

# BRANDYWINE VILLAGE

## TCPII (PHASE 1)

### LEGEND

---	EXISTING BOUNDARY
---	PHASE LINE
---	EXISTING TOPOGRAPHY
---	NOISE CONTOURS
---	EXISTING 100 YEAR FLOODPLAIN EASEMENT
---	EXISTING TREE LINE
---	EXISTING BRUSHLINE (NOT FOREST)
---	REGULATED STREAM (TOP OF BANK)
---	REGULATED STREAM BUFFER
---	100-YEAR FLOODPLAIN
---	WETLAND
---	WETLAND BUFFER
---	PRIMARY MANAGEMENT AREA (PMA)
---	UNMITIGATED 65 dBA LINE
---	FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
---	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
---	EXISTING WATER LINE
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED LOT LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LINE OF DISTURBANCE
---	PROPOSED SANITARY SEWER
---	FUTURE SANITARY SEWER (PHASE 2)
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED STORM DRAIN
---	TREE PROTECTION FENCE (TEMPORARY)
---	TREE PROTECTION FENCE (PERMANENT)
---	WOODLAND PRESERVATION AREA
---	WOODLAND REFORESTATION / AFFORESTATION AREA
---	WOODLAND RETAINED-NOT CREDITED
---	WOODLAND CLEARED IN THE FLOODPLAIN
---	SPECIMEN TREE SIGN
---	WOODLAND PRESERVATION SIGN
---	AFFORESTATION / REFORESTATION SIGN

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 36087 FOLIO 342. REVISIONS TO THIS TCPII MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

AN INVASIVE SPECIES MANAGEMENT PLAN WILL BE REQUIRED AT THE TIME OF THE COMMERCIAL PHASE SDP AND TCPII REVISION TO ACCOUNT FOR INVASIVE SPECIES NOTED IN STAND B. PLEASE SEE THE FOREST STAND DELINEATION APPROVED AS PART OF NRI-038-12.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 6 AND 51-75, CERTIFICATION BY A PROFESSIONAL ENGINEER WITH COMPETENCY IN ACoustICAL ANALYSIS SHALL BE SUBMITTED TO M-NCPPC AS PART OF THE BUILDING PERMIT PACKAGE THAT SHALL VERIFY THAT NOISE MITIGATION METHODS HAVE BEEN INCORPORATED IN THE ARCHITECTURAL PLANS TO REDUCE INTERIOR NOISE LEVELS TO 45 dBA Ldn OR LESS.

Table A-6A. Woodland Conservation Summary Table											
Sheet	Gross Tract Area (A)	100-Year Floodplain Area (FP)	Net Tract Area (NTA)	Ex. Woodland Area (EWA)	Woodland Retained (WR)	Woodland Cleared (WC)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)
2	8.07	0.34	7.73	7.54	0.34	6.58	0.00	0.00	0.96	0.42	0.14
3	6.11	0.14	5.97	5.80	0.14	5.76	0.10	0.00	0.04	0.23	0.00
4	6.09	0.20	5.89	5.49	0.20	5.21	0.13	0.00	0.18	0.13	0.00
Total	20.27	0.68	19.59	18.83	0.68	17.55	0.23	0.00	1.18	0.78	0.14

\* Woodland cleared within floodplain also includes the portion shown for future phase 2

### SITE STATISTICS

GROSS TRACT AREA	20.27 AC
EXISTING 100-YEAR FLOODPLAIN	0.68 AC
NET TRACT AREA	19.59 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.68 AC
EXISTING WOODLAND NET TRACT	19.51 AC
EXISTING WOODLAND TOTAL	20.19 AC
EXISTING PMA	1.11 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	300 LF

No.	Common Name	Latin Name	DBH (inches)	Condition Rating	Comments	Disposition
ST-1	Red Maple	Acer rubrum	32	Poor (3)	Branching, decay, 50% dead	Save, Canopy Cleaning
ST-2	Sycamore	Platanus occidentalis	34	Fair (2)	Girdling roots, trunk damage, top damage, decay	Save, Canopy Cleaning
ST-3	Red Maple	Acer rubrum	39	Poor (3)	Branching, top damage, decay	Save, Canopy Cleaning

### TREE CONSERVATION PLAN - AREA SUMMARY CHART

WOODLAND CLEARED (ACRES)	WOODLAND CLEARED IN THE FLOODPLAIN (ACRES)	WOODLAND PRESERVATION AREA (ACRES)	WOODLAND REFORESTATION / AFFORESTATION (ACRES)	WOODLAND PRESERVED AND NOT CREDITED (ACRES)
17.55	0.09	1.00	0.45	0.14
CLEARED AREA = 17.55 AC	0.12	0.15	0.20	
	0.01	0.03	0.13	
	CLEARED AREA = 0.22 AC	TOTAL = 1.18 AC	TOTAL = 0.78 AC	

THIS BLOCK IS FOR OFFICIAL USE ONLY



PROJECT NAME: BRANDYWINE VILLAGE	APPROVED BY: [Signature]
PROJECT NUMBER: SDP - 1303	DATE: 7/7/14
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet	
Revision numbers must be included in the Project Number:	

M-NCPPC	APPROVAL
Prin George's County Planning Department	
Environmental Planning Section	
TREE CONSERVATION PLAN	
TCPII-002-14	
Approved by: [Signature]	DATE: 7/7/14

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number:

**VICINITY MAP**  
SCALE: 1"=200'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NUMBER 20711182

### GENERAL NOTES

- SUBDIVISION NAME: BRANDYWINE VILLAGE PHASE 1
- TOTAL GROSS ACREAGE: PHASE 1 (20.27 ACRES), PHASE 2 (24.06 ACRES), TOTAL = 44.33 ACRES
- EXISTING ZONING: L-A-C
- PROPOSED USE OF PROPERTY: MIXED USE
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 188 LOTS & 25 PARCELS
- 200 FOOT MAP REFERENCE: 220507
- TAX MAP NUMBER AND GRID: MAP 154 GRID F3, OUTLOT 2
- AVIATION POLICY AREA: N/A
- WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 15822-2008-02, APPROVED AUGUST 6, 2013.
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY WITH RESIDENTIAL UNITS: YES
- MANDATORY DEDICATION OF PARKLAND TO BE IN CONFORMANCE WITH SECTION 24-134 & 24-135.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- WETLANDS: YES
- 100-YEAR FLOODPLAIN: YES. EXISTING 100-YEAR FLOODPLAIN EASEMENT LOCATED ON THIS SITE WILL BE REVISED AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE 100-YEAR FLOODPLAIN AS SHOWN ON THE CURRENT APPLICATION.
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: G&O FROM 2001
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
- RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
- THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.
- APPLICANT: D.R. HORTON, INC.  
1356 BEVERLY ROAD  
SUITE 300  
MCLEAN, VA 22101

### Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:	LAC	WCT	WCT	WCT
2 Gross Tract:	44.33			
3 Floodplain:	10.31			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	34.02	0.00	0.00	0.00
6 Property Description or Subdivision Name:	Brandywine Village			
7 Is this site subject to the 1989 Ordinance?	N	10.72		
8 Break-even Point (preservation acres) =		22.48		
9 Acres of Net Tract clearing permitted w/o reforest:				
Woodland Conservation Requirement Calculations:				
10 Existing Woodland on Net Tract (acres)	33.19			
11 Existing Woodland in Floodplain (acres)	9.72			
12 Woodland Conservation Threshold (WCT) =	15.00%	5.10		
13 Smaller of 10 or 12	5.10			
14 Woodland above WCT	28.08			
15 Plan Number, (this must be completed for each phase)				
16 Plan Phase or Name:				
17 Total area in this application (acres)	20.27	24.06		44.33
18 Floodplain area in this application (acres)	0.68	9.63		10.31
19 Net Tract area in this application (acres)	19.59	14.43		34.02
20 Woodland on the Net Tract for this phase (acres)	19.51	13.07		32.58
21 Woodland in the Floodplain for this phase	0.68	9.64		10.32
22 Woodland Cleared on Net Tract for this phase	17.55	13.37		30.92
23 Woodland Cleared in Floodplain for this phase	0.02	0.23		0.25
24 Off-site Woodland Clearing (1:1)	0.00	0.00		0.00
25 Off-site Conservation being provided on this property	0.00	0.00		0.00
26 Cumulative acres of Net Tract Woodland cleared	17.55	30.92		48.47
27 Cumulative acres of Floodplain woodland cleared	0.02	0.25		0.27
28 Smaller of 14 or 26	17.55	28.08		28.08
29 Woodland Clearing below WCT	0.00	2.84		2.84
30 Clearing below WCT (2:1 replacement requirement)	0.00	5.69		5.69
31 Replacement for clearing above the WCT (2:1)	4.39	7.02		11.41
32 Replacement for clearing below the WCT (2:1)	0.00	5.69		5.69
33 Afforestation Threshold (AFT) =	15.00%	0.00		0.00
34 Cumulative Woodland Conservation Required	9.51	16.18		25.69
Latest phase indicates cumulative requirement through that phase of work				
Woodland Conservation Provided:				
35 Preservation	1.18	0.95		2.13
36 Afforestation/Reforestation	0.78	0.51		1.29
37 Natural Regeneration				0.00
Specimen & Historic Tree Credit (CR2 area * 2)				0.00
Forest Enhancement Credit (area * 0.25)				0.00
Area approved for Re-in-lieu PFA				0.00
Area approved for Re-in-lieu Non-PFA				0.00
39 Credit for Off-site Conservation on another property	7.83	5.16		12.99
40 Off-site WCA (preservation) being provided on this property				0.00
41 Off-site WCA (afforestation) being provided on this property				0.00
42 Total Woodland Conservation Provided	9.79	16.31		26.10
43 Woodland saved on this phase but not counted	0.14	0.00		0.14
44 Existing Net Tract Woodland in later phases	14.31	0.00		14.31
44 Requirement Status per Phase				

Prepared by: [Signature] 6-20-2014  
License Number: 1079 Signature

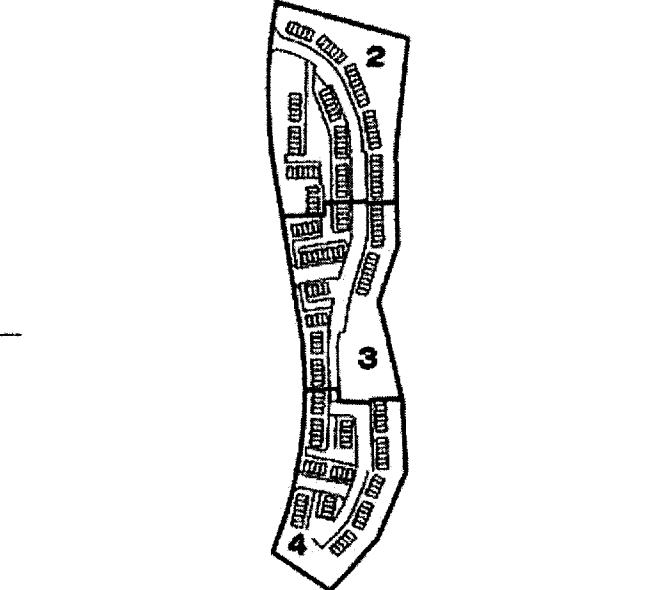
\*\* Woodland cleared in the floodplain within the phase 2 boundary is selected in the area summary chart for phase 1.

