

STANDARD TYPE-2 TREE CONSERVATION PLAN GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR BUILDING PERMIT. IF THE BUILDING PERMIT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. 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 \$40.00 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 COMPLIANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TREE AND IS ZONED I-1 (PUD) AND IS E (CURRENT).
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119 (C).

TREE PRESERVATION AND RETENTION NOTES

- a. 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.
- b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- c. 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 TPFs MAY BEGIN.
- d. 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 ROAD IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
- e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

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 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.
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, SHED, OR CUT DOWN THE TREE TO A SAFE LEVEL. MEASURES INCLUDING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF THAT REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR, ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAIN SAW TO THE DESIRED 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 TORN 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. 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.

5. 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.

6. 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.

7. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES. 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.

IF DISTURBANCE IS PROPOSED TO BE COMPLETED IN PHASES:

1. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
2. IF EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:

3. TREE PROTECTION FENCING (TPF) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANCE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFs WILL BE REQUIRED.

AFFORESTATION AND REFORESTATION NOTES

- a. 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.
- b. 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 GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- c. 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 GRADING INSPECTOR AND THE COUNTY.
- d. 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.
- e. 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 PROTECTIVE FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
- f. 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.
- g. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- h. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE MNCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN. CONTRACTOR NAME, BUSINESS NAME IF DIFFERENT, ADDRESS, AND PHONE NUMBER. RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE MNCPPC PLANNING DEPARTMENT.
- i. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIMEFRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.10 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. PLANT QUALITY STANDARDS: TO MEET THE STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18 INCHES. THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8 INCH. THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8 INCHES 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 BUDDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

3. 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.
4. 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.

5. 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.
6. 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 SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADINGS AND STABILIZATION OF PLANTING AREAS.
7. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOST 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. USE 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 OWE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
8. 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 RECOMMENDATIONS 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 THE DETAILS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIPS OR SHREDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE.
13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED 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 PLANTING 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: TO BE DETERMINED BY CONTRACTOR.

FOUR-YEAR MAINTENANCE PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE/AFFORESTATION AREA(S) ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK: ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1) WATERING AS NEEDED (EX PER MONTH) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN JUNE AND 1X IN SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING AS NEEDED (SEE NOTE 2) SURVIVAL CHECK: ONCE ANNUALLY (SEPTEMBER-NOVEMBER) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1X IN MAY AND 1X IN AUGUST MIN.)
- YEAR 4: REINFORCEMENT PLANTING AS 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 AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

WHEN OFFSITE WOODLAND CONSERVATION IS PROPOSED:

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFFSITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFFSITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDED OF THE OFFSITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

WHEN THE USE OF FEE-IN-LIEU IS PROPOSED:

ALL REQUIRED FEE-IN-LIEU PAYMENTS SHALL BE MADE TO THE WOODLAND CONSERVATION FUND. PROOF OF DEPOSIT SHALL BE PROVIDED PRIOR TO ISSUANCE OF ANY PERMITS RELATED TO THIS TCP2 UNLESS THE PROJECT IS PHASED. PHASED PROJECTS SHALL PAY THE FEE-IN-LIEU AMOUNT FOR EACH PHASE PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THAT PHASE AND SHOWN IN THE FEE-IN-LIEU BREAKDOWN ON THIS TCP2.

WHEN INVASIVE PLANT SPECIES ARE TO BE REMOVED BY THE PERMITTEE:

- a. INVASIVE PLANT REMOVAL SHALL BE COMPLETED AT THE ONSET OF CONSTRUCTION AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THIS PLAN.
- b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY, SUCH AS PRUNERS OR CHAINSAWS. 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 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 AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA:

- a. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 6 INCHES IN DIAMETER WITHIN 40 FEET OF THE FINAL PROPOSED LIMIT OF DISTURBANCE OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARING OF THE SITE.
- b. AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TCP2 SHALL SUBMIT AN EVALUATION OF THE STOKING LEVELS FOR THE RESIDUAL STAND MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND, AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE MNCPPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH-RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE PLAN.

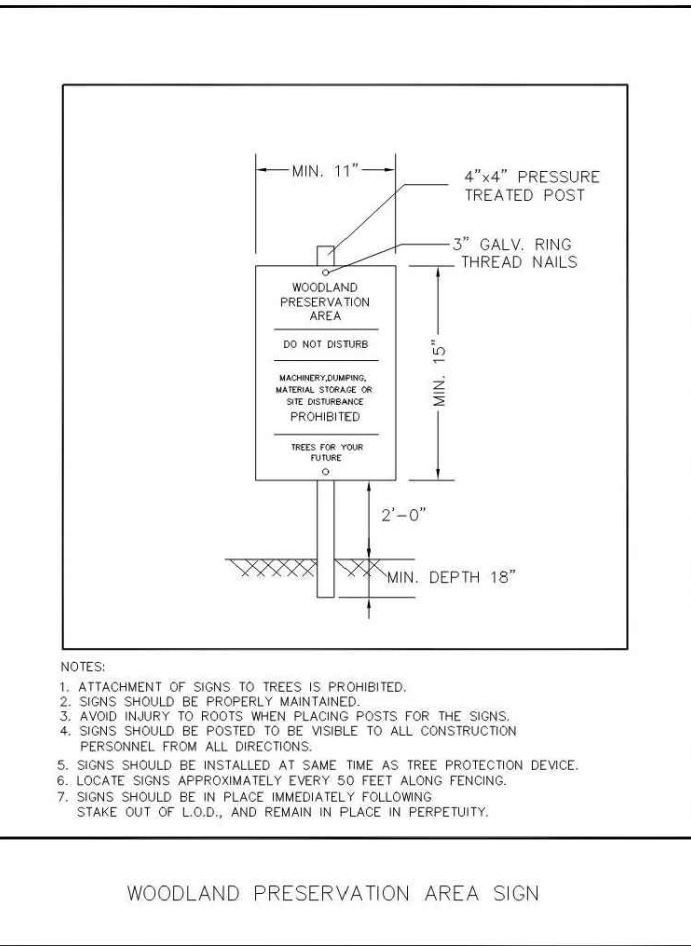
POST-DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC, OR CHAMPION TREES ARE TO REMAIN:

