# WOODMORE OVERLOOK TYPE 2-TREE CONSERVATION PLAN FOR ROUGH GRADING CP2 Number for this Phase or Section PHASE 1



WOODLAND

**PRESERVATION** 

(ACRES)

**A** 1.19

**B** 19.95

**TOTAL = 21.14 AC** 

WOODLAND

REFORESTATION/

**AFFORESTATION** 

(ACRES)

① 0.10

TOTAL = 0.10 AC

SOURCE DATA SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN FROM A BOUNDARY SURVEY BY DEWBERRY & DAVIS IN 2010 AND IS BASED UPON DEEDS RECORDED IN PRINCE GEORGE'S COUNTY IN LIBER 12289 IN FOLIO 17, LIBER 12995 IN FOLIO 332, LIBER 12289 IN FOLIO 01, LIBER 12289 IN FOLIO 34, AND OUTPARCEL "A" AS SHOWN IN PLAT BOOK 187 AS PLAT No. 40. FOR PARCEL 27

2. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AERIAL FLOWN TOPOGRAPHY, BY MCKENZIE SNYDER,INC. ON MARCH 23, 2009 AS SHOWN BY DEWBERRY, 2016.

3. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED IN

OCTOBER 25, 2016, UPDATED BY WETLAND STUDIES AND SOLUTIONS, INC. OCTOBER 2017. 4. THE COUNTY REGULATED 100-YEAR FLOODPLAIN INFORMATION ON THIS PLAN IS FROM FPS #890159, BY LOIEDERMAN SOLTESZ ASSOCIATES, DATED JUNE 6, 2001. THE STUDY DELINEATED UPON AERIAL TOPOGRAPHY BY DON MITCHELL, P.E., MITCHELL ENGINEERING, LLC. ON NRI-010-10-01 AND SHOWN BY DEWBERRY FOR PURPOSES OF THIS PLAN. 5. THE WETLAND AND STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY KLEBASKO ENVIRONMENTAL, LLC IN

A STUDY DATED MAY 2010, AND RECONFIRMED IN THE FIELD BY MICHAEL J. KLEBASKO OF WETLAND STUDIES AND SOLUTIONS, INC. ON JANUARY 4, 2017. FOR PARCELS 270, 272, AND 276. PARCEL 27 AND OUTPARCEL "A". 6. THERE ARE 4 SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON THE PROPERTY. THESE TREES WERE LOCATED

KLEBASKO ENVIRONMENTAL (01/31/2018); APPROVED BY MNCPPC ON 03/06/2018. 8. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON

REQUIRE A REVISION TO THE RECORDED EASEMENT.

Integrated Solutions LLC 2014 PRINCE GEORGE'S COUNTY **ROAD ATLAS** MAP 5531 GRID F3-4, G3-4

Vicinity Map © ADC - Kappa Map Group LLC/GIS

# SHEET INDEX

DETAIL SHEETS 4-11. PLAN SHEETS

#### SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	46.25 AC
EXISTING 100-YEAR FLOODPLAIN	0.04 AC
NET TRACT AREA	46.21 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.04 AC
EXISTING WOODLAND NET TRACT	33.87 AC
EXISTING PMA	4.03 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	1,111 LF

#### **WOODLAND STAND SUMMARY**

TABLE					
FOREST STAND	AREA				
A1	2.31				
A2	7.96				
A3	23.60				
SUB-TOTAL: WOODLANDS (GROSS)	33.87				
OPEN LAND	12.38				
TOTAL:	46.25				

## MAPPED SOIL TYPES

MAP UNIT	SOIL DESCRIPTION	Hydrologic Soil Group	K-FACTOR (whole soil)	HYDRIC RATING (%)	DRAINAGE CLASS
AdA	Adelphia-Holmdel complex, 0-2% slopes	С	0.37	5	MODERAT ELY WELL
CnA	Collington-Wist complex, 0-2% slopes	В	0.17	0	WELL
CnB	Collington-Wist complex, 2-5% slopes	В	0.17	0	WELL
CnC	Collington-Wist complex, 5-10% slopes	В	0.17	0	WELL
СоВ	Collington-Wist-Urban land complex, 0-5% slopes	А	0.20	0	WELL
MnC	Marr-Dodon complex, 5-10% slopes	С	0.20	0	WELL
MnD	Marr-Dodon complex, 10-15% slopes	С	0.20	0	WELL
UdaF	Udorthents, highway, 0-65% slopes	N/A	N/A	0	WELL
We	Widewater and Issue soils, frequently flooded	C/D	0.37	60	POORLY
	Source: http://webso	ilsurvey.nrcs.u	isda.gov (Octo	ber 2017)	

# **SPECIMEN TREE TABLE**

D#	COMMON NAME	SPECIES NAME	DBH (INCHES)	CONDITION RATING	CONDITION SCORE	CONDITION COMMENTS
1	Pin Oak	Quercus palustris	43	Good	27	Minor Vine Cover
2	Pin Oak	Quercus palustris	34	Poor	21	Broken Limbs
3	White Ash	Fraxinus americana	35	Poor	14	Split Trunk
4	White Ash	Fraxinus americana	33	Poor	15	Diseased
5*	Sassafras	Sassafras albidum	38	Poor	15	Crown Dieback, Basal Decay, Vine Cover

This tree is located on an adjacent parcel but its critical root zone extends onto Parcel 27.