**Dewberry Consultants LLC**  
1000 DEREKWOOD LANE  
SUITE 204  
LANHAM, MD 20706  
301.731.5551  
301.731.0188 (FAX)  
www.dewberry.com

**OWNER/APPLICANT**  
D.R. HORTON, INC.  
1356 BEVERLY ROAD, SUITE 300  
MCLEAN, VA 22101

**CONTACT**  
INES E. VEGA  
(703) 385-9001  
IVEGA@DRHORTON.COM

BRANDYWINE VILLAGE  
OUTLOT 2, PLAT 8  
PRINCE GEORGE'S COUNTY  
MARYLAND  
11TH ELECTION DISTRICT  
WSSC 200 SHEET 220507  
TAX MAP 154-0



**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY, REVIEWED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1079, EXPIRATION DATE: JULY 16, 2014.

SCALE: 0' 100' 200'  
1"=100'

No.	DATE	BY	DESCRIPTION
2	3/28/14	ST	RESOLUTION
1	12/9/13	JPR	PRE-ACCEPTANCE
			COMMENTS

DRAWN BY: DLG  
APPROVED BY: TA  
CHECKED BY: NB  
DATE: OCTOBER 2013

TITLE: TCPII COVER SHEET

PROJECT NO.: 50060123

SHEET NO.: 1 OF 6

QUALIFIED PROFESSIONAL CERTIFICATION  
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

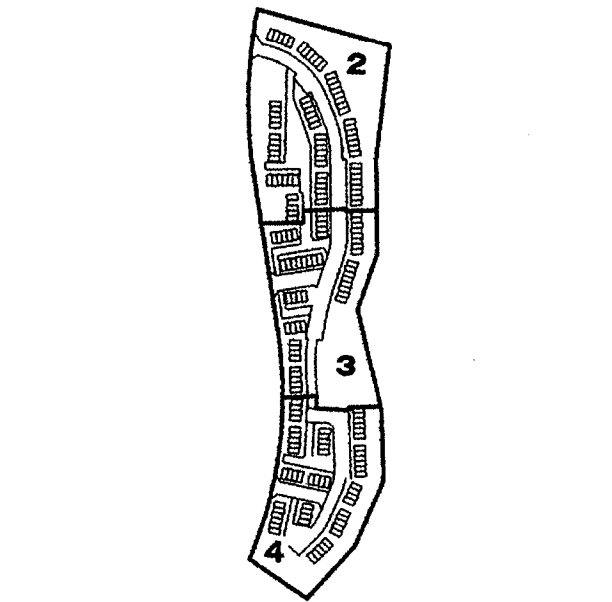
SIGNED: [Signature] DATE: 6-20-2014  
TORBEN AGSEEN, P.E.

OWNERS CERTIFICATION  
I, D.R. HORTON, INC. HEREBY ACKNOWLEDGE  
THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCPII) AND THAT  
WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCPII.

SIGNED: [Signature] DATE: 6/20/14  
OWNER OR OWNERS REPRESENTATIVE

CALL "MISS UTILITY"  
1-800-257-7777  
WWW.MISSUTILITY.COM  
FOR UTILITY LOCATIONS  
AT LEAST 48 HOURS BEFORE  
BEGINNING CONSTRUCTION



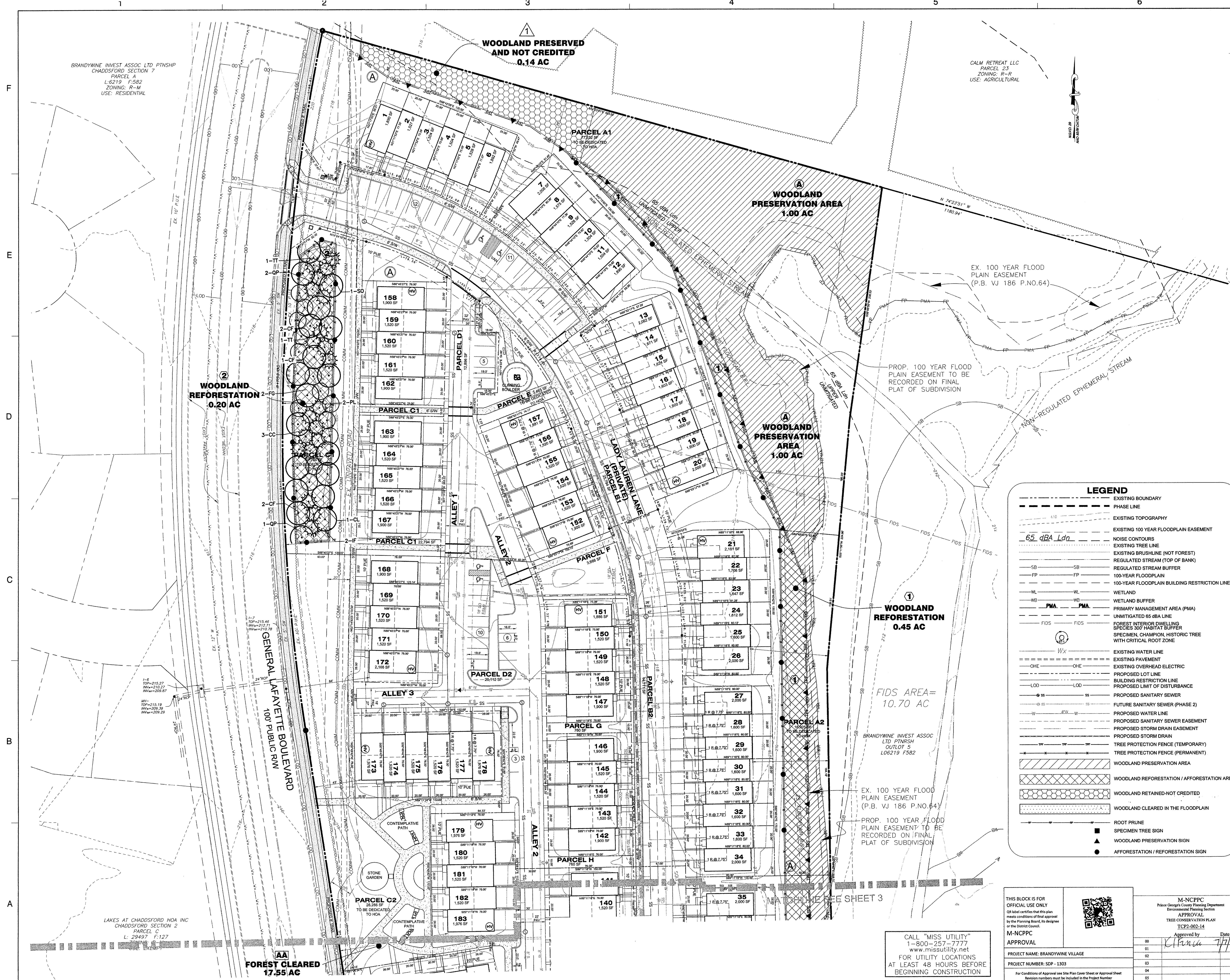


SCALE  
0' 30' 60'  
1"=30'

No.	DATE	BY	Description
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS
2	3/28/14	ST	RESOLUTION CONDITIONS

DRAWN BY: DLC  
APPROVED BY: TA  
CHECKED BY: NB  
DATE: OCTOBER 2013  
TITLE: TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50060123



CALM RETREAT LLC  
PARCEL 23  
ZONING: P-P  
USE: AGRICULTURAL

EX. 100 YEAR FLOOD  
PLAIN EASEMENT  
(P.B. VJ 186 P.NO.64)

PROP. 100 YEAR FLOOD  
PLAIN EASEMENT TO BE  
RECORDED ON FINAL  
PLAT OF SUBDIVISION

WOODLAND  
REFORESTATION  
0.45 AC

FIDS AREA=  
10.70 AC

BRANDYWINE INVEST ASSOC  
LTD PTNSHP  
OUTLOT 5  
L06219 F582

EX. 100 YEAR FLOOD  
PLAIN EASEMENT  
(P.B. VJ 186 P.NO.64)

PROP. 100 YEAR FLOOD  
PLAIN EASEMENT TO BE  
RECORDED ON FINAL  
PLAT OF SUBDIVISION

SEE SHEET 3

CALL "MISS UTILITY"  
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www.missutility.net  
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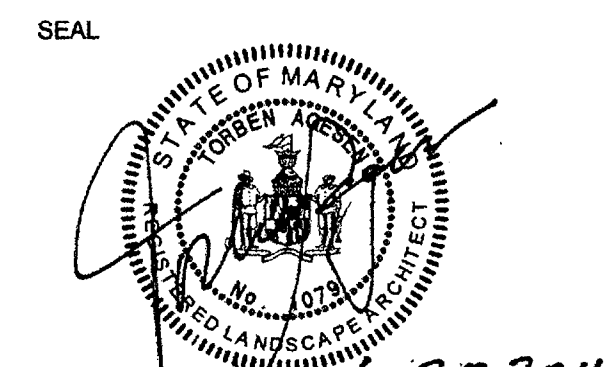
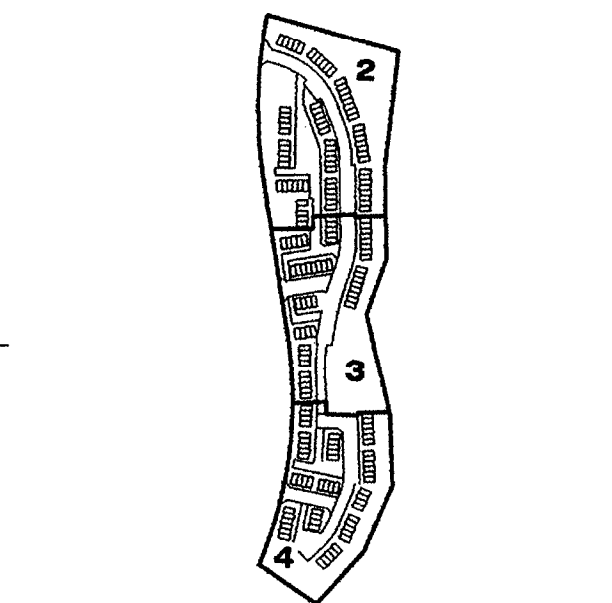
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meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.



