

MAGNOLIA COVE

PHASE I - INFRASTRUCTURE ONLY

Tree Conservation Plan Type-II

SPECIMEN TREES

Eighteen specimen trees were identified and approximately located within the study area. The following is a list of those trees, their diameters and the condition of each:

Number	Common Name	Species Name	DBH (inches)	Condition	Proposed Disposition (This Work Only)
1	pin oak	Quercus palustris	36	Fair	Save
2	sweetgum	Liquidambar styraciflua	30	Fair	Save
3	sweetgum	Liquidambar styraciflua	30	Fair	Save
4	sweetgum	Liquidambar styraciflua	30	Fair	Save
5	yellow-poplar	Liriodendron tulipifera	31	Fair	Save
6	red maple	Acer rubrum	38	Fair	Save
7	red maple	Acer rubrum	33	Good	Save
8	yellow-poplar	Liriodendron tulipifera	31	Poor	Save
9	red maple	Acer rubrum	32	Fair	Save
10	yellow-poplar	Liriodendron tulipifera	30	Fair	Save
11	pin oak	Quercus palustris	33	Fair	Save
12	yellow-poplar	Liriodendron tulipifera	34	Good	Save
13	yellow-poplar	Liriodendron tulipifera	30	Fair	Save
14	yellow-poplar	Liriodendron tulipifera	33	Good	Save
15	northern red oak	Quercus rubra	32	Good	Save
16	yellow-poplar	Liriodendron tulipifera	32	Good	Save
17	yellow-poplar	Liriodendron tulipifera	43	Fair	Save
18	yellow-poplar	Liriodendron tulipifera	40	Fair	Save

GENERAL NOTES

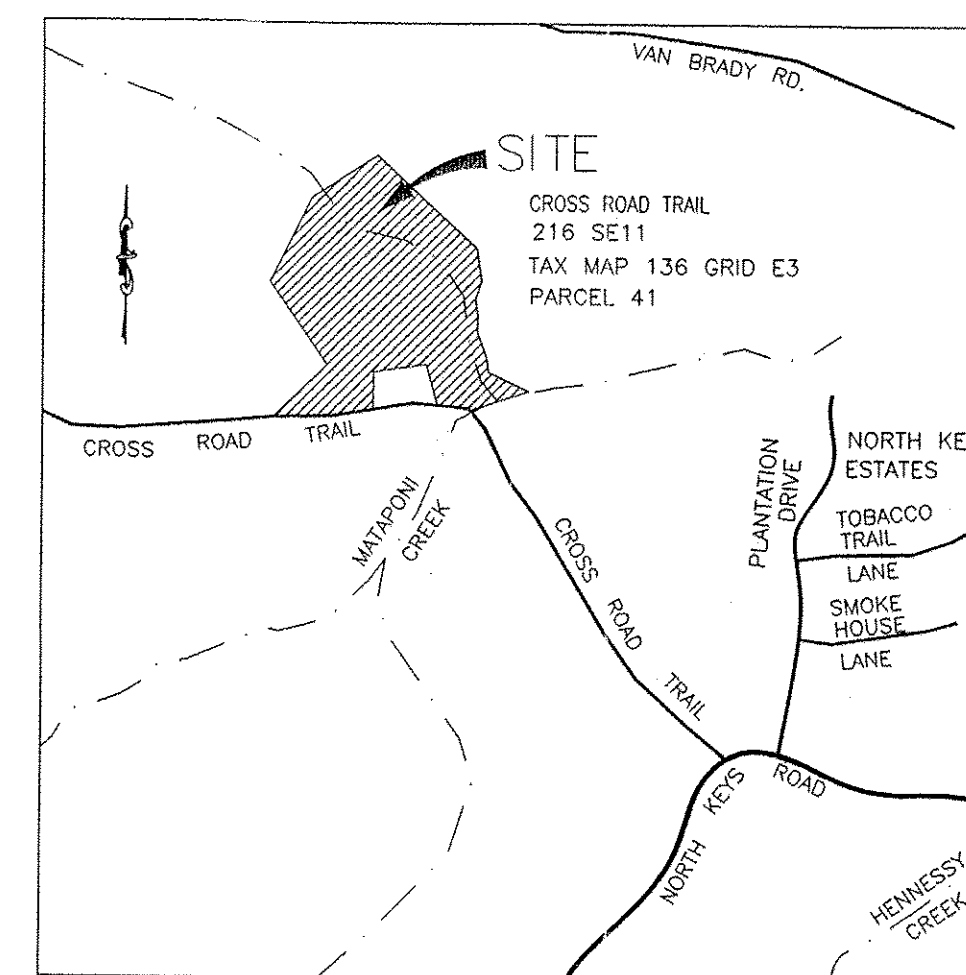
- This plan is submitted to fulfill the woodland conservation requirements for Magnolia Cove infrastructure installation only for road improvements and associated storm drainage & SWM improvements for Arthur Court and Cross Road Trail, plus the resulting stockpile area for excess soil and the necessary sediment control devices (FSC#3-15).
- 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.
- 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 the Environmental Strategy Area (ESA 3) of Plan Prince George's 2035 (formerly the rural tier) and is zoned O-5.
- The property is adjacent to Cross Road Trail, which is a designated scenic roadway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under OB-27-2010, Section 25-119 (g).
- Tree lines are based on the approved NRI/057/05-02 and subsequent TCP-I.
- The approved NRI and TCP-I were based on aerial photographs (dated 4/12/05) and photogrammetric plotting by McKenzie Snyder, Inc.
- The flood plain delineation is based on SD#1166-2005-00/FPS#200436, approved 4/19/06.

See Sheet #6 for additional notes.

LIST OF SHEETS

COVER SHEET	1
PLAN SHEETS	2-5
NOTES & DETAILS	6

NOTE: THIS PLAN IS ONLY FOR OVERALL LAYOUT OF THE PROJECT AND COVERGE BY SHEET NUMBERS.



VICINITY MAP
SCALE 1"=2000'

WOODLAND CONSERVATION TABLE (AREA IN ACRE TYPE)

LOT #	GROSS AREA	FLOOD PLAIN	NET AREA	EXIST FOREST	PRESERVATION (WPA)	SAVED (NOT CREDITED) (WPA-NC)	NAT. REGENERATION (NRA)	REFORESTATION (WRA)	SAVED-COUNTED AS CLEARED (WPA-C)	CLEARED
OUTLOT 'A'	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1	3.06	0.00	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	2.38	0.00	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	3.17	0.00	3.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	6.89	1.39	4.90	3.58	1.99	2.90	0.44	0.00	0.00	0.00
5	5.90	1.74	4.15	3.23	1.74	2.40	0.44	0.00	0.00	0.00
6	5.01	0.98	4.03	1.77	0.98	1.70	0.00	0.00	0.00	0.00
7	8.01	2.68	5.35	4.15	2.68	3.58	0.42	0.00	0.00	0.00
8	4.52	2.30	4.42	4.30	2.10	3.15	1.15	0.00	0.00	0.00
9	5.37	1.42	3.95	2.11	1.42	2.09	0.21	0.00	0.00	0.00
10	5.14	2.79	2.35	0.65	0.65	0.00	0.00	0.00	0.00	0.00
11	5.83	3.23	2.60	0.41	0.41	0.00	0.42	0.30	0.35	0.00
12	3.02	0.00	3.02	0.35	0.00	0.33	0.03	0.00	0.00	0.00
13	3.01	0.00	3.01	0.36	0.00	0.33	0.02	0.00	0.00	0.00
14	3.27	0.00	3.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	5.35	1.16	4.19	0.00	0.57	0.00	0.00	0.32	0.60	0.96
16	5.21	2.27	2.95	0.73	1.26	0.65	0.07	0.03	0.00	0.00
17	6.27	3.80	2.46	0.21	3.80	0.16	0.08	0.29	0.28	0.00
TOTAL LOT AREA	83.41	24.14	59.27	22.42	23.54	18.57	3.77	1.09	1.28	1.73
CROSS RD. TRAIL R/W	0.81									
ARTHUR CT. R/W	1.72									
TOTAL RD. R/W	2.53									
GROSS TRACT AREA	85.94	24.14	61.80							

CONSERVATION WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County

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

Zone: 10-5

Gross Tract: 85.94

Floodplain: 24.14

Previously Dedicated Land: 0.00

Net Tract (NTA): 61.80

TCP Number: 1029-15

Property Description or Subdivision Name: Magnolia Cove

Is this site subject to the 1989 Ordinance? (Y/N): N

Is this one (1) single family lot? (Y/N): N

Are there prior TCP approvals which include a combination of this lot? (Y/N): N

Is any portion of the property in a WC Bank? N

Break-even Point (Preservation): 30.93 acres

Clearing permitted with reforestation: 3.48 acres

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

	Column A WCT/AF%	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland				
Woodland Conservation Threshold (WCT) =	50.00%	30.90	22.42	23.57
Smaller of 13 or 14		22.42		
Woodland above WCT	0.00			
Woodland cleared	0.00			
Woodland cleared above WCT (smaller of 16 or 17)	0.00			
Clearing above WCT (0.25:1) replacement requirement	0.00			
Woodland cleared below WCT	0.00			
Clearing below WCT (2:1 replacement requirement)	0.50			
Monoculture Threshold (MT) =	20.00%	0.00		
Off-site WCA being provided on this property	0.00			
Woodland Conservation Required		22.87		

SECTION III - Meeting the Requirements

Woodland Preservation

Reforestation / Reforestation

Specimen/Historic Tree Credit (ORZ area * 2.0)

Forest Enhancement Credit (Area * 25)

Area approved for fee-in-lieu PFA

Area approved for fee-in-lieu PFA

Credits for Off-site Conservation on another property

Off-site WCA (preservation) being provided on this property

Off-site WCA (reforestation) being provided on this property

Total Woodland Conservation Provided

22.87 acres

Area of woodland not cleared

Net tract woodland retained not part of requirements

100-floodplain woodland retained

On-site woodland conservation provided

On-site woodland reforestation credited

22.17 acres

3.80 acres

24.54 acres

22.67 acres

27.14 acres

Prepared by: [Signature] Date: 4/29/16

Property Owners Awareness Certificate

I/We Magnolia Cove Inv. Group hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative: Shawn W. Wain Date: 5/4/16

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.