PROPERTY OWNERS AWARENESS CERTIFICATION	TE I I I I I I I I I I I I I I I I I I I
TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAN	EBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 D THE REQUIREMENTS AS SET FORTH IN THIS TCP2.
	10-12-17
OWNER OR OWNERS REPRESENTATIVE	DATE

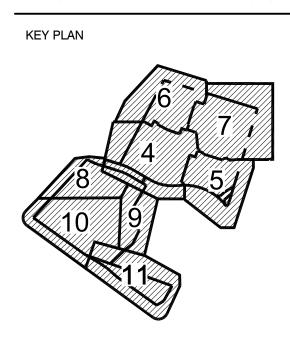
		s County Planning nvironmental Plann	Department, M-NC	CPPC
			LAN APPROVAL	
	1	1CF2-03/	2017	
	Approved by	Date	DRD#	Reason for Revision
00	T. BURKE	5/17/2018	N/A	N/A
01	,			
02				
03				
04				

**Dewberry**®

LANHAM, MD 20706

APPLICANT WOODMORE OVERLOOK, LLC 4326 MOUNTAIN ROAD

SEAN F. BRUCE 301.502.0956 sfbdevelopment@gmail.com



**AS-SHOWN** 

1	05/01/2018	SEC	PER COMMENTS 3/6
No.	DATE	BY	Description
REV	ISIONS		

OCTOBER 2017 DATE

> CONSERVATION PLAN- TYPE 2

**COVER SHEET** 

DEWBERRY JOB NO. 50082585

**1** OF 11

www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS

BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

FOR LOCATION OF UTILITIES CALL

8-1-1 OR 1-800-257-7777

OR LOG ON TO

**LEGEND** 

EXISTING 100-YEAR FLOODPLAIN

EXISTING SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT

WOODLAND PRESERVATION AREA

WOODLAND

**CLEARED** 

(ACRES)

AA 1.69

**BB** 2.27

CC 0.72

DD 6.10

EE 0.27

**TOTAL** = 11.05 AC

**WOODLAND RETAINED** 

-ASSUME CLEARED

(ACRES)

(1) 0.52

**(2) 0.11** 

**3** 0.66

**(4) 0.30** 

**(5) 0.04** 

**6** 0.02

TOTAL = 1.65 AC

WOODLAND REFORESTATION /AFFORESTATION AREA

WOODLAND RETAINED-ASSUME CLEARED

\*TREE LINES WERE DIGITIZED BY DEWBERRY ON OCTOBER 2017.

EXISTING 100-YEAR FLOODPLAIN EASEMENT

USING GPS AND HIGH RESOLUTION AERIAL PHOTOGRAPHY. 7. THE PMA/75'-STREAM BUFFER AS SHOWN HERE ON THIS PLAN IS FROM PREVIOUSLY APPROVED NRI/010/10-03 PREPARED BY SITE WILL BE PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT(S) AND RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS. THESE WILL BE ADDRESSED WITH THE FILING OF THE DSP. REVISIONS TO THIS TCP MAY

#### STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- 1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR WOODMORE OVERLOOK, ROUGH GRADING PERMIT #48406-2017-00. IF WOODMORE OVERLOOK ROUGH GRADING PERMIT #48406-2017-00 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS
- 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 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 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 ENVIRONMENTAL STRATEGY AREA (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING
- TIER) AND IS ZONED M-X-T.
- THE PROPERTY IS ADJACENT TO LOTTSFORD ROAD WHICH IS A DESIGNATED SCENIC AND HISTORIC ROADWAY. 8. THE PROPERTY IS ADJACENT TO RUBY LOCKHART BOULEVARD (I-308) WHICH IS CLASSIFIED AS A INDUSTRIAL ROADWAY, LOTTSFORD ROAD

(A-26) WHICH IS CLASSIFIED AS A ARTERIAL ROADWAY, AND LANDOVER ROAD (MD-202)(E-6) WHICH IS CLASSIFIED AS A EXPRESSWAY

ROADWAY. 9. 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 TOF 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:**

- 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 PLANTING IS 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.
- 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.
- 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
- 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. AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS

ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL

- 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. 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),
- 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

- 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 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. 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.
- 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.

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND

ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

#### PLANTING SPECIFICATION NOTES CONTINUED

- 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
- 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.
- 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. 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.

### **REFORESTATION PLANTING SCHEDULE (S):**

16. SOURCE OF SEEDLINGS:

TO CONSTRUCTION.

11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.

THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR REFORESTATION AREAS TOTALING 0.10 ACRES. 2. IDENTIFICATION OF AREAS IS SUBJECT TO FIELD CONDITIONS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH DEWBERRY PRIOR

						Refores	station Area		
	REFORESTATION PLANT SCHEDU	LE- AREA A				Acreage	0.10	Plantings	Approx. 87%
	Species			e Caliper Plant			Reforestation	Percent of	Min. Req.
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
<u>Areas</u>									
Acer rubrum	Red Maple	1"		3	B&B	8	24	23.5%	**150/Ac
Liriodendron tulipifera	Yellow Poplar	1"		3	B&B	8	24	23.5%	**150/Ac
Platanus occidentalis	American Sycamore	1"		3	B&B	9	27	26.5%	**150/Ac
Quercus palustris	Pin Oak	1"		3	B&B	9	27	26.5%	**150/Ac
					Total Trees	34			
					Reforest	ation Units	102		
				Total Refore	station Unit	s Required	100		
						Excess	2		

#### 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 X MONTH) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)
- YEAR 2-3: 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 MIN.)

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
- 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
- 3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN

#### 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 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 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. 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

. 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.

Dewberry Engineers Inc.

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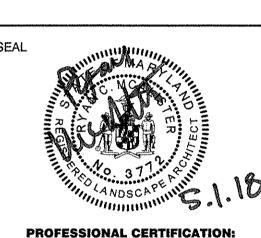
LANHAM, MD 20706 301.731.0188 (FAX) www.dewberry.com

4601 FORBES BOULEVARD

APPLICANT WOODMORE OVERLOOK, LLC 4326 MOUNTAIN ROAD PASADENA, MD 21122

CONTACT SEAN F. BRUCE 301.502.0956 sfbdevelopment@gmail.com

OVERL SERVATIC ODMORE - TREE CONS ON



WERE PREPARED OR APPROVED BY ME, AND THAT LAM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2020.

I HEREBY CERTIFY THAT THESE DOCUMENTS

KEY PLAN

SCALE

1 05/01/2018 SEC PER COMMENTS 3/6/18 No. DATE BY Description REVISIONS

CHECKED BY OCTOBER 2017 CONSERVATION PLAN- TYPE 2

**DETAILS & NOTES** 

DEWBERRY JOB NO. 50082585

SHEET NO.