M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP2-002-14  
Approved by: [Signature] Date: 7/7/14

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number





PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
REGISTERED PROFESSIONAL UNDER THE LAWS OF THE  
STATE OF MARYLAND, LICENSE NO. 10073, EXPIRATION  
DATE: JULY 14, 2014.

SCALE  
0' 30' 60'  
1"=30'

No.	DATE	BY	DESCRIPTION
1	12/9/13	JPR	RESOLUTION CONDITIONS PRE-ACCEPTANCE COMMENTS

DRAWN BY: DLC  
APPROVED BY: TA  
CHECKED BY: NB  
DATE: OCTOBER 2013  
TITLE:

## TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50060123

3

SHEET NO. 3 OF 6



LEGEND	
---	EXISTING BOUNDARY
---	PHASE LINE
---	EXISTING TOPOGRAPHY
---	EXISTING 100 YEAR FLOODPLAIN EASEMENT
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---	ROOT PRUNE
---	SPECIMEN TREE SIGN
---	WOODLAND PRESERVATION SIGN
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M-NCPPC  
APPROVAL

PROJECT NAME: BRANDYWINE VILLAGE

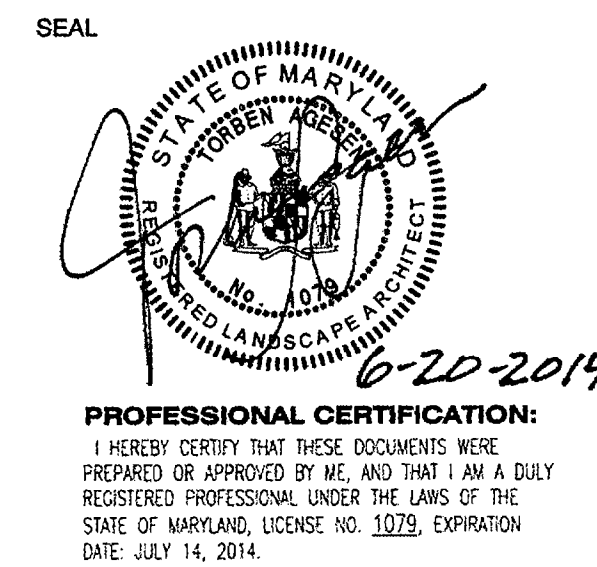
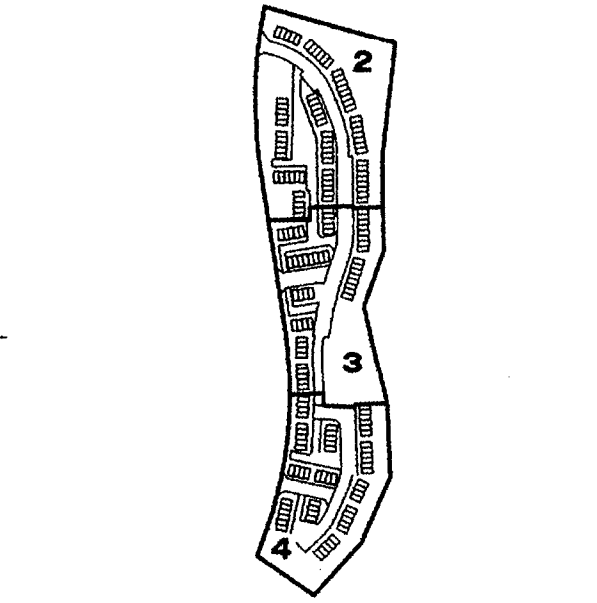
PROJECT NUMBER: SDP - 1303

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN ICF2-002-14	
Approved by	Date
IKP	7/7/14
01	
02	
03	
04	
05	

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1	12/9/13	JFR	PRE-ACCEPTANCE COMMENTS
2	3/28/14	ST	RESOLUTION CONDITIONS

DRAWN BY: DLC  
APPROVED BY: TA  
CHECKED BY: NB  
DATE: OCTOBER 2013

TYPE 2 TREE  
CONSERVATION  
PLAN

PROJECT NO. 50060123

SHEET NO. 4 OF 6

**LEGEND**

- EXISTING BOUNDARY
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M-NCPPC  
APPROVAL

PROJECT NAME: BRANDYWINE VILLAGE  
PROJECT NUMBER: SDP - 1303

For Conditions of Approval see this Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TC22-002-14

