

# LEGEND

- L00 — L00 — LIMIT OF DISTURBANCE
- FLOODPLAIN LIMITS
- EXISTING TRACT BOUNDARY
- TOPO MINOR
- TOPO MAJOR
- EXTENDED BUFFER
- EXISTING TREE LINE (FOREST AREA)
- EXISTING TREE COVER (NOT FOREST)
- EXISTING BUILDING
- △ A △ B △ C FCA-WOODLAND PRESERVATION
- △ A △ B WOODLAND CLEARED
- △ A △ B NON-FCA WOODLAND PRESERVATION
- △ A △ B AFFORESTATION / REFORESTATION
- △ A WOODLAND CLEARED WITHIN FLOODPLAIN
- △ A PRESERVED BUT NOT CREDITED
- TPF — TPF — TEMPORARY TREE PROTECTION FENCE
- PPF — PPF — PERMANENT TREE PROTECTION FENCE
- ▲ WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN

PROPERTY	AREA IN ACRES
FLOODPLAIN	34.59
FOREST	1.40
IN FLOODPLAIN	1.06
OUT OF FLOODPLAIN	0.34
TOTAL	6.56

Woodland Conservation Worksheet for Prince George's County

Zone: M-X-T

Gross Tract: 34.59

Floodplain: 1.40

Previously Dedicated Land: 0.00

Net Tract (NTA): 33.19

Property Description or Subdivision Name: Addison Row

Is this site subject to the 1989 Ordinance? N

Reforestation Requirement Reduction Questions

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

Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) N

Is this a Mitigation Bank N

Break-even Point (preservation) = 5.08 acres

Clearing permitted w/o reforestation = 0.42 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	5.50	1.06	
Woodland Conservation Threshold (NTA) =	15.00%	4.98	
Smaller of a or b		4.98	
Woodland above WCT		0.52	
Woodland cleared		3.42	0.05
Smaller of d or e		0.52	
Clearing above WCT (0.25 : 1) replacement requirement		0.13	
Clearing below WCT (2:1 replacement requirement)		2.90	
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		8.06	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	2.02	
Afforestation / Reforestation	1.94	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	4.10	
Off-site Mitigation Afforestation provided on this property	0.00	
Off-site Mitigation Preservation provided on this property	0.00	
Total Woodland Conservation Provided	8.06	

Area of woodland not cleared: 2.08 acres

Woodland retained not part of requirements: 9.06 acres

Prepared by: [Signature] Date: 3-10-2016

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE 573 4-11-16 HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE DATE

I/WE N/A HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

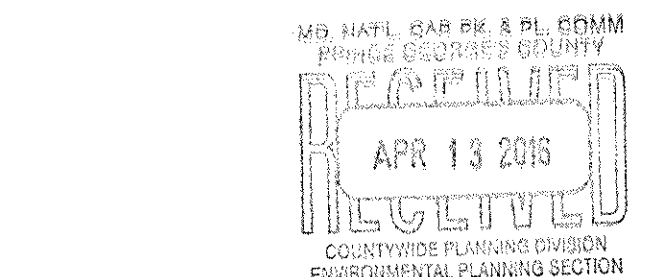
CONTRACT PURCHASER DATE

REVISIONS			
NO.	DESCRIPTION	BY REV.	DATE

WOODLANDS CONSERVATION SUMMARY	
WOODLANDS CLEARED AREA:	3.42 AC
FCA-WOODLAND PRESERVATION AREA:	2.02 AC
NON-FCA-WOODLANDS PRESERVATION AREA:	1.08 AC
REFORESTATION:	1.94 AC
WOODLANDS CLEARED AREA	
A	2.08 AC
B	1.34 AC
TOTAL	3.42 AC
WOODLANDS CLEARED AREA WITHIN THE FLOODPLAIN	
A	0.05 AC
TOTAL	0.05 AC
FCA-WOODLAND PRESERVATION AREA	
A	0.79 AC
B	0.57 AC
C	0.66 AC
TOTAL	2.02 AC
NON-FCA-WOODLANDS PRESERVATION AREA	
A	0.64 AC
B	0.44 AC
TOTAL	1.08 AC
REFORESTATION	
A	0.22 AC
B	0.20 AC
C	0.10 AC
D	1.16 AC
E	0.26 AC
TOTAL	1.94 AC

