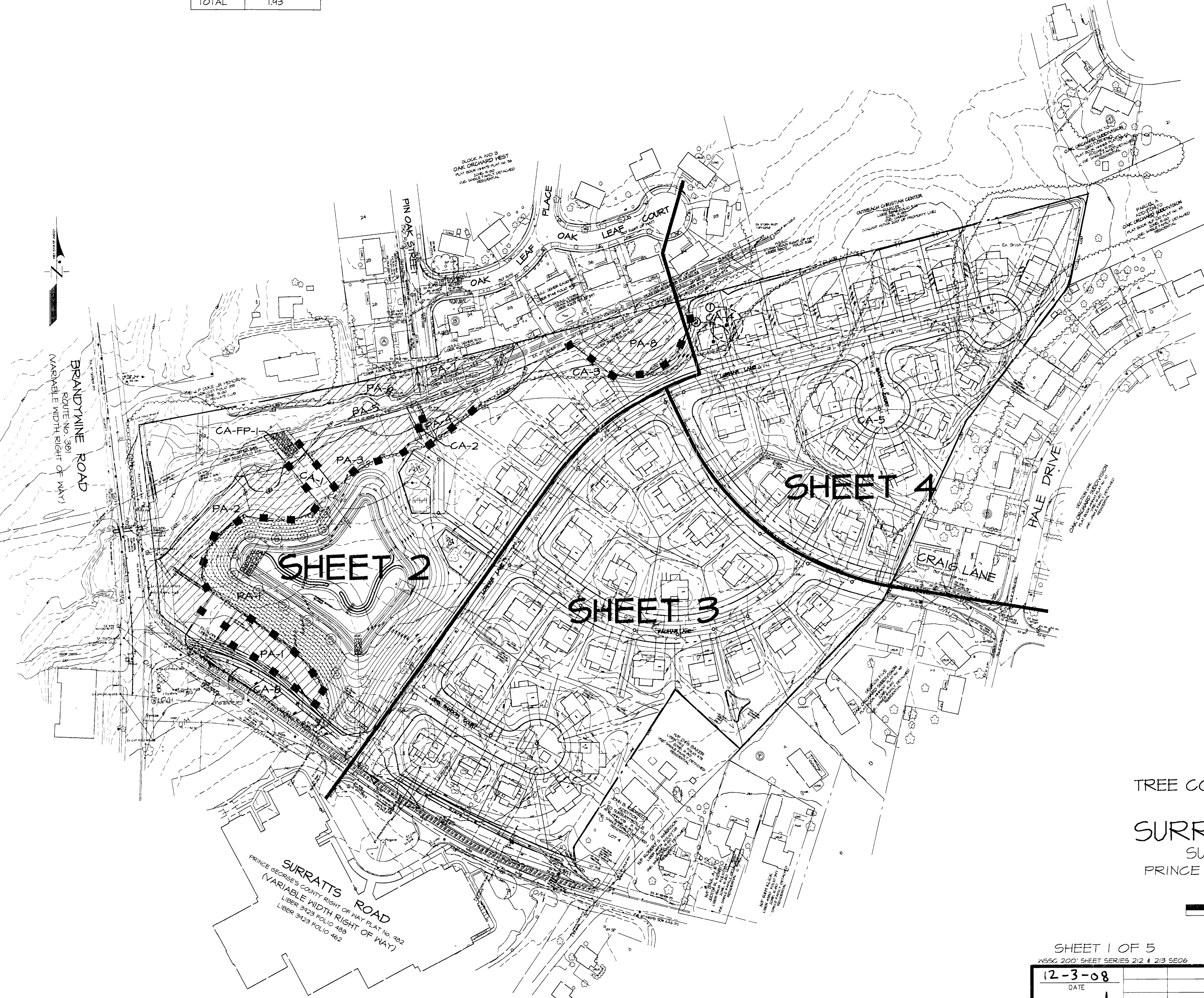
Area of woodland not cleared: 2.21 acres
Woodland retained but not part of requirements: 0.34 acres

