LEGEND

EXISTING TREE LINE

REGULATED STREAM (TOP OF BANK)

REGULATED STREAM BUFFER

WETLAND

25' WETLAND BUFFER

EXPANDED WETLAND BUFFER

PRIMARY MANAGEMENT AREA (PMA)

100-YEAR FLOODPLAIN

PROPERTY BOUNDARY

WOODLAND PRESERVATION AREA

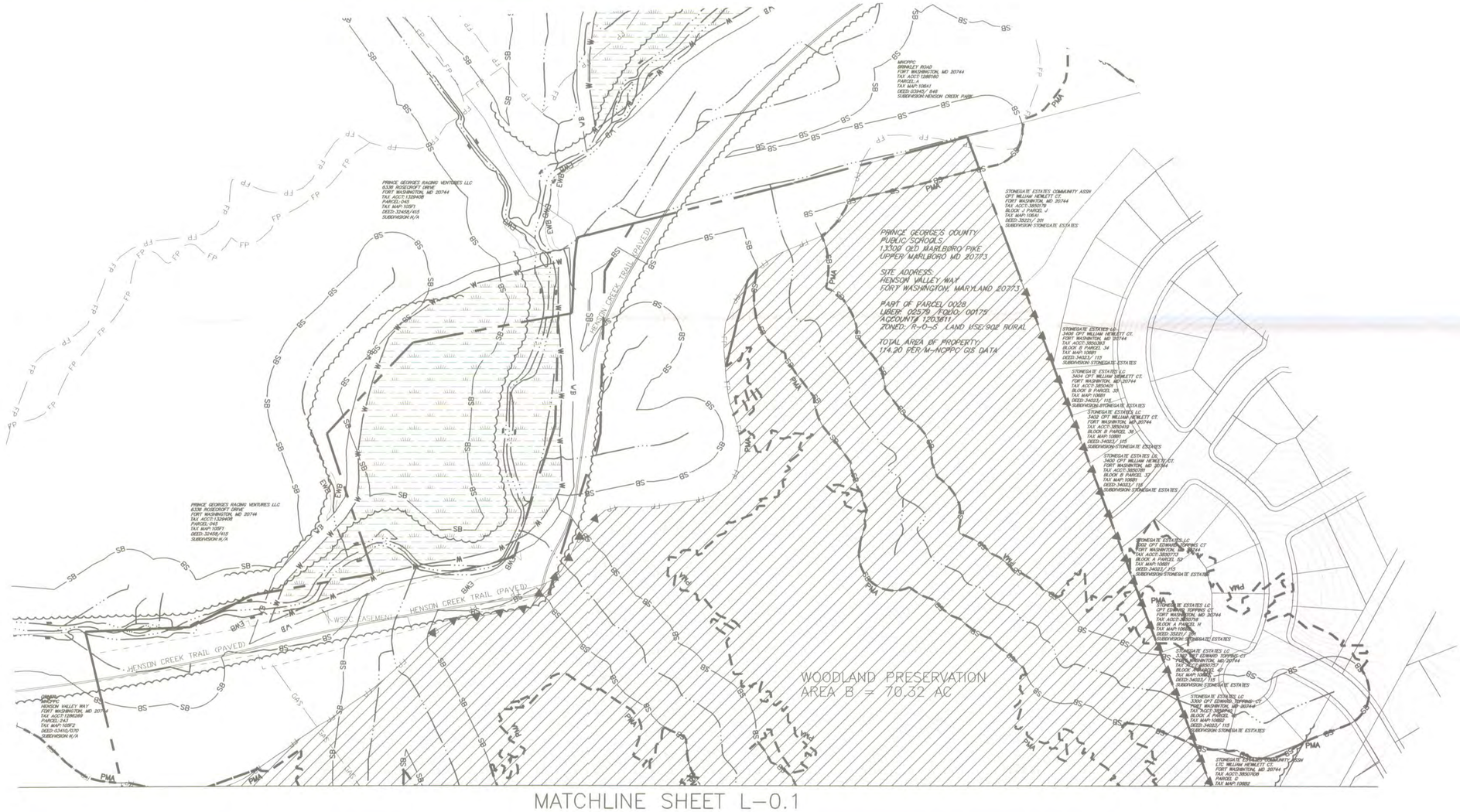
WOODLAND PRESERVATION SIGN (APPROX. 50' O.C. OR AS SHOWN ON PLAN)