SITE DATA	
SUBDIVISION NAME	ADDISON ROW
ZONE	M-X-T
METHOD OF SEWAGE DISPOSAL	S-3
SYSTEM AREA DESIGNATION FOR SEWER	W-3
SYSTEM AREA DESIGNATION FOR WATER	PUBLIC SYSTEM
PROPOSED USE OF PROPERTY	MIXED USE
TITLE INFORMATION	L12715/F-365
TAX MAP NUMBER	58
TAX GRID NUMBER	E4
HISTORIC RESOURCES	NO HISTORIC RESOURCES KNOWN TO EXIST ON SITE
CEMETERIES	NO CEMETERIES KNOWN TO EXIST ON SITE
WETLANDS	McCARTHY AND ASSOCIATES, INC., APRIL 2006
PLANNING AREA	72
POLICY ANALYSIS ZONE	246C72
ELECTION DISTRICT	18
WATERSHED	CABIN BRANCH
200' MAP REFERENCE	203NE05
TOPOGRAPHY	M-NCPPC
MASTER PLAN AREA	LANDOVER & VICINITY
GENERAL TIER	DEVELOPED
MARLBORO CLAY	NO MARLBORO CLAY KNOWN TO EXIST ON SITE
FLOODPLAIN	1.40 AC
NOISE STUDY	NOISE CONTOURS TAKEN FROM PHASE 1 RAILWAY NOISE ANALYSIS FROM POLYSONICS CORPORATION DATED APRIL 20, 2006.

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCP 11007/16  
Approved by: [Signature] Date: 3/10/16



**Dewberry**  
303 Rte. 202, Suite 1  
Gaithersburg, MD 20878-2169  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

Drawn by: SGT  
Designed by: SGT  
Checked by: TA  
Preliminary Plan #:  
Tax Map #: 58  
Zone: M-X-T  
Seal & Signature  
Professional Certification: I, [Signature], a duly licensed landscape architect under the laws of the State of Maryland, License No. 10725, Expiration Date: July 14, 2016.  
Legal Description: Beaver Heights Subdivision, Parcel C, D, E, P174, Lots 5-7  
Owner: Jermal Fairfax LLC, 700 H Street N.W., Phone: 202-638-6300, Fax: 202-638-0303  
Prince George's County, Maryland

TCP 2  
ADDISON ROW  
18TH ELECTION DISTRICT

Date: MARCH, 2016  
Sheet: 1 of 2  
Scale: 1:100  
File number:



## STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF GRADING PERMIT #57029-2015 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$900 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF 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 WOODLAND 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 WOODLAND 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 DEVELOPED TIER AND IS ZONED M-X-T.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO ADDISON ROAD WHICH IS CLASSIFIED AS A COLLECTOR ROADWAY.
- THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g).

## TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARER ON THE APPLICABLE TREE CONSERVATION PLAN.
- TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) 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 TPFS MAY BEGIN.
- ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND 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.
- WOODLAND 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 TREE 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 REQUIRING 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 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 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.

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.

If development is proposed to be completed in phases:

- 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.

If existing trees are proposed for use as protection for preservation areas:

- TREE PROTECTION FENCING (TPFs) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS.

If debris piles are noted on the FSD and located in preservation areas:

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHIN THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. 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. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE 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 ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER 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 COUNTY INSPECTOR.
- REFORESTATION AREAS SHALL NOT BE MOWED. 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 PLANTING. 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 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 MNCPPC 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 THE PLANTING SHALL BE REPORTED TO THE MNCPPC 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 \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXEMPTION.