Contract Purchaser: _____ Date: _____

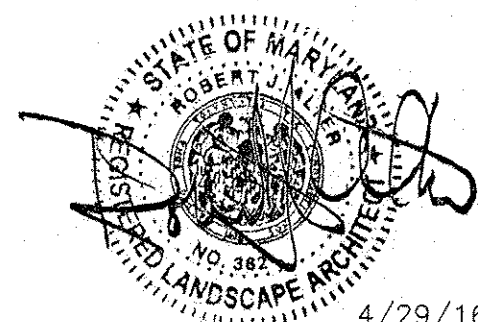
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 1029-2015
Approved by: [Signature] Date: 5/19/16

01	
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BEFORE YOU DIG CALL
1-800-257-7177
PROTECT YOURSELF, GIVE THREE
WARNING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



4/29/16

PROJECT NO: 04019
DATE: 10/16/15
DESIGNER: CHECKED: RJA
DRAWN BY: RMA

REVISIONS

NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	4-19-16

Sheet Title: TREE CONSERVATION PLAN TYPE II

Owner/Applicant: MAGNOLIA COVE INVESTMENT GROUP LLC
14503 MAIN STREET
UPPER MARLBORO, MD 20772
PHONE: 301-252-8261

MAGNOLIA COVE
PHASE I - INFRASTRUCTURE ONLY
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD.
MARYLAND

Phoenix Land Design
LANDSCAPE ARCHITECTURE • URBAN DESIGN
14414 OLD MILL ROAD • SUITE 201 • UPPER MARLBORO, MD 20772
Phone (301) 627-5581 Fax (301) 627-5583

SHEET 1 of 6

LEGEND:

LOT LINE
PROP. STORM DRAIN
WETLANDS
WETLAND BUFFER
STREAM
PROPOSED CONTOURS
EX. TOPOGRAPHY
STREAM BUFFER
FLOODPLAIN BUFFER
FLOODPLAIN SET BACK
PRIMARY MANAGEMENT AREA
EX. TREELINE
LIMIT OF DISTURBANCE
TREE PROTECTION FENCE

WOODLAND PRESERVATION SIGN
REFORESTATION/AFFORESTATION SIGN
SPECIMEN TREE SIGN

SPECIMEN TREE
CRITICAL ROOT ZONE

WOODLAND PRESERVATION (WPA)
WOODLAND PRESERVED - NOT CREDITED (WP-NC)
WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
NATURAL REGENERATION AREA (NRA)

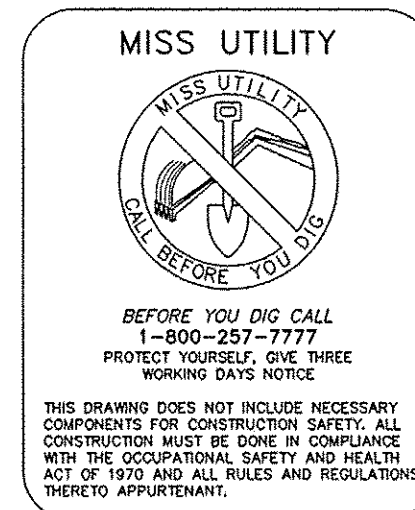
FUTURE HOMES & DRIVEWAYS
(NOT INCLUDED)

BIO-SWALE W/CHECK DAM

SEPTIC AREA

STABILIZATION MATTING

STABILIZED CONSTRUCTION ENTRANCE



P.40
PART 1
L.6954 F.913

N/F SMITH, JAMES A SR & CATHERINE S
11800 CROSS RD TRL
BRANDYWINE, MD 20613-8851

OUT LOT 'A'
±0.01 AC
RESERVED FOR
STREET FRONTAGE
OF PARCEL 40

WRA LOT 1
0.77ac ±3.01 AC

LOT 14
±3.30 AC

LOT 12
±3.03 AC

LOT 13
±3.02 AC

EX. HOUSE
TO BE REMOVED
REMOVE/SEAL
EX. WELL AND SEPTIC
PER COMAR 26.04

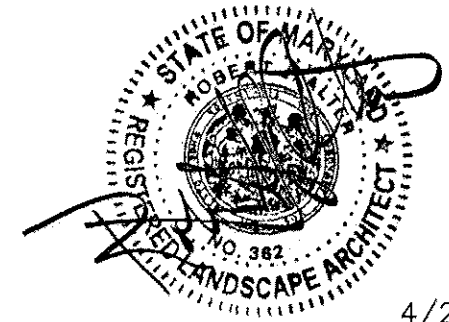
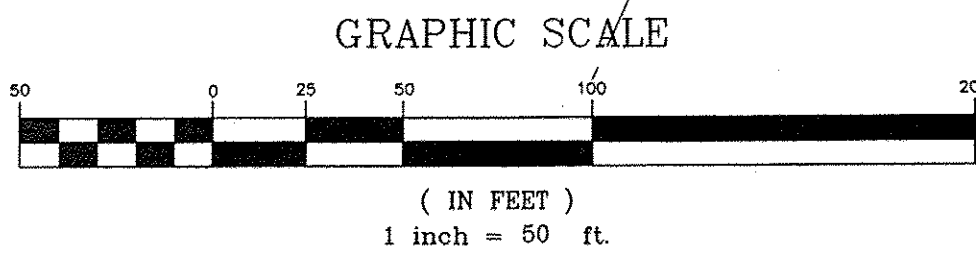
EX. BARN
TO BE REMOVED

CROSS ROAD TRAIL
80' (ULTIMATE R/W)

P.43
KONTERRA L.P.
L.6899 F.291

P.108
JOHN BOWSER
L.16263 F.663

LOT 1
KIM ESTATES
PB 177 @ 34



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Approved by	Date
<i>[Signature]</i>	5/19/16
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DRAWN BY:	RMA

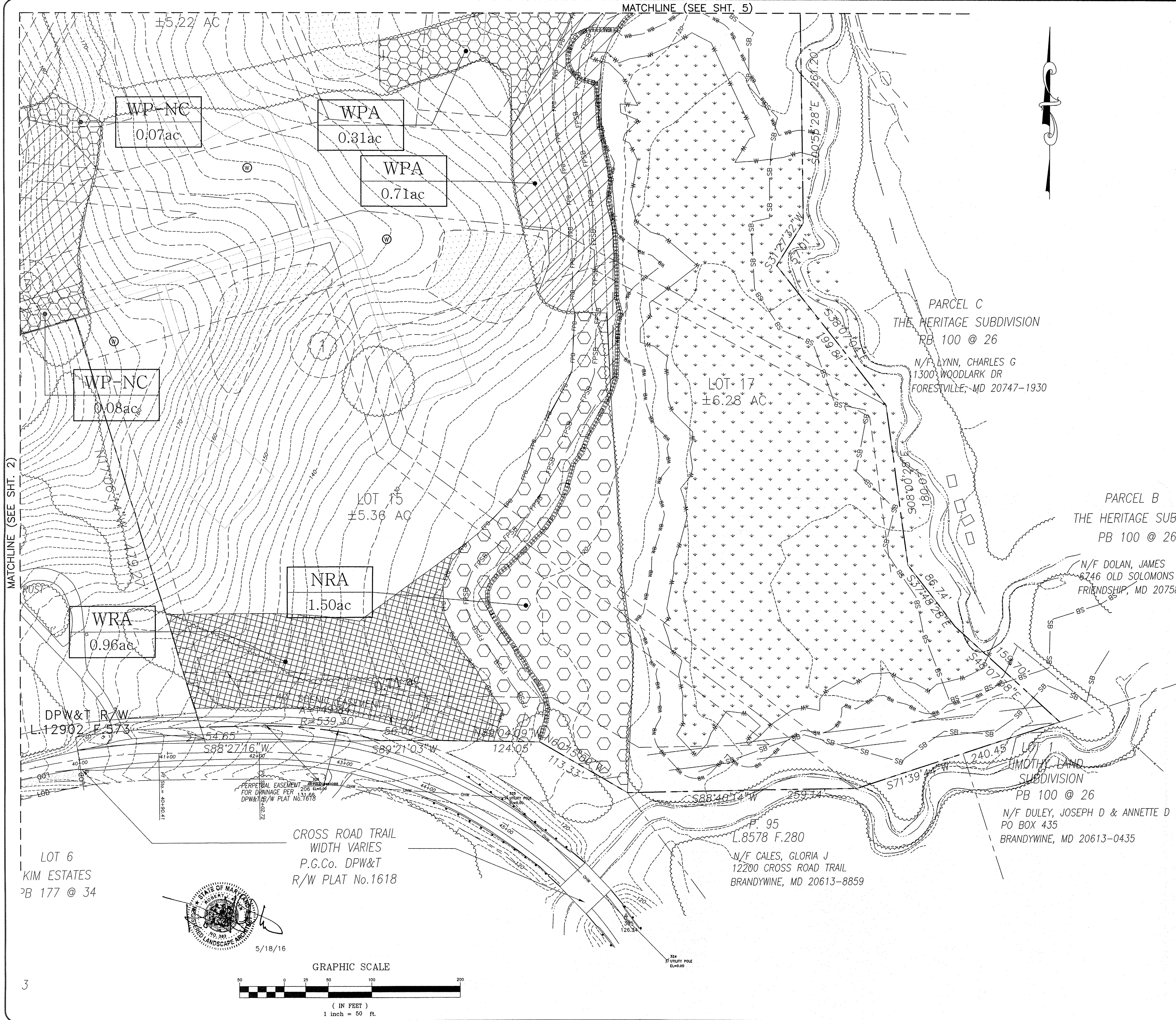
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SHEET 2 of 6

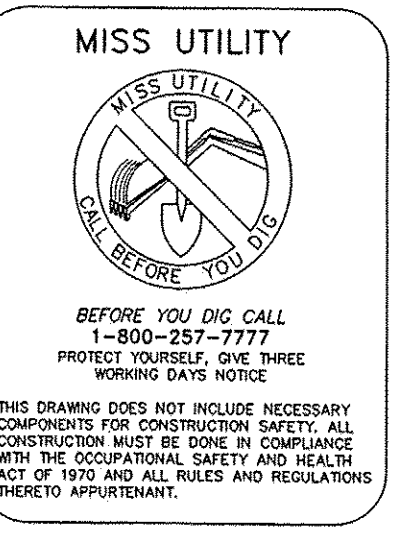


LEGEND:

- LOT LINE
- PROP. STORM DRAIN
- WETLANDS
- WETLAND BUFFER
- STREAM
- PROPOSED CONTOURS
- EX. TOPOGRAPHY
- STREAM BUFFER
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- FLOODPLAIN SET BACK
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- REFORESTATION/AFFORESTATION SIGN
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- BIO-SWALE W/CHECK DAM
- SEPTIC AREA
- STABILIZATION MATTING
- STABILIZED CONSTRUCTION ENTRANCE



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TCP2 /029/2015	
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01	5/19/16
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PROJECT NO. 04019

DATE: 10/16/15

DESIGNER: RJA

CHECKED: RJA

DRAWN BY: RMA

ADD CONSERVATION EASEMENTS

REVISED PER STAFF COMMENTS

REVISIONS

NO.