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (C-NTA)	WOODLAND CLEARED (C-FP)	WOODLAND PRESERVE (WPA)	WOODLAND REFOREST (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WR-AC)
2	46.83	15.97	30.86	40.71	9.98	0.00	0.00	30.39	0.00	9.98	–

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

MITIGATION AREA IDENTIFIER	WOODLAND CONSERVATIONTRANSFER CREDITS TOTAL (AC)	OFF-SITE CREDITS IN PRESERVATION (AC) 2:1	OFF-SITE CREDITS IN AFFORESTATION (AC) 1:1	PRESERVATION AREA AVAILABLE (ACRES)	AFFORESTATION AREA AVAILABLE (ACRES)	RECORDATION INFORMATION (LIBER/FOLIO)	BENEFITING TCP2	BENEFITING PROPERTY	REVIEWER	APPROVAL DATE
				94.96	1.45					
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										



MISS UTILITY

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

FLOODPLAIN NOTE:
– THE FLOODPLAIN SHOWN HEREON IS DERIVED FROM GIS DATA PROVIDED FROM M-NCPPC AND FROM PRINCE GEORGE'S COUNTY DEP.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

M-NCPPC
PRINCE GEORGE'S PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-012-14

	APPROVED BY	DATE
01		1/7/2015
02		
03		
04		

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE _____ 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.

SIGNED: _____ DATE: 1/7/2015

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: _____ DATE: 12/29/2014

MICHAEL A. NORTON
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON MD 20861
240.342.2329
michael_norton@nortonlanddesign.com

TITLE
TREE CONSERVATION PLAN

PROJECT
NOON PROPERTY WOODLAND CONSERVATION BANK

PREPARED FOR
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
13300 OLD MARLBORO PIKE
UPPER MARLBORO, MARYLAND 20773

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

REVISIONS
12.12.14 PER MNCPPC COMMENTS DATED 11.21.14

RECEIVED
PRINCE GEORGE'S COUNTY
JAN 8 2015
Maryland-National Capital Park and Planning Commission

VICINITY MAP
1"=2000'

WATER CLASS USE I	WATERSHED POTOMAC RIVER U TIDAL		FEMA FLOODPLAIN MAP PANEL # 245208 0055C
TRIBUTARY HENSON CREEK			
TAX MAP 0106	200' SHEET 210SE03	ADC MAP PAGE 24	GRID B-6
SCALE AS SHOWN	DATE APRIL 2014	PROJ. NO. 13-151	SHEET NO. L-0.2

MATCHLINE SHEET L-0.2

OVERALL PROPERTY DRAWING
SCALE: 1"=500'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

M-NCPPC
PRINCE GEORGE'S PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-012-14

	APPROVED BY	DATE
01		
02		
03		
04		

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (C-NTA)	WOODLAND CLEARED (C-FP)	WOODLAND PRESERVE (WPA)	WOODLAND REFOREST (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED/ ASSUMED CLEARED (WR-AC)
1	67.37	1.32	66.05	65.92	1.35	0.00	0.00	64.57	1.45	1.32	–
2	46.83	15.97	30.86	40.71	9.98	0.00	0.00	30.39	0.00	9.98	–
TOTAL	114.20	17.29	96.91	106.63	11.33	0.00	0.00	94.96	1.45	11.30	–

