

TYPE II TREE CONSERVATION NOTES

- 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 \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6038), must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Work on this project will be initiated in several phases. All TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to use and Occupancy Permit. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$150 per square foot penalty unless a written extension is approved by the DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section.
- Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- Quantity: (see Plant Schedule)
- Type: (see Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Plant stock shall comply with the current American Standards for Nursery Stock (American National Standards Institute).

Staking of trees is not recommended except in areas of high wind. Any wrapping or tree stakes and ties shall be removed from trees by the installing company by the end of the monitoring period.

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 and shall be maintained through periodic watering, until the time of planting.
- Timing of Planting: The most suitable months for planting are March and April, when the soil is moist, November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. 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.
- Planting: Plants are to be installed according to the Container Tree Planting detail (nest below). 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.
- Soils: 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, phosphorous, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved by the company of choice according to the recommendations made by the testing company.
- Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
- Planting Method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply Minimum 2" thick layer of woodchip or shredded hardwood mulch (as noted) within 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 5lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The planting area is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Limbs by Developers or Builders

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 Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed with-out further authorization. The pruning may be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree Shrub and Other Woody Plant Maintenance - Standard Practices).
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 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 left on the site along with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Limbs, Noxious Plants, Invasive Plants, or Non-native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
 - The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- Note: 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 Developers or Builders

- Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the environmental planning section.

- Reforestation areas shall not be mowed, however the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC Environmental Planning Section located on the 4th floor of the County Administration Building at 14141 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20712, telephone 301-452-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and over-seeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31, rescue is not acceptable.

PLANT SCHEDULE FOR RE/AFFORESTATION

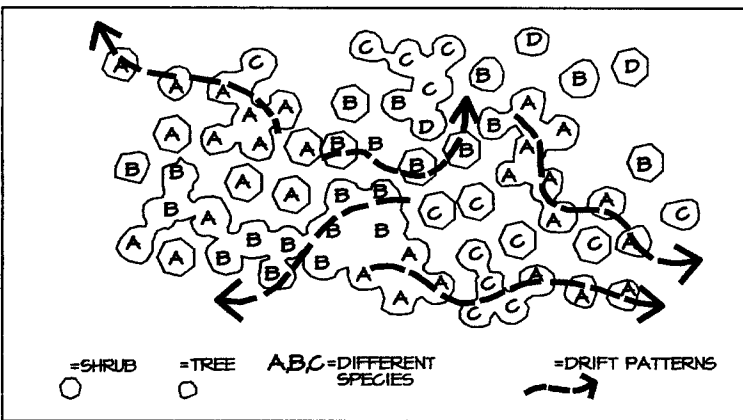
1000 SEEDLINGS PER ACRE
TOTAL RE/AFFORESTATION PROVIDED: 0.76 ACRES

Reforestation Area	Acreage	Species Selection				Total No. of Seedlings
		Red Maple	Red Oak	Blackgum	River Birch	
1	0.23	58	58	57	57	230
2	0.53	130	130	135	135	530
TOTAL	0.76	188	188	192	192	760

NOTE:

- All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure.
- In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.
- All tree protection devices must be installed prior to issuance of building permits to address condition R.C. of Resolution No. 07-2075.
- Seedlings to be minimum 1/4" caliper with roots no less than 8" long.
- Bare root stock should be packaged and handled in the field in such a manner so as to retain moisture in the roots.

PLANTING LAYOUT (AGGREGATE DISTRIBUTION DRIFT THEORY)



Concept: Aggregate Drift or Sweep. A cluster type grouping which appears or features out along the edge.

Example: Aggregate mashing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearing are at the central core of the cluster with seed dispersal outwards, often in random, with densities thinning out along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallow of windown millweed seeds. They often appear as aggregate drifts, elongated and leaf drop in shape.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 48 thru 100) offers recommendations on reforestation and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feet-or-center "grid pattern" layout.

Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This unusual grid patterns can be corrected by the application of aggregate distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of some species cannot occur together. It simply means that the plan should meet the aforementioned forest conservation act criteria at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

REFORESTATION SEQUENCE

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.
- Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided herein.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

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

- Site Preparation and Tree Planting
Survival check once annually (September-November, see Note 1)
Watering if needed (2 x month)
Control of undesirable vegetation as needed (1 x in June & 1 x in September min.)
- Reinforcement planting if needed (see Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May & 1 x in August min.)
- Reinforcement planting if needed (see Note 2)
Survival check once annually (September-November)

Notes:

- 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.
- 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 alternate plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis. Remove perimeter fencing and signage after year 5 based on the date planted.

LOT-BY-LOT WOODLAND CONSERVATION SUMMARY TABLE

LOT	GROSS TRACT AREA	100-YR FLOOD PLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED (C-NTA)	WOODLAND CLEARED (C-FP)	WOODLAND PRES.	WOODLAND REF.
1	1.00	NA	1.00	0.03	NA	0.01	NA	0.02	0.21
2	1.00	NA	1.00	0.58	NA	0.44	NA	0.43	0.03
3	1.00	0.05	0.95	0.95	0.05	0.55	NA	0.34	-
4	1.16	0.27	0.89	0.88	0.27	0.61	NA	0.24	-
5	1.81	0.60	1.21	1.21	0.60	0.77	NA	0.46	-
6	1.43	NA	1.43	1.43	NA	0.56	NA	0.85	0.01
7	1.00	NA	1.00	0.45	NA	0.40	NA	0.05	0.33
8	1.01	NA	1.01	0.01	NA	0.01	NA	-	0.18
Road	0.87	NA	0.87	0.28	NA	0.28	NA	-	-
TOTAL	10.28	0.92	9.36	6.12	0.92	3.63	NA	2.44	0.76

OWNER/APPLICANT

KB WOODMOORE LAND, LLC
2154 BLUE KNOB TERRACE
SILVER SPRING, MD 209106
ATTN: CRAIG KAZANJIAN

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petrakis
Qualified Professional
COMAR 08.19.06.01

DATE

3/10/17-PROJ-1807006-LD7 SHEETS/TCP11-DET.dwg, 7/29/2013 4:14:22 PM, petmik

DATE

7/29/2013

Mike Petr