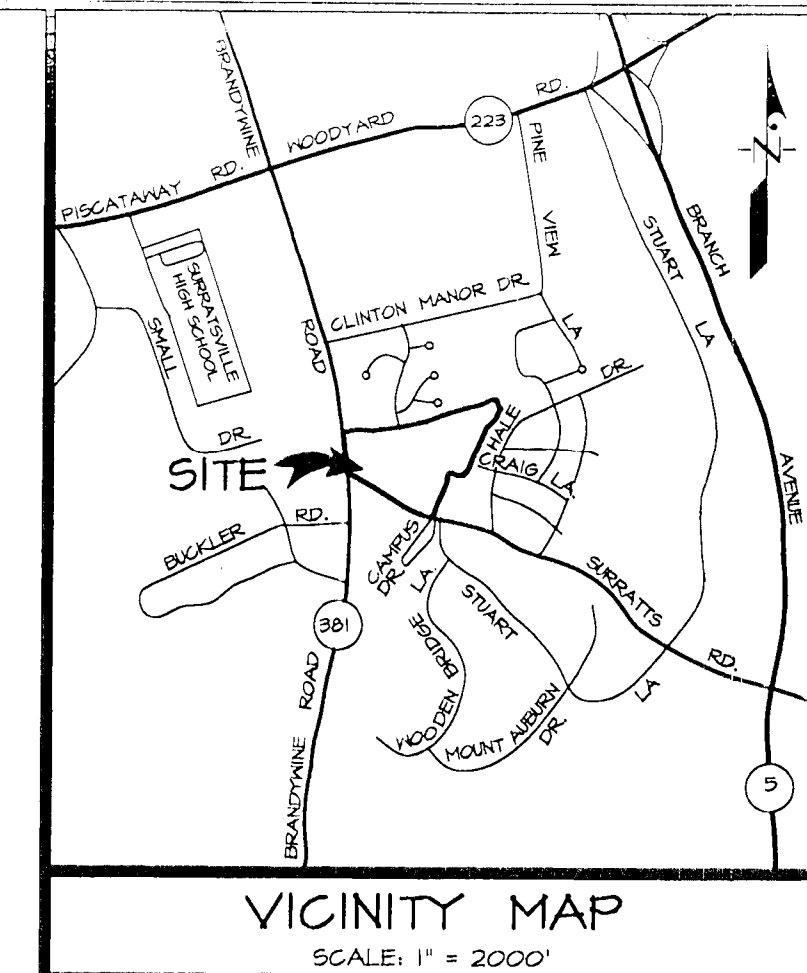
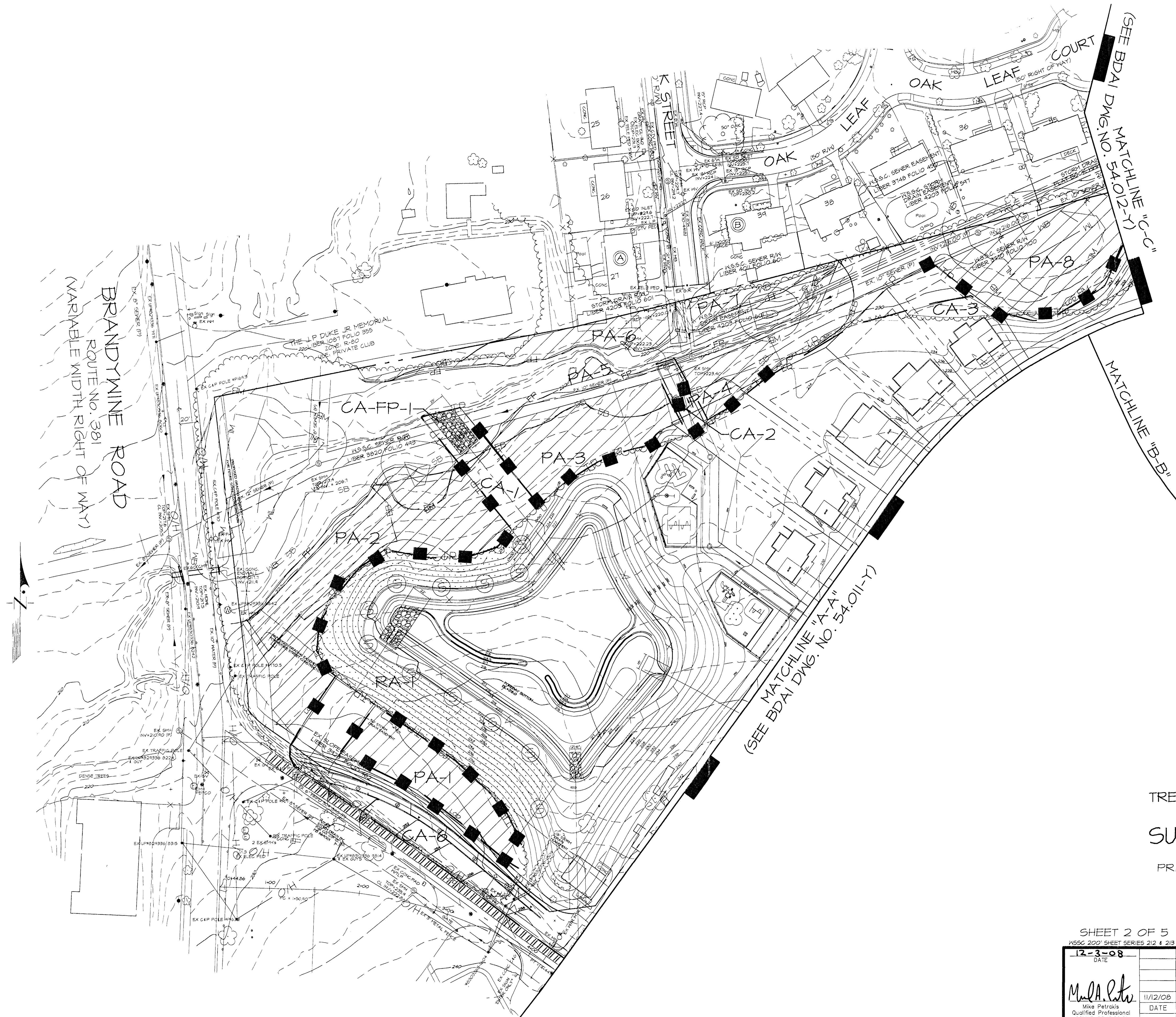
Plan Certified by: Name: Mike Petrakis
Address: 1172 Woodmore Road, Suite 202
Piscataway, NJ 08854
License: Qualified Professional