LEGEND

- EXISTING TREE LINE
- REGULATED STREAM (TOP OF BANK)
- SB — SB — REGULATED STREAM BUFFER
- WETLAND
- WB — WB — 25' WETLAND BUFFER
- EWB — EWB — EXPANDED WETLAND BUFFER
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- FP — FP — 100-YEAR FLOODPLAIN
- PROPERTY BOUNDARY
- WOODLAND PRESERVATION AREA
- NATURAL REGENERATION AREA
- WOODLAND PRESERVATION SIGN (APPROX. 50' O.C. OR AS SHOWN ON PLAN)
- PPF — PPF — PPF — TREE PROTECTION FENCE (PERMANENT)

FLOODPLAIN NOTE:
– THE FLOODPLAIN SHOWN HEREON IS DERIVED FROM GIS DATA PROVIDED FROM M-NCPPC AND FROM PRINCE GEORGE'S COUNTY DER.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE _____ 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.

SIGNED: _____ DATE: 1/7/2015

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: _____ DATE: 12/29/2014

MICHAEL A. NORTON
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REVISIONS
12.12.14 PER MNCPPC COMMENTS DATED 11.21.14

MD. NAT'L. PARK. PLN. & PK. COMM. PRINCE GEORGE'S COUNTY
RECEIVED
JAN 8 2015

VICINITY MAP 1"=2000'

WATER CLASS: USE I	WATERSHED: POTOMAC RIVER U TIDAL	FEMA FLOODPLAIN MAP PANEL # : 245208 0055C	
TRIBUTARY: HENSON CREEK			
TAX MAP: 0106	200 SHEET: 210SE03	ADC MAP: PAGE 24 GRID B-6	
SCALE: AS SHOWN	DATE: APRIL 2014	PROJ. NO.: 13-151	SHEET NO.: L-0.1

TO INCLUDE WITH ALL TYPE 2 TCPS:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR NOON PROPERTY WOODLAND CONSERVATION BANK. PLAN#TCP2-012-14.
2. 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 $0.00 PER SQUARE FOOT MITIGATION FEE.
3. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
4. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-O-S.
5. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
6. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
7. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).

TREE PRESERVATION AND RETENTION NOTES

A. 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.

B. THE LOCATION OF ALL PERMANENT TREE PROTECTION FENCING (PPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO INSTALLATION. CONTRACTOR TO NOTIFY MNCPPC INSPECTOR AND UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE PPFS MAY BEGIN.

C. 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 PRINCE GEORGES COUNTY

NATURAL REGENERATION NOTES

ALL AREAS DESIGNATED FOR REFORESTATION SHALL E REFORESTED BY NATURAL REGENERATION. THE FOLLOWING REQUIREMENTS AND CONDITIONS APPLY:

1. ALL EXISTING TURF, GROUND COVERS, AND INVASIVE SPECIES SHALL BE EXTERMINATED USING A GENERAL BROADCAST HERBICIDE SUCH AS "ROUND-UP" OR EQUIVALENT. SECONDARY APPLICATIONS SHALL BE APPLIED AS NECESSARY.
2. CARE SHALL BE TAKEN TO AVOID SPRAYING ANY HARDWOOD SEEDLINGS OR SAPLINGS.
3. ROTO-TILLING OF TURF AREAS AND MANUAL REMOVAL OF INVASIVE VINES SHALL BE COMPLETED TWO WEEKS AFTER CHEMICAL TREATMENTS ARE COMPLETED.
4. REFORETATION INTERNAL TO THE SITE SHALL BE POSTED AS REQUIRED IN THE DIRECTION OF ANY TRAILS USED TO REACH THOSE AREAS.
5. NATURAL REGENERATION SHALL BE ENCOURAGED BY SEMI-ANNUAL MAINTENANCE OF THE DESIGNATED AREAS. THE MAINTENANCE SHALL, AT A MINIMUM, REQUIRE REMOVAL OF COMPETITIVE AND INVASIVE SPECIES FROM THE DESIRED INDIGENOUS HARDWOODS. THIS MAINTENANCE SHALL OCCUR FOR A PERIOD OF TWO YEARS.
6. AFTER ONE AND TWO YEARS ALL DESIRABLE SEEDLINGS AND SAPLINGS SHALL BE COUNTED AND FLAGGED WITH SURVEYORS TAPE IN THE LATE FALL.
7. IF AFTER TWO YEARS THERE IS LESS THAN ONE SEEDLING PER 60 SQUIRE FEET AND THERE ARE INDICATIONS THAT NATURAL REGENERATION IS NOT OCCURRING ADEQUATELY THEN THE OWNERS SHALL PLANT THOSE AREAS WITH PLANT MATERIAL INDICATED ON PLANS AT THE RATE SHOWN. ONLY NATURALLY OCCURRING SPECIES ALREADY PRESENT WITHIN THE SITE SHALL BE USED.

