NAD 83/91 DATUM
N.G.V.D. 1929

THE FAIRWAYS
TREE CONSERVATION PLAN - TYPE 2

TYPE 2 TREE CONSERVATION WORKSHEET:

Standard Woodland Conservation Worksheet for Prince George's County

TCP2-010-2019

	SECTION I-Establishing Site Information- (Enter acres for each zone)			
1	Zone:	O-S	R-18C	
2	Gross Tract:	115.11	10.05	
3	Floodplain:	1.82	0.00	
4	Previously Dedicated Land:	0.00	0.00	0.00
5	Net Tract (NTA):	113.29	10.05	0.00
6	TCP Number	TCP1-19007	Revision #	2
7	Property Description or Subdivision Name:	THE FAIRWAYS		
8	Is this site subject to the 1989 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area	Y		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a	N		
13	combination of this lots? (Y or N)			
14	Is any portion of the property in a WC Bank? (Y or N)	N		
15	Break-even Point (preservation) =	58.66	acres	
16	Clearing permitted w/o reforestion=	-46.91	acres	

		Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
	SECTION II-Determining Requirements (Enter acres for each corresponding column)				
17	Existing Woodland		11.75	0.00	
18	Woodland Conservation Threshold (WCT) =	47.56%	58.66		
19	Smaller of 17 or 18		11.75		
20	Woodland above WCT		0.00		
21	Woodland cleared		9.37	0.00	0.45
22	Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23	Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24	Woodland cleared below WCT		9.37		
25	Clearing below WCT (2:1 replacement requirement)		18.74		
26	Afforestation Required Threshold (AFT) =	19.59%	12.42		
27	Off-site WCA being provided on this property		0.00		
28	**Woodland Conservation Required**		**33.99**	acres	

	SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
29	Woodland Preservation		1.81	
30	Afforestation / Reforestation		13.80	Bond amount: $ 218,758.32
31	Natural Regeneration		0.00	
32	Landscape Credits		2.94	
33	Specimen/Historic Tree Credit (CRZ area * 2.0)	0.41	0.82	
34	Forest Enhancement Credit (Area * .25)	0.00	0.00	
35	Street Tree Credit (Existing or 10-year canopy coverage)		0.00	
36	Area approved for fee-in-lieu		0.00	Fee amount: $0.00
37	Off-site Woodland Conservation Credits Required		14.62	
38	Off-site WCA (preservation) being provided on this property		0.00	
39	Off-site WCA (afforestation) being provided on this property		0.00	
40	**Woodland Conservation Provided**		**33.99**	acres
41	Area of woodland not cleared	2.38	acres	
42	Net tract woodland retained not part of requirements:	0.57	acres	
43	100-floodplain woodland retained	0.00	acres	
44	On-site woodland conservation provided	15.61	acres	
45	On-site woodland conservation alternatives provided	3.76		
46	On-site woodland retained not credited	0.57	acres	

47 Prepared by: Meredith Byer — Signed — 10/09/2020 — Date

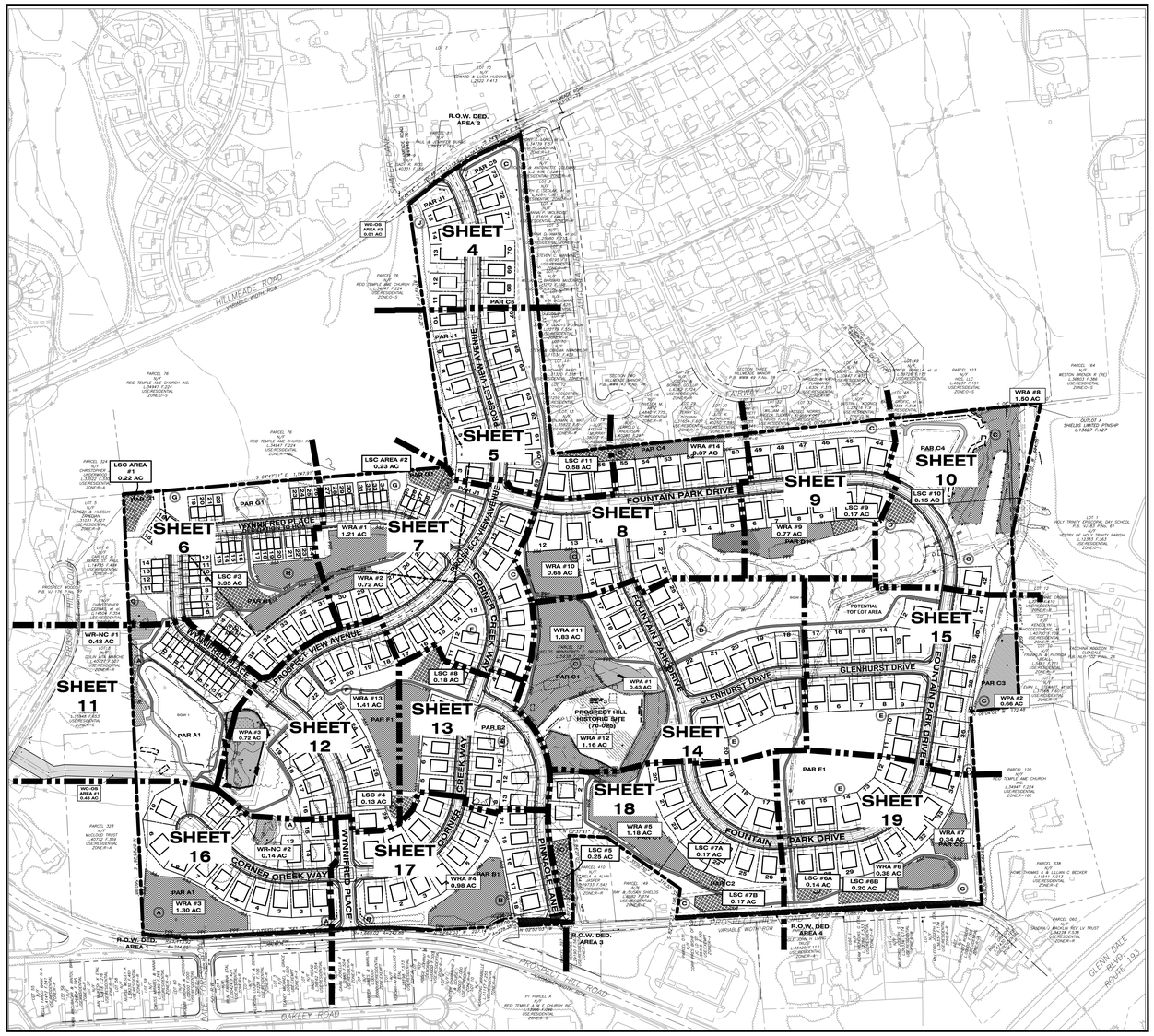
NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on 03-26-2020 for the removal of the following specified specimen trees (Section 25-122(b)(1)(G)): 2, 8-11, 13-15, 27, 30-32,34-38 ,40-46, 48-51, 53-54, 58-82, 84-96, 101-102, 104-115, 118-122, 140-154, 158-164,166-215, 219, 222-225, 227, 228, 229-A, 230-232,234, 240-242, 244-248, 250, 252, 256-257, and the variance approved by the Planning board on 06-18-2020 for the removal of the following specimen trees (Section 25-122(b)(1)(G)): 3, 4 ,5 ,6, 17, 23,52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, 253.

WOODLAND SUMMARY TABLE

	ACRES
WOODLAND PRESERVATION (WPA)	
WPA #1	0.43
WPA #2	0.66
WPA #3	0.72
TOTAL WPA	**1.81**
WOODLAND CLEARING (WCA)	
WCA #1	4.32
WCA #2	1.70
WCA #3	1.26
WCA #4	0.64
WCA #5	0.16
WCA #6	0.57
WCA #7	0.70
WCA #8	0.02
TOTAL WCA	**9.37**
WOODLAND RETAINED - NOT CREDITED (WR-NC)	
WR-NC #1	0.43
WR-NC #2	0.14
TOTAL WR-NC	**0.57**
WOODLAND CLEARED-OFF SITE (WC-OS)	
WC-OS #1	0.45
WC-OS #2	0.01

	ACRES
ON-SITE LANDSCAPE CREDIT (LSC)	
LSC #1	0.22
LSC #2	0.23
LSC #3	0.35
LSC #4	0.13
LSC #5	0.25
LSC #6A	0.14
LSC #6B	0.20
LSC #7A	0.17
LSC #7B	0.17
LSC #8	0.18
LSC #9	0.17
LSC #10	0.15
LSC #11	0.58
TOTAL LSC	**2.94**
WOODLAND AFFORESTATION / REFORESTATION (WRA)	
WRA #1	1.21
WRA #2	0.72
WRA #3	1.30
WRA #4	0.98
WRA #5	1.18
WRA #6	0.38
WRA #7	0.34
WRA#8	1.50
WRA #9	0.77
WRA #10	0.65
WRA #11	1.83
WRA #12	1.16
WRA #13	1.41
WRA #14	0.37
TOTAL WRA	**13.80**
SPECIMEN TREE CREDITS	
#98	0.19
#103	0.22
TOTAL SPECIMEN TREE	**0.41**

GRAND TOTAL 17.15

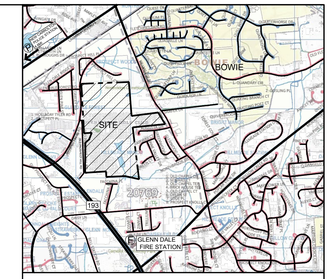


LOCATION MAP — PLAN VIEW

1 / 1

SCALE 1" = 200'

0' 100' 400'



VICINITY MAP
SCALE: 1" = 2000'

Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY ROAD ATLAS MAP 5412 GRID B2-3, C2-3

SHEET INDEX

1. COVER SHEET
2-3. DETAIL SHEET
4-19. PLAN SHEETS
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21. WETLAND MITIGATION EXHIBIT

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	125.16 AC
EXISTING 100-YEAR FLOODPLAIN	1.82 AC
NET TRACT AREA	123.34 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	11.75 AC
EXISTING PMA	11.46 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	± 1,179 LF

MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	Hydrologic Soil Group	K-FACTOR (whole soil)	HYDRIC RATING (%)	DRAINAGE CLASS
CcC	Christiana-Downer complex, 5-10% slopes	D	0.49	5	MODERATELY WELL
CcD	Christiana-Downer complex, 10-15% slopes	D	0.49	5	MODERATELY WELL
CcE	Christiana-Downer complex, 15-20% slopes	D	0.49	5	MODERATELY WELL
CdD	Christiana-Downer-Urban land complex, 5-15% slopes	D	--	0	--
DoB	Downer-Hammonton complex, 2-5% slopes	A	0.10	0	WELL
EkA	Elkton silt loam, 0-2% slopes	C/D	0.43	95	POORLY
FaaA	Fallsington sandy loam, 2-5% slopes, Northern Coastal Plain	C/D	--	75	POORLY
RcB	Russett-Christiana complex, 2-5% slopes	C	0.28	5	MODERATELY WELL
RuB	Russett-Christiana-Urban land complex 0-5% slopes	D	--	0	MODERATELY WELL
SaaA	Sassafras sandy loam, 0-2% slopes Northern Coastal Plain	B	0.20	4	WELL
SaaB	Sassafras sandy loam, 2-5% slopes Northern Coastal Plain	B	0.20	4	WELL
SnB	Sassafras-Urban land complex, 0-5% slopes	B	0.24	0	WELL
WdaB	Woodstown sandy loam, 2-5% slopes, Northern Coastal Plain	C	0.15	7	MODERATELY WELL

Source: http://websoilsurvey.nrcs.usda.gov (October 2017)

General Information table		
Layer Category	**Layer Name**	**Value**
Zone	Zoning	O-S, R-18C
Zone	Aviation Policy Area (APA)	None
Administrative	Tax Grid (TMG)	36-E2, 36-D2
Administrative	WSSC Grid (Sheet 20)	209NE10
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

PROPERTY OWNER'S AWARENESS CERTIFICATE:
I/WE Galaxy NC, LLC HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THIS REQUIREMENTS AS SET FORTH IN THIS TCP2.
OWNER OR OWNER'S REPRESENTATIVE — DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#
01			
02			
03			
04			
05			
06			
07			

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry
Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

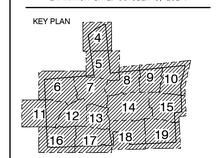
CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND — MEREDITH BYER — No. 3108 — LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
COVER SHEET

DEWBERRY JOB NO. 50107161

1

SHEET NO. 1 OF 23

THE FAIRWAYS
TCP2 NOTES AND DETAILS

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR THE FAIRWAYS, DSP-19007. IF THE FAIRWAYS DSP-19007 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. DEPARTMENT OF PERMITTING, INSPECTIONS NAD ENFORCEMENT (DPIE), 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.
4. 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED O-S, AND R-18C.
7. THE PROPERTY IS ADJACENT TO HILLMEADE ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G)

TREE PRESERVATION AND RETENTION NOTES

10. 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 UNDER STORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. 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.
13. 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.
14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. 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.
16. 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.
17. 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 PERMITEE 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.
18. 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 PERMITEE, 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 PERMITEE 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.

20. WOODLAND PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION GUIDANCE FOR PREPARATION AND RECORDING OF ON-SITE WOODLAND CONSERVATION EASEMENTS ENVIRONMENTAL PLANNING SECTION, PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT PAGE 3 EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER ___________ FOLIO _____________. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

WHEN OFF-SITE WOODLAND CONSERVATION IS PROPOSED

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSEVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

WHEN INVASIVE PLANT SPECIES ARE TO BE REMOVED BY THE PERMITTEE:

A. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO REFORESTATION PLANTING AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN PREPARED BY THE AGENT DATED JULY 2020
B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, NON-NATIVE PLANTS GREATER THAN TWO INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
C. 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 AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

INVASIVE SPECIES MANAGEMENT PLAN

SCOPE OF PLAN:

THE REMOVAL OF INVASIVE SPECIES ON SITE, TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN TWENTY PERCENT OF THE CANOPY LAYER PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL.

THE MAJORITY OF THE INVASIVE SPECIES ARE SIBERIAN ELMS AND BRADFORD PEAR FOUND THROUGHOUT THE SITE.

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION

1. AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.

2. PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

BEST MANAGEMENT PRACTICES

3. THE RECOMMENDED GUIUDIANCE FOR BMPS FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN “BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVES” (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PARK PLANNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT: http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Management/documents/nni-bestmanagementpractices-jan2015.pdf

INITIATION OF CONTROL MEASURES

4. PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.

5. PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.

6. 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.

7. CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.

8. MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.

9. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL.

10. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

SUBSEQUENT SITE EVALUATIONS

11. THE SITE SHOULD BE EVALUATED ONCE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.

12. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR.

PROPOSED MAINTENANCE PLAN

13. MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.

14. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN.

CONTROL OF THE JAPANESE STILTGRASS IS NOT FEASIBLE WITHOUT WATERSHED WIDE CONTROL OF ALL UPSTREAMS AREAS SINCE THIS IS AN ANNUAL THAT GROWS FROM SEEDS CARRIED BY ANIMALS AND FLOOD WATERS AND THIS SPECIES IS PRIMARILY LOCATED WITH THE FLOODPLAIN ON THIS PROPERTY.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

a. 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 PERMITEE 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.
b. 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.
c. 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.
d. 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

a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
b. 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.