1 NCT 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.
NOTE: Off-Site Tree Requirement to be provided at a County Approved Tree Bank.

SPECIMEN TABLE				
No.	Size	Species	Condition	Disposition
1	30"	yellow poplar	Poor	To Be Removed
2	32"	yellow poplar	Fair	To Be Removed

NOTE: Specimen trees were field located.

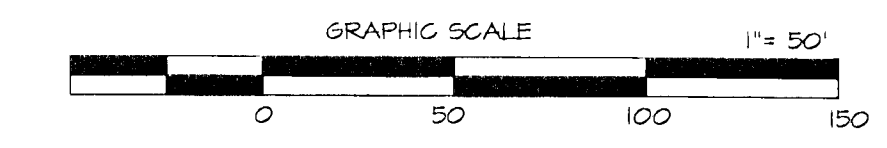




- LEGEND**
- PROPERTY BOUNDARY
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
 - NONTIDAL WETLAND
 - EX. WETLAND BUFFER (25')
 - EX. FLOODPLAIN
 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)

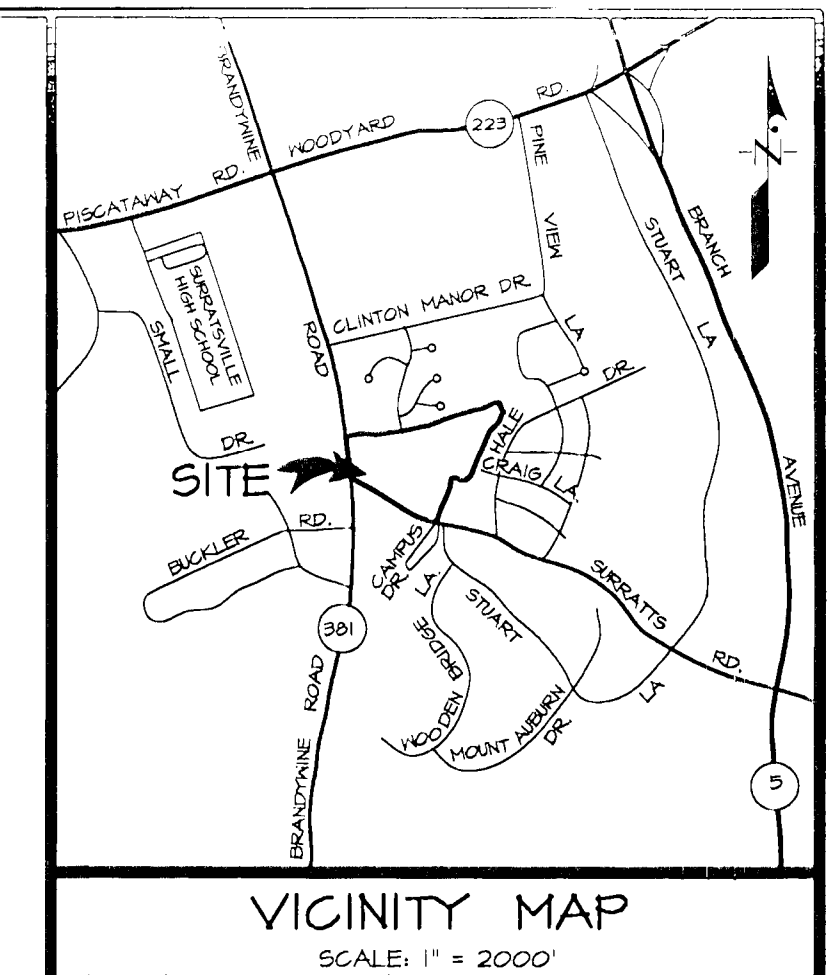
M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 140 / 06	
Approved by	DATE
J. L. Stagg	11/16/06
J. L. Stagg	11/16/06
01	
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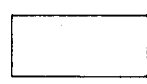
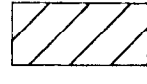
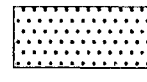



TREE CONSERVATION PLAN - TYPE II
FOR
SURRATTS CROSSING
SURRATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 5
KSSG 200' SHEET SERIES 212 & 213 SEC6
ADC MAP BK LOCATION 25 A1B13 AND 32 A1B1

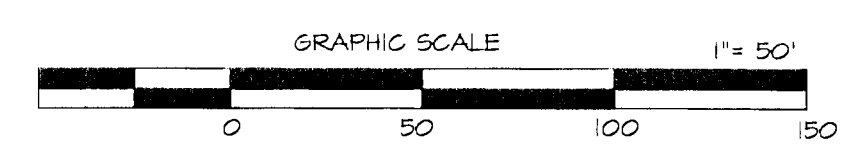
12-3-08 DATE		11/2/08		To include CIP road improvements.		MP		11/2/08		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
Mike Petmick Qualified Professional COMAR 08.19.05.01		DATE		DESCRIPTION		BY		J. L. Stagg		COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. DRAWN BY: J. L. Stagg CHECKED BY: J. L. Stagg SCALE: 1" = 50' DATE: November, 2006	
J:\L07-PR01\003095-L07\sheet\lcp-2.dwg, 12/3/2008 2:41:08 PM, petmick		REVISIONS								J-B03065	
										54.010-Y	