Prince George's County Planning Department, M-NCPPC

**Environmental Planning Section** 

TREE CONSERVATION PLAN APPROVAL

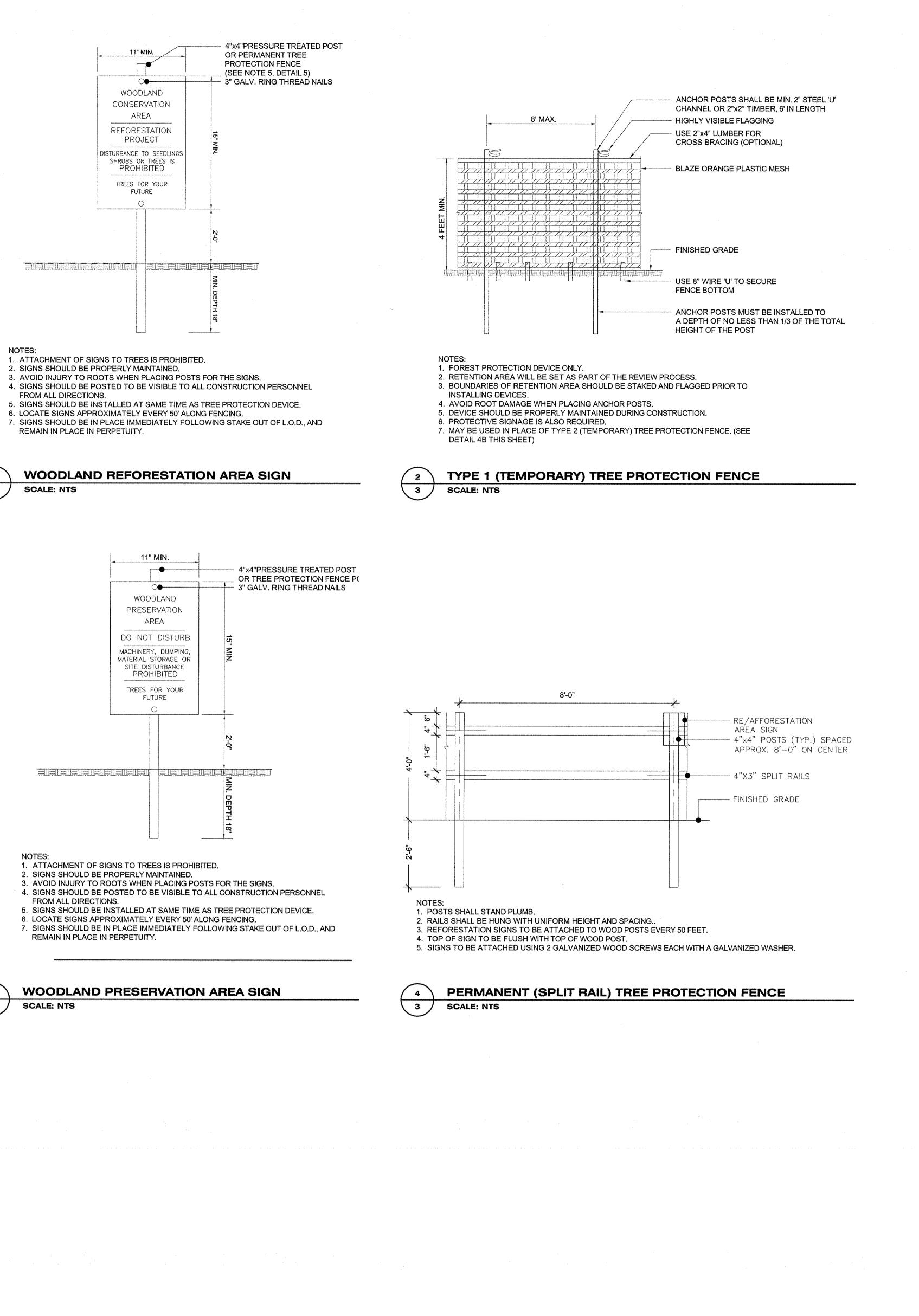
TCP2-037-2017

BURKE 5/17/2018 N/A

Approved by

Date DRD# Reason for Revision

2 OF 11



	E	e's County Planning I invironmental Plannin ONSERVATION PI TCP2-037-20	ng Section .AN APPROVA	
	Approved by	Date	DRD#	Reason for Revision
00	T RURKE	5/17/2018	N/A	N/A
01				
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WOODMORE OVERLOOK
TYPE 2- TREE CONSERVATION PLA

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. 3772 EXPIRATION DATE: MAY 13, 2020.

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1 05/01/2018 SEC PER COMMENTS 3/6/18