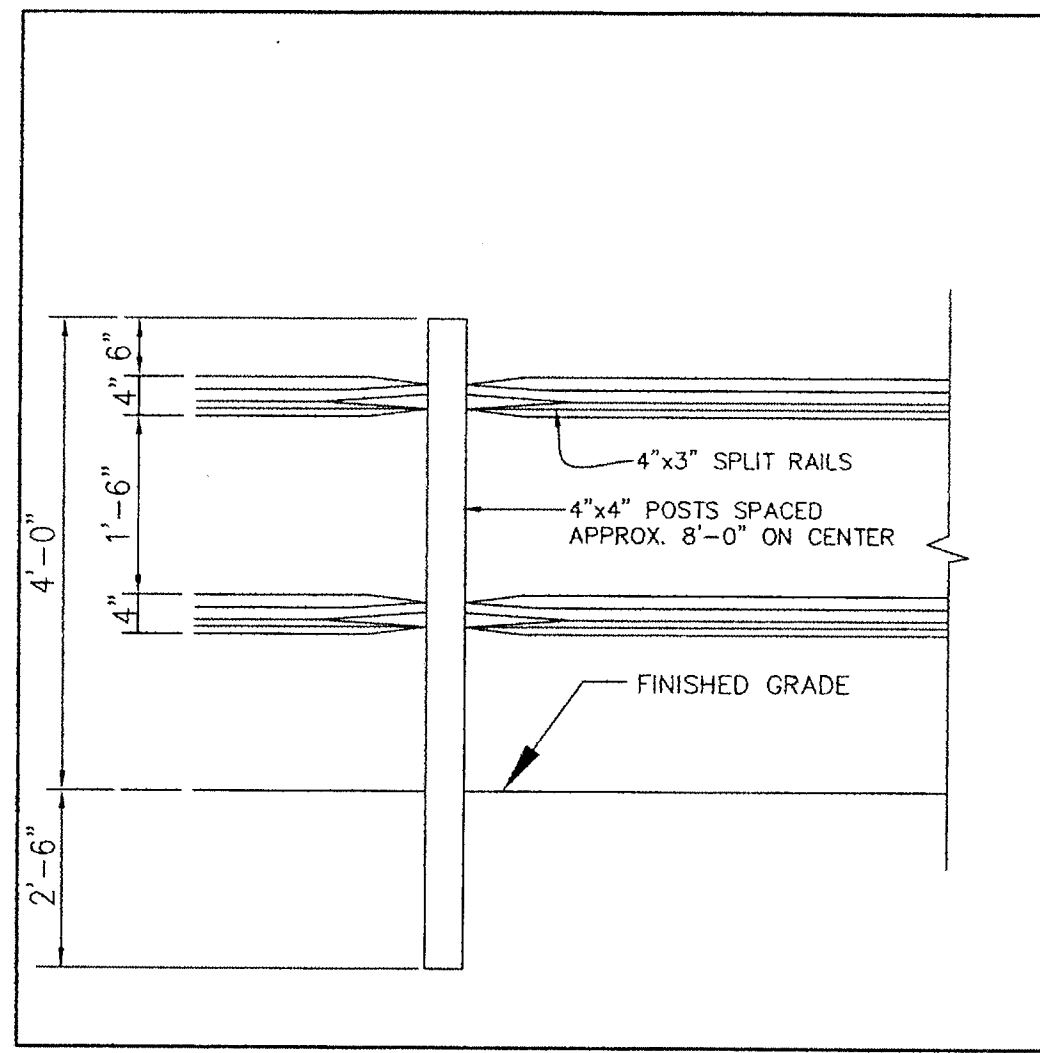
Approved by: [Signature]  
Date: 7/7/14

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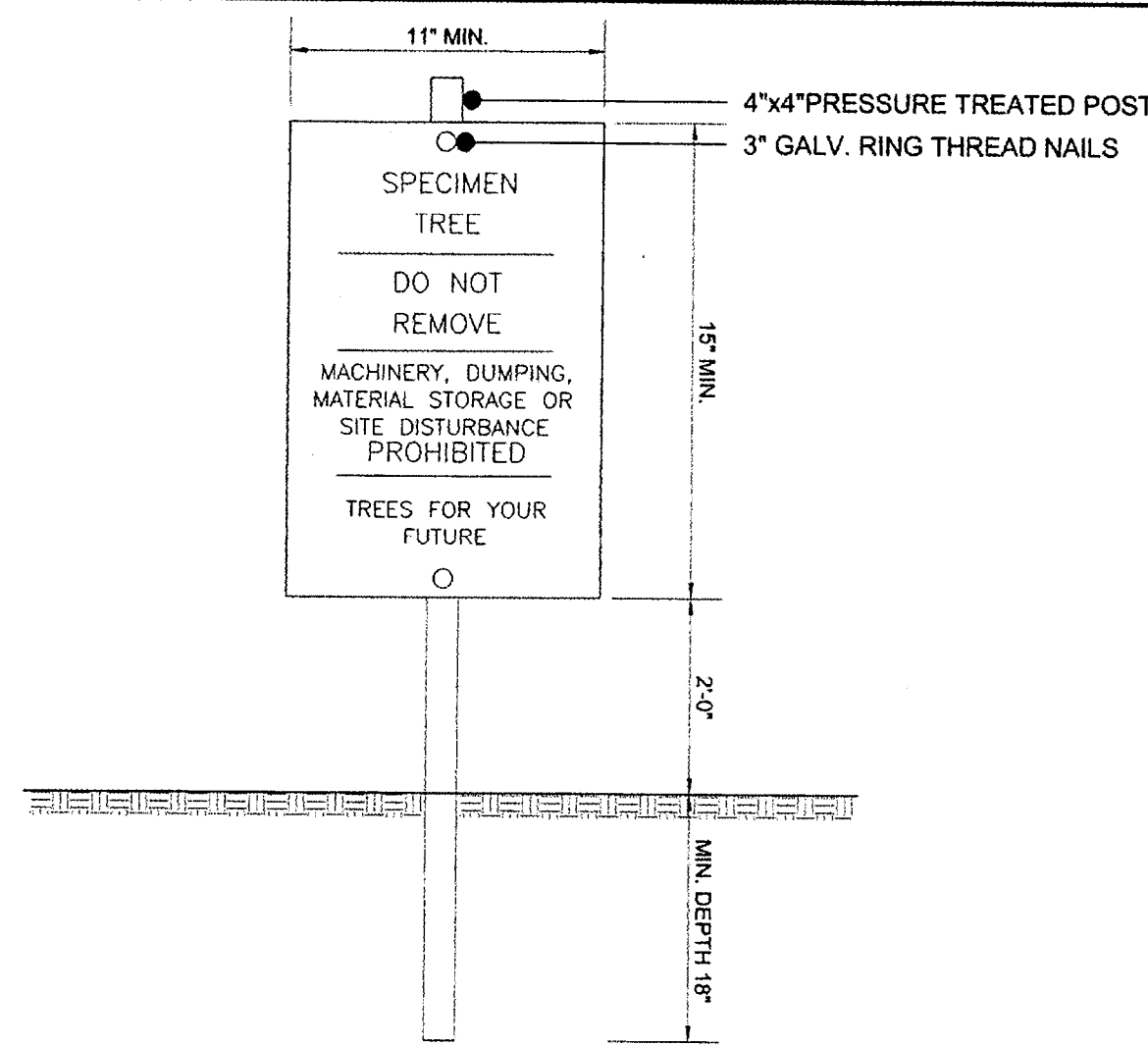
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- NOTES:
1. POSTS SHALL STAND PLUMB.
  2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
  3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
  4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS

E

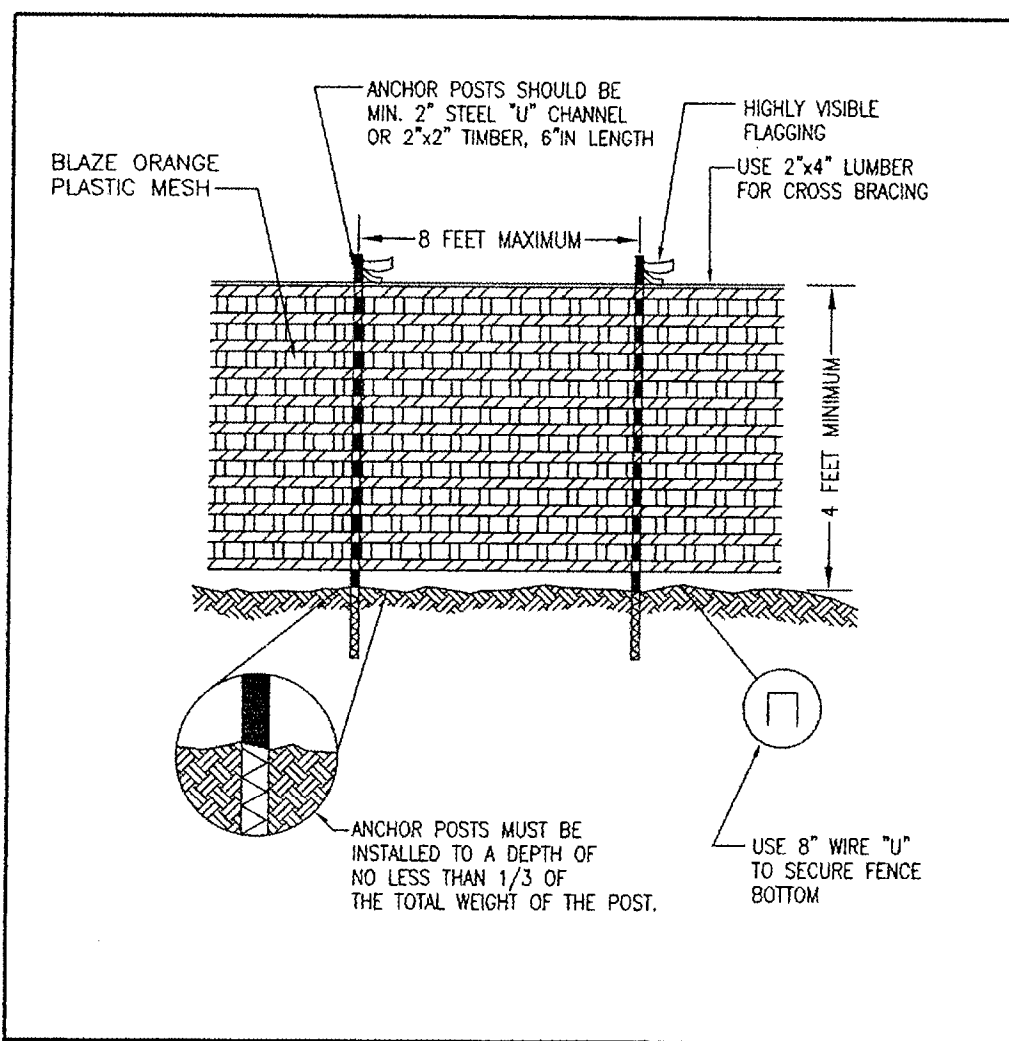


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
  8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

**SPECIMEN TREE SIGN**

(NOT TO SCALE)