DATE

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11th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD.

MARYLAND

Phoenix Land Design

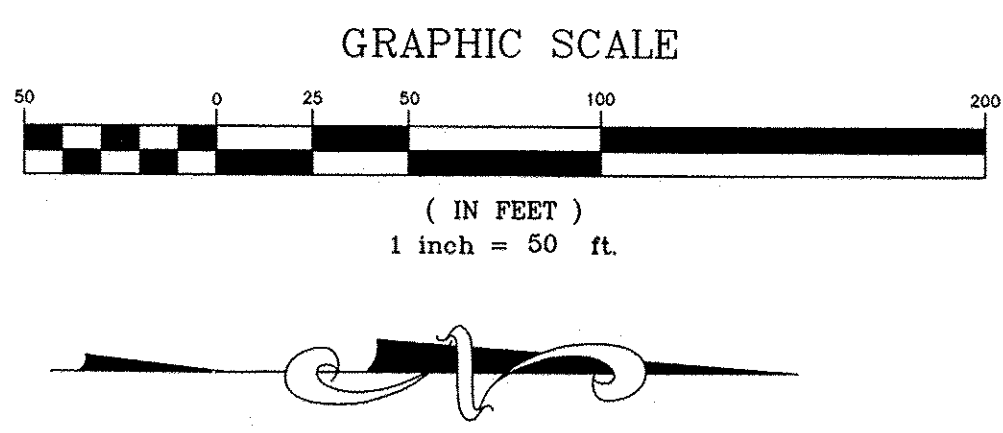
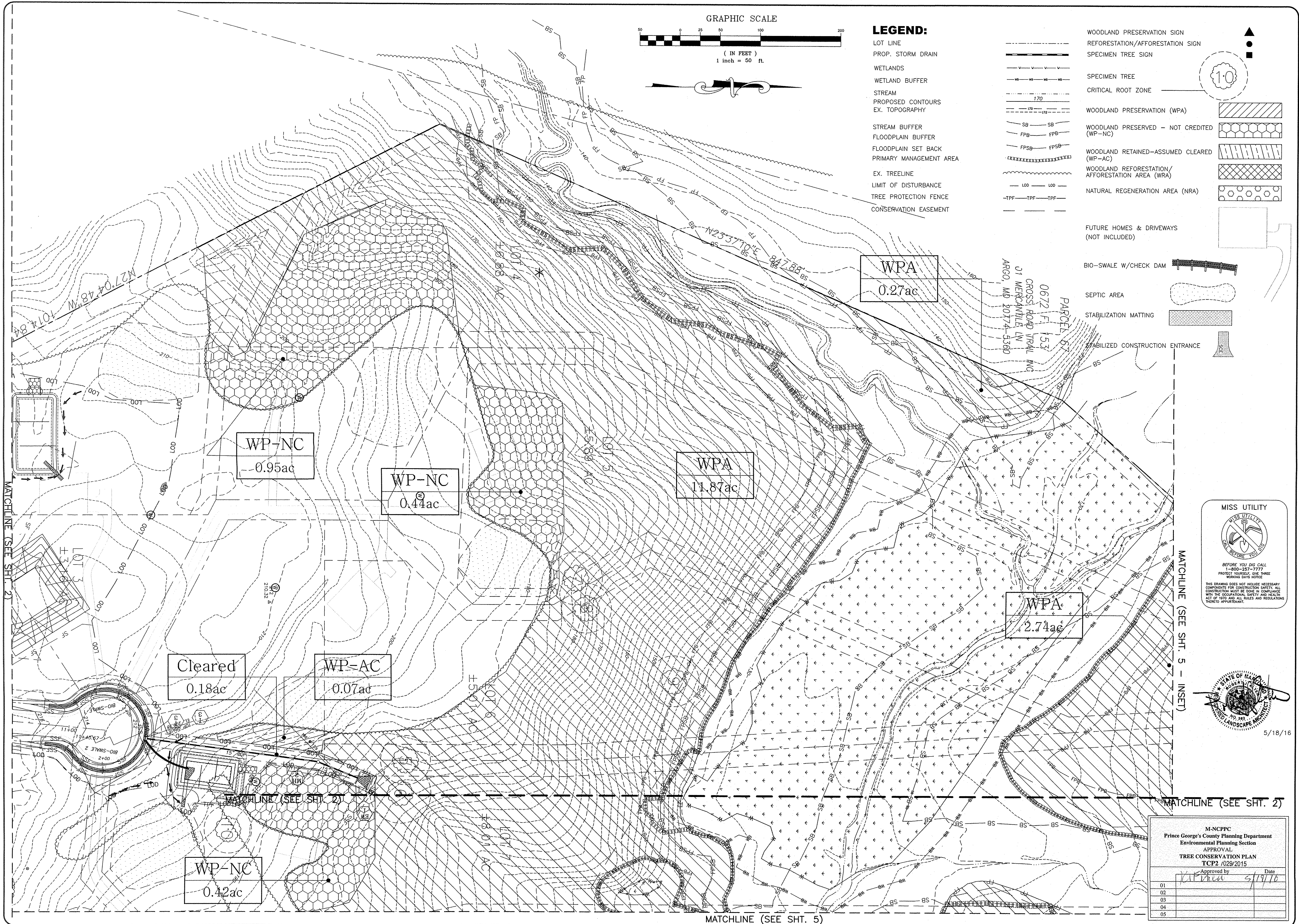
LANDSCAPE ARCHITECTURE

14414 MD RT. 100

PO BOX 201 • UPPER MARLBORO, MD 20772

Phone (301) 627-5581

SHEET 3 of 6



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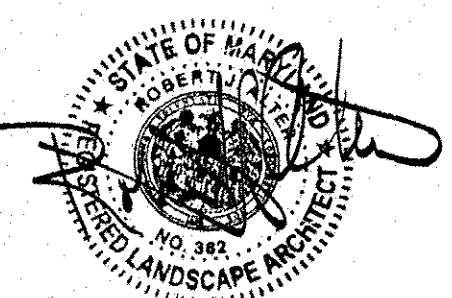
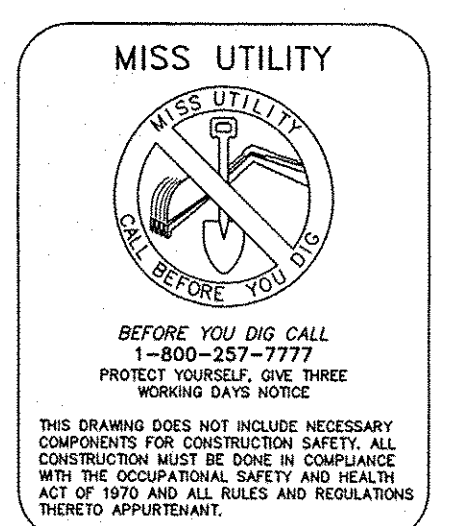
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2 /029/2015	
Approved by	Date
<i>[Signature]</i>	5/19/16
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PROJECT NO.
04019

DATE
10/16/15

DESIGNER: CHECKED:
RJA RJA

DRAWN BY:
RMA

5/18/16

DATE

2

ADD CONSERVATION EASEMENTS

1

REVISED PER STAFF COMMENTS

NO.