AFFORESTATION AND REFORESTATION NOTES:

1. 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.
2. 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.
3. 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 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 COUNTY INSPECTOR.
4. 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.
5. 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.
6. 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.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. 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.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
10. 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 EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. 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.
4. 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.
5. 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/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. 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 LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY 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 CONTRACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. 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.
8. 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 ON SAMPLE IS NECESSARY), 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.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. 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.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOOD CHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER 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.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. 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.
16. SOURCE OF SEEDLINGS: AMERICAN NATIVE PLANTS, 7500 MARSHY POINT ROAD, MIDDLE RIVER, MD 21220. PH:410.529.0552, OR TUCKAHOE NURSERY, 2 TARKILN RD, WOODBINE, NJ 08270, OR ABBY FARMS, 1711 ACCOKEEK RD, WALDORF, MD 20601, OR EQUAL AS APPROVED BY OWNER

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 IN 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 VITALITY. 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 SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

PROPERTY OWNERS AWARENESS CERTIFICATE
I/ WE Galaxy NC, LLC 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.
[signature] 6-23-2020
OWNER OR OWNERS REPRESENTATIVE DATE

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
00				
01				
02				
03				
04				
05				
06				

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APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND
MEREDITH BYER
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

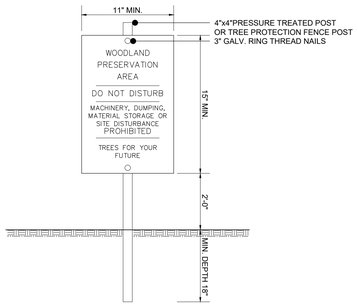
TITLE
TYPE 2 TREE CONSERVATION PLAN
DETAILS

DEWBERRY JOB NO. 50107161

2

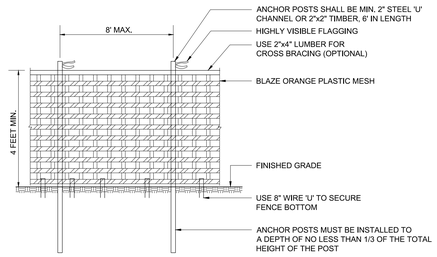
SHEET NO. 2 OF 23

THE FAIRWAYS
DETAILS



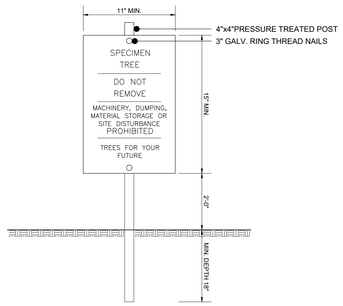
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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.

1/3 WOODLAND PRESERVATION AREA SIGN
SCALE: NTS



NOTES:
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.

2/3 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
SCALE: NTS



NOTES:
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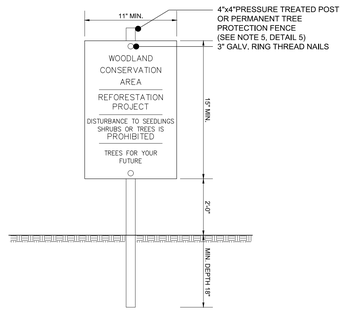
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG 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.

3/3 SPECIMEN TREE SIGN
SCALE: NTS



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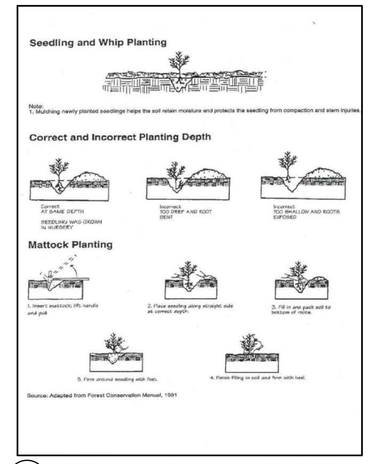
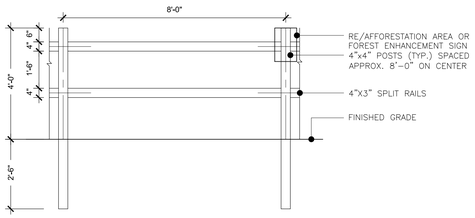
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE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

4/3 REFORESTATION/AFFORESTATION SIGN
SCALE: NTS

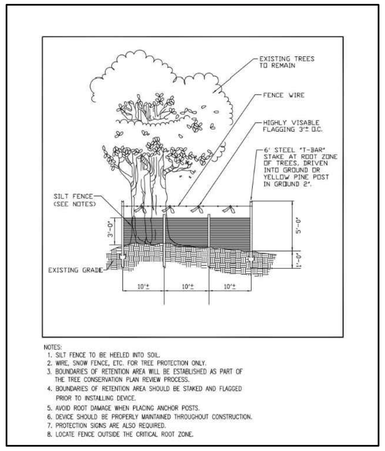


5/3 SEEDLING AND WHIP PLANTING DETAIL
SCALE: NTS



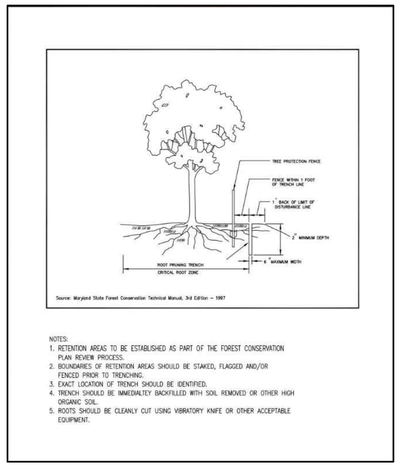
NOTES:
1. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING..
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

6/3 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE
SCALE: NTS



NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED.
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

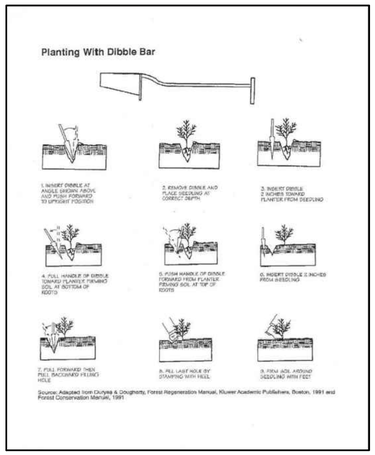
7/3 TREE PROTECTION FENCE COMBINATION SILT FENCE
SCALE: NTS



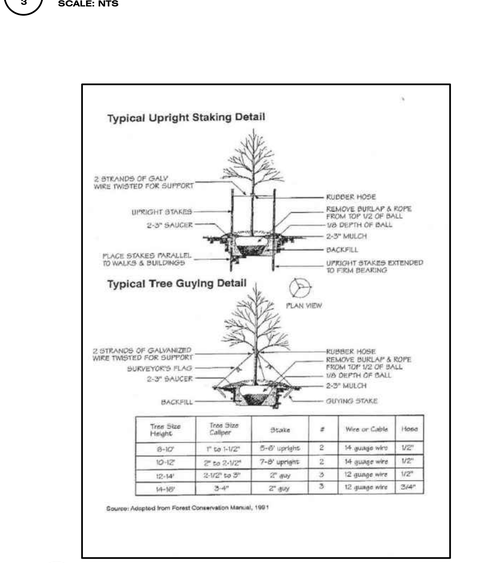
Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

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 TRENCHING.
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.

8/3 STANDARD ROOT PRUNING DETAIL
SCALE: NTS



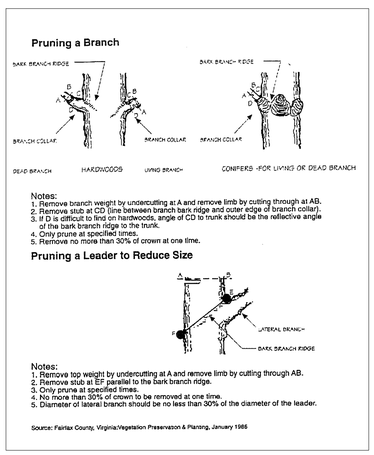
9/3 SEEDLING PLANTING TECHNIQUES
SCALE: NTS



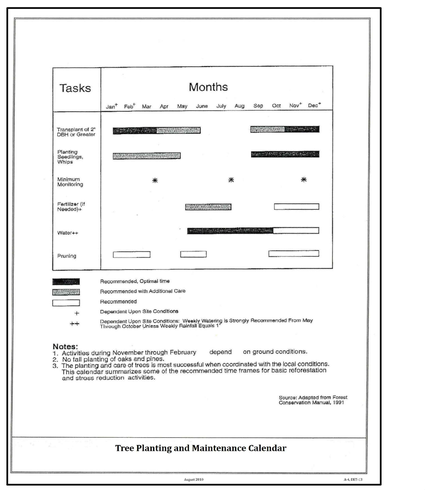
Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
8-10'	1" to 1-1/2"	6'-8' uprights	2	14 guage wire	1/2"
10-12'	2" to 2-1/2"	7'-8' uprights	2	14 guage wire	1/2"
12-14'	2-1/2" to 3"	2" guy	3	12 guage wire	1/2"
14-16"	3-4"	2" guy	3	12 guage wire	3/4"

Source: Adopted from Forest Conservation Manual, 1991

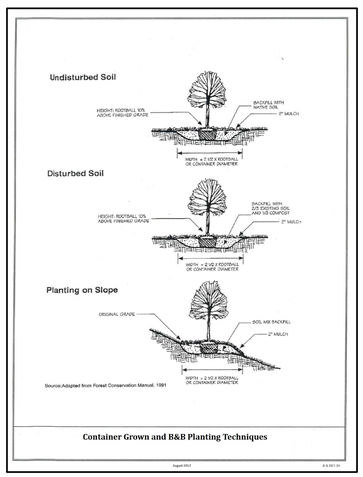
10/3 TREE STAKING AND GUYING DETAIL
SCALE: NTS



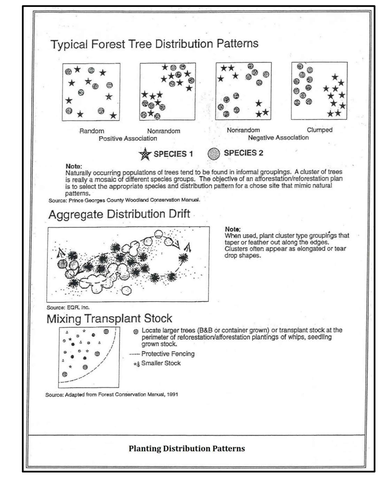
11/3 TREE PRUNING
SCALE: NTS



12/3 TREE PLANTING AND MAINTENANCE CALENDAR
SCALE: NTS



13/3 CONTAINER GROWN & B&B PLANTING
SCALE: NTS



1/2 PLANTING DISTRIBUTION PATTERNS
SCALE: NTS

PROPERTY OWNERS AWARENESS CERTIFICATE
I/ WE GALAXY NC, LLC 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.
SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE
DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
00				
01				
02				
03				
04				
05				
06				

NOTE
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OR LOG ON TO
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Dewberry

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301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND
MEREDITH B. LEE
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

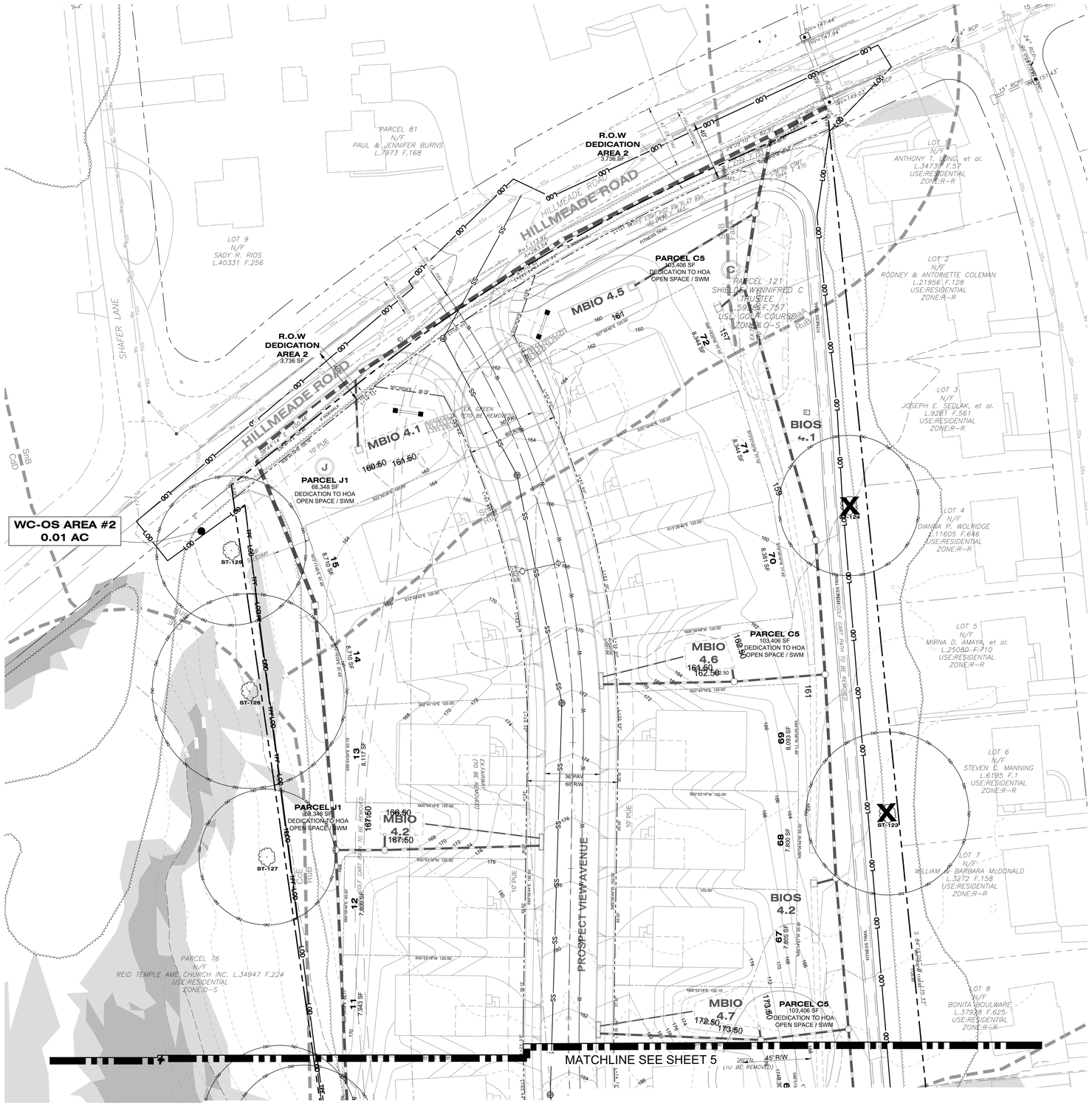
TITLE
TYPE 2 TREE CONSERVATION PLAN
DETAILS

DEWBERRY JOB NO. 50107161

3

SHEET NO. 3 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929



LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING GAS LINE
- TIER II STREAM BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
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- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- TREE PROTECTION FENCE / COMBINATION SILT FENCE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- REFORESTATION/AFFORESTATION SIGN
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- SHEET MATCHLINE
- 15% OR GREATER STEEP SLOPES
- 25% OR GREATER STEEP SLOPES
- WOODLAND CLEARED (WCA)
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- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- ON-SITE LANDSCAPING CREDIT AREA (LSC)
- OFF-SITE CLEARING (WC-OS)
- PROPOSED FITNESS TRAIL
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

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PROPERTY OWNER'S AWARENESS CERTIFICATE
I/WE Galaxy NC, LLC 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.
SIGNATURE OF OWNER'S REPRESENTATIVE — DATE: 6-27-2020

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-010-2020				
	Approved by	Date	DRD#	Reason for revision
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Dewberry

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THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND
MEREDITH B. TED
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
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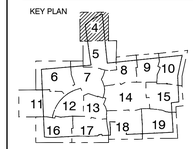
KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

4

SHEET NO. 4 OF 23

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
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- PROPOSED STORM DRAIN
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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-010-2020				
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THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 38 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL
KEITH BYRD
No. 3108
REGISTERED LANDSCAPE ARCHITECT
STATE OF MARYLAND
10/09/2020

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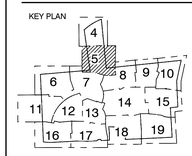

THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

5

SHEET NO. 5 OF 23

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
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THE FAIRWAYS
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TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND
MEREDITH STEED
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
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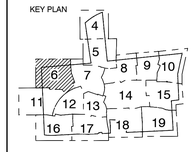

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SCALE
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SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