D

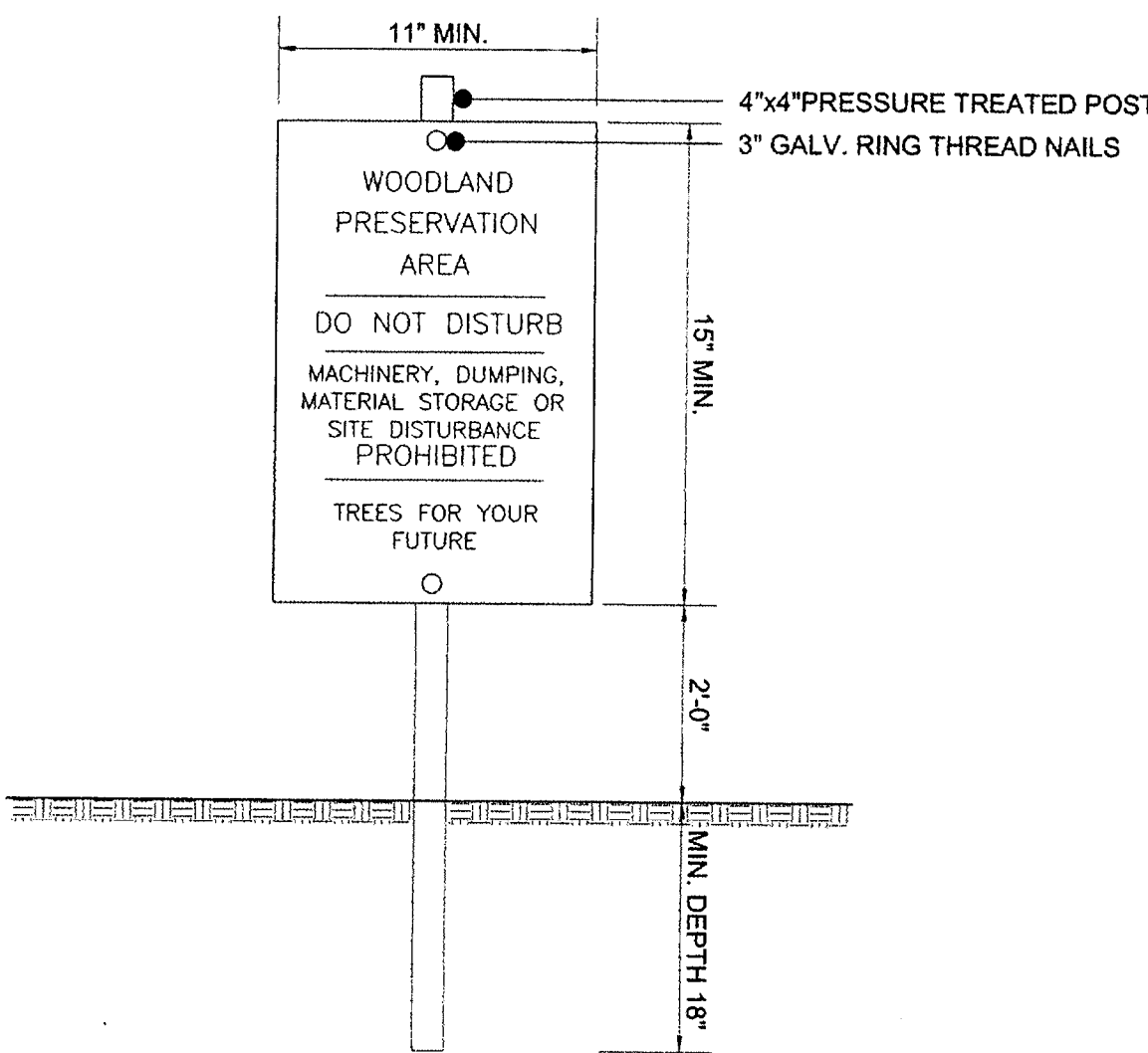


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

C

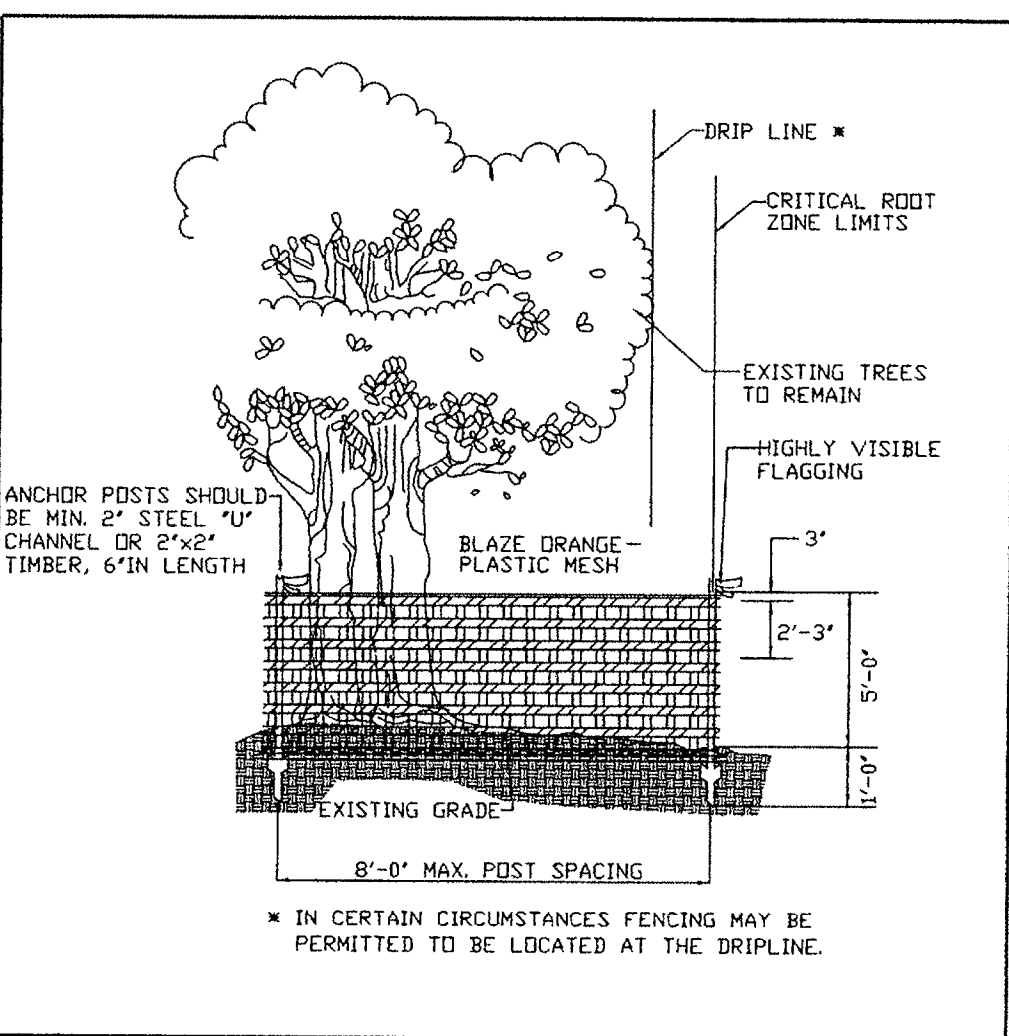


- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

**WOODLAND PRESERVATION AREA SIGN**

(NOT TO SCALE)

B

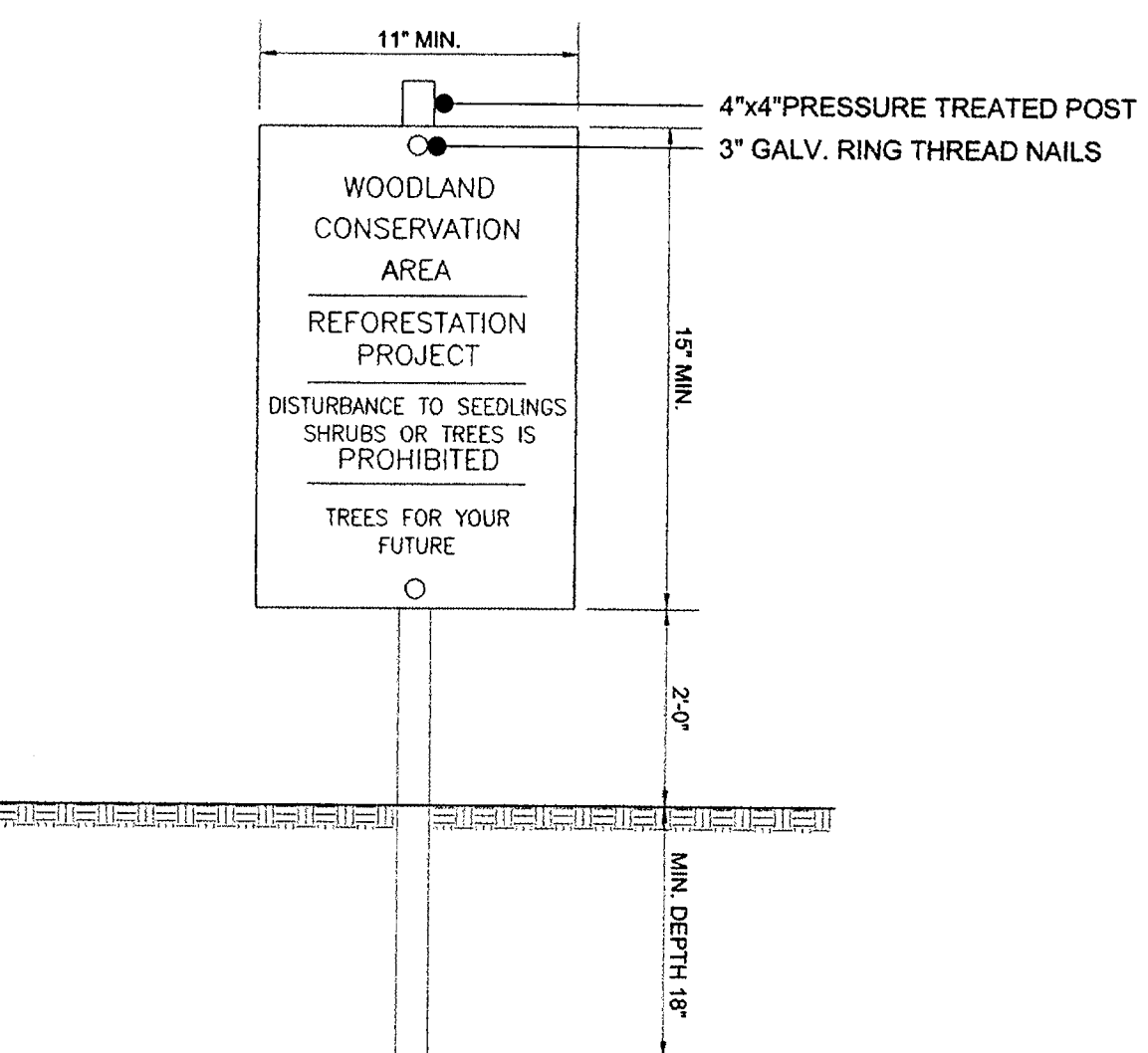


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

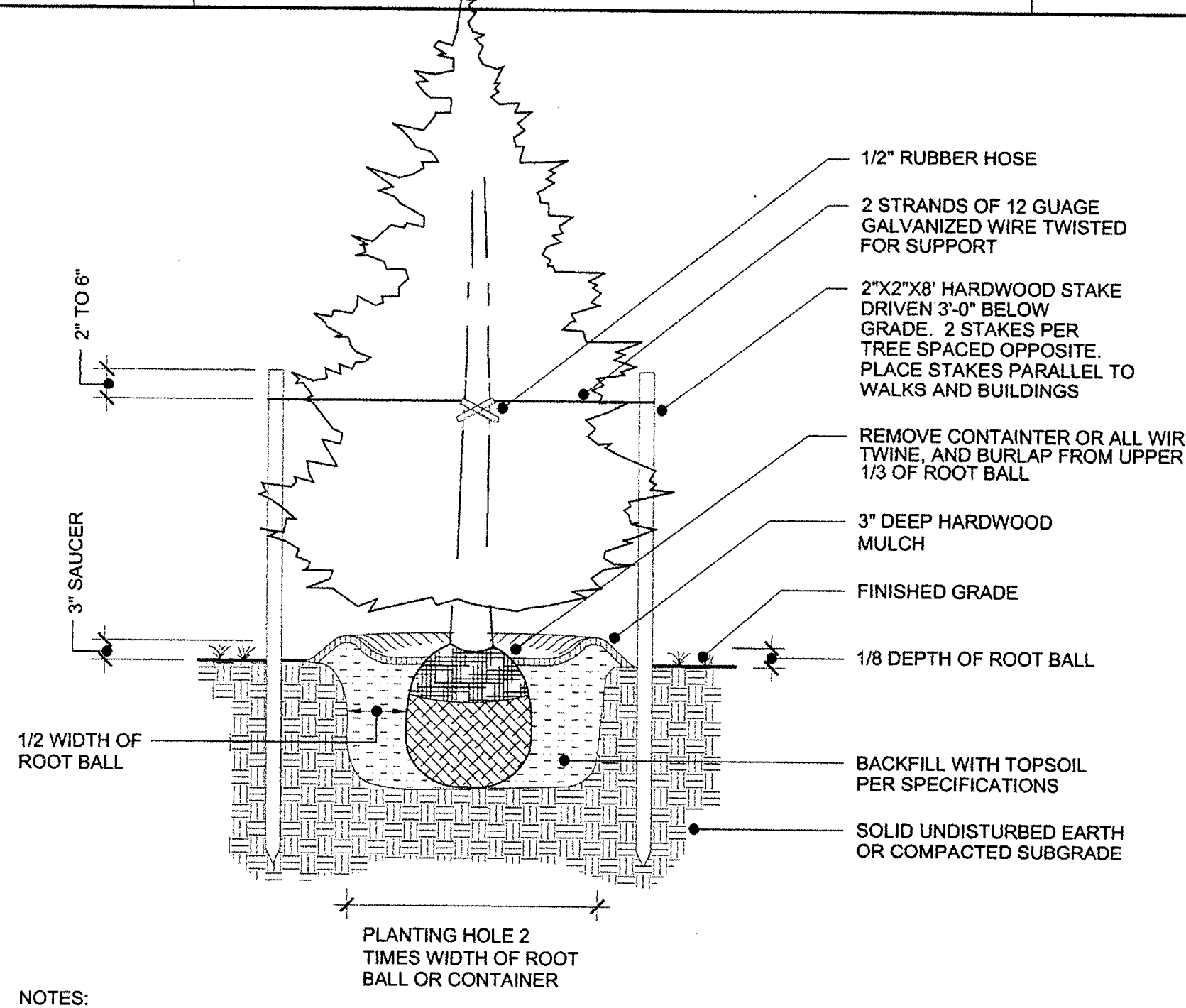
A



- 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.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

