

LEGEND

- PROPERTY BOUNDARY
- EX. ZONE LINE
- EX. CONTOUR (2)
- EX. CONTOUR (10)
- PROP. CONTOUR (2)
- PROP. CONTOUR (10)
- LIMIT OF DISTURBANCE
- EX. TREELINE
- PRIMARY MANAGEMENT AREA (PMA)
- REGULATED STREAM (CENTERLINE)
- STREAM BUFFER (75')
- NTOTIAL WETLAND
- EX. WETLAND BUFFER (25')
- EX. EASEMENT
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED- ASSUMED CLEARED AREA (WR-AC)
- LANDSCAPE AREA (LC)
- WOODLAND PRESERVATION SIGN
- REFORESTATION / AFFORESTATION SIGN (LANDSCAPING)
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- CHAIN LINK
- TREE PROTECTION FENCE (PERMANENT)

VICINITY MAP
SCALE: 1" = 2000'
WSSC GRID: 206SE07

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information: (Enter acres for each zone)

Zone:	1.1			
2 Gross Tract:	6.72			
3 Floodplain:	0.44			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	6.28	0.00	0.00	

6 TCP Number: TCP2-010-2025
7 Property Description or Subdivision Name: JLT Recycling & Trucking
8 Is this site subject to the 1989 or 1991 Ordinance: Y
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 combination of the lots? (Y or N): N
13 Is any portion of the property in a WC Bank? (Y or N): N
14 Break-even Point (preservation) = 0.94 acres
15 Clearing permitted w/o reforestation: -0.68 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		0.28		
18 Woodland Conservation Threshold (WCT) =	15.00%	0.94	0.34	
19 Smaller of 17 or 18		0.26		
20 Woodland above WCT		0.00		
21 Woodland cleared		0.16	0.01	0.00
22 Woodland cleared above WCT (smaller of 20 or 21)		0.00		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.16		
25 Clearing below WCT (2:1 replacement requirement)		0.32		
26 Afforestation Required Threshold (AFT) =	15.00%	0.68		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.11		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

29 Woodland Preservation	0.09			
30 Afforestation / Reforestation	0.12			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.44			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * 25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	0.46			
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		1.11		

41 Area of woodland not cleared: 0.10 acres
42 Net tract woodland retained not part of requirements: 0.33 acres
43 100-floodplain woodland retained: 0.21 acres
44 On-site woodland conservation provided: 0.44 acres
45 On-site woodland conservation alternatives provided: 0.34 acres
46 On-site woodland retained not credited: 0.34 acres

47 Prepared by: Michael A. Petrakis
Signed: [Signature]
Date: December 16, 2025

WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 2128 FOLIO 419.

NOTE:
PROPOSED PARCEL 1 IS SUBJECT TO DSP-24001.
PROPOSED PARCEL 2 IS NOT SUBJECT TO DSP-24001

PLANT SCHEDULE - LANDSCAPE AREA 1 (0.44 AC.)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	REMARKS
SHADE TREES						
FB	20	Platanus x acerifolia 'Bloodgood' / London Plane Tree	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
ORNAMENT TREES						
MV	9	Magnolia virginiana / Sweet Bay	1 1/2 - 2" Cal.	As Shown	B&B/ CONT.	NATIVE
EVERGREEN TREES						
IO	21	Ilex opaca / American Holly	6 - 8" Ht.	As Shown	B&B	NATIVE
MG	12	Magnolia grandiflora / Southern Magnolia	6 - 8" Ht.	As Shown	B&B	NATIVE
SHRUBS						
KL	95	Kalmia latifolia / Mountain Laurel	18 - 24" HL	4' O.C.	Cont.	NATIVE
MP	73	Myrica pensylvanica / Northern Bayberry	18 - 24" HL	4' O.C.	Cont.	NATIVE

Site Statistics Table

	Total
Gross Tract Area	6.72 ac.
Existing 100-Year Floodplain	0.44 ac.
Net Tract Area	6.28 ac.
Existing Woodland in the Floodplain	0.34 ac.
Existing Woodland Net Tract	0.26 ac.
Existing Woodland Total	0.60 ac.
Existing PMA	24988 sf.
Regulated Streams (linear feet of centerline)	218 lf.
Riparian (wooded) Buffer up to 300 feet wide ²	0 lf.

