

# HEATHERMORE

## SHEET INDEX

- 1 COVER SHEET
- 2 TCPII PLAN
- 3 TCPII PLAN
- 4 NOTES & DETAIL SHEET

VICINITY MAP  
SCALE: 1" = 2000'  
PG County Map 12, Grid A7  
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Dewberry  
Consultants LLC  
1003 DEREKWOOD LANE  
SUITE 204  
LANHAM, MD 20708  
301.731.5861  
www.dewberry.com

OWNER/APPLICANT  
HEATHERMORE ASSOCIATES LP  
2661 RIVA ROAD, BLDG. 300, STE. 320  
ANNAPOLIS, MD 21401

CONTACT  
STEVE STAVROU  
410.571.6610  
SSTAVROU@STAVROUCOMMUNITIES.COM

HEATHERMORE  
UPPER MARLBORO  
PRINCE GEORGE'S COUNTY  
MARYLAND  
15TH ELECTION DISTRICT  
WSSC 2007 SHEET 215E11  
TAX MAP: 113-82

NOTE: 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 310/15 FOLIO 315. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT, AS DETERMINED BY THE PLANNING DIRECTOR.

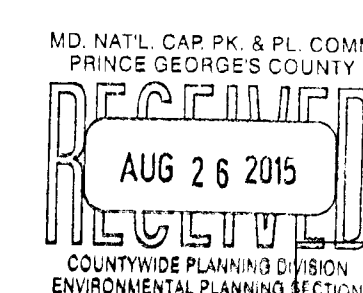
Woodland Conservation Worksheet for Prince George's County			
Zone:	R-30		
Gross Tract:	12.26		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	12.26	0.00	0.00
Include acreage in the corresponding columns for each zone:			
Heathermore	N		
Property Description or Subdivision Name:	Is this site subject to the 1989 Ordinance?		
Reforestation Requirement Reduction Questions	Is this one (1) single family lot? (y,n)		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	Is this a Mitigation Bank		
Break-even Point (preservation) =	4.13	acres	
Clearing permitted w/o reforestation =	6.72	acres	
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	10.85		
Woodland Conservation Threshold (NTA) =	20.00%	2.45	
Smaller of a or b		2.45	
Woodland above WCT	8.40		
Woodland cleared	9.70	0.00	0.00
Smaller of d or e	8.40		
Clearing above WCT (0.25 : 1) replacement requirement	2.10		
Clearing below WCT (2.1 replacement requirement)	1.30		
Afforestation Threshold (AFI) =	15.00%	0.00	
Off-site Mitigation being provided on this property	0.00		
Woodland Conservation Required	5.85		
Woodland Conservation Provided:			
	(acres)		
Woodland Preservation	1.05		
Afforestation / Reforestation	0.77		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	4.03		
Off-site Mitigation Afforestation provided on this property	0.00		
Off-site Mitigation Preservation provided on this property	0.00		
Total Woodland Conservation Provided	5.85		
Area of woodland not cleared	1.15	acres	
Woodland retained not part of requirements:	0.10	acres	

TCP II-030-12 REVISION TRACKING CHART	
01	GRADING & LOD REVISED (SEE SHEETS 2-4)

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

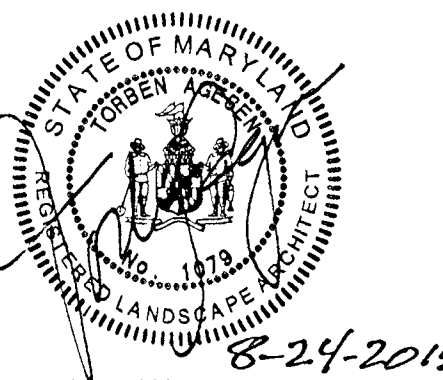
SIGNED: *[Signature]* DATE: 8-24-2015  
TORBEN AGESSEN, PLA

OWNERS CERTIFICATION  
I/WE, Heathermore Associates L.P., 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: *[Signature]* DATE: 8/1/15



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII-030-12	
Approved by: K. FINCH	Date: 10/30/2014
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THIS BLOCK IS FOR OFFICIAL USE ONLY I/We hereby certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL PROJECT NAME: HEATHERMORE PROJECT NUMBER: DSP-10045/01 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

SEAL



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED, OR APPROVED BY ME, AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10778. EXPIRATION DATE: JULY 14, 2016.