## NATURAL REGENERATION NOTES

- ALL AREAS DESIGNATED FOR REFORESTATION SHALL BE REFORESTED BY NATURAL REGENERATION.
- THE FOLLOWING REQUIREMENTS AND CONDITIONS APPLY:
- ALL EXISTING TURF, GROUND COVERS, AND INVASIVE SPECIES SHALL BE EXTERMINATED USING A GENERAL BROADCAST HERBICIDE SUCH AS "ROUND-UP" OR EQUIVALENT. SECONDARY APPLICATION SHALL BE MADE AS NECESSARY.
  - CARE SHALL BE TAKEN TO AVOID SPRAYING ANY HARDWOOD SEEDLINGS OR SAPLINGS.
  - ROTO-TILLING OF TURF AREAS AND MANUAL REMOVAL OF INVASIVE VINES SHALL BE COMPLETED PRIOR TO ANY PLANTING OPERATIONS SHOWN ON THIS PLAN.
  - REFORESTATION SIGNS SHALL BE INSTALLED EVERY FIFTY FEET OR AS APPROPRIATE AND TWO STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE ROAD FRONTS ADJACENT TO ANY REFORESTATION AREAS.
  - REFORESTATION INTERNAL TO THE SITE SHALL BE POSTED AS REQUIRED IN THE DIRECTION OF ANY TRAILS USED TO REACH THOSE AREAS.
  - NATURAL REGENERATION SHALL BE ENCOURAGED BY SEMI-ANNUAL MAINTENANCE OF THE DESIGNATED AREAS. THE MAINTENANCE SHALL, AT A MINIMUM, REQUIRE REMOVAL OF COMPETITIVE AND INVASIVE SPECIES FROM THE DESIGNATED HARDWOODS. THIS MAINTENANCE SHALL OCCUR FOR A PERIOD OF TWO YEARS.
  - AFTER ONE AND TWO YEARS ALL DESIRABLE SEEDLINGS AND SAPLINGS SHALL BE COUNTED AND FLAGGED WITH SURVEYORS TAPES IN THE LATE FALL.
  - IF IN TWO YEARS THERE IS LESS THAN ONE SEEDLING PER 60 SQUARE FEET AND THERE ARE INDICATIONS THAT NATURAL REGENERATION IS NOT OCCURRING ADEQUATELY THEN THE OWNERS SHALL PLANT THOSE AREAS WITH CONTAINER GROWN SEEDLINGS AT A RATE OF ONE PER 60 SQUARE FEET. ONLY NATURALLY OCCURRING SPECIES ALREADY PRESENT WITHIN THE SITE SHALL BE USED.

## 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 MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

## POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, 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 HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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. 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 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.
- 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 WOODLAND 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, THUS ENCOURAGING DECOMPOSITION.
- 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.
- 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.

## PLANTING SPECIFICATION NOTES

- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY, REPRESENTATIVE 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 ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL. ANS 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 BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOIL 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/BUILDING 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. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS ARE JUST BELOW THE SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLD WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY THE HAND, THE PREPARED PLANTING DETAILS AND/OR PLANTING PLAN MUST BE CONTRACTED 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 SHALL BE REPORTED TO THE MNCPPC PLANNING DEPARTMENT.
- 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 SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE FOR TESTING SHALL BE DETERMINED BY 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: CONSIDER THE PLANTING DETAILS(S) SHOWN ON THIS PLAN.
- MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED 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 SEEDDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 1 LBS/ACRE.
- MOVING: NO MOVING 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: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

WHEN AREA DESIGNATED FOR REFORESTATION WILL BE REFORESTED BY NATURAL REGENERATION THE FOLLOWING NOTES SHALL BE ADDED TO THE PLAN:

## FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

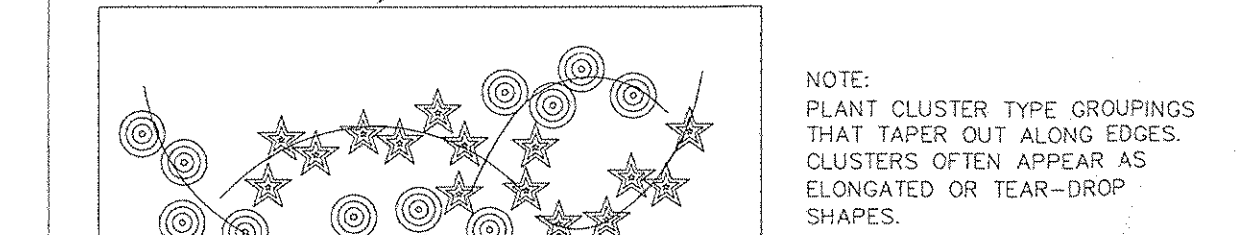
- FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:
  - YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1) WATERING IS NEEDED (2 X MONTH) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1 X IN SEPTEMBER MIN.)
  - YEAR 2-3: 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.)
  - YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2) SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VIABILITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SURVIVES UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. 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 AN AS NEEDED BASIS.