Sheet Title:
TREE CONSERVATION PLAN TYPE II

Owner/Applicant:
MAGNOLIA COVE INVESTMENT GROUP LLC
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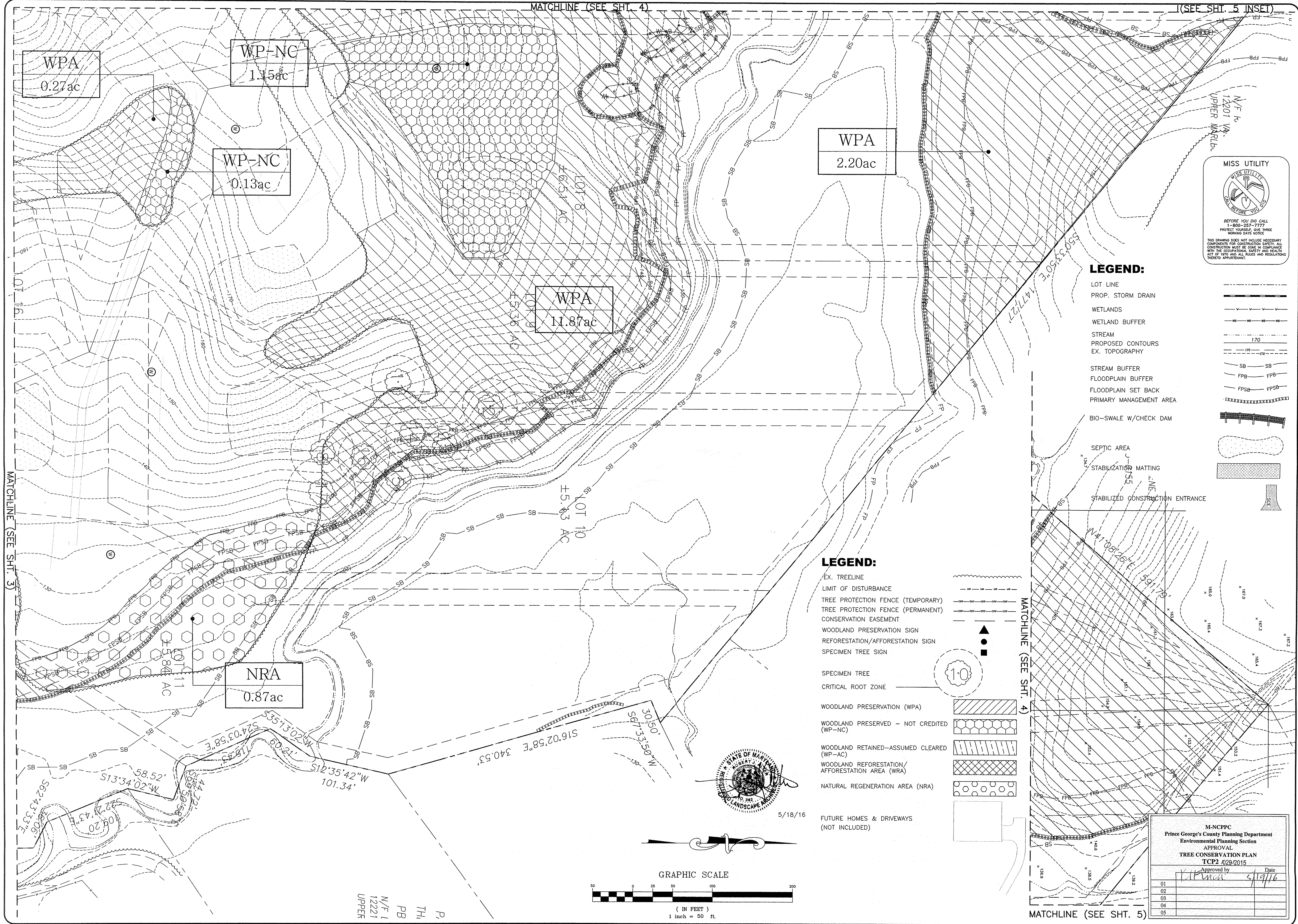
SHEET

4

of 6

MATCHLINE (SEE SHT. 4)

(SEE SHT. 5 INSET)



WPA
0.27ac

WP-NC
1.15ac

WP-NC
0.13ac

WPA
11.87ac

WPA
2.20ac

NRA
0.87ac

MISS UTILITY

BEFORE YOU DIG CALL
1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

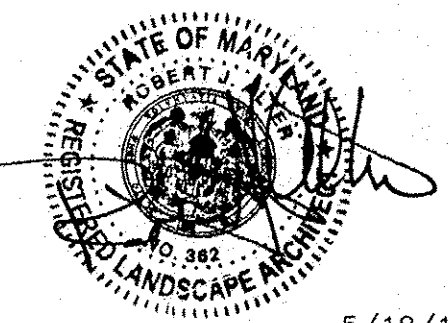
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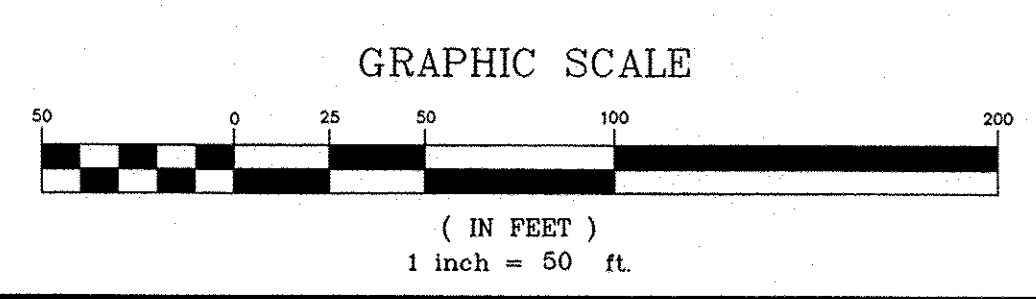
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5/18/16



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2 028/2015

Approved by: *[Signature]* Date: 5/19/16

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PROJECT NO. 04019
DATE: 10/16/15
DESIGNER: RJA
CHECKED: RJA
DRAWN BY: RMA

ADD. CONSERVATION EASEMENTS
REVISED PER STAFF COMMENTS
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NO.

REVISIONS
DATE

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SHEET 5 of 6

ADDITIONAL NOTES

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.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan that remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or 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 permittee shall take corrective action immediately. The condition of the area shall be fully

- Reforestation areas shall not be mowed. Maintenance may include measures such as watering and mechanical or hand removal of competing vegetation or invasive species controls.
- 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.

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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.

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

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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.

- Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. Seedling planting is to occur from November through May only. 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.
- 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.
- 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 operations 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 mulch (as noted) to each planting site (see detail shown on this plan).
- 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.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings to be supplied from a local nursery. Seedlings shall be native species from the same USDA hardiness zone as the proposed planting area.

Natural Regeneration Notes

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Photo-filling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- A random sampling of all desirable seedlings shall be performed after year one and again after year two.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

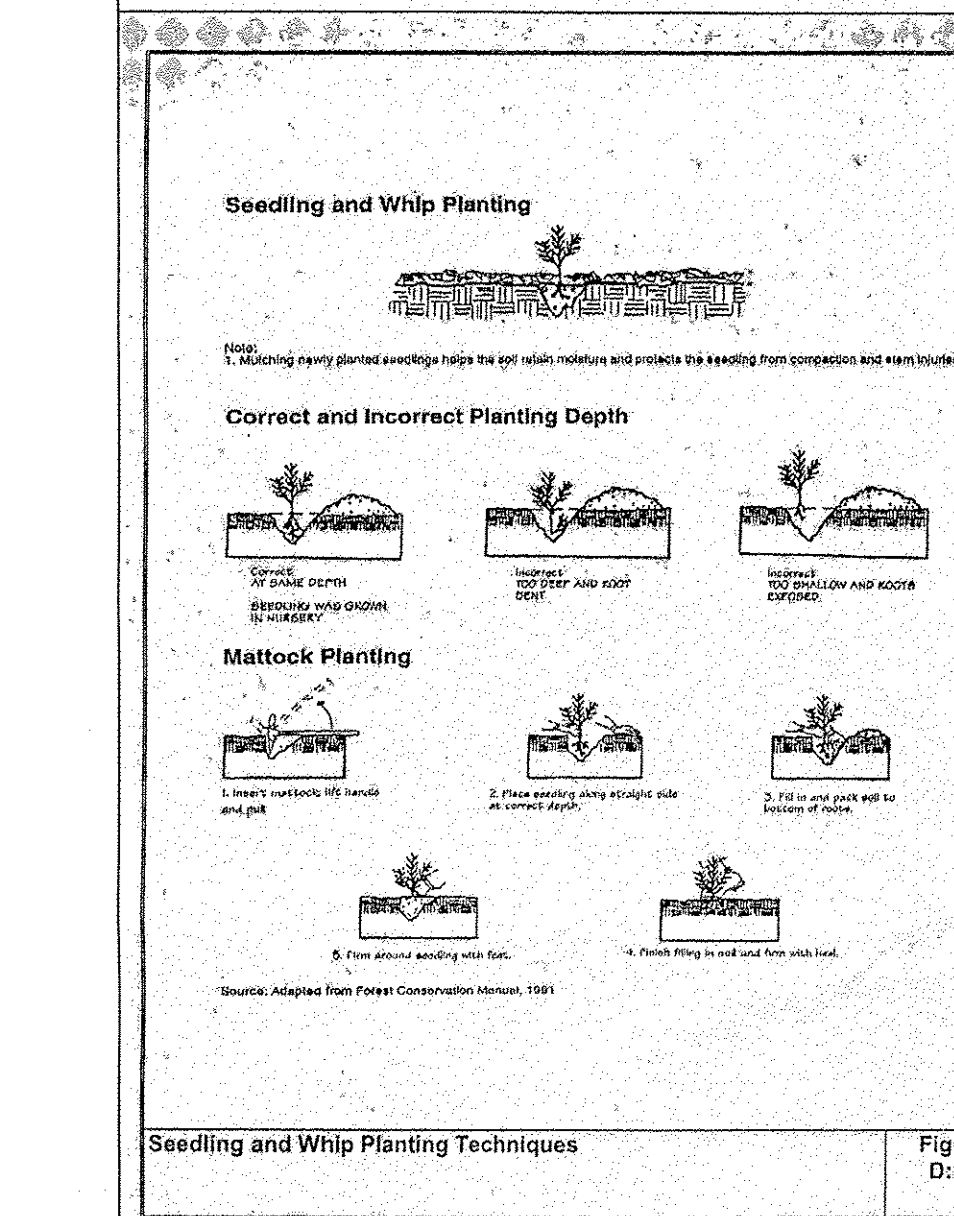
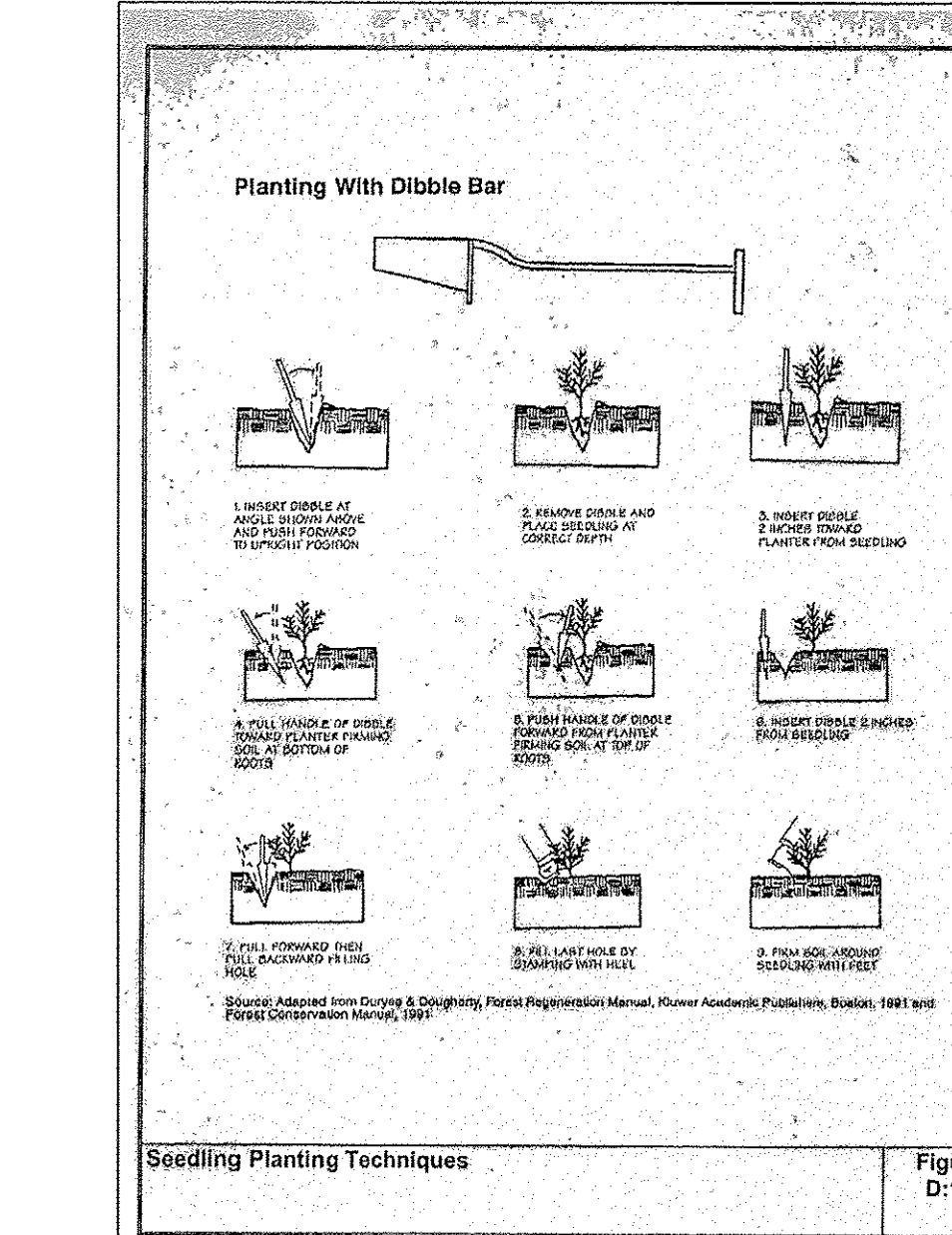
- | Year | Site preparation and Tree Planting |
|-----------------|--|
| Year 1: | Survival check after first growing season (September-November) (See Note 1)
Watering is needed (2 x month)
Control of undesirable vegetation as needed (minimum of 1 x in June and 1 x in September) |
| Year 2-3: | Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November) **
Control of undesirable vegetation if needed (minimum of 1 x in May and 1 x in August) |
| Year 4: (Final) | Reinforcement 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 dead plants as needed.
- 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.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on as needed basis. Special return operations or recommendations will be conducted on as needed basis.