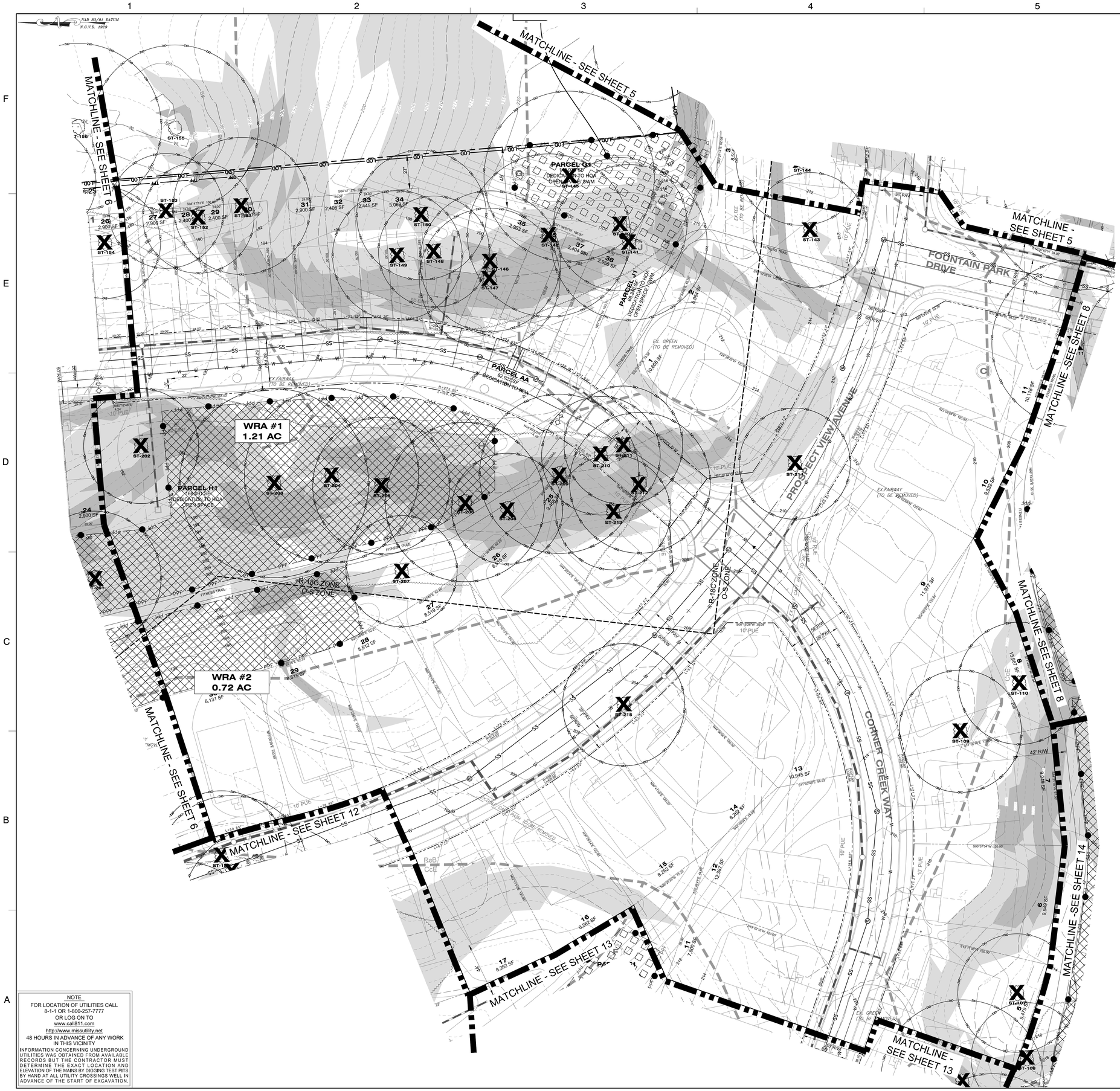
DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

6

SHEET NO. 6 OF 23



LEGEND

- EXISTING BOUNDARY
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- EXISTING MAJOR CONTOUR
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I/WE Galaxy NC, LLC 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 OWNER'S REPRESENTATIVE — DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
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Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
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LANHAM, MD 20706
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APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

CONTACT
SEAN F. BRUCE
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THE FAIRWAYS

TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 38 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

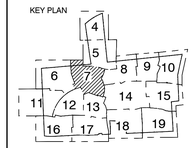
SEAL

STATE OF MARYLAND — MEREDITH B. TEED — No. 3108 — REGISTERED LANDSCAPE ARCHITECT

10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE

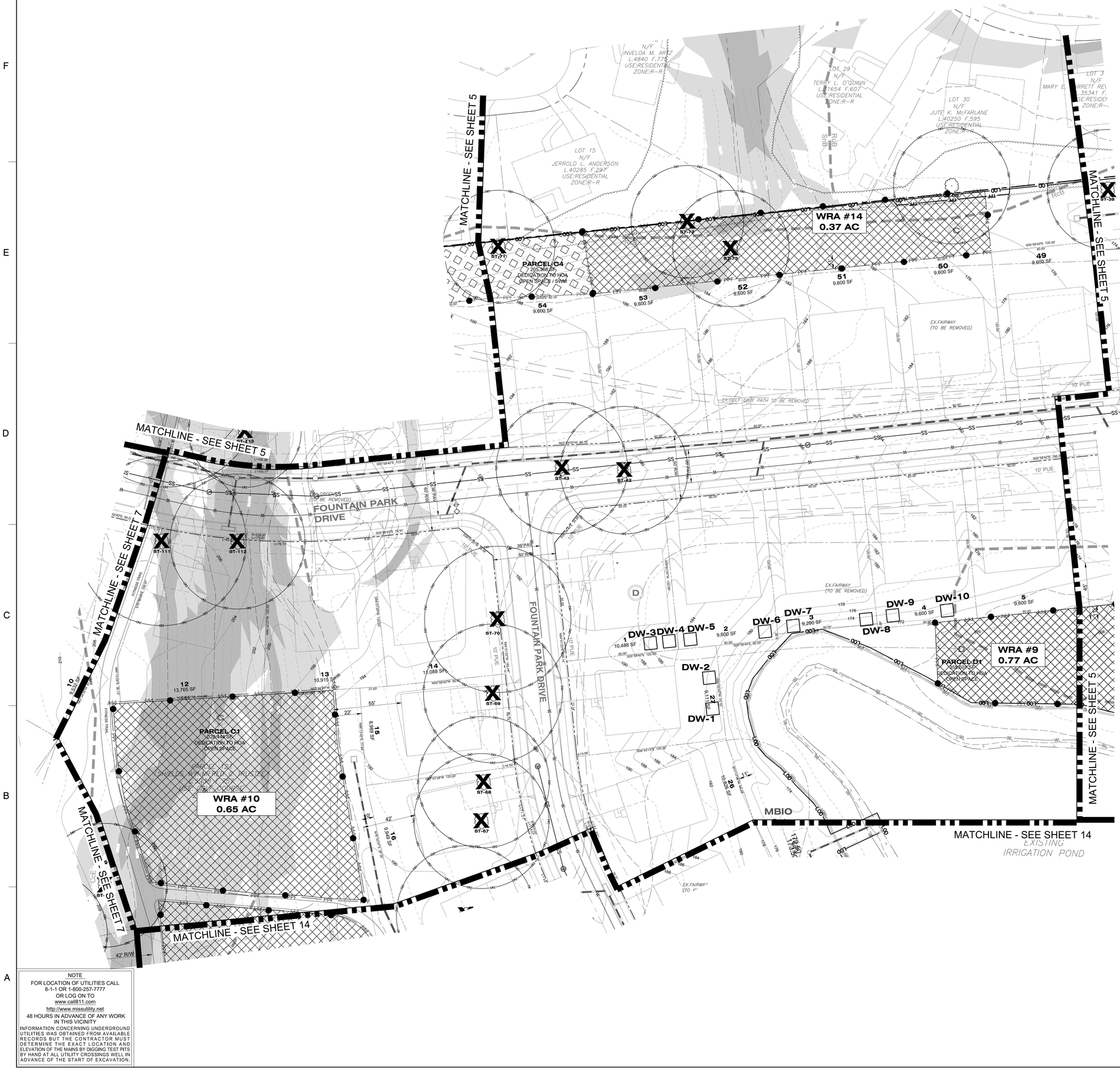
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

7

SHEET NO. 7 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929



LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING GAS LINE
- TIER II STREAM BUFFER
- EXISTING STREAM BUFFER
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- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
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- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
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- PROPOSED SANITARY SEWER EASEMENT
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- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- TREE PROTECTION FENCE COMBINATION SILT FENCE
- PERMANENT PROTECTION FENCE
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- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- SHEET MATCHLINE
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- 25% OR GREATER STEEP SLOPES
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TAX MAP 36 GRID E3
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STATE OF MARYLAND
MEREDITH BYERS
No. 3108
LANDSCAPE ARCHITECT
10/09/2020

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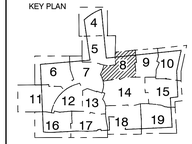

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SCALE
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SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

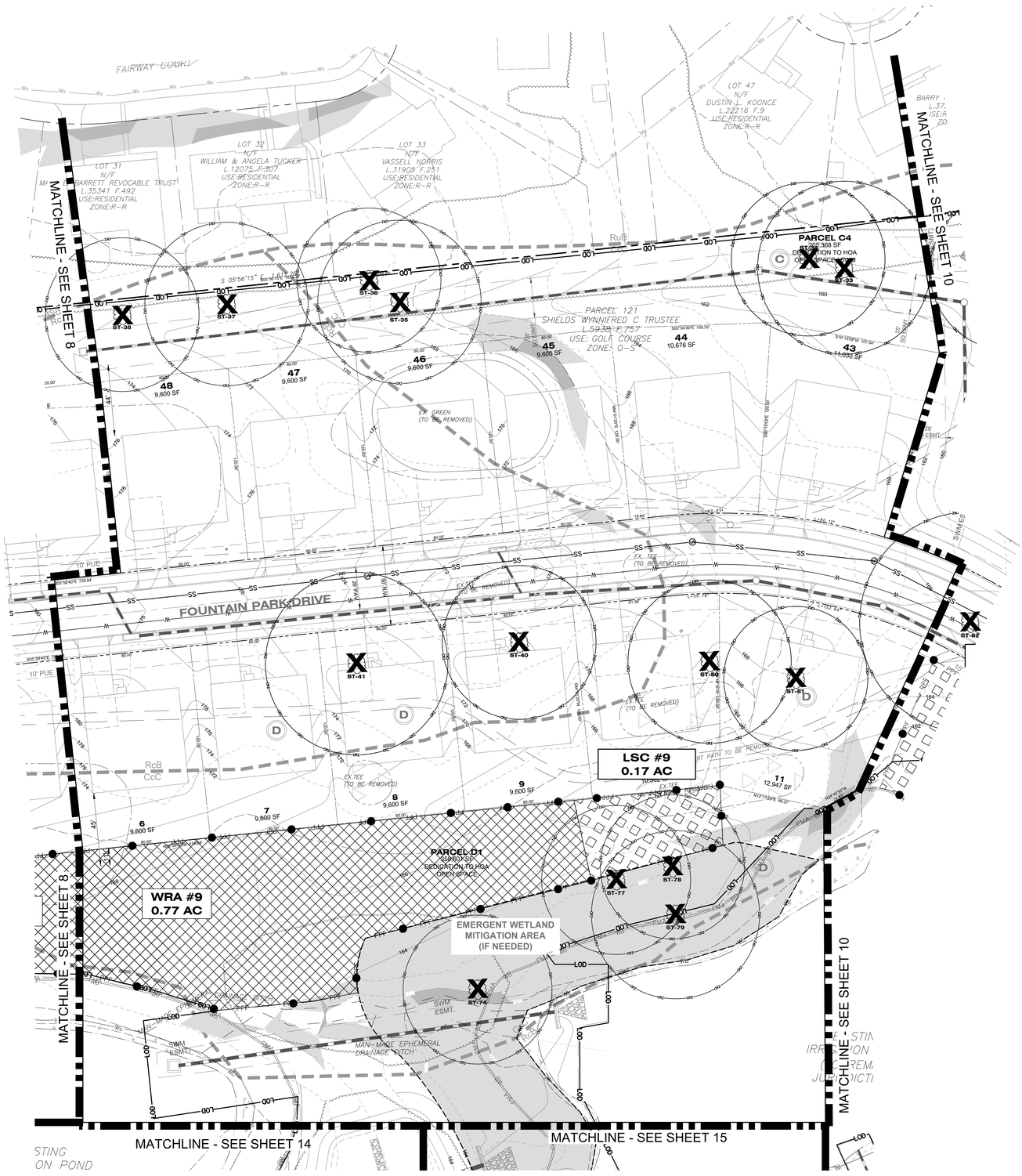
TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

8

SHEET NO. 8 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929



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- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- EXISTING FLOODPLAIN EASEMENT
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TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 38 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL
KEREDITH B. TOD
No. 3108
LANDSCAPE ARCHITECT
10/09/2020

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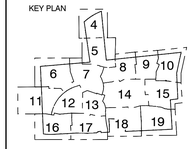

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SCALE
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SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

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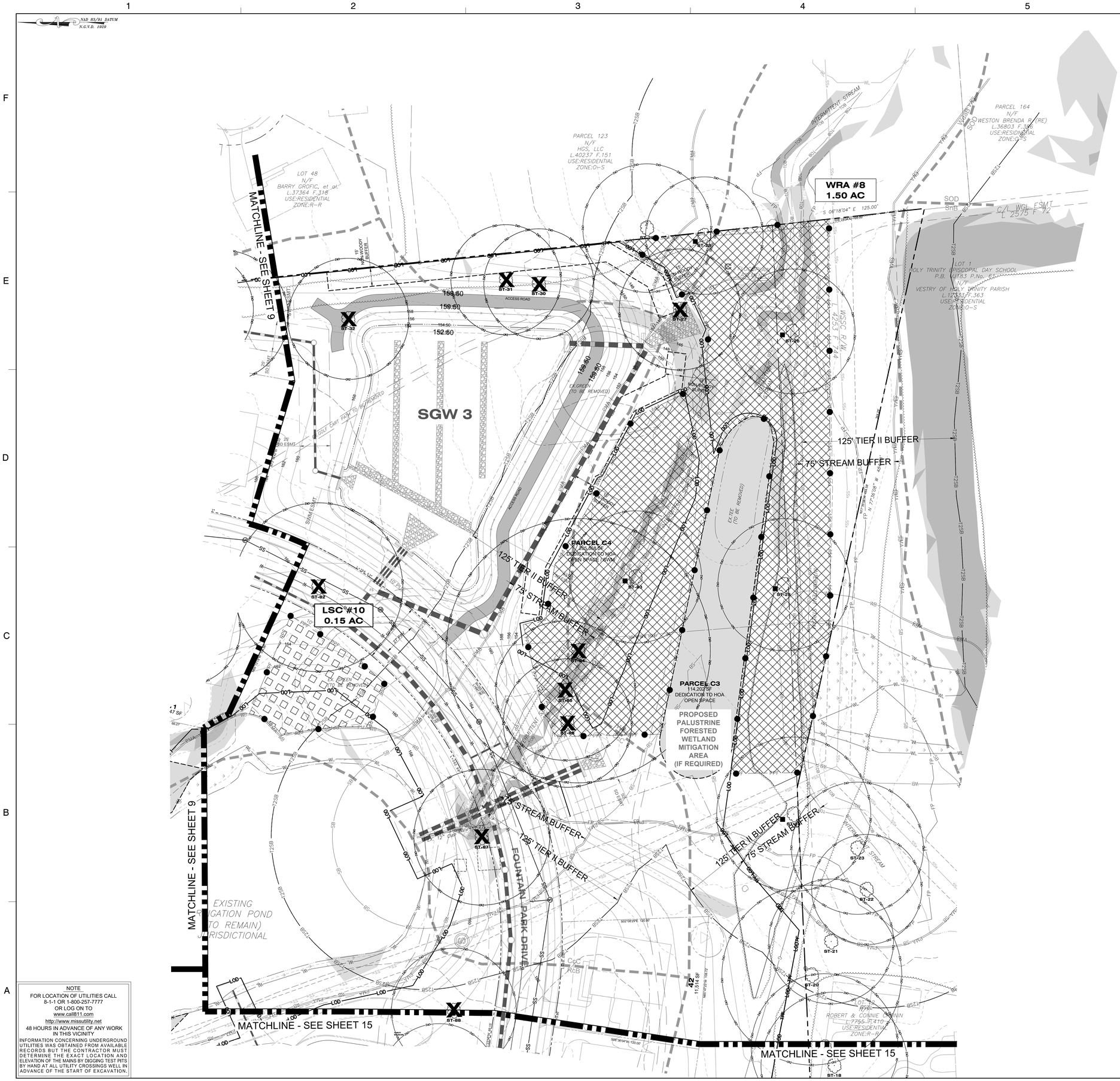
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

