

# WOODLAND CONSERVATION AREA MANAGEMENT NOTES

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING. 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 II 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 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 ENVIRONMENTAL PLANNING SECTION.

2. REFORESTATION AREAS SHALL NOT TO BE MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE. WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TCP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOD OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR ODEN BOWIE DRIVE, UPPER MARLBORO, MARYLAND 20772, PHONE 301-952-3650. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

2. PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

#### GENERAL NOTES FOR TREE CONSERVATION

1. 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 \$1.50 PER SQUARE FOOT MITIGATION FEE. 2. THE DEPARTMENT OF ENVIRONMENTAL RESOURSED (DER) INSPECTORS OFFICE MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.

3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES IN THESE AREAS. UPON THE SALE OF THE PROPERTY, THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS. 4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED. THREE COPIES OF THE BONDS ARE SUBMITTED WITH THE GRADING PERMIT APPLICATION.

5. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE DER INSPECTORS. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF THE TPD INSTALLATION. 6. ALL FIELD PERSONNEL INCLUDING EQUIPMENT OPERATORS AND SUPERVISORS WHO MIGHT WORK OR DIRECT WORK IN THE VICINITY OF

PROTECTED TREES ARE TO BE INSTRUCTED IN TECHNIQUES FOR AVOIDING DAMAGE TO THESE TREES. 7. THE LAYOUT OF THE CONSTRUCTION SITE SHALL PROVIDE FOR SPECIAL MARKED AREAS FOR FUELING, OIL CHANGING AND EQUIPMENT MAINTENANCE, EMPLOYEE PARKING AND FOR MATERIAL STORAGE AND STOCKPILING. THESE AREAS SHALL BE LOCATED AS TO PREVENT THE DEPOSIT OF SILT OR THE WASHING OR LEACHING OF PETROLEUM PRODUCTS OR OTHER HARMFUL SUBSTANCES INTO THE TREE-SAVE

#### 8. THE FOLLOWING ARE NOT ALLOWED WITHIN A TREE-SAVE AREA:

DEPOSITING OF REFUSE, CONSTRUCTION DEBRIS, SPOIL, PETROLEUM PRODUCTS, VEHICLE OR EQUIPMENT WASTE WATER.

### DUMPING OF LIMBS, STUMPS, AND OTHER CLEARING DEBRIS.

DRIVING OF ANY VEHICLE OR EQUIPMENT.

STORAGE OR STOCKPILING OF MATERIALS AND SUPPLIES.

LIGHTING OF ANY FIRE, INCLUDING COOKING AND WARMING FIRES.

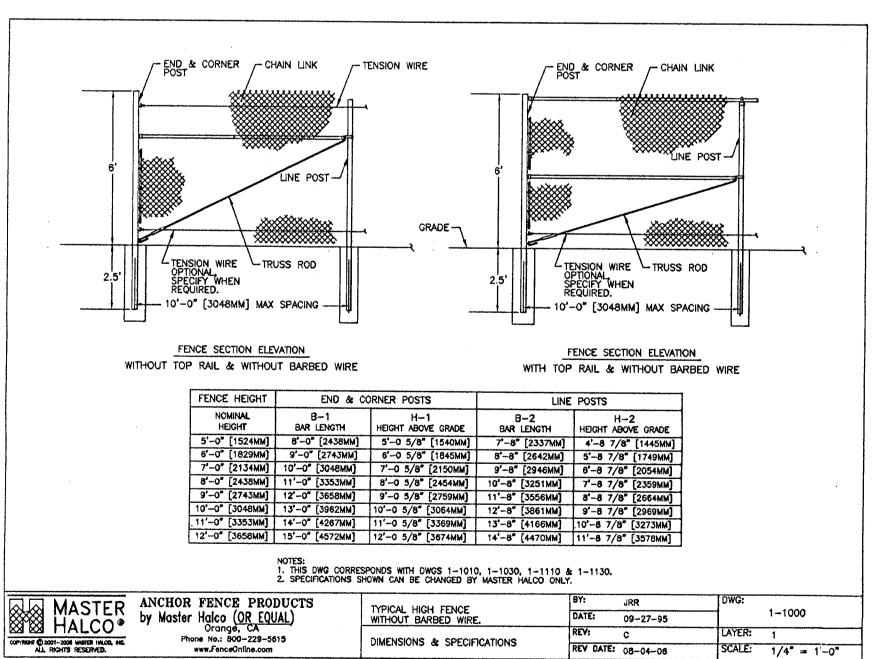
ARE SUBMITTED WITH THE GRADING PERMIT APPLICATION.