**REFORESTATION AREA SIGN**

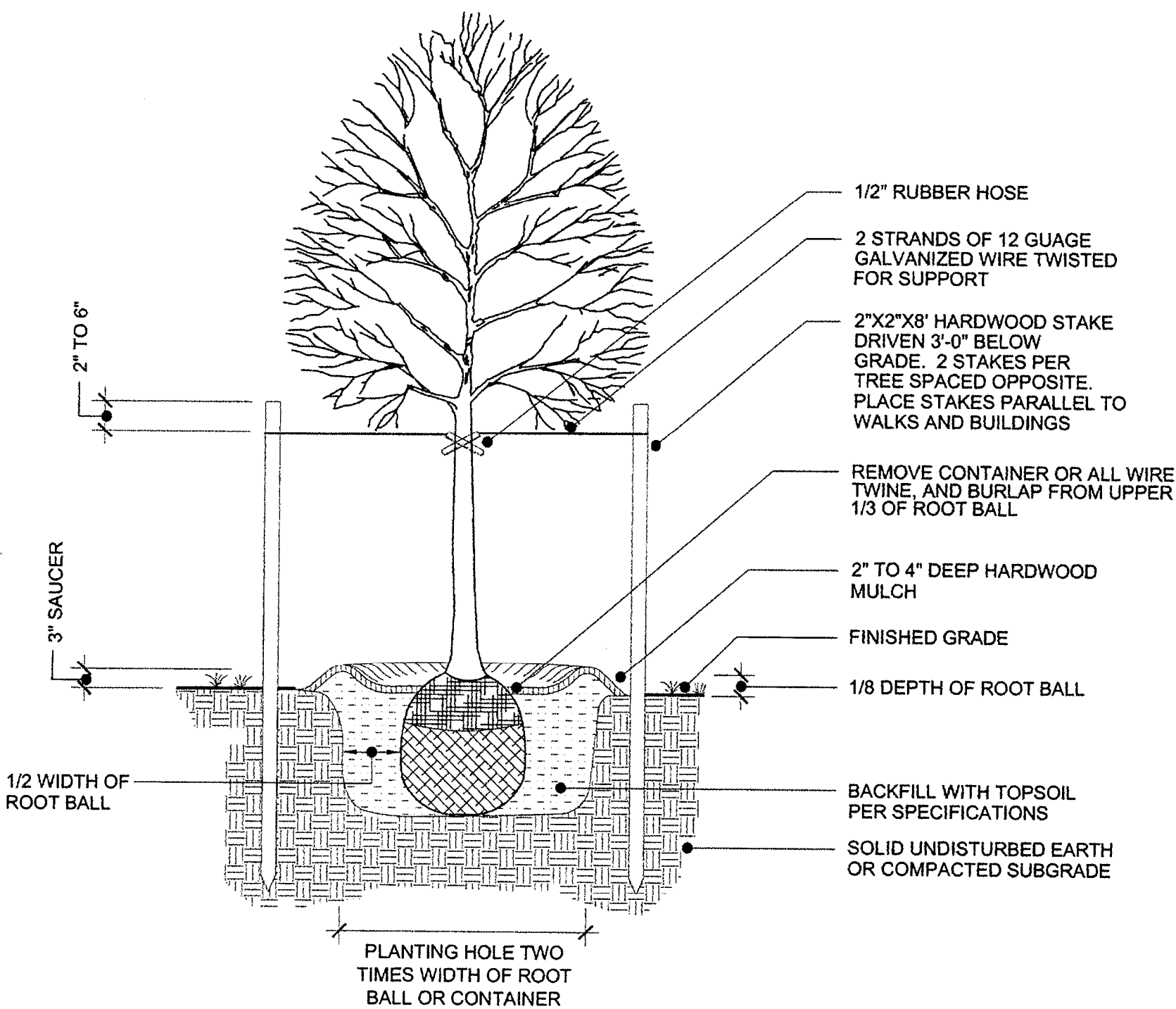
(NOT TO SCALE)



- NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
  2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
  3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

**EVERGREEN TREE PLANTING DETAIL**

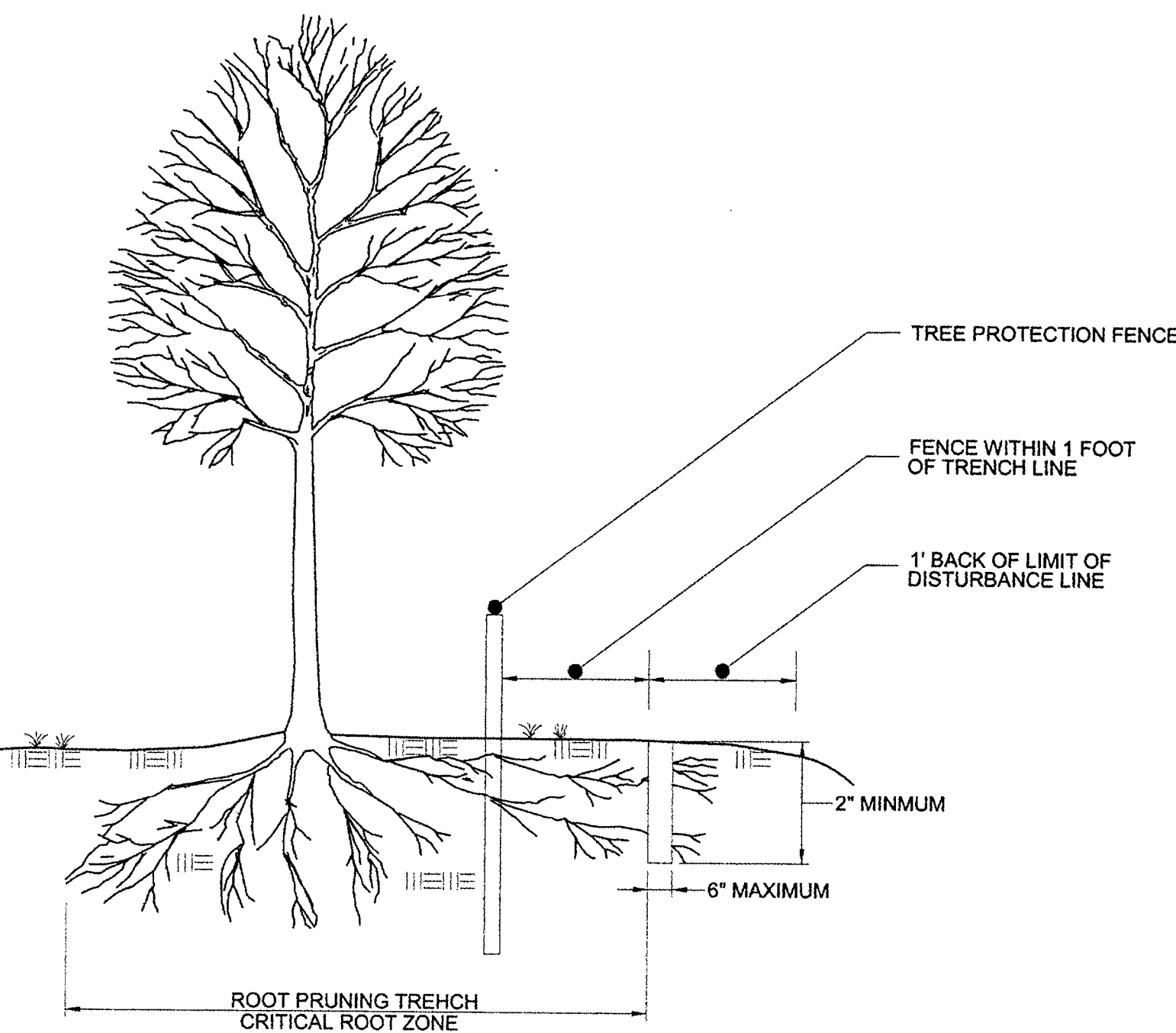
(NOT TO SCALE)



- NOTES:
1. DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
  2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUMB.
  3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

**DECIDUOUS TREE PLANTING DETAIL**

(NOT TO SCALE)