9

SHEET NO. 9 OF 23



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THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 38 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL
MEREDITH B. TED
No. 3108
LANDSCAPE ARCHITECT
STATE OF MARYLAND
10/09/2020

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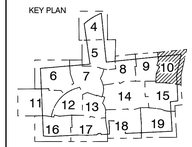

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TITLE
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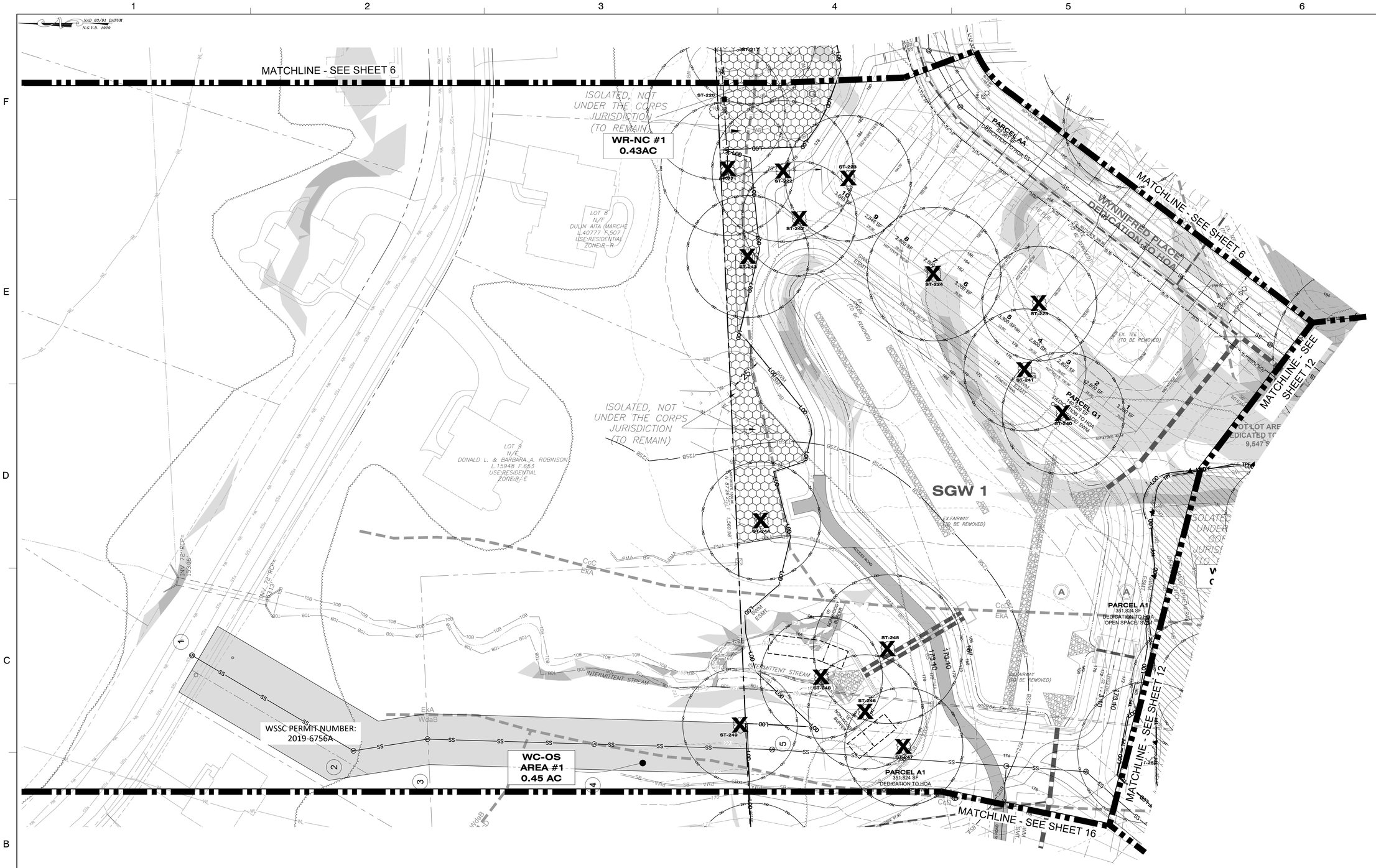
PLAN SHEET

DEWBERRY JOB NO. 50107161

10

SHEET NO. 10 OF 23



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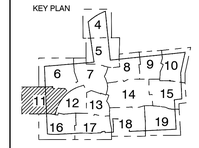

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PLAN SHEET

DEWBERRY JOB NO. 50107161

11

SHEET NO. 11 OF 23

LEGEND

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- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
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- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- TREE PROTECTION FENCE COMBINATION SILT FENCE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- REFORESTATION/AFFORESTATION SIGN
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- SHEET MATCHLINE
- 15% OR GREATER STEEP SLOPES
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PROPERTY OWNER'S AWARENESS CERTIFICATE

I/WE Galaxy NC, LLC 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.

SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE — DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
00				
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Dewberry

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THE FAIRWAYS

TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

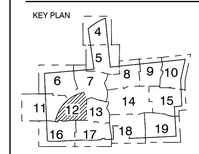
SEAL

STATE OF MARYLAND — MEREDITH B. LEE — No. 3108 — REGISTERED LANDSCAPE ARCHITECT

10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50107161

12

SHEET NO. 12 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING GAS LINE
- TIER II STREAM BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
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- PROPOSED SANITARY SEWER EASEMENT
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I/WE GALAXY NC, LLC 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 OWNER'S REPRESENTATIVE — DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
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THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 38 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND — HEREDITH STEED — No. 3108 — LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
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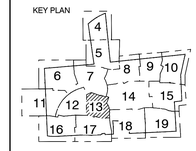


THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

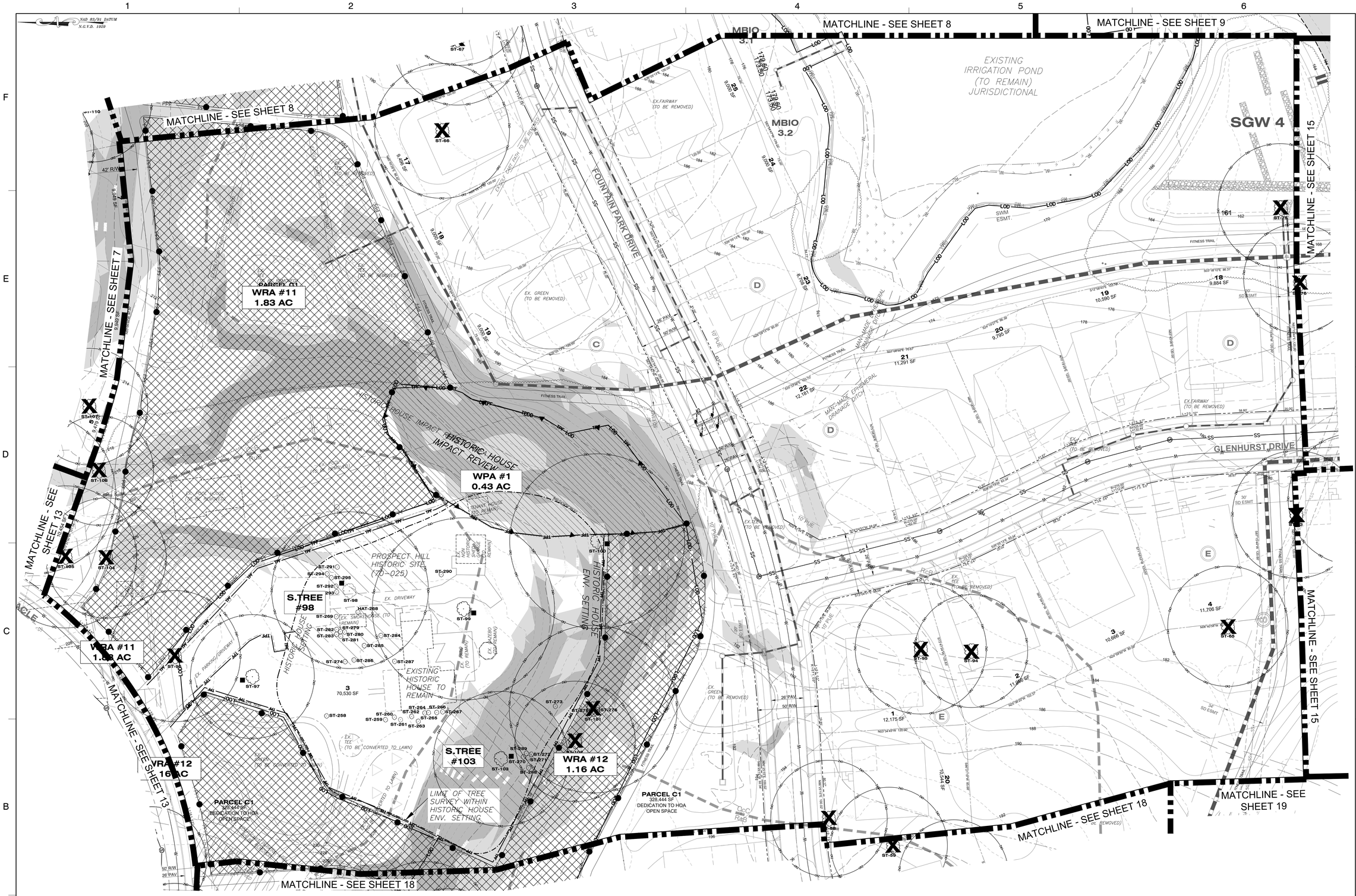
DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

13

SHEET NO. 13 OF 23



LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA) REGULATED STREAM (CENTERLINE)
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OWNER OR OWNER'S REPRESENTATIVE — DATE: 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

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THE FAIRWAYS

TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 38 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL

STATE OF MARYLAND — MEREDITH STEED — No. 3108 — LANDSCAPE ARCHITECT

10/09/2020

PROFESSIONAL CERTIFICATION:
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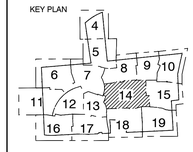
KEY PLAN



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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE

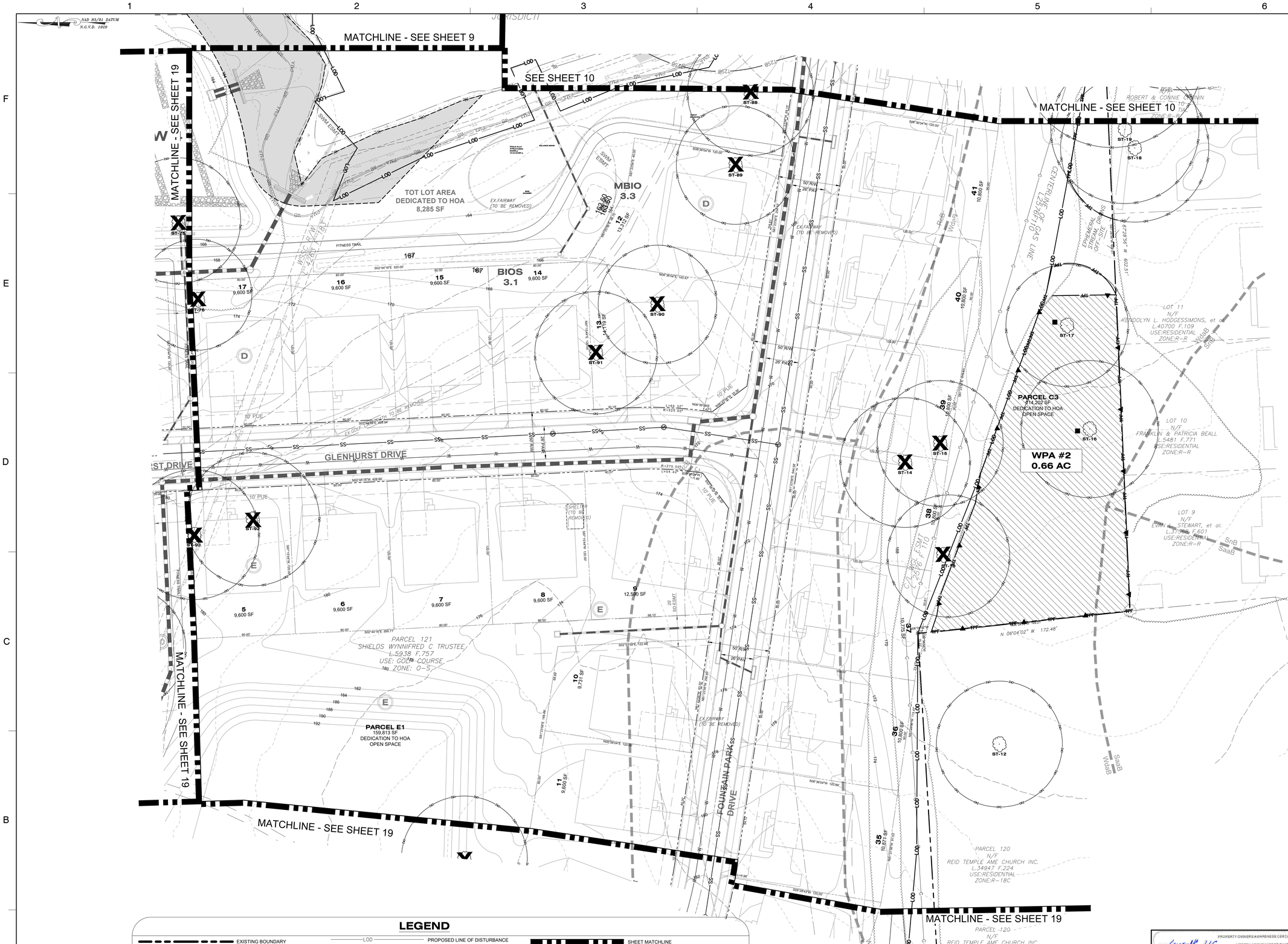
TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50107161

14

SHEET NO. 14 OF 23



LEGEND

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- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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OWNER OR OWNER'S REPRESENTATIVE — DATE: 6-27-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
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THE FAIRWAYS

TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL

STATE OF MARYLAND
MEREDITH BYRD
No. 3108
REGISTERED LANDSCAPE ARCHITECT

10/09/2020

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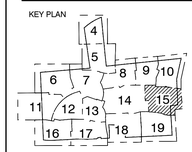

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SCALE
0 30' 60'
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No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

