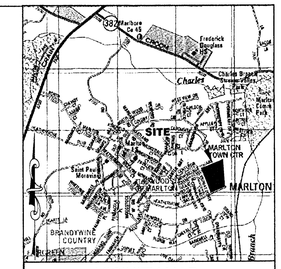
HEATHERMORE

SHEET INDEX

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


SITE
MARLTON
MARLTON TOWN CTR
BRANDYWINE COUNTRY
Charles
Frederick Douglass
Charles Branch Stream Valley Park
Marlton Elem. Sch.
Old Marlton Park
Sun Pond Manor Park
Kirkwood Park
Cooper Park
Elmwood Park
Ellisdale
Ellisdale Park
Marlton Park
Marlton Lake
Marlton Lake Park
Marlton Pond
Marlton Pond Park
Marlton Pond Park
Marlton Pond Park

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: MnC, WDF
- 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)

NGVD 29
NAD 83/91 DATUM

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	
1	0.07
2	0.03
TOTAL = 0.10 AC	

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

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-030-12

	Approved by	Date
00	K. FINCH	10/30/2014
01	K. Finch	11/23/15
02		
03		
04		
05		

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies 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-10046/01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Dewberry

Dewberry Consultants LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
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 GOUNTY
MARYLAND
15TH ELECTION DISTRICT

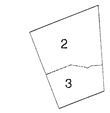
WSSC 200' SHEET: 215SE11
TAX MAP: 119-B2

SEAL

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. 1029, EXPIRATION DATE: JULY 14, 2016.

8-24-2015

KEY MAP



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

No.	DATE	BY	Description
3	08/07/15	ACM	FOR CERTIFICATION
2	08/04/15	ACM	RESOLUTION COMMENTS ADDRESSED
1	2/26/15	NB	REV.

REVISIONS

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

TITLE

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50043643

2

SHEET NO. 2 OF 4

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

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

AFFORESTATION/ REFORESTATION	
①	0.15
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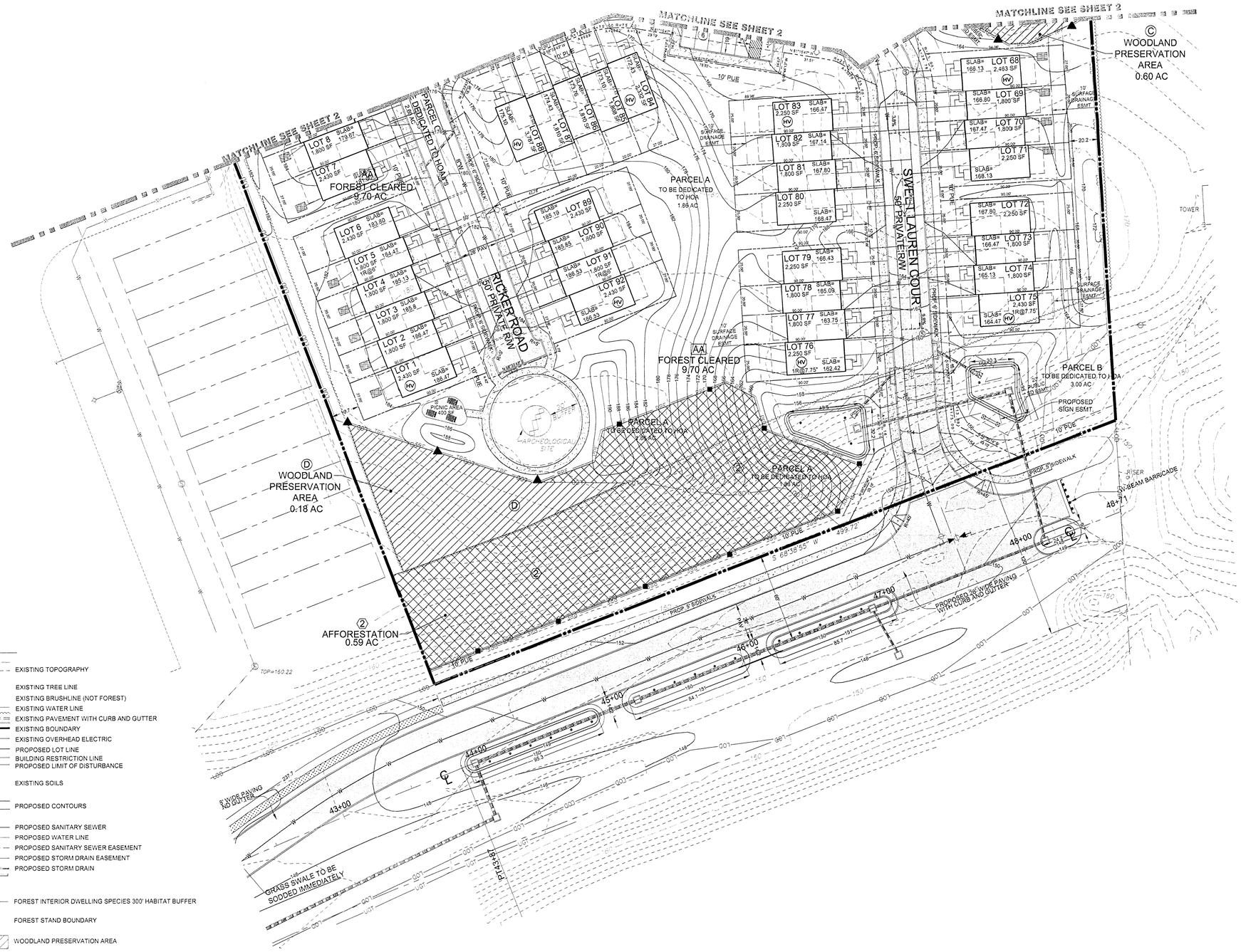
③	0.03
TOTAL = 0.77 AC	

WOODLAND RETAINED-NOT CREDITED	
⚠1	0.07
⚠2	0.03
TOTAL = 0.10 AC	

KGVD 29
NAD 83/91 (CATRM



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PRINCE GEORGE'S GOUNTY
MARYLAND
15TH ELECTION DISTRICT
WSSC 200' SHEET: 215E11
TAX MAP: 119-B2

SEAL

STATE OF MARYLAND
ANTHONY C. MEDICI
No. 1079
REGISTERED LANDSCAPE ARCHITECT

8-24-2015

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. 1079, EXPIRATION DATE: JULY 14, 2016.