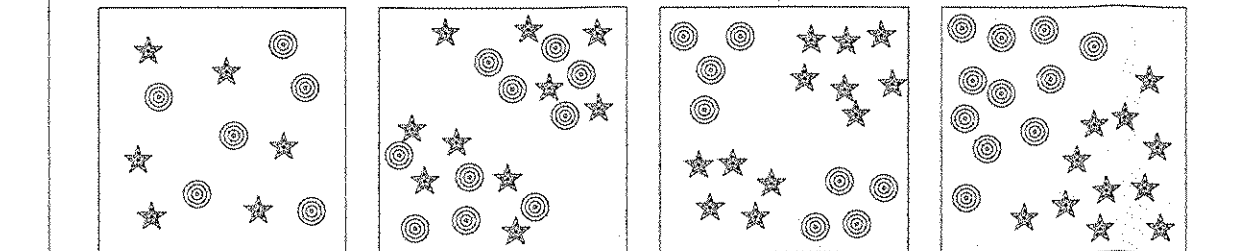
## PLANTING DISTRIBUTION PATTERNS

### AFFORESTATION + REFORESTATION AREAS

#### AGGREGATE DISTRIBUTION DRIFT



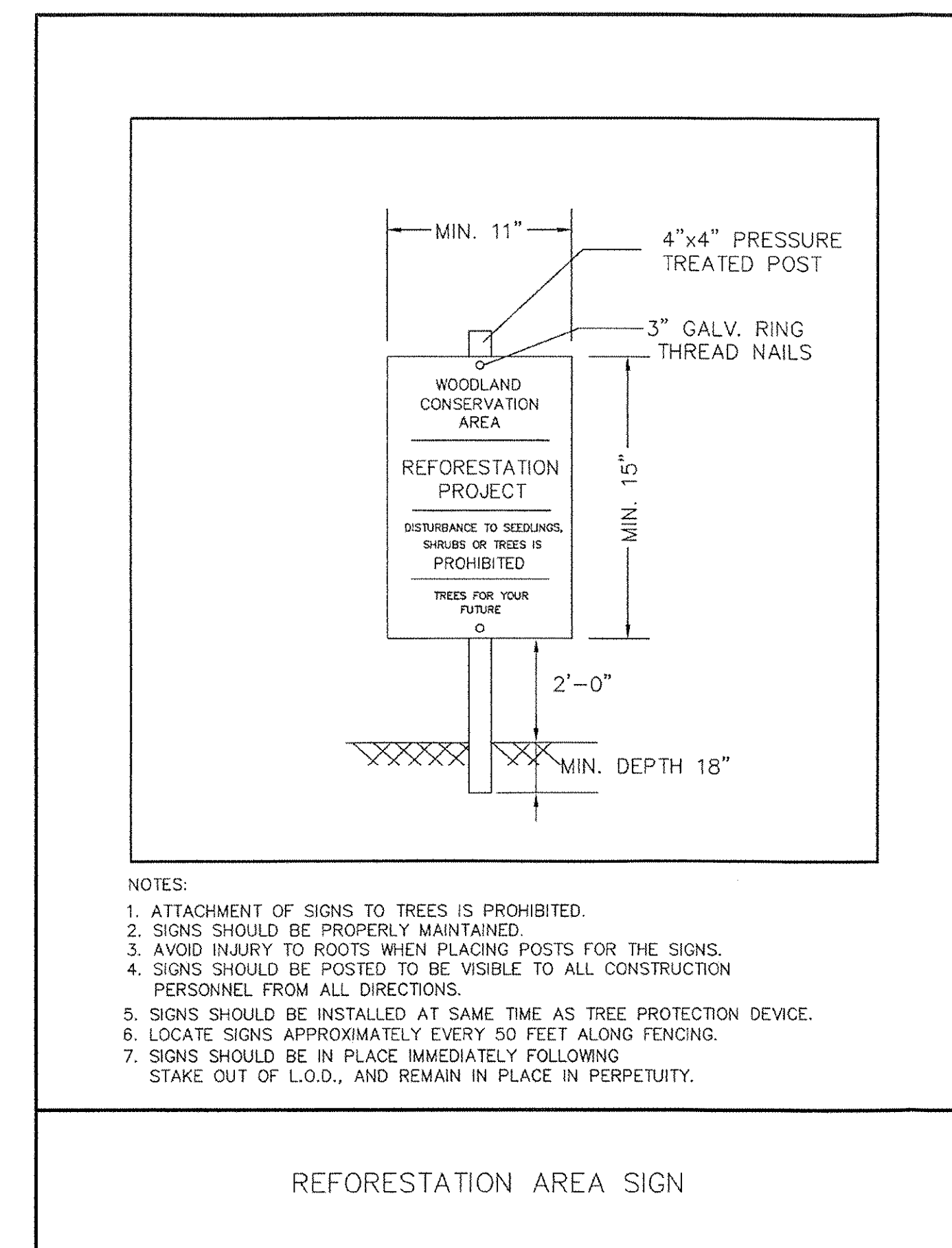
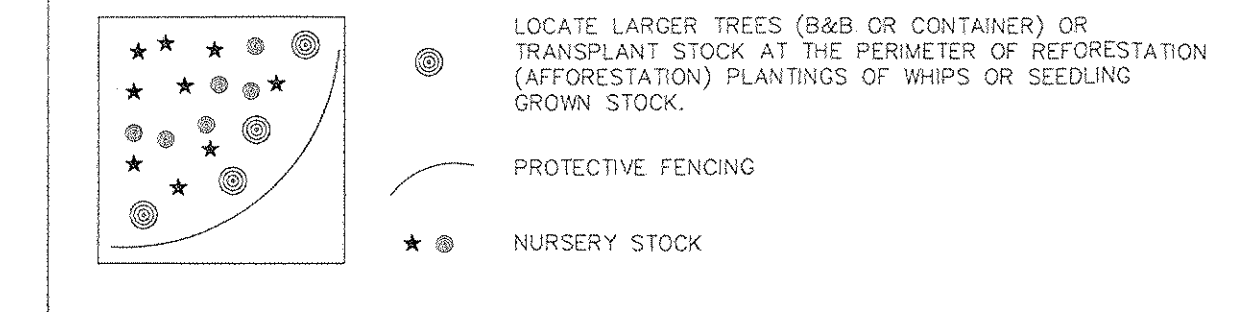
#### TYPICAL FOREST TREE DISTRIBUTION PATTERNS