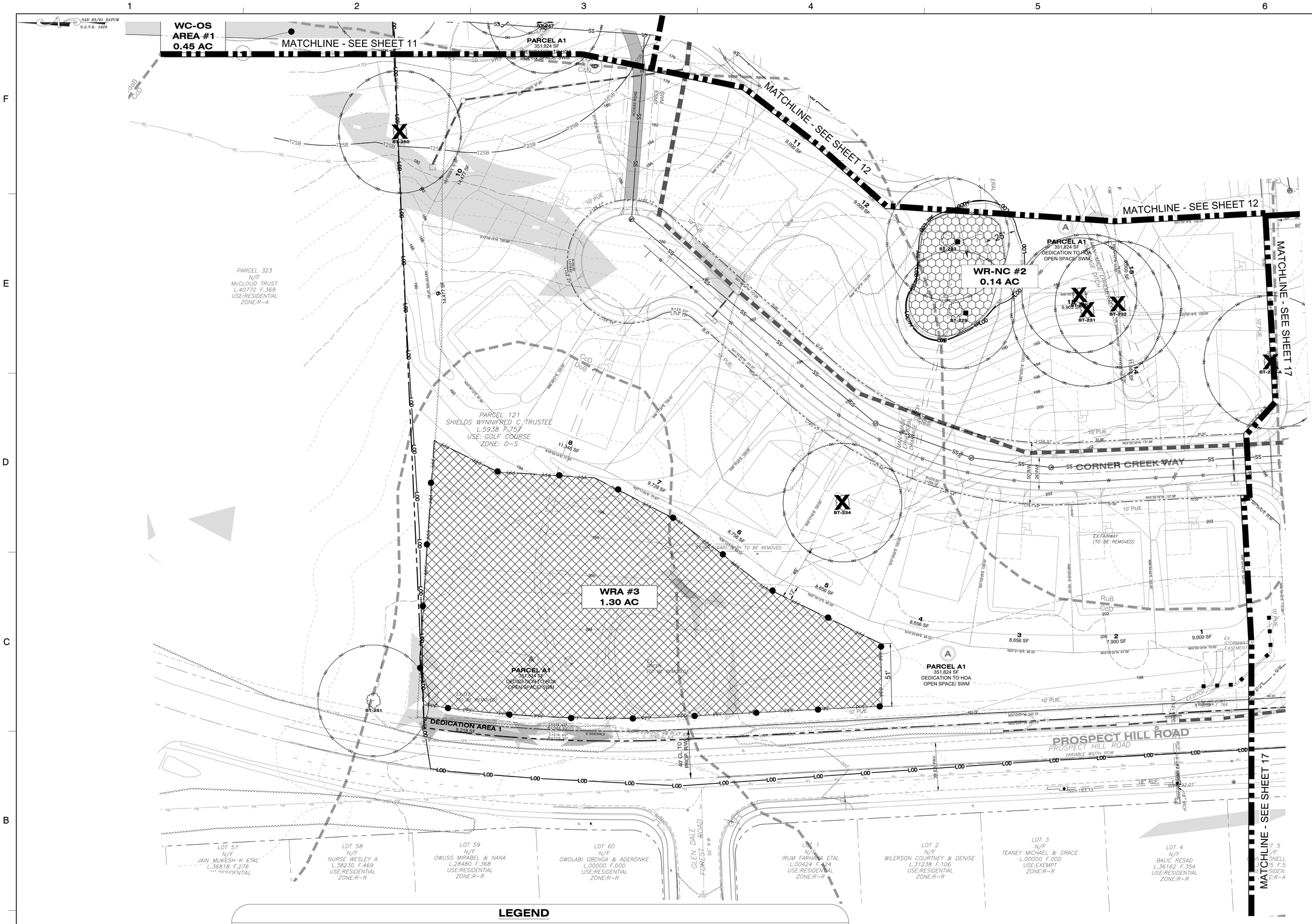
TITLE

TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

15

SHEET NO. 15 OF 23



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TREE CONSERVATION PLAN APPROVAL
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TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP 36 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

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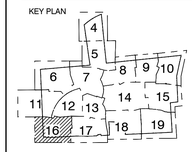

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No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE

TYPE 2 TREE CONSERVATION PLAN

PLAN SHEET

DEWBERRY JOB NO. 50107161

16

SHEET NO. 16 OF 23

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
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- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY

- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- TREE PROTECTION FENCE / COMBINATION SILT FENCE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- REFORESTATION/AFFORESTATION SIGN
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN

- SHEET MATCHLINE
- 15% OR GREATER STEEP SLOPES
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- ON-SITE LANDSCAPING CREDIT AREA (OLC)
- PROPOSED FITNESS TRAIL
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

NOTE
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http://www.missutility.net
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PROPERTY OWNER'S AWARENESS CERTIFICATE
I/WE GALAXY NC, LLC 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 OWNER'S REPRESENTATIVE — DATE 6-23-2020

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
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01				
02				
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05				
06				

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

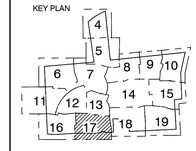
CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND · MEREDITH BYRD · No. 3108 · LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

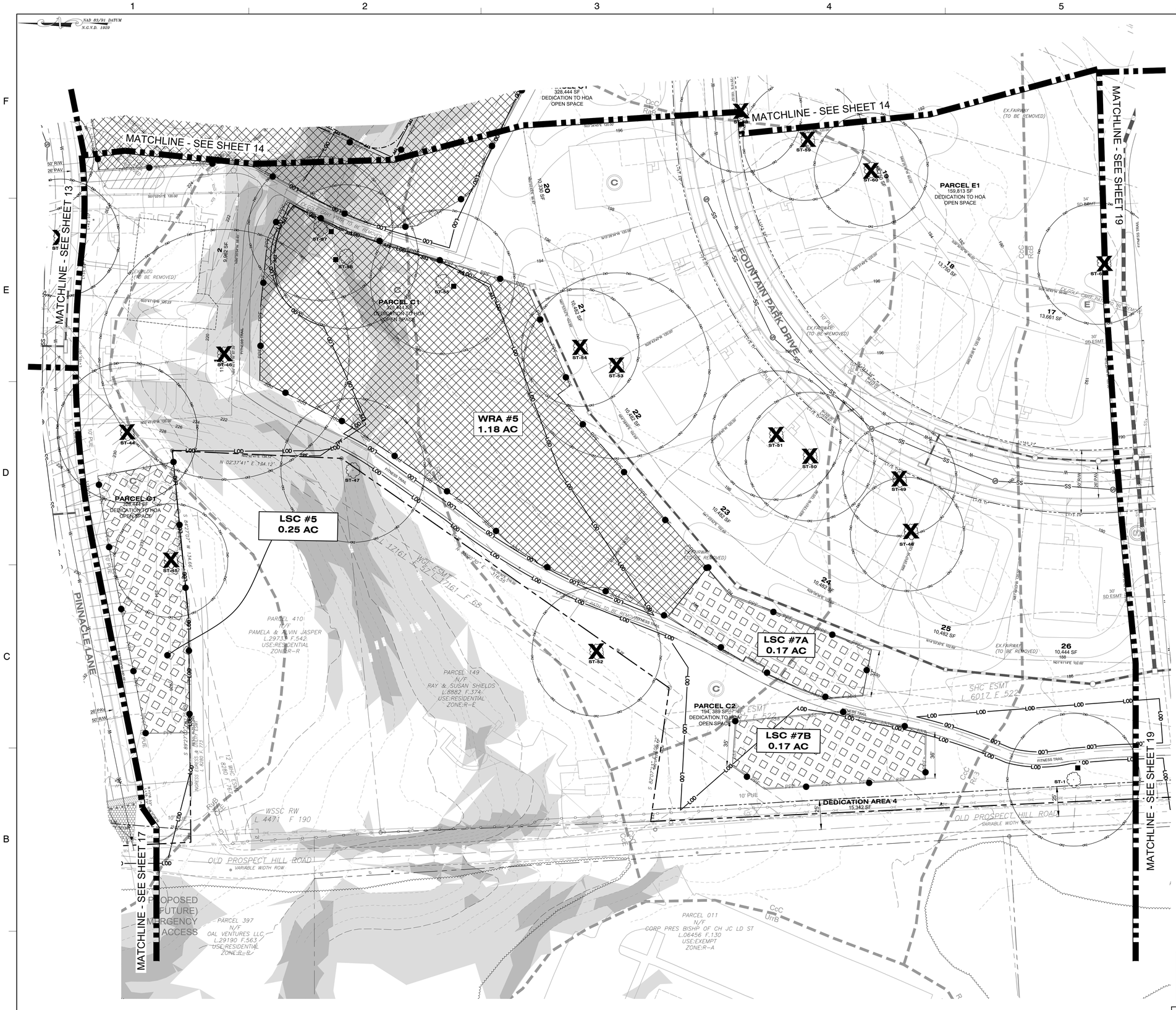
DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

17

SHEET NO. 17 OF 23



LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING GAS LINE
- TIER II STREAM BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
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PRINCE GEORGES COUNTY, MD
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TAX MAP 38 GRID E3
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SEAL
STATE OF MARYLAND
MEREDITH BYRD
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

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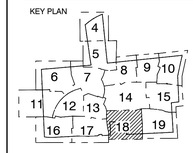

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APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

18

SHEET NO. 18 OF 23

LEGEND

- EXISTING BOUNDARY
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- EXISTING MAJOR CONTOUR
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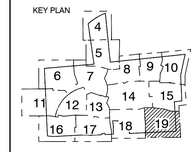

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DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50107161