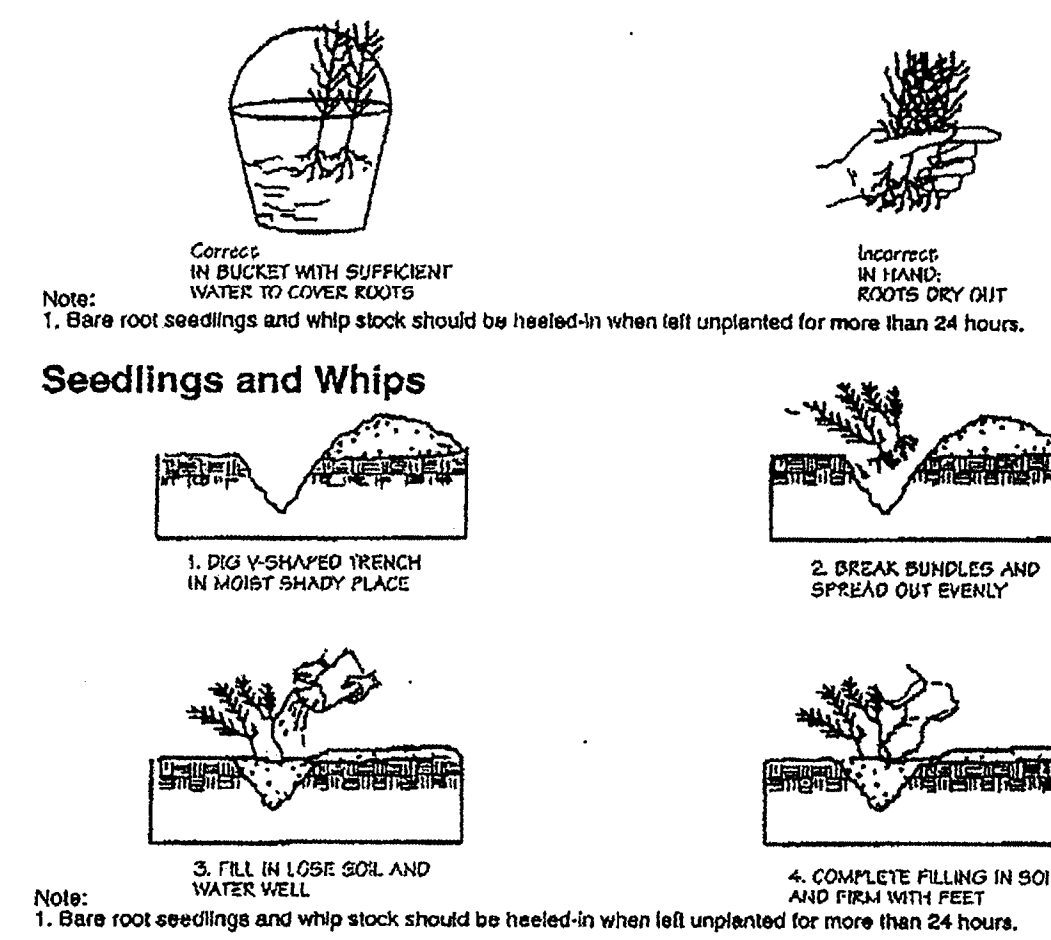


- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
  3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

**ROOT PRUNING DETAIL**

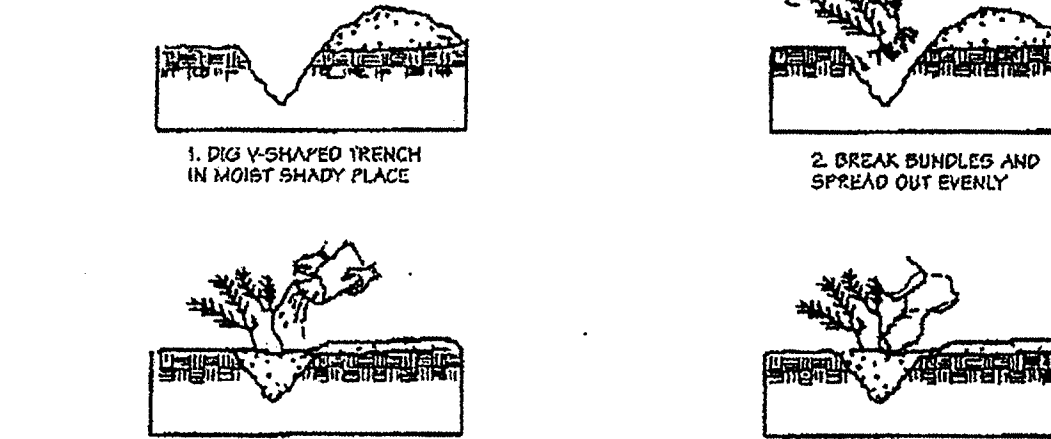
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**Handling Seedlings in the Field**



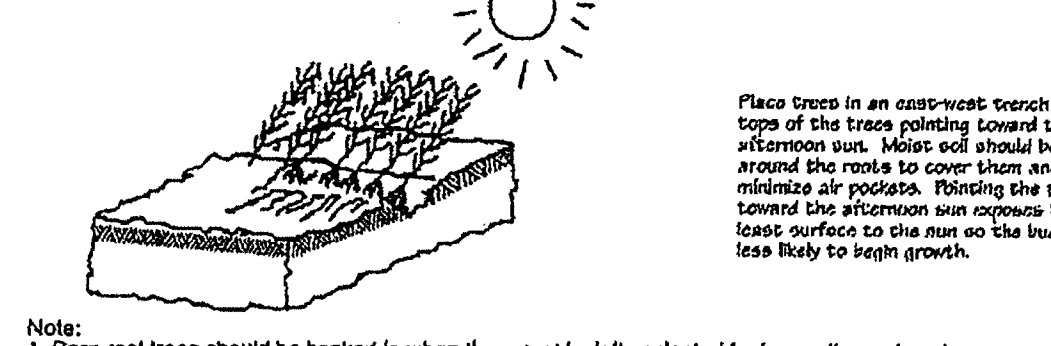
- NOTE:
1. Bare root seedlings and whip stock should be heeled-in when left unplanted for more than 24 hours.

**Seedlings and Whips**



- NOTE:
1. Bare root seedlings and whip stock should be heeled-in when left unplanted for more than 24 hours.

**Bare Root Trees**



- NOTE:
1. Bare root trees should be heeled-in when they must be left unplanted for longer than a few days.

Source: Adapted from Forest Conservation Manual, 1991

**Handling Bare Root Stock**

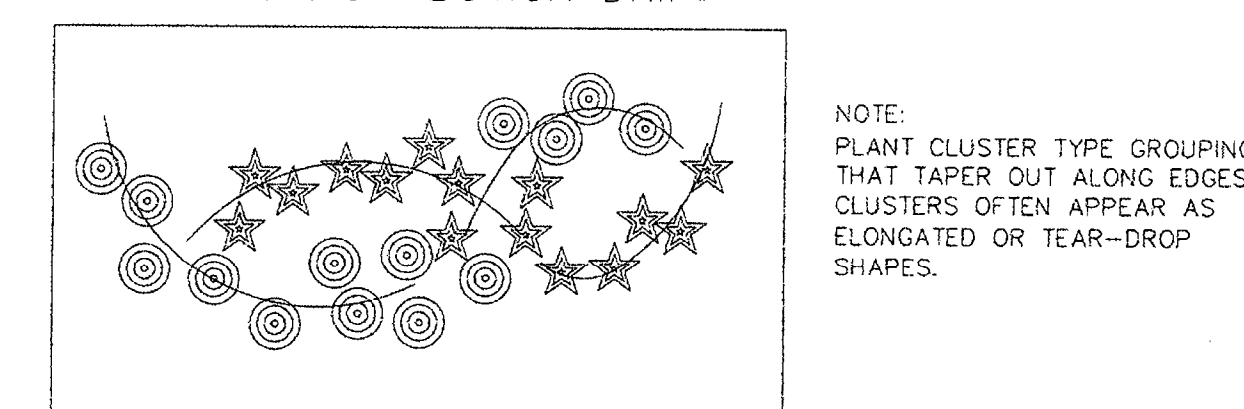
August 2005

A-4-DEP-10

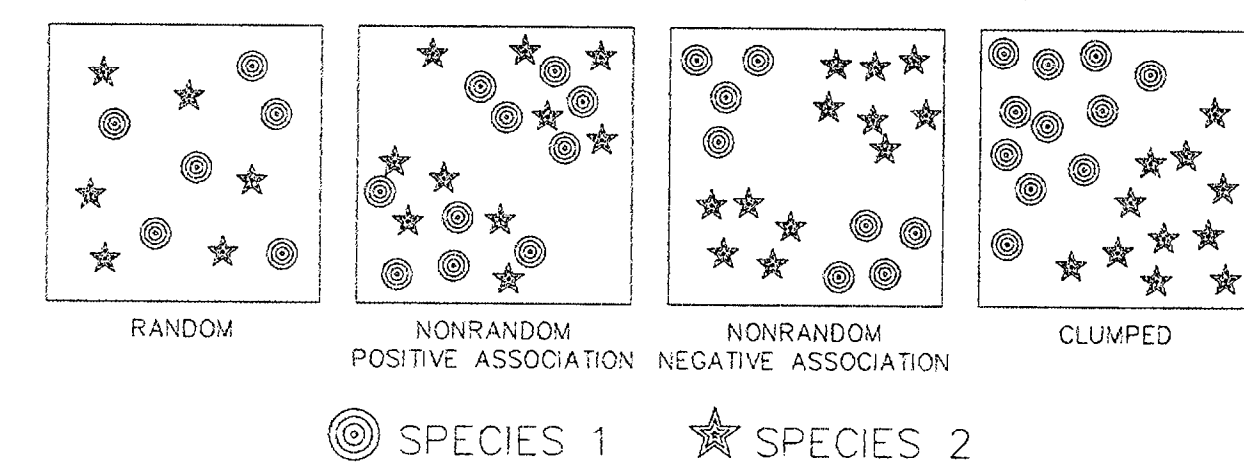
**PLANTING DISTRIBUTION PATTERNS**

**AFFORESTATION & REFORESTATION AREAS**

**AGGREGATE DISTRIBUTION DRIFT**

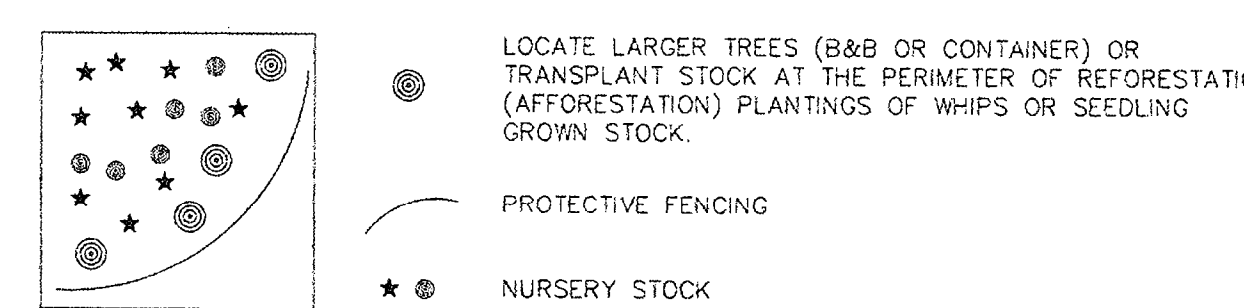


**TYPICAL FOREST TREE DISTRIBUTION PATTERNS**



NOTE: NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

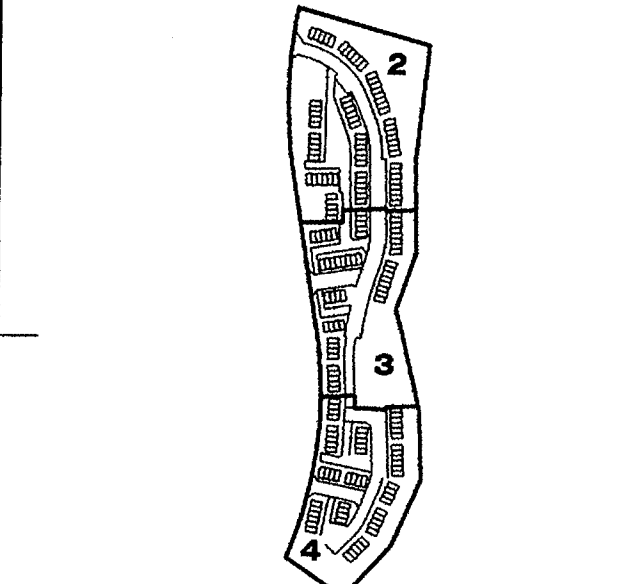
**MIXING TRANSPLANT STOCK**



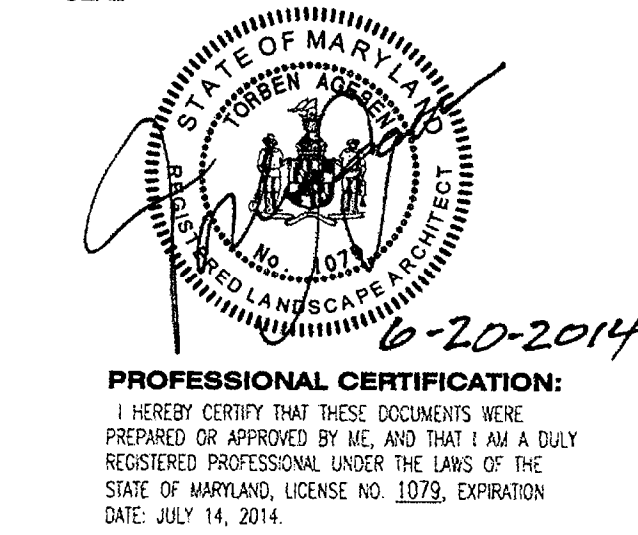
PROTECTIVE FENCING

NURSERY STOCK

THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.		M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-002-14 Approved by Date 7/7/19
PROJECT NAME: BRANDYWINE VILLAGE	00	
PROJECT NUMBER: SDP - 1303	01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	02	
	03	
	04	
	05	



SEAL



SCALE

**AS-SHOWN**

2	3/28/14	ST	RESOLUTION CONDITIONS
1	12/9/13	JPR	PRE-ACCEPTANCE COMMENTS
No.	DATE	BY	Description
REVISIONS			

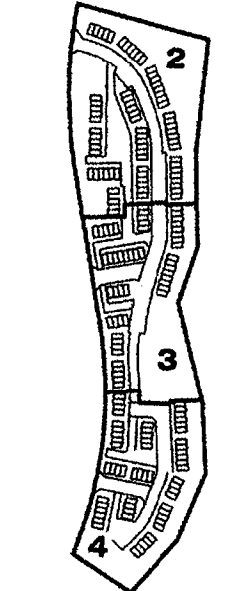
DRAWN BY	DLC
APPROVED BY	TA
CHECKED BY	NB
DATE	OCTOBER 2013

TITLE

**TYPE 2 TREE CONSERVATION PLAN**

PROJECT NO. 50060123





No.	DATE	BY	Description
2	3/28/14	ST	RESOLUTION
1	12/9/13	JPR	PRE-ACCEPTANCE
			COMMENTS

REVISIONS

DRAWN BY	DLC
APPROVED BY	TA
CHECKED BY	NB
DATE	OCTOBER 2013

TITLE  
TYPE 2 TREE  
CONSERVATION  
PLAN

PROJECT NO. 50080123

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOOLAND CONSERVATION REQUIREMENTS FOR BRANDYWINE VILLAGE. IF BRANDYWINE SDP-130 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING WOOLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF ANY GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOOLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOOLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED L-A-C.
- THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE SITE IS ADJACENT TO GENERAL LAFAYETTE BOULEVARD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G).

TREE PRESERVATION AND RETENTION NOTES

- ALL WOOLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOOLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISD TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOOLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- TREE AND WOOLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- WOOLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR 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 COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REGARDING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOOLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, EQUIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 11 FEET FROM THE WOOLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECORATION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- DEBRIS PILES SHOWN IN WOOLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREAS. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

AFFORESTATION AND REFORESTATION NOTES

- ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
- THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. SEEDLING PLANTING SHALL BE DONE WHILE THE GROUND IS POSSIBLE AND LEFT IN PLACE. AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- 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 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE COMPLETED PRIOR TO THE START OF THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER 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 SUBMITTED TO THE COUNTY INSPECTOR.
- REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED TOLERANCE. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
- AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT TREE PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
- RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$900 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

- QUANTITY (SEE PLANT SCHEDULE)
- TYPE (SEE PLANT SCHEDULE)
- PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND VIGOROUS REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS 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 GREEN HOUSE, 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 ROOTS PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL. ANS SHALL BE MAINTAINED THROUGHOUT THE WAITING UNTIL THE TIME OF PLANTING.
- PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
- TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/REBUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
- SEEDLING PLANTING: TREE SEEDLINGS SHALL 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 SHALL NOT BE TWISTED, BALLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO ROT OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER 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 WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ON SOIL SAMPLES FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NEEDED). 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, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
- SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
- FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
- PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIPS OR SIEVE-SHEDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER 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 FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
- SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

- ALL AFFORESTATION AND REFORESTATION BONDS, HISTORIC OR CHAMPION TREES ARE TO REMAIN:
  - IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOOLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE LEFT IN PLACE AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOOLAND CONSERVATION AREA IS NOT PERMITTED.
  - IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE TREE OR PORTION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
  - THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOOLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND 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, THIS ENCOURAGING DECOMPOSITION.
  - THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE 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.
- 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 THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

- FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- SITE PREPARATION AND TREE PLANTING  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)  
WATERING IS NEEDED (X MONTH)  
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1X IN SEPTEMBER MIN.)
- REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)  
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)  
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)
  - 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.
  - 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 ALTERNATIVE PLANT TYPE.
  - MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AS NEEDED BASIS. SPECIAL RETURN OPERATION OR RECOMMENDATIONS WILL BE CONDUCTED ON AS NEEDED BASIS.

OFFSITE WOOLAND CONSERVATION NOTES:

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOOLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. THE M-NCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFFSITE WOOLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN IDENTIFYING OFF-SITE WOOLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122A(6).

PHASED DEVELOPMENT:

WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

Reforestation Plant Schedule								Reforestation Area 1		Reforestation Area 2		Reforestation Area 3	
								Acreage		Acreage		Acreage	
								0.45		0.20		0.13	
								Credits		Credits		Credits	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity		Credits	Quantity	Credits	Quantity	Credits	Quantity
Liriodendron tulipifera	Tulip Poplar	1-1.5"	3	B&B	10	10		30	5	15	2	6	
Quercus rubra	Northern Red Oak	1.5-2"	4	B&B	9	9		36	4	16	2	8	
Acer rubrum	Red Maple	1-1.5"	3	B&B	10	10		30	5	15	2	6	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (seedless)	1.5-2"	4	B&B	9	9		36	5	20	2	8	
Cercis canadensis	Eastern Redbud	1-1.5"	3	B&B	20	20		60	3	9	5	15	
Ilex opaca (M)	American Holly (male)	6'-8'	6	B&B	12	12		72	2	12	2	12	
Ilex opaca (F)	American Holly (female)	6'-8'	6	B&B	12	12		72	3	18	2	12	
Landscaping on Landscape Plan													
Acer rubrum	Red Maple	2.5"-3"	6	B&B	1	6		6	0	0	0	0	
Quercus phellos	Willow Oak	2.5"-3"	6	B&B	2	12		12	3	18	5	30	
Sophora japonica 'Regent'	Japanese Pagoda Tree	2.5"-3"	6	B&B	0	0		0	1	6	0	0	
Celtis occidentalis	Common Hackberry	2.5"-3"	6	B&B	2	12		12	0	0	0	0	
Carya ovata	Shagbark Hickory	2.5"-3"	6	B&B	1	6		6	0	0	0	0	
Fagus grandifolia	American Beech	2.5"-3"	6	B&B	0	0		0	2	12	0	0	
Platanus acerifolia 'Bloodgood'	London Planetree	2.5"-3"	6	B&B	0	0		0	2	12	0	0	
Tilia americana	American Linden	2.5"-3"	6	B&B	0	0		0	0	0	1	6	
Tilia tomentosa	Silver Linden	2.5"-3"	6	B&B	0	0		0	2	12	0	0	
Cladrastis lutea	Yellowwood	2.5"-3"	6	B&B	0	0		0	1	6	0	0	
Pinus virginiana	Virginia Pine	6'-8'	6	B&B	10	60		60	0	0	3	18	
Ilex opaca 'Miss Helen'	American Holly	6'-8'	6	B&B	2	12		12	0	0	2	12	
Ilex opaca 'David'	American Holly	6'-8'	6	B&B	2	12		12	0	0	0	0	
Cercis canadensis	Eastern Redbud	7'-9'	6	B&B	0	0		0	2	12	0	0	
Comus florida	Flowering Dogwood	1.5-1.75"	4	B&B	0	0		0	5	20	0	0	
Reforestation Units Provided								456	203			133	
Total Reforestation Units Required								450	200			130	
Excess								6	3			3	

THIS BLOCK IS FOR OFFICIAL USE ONLY. On label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.		M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2-002-14 Approved by: <i>[Signature]</i> Date: 7/7/14
PROJECT NAME: BRANDYWINE VILLAGE		
PROJECT NUMBER: SDP - 1303		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number		