9. WOODLAND CONSERVATION TREE SAVE AREAS AND/OR REFORESTATION SHALL BE POSTED AS SHOWN AT THE SAME TIME AS THE TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTROL DEVICES ARE AUTHORIZED TO BE REMOVED.

10. PRIOR TO INSTALLATION OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION FENCING, A 16" DEEP ROOT PRUNING WHERE LIMIT OF DISTURBANCE IS SHOWN ALONG PROPOSED WOODLAND EDGES SHALL BE COMPLETED USING EITHER A VIBRATORY PLOW WITH A SERRATED BLADE OR A CIRCULAR TYPE BLADE. A CHAIN TRENCHER SHALL NOT BE USED. A SINGLE TOPICAL APPLICATION OF B-1 UPSTART FERTILIZER SUCH AS "ROOTS" SHALL BE APPLIED AFTER COMPLETION OF ROOT PRUNING.

#### REQUIRED TYPE II TREE CONSERVATION PLAN NOTES

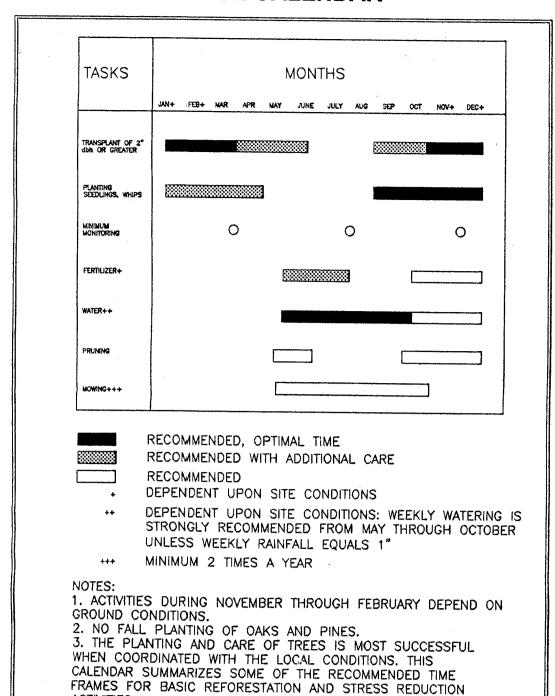
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- 2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) INSPECTORS OFFICE SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN.
- 3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS. OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF
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- 5. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCPII FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY PRIOR TO ISSUANCE OF ANY PERMITS PERMITS FOR THE SUBJECT PROPERTY.ALL OFF-SITE MITIGATION TO OCCUR WITHIN THE SAME SUB-WATERSHED.