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- LEGEND**
- | | |
|--|---|
| PROPERTY BOUNDARY | _____ |
| EX. CONTOUR | ----- |
| PROP. CONTOUR | _____ T2 _____ |
| EX. TREELINE | ~~~~~ |
| LIMITS OF DISTURBANCE | ===== |
| EXPANDED BUFFER | _____ E3 _____ |
| COUNTY REGULATED STREAM | _____ |
| STREAM BUFFER (50') | _____ 50 _____ |
| NONTIDAL WETLAND | _____ N1 _____ |
| EX. NONTIDAL BUFFER (25') | _____ N3 _____ |
| EX. FLOODPLAIN | _____ FP _____ |
| CLEARING AREA |  |
| PRESERVATION AREA |  |
| REFORESTATION AREA |  |
| TREE PROTECTION — TP — | TP — TP — TP — |
| FENCE | _____ |
| TREE PROTECTION SIGNAGE (PRESERVATION) |  |
| TREE PROTECTION SIGNAGE (REFORESTATION) |  |
| SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER) |  |

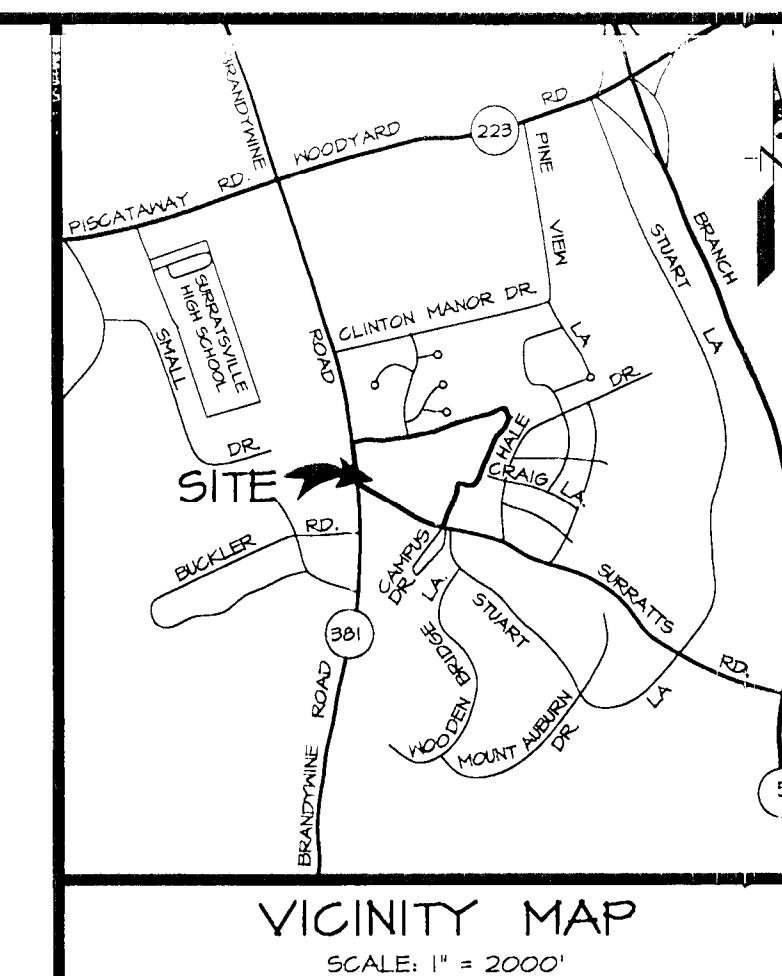
M-NCPPC		
Prince George's County Planning Department		
Natural Resources Division		
APPROVAL		
TREE CONSERVATION PLAN		
<u>TCP II / 140 / 06</u>		
	Approved by	DATE
	J L Stasz	11/16/06
01	<i>JL Stasz</i>	12/4/08
02		
03		
04		
05		
06		