AFFORESTATION AND REFORESTATION NOTES (IF NATURAL REGENERATION IS UNSUCCESSFUL)

A. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED IF NATURAL REGENERATION IS UNSUCCESSFUL AFTER THREE YEARS SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
B. 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.
C. 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.
D. 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.
E. 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.
F. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
G. 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.

PLANTING SPECIFICATION NOTES (IF NATURAL REGENERATION IS UNSUCCESSFUL)

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. 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.
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 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.
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 SHOULD 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 CONTACTED 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 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.
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 WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLATING 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: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR NATURAL REGENERATION RE/AFFORESTION AREAS

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

YEAR 1: CHECK SITE FOR SUCCESSFUL NATURAL REGENERATION.

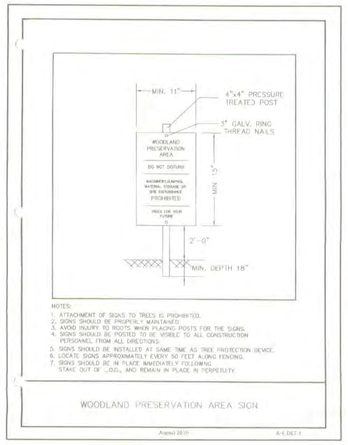
YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

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 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.



WOODLAND PRESERVATION AREA SIGN

Revised 2010 A-4, DET-1

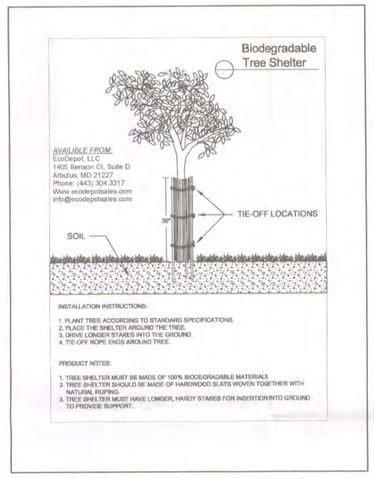
PLANTING SCHEDULE (IF REQUIRED)

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDINGS, WHIPS												
MINIMUM MONITORING		*			*			*				
FERTILIZER * OF NEEDED												
WATER **												
PRUNING												

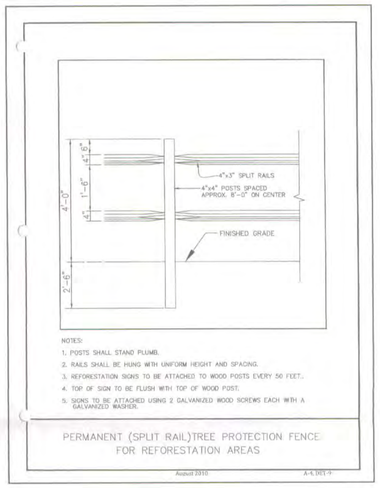
KEY

*	ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
	GREATLY RECOMMENDED
	RECOMMENDED WITH ADDITIONAL CARE
	RECOMMENDED
*	DEPENDENT UPON SITE CONDITIONS
**	DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE:
The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



*USE 48" HEIGHT FOR TREES AND 36" HEIGHT AROUND SHRUBS
**OR APPROVED EQUAL



PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-9

PROPOSED REFORESTATION PLANT MATERIALS
(IF NATURAL REGENERATION IS UNSUCCESSFUL)