# **TEMPORARY 6' CHAIN LINK FENCE DETAIL\***

\*SEE NOTE 25 ON COVER SHEET FOR PLACEMENT

#### **MAINTENANCE CALENDAR**

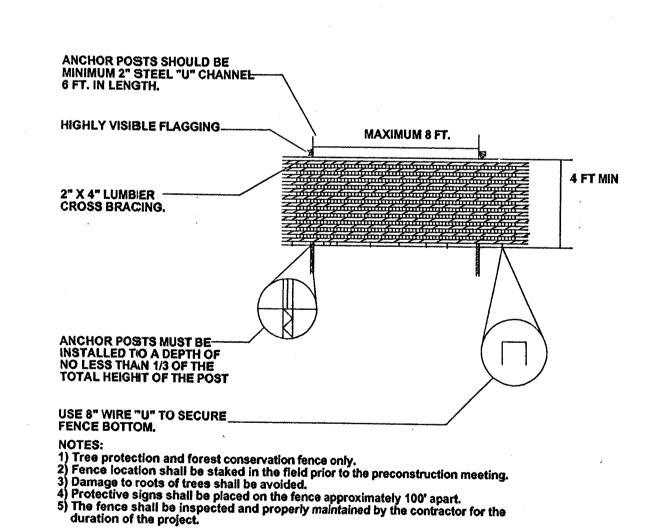


SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

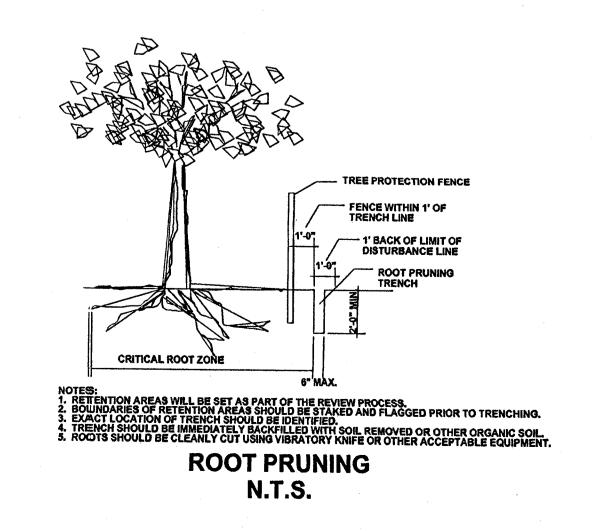
#### TREE PLANTING AND MAINTENANCE CALENDAR FIGURE A:20

#### STOCKING AND SURVIVABILITY CHART

SIZE	NUMBER REQUIRED PER ACRE	APPROXIMATE SPACING FEET ON CENTER	REQUIR AT THE EN SECOND	ABILITY REMENT NO OF THE GROWING SON	
BARE ROOT SEEDLINGS OR WHIPS	1000	8X8	75%	750	
CONTAINER GROWN SEEDLING TUBES (MINIMUM CAVITY WIDTH 1.5")	450	10X10	75%	338	
CONTAINER GROWN 1,2,3 GALLON	350	12X12	75%	263	
CONTAINER GROWN 5,7 GALLON OR 1" CALIPER B&B	500	15X15	85%	425	
CONTAINER GROWN 15,25 GALLON OR 1.5"-2" CALIPER B&B	100	20X20	100%	100	
NOTES:  1. THESE STOCKING AND SURVIVAL. REQUIREMENTS ARE THE MINIMUM NUMBERS ESTIMATED TO MEET THE DEFINITION OF FOREST IFROM BARE LAND.  2. IN CERTAIN CIRCUMSTANCES, ANY COMBINATION OF THE ABOVE MENTIONED STOCKING OPTIONS, DRY SEEDING, TREE SHELTERS, TRANSPLANTS, AND/OR NATURAL REGENERATION MAY BE APPROPRIATE STRATEGIES TO FULFIILL THE REQUIREMENTS OF AN APPROVED FCD. THEY WILL BE EVALUATED ON A CASE—BY—CASE IBASIS BY THE APPROVING AUTHORITY.  3. SPACING DOES NOT IMPLY THAT TREES OR SHRUBS MUST BE PLANTED IN A GRID PATTERN.					