** If at least 75% of the number originally planted has survived the first growing season then the 2nd year survival check may be skipped. In that case a survival check will be required after the 3rd year and again for the 4th and final year.

Reduction in Bond: A reduction in the bond amount may be applied for up to 50 percent of the original posted bond amount after the 2nd growing season IF:

- The Survival Check for years 1 and 2 show at least 75% of the number originally planted with/without replacement planting have survived and are in good condition AND;
- Certification of survivability has been submitted to the Environmental Planning Section for recommendation to DPW&T that a reduction in the bond amount may be granted.



POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the "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 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.

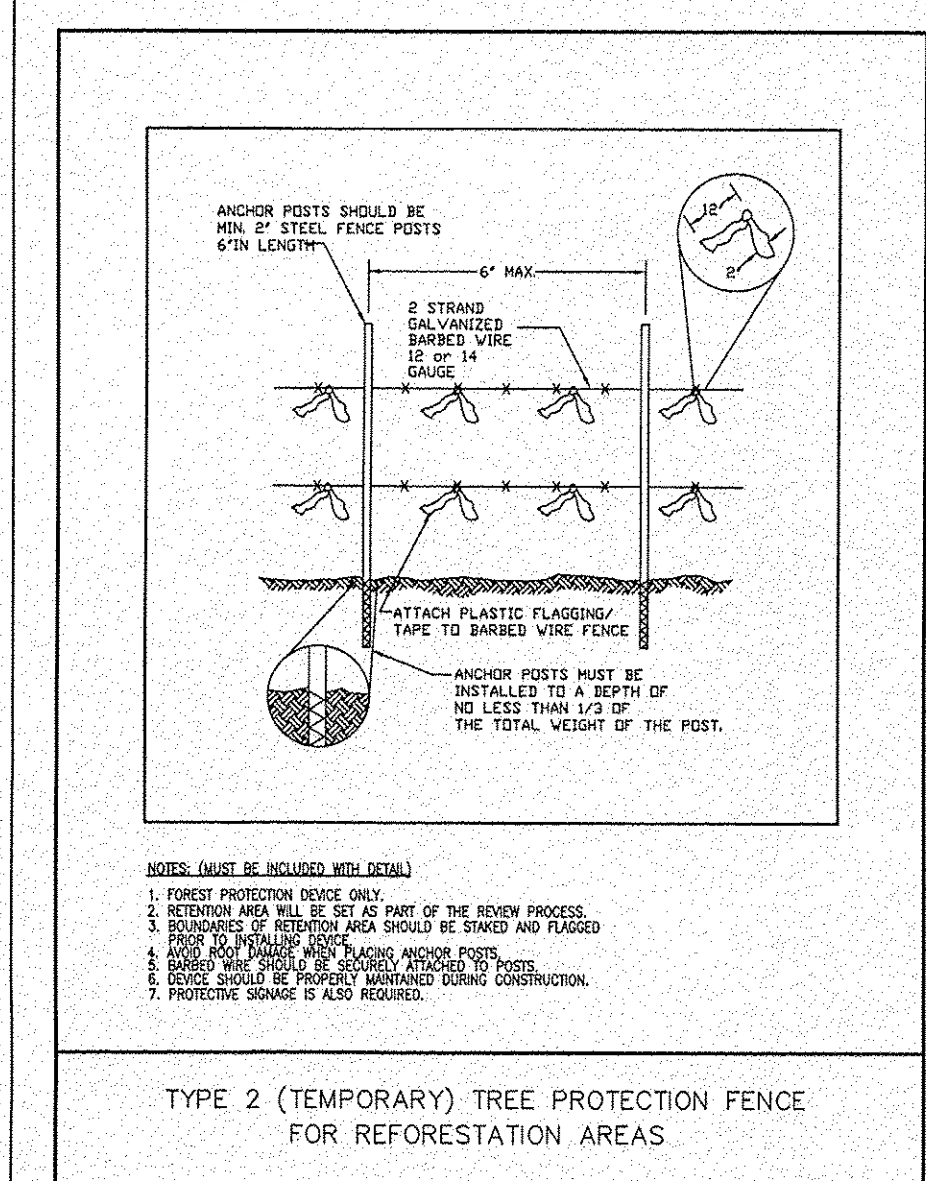
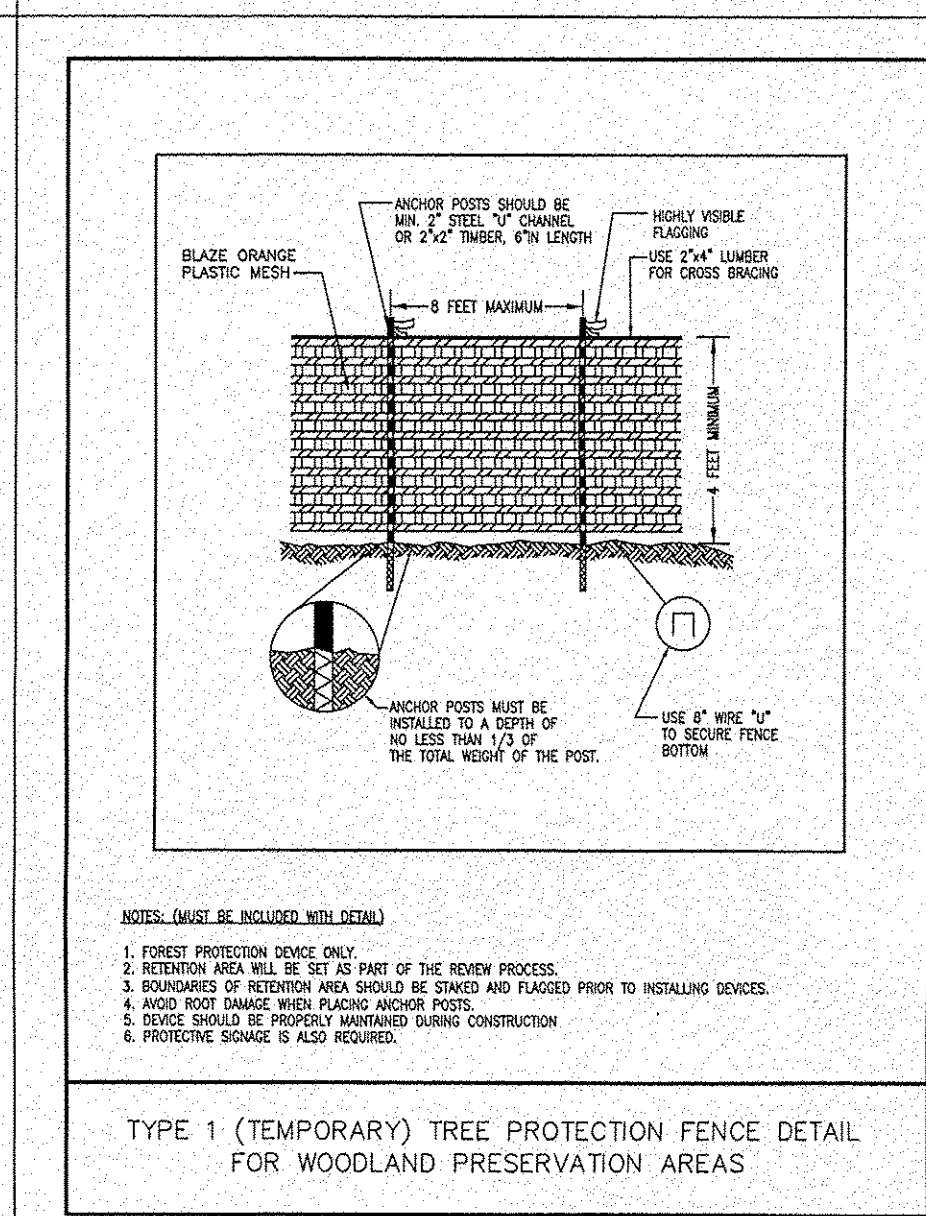
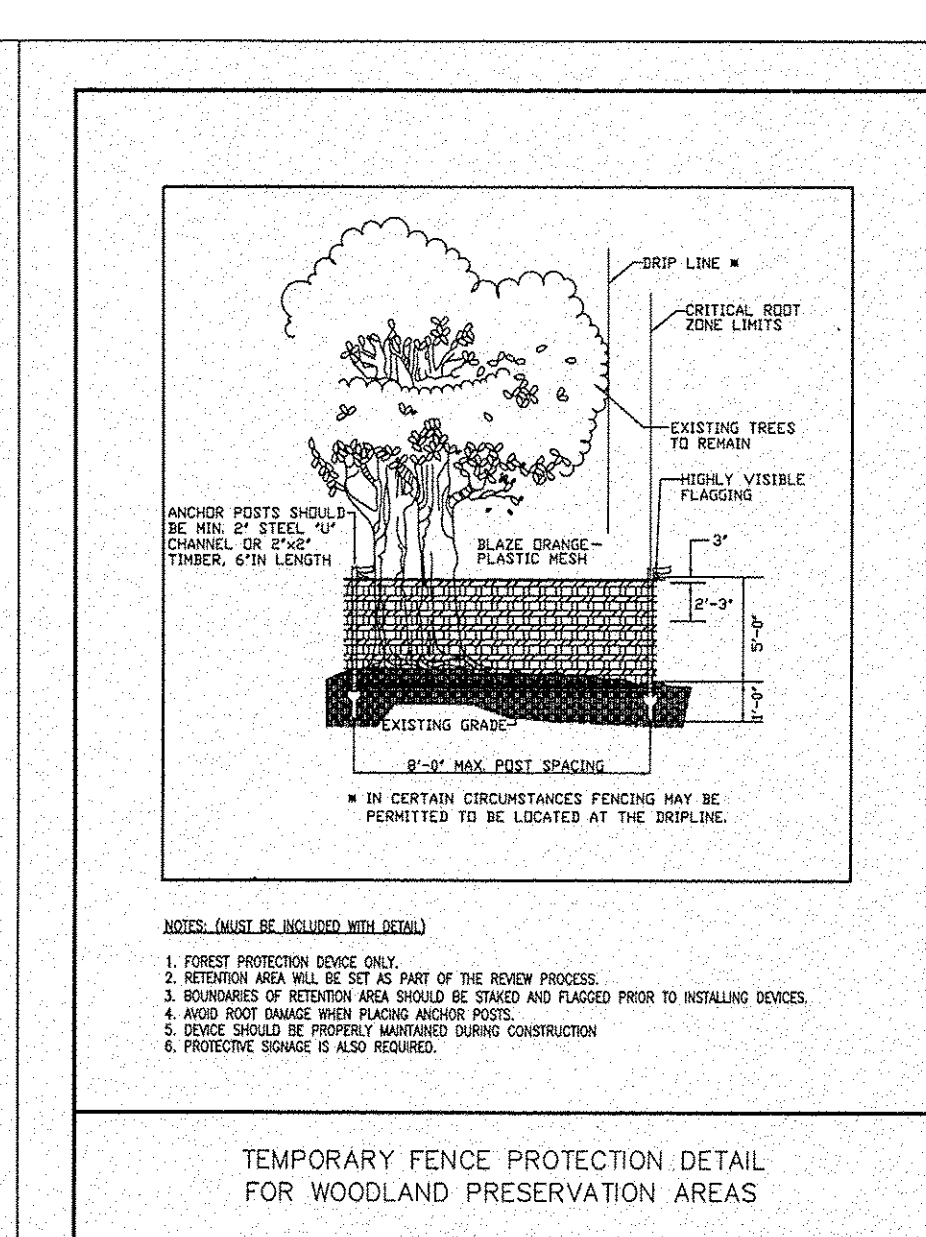
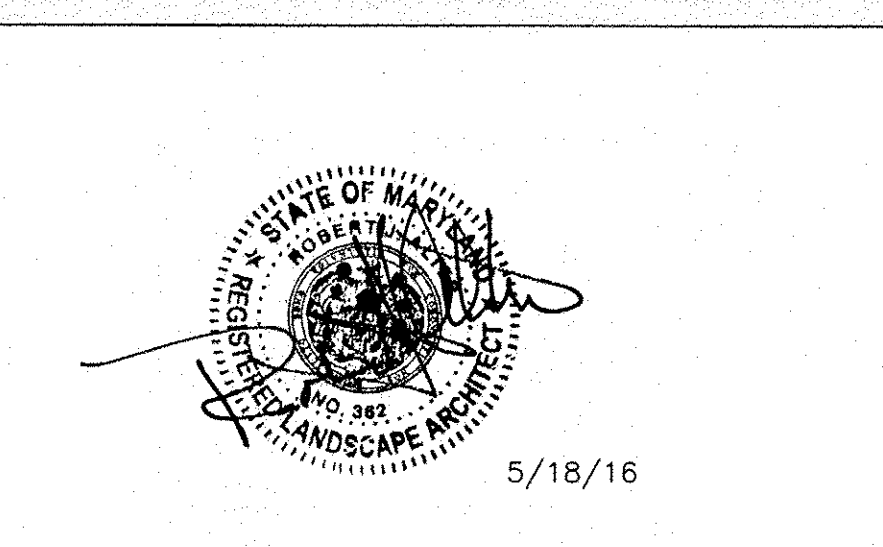
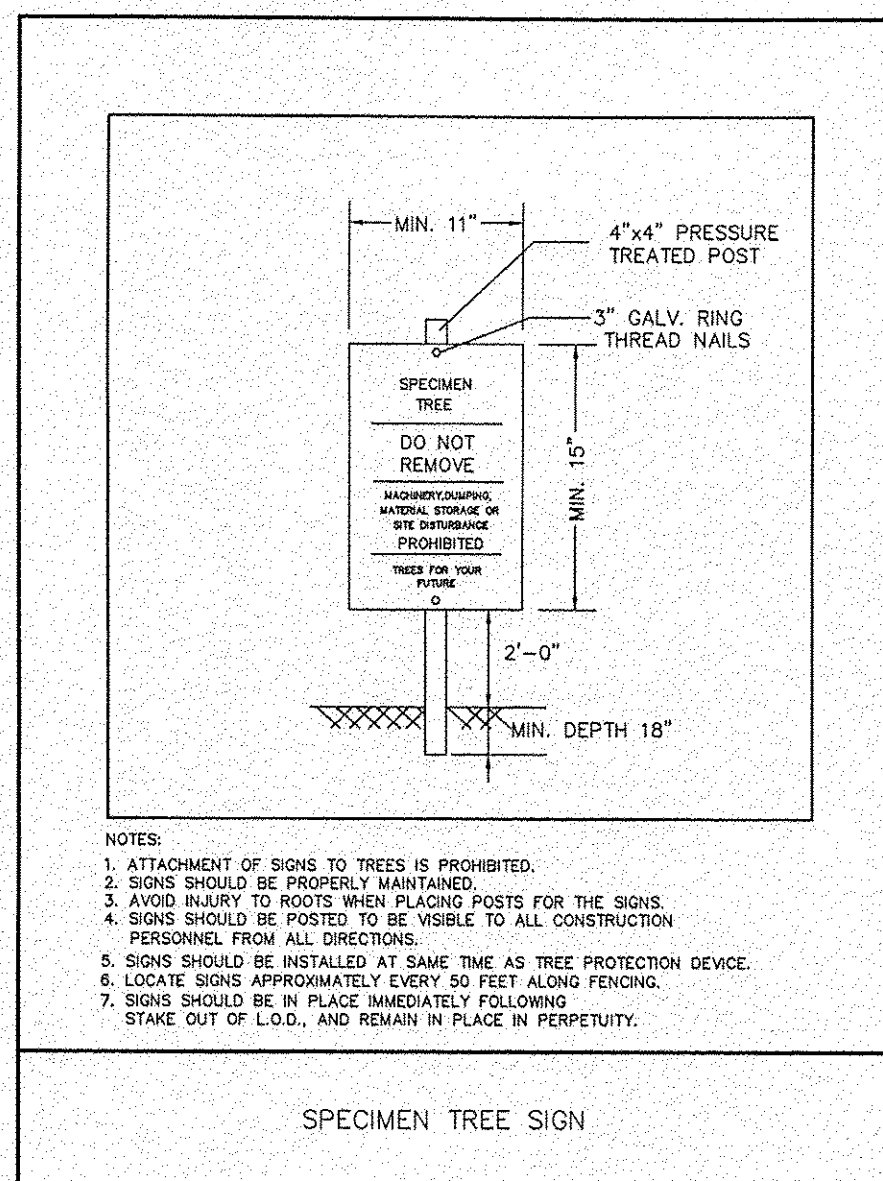
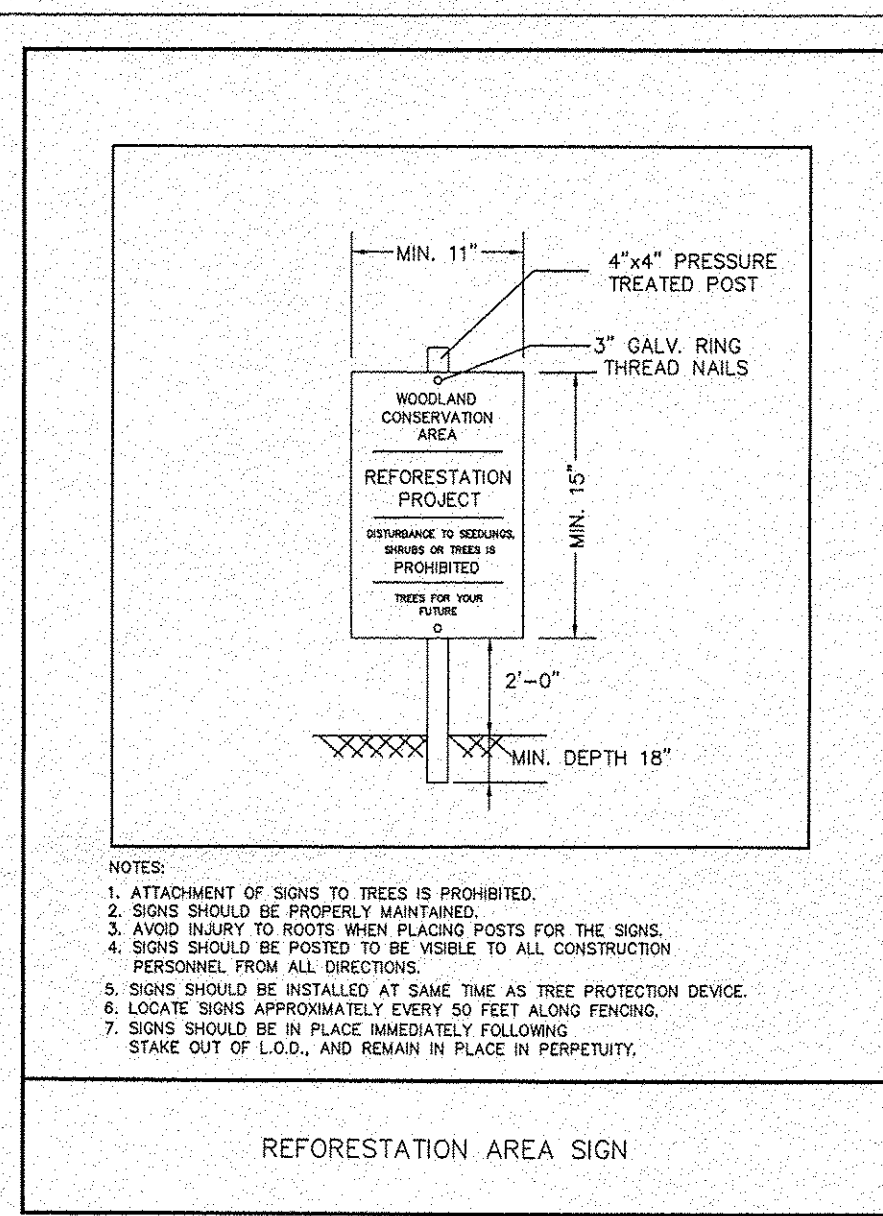
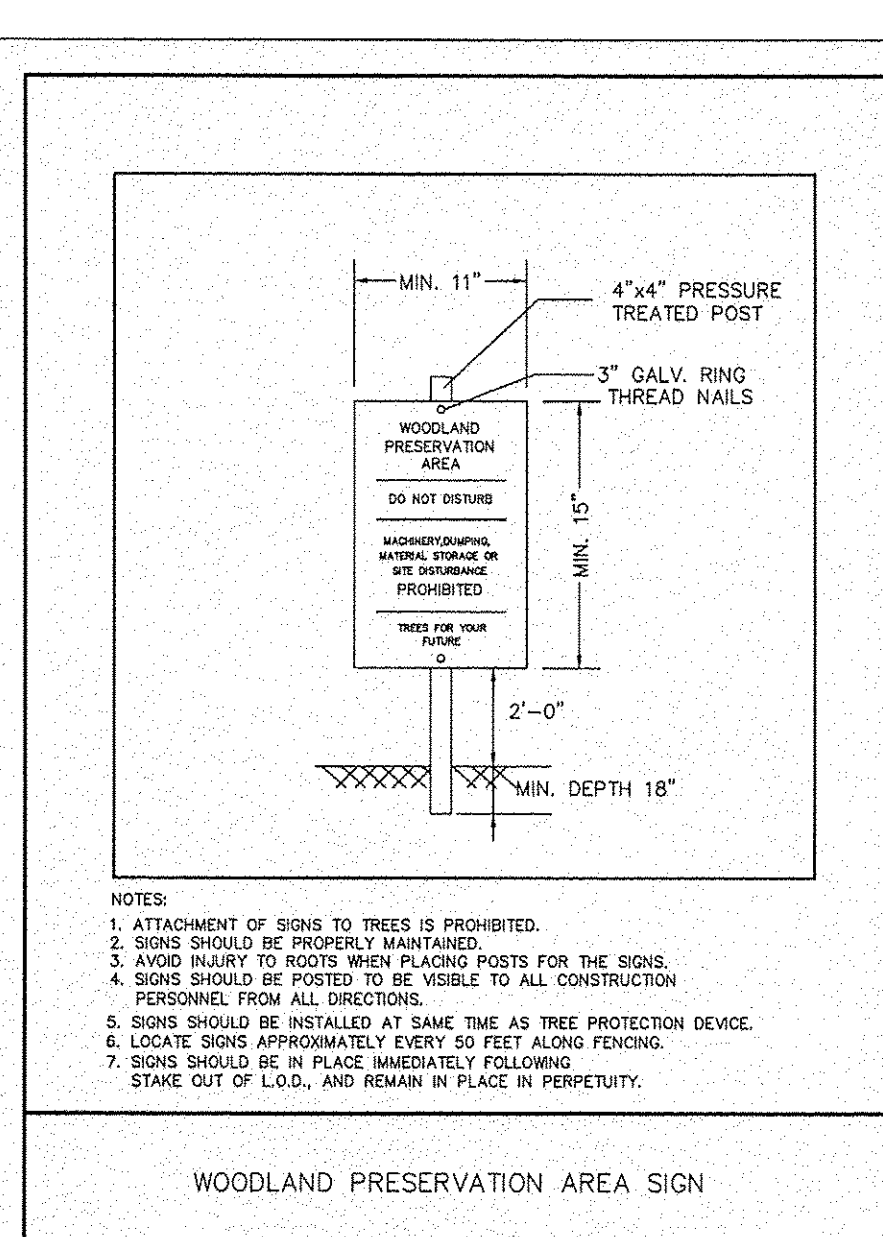
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