¹ Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.
² Acreage of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

WOODLAND PRESERVATION AREA (WPA)

NO.	AREA (AC)
1	0.04
2	0.05
TOTAL	0.09

CLEARED FLOODPLAIN AREA (C-FP)

NO.	AREA (SF)
1	233
2	121
TOTAL	354 (0.01 AC)

WOODLAND REFORESTATION AREA (WRA)

NO.	AREA (AC)
1	0.05
2	0.07
TOTAL	0.12

WOODLAND RETAINED NOT CREDITED (WR-NC)

NO.	AREA (AC)
1	0.01
TOTAL	0.01

FOREST CONSERVATION ACT REPORTING INFORMATION (Change Table)

	Original Approval	Revision Number (01)	Change Since Last Approval
Gross Tract (Acres)	6.72	---	---
Existing Woodland (Acres)	0.60	---	---
Woodland Cleared (Acres)	0.17	---	---
Woodland Retained On-Site (Acres)	0.43	---	---
Woodland Planted On-Site (Acres)	0.12	---	---
On-Site Woodland Easement(Preservation and Planting) (Acres)	0.65	---	---
On-Site Wooded Floodplain in Easement (Acres)	0.33	---	---
Bond Amount	\$7,318.08	---	---
Fee-In-Lieu Amount	N/A	---	---
50' Stream Buffers Conserved (Preservation) - Linear Length	83'	---	---
50' Stream Buffers Conserved (Preservation) - Acreage	0.15	---	---
50' Stream Buffers Newly Established (Afforestation) - Linear Length	N/A	---	---
50' Stream Buffers Newly Established (Afforestation) Acreage	N/A	---	---
Off-Site Woodland Conservation Credits Required (Acres)	0.48	---	---
Off-Site Woodland Conservation Credits Provided (Acres)	N/A	---	---

PROPERTY OWNERS AWARENESS CERTIFICATE

I, We, **SHADOW REAL ESTATE LLC**, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements set forth in the TCP2.

[Signature] 3/27/25
Date

OWNER
Shadow Real Estate LLC
2405 Tungate Court
Upper Marlboro, MD 20774

APPLICANT
Jerome L. Taylor Trucking Inc.
1421 Kenilworth Ave., NE Suite 201
Washington, DC 20016

TREE CONSERVATION PLAN - TYPE 2
PARCELS 1 & 2
J.L.T. RECYCLING & TRUCKING
SPAULDING DISTRICT No. 6
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=30'
0 30' 60' 90'

REVISIONS

DATE	DESCRIPTION	BY
12/16/2025	DATE	DATE

ATWELL
666.650.4200 www.atwell-group.com
11721 WOODBRIDGE RD. SUITE 200
MIDLAND, MD 20635

SWANBY: SAI DESIGNED BY: SAI CHECKED BY: HM RECORDED BY: HM
DATE: APRIL 2024 DATE: 11/30/2024
B23003244 54.003-Z

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GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, then this TCP2 also expires and is no longer valid. A revision to this TCP2 is required for all proposed development subject to DSP-24001.
- Cutting or clearing of woodland 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within Environmental Strategy Area, ESA-2 and is zoned I-1.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Sultland Parkway which is classified as a master planned freeway.
- This plan is not grandfathered under CB-27-2010, Section 25-119(g).

WOODLAND PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the appropriate plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos 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.

AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas.) Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.

- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 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 and shall be maintained through periodic watering, until the time of planting.

- Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while 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.
- Seeding 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 should not be twisted, balled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below 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 contacted and give his approval before planting may begin.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seeding planting site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seeding planting is to be checked at the end of each year for four years to assure that at least 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: State name, address, and phone number of nursery or supplier.

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- Source of Seedlings: State name, address, and phone number of nursery or supplier.