**TEMPORARY TREE PROTECTION FENCE** N.T.S.



# PLANT SCHEDULE FOR AFFORESTATION AREAS

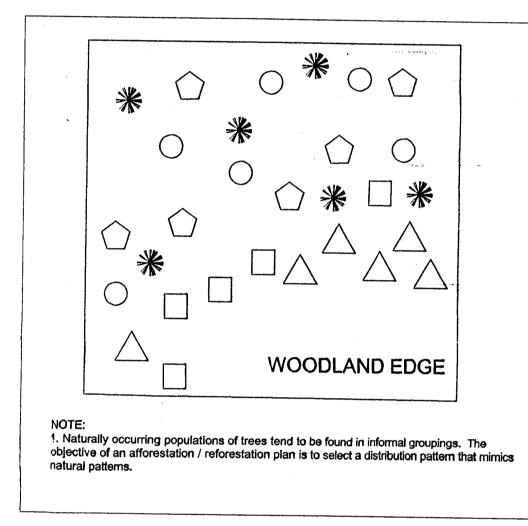
AFFORESTATION AREAS SHALL BE RANDOMIZED MIX OF 1" CALIPER TREES, AS SHOWN BELOW. SPECIES DETERMINED BY THE AREA, AND ITS ENVIRONMENTAL REQUIREMENTS.

REFER TO THE PLANTING DISTRIBUTION PATTERNS DETAIL ON THIS SHEET.

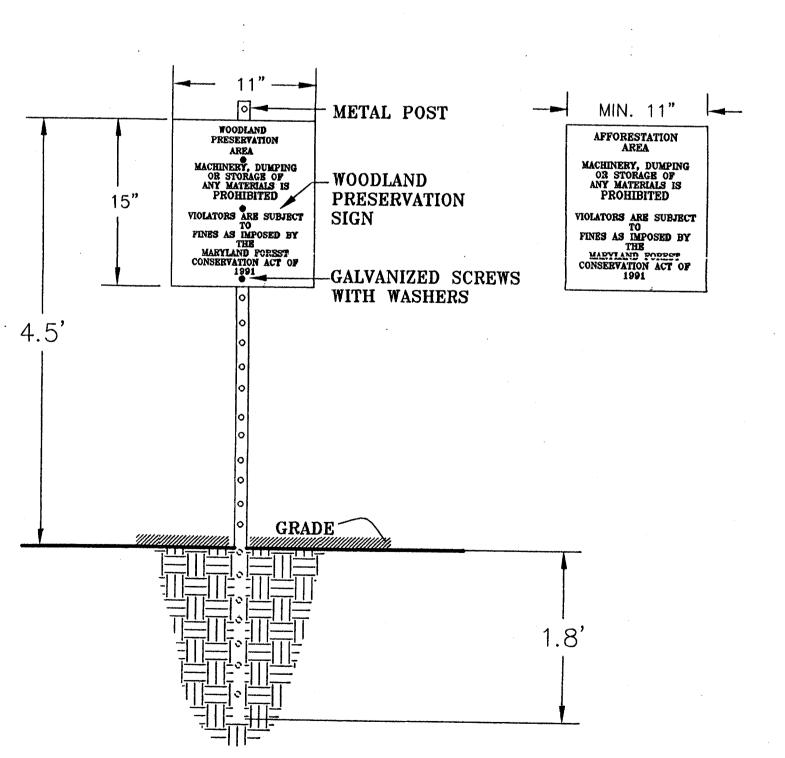
Species	Area, 1 (.18 ac) 90 Trees (180 Seedlings)	Area 2 (.05 ac) 25 Trees ( 50 Seedlings)	Area 3 (.06 ac) 30 Trees ( 60 Seedlings)	Area 4 (.018 ac) 9 Trees (18 Seedlings)	Area 5 (.43 ac) 215 Trees (430 Seedlings)	Area 6 (.30 ac) 150 Trees (300 Seedlings)	Area 7 (.035 ac) 18 Trees ( 35 Seedlings)
Serviceberry	16	12	5	3	25	10	4
American Holly		3	5				4
Eastern Red Cedar	16			3	25	15	
Sweet Gum		10	10		50	35	5
Pin Oak	20		10	3	45	20	5
Red Oak	20				25	20	
Tulip Tree	18				45	30	
TOTAL TREES	90	25	30	9	215	125	18