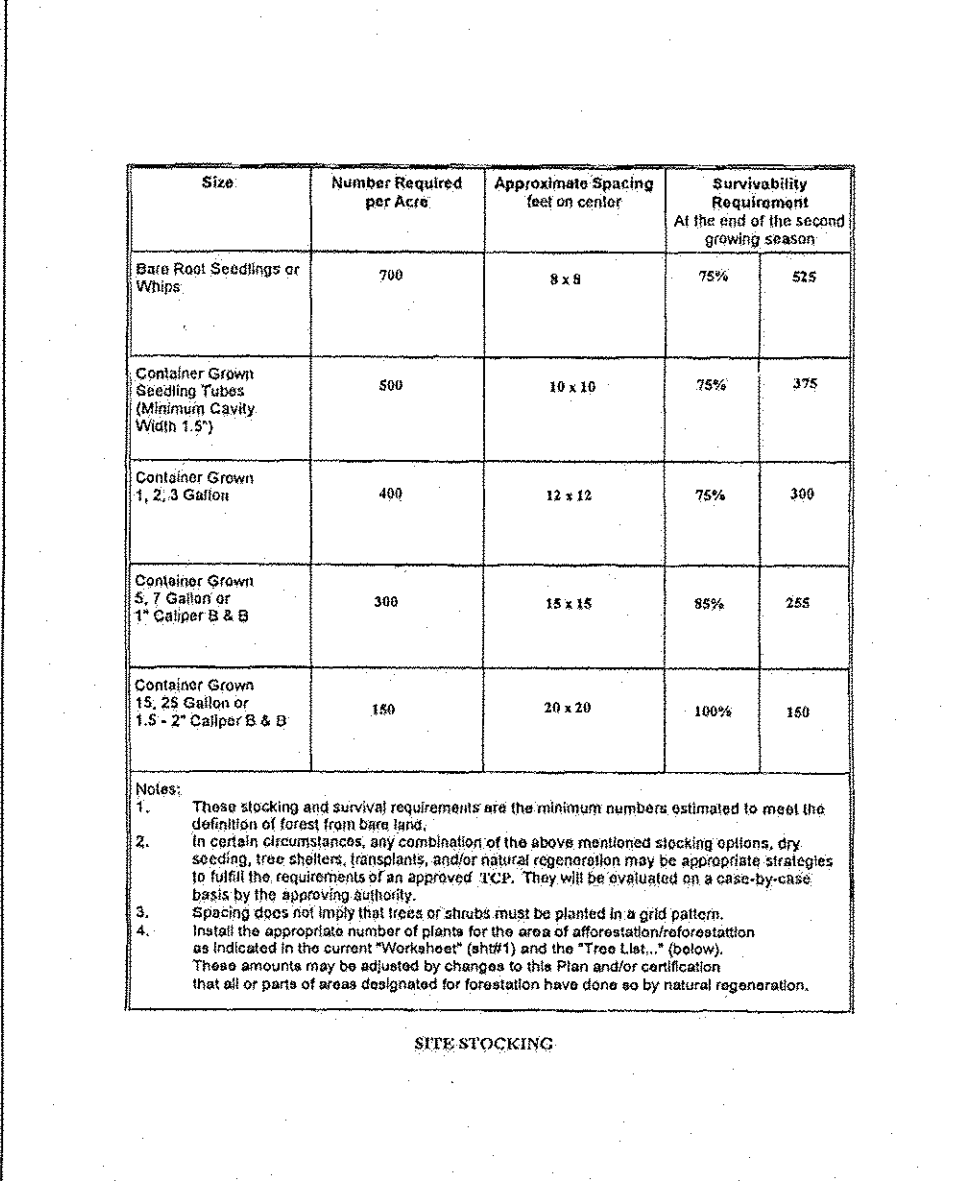
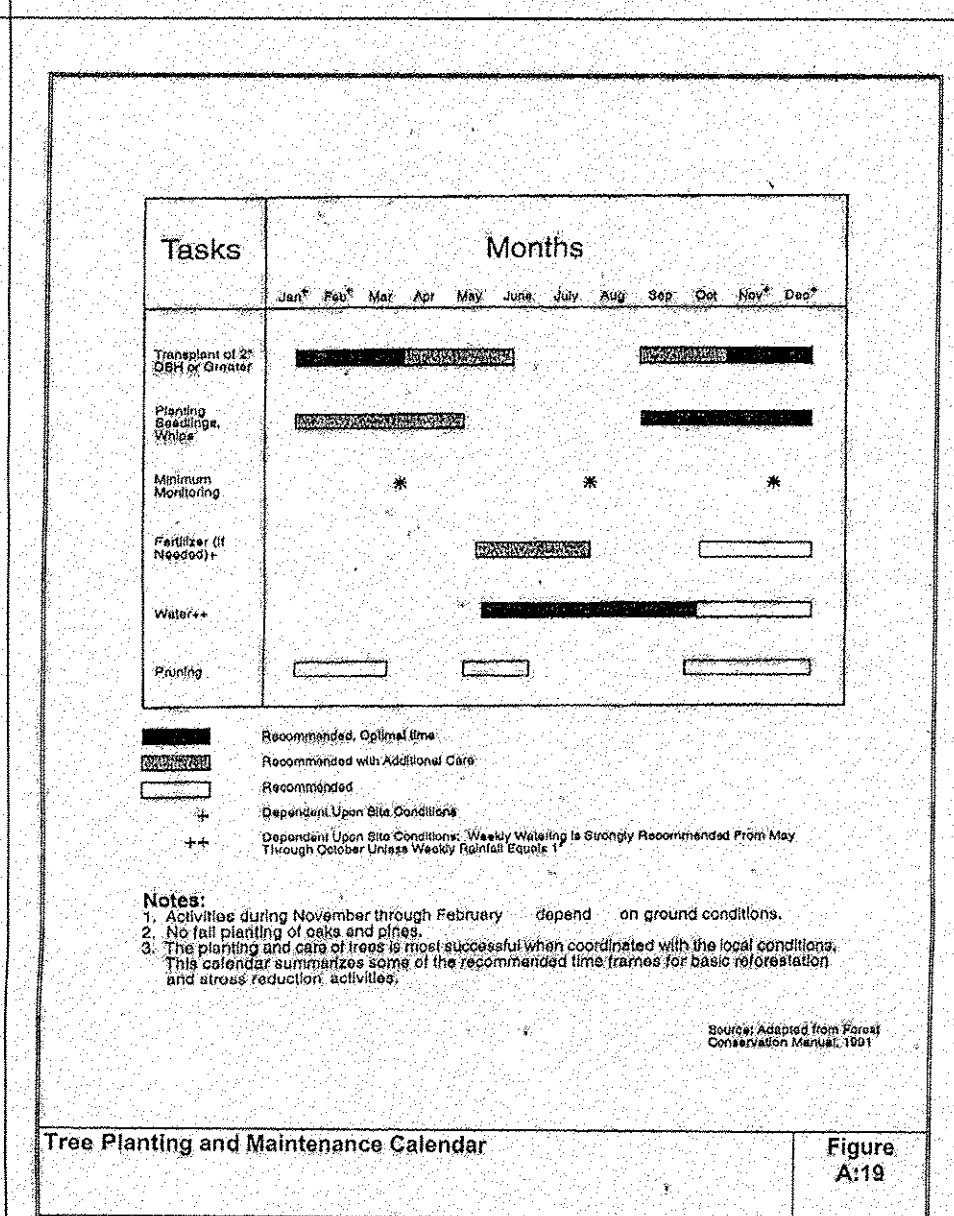
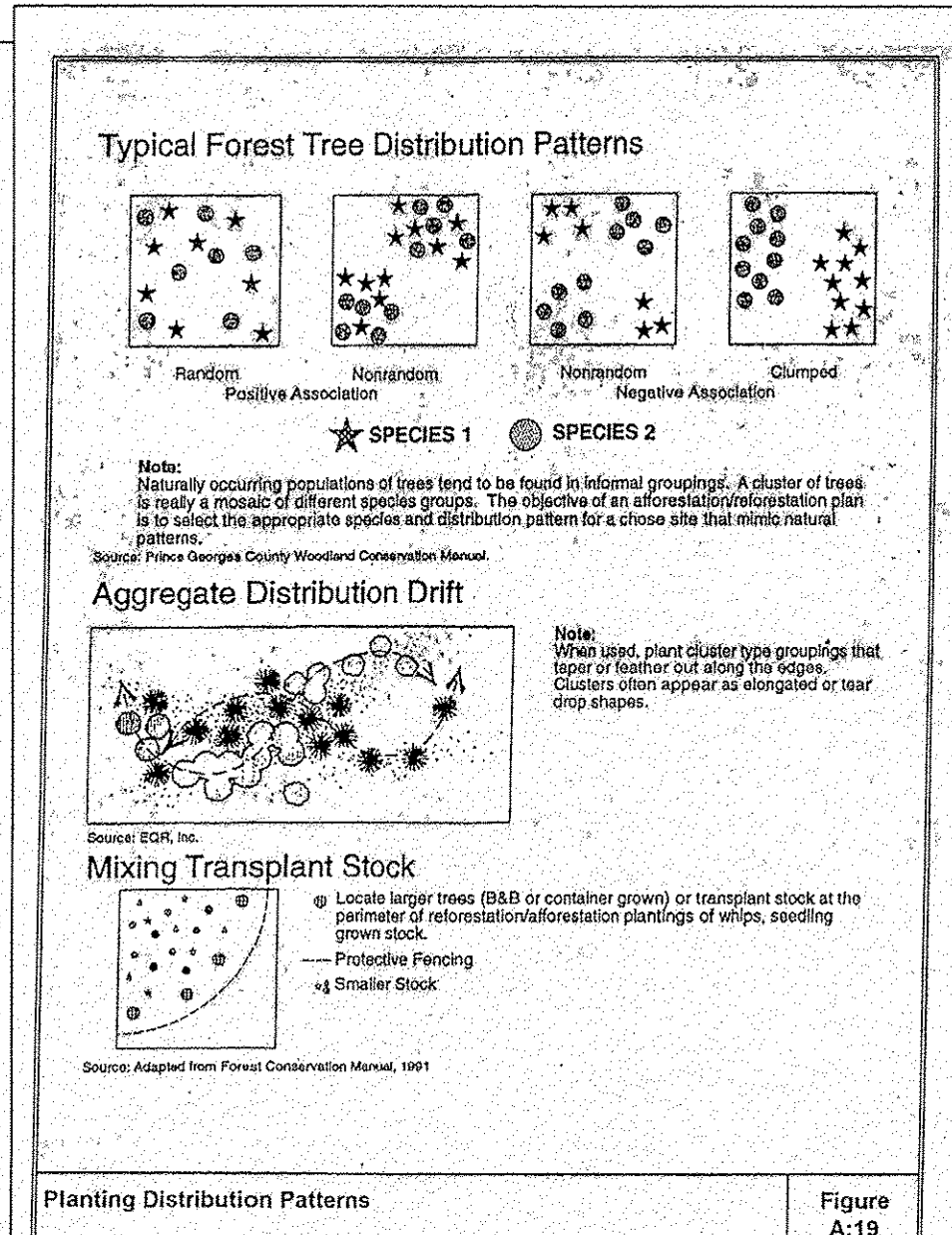
- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.