No. DATE BY Description REVISIONS

APPROVED BY

CHECKED BY NB OCTOBER 2017 DATE

TREE CONSERVATION PLAN- TYPE 2

**DETAILS & NOTES** DEWBERRY JOB NO. 50082585

3 OF 11

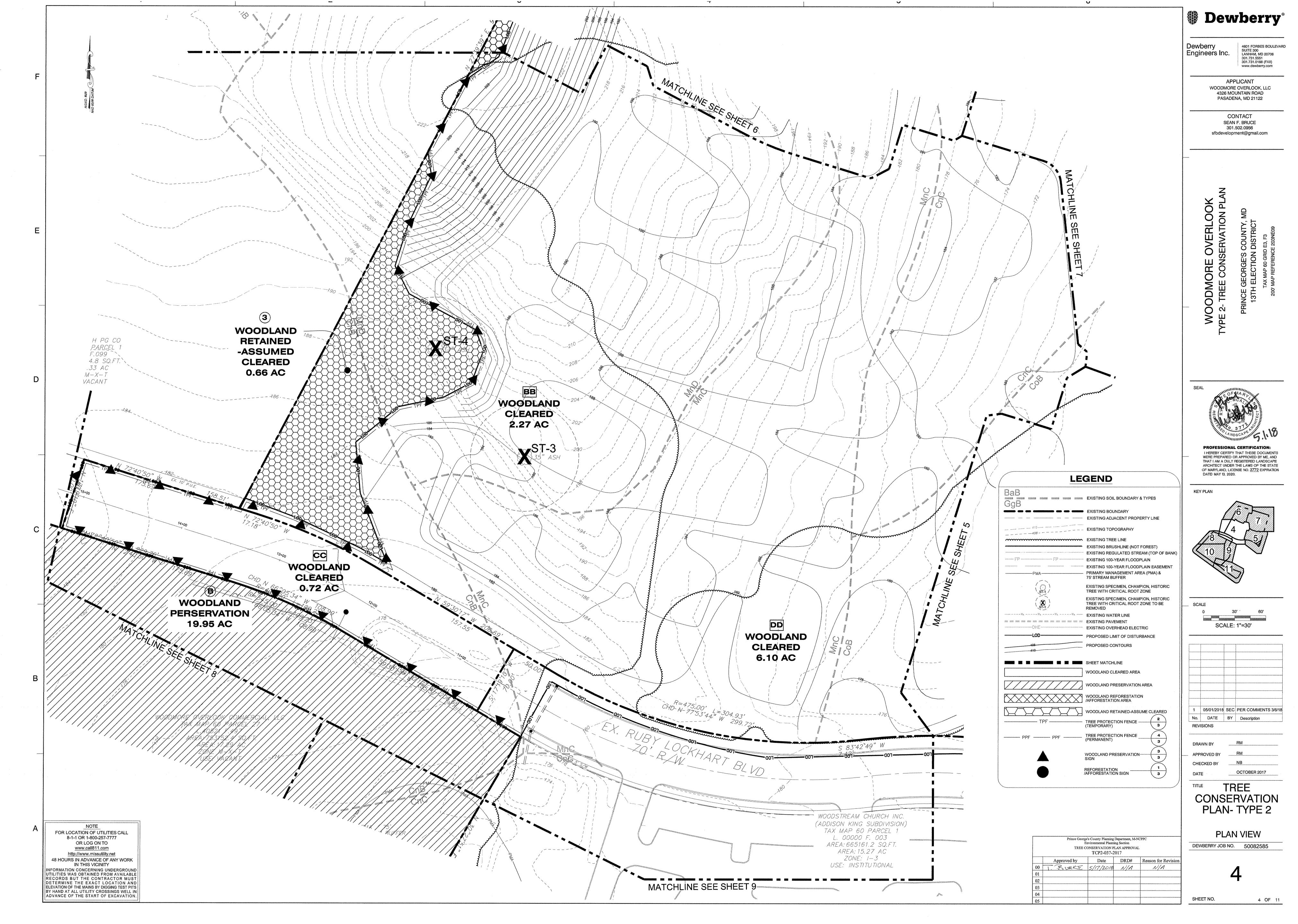
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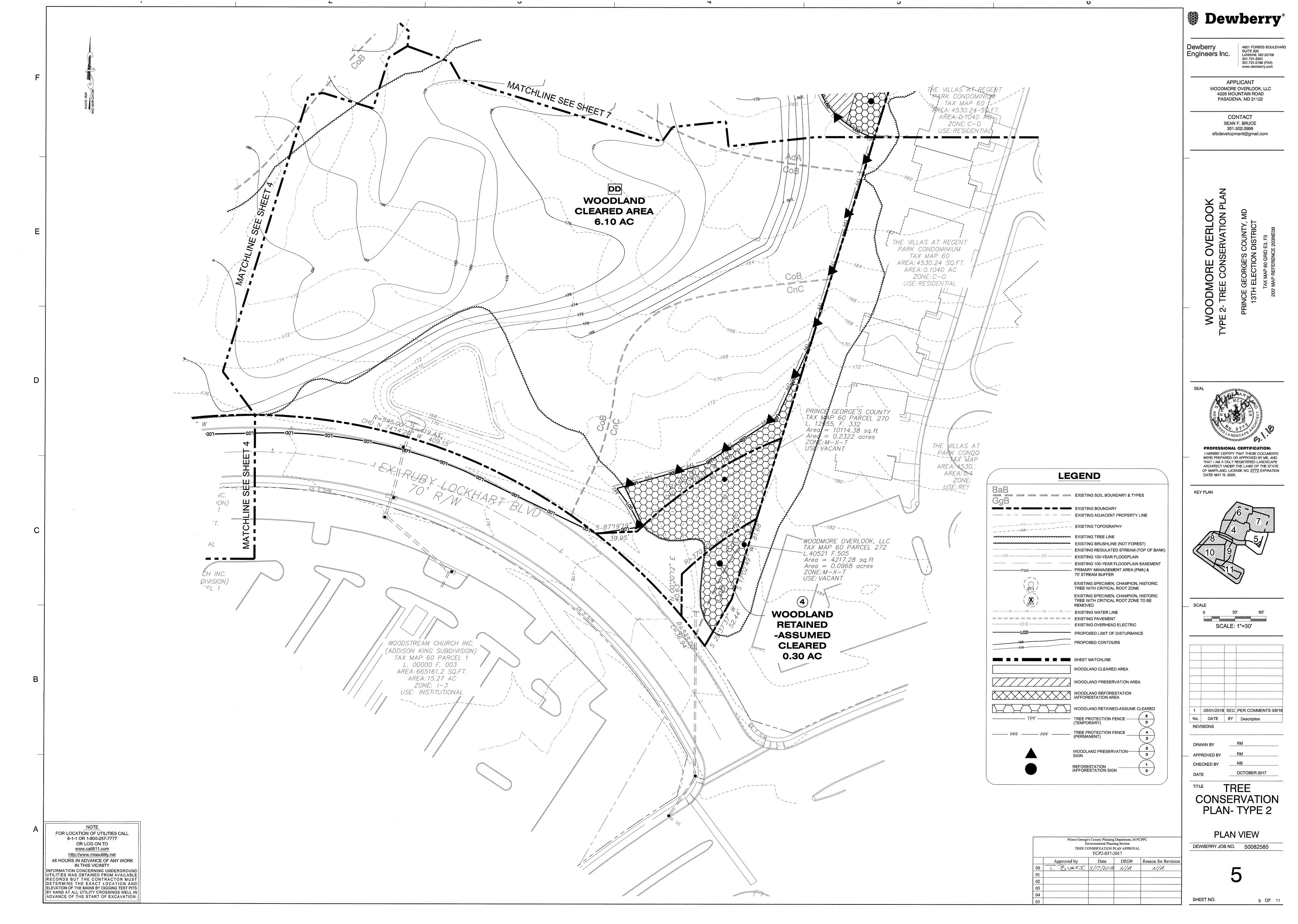
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS

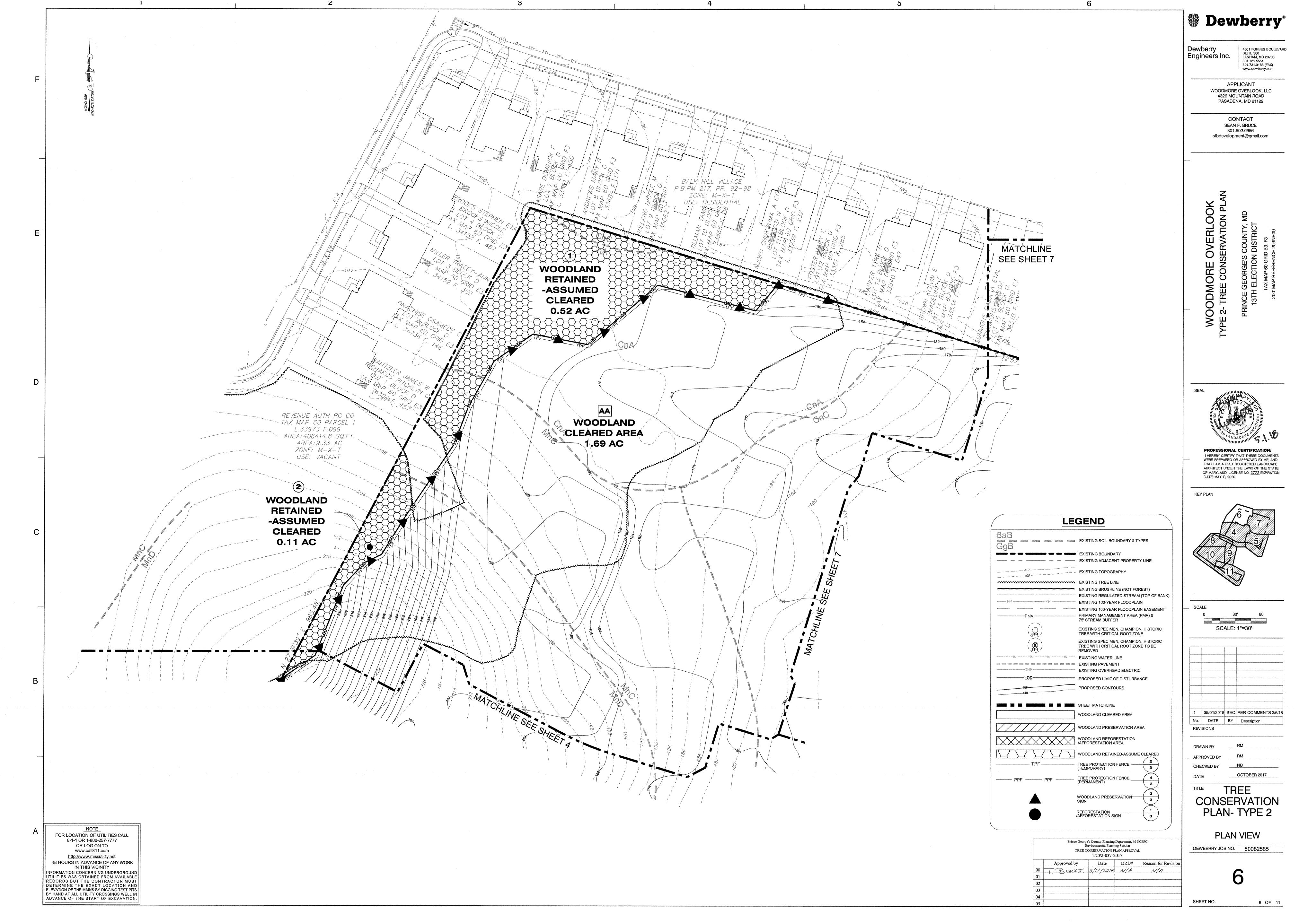
8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net