1.	PER "A TECHNICAL MANUAL FOR WOODLAND CONSERVATION WITH DEVELOPMENT IN PRINCE
	GEORGE'S COUNTY", THE NORMAL NUMBER OF SEEDLINGS TO BE USED IS ABOUT 1000 ACRE
	ONE INCH (1") CALIPER TREES HAVE BEEN SUBSTITUTED FOR SEEDLINGS AT A RATE OF ONE INCI (1") CALIPER = 2 SEEDLINGS.

- 2. PLANTING STOCK 1" OR LARGER CALIPER SHALL MEET THE STANDARDS SET BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 3. ONLY RED OAK AND SWEET GUM SHALL BE PLANTED ADJACENT TO BIORETENTION AREAS. 4. SERVICEBERRY AND AMERICAN HOLLY SHALL BE PLANTED ALONG EDGE OF AFFORESTATION AREAS.



PLANTING DISTRIBUTION PATTERNS



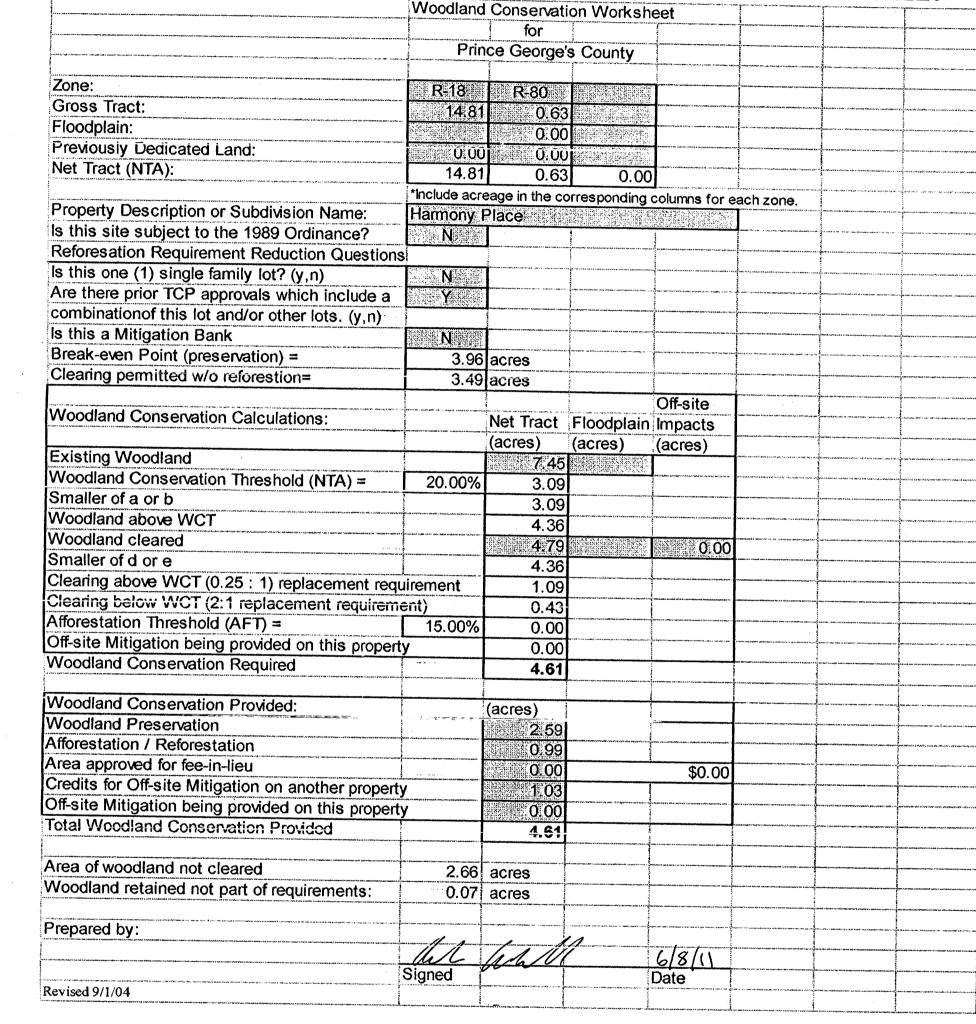
## TYPICAL PRESERVATION, AFFORESTATION, AND BIORETENTION AREA SIGNS N.T.S.