TREE LIST FOR AFFORESTATION/REFORESTATION :

TULIP POPLAR (LIRIODENDRON TULIPIFERA)
BLACK LOCUST (ROBINIA PSEUDOACACIA)
BLACK CHERRY (PRUNUS SEROTINA)
SWEETGUM (LIQUIDAMBAR STYRACIFLUA)
SWAMP OAK (QUERCUS BICOLOR)

1211 BARE ROOT SEEDLINGS OR EQUIVALENT NUMBERS IN ONE OR MORE OTHER SIZES (see "Site Stocking" chart)



M-NCPPC Prince George's County Planning Department Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP2 02/29/2015
Approved by: [Signature] Date: 5/19/16
01
02
03
04
05

PROJECT NO. 04019

DATE: 10/16/15

DESIGNER: CHECKED: RJA

DRAWN BY: RNA

5/18/16

5/27/16

NO.

REVISIONS

Sheet Title: TREE CONSERVATION PLAN TYPE II

Owner/Applicant: MAGNOLIA COVE INVESTMENT GROUP LLC

14503 MAIN STREET

UPPER MARLBORO, MD 20772

PHONE: 301-252-8261

PHASE I - INFRASTRUCTURE ONLY

11th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD.

MARYLAND

Phoenix Land Design

LANDSCAPE ARCHITECTURE • URBAN DESIGN

4414 MARLBORO ROAD • SUITE 201 • UPPER MARLBORO, MD 20772

Phone (301)627-5551

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of 6