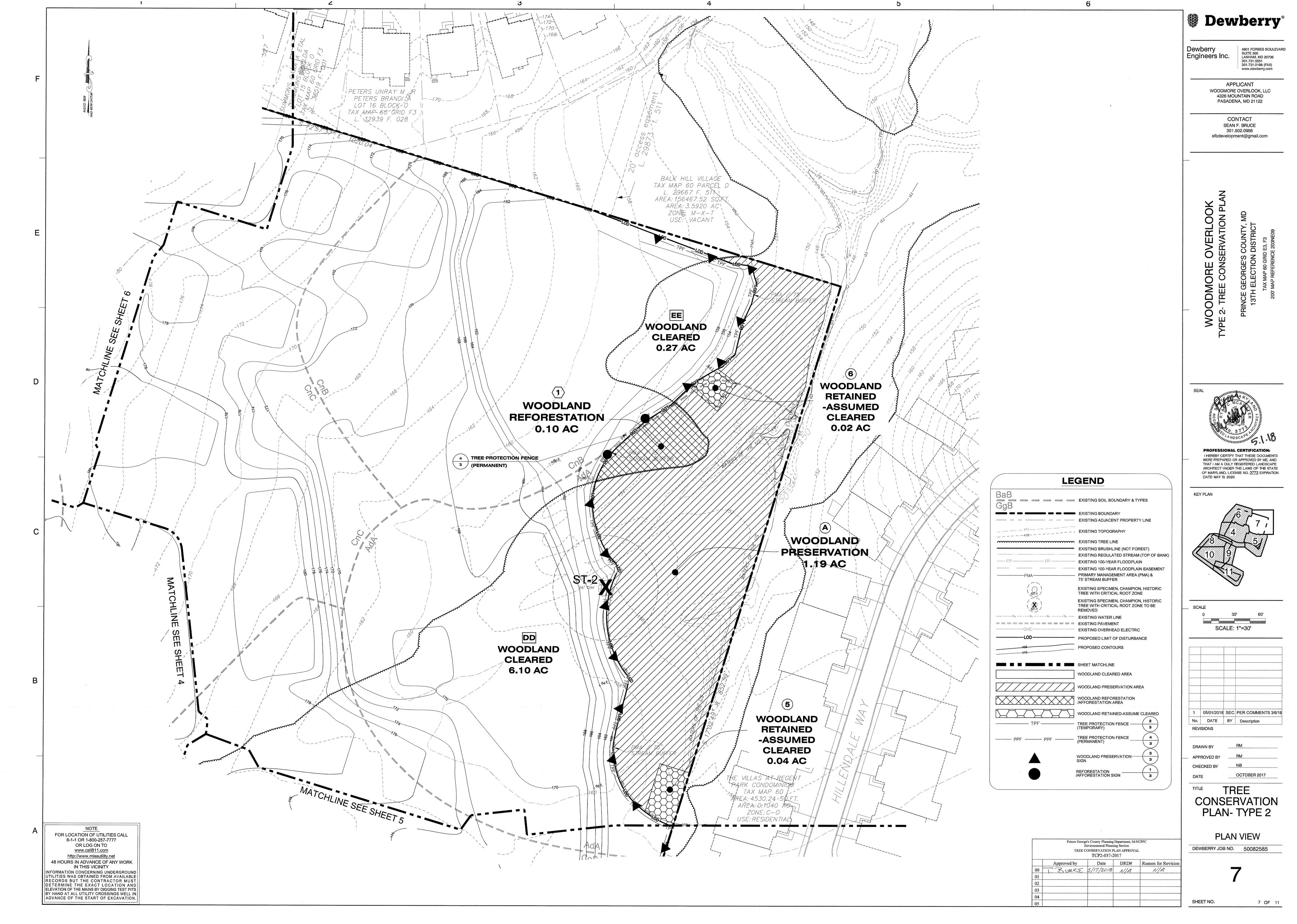
FOR LOCATION OF UTILITIES CALL

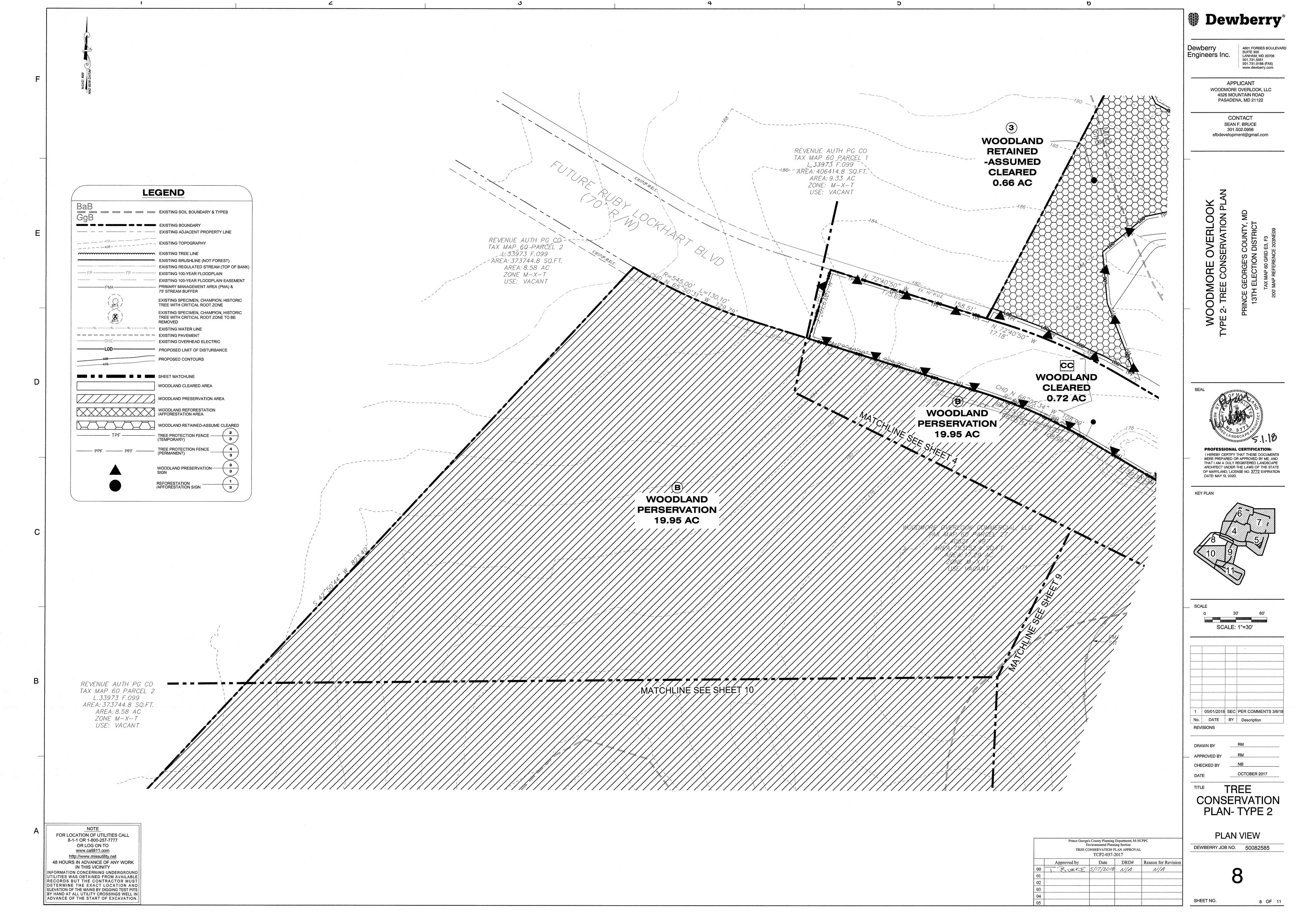
BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