AREA (# LIKE PLANTS IN AC. X USE # PLANTS REQUIRED)	BOTANICAL NAME	COMMON NAME	SIZE	QUALITY (GOOD)	SPACING	FORM
AC	ACER RUBRUM	RED MAPLE	1" CAL	B&B	BALLED & BURLAPPED AS SHOWN	TREE
AC	CORNUS FLORIDA	FLOWERING DOGWOOD	1" CAL	B&B	BALLED & BURLAPPED AS SHOWN	TREE
AC	ILEX OPACA	AMERICAN HOLLY	4' HEIGHT	CONTAINER GROWN	RANDOM AS SHOWN	SHRUB
AC	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	1" CAL	B&B	BALLED & BURLAPPED AS SHOWN	TREE
AC	NYSSA SYLVATICA	BLACK GUM	1" CALIPER	B&B	BALLED & BURLAPPED AS SHOWN	TREE
AC	QUERCUS PALUSTRIS	PIN OAK	1" CALIPER	B&B	BALLED & BURLAPPED AS SHOWN	TREE
AC	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4' HEIGHT	CONTAINER GROWN	RANDOM AS SHOWN	SHRUB
AC	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	4' HEIGHT	CONTAINER GROWN	RANDOM AS SHOWN	SHRUB
AC	ILEX VERTICILLATA	WINTERBERRY	4' HEIGHT	CONTAINER GROWN	RANDOM AS SHOWN	SHRUB
AC	MIX: SEE NOTE 4 BELOW					
AC	MIX: SEE NOTE 5 BELOW					

NOTES:
1. 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 SHOULD 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 CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
2. 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.
3. 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.
4. MIX: NATIVE HARDWOOD MIX AS INDICATED ON PLANS. MIX TO CONSIST OF 50% CANOPY TREES, 30% UNDERSTORY TREES, AND 20% SHRUBS. ALL TREES AND SHRUBS SHALL BE NATIVE TO THE REGION OF THE PROJECT AND SHALL BE OF A SPECIES APPROVED BY THE M-NCPPC. TREES SHALL BE PLANTED AT A MINIMUM SPACING OF 10' ON CENTER. SHRUBS SHALL BE PLANTED AT A MINIMUM SPACING OF 6' ON CENTER. TREES AND SHRUBS SHALL BE PLANTED IN NATURALISTIC GROUPINGS AND NOT IN STRAIGHT LINES OR EVENLY SPACED ROWS.
5. MIX: NATIVE HARDWOOD MIX AS INDICATED ON PLANS. MIX TO CONSIST OF 50% CANOPY TREES, 30% UNDERSTORY TREES, AND 20% SHRUBS. ALL TREES AND SHRUBS SHALL BE NATIVE TO THE REGION OF THE PROJECT AND SHALL BE OF A SPECIES APPROVED BY THE M-NCPPC. TREES SHALL BE PLANTED AT A MINIMUM SPACING OF 10' ON CENTER. SHRUBS SHALL BE PLANTED AT A MINIMUM SPACING OF 6' ON CENTER. TREES AND SHRUBS SHALL BE PLANTED IN NATURALISTIC GROUPINGS AND NOT IN STRAIGHT LINES OR EVENLY SPACED ROWS.
6. ALL PLANTS SHALL BE PLANTED AS SHOWN WITH NATIVE HARDWOOD MIX AND STANDARD SEED MIX AS INDICATED.
7. TREES ARE TO BE PROTECTED IN THE INDIVIDUAL TREES SHELTERS PER DETAIL ON THIS SHEET OR APPROVED EQUAL.
8. PLANTING SHALL MEET OR EXCEED STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
9. TREE AND SHRUBS TO BE INSTALLED AND MAINTAINED BY HAND ONLY. NO MACHINERY TO BE USED IN THE AREA TO BE INSTALLED AND MAINTAINED BY HAND ONLY.