19

SHEET NO. 19 OF 23

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition	Sheet #	Variance
1	sweetgum	*Liquidambar styraciflua*	35	Fair	root damage, poor form	Save	18	
○ 2	Siberian elm	*Ulmus pumila*	36	Fair	dead branches, root damage, cavity	Remove - Non-Native	19	PPS
○ 3	Siberian elm	*Ulmus pumila*	40	Fair	dead branches, root damage, cavity	Remove - Invasive	19	DSP
○ 4	Siberian elm	*Ulmus pumila*	34	Fair	dead branches, root damage, small crown	Remove - Invasive	19	DSP
○ 5	Siberian elm	*Ulmus pumila*	34	Fair	dead branches, growing on a steep slope, crown dieback, power lines running through crown	Remove - Invasive	19	DSP
○ 6	Siberian elm	*Ulmus pumila*	33	Fair	lower trunk swelling, root damage, dead branches	Remove - Invasive	19	DSP
7	southern red oak	*Quercus falcata*	36	Fair	cavity, dead branches	Save, root pruning	19	
○ 8	Siberian elm	*Ulmus pumila*	39	Good		Remove - non-Native	19	PPS
9	pin oak	*Quercus palustris*	30	Excellent		Remove	19	PPS
○ 10	Siberian elm	*Ulmus pumila*	36	Fair	lower trunk swelling, root damage, dead branches	Remove- none native	19	PPS
11	Norway spruce	*Picea abies*	34	Excellent		Remove - Non-Native	19	PPS
12	pin oak	*Quercus palustris*	34	Good	small crown	Save	15	
13	American sycamore	*Platanus occidentalis*	33	Excellent		Remove	15	PPS
14	red maple	*Acer rubrum*	35	Fair	root damage, co-dominant leader, dead branches	Remove - Fair/poor Condition	15	PPS
15	American sycamore	*Platanus occidentalis*	34	Excellent		Remove	15	PPS
16	pin oak	*Quercus palustris*	37	Good	dead branches	Save	15	
17	sweetgum	*Liquidambar styraciflua*	33	Good	leaning, on stream bank	Save, root pruning	15	
18*	willow oak	*Quercus phellos*	40	Fair	storm damage	Save, root pruning	15	
19*	willow oak	*Quercus phellos*	40	Poor	weak crotch attachment, leaning, broken branches	Save, root pruning	15	
20	willow oak	*Quercus phellos*	49	Good	small cavity, crown dieback, sparse crown	Save, root pruning	10	
21	willow oak	*Quercus phellos*	36	Good	dead branches	Save, root pruning	10	
22*	willow oak	*Quercus phellos*	30	Fair		Save	10	
23*	yellow-poplar	*Liriodendron tulipifera*	36	Fair		Save	10	
24	willow oak	*Quercus phellos*	42	Good		Save, root pruning	10	
25	American sycamore	*Platanus occidentalis*	36	Fair	stem sprouts, storm damage, crown dieback	Save	10	
26	red maple	*Acer rubrum*	34	Poor	leaning, on a stream bank	Save, root pruning	10	
27	pin oak	*Quercus palustris*	33	Good	root damage	Remove - Fair/Poor Condition	10	DSP
28	yellow-poplar	*Liriodendron tulipifera*	32	Poor	root damage, lower trunk swelling, weak crotch attachment	Save	10	
29	white oak	*Quercus alba*	35	Good	weak crotch attachment,	Save, root pruning along CRZ	10	
30	American sycamore	*Platanus occidentalis*	30	Fair	exposed roots, leaning, codominant leader	Remove - Fair/Poor Condition	10	PPS
31	American sycamore	*Platanus occidentalis*	30	Poor	dead leader, exposed roots, cavity	Remove - Fair/Poor Condition	10	PPS
32	American sycamore	*Platanus occidentalis*	33	Good	vine cover, multi-stem trunk, leaning	Remove	10	PPS
33	southern red oak	*Quercus falcata*	33	Fair	slight lean, one sided branching	Remove - Fair/Poor Condition	9	DSP
34	willow oak	*Quercus phellos*	32	Good	dead branches, small crown	Remove	9	PPS
35	willow oak	*Quercus phellos*	34	Good	dead branches, one sided branching	Save	9	PPS
36	southern red oak	*Quercus falcata*	30	Fair	cavity, dead branches	Remove - Fair/Poor Condition	9	PPS
37	southern red oak	*Quercus falcata*	34	Good	slight lean, one sided branching	Remove	9	PPS
38	southern red oak	*Quercus falcata*	32	Good	leaning, one sided branching	Remove	9	PPS
39*	white oak	*Quercus alba*	31	Fair		Save, root pruning	8	
○ 40	Siberian elm	*Ulmus pumila*	32	Good	small cavity	Remove - Non Native	9	PPS
○ 41	Siberian elm	*Ulmus pumila*	38	Fair	root damage, large cracks in truck	Remove - Non Native	9	PPS
○ 42	Siberian elm	*Ulmus pumila*	34	Poor	root damage, cavity, most of crown is dead,	Remove - Non Native	8	PPS
○ 43	Siberian elm	*Ulmus pumila*	35	Poor	large vertical crack up entire tree	Remove - Non Native	8	PPS
○ 44	Siberian elm	*Ulmus pumila*	37	Good	girdled roots, roots impacts by parking lot, leaning,	Remove - Non Native	18	PPS
○ 45	Siberian elm	*Ulmus pumila*	30	Good	roots impacts by parking lot, leaning, co-dominant leader	Remove - Non Native	18	PPS
46	silver maple	*Acer saccharinum*	66	Good	thin crown	Remove	18	PPS
47	eastern red cedar	*Juniperus virginiana*	38	Good	power line cutting through crown, small cavity at trunk base	Save, root pruning	18	
48	pin oak	*Quercus palustris*	30	Good	small crown	Remove	18	PPS
○ 49	Siberian elm	*Ulmus pumila*	30	Good	slight lean, crown dieback	Remove - Non Native	18	PPS
○ 50	Siberian elm	*Ulmus pumila*	34	Poor	root damage, cavity, poor form, dead branches, crown dieback	Remove - Non Native	18	PPS
○ 51	Siberian elm	*Ulmus pumila*	34	Poor	root damage, large vertical crack up tree, poor form	Remove - Non Native	18	PPS
○ 52	Siberian elm	*Ulmus pumila*	32	Fair	root damage, large cracks in truck	Save, root pruning	18	
○ 53	Siberian elm	*Ulmus pumila*	49	Good	root damage, crown dieback	Remove - Non Native	18	PPS
○ 54	Siberian elm	*Ulmus pumila*	31	Poor	large cavities, fungus, poor form	Remove - Non Native	18	PPS
○ 55	Siberian elm	*Ulmus pumila*	38	Good	lower trunk injury, broken branches	Save	18	
56	black locust	*Robinia pseudoacacia*	38	Poor	large cavity, vine cover, small crown, leader has fallen	Save	18	
57	eastern red cedar	*Juniperus virginiana*	31	Poor	root impacts, large cavity, power pole	Save, root pruning	18	
○ 58	Siberian elm	*Ulmus pumila*	32	Poor	root damage, lower trunk injury	Remove - Non Native	14	PPS
○ 59	Siberian elm	*Ulmus pumila*	32	Fair	root damage, large cracks in truck, broken branches	Remove - Non Native	18	PPS
○ 60	Siberian elm	*Ulmus pumila*	30	Good	multi-stem, crown dieback	Remove - Non Native	18	PPS
○ 62	Siberian elm	*Ulmus pumila*	32	Good	root damage, dead branches	Remove - Non Native	19	PPS
○ 63	Siberian elm	*Ulmus pumila*	30	Poor	root damage, small cavity, severe dieback	Remove - Non Native	19	PPS
○ 64	Siberian elm	*Ulmus pumila*	34	Poor	crown dieback, leader missing, large cavity	Remove - Non Native	19	PPS
○ 65	Siberian elm	*Ulmus pumila*	33	Fair	cavity, crown dieback	Remove - Non Native	14	PPS
○ 66	Siberian elm	*Ulmus pumila*	37	Good	crown dieback	Remove - Non Native	14	PPS
○ 67	Siberian elm	*Ulmus pumila*	36	Poor	poor form, large cavity, storm damage	Remove - Non Native	8	PPS
○ 68	Siberian elm	*Ulmus pumila*	35	Poor	poor form, crown dieback	Remove - Non Native	8	PPS
○ 69	Siberian elm	*Ulmus pumila*	37	Fair	root damage, poor form, crown dieback, cavity	Remove - Non Native	8	PPS
○ 70	Siberian elm	*Ulmus pumila*	39	Poor	most of tree dead	Remove - Non Native	8	PPS
71*	southern red oak	*Quercus falcata*	30	Fair		Remove - Fair/Poor Condition	8	DSP
72*	scarlet oak	*Quercus coccinea*	30	Fair		Remove - Fair/Poor Condition	8	DSP
73	white oak	*Quercus alba*	31	Fair	short trunk, one sided branching	Remove - Fair/Poor Condition	8	PPS
74	white oak	*Quercus alba*	31	Fair	weak crotch, co-dominant leader, one sided branching, growing on steep bank	Remove - Fair/Poor Condition	9	PPS
75	scarlet oak	*Quercus coccinea*	34	Fair	root damage, dead branches, crown dieback	Remove - Fair/Poor Condition	15	PPS
76	American sycamore	*Platanus occidentalis*	30	Fair	root damage, weak crotch attachment	Remove - Fair/Poor Condition	15	PPS
○ 77	Siberian elm	*Ulmus pumila*	31	Fair	lower trunk swelling, severe crown dieback	Remove - Non Native	9	PPS
○ 78	Siberian elm	*Ulmus pumila*	30	Fair	poor form, dead branches, broken branches	Remove - Non Native	9	PPS
○ 79	Norway spruce	*Picea abies*	35	Good	poor form	Remove - Non Native	9	PPS
○ 80	Siberian elm	*Ulmus pumila*	34	Fair	weak crotch, dead branches	Remove - Non Native	9	PPS
81	eastern white pine	*Pinus strobus*	30	Good		Remove	9	PPS
○ 82	Siberian elm	*Ulmus pumila*	46	Fair	root damage, cavity, weak crotch	Remove - Non Native	10	PPS
83	red maple	*Acer rubrum*	36	Fair	crown dieback, co-dominant leader, leaning	Save	10	PPS
84	American sycamore	*Platanus occidentalis*	72	Fair	multi-stem trunk, crown dieback, vine covered	Remove - Fair/Poor Condition	10	PPS
85	red maple	*Acer rubrum*	38	Good	poor form in upper crown	Remove	10	PPS
86	willow oak	*Quercus phellos*	35	Good	growing on a stream bank, leaning, one sided branching	Remove	10	PPS
87	American sycamore	*Platanus occidentalis*	37	Fair	poor form, cavity, root damage	Remove - Fair/Poor Condition	10	PPS
○ 88	Siberian elm	*Ulmus pumila*	34	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○ 89	Siberian elm	*Ulmus pumila*	32	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○ 90	Siberian elm	*Ulmus pumila*	32	Fair	dead branches, crown dieback, root damage	Remove - Non Native	15	PPS
○ 91	Siberian elm	*Ulmus pumila*	33	Fair	dead branches, crown dieback, root damage, poor form	Remove - Non Native	15	PPS
○ 92	Siberian elm	*Ulmus pumila*	36	Fair	dead branches, crown dieback, root damage, trunk swelling	Remove - Non Native	15	PPS
○ 93	Siberian elm	*Ulmus pumila*	35	Fair	dead branches, crown dieback, root damage, leaning	Remove - Non Native	15	PPS
○ 94	Siberian elm	*Ulmus pumila*	31	Fair	dead branches, crown dieback, root damage, cavity	Remove - Non Native	14	PPS
○ 95	Siberian elm	*Ulmus pumila*	36	Fair	root damage, poor crotch attachment, cavity	Remove - Non Native	14	PPS
96	red maple	*Acer rubrum*	36	Fair	slight lean, small crown, root impacts from driveway	Remove - Fair/Poor Condition	14	PPS
97	American holly	*Ilex opaca*	34	Good	co-dominant leader, multi-stem trunk	Save, root pruning	14	PPS
98	silver maple	*Acer saccharinum*	43	Good	small crown, root impacts	Save, root pruning	14	PPS
99	ginko	*Ginko biloba*	50	Fair	root impacts	Save	14	PPS
100	white oak	*Quercus alba*	48	Good	crown dieback, vine cover	Save	14	PPS
101	black locust	*Robinia pseudoacacia*	46	Poor	mostly dead	Remove - Fair/Poor Condition	14	PPS
102	black locust	*Robinia pseudoacacia*	33	Poor	mostly dead, fungus	Remove - Fair/Poor Condition	14	PPS
103	eastern red cedar	*Juniperus virginiana*	37	Good		Save, root pruning	14	PPS
△ 104	white mulberry	*Morus alba*	33	Fair		Remove - Invasive/introduced	14	PPS
○ 105	Siberian elm	*Ulmus pumila*	39	Poor	dead branches, large vertical crack in trunk, root damage,	Remove - Non Native	14	PPS
○ 106	Siberian elm	*Ulmus pumila*	44	Fair	dead branches, broken branches, root damage,	Remove - Non Native	13	PPS
○ 107	Siberian elm	*Ulmus pumila*	32	Good	root damage, broken branches	Remove - Non Native	7	PPS
108	black locust	*Robinia pseudoacacia*	30	Poor	fungus, dead branches, co-dominant leader cut	Remove - Fair/Poor Condition	7	PPS
109	willow oak	*Quercus phellos*	33	Good		Remove	7	PPS
110	black locust	*Robinia pseudoacacia*	33	Poor	mostly dead	Remove - Fair/Poor Condition	7	PPS
111	pin oak	*Quercus palustris*	45	Good	fungus	Remove	8	PPS
△ 112	Bradford pear	*Pyrus calleryana*	36	Good	weak crotch attachment, cavity, poor form	Remove - Invasive/introduced	8	PPS
△ 113	Bradford pear	*Pyrus calleryana*	30	Good	weak crotch attachment, poor form	Remove - Invasive/introduced	5	PPS
114	southern red oak	*Quercus falcata*	50	Poor	large cavity, one sided branching	Remove - Fair/Poor Condition	5	PPS
115	southern red oak	*Quercus falcata*	43	Good	leaning, one sided branching	Remove	5	PPS
116*	southern red oak	*Quercus falcata*	30	Fair		Save	5	PPS
117*	yellow-poplar	*Liriodendron tulipifera*	30	Fair		Save	5	PPS
118	yellow-poplar	*Liriodendron tulipifera*	33	Fair	cavity, leaning	Remove - Fair/Poor Condition	5	PPS
119	southern red oak	*Quercus falcata*	32	Fair		Remove - Fair/Poor Condition	5	PPS
120	yellow-poplar	*Liriodendron tulipifera*	30	Excellent		Remove	5	PPS
○ 121	Siberian elm	*Ulmus pumila*	32	Good	small crown, dead branches	Remove - Non Native	5	PPS
122	yellow-poplar	*Liriodendron tulipifera*	35	Excellent	dead branches	Remove	5	PPS
123	white oak	*Quercus alba*	36	Good	weak crotch attachment, one sided branching.	Remove	4	DSP
124	sweetgum	*Liquidambar styraciflua*	31	Good	root damage, twisted lower crown	Remove	4	DSP
125	willow oak	*Quercus phellos*	33	Good	large indentation in trunk	Save, root pruning	4	PPS
126	willow oak	*Quercus phellos*	43	Good	cavity, lower trunk swollen, one sided branching	Save, root pruning	4	PPS
127	southern red oak	*Quercus falcata*	30	Fair	leaning, small crown, one sided branching	Save, root pruning	4	PPS
128	yellow-poplar	*Liriodendron tulipifera*	34	Good	dead branches, broken branches, crown dieback, weak crotch attachment	Save, root pruning	5	PPS
129	southern red oak	*Quercus falcata*	33	Good	leaning, lower trunk swelling, one sided branching	Save, root pruning	5	PPS
130	southern red oak	*Quercus falcata*	37	Fair	lower trunk swelling, poor form, tree bent over	Save, root pruning	5	PPS
131	southern red oak	*Quercus falcata*	48	Good	dead branches, stem sprouts	Save, root pruning	5	PPS
132	yellow-poplar	*Liriodendron tulipifera*	35	Good	crown dieback	Save, root pruning	5	PPS
133	southern red oak	*Quercus falcata*	35	Fair	leaning, one sided branching	Remove	5	DSP
134	yellow-poplar	*Liriodendron tulipifera*	31	Good	small crown, one sided branching	Save, root pruning	5	PPS
135*	chestnut oak	*Quercus montana*	36	Fair		Save, root pruning	5	PPS
136*	southern red oak	*Quercus falcata*	34, 35	Fair		Save	5	PPS
137*	yellow-poplar	*Liriodendron tulipifera*	34	Fair		Save, root pruning	5	PPS
138	southern red oak	*Quercus falcata*	35	Fair	slight lean, one sided branching, dead branches	Save, root pruning	5	PPS
139*	southern red oak	*Quercus falcata*	30	Fair		Save, root pruning	5	PPS
140	southern red oak	*Quercus falcata*	36	Good		Remove	7	PPS
141	southern red oak	*Quercus falcata*	42	Fair	one sided branching, leaning, poor form	Remove - Fair/Poor Condition	7	PPS
142	yellow-poplar	*Liriodendron tulipifera*	44	Excellent		Remove	7	PPS
○ 143	Siberian elm	*Ulmus pumila*	31	Fair	root damage, dead branches, broken branches, cavity, leaning	Remove - Non Native	7	PPS
○ 144	Siberian elm	*Ulmus pumila*	35	Fair	co-dominant leader, poor form, one sided branching	Remove - Non Native	5	PPS
145	southern red oak	*Quercus falcata*	46	Good	weak crotch attachment, one sided branching, co-dominant leader	Save	7	PPS
146	yellow-poplar	*Liriodendron tulipifera*	38	Good	small cavity	Remove	7	PPS
147	chestnut oak	*Quercus montana*	38, 33	Fair	cavity, small crown, weak crotch attachment, dead branches, one side branching	Remove - Fair/Poor Condition	7	PPS
148	chestnut oak	*Quercus montana*	30	Good	small crown,	Remove	7	PPS
149	southern red oak	*Quercus falcata*	35	Poor	co-dominant leader, one leader is dead, crown dieback, dead branches, poor form	Remove - Fair/Poor Condition	7	PPS
150	southern red oak	*Quercus falcata*	35	Poor	co-dominant leader, one leader is dead, severe crown dieback,	Remove - Fair/Poor Condition	7	PPS
151	chestnut oak	*Quercus montana*	37	Fair	cavity, weak crotch attachment, one sided branching	Remove - Fair/Poor Condition	7	PPS
152	chestnut oak	*Quercus montana*	30	Fair	weak crotch attachment, one sided branching, multi-stem leader	Remove - Fair/Poor Condition	7	PPS
153	chestnut oak	*Quercus montana*	31	Good	lower trunk swelling	Remove	7	PPS
154	chestnut oak	*Quercus montana*	30	Good	root damage, co-dominant leader, weak crotch attachment, one sided branching	Remove	6	PPS
155*	yellow-poplar	*Liriodendron tulipifera*	45	Fair		Save, root pruning	7	PPS
156*	yellow-poplar	*Liriodendron tulipifera*	45	Fair		Save, root pruning	6	PPS
157	chestnut oak	*Quercus montana*	31	Good	small crown	Save, root pruning	6	PPS
158	yellow-poplar	*Liriodendron tulipifera*	37	Good	root damage, leaning, one sided branching	Remove	6	PPS
○ 159	Siberian elm	*Ulmus pumila*	34	Poor	dead leader, weak crotch attachment	Remove -Non native	13	PPS
○ 160	Siberian elm	*Ulmus pumila*	30	Fair	root damage, broken/dead branches	Remove -Non native	13	PPS
○ 161	Siberian elm	*Ulmus pumila*	37	Poor	root damage, broken/dead branches	Remove -Non native	13	PPS
○ 162	Siberian elm	*Ulmus pumila*	34	Fair	root damage, broken/dead branches, codominant leader	Remove -Non native	13	PPS
○ 163	Siberian elm	*Ulmus pumila*	46	Good	root damage, broken/dead branches	Remove -Non native	13	PPS
○ 164	Siberian elm	*Ulmus pumila*	38	Good	root damage, broken/dead branches	Remove -Non native	13	PPS
○ 165	Siberian elm	*Ulmus pumila*	32	Fair	root damage, broken/dead branches, poor form	Remove - Fair/Poor Condition	13	DSP
○ 166	Siberian elm	*Ulmus pumila*	34	Fair	root damage, broken/dead branches, slight lean	Remove - Fair/Poor Condition	12	PPS
○ 167	Siberian elm	*Ulmus pumila*	35	Fair	root damage, broken/dead branches, crown dieback, lower trunk swelling	Remove - Fair/Poor Condition	12	PPS
168	red maple	*Acer rubrum*	30	Poor	root damage, broken/dead branches	Remove - Fair/Poor Condition	12	PPS
169	yellow-poplar	*Liriodendron tulipifera*	36	Poor	slight lean, small crown, root impacts from driveway, crown dieback	Remove - Fair/Poor Condition	12	PPS
○ 170	Siberian elm	*Ulmus pumila*	31	Good	root damage, broken/dead branches, weak crotch attachment	Remove -Non native	12	PPS
171	southern red oak	*Quercus falcata*	42	Good	lower trunk swelling	Remove	12	PPS
172	southern red oak	*Quercus falcata*	35	Good		Remove	12	PPS
173	post oak	*Quercus stellata*	37	Fair	broken/dead branches, cavity, leaning, one-sided branching	Remove - Fair/Poor Condition	12	PPS
174	yellow-poplar	*Liriodendron tulipifera*	34	Good	small crown, exposed roots, slight lean	Remove	12	PPS
175	yellow-poplar	*Liriodendron tulipifera*	35	Fair	small crown, exposed roots, slight lean, one-sided branching	Remove - Fair/Poor Condition	12	PPS
176	chestnut oak	*Quercus montana*	60	Good	crown dieback, poor crown form, multi-stem leader	Remove	12	PPS
177	chestnut oak	*Quercus montana*	32	Fair	co-dominant leader, poor form, leaning	Remove - Fair/Poor Condition	12	PPS
178	chestnut oak	*Quercus montana*	30	Good	small crown, vine cover, weak crotch attachment	Remove	12	PPS
179	chestnut oak	*Quercus montana*	36	Poor	mostly dead	Remove - Fair/Poor Condition	12	PPS
180	chestnut oak	*Quercus montana*	30	Good	small crown	Remove	12	PPS
181	chestnut oak	*Quercus montana*	34	Good	exposed roots, leaning, one-sided branching, dead branches	Remove	12	PPS
182	chestnut oak	*Quercus montana*	35	Fair	root damage, one sided branching	Remove - Fair/Poor Condition	12	PPS
183	yellow-poplar	*Liriodendron tulipifera*	41	Poor	upper crown dead, trunk seep, exposed roots	Remove - Fair/Poor Condition	12	PPS
184	yellow-poplar	*Liriodendron tulipifera*	50	Fair	one-sided branching, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition	12	PPS
185	yellow-poplar	*Liriodendron tulipifera*	30	Fair	small crown, vine cover	Remove	12	PPS
186	chestnut oak	*Quercus montana*	51	Fair	one-sided branching, weak crotch attachment	Remove	6	PPS
187	black oak	*Quercus velutina*	35	Good	root impacts from cart path, broken branches, small leader growing from trunk base	Remove	6	PPS
188	white oak	*Quercus alba*	32	Excellent	one-sided branching	Remove	6	PPS
189	yellow-poplar	*Liriodendron tulipifera*	35	Good	poor form, crown dieback	Remove	6	PPS
190	white oak	*Quercus alba*	34	Poor	lower trunk swelling, two trees growing together	Remove - Fair/Poor Condition	6	PPS
191	white oak	*Quercus alba*	34	Fair	stem sprouts, crown dieback	Remove - Fair/Poor Condition	6	PPS
192	chestnut oak	*Quercus montana*	32	Good	crooked trunk	Remove	6	PPS
193	yellow-poplar	*Liriodendron tulipifera*	31	Good	poor crotch attachment	Remove	6	PPS
194	chestnut oak	*Quercus montana*	33	Good	small cavities, one-sided branching	Remove	6	PPS
195	southern red oak	*Quercus falcata*	36	Good	dead branches	Remove	6	PPS
196	chestnut oak	*Quercus montana*	43	Fair	poor form, stem sprouts, weak crotch attachment	Remove	6	PPS
197	chestnut oak	*Quercus montana*	44	Good	one-sided branching	Remove	6	PPS
198	chestnut oak	*Quercus montana*	36	Excellent		Remove	6	PPS
199	chestnut oak	*Quercus montana*	45	Poor	weak crotch attachment,	Remove - Fair/Poor Condition	6	PPS
200	yellow-poplar	*Liriodendron tulipifera*	35	Good	slight lean	Remove	6	PPS
201	chestnut oak	*Quercus montana*	36	Fair	one-sided branching, one-sided branching, cavities, lower trunk swelling	Remove	6	PPS
202	chestnut oak	*Quercus montana*	31	Good	one-sided branching	Remove	7	PPS
203	yellow-poplar	*Liriodendron tulipifera*	51	Excellent	broken branches	Remove	7	PPS
204	yellow-poplar	*Liriodendron tulipifera*	47	Poor	lower trunk rot, broken branches, cavity	Remove - Fair/Poor Condition	7	PPS
205	yellow-poplar	*Liriodendron tulipifera*	37	Fair	crown dieback, poof form, weak crotch attachment, dead branches	Remove - Fair/Poor Condition	7	PPS
206	yellow-poplar	*Liriodendron tulipifera*	43	Good	crown dieback, broken branches	Remove	7	PPS
207	yellow-poplar	*Liriodendron tulipifera*	30	Good	poof form, weak crotch attachment, dead branches	Remove	7	PPS
208	sweetgum	*Liquidambar styraciflua*	30	Fair	multi-stem trunk, weak crotch attachment, stem sprouts, one-sided branching	Remove - Fair/Poor Condition	7	PPS
209	yellow-poplar	*Liriodendron tulipifera*	43	Fair	weak crotch attachment, one-sided branching, co-dominant leader	Remove - Fair/Poor Condition	7	PPS
210	yellow-poplar	*Liriodendron tulipifera*	32	Good	crown dieback	Remove	7	PPS
211	yellow-poplar	*Liriodendron tulipifera*	32	Fair	one-sided branching, leaning	Remove - Fair/Poor Condition	7	PPS
212	yellow-poplar	*Liriodendron tulipifera*	38	Good	one-sided branching, vine cover	Remove	7	PPS
213	yellow-poplar	*Liriodendron tulipifera*	31	Good	cavity, dead/broken branches, one-sided branching	Remove	7	PPS
○ 214	Siberian elm	*Ulmus pumila*	30	Poor	root damage, cavity, lower trunk injury	Remove - non native	7	PPS
○ 215	Siberian elm	*Ulmus pumila*	31	Fair	cavity, dead/broken branches	Remove - non native	7	PPS
216	scarlet oak	*Quercus coccinea*	33	Poor	co-dominant leader, small crown,	Save, root pruning	6	PPS
217	scarlet oak	*Quercus coccinea*	34	Good	crown dieback	Save	6	PPS
218	chestnut oak	*Quercus montana*	31	Good	slight lean	Save	6	PPS
219	scarlet oak	*Quercus coccinea*	31	Fair	dead/broken branches	Remove - Fair/Poor Condition	6	PPS
220	chestnut oak	*Quercus montana*	36	Good	weak crotch attachment, poor form, co-dominant leader	Save, root pruning	11	PPS
221	chestnut oak	*Quercus montana*	35	Good	slight lean, crown dieback	Save	11	DSP
222	chestnut oak	*Quercus montana*	37	Excellent		Remove	11	PPS
223	chestnut oak	*Quercus montana*	33	Good	weak crotch attachment, lower trunk swelling	Remove	11	PPS
224	chestnut oak	*Quercus montana*	35	Good	root damage, leaning, one-sided branching	Remove	11	PPS
225	chestnut oak	*Quercus montana*	30	Good	fungus, dead/broken branches	Remove	11	PPS
226*	white oak	*Quercus alba*	34	Fair		Save		PPS
○ 227	Siberian elm	*Ulmus pumila*	35	Good	root damage	Remove - Non Native	17	PPS
○ 228	Siberian elm	*Ulmus pumila*	44	Fair	weak crotch attachment, root damage, crown dieback	Remove - Non Native	17	PPS
229	red maple	*Acer rubrum*	32	Poor	cavity, root crown swelling, dead branches, crown dieback	Save, root pruning	16	PPS
○ 229-A	Siberian elm	*Ulmus pumila*	33	Fair	co-dominant leader, weak crotch attachement, crown dieback	Remove - Non Native	16	PPS
230	red maple	*Acer rubrum*	31	Fair	leaning, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	16	PPS
231	yellow-poplar	*Liriodendron tulipifera*	41	Fair	root damage, leaning, co-dominant leader, weak crotch attachment	Remove - Fair/Poor Condition	16	PPS
232	red maple	*Acer rubrum*	34	Poor	leaning heavily, co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	16	PPS
233	red maple	*Acer rubrum*	33	Fair	weak crotch attachment, one-sided branching, co-dominant leader	Save, root pruning	16	PPS
234	red maple	*Acer rubrum*	32	Fair	root crown swelling, dead branches, small cavity	Remove - Fair/Poor Condition	16	PPS
235	yellow-poplar	*Liriodendron tulipifera*	40	Poor	stem sprouts, one-sided branching, growing on stream bank, small crown	Save, root pruning	12	PPS
236	yellow-poplar	*Liriodendron tulipifera*	61	Poor	large cavity, crown almost dead	Remove	12	DSP
237	yellow-poplar	*Liriodendron tulipifera*	31	Good	crown dieback	Save	12	PPS
238	yellow-poplar	*Liriodendron tulipifera*	35	Good	crown dieback	Save	12	PPS
239	yellow-poplar	*Liriodendron tulipifera*	30	Good	crown dieback	Save, root pruning	12	PPS
240	chestnut oak	*Quercus montana*	32	Good	crown dieback, weak crotch attachment, dead branches	Remove	11	PPS
241	chestnut oak	*Quercus montana*	32	Good	crown dieback, weak crotch attachment	Remove	11	PPS
242	chestnut oak	*Quercus montana*	30	Fair	leaning, lower trunk swelling, one-sided branching	Remove - Fair/Poor Condition	11	PPS
243	white oak	*Quercus alba*	32	Fair	lower trunk swelling, one-sided branching, stem sprouts	Remove - Fair/Poor Condition	11	DSP
244	chestnut oak	*Quercus montana*	31	Fair	co-dominant leader, weak crotch attachment, crown dieback	Remove - Fair/Poor Condition	11	DSP
245	yellow-poplar	*Liriodendron tulipifera*	39	Good	crown dieback, dead/broken branches	Remove	11	PPS
246	sweetgum	*Liquidambar styraciflua*	30	Good	slight lean upper crown, small crown	Remove	11	PPS
247	American sycamore	*Platanus occidentalis*	31	Good	thin crown	Remove	11	PPS
248	sweetgum	*Liquidambar styraciflua*	32	Fair	stem sprouts, weak crotch attachment	Remove - Fair/Poor Condition	11	PPS
249	sweetgum	*Liquidambar styraciflua*	30	Fair	stem sprouts, main leader broken, small crown	Remove	11	WSSC Permit #2019-6756A
250	willow oak	*Quercus phellos*	33	Good	one-sided branching	Remove	16	PPS
251*	willow oak	*Quercus phellos*	30	Fair		Save	16	PPS
○ 252	Siberian elm	*Ulmus pumila*	38	Fair	cavity, dead/broken branches, co-dominant leader,	Remove - Non Native	17	PPS
253	southern red oak	*Quercus falcata*	32	Poor	cavities, heavy vine cover, dead/broken branches	Remove	17	DSP
254	southern red oak	*Quercus falcata*	37	Good	curved trunk, one-sided branching, crown dieback	Save	12	PPS
255	yellow-poplar	*Liriodendron tulipifera*	30	Good	poor form, dead/broken branches, co-dominant leader	Save, root pruning	12	PPS
256	red maple	*Acer rubrum*	31	Fair	thin crown, girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition	13	PPS
257	red maple	*Acer rubrum*	30	Fair	girdled roots, root damage, multi-stem trunk	Remove - Fair/Poor Condition	13	PPS