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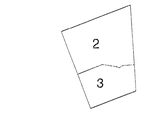

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REVISIONS

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

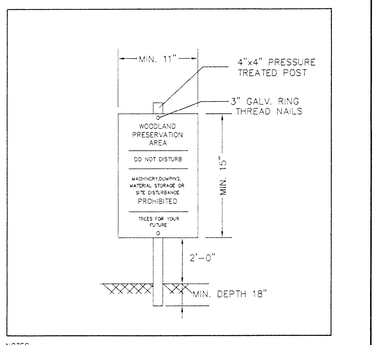
TITLE

TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 50043643

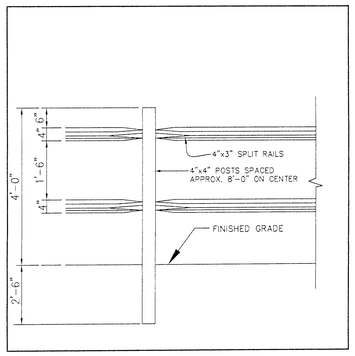
3

SHEET NO. 3 OF 4



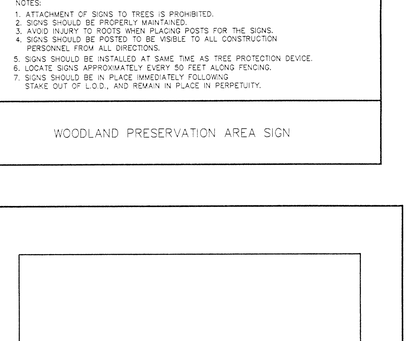
NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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. POSTS SHALL STAND PLUMB.
2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL)TREE PROTECTION FENCE FOR REFORESTATION AREAS



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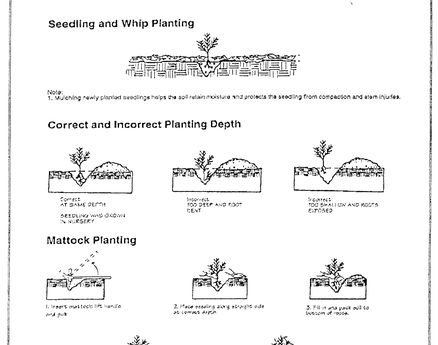
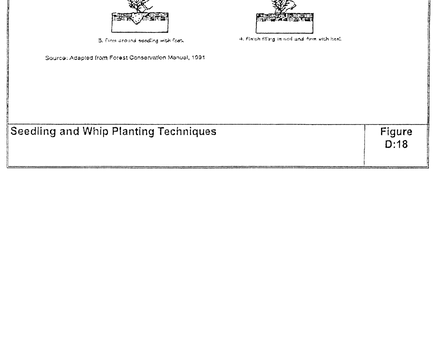
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

REFORESTATION AREA SIGN

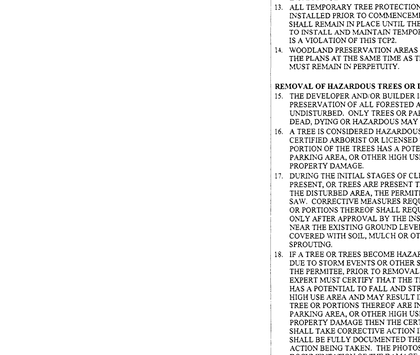


Seedling and Whip Planting Techniques — Figure D:18



NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS



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3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. 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 CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, 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 SIGNING. 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-27-2010, SECTION 25,117(G).

TREE PRESERVATION AND RETENTION NOTES

10. 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.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
13. 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.
14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. 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.
16. 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.
17. 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 PERMITEE 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.
18. 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 PERMITEE, 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 PERMITEE 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 PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

19. 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.

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 PROPOSED PLANTING AREA.)* SEEDLING PLANTINGS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE 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 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.
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 PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
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 THIS PLAN: CONTRACTOR 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 PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND SURDY 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 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 ANS 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 SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE 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 HOLD 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 CONTRACTED 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 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 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 PLANTING 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:

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 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 HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY WOODLAND, WILDLIFE AND HABITAT 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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.
b. 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 PLANT 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.
c. 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.
d. 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

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 MOWED; 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

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

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1)
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1X IN SEPTEMBER MIN.)

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

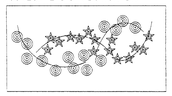
YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMEBER)

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 (OR REFORESTATION 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 OPERATION OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

PLANTING DISTRIBUTION PATTERNS

AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



NOTE: PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

TYPICAL FOREST TREE DISTRIBUTION PATTERNS

SPECIES 1 ★ SPECIES 2

NOTE
NATURALLY OCCURING POPULATIONS OF TREESTEND TO BE FOUND IN INFORVAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERNT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK

LOCATE LARGER TREES (B