Type 2 Tree Conservation Plan Notes
For a Public Off-site Woodland Conservation Bank

1. This Tree Conservation Plan includes the establishment of off-site mitigation areas to satisfy the woodland conservation requirements for other developing properties. Future activities on this property that result in the clearing of any woodland will require the revision of the TCP2 to recalculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site woodland conservation areas already created and credited to an off-site development.
2. Off-site woodland conservation areas created and credited for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
3. Each commitment for a portion of the mitigation bank will require the submittal of a Public Transfer Certificate to the Environmental Planning Section. The Public Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (banking property and benefiting property), and be signed by a designated official for the public agency transferring woodland conservation credit.
4. Off-site woodland conservation areas established as afforestation areas or natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred to a developing property until two growing seasons and certification of adequate survival unless an afforestation bond is posted.
5. The TCP2 Off-site Woodland Conservation Summary Table shall be revised each time a Public Transfer Certificate is recorded to identify the acreages affected, the benefiting property name and TCPII number, and the date the transfer credit was approved by the Enviornmental Planning Section..
6. If a Public Transfer Certificate is provided and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request.
7. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for the file.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	ROS		
Gross Tract:	114.20		
Floodplain:	17.25		
Previously Dedicated Land:	0.90		
Net Tract (NTA):	96.91	0.00	0.00

*Include acreage in the corresponding columns for each zone

Property Description or Subdivision Name:	NOON PROPERTY WOODLAND CONSERVATION BANK
Is this a site subject to the 1989 Ordinance?	N
Reforestation Requirement Reduction Questions:	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combination of this lot and/or other lots (y,n)	N
Is this a Mitigation Bank	Y
Break-even Point (preservation) =	21.33 acres
Clearing permitted w/o reforestation=	86.30 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		106.63	11.33	
Woodland Conservation Threshold (NTA) =	0.00%	0.00		
Smaller of a or b		0.00		
Woodland above WCT		106.63		
Woodland cleared		0.00	0.00	0.00
Smaller of a or e		0.00		
Clearing above WCT (0.25 ...1) replacement requirement		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	0.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		0.00		

Woodland Conservation Provided:	(acres)		
Woodland Preservation	94.96		
Afforestation / Reforestation	1.45		
Area approved for fee-in-lieu	0.00		30.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation being provided on this property	0.00		
Total Woodland Conservation Provided	96.41		

Area of woodland not cleared: 106.63 acres
Woodland retained not part of requirements: 11.67 acres

Prepared By:

Designer 12/23/2014 Date

M-NCPPC
PRINCE GEORGE'S PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-012-14

	APPROVED BY	DATE
01		1/9/2015
02		
03		
04		

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE_____ 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.

SIGNED: DATE: 1/7/2015

QUALIFIED PROFESSIONAL CERTIFICATION

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

SIGNED: DATE: 12/23/2014

MICHAEL A. NORTON
17830 NEW HAMPSHIRE AVENUE, SUITE 101
ASHTON MD 20861
240.342.2329
michael_norton@nortonlanddesign.com

RECEIVED
JAN 8 2015
DEVELOPMENT REVIEW
ENVIRONMENTAL PLANNING

TITLE
TREE CONSERVATION PLAN

PROJECT
NOON PROPERTY WOODLAND CONSERVATION BANK

PREPARED FOR
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
13300 OLD MARLBORO PIKE
UPPER MARLBORO, MARYLAND 20773

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

REVISIONS
12.12.14 PER MNCPPC COMMENTS DATED 11.21.14

WATER CLASS USE I	WATERSHED POTOMAC RIVER U TIDAL		FEMA FLOODPLAIN MAP PANEL # 245208 0055C
TRIBUTARY HENSON CREEK			
TAX MAP 0106	200' SHEET 210SE03		ADC MAP PAGE 24 GRID B-6
SCALE AS SHOWN	DATE APRIL 2014	PROJ. NO. 13-151	SHEET NO. L-0.3