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

NO.	DATE	BY	DESCRIPTION
1	12/26/15	NB	REV.
2	08/04/15	ACM	RESOLUTION COMMENTS ADDRESSED
3	08/07/15	ADM	FOR CERTIFICATION

REVISIONS  
DRAWN BY: SGT  
APPROVED BY: TA  
CHECKED BY: ELD  
DATE: 01/19/2015

TITLE  
TYPE 2 TREE CONSERVATION PLAN

PROJECT NO.: 50043643

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SHEET NO. 1 OF 4

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## SITE STATISTICS

GROSS TRACT AREA	12.26 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	12.26 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	10.85 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

## SOILS CHART

SOIL	SOIL SERIES	K-FACTOR	HYDROLOGIC GROUP
SoE	Sandy land, steep	0.20	A
WaB2	Westphalia fine sandy loam, 2-6% slopes, moderately eroded	0.43	B
WaC2	Westphalia fine sandy loam, 6-12% slopes, moderately eroded	0.43	B
WaD3	Westphalia - Evesboro complex, 12-20% slopes, severely eroded	0.43	B

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Floodplain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Track (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained-Not Credited (WR-NC)	Woodland Retained-Assumed Cleared (WR-AC)
2	7.94	0.00	7.94	7.57	-	6.63	-	-	0.87	0.18	0.10	-
3	4.32	0.00	4.32	3.28	-	3.07	-	-	0.18	0.59	0.00	-
Total	12.26	0.00	12.26	10.85	-	9.70	-	-	1.05	0.77	0.10	-

CALL "MISS UTILITY"  
1-800-257-7777  
www.missutility.net  
FOR UTILITY LOCATIONS  
AT LEAST 48 HOURS BEFORE  
BEGINNING CONSTRUCTION

## EXISTING TOPOGRAPHY

EXISTING BRUSHLINE (NOT FOREST)	EXISTING WATER LINE	EXISTING PAVEMENT WITH CURB AND GUTTER	EXISTING BOUNDARY	EXISTING OVERHEAD ELECTRIC	PROPOSED LOT LINE	BUILDING RESTRICTION LINE	PROPOSED LIMIT OF DISTURBANCE	EXISTING SOILS	PROPOSED CONTOURS	PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER EASEMENT	PROPOSED STORM DRAIN EASEMENT	PROPOSED STORM DRAIN
— FIDS — FIDS —	— Stand A — Stand B —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —	— LOD — LOD —

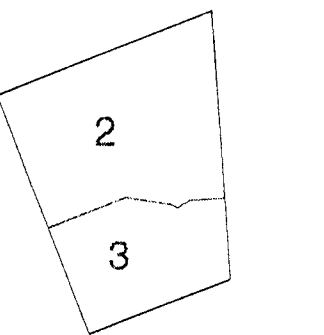
— FIDS — FIDS —	FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
— Stand A — Stand B —	FOREST STAND BOUNDARY
— LOD — LOD —	WOODLAND PRESERVATION AREA
— LOD — LOD —	WOODLAND REFORESTATION / AFFORESTATION AREA
— LOD — LOD —	WOODLAND RETAINED-NOT CREDITED
— LOD — LOD —	WOODLAND PRESERVATION SIGN
— LOD — LOD —	REFORESTATION/AFFORESTATION SIGN
— LOD — LOD —	TREE PROTECTION FENCE (TEMPORARY)
— LOD — LOD —	TREE PROTECTION FENCE (PERMANENT)





**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10272, EXPIRATION DATE: JULY 14, 2016.

KEY MAP



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

NO.	DATE	BY	DESCRIPTION
1	2/25/15	NB	REV.
2	08/04/15	ACM	FOR CERTIFICATION
3	08/07/15	ADM	FOR CERTIFICATION
4	08/07/15	ADM	FOR CERTIFICATION

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	ELD
DATE	01/19/2015

TITLE

**TYPE 2 TREE CONSERVATION PLAN**

PROJECT NO. 50043643

**LEGEND**

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- EXISTING WATER LINE
- EXISTING PAVEMENT WITH CURB AND GUTTER
- EXISTING BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING SOILS
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN

- FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFE
- FOREST STAND BOUNDARY
- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION / AFFORESTATION AREA
- WOODLAND RETAINED NOT CREDITED
- WOODLAND PRESERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- TREE PROTECTON FENCE (TEMPORARY)
- TREE PROTECTON FENCE (PERMANENT)

FOREST CLEARED  
AREA (AC)  
AA 9.70  
TOTAL = 9.70 AC

WOODLAND PRESERVED  
A 0.23  
B 0.04  
C 0.60  
D 0.18  
TOTAL = 1.05 AC

AFFORESTATION/  
REFORESTATION  
1 0.15  
2 0.59  
3 0.03  
TOTAL = 0.77 AC

WOODLAND RETAINED-  
NOT CREDITED  
A 0.07  
B 0.03  
TOTAL = 0.10 AC



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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPP-030-12	Approved by K. FINCH Date 10/30/2014
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THIS BLOCK IS FOR OFFICIAL USE ONLY I hereby certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	M-NCPPC APPROVAL
PROJECT NAME: HEATHERMORE	
PROJECT NUMBER: DSP-10045/01	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	





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**POST DEVELOPMENT NOTES**  
WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:  
a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND AND 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.  
b. IF A TREE OR PORTION 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.  
c. 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.  
d. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND AND 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 INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.  
e. 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.  
f. 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**  
a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.  
b. REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

**FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS**

- FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:  
YEAR 1: SITE PREPARATION AND TREE PLANTING  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1)  
WATERING IS NEEDED (2 MONTH)  
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1 X IN SEPTEMBER-MAY)  
YEAR 2: 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-MAY)  
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 AS NEEDED BASIS. SPECIAL RETURN ORIENTATION OR RECOMMENDATIONS WILL BE CONDUCTED ON OR AS NEEDED BASIS.