TREE CONSERVATION PLAN - TYPE II
 FOR
 SURREATTS CROSSING
 SURREATTS DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 3 OF 5
WSSC 200' SHEET SERIES 212 & 213 SE06 ADC MAP BK LOCATION 25 A#B13 AND 32 A#B1

N55C 200' SHEET SERIES 212 & 213 5066		ADP MAP BK LOCATION 25 A1B1B AND 32 A1B1	
12-3-08			
DATE			
<i>Mike A. Petrak</i>			
Mike Petrak's Qualified Professional COMAR 08.19.06.01	11/2/08	To include CIP road Improvements.	
DATE		DESCRIPTION	
		REVISONS	
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		21	62
		1	1
		SCALE 1" = 50'	4-B03065
DATE		DRWS. NO.	
November, 2006		54.01-Y	



LEGEND

PROPERTY BOUNDARY ———— - - - -

EX. CONTOUR ———— - - - -

PROP. CONTOUR ———— 12 ————

EX. TREELINE ———— ~~~~~~

LIMITS OF DISTURBANCE ————

EXPANDED BUFFER ———— 13 ————

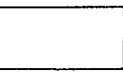
COUNTY REGULATED STREAM ————

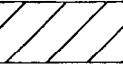
STREAM BUFFER (50') ———— 50 ————

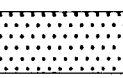
NONTIDAL WETLAND ———— 14 ————

EX. WETLAND BUFFER (25') ———— 15 ————

EX. FLOODPLAIN ———— FP ————

CLEARING AREA 

PRESERVATION AREA 


REFORESTATION AREA 

TREE PROTECTION FENCE TP ———— TP ———— TP

TREE PROTECTION SIGNAGE (PRESERVATION) ■

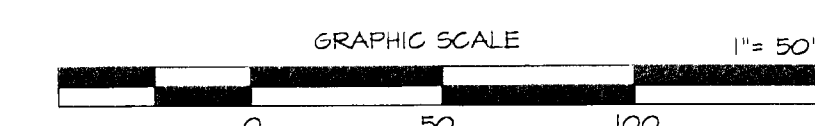
TREE PROTECTION SIGNAGE (REFORESTATION) ○

SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30' DBH OR GREATER)




M-NCPPC	
Prince George's County Planning Department	
Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
<u>TCP II / 140 / 06</u>	
Approved by	DATE
J. L. Stasz	11/16/06
JL Stasz	12/4/08
01	
02	
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TREE CONSERVATION PLAN - TYPE II
FOR
SURREATTS CROSSING
SURREATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 4 OF 5

W55C 200' SHEET SERIES 212 & 213 SE06 ADC MAP BK LOCATION 25 A4B13 AND 32 A4B

KODJ_2008-08E_SERIES_A12 & A10_DWG.DWG						ADD TO THE EDUCATION AREA PLANS FOR THE PROJECT					
12-3-08											
DATE											
											
Mike Petrakos											
Qualified Professional COMAR 08.19.01.01											
11/2/08 To include CIP road improvements.						MP					
DATE DESCRIPTION						BY DATE					
REVISIONS											
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Scale 1" = 50'						DRWG. NO.					
November, 2006						54012					

1. The Department of Environmental Resources (DER) Inspector on a Case Compliance Section (301-383 6030) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.

2. The Department of Environmental Resources (DER) Inspector on a Case Compliance Section (301-383 6030) 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 Hazardous Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Tree Protection Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbance to the trees on the site of the property. The developer/owner representative shall notify the purchaser of the property of any Hazardous Conservation Areas.

4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be released as verified by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.

5. All required off-site mitigation shall be identified on an approved TCRP. For the off-site location and shall be recorded on 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 (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Resident and Resident Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD may proceed. 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.

7. Hazardous Conservation - Tree Save Areas and Afforestation Areas shall be posted as required with the Tree Protective Device installation and start of reforestation activities. These signs shall remain in place.