- 1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE. 2. TYPE OF SIGN POSTED AT EACH LOCATION IDENTIFIED ON THE PLAN SHALL
- CORRESPOND TO THE TYPE OF USE AT THAT LOCATION. 2. SIGNS TO BE PLACED APPROXIMATELY 50' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER AIPART.
- 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

WOODLAND PRESERVATION TABLE				
WOODLAND CONS	SERVATION AREA TABLE:			
AREA #1	4,086 sq. ft. / 0.09 ac.			
AREA #2	20,118 sq. ft. / 0.46 ac.			
AREA #3	24,035 sq. ft. / 0.55 ac			
AREA #4	8,228 sq. ft. / 0.19 ac			
AREA #5	22,488 sq. ft. / 0.52 ac.			
AREA #6	28,448 sq. ft. / 0.65 ac.			
AREA #7	5,354 sq. ft. / 0.12 ac.			
TOTAL	112,757 sq. ft. / 2.59 ac.			
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AFFORESTATION TABLE				
AFFORESTATION AREA TABLILATIONS:				

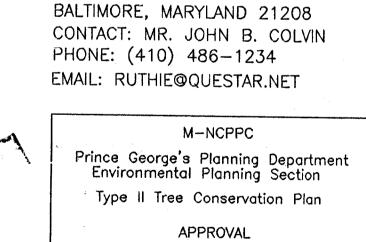
# 20,960 sq. ft. / 0.48 ac 42,989 sq. ft. / 0.99 ac. \* CONTIGUOUS W/ EXISTING WOODS

WOODLAND CONSERVATION WORKSHEET



BIORETENTION AREA

GROWING, NOT MOWING

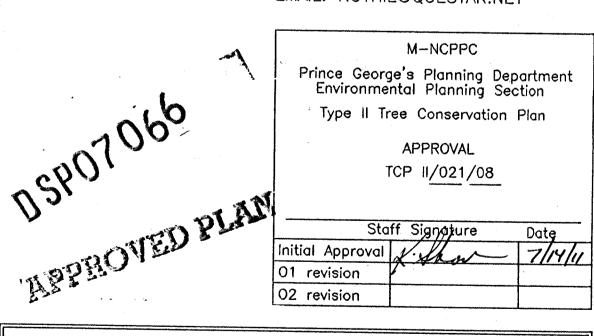


HARMONY PLACE ASSOCIATES LLC

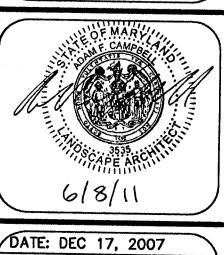
OWNER/APPLICANT:

124 SLADE AVENUE

SUITE 200



	M-NC	PPC APPROVALS			
PROJECT	NAME:	HARMONY PLACE			
PROJECT	NUMBER:	DSP# 07066			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet					
Approvat or Revision #	Approval Date	Reviewer's Signature	Certification Date		
	4-26-11	RG	8.2.11		



Pla

arm PARC

SCALE: AS SHOWN DESIGN: CLW DRAWN: JED CHECK: MW CHECK: AC JOB NO.: 44088 P.R. NO.: ----SHEET 5 OF 5 FILE NO.: TCPII-5