**AFFORESTATION AND REFORESTATION NOTES**  
1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.  
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. *(THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE REFORESTATION PLANTING AREA.)* SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.  
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.  
4. REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.  
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.  
6. AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTIVE FENCING IS INSTALLED. THESE SIGNS SHALL BE 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.  
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.  
8. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THE AFFORESTATION/ REFORESTATION NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.  
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.  
10. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE ASSIGNED TIME FRAME WILL RESULT IN THE REFORESTATION OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$90 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

**PLANTING SPECIFICATION NOTES**  
1. QUANTITY: (SEE PLANT SCHEDULE)  
2. TYPE: (SEE PLANT SCHEDULE)  
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.  
PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.  
PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREENHOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.  
IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL. ANS SHALL BE MAINTAINED THROUGH PROSODIC WATERING UNTIL THE TIME OF PLANTING.  
4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.  
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.  
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND OBTAIN HIS APPROVAL BEFORE PLANTING MAY BEGIN.  
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.  
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ON SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE LABORATORY. 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 PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).  
13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDBED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 1 LBS/ACRE.  
14. MOVING: NO MOVING 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:

**STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR HEATHERMORE #4-11003. IF HEATHERMORE #4-11003 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.  
2. CUTTING OR CLEANING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$90 PER SQUARE FOOT MITIGATION FEE.  
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.  
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNATURE. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.  
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.  
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-30.  
7. THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.  
8. THE SITE IS ADJACENT TO HEATHERMORE BOULEVARD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR.  
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-20-2010, SECTION 25.11(10).

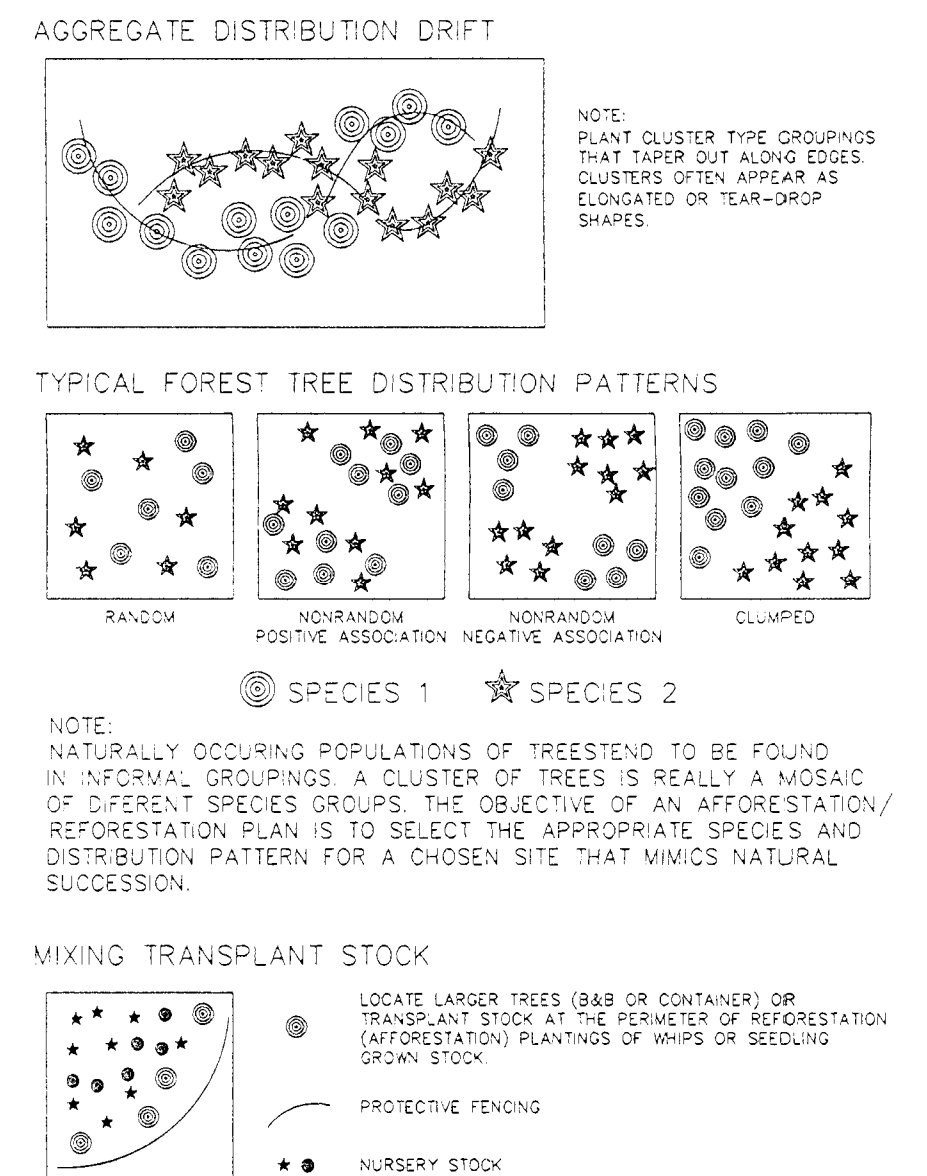
**TREE PRESERVATION AND RETENTION NOTES**  
1. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS TO REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISITED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.  
2. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.  
3. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) 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 TPF MAY BEGIN.  
4. 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 CLEARING AND GRADING OF THE SITE IS COMPLETED. THE TPF SHALL BE INSTALLED AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.  
5. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

**REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS**  
1. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.  
2. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.  
3. 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.  
4. 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 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 15 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.

DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

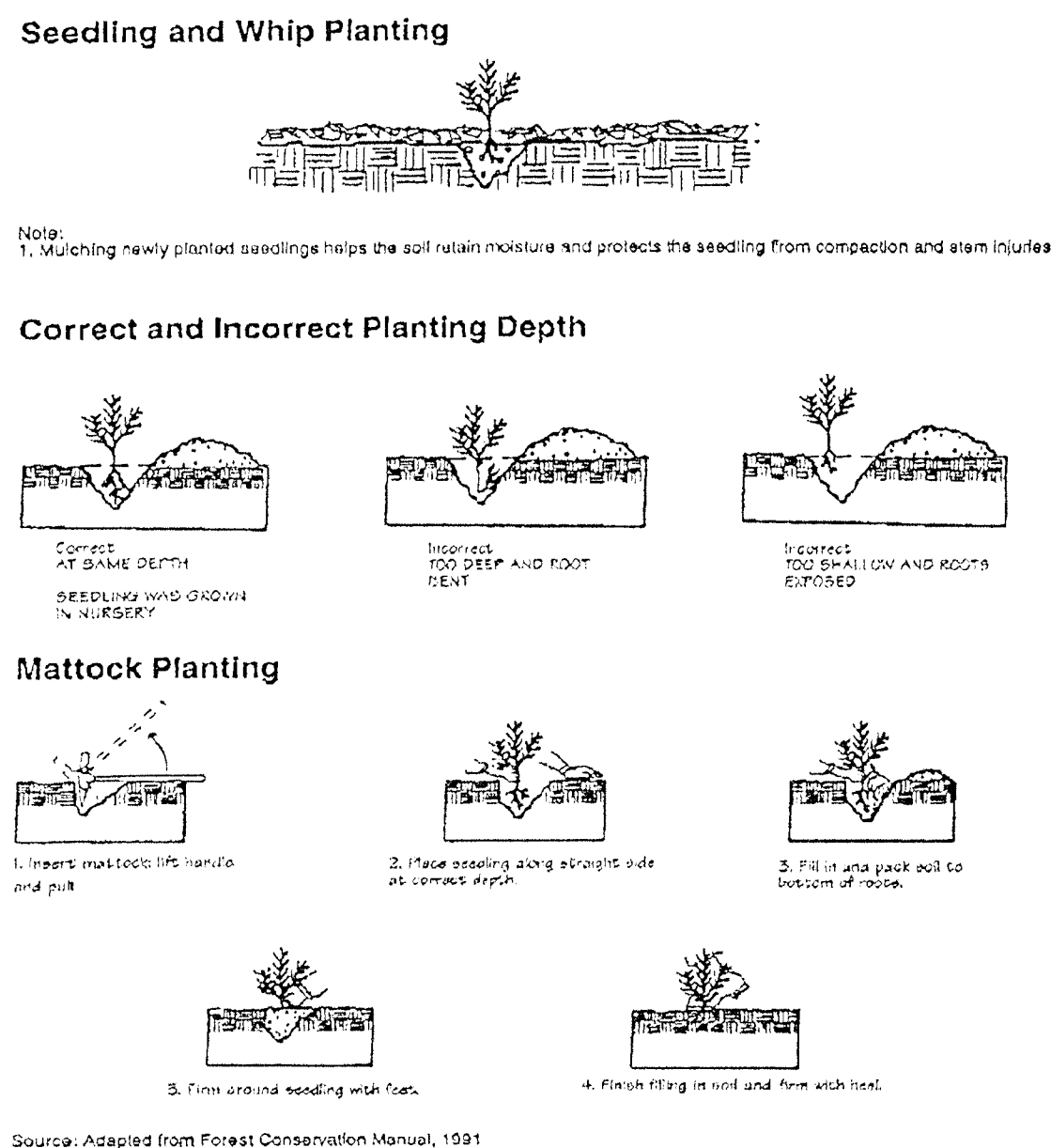
**PLANTING DISTRIBUTION PATTERNS**  