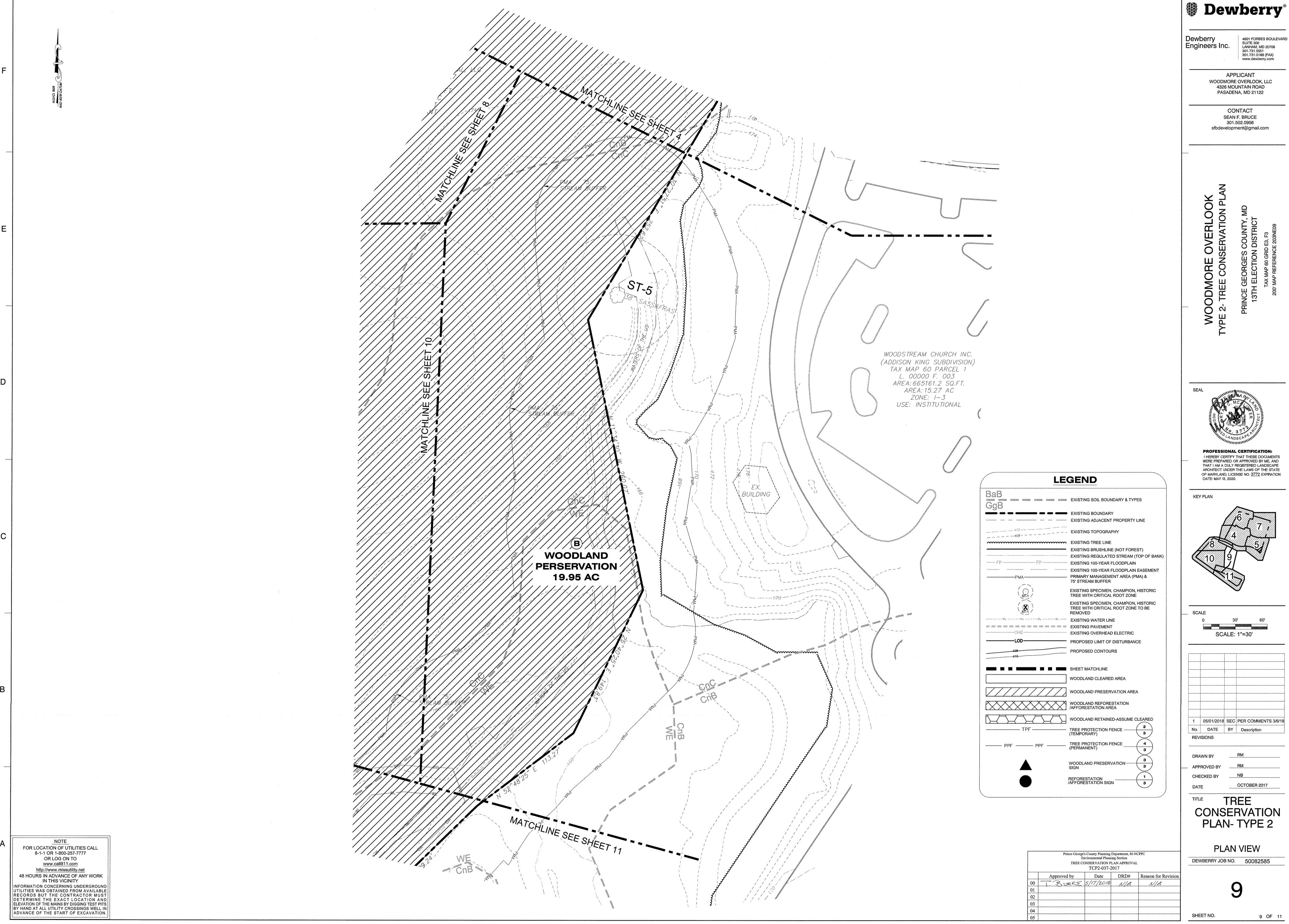












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