8. All tree planting for hazardous reforestation, reforestation or afforestation will be completed prior to use and Occupancy Permit. Failure to establish the hazardous reforestation, 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 \$100 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 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

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 device has been installed shall any tree cutting or other clearing, grading or grading operations begin. All protection devices shall be installed prior to any clearing or grading operations. All protection devices shall be maintained throughout construction. All other objects, to trees or trees, shall be prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. After the boundaries of the retention areas 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 DER. Reforestation techniques and methods must comply with the details and specifications provided herein.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Trees by Developers or Builders

The developer and/or builder is responsible for the complete preservation of all trees shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which causes a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree is a potential to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed with further authorization. The pruning must be done in accordance with the latest edition of the ANSI A300 Pruning Standards (Tree Care and Other Woody Plant Maintenance - Standard Practices).

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 lot or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by, or on behalf of, the owner. The stump may not be removed or covered with soil, brush 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 via encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Governed by Individual Homeowners

1. If the developer or builder no longer has an interest in the property, the homeowner 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 completed. The tree may then be removed by the owner or tree expert. The stump shall be cut to close to the ground as possible and left in place. The removal or pruning of the stump in the woodland conservation area is not permitted.

2. The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand tools, equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the material shall be cut up to allow contact with the ground and disposed of appropriately. All material from these removals, limbs greater than 6 inches in diameter shall be cut to allow contact with the ground, this encouraging decomposition.

3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage resprouting of noxious, noxious, or non-native plants is permitted if done on an application of the chemical directly to the cut stump immediately following the 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 poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for tree 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 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 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 be moved, however the management of competing vegetation around individual trees is acceptable.

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 be moved, however the management of competing vegetation around individual trees is acceptable.

Hazardous Areas NOT Covered as Part of the Woodland Conservation Requirements

1. A Revised Tree Conservation Plan is required prior to clearing any hazardous area which is not specifically identified to be cleared on the most recently approved approved Type II Tree Conservation Plan (TCRP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 1400 Governor John W. Davis Drive, Upper Marlboro, Maryland 20772, phone 301-954-3600. Additional mitigation will be required for the clearing of all hazardous areas beyond that identified on the approved plan. Although clearing may be allowed, it may be subject to additional requirements, mitigation and fees which must be reflected on TCRP revisions approved by the M-NCPPC Environmental Planning Section.

2. Reforestation areas shall not be moved, however the management of competing vegetation around individual trees is acceptable.

Stock Specification: 1000 Seedlings Per Acre

Reforestation Area

Acres

Seedling Selection

Tulip Poplar Sweet Gum Red Maple Oak American Beech

Total No. of Seedlings

1 0.61 122 122 122 122 122 610

TOTAL 0.61 122 122 122 122 122 610

Notes:

1. All tree/shrub species planted within the reforestation areas, should be randomly distributed within the reforestation area. The use of a grid system is not permitted.

2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to M-NCPPC, Environmental Planning Section.

PLANTING SPECIFICATIONS FOR REAFFORESTATION 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 24" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) shall show evidence of being cut (pruned) or air-bred from the soil during the digging process. Substantial auxiliary 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 a cool, shaded area and not be exposed to direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material. The plants shall be watered 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 budburst. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading, grading permits and/or reaching the final grades and stabilization of planting areas.
- Seedling Planting: Tree seedlings may be hand planted using a dibble bar or short-shovel method. It is important that the seedling be placed in the hole so that the roots can spread out naturally. They should not be balled up or bent. Males shall be planted firmly around the roots. Seedlings shall be planted at a depth where the soil is moist. Air pockets should not be left after closing the hole which would allow the roots to dry out. Seed planting details for further explanation. If the contractor wishes to plant by another method, the proper of this tree conservation plan 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 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 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.

- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- 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.
- Planting Method: Consult the Planting Detail(s) 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 with seed cover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- 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 80% of the original planted quantity survives.
- Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.; Annapolis, Maryland; Phone: (301) 414-0400.

- Planting Method: Consult the Planting Detail(s) 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).
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- Planting Method: Consult the Planting Detail(s) 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 with seed cover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
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