**AFFORESTATION & REFORESTATION AREAS**



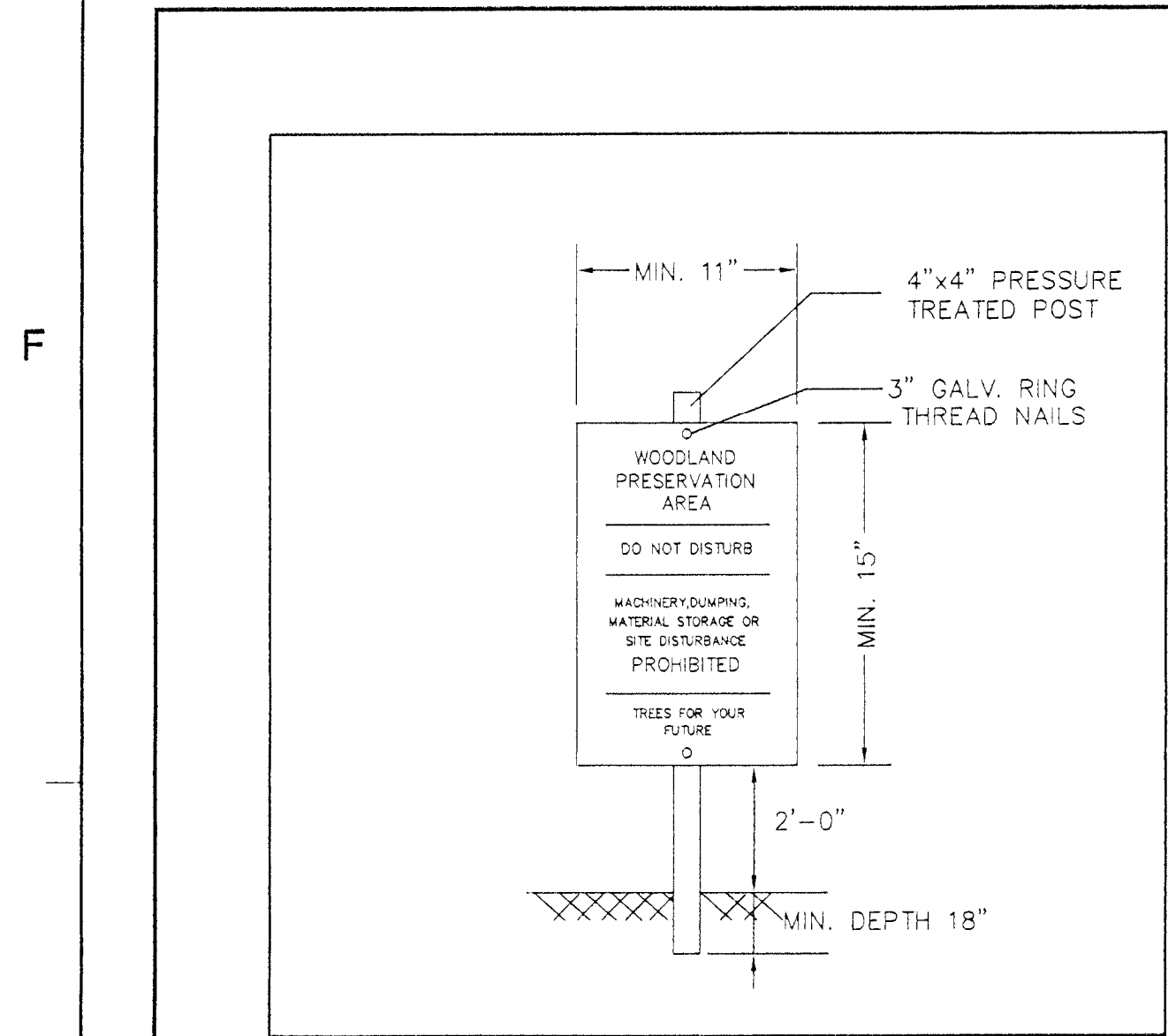
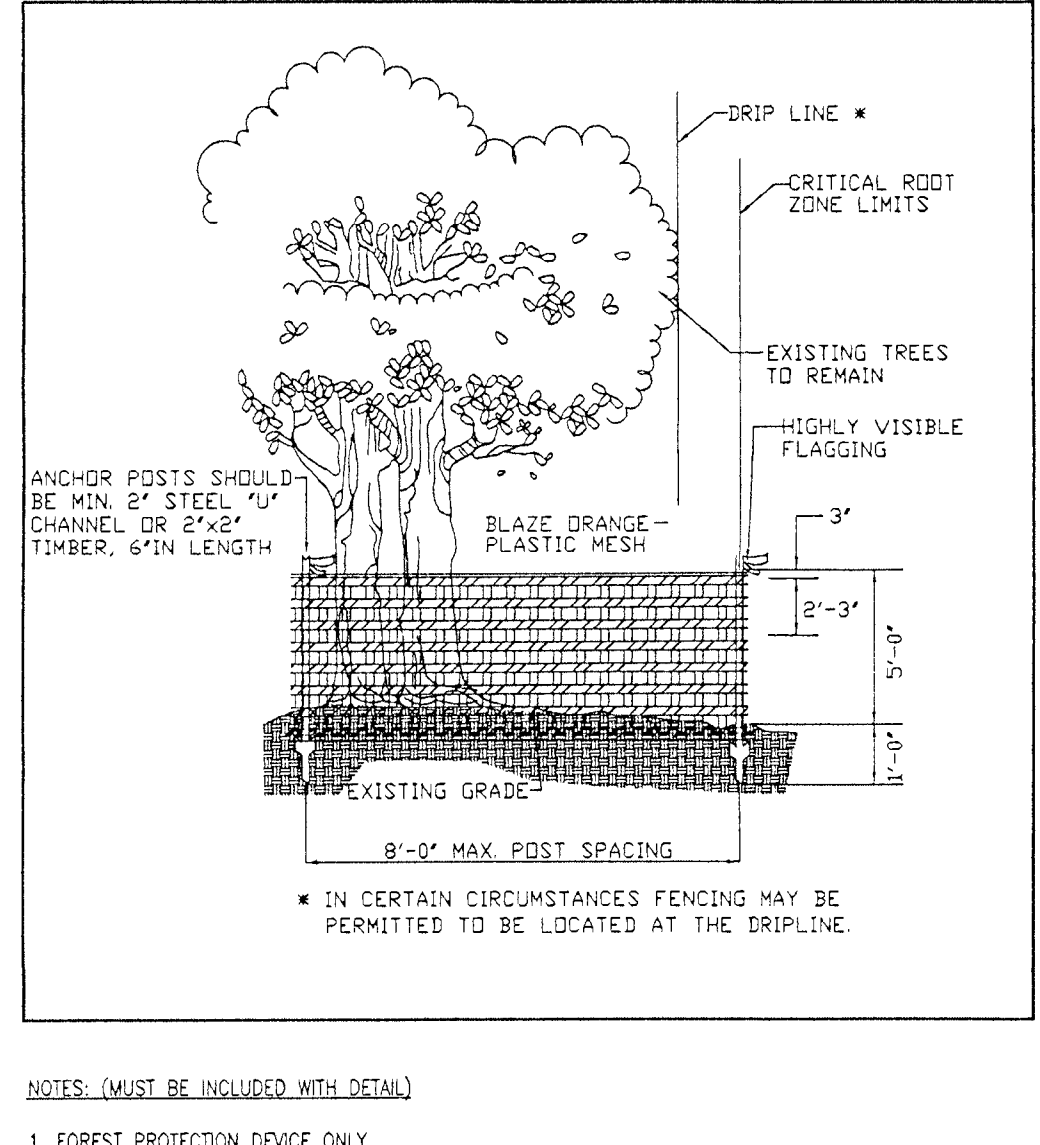