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 conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

POST DEVELOPMENT NOTES

- 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 property documentation has been completed per the handout "Guidance for Prince George's County Property Owners: Removal 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 portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION 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: Reafforestation 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: Reafforestation planting if needed (See Note 2)
Survival Check (September-November)

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reafforestation Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

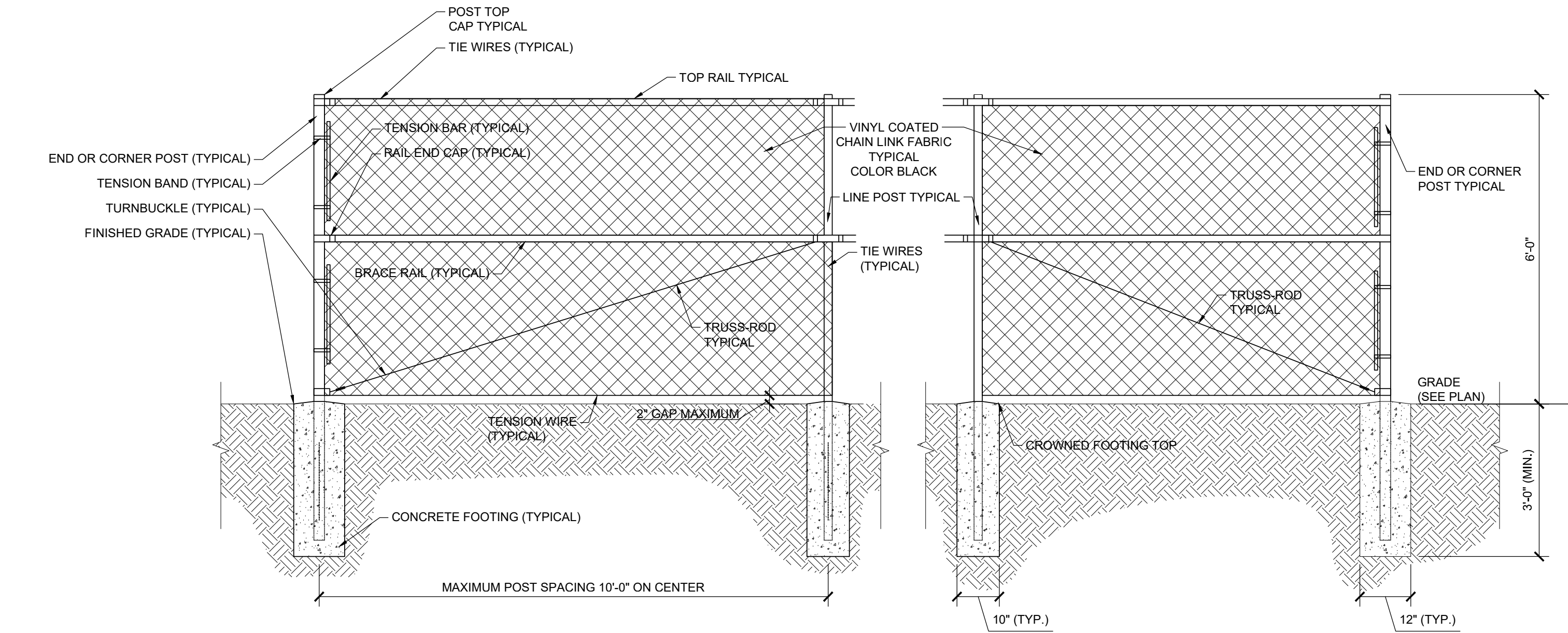
Tasks	Months
Transport of 2" or Greater	Jan* Feb* Mar Apr May June July Aug Sep Oct Nov* Dec*
Planting Seedlings, Weeds	
Minimum Monitoring	
Fertilizer (if needed)	
Water ++	
Pruning	

Recommended Optimal time
Recommended with Additional Care
Recommended
Dependent Upon Site Conditions
Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May through October Unless Weekly Rainfall Equals 1"

NOTES:
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees must be successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

TREE PLANTING and MAINTENANCE CALENDAR

Source: Adopted from Forest Conservation Manual, 1991



6' HT. BLACK VINYL COATED CHAIN LINK SECURITY FENCE DETAIL
NTS