☉ SPECIES 1 ☆ SPECIES 2

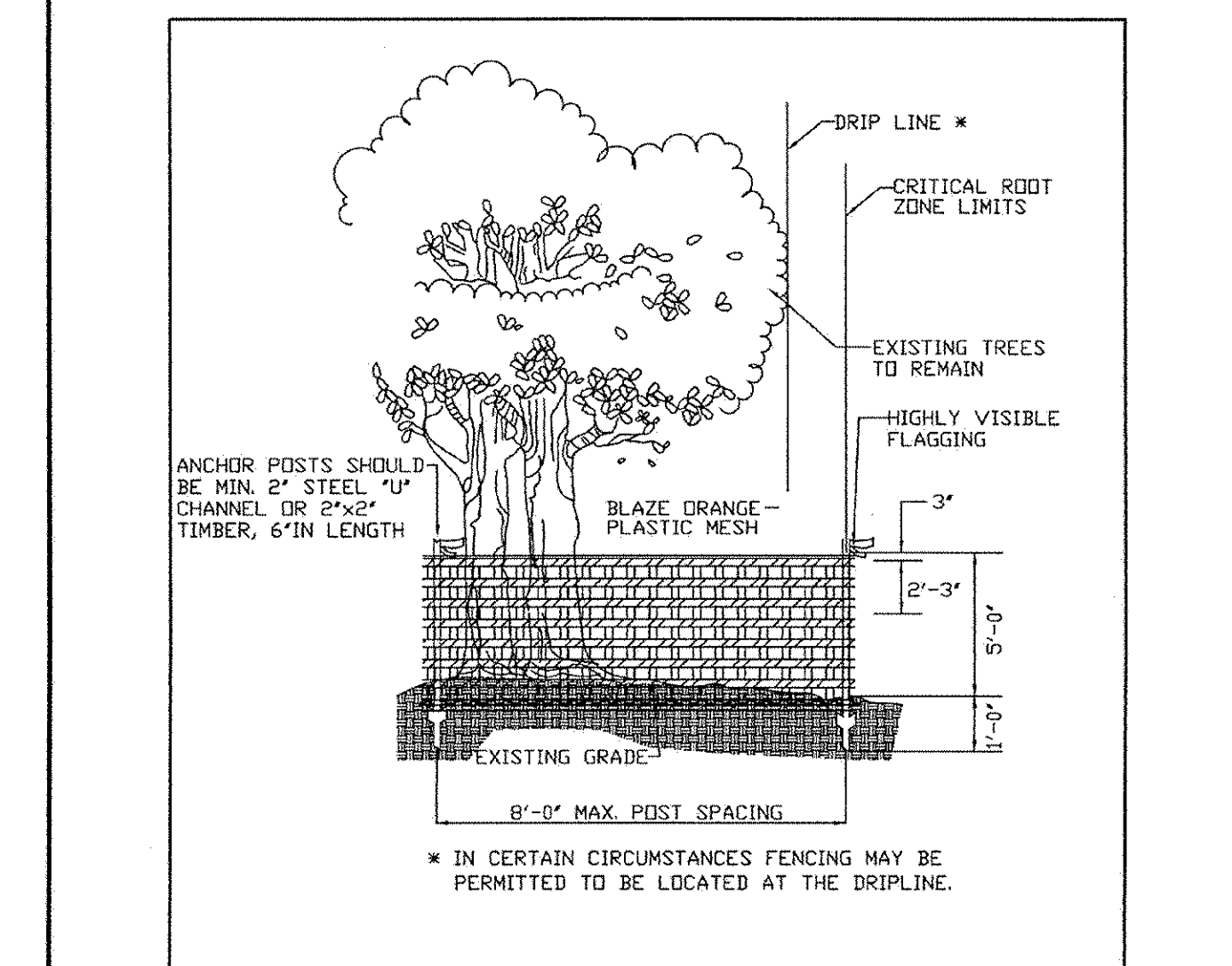
NOTE: NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION / REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS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