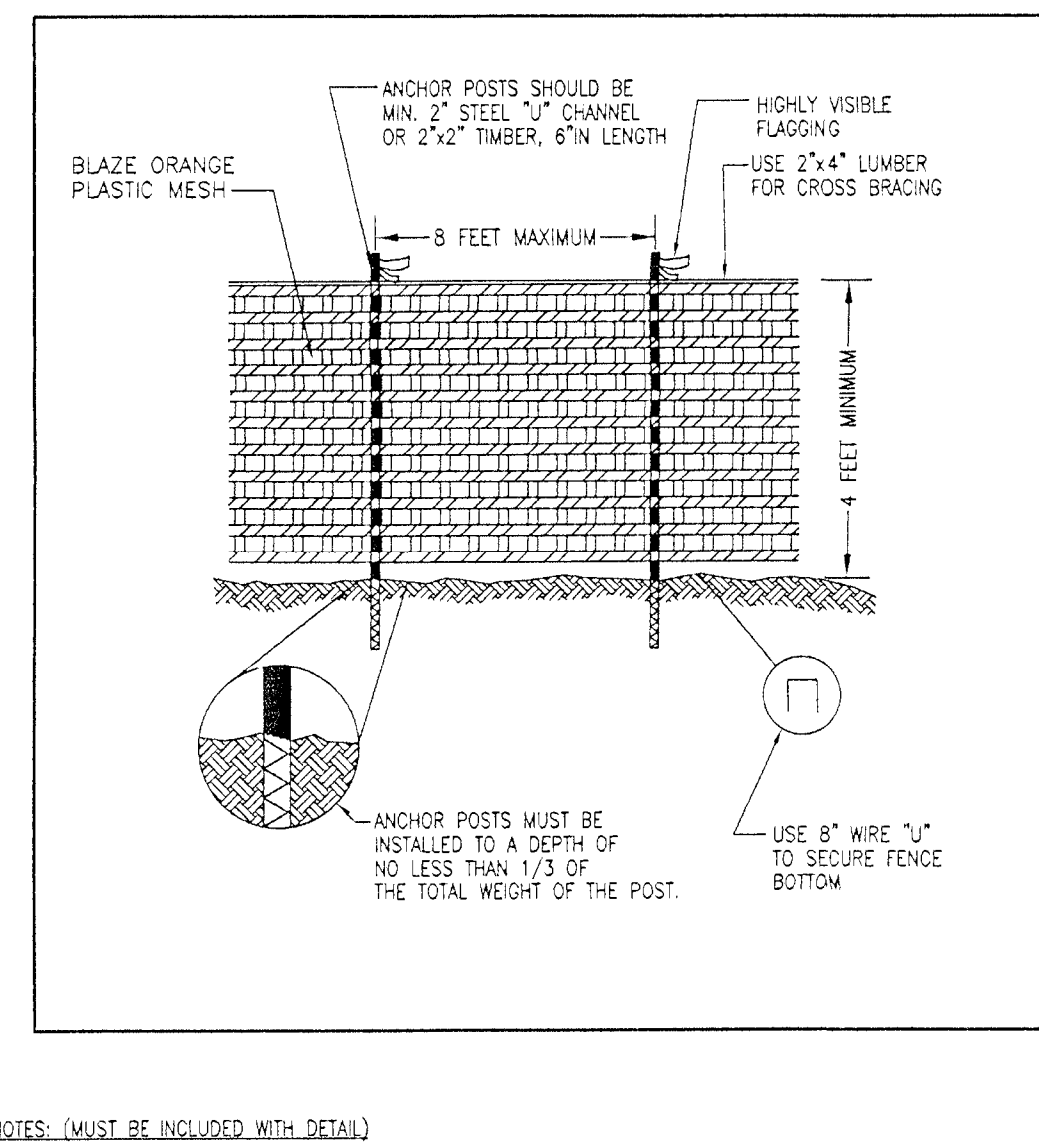
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AT LEAST 48 HOURS BEFORE  
BEGINNING CONSTRUCTION

**Table A-6A, Woodland Conservation Summary Table**

Sheet	Gross Tract Area	100-Year Flood plain Area (FPA)	Net Tract Area (TA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained-Not Credited (WR-NC)	Woodland Retained-Assumed Cleared (WR-AC)
2	7.94	0.00	7.94	7.57	-	0.58	-	-	0.83	0.15	0.18	-
3	4.32	0.00	4.32	3.28	-	3.07	-	-	0.18	0.54	0.02	-
Total	12.26	0.00	12.26	10.85	-	9.65	-	-	1.01	0.69	0.20	-

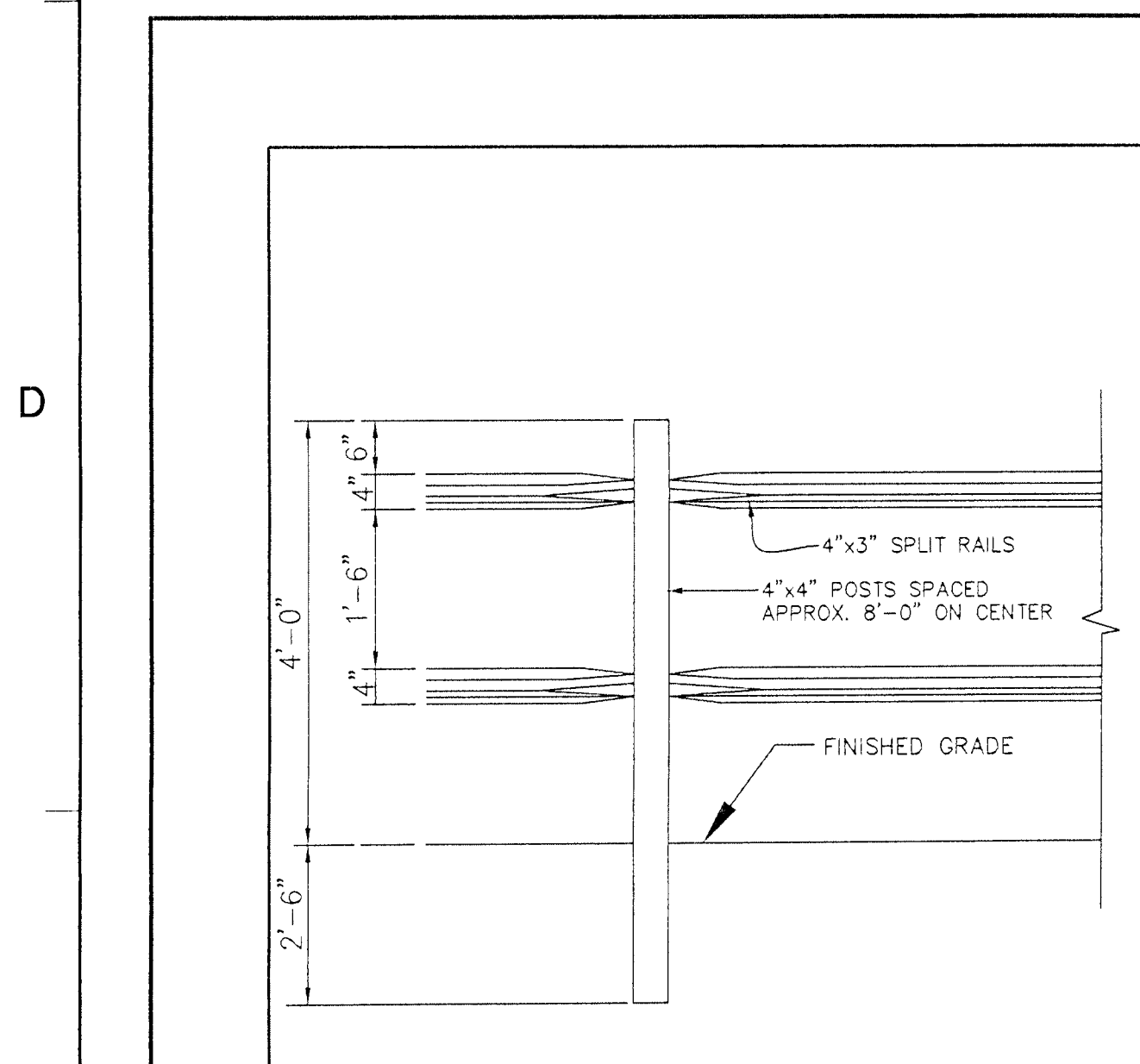


**Seedling and Whip Planting Techniques**  
**Figure D-18**



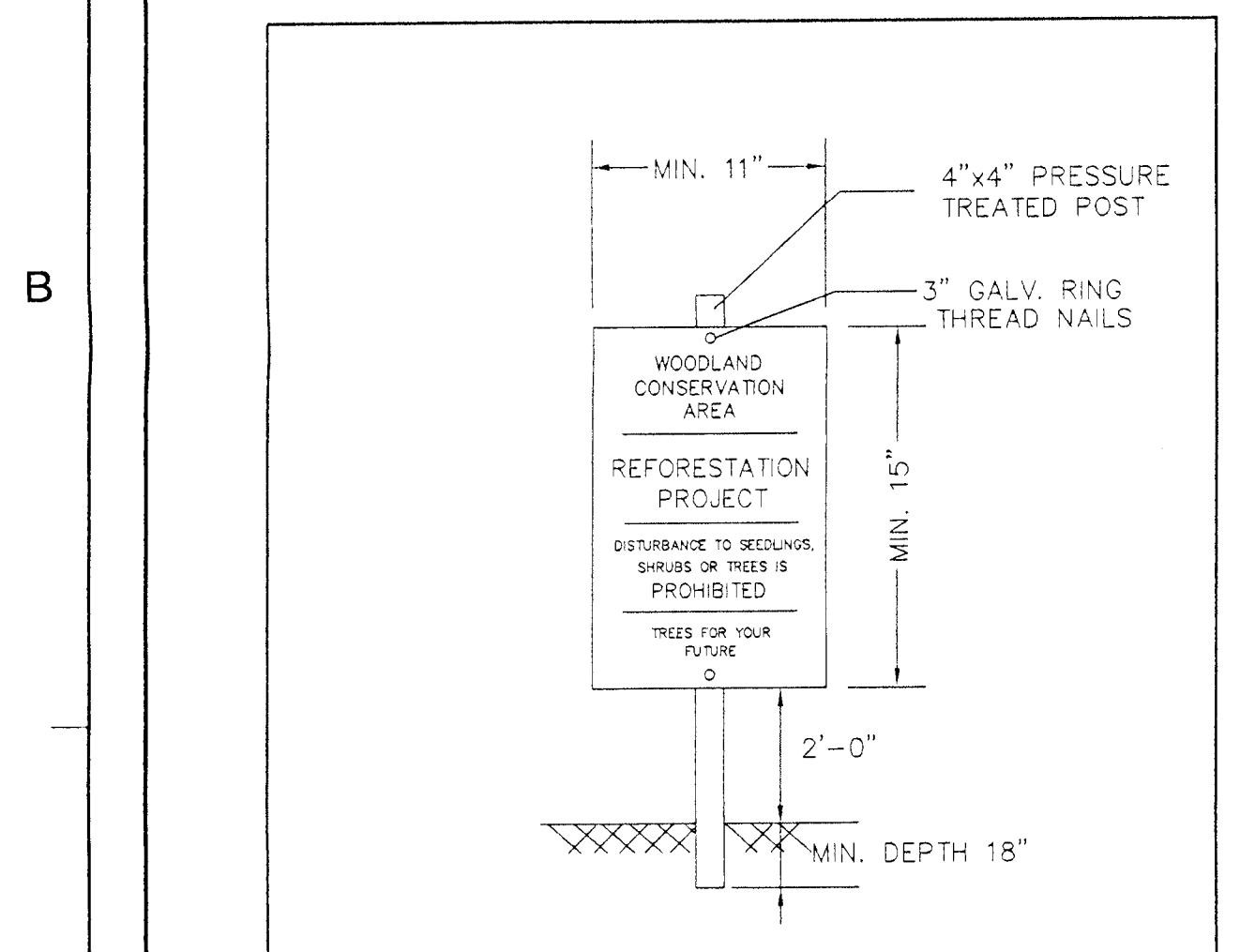
- NOTES:  
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.  
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.  
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS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

**WOODLAND PRESERVATION AREA SIGN**



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

**PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS**



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

**REFORESTATION AREA SIGN**