△ Invasive Trees

○ Non-Native Trees

PPS : PPS-4-19005

DSP : DSP-19007

Trees to be counted as removed. Trees may be saved if feasible. (green)

Trees used for Specimen Tree Credit (blue)

258	basswood	*Tilia americana*	24	Good	exposed roots, mower damage
259	Leather leaf viburnum	*Viburnum rhytidophyllum*	Large shrub	Good	
260	Leather leaf viburnum	*Viburnum rhytidophyllum*	Large shrub	Good	
261	Leather leaf viburnum	*Viburnum rhytidophyllum*	Large shrub	Good	
262	Leather leaf viburnum	*Viburnum rhytidophyllum*	Large shrub	Good	
263	Leather leaf viburnum	*Viburnum rhytidophyllum*	Large shrub	Good	
264	Juniper sp.	*Juniperus sp.*	Large shrub	Good	
265	Juniper sp.	*Juniperus sp.*	Large shrub	Good	
266	Juniper sp.	*Juniperus sp.*	Large shrub	Good	
267	Juniper sp.	*Juniperus sp.*	Large shrub	Good	
268	eastern red cedar	*Juniperus virginiana*	10	Fair	thin crown
269	willow oak	*Quercus phellos*	15	Fair	thin crown
270	black locust	*Robinia pseudoacacia*	20	Fair	crown dieback
271	black locust	*Robinia pseudoacacia*	20	Fair	crown dieback
272	black locust	*Robinia pseudoacacia*	20	Fair	crown dieback
273	white walnut	*Juglans cinerea*	28	Fair	heavy vine cover
274	ornamental pine	*Pinus sp.*	2	Fair	
275	sassafras	*Sassafras albidum*	6	Fair	
276	black locust	*Robinia pseudoacacia*	7	Poor	crown mostly dead
279	yew	*Taxus bacatta*	5	Fair	
280	yew	*Taxus bacatta*	5	Fair	
281	yew	*Taxus bacatta*	5	Fair	
282	American holly	*Ilex opaca*	5	Fair	
283	American holly	*Ilex opaca*	5	Fair	
284	eastern red cedar	*Juniperus virginiana*	16,14,10,8	Fair	
285	red pine	*Pinus resinosa*	10	Fair	
286	red pine	*Pinus resinosa*	5	Fair	
287	flowering dogwood	*Cornus florida*	6	Good	
288	hackberry	*Celtis occidentalis*	10, 7	Fair	
289	△ bradford pear	*Pyrus calleryana*	7	Poor	Growing 3 inches from another tree
290	○ Norway spruce	*Picea abies*	14	Fair	thin crown
291	△ white mulberry	*Morus alba*	11,11	Fair	leaning, leaking sap, crown dieback
292	ornamental cedar	*Thuja occidentalis*	Large shrub	Fair	
293	ornamental cedar	*Thuja occidentalis*	Large shrub	Fair	
294	ornamental shrub	*unknown*	Large shrub	Fair	
295	ornamental shrub	*unknown*	Large shrub	Fair	

△ Invasive Trees

○ Non-Native Trees

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on 03-26-2020 for the removal of the following specified specimen trees (Section 25-122(b)(1)(G)): 2, 8-11, 13-15, 27, 30-32,34-38 ,40-46, 48-51, 53-54, 58-82, 84-96, 101-102, 104-115, 118-122, 140-154, 158-164,166-215, 219, 222-225, 227, 228, 229-A, 230-232,234, 240-242, 244-248, 250, 252, 256-257, and the variance approved by the Planning board on 06-18-2020 for the removal of the following specimen trees (Section 25-122(b)(1)(G)): 3, 4 ,5 ,6, 27, 33,52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, 253.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE Galaxy NC, LLC 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.

[signature] OWNER OR OWNERS REPRESENTATIVE — 6-23-2020 DATE

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
00				
01				
02				
03				
04				
05				
06				

Dewberry®

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
GALAXY NC, LLC
448 VIKING DRIVE, SUITE 220
VIRGINIA BEACH,VA 23452

CONTACT
SEAN F. BRUCE
301.502.0956
sfbdevelopment@gmail.com

THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE: 209NE10, 209NE11, 210NE10

SEAL

STATE OF MARYLAND — MEREDITH BYER — REGISTERED LANDSCAPE ARCHITECT — No. 3108

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
SPECIMEN TREE TABLES

DEWBERRY JOB NO. 50107161

20

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- REGULATED STREAM (TOP OF BANK)
- EXISTING GAS LINE
- TIER II STREAM BUFFER
- EXISTING STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING BRUSH LINE 'NOT WOODLAND'
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LINE OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED STORM DRAIN
- SOIL BOUNDARY
- TREE PROTECTION FENCE COMBINATION SILT FENCE
- PERMANENT PROTECTION FENCE
- TEMPORARY PROTECTION FENCE
- REFORESTATION/AFFORESTATION SIGN
- WOODLAND PRESERVATION SIGN
- SPECIMEN TREE SIGN
- SHEET MATCHLINE
- 15% OR GREATER STEEP SLOPES
- 25% OR GREATER STEEP SLOPES
- WOODLAND CLEARED (WCA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED - NOT CREDITED (WR-NC)
- WOODLAND REFORESTATION /AFFORESTATION AREA (WRA)
- ON-SITE LANDSCAPING CREDIT AREA (LSC)
- OFF-SITE CLEARING (WC-OS)
- PROPOSED FITNESS TRAIL
- EXISTING TREES
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE TO BE REMOVED (IF REQUIRED)

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

PROPERTY OWNER'S AWARENESS CERTIFICATE
I/WE Galaxy MD, LLC 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.
SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE
6-23-2020
DATE:

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
00				
01				
02				
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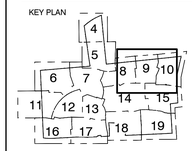
THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
MEREDITH B. TEED
STATE OF MARYLAND
No. 3108
REGISTERED LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN


THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
WETLAND MITIGATION EXHIBIT

DEWBERRY JOB NO. 50107161

21

SHEET NO. 21 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929

THE FAIRWAYS
PLANTING SCHEDULES

AFFORESTATION AREA #1 — Acreage: 1.21

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	50	150	12.4%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	50	150	12.4%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	50	150	12.4%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	50	150	12.4%	
Betula nigra	River Birch	1-1.5"		3	B&B	50	150	12.4%	56391.0%
Quercus phellos	Willow Oak	1-1.5"		3	B&B	50	150	12.4%	
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	155	155	12.8%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	155	155	12.8%	25.6%
						Reforestation Units Provided	1,210		
						Total Reforestation Units Required	1,210		
						Excess	0		

AFFORESTATION AREA #2 — Acreage: 0.72

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	45	135	18.8%	
Quercus rubra	Northern Red Oak	1-1.5"		3	B&B	30	90	12.5%	
Quercus alba	White Oak	1-1.5"		3	B&B	20	60	8.3%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	30	90	12.5%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	25	75	10.4%	
Cercis canadensis	Eastern Redbud	1-1.5"		3	B&B	30	90	12.5%	
Pinus taeda	Loblolly Pine	1"	6'-8'	6	B&B	5	30	4.2%	79.2%
Quercus rubra	Northern Red Oak	Seedling		1	Container	50	50	6.9%	
Liquidambar styraciflua	Sweetgum	Seedling		1	Container	50	50	6.9%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	50	50	6.9%	
				0	Seedling		0	0.0%	20.8%
						Reforestation Units Provided	720		
						Total Reforestation Units Required	720		
						Excess	0		

AFFORESTATION AREA #3 — Acreage: 1.30

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	50	150	11.5%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	70	210	16.2%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	70	210	16.2%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	80	240	18.5%	
Quercus phellos	Willow Oak	1-1.5"		3	B&B	50	150	11.5%	
Cercis canadensis	Eastern Redbud	1-1.5"		3	B&B	30	90	6.9%	
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	150	150	11.5%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	100	100	7.7%	
						Reforestation Units Provided	1,300		
						Total Reforestation Units Required	1,300		
						Excess	0		

AFFORESTATION AREA #4 — Acreage: 0.98

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	70	210	21.4%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	65	195	19.9%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	65	195	19.9%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	60	180	18.4%	79.6%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	100	100	10.2%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	100	100	10.2%	20.4%
						Reforestation Units Provided	980		
						Total Reforestation Units Required	980		
						Excess	0		

AFFORESTATION AREA #5 — Acreage: 1.18

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	30	90	7.6%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	50	150	12.7%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	80	240	20.3%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	80	240	20.3%	
Quercus	Scarlet Oak	1-1.5"		3	B&B	7	21	1.8%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	80	240	20.3%	83.1%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	100	100	8.5%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	100	100	8.5%	
		Seedling		1	Seedling		0	0.0%	16.9%
						Reforestation Units Provided	1,181		
						Total Reforestation Units Required	1,180		
						Excess	1		