#### MIXING TRANSPLANT STOCK



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

#### REFORESTATION AREA SIGN



- NOTES: (MUST BE INCLUDED WITH DETAIL)
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDS OF RETENTION AREA SHOULD BE SHOWN AND FLAGGED PRIOR TO INSTALLING DEVICES.
  - AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  - DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  - PROTECTIVE SIGNAGE IS ALSO REQUIRED.

#### TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

AFFORESTATION / REFORESTATION AREA A		Acreage		0.22	
Species					
Botanical Name	Common Name	Size	Planting Stock	Quantity	Percent of Stocking
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT	Credits/Unit	36	36
			1	36	20.5%
<i>Platanus occidentalis</i>	American Sycam	Seedling: 6"-18" HT	1	36	20.5%
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT	1	36	20.5%
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT	1	34	19.3%
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT	1	34	19.3%
Reforestation Units Provided				178	
Total Reforestation Units Required				178	
Excess				0	

AFFORESTATION / REFORESTATION AREA B		Acreage		0.20	
Species					
Botanical Name	Common Name	Size	Planting Stock	Quantity	Percent of Stocking
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT	Credits/Unit	32	32
			1	32	20.0%
<i>Platanus occidentalis</i>	American Sycam	Seedling: 6"-18" HT	1	32	20.0%
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT	1	32	20.0%
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT	1	32	20.0%
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT	1	32	20.0%
Reforestation Units Provided				160	
Total Reforestation Units Required				160	
Excess				0	

AFFORESTATION / REFORESTATION AREA C		Acreage		0.10	
Species					
Botanical Name	Common Name	Size	Planting Stock	Quantity	Percent of Stocking
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT	Credits/Unit	15	15
			1	15	9.4%
<i>Platanus occidentalis</i>	American Sycam	Seedling: 6"-18" HT	1	20	12.5%
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT	1	15	9.4%
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT	1	15	9.4%
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT	1	15	9.4%
Reforestation Units Provided				80	
Total Reforestation Units Required				80	
Excess				0	

AFFORESTATION / REFORESTATION AREA D		Acreage		1.16	
Species					
Botanical Name	Common Name	Size	Planting Stock	Quantity	Percent of Stocking
<i>Acer rubrum</i>	Red Maple	Seedling: 6"-18" HT	Credits/Unit	175	175
			1	175	108.4%
<i>Platanus occidentalis</i>	American Sycam	Seedling: 6"-18" HT	1	173	108.1%
<i>Liquidambar styraciflua</i>	Sweetgum	Seedling: 6"-18" HT	1	185	115.6%
<i>Pinus taeda</i>	Loblolly Pine	Seedling: 6"-18" HT	1	195	121.5%
<i>Quercus phellos</i>	Willow Oak	Seedling: 6"-18" HT	1	205	125.0%
Reforestation Units Provided				928	
Total Reforestation Units Required				928	
Excess				0	

AREA E			Acreage		0.26	
Planting Stock			Reforestation		Percent of	
Size	Credits/Unit	Type	Quantity	Credits	Stocking	
Seedling: 6"-18" HT.	1	Bar Root	42	42	26.3%	
Seedling: 6"-18" HT.	1	Bar Root	42	42	26.3%	
Seedling: 6"-18" HT.	1	Bar Root	36	36	22.5%	
Seedling: 6"-18" HT.	1	Bar Root	48	48	30.0%	
Seedling: 6"-18" HT.	1	Bar Root	40	40	25.0%	
Reforestation Units Provided				208		
Total Reforestation Units Required				208		
Excess				0		