AFFORESTATION AREA #6 — Acreage: 0.38

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Nyssa Sylvatica	Black gum	1-1.5"		3	B&B	37	111	29.1%	
Amelanchier canadensis	Shadblow Serviceberry	1-1.5"		3	B&B	50	150	39.4%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	40	120	31.5%	100.0%
						Reforestation Units Provided	381		
						Total Reforestation Units Required	380		
						Excess	1		

AFFORESTATION AREA #7 — Acreage: 0.37

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Cercis canadensis	Eastern redbud	1-1.5"		3	B&B	30	90	24.2%	
Nyssa Sylvatica	Black gum	1-1.5"		3	B&B	30	90	24.2%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	50	150	40.3%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	14	42	11.3%	100.0%
						Reforestation Units Provided	372		
						Total Reforestation Units Required	370		
						Excess	2		

AFFORESTATION AREA #8 — Acreage: 1.50

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	80	240	15.8%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	80	240	15.8%	
Nyssa sylvatica	Black gum	1-1.5"		3	B&B	60	180	11.8%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	60	180	11.8%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	80	240	15.8%	
Tsuga canadensis	Eastern Hemlock	1"	6'-8'	6	B&B	20	120	7.9%	
Juniperus virginiana	Eastern Red Cedar	1"	6'-8'	6	B&B	20	120	7.9%	86.8%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	100	100	6.6%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	100	100	6.6%	13.2%
						Reforestation Units Provided	1,520		
						Total Reforestation Units Required	1,500		
						Excess	20		

AFFORESTATION AREA #9 — Acreage: 0.77

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	40	120	15.6%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	40	120	15.6%	
Nyssa sylvatica	Black gum	1-1.5"		3	B&B	20	60	7.8%	
Amelanchier canadensis	Shadblow Serviceberry	1-1.5"		3	B&B	25	75	9.7%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	35	105	13.6%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	58	174	22.6%	
Juniperus virginiana	Eastern Red Cedar	1"	6'-8'	6	B&B	10	60	7.8%	92.7%
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	1	Container	50	50	6.5%	6.5%
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	6	6	0.8%	0.8%
						Reforestation Units Provided	770		
						Total Reforestation Units Required	770		
						Excess	0		

AFFORESTATION AREA #10 — Acreage: 0.65

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	50	150	23.0%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	45	135	20.7%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	45	135	20.7%	
Nyssa sylvatica	Black gum	1-1.5"		3	B&B	35	105	16.1%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	42	126	19.4%	100%
						Reforestation Units Provided	651		
						Total Reforestation Units Required	650		
						Excess	1		

AFFORESTATION AREA #11 — Acreage: 1.83

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	55	165	9.0%	
Quercus	Scarlet Oak	1-1.5"		3	B&B	55	165	9.0%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	60	180	9.8%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	60	180	9.8%	
Acer saccharinum	Silver Maple	1-1.5"		3	B&B	60	180	9.8%	
Betula nigra	River Birch	1-1.5"		3	B&B	55	165	9.0%	82.0%
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	45	135	7.4%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	50	150	8.2%	
Tsuga canadensis	Eastern Hemlock	1"	6'-8'	6	B&B	15	90	4.9%	
Juniperus virginiana	Eastern Red Cedar	1"	6'-8'	6	B&B	15	90	4.9%	
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	165	165	9.0%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	165	165	9.0%	18.0%
						Reforestation Units Provided	1,830		
						Total Reforestation Units Required	1,830		
						Excess	0		

AFFORESTATION AREA #12 — Acreage: 1.16

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Quercus	Scarlet Oak	1-1.5"		3	B&B	50	150	12.9%	
Cercis canadensis	Eastern redbud	1-1.5"		3	B&B	50	150	12.9%	
Amelanchier canadensis	Shadblow Serviceberry	1-1.5"		3	B&B	50	150	12.9%	
Morus rubra	Red Mulberry	1-1.5"		3	B&B	50	150	12.9%	
Acer rubrum	Red Maple	1-1.5"		3	B&B	50	150	12.9%	
Tsuga canadensis	Eastern Hemlock	1"	6'-8'	6	B&B	10	60	5.2%	
Juniperus virginiana	Eastern Red Cedar	1"	6'-8'	6	B&B	10	60	5.2%	75.0%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	145	145	12.5%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	145	145	12.5%	25.0%
						Reforestation Units Provided	1,160		
						Total Reforestation Units Required	1,160		
						Excess	0		

AFFORESTATION AREA #13 — Acreage: 1.41

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	80	240	17.0%	
Cercis canadensis	Eastern redbud	1-1.5"		3	B&B	50	150	10.6%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	50	150	10.6%	
Amelanchier canadensis	Shadblow Serviceberry	1-1.5"		3	B&B	50	150	10.6%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	60	180	12.8%	
Plantanus occidentalis	American Sycamore	1-1.5"		3	B&B	60	180	12.8%	74.5%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	200	200	14.2%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	160	160	11.3%	25.5%
						Reforestation Units Provided	1,410		
						Total Reforestation Units Required	1,410		
						Excess	0		

AFFORESTATION AREA #14 — Acreage: 0.37

Species		Large Caliper Planting Stock					Reforestation	Percent of	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	15	45	12.2%	
quercus palustris	Pin Oak	1-1.5"		3	B&B	15	45	12.2%	
Acer saccharinum	Silver Maple	1-1.5"		3	B&B	20	60	16.2%	
Quercus Rubra	Northern Red Oak	1-1.5"		3	B&B	20	60	16.2%	
Liquidambar styraciflua	Sweetgum	1-1.5"		3	B&B	20	60	16.2%	73.0%
Liquidambar styraciflua	Sweetgum	Seedling		1	Seedling	50	50	13.5%	
Liriodendron tulipifera	Tulip Poplar	Seedling		1	Seedling	50	50	13.5%	27.0%
						Reforestation Units Provided	370		
						Total Reforestation Units Required	370		
						Excess	0		

PROPERTY OWNERS AWARENESS CERTIFICATE

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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-2020

	Approved by	Date	DRD#	Reason for revision
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448 VIKING DRIVE, SUITE 220
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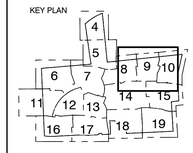
THE FAIRWAYS
TYPE II TREE CONSERVATION PLAN
TCP2-010-2020
PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRID E3
200' MAP REFERENCE; 209NE10, 209NE11, 210NE10

SEAL
STATE OF MARYLAND — KENNETH T. STEED — No. 3108 — LANDSCAPE ARCHITECT
10/09/2020

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2021.

KEY PLAN



THIS TCPII PLAN SHEET CORRESPONDS TO SHEET OF THE DSP.

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

No.	DATE	BY	Description

REVISIONS

DRAWN BY CGB
APPROVED BY MB
CHECKED BY DJS
DATE JUNE 2020

TITLE
TYPE 2 TREE CONSERVATION PLAN
PLANTING SCHEDULES
EXHIBIT

DEWBERRY JOB NO. 50107161

22

SHEET NO. 22 OF 23

NAD 83/91 DATUM
N.G.V.D. 1929

THE FAIRWAYS
PLANTING SCHEDULES

LANDSCAPE AREA #1 — Acreage 0.22

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Betula nigra	River Birch	1-1.5"		3	B&B	13	39	24.6%	
Celtis occidentalis	Common Hackberry	1-1.5"		3	B&B	5	15	9.5%	
Fagus grandifolia	American Beech	1-1.5"		3	B&B	5	15	9.5%	
Pinus virginiana	Virginia Pine		6'-8'	6	B&B	5	30	18.9%	62.46%
Abelia x grandiflora	Glossy Abelia	3 Gal.		1.75	Cont	6	11	6.6%	
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal.		1.75	Cont	10	18	11.0%	
Ilex glabra 'Compacta'	Compact Inkberry Holly	3 Gal.		1.75	Cont	9	16	9.9%	
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	9	16	9.9%	37.54%
						Reforestation Units Provided	159		
						Total Reforestation Units Required	154		
						Excess	5		

LANDSCAPE AREA #2 — Acreage 0.23

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	15	45	27.7%	
Betula nigra	River Birch	1-1.5"		3	B&B	5	15	9.2%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (Fruitless)	1-1.5"		3	B&B	5	15	9.2%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	5	15	9.2%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	10	30	18.5%	
Pinus strobus	White Pine		6'-8'	6	B&B	3	18	11.1%	84.92%
Taxus baccata	English Yew	3 Gal.		1.75	Cont	10	18	10.8%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	4	7	4.3%	15.08%
						Reforestation Units Provided	163		
						Total Reforestation Units Required	161		
						Excess	2		

LANDSCAPE AREA #3 — Acreage 0.35

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	10	30	12.1%	
Fagus grandifolia	American Beech	1-1.5"		3	B&B	10	30	12.1%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (Fruitless)	1-1.5"		3	B&B	10	30	12.1%	
Platanus occidentalis	Sycamore	1-1.5"		3	B&B	15	45	18.1%	54.27%
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal.		1.75	Cont	15	26	10.6%	
Ilex glabra 'Compacta'	Compact Inkberry Holly	3 Gal.		1.75	Cont	10	18	7.0%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	20	35	14.1%	
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	20	35	14.1%	45.73%
						Reforestation Units Provided	249		
						Total Reforestation Units Required	245		
						Excess	4		

LANDSCAPE AREA #4 — Acreage 0.13

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	10	30	32.9%	
Fagus grandifolia	American Beech	1-1.5"		3	B&B	5	15	16.4%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	5	15	16.4%	
Pinus strobus	White Pine		6'-8'	6	B&B	2	12	13.2%	78.90%
Taxus baccata	English Yew	3 Gal.		1.75	Cont	5	9	9.6%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	6	11	11.5%	21.10%
						Reforestation Units Provided	91		
						Total Reforestation Units Required	91		
						Excess	0		

LANDSCAPE AREA #5 — Acreage 0.25

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	7	21	11.9%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	20	60	34.1%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	20	60	34.1%	80.11%
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal.		1.75	Cont	10	18	9.9%	
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	10	18	9.9%	19.89%
						Reforestation Units Provided	176		
						Total Reforestation Units Required	175		
						Excess	1		

LANDSCAPE AREA #6A — Acreage 0.14

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Celtis occidentalis	Common Hackberry	1-1.5"		3	B&B	15	45	37.7%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (Fruitless)	1-1.5"		3	B&B	10	30	25.1%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	5	15	12.6%	
Pinus strobus	White Pine		6'-8'	6	B&B	2	12	10.0%	85.36%
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	10	18	14.6%	14.64%
						Reforestation Units Provided	120		
						Total Reforestation Units Required	98		
						Excess	22		

LANDSCAPE AREA #6B — Acreage 0.20

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Fagus grandifolia	American Beech	1-1.5"		3	B&B	10	30	21.1%	
Liquidambar styraciflua 'Rotundiloba'	Sweetgum (Fruitless)	1-1.5"		3	B&B	4	12	8.5%	
Nyssa sylvatica	Black Gum	1-1.5"		3	B&B	4	12	8.5%	
Juniperus virginiana	Eastern Red Cedar		6'-8'	6	B&B	3	18	12.7%	50.70%
Taxus baccata	English Yew	3 Gal.		1.75	Cont	5	9	6.2%	
Abelia x grandiflora	Glossy Abelia	3 Gal.		1.75	Cont	5	9	6.2%	
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal.		1.75	Cont	15	26	18.5%	
Taxus baccata	English Yew	3 Gal.		1.75	Cont	15	26	18.5%	49.30%
						Reforestation Units Provided	142		
						Total Reforestation Units Required	140		
						Excess	2		

LANDSCAPE AREA #7A — Acreage 0.17

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Nyssa sylvatica	Black Gum	1-1.5"		3	B&B	1	3	2.5%	
Platanus occidentalis	Sycamore	1-1.5"		3	B&B	5	15	12.6%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	7	21	17.6%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	7	21	17.6%	
Ilex opaca	American Holly		6'-8'	6	B&B	2	12	10.0%	
Pinus strobus	White Pine		6'-8'	6	B&B	3	18	15.1%	
Juniperus virginiana	Eastern Red Cedar		6'-8'	6	B&B	2	12	10.0%	85.36%
Taxus baccata	English Yew	3 Gal.		1.75	Cont	3	5	4.4%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	2	4	2.9%	
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	5	9	7.3%	14.64%
						Reforestation Units Provided	120		
						Total Reforestation Units Required	119		
						Excess	0		

LANDSCAPE AREA #7B — Acreage 0.17

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	10	30	24.9%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	10	30	24.9%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	5	15	12.5%	
Ilex opaca	American Holly		6'-8'	6	B&B	2	12	10.0%	72.35%
Abelia x grandiflora	Glossy Abelia	3 Gal.		1.75	Cont	8	14	11.6%	
Taxus baccata	English Yew	3 Gal.		1.75	Cont	6	11	8.7%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	5	9	7.3%	27.65%
						Reforestation Units Provided	120		
						Total Reforestation Units Required	119		
						Excess	1		

LANDSCAPE AREA #8 — Acreage 0.18

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	15	45	35.4%	
Pinus strobus	White Pine		6'-8'	6	B&B	5	30	23.6%	
Juniperus virginiana	Eastern Red Cedar		6'-8'	6	B&B	2	12	9.4%	68.37%
Taxus baccata	English Yew	3 Gal.		1.75	Cont	13	23	17.9%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	10	18	13.8%	31.63%
						Reforestation Units Provided	127		
						Total Reforestation Units Required	126		
						Excess	1		

LANDSCAPE AREA #9 — Acreage 0.17

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer rubrum	Red Maple	1-1.5"		3	B&B	5	15	12.6%	
Betula nigra	River Birch	1-1.5"		3	B&B	10	30	25.1%	
Pinus strobus	White Pine		6'-8'	6	B&B	4	24	20.1%	
Juniperus virginiana	Eastern Red Cedar		6'-8'	6	B&B	2	12	10.0%	67.78%
Ilex glabra 'Compacta'	Compact Inkberry Holly	3 Gal.		1.75	Cont	7	12	10.3%	
Taxus baccata	English Yew	3 Gal.		1.75	Cont	10	18	14.6%	
Spiraea douglasis	Steeplebush	3 Gal.		1.75	Cont	5	9	7.3%	32.22%
						Reforestation Units Provided	120		
						Total Reforestation Units Required	119		
						Excess	0		

LANDSCAPE AREA #10 — Acreage 0.15

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Fagus grandifolia	American Beech	1-1.5"		3	B&B	5	15	14.0%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	5	15	14.0%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	10	30	28.0%	
Pinus strobus	White Pine		6'-8'	6	B&B	2	12	11.2%	67.29%
Ilex glabra 'Compacta'	Compact Inkberry Holly	3 Gal.		1.75	Cont	10	18	16.4%	
Taxus baccata	English Yew	3 Gal.		1.75	Cont	5	9	8.2%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	5	9	8.2%	32.71%
						Reforestation Units Provided	107		
						Total Reforestation Units Required	105		
						Excess	2		

LANDSCAPE AREA #11 — Acreage 0.58

Species		Large Caliper Planting Stock					Reforestation Credits	Percent of Stocking	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Platanus occidentalis	Sycamore	1-1.5"		3	B&B	25	75	18.4%	
Quercus palustris	Pin Oak	1-1.5"		3	B&B	25	75	18.4%	
Quercus rubra	Red Oak	1-1.5"		3	B&B	20	60	14.7%	
Juniperus virginiana	Eastern Red Cedar		6'-8'	6	B&B	6	36	8.8%	60.44%
Abelia x grandiflora	Glossy Abelia	3 Gal.		1.75	Cont	15	26	6.4%	
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 Gal.		1.75	Cont	20	35	8.6%	
Taxus baccata	English Yew	3 Gal.		1.75	Cont	17	30	7.3%	
Ilex verticillata	Winterberry	3 Gal.		1.75	Cont	15	26	6.4%	
Viburnum dentatum	Arrowwood Viburnum	3 Gal.		1.75	Cont	25	44	10.7%	39.56%
						Reforestation Units Provided	407		
						Total Reforestation Units Required	406		
						Excess	1		

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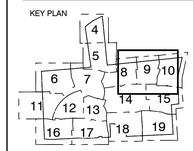

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SHEET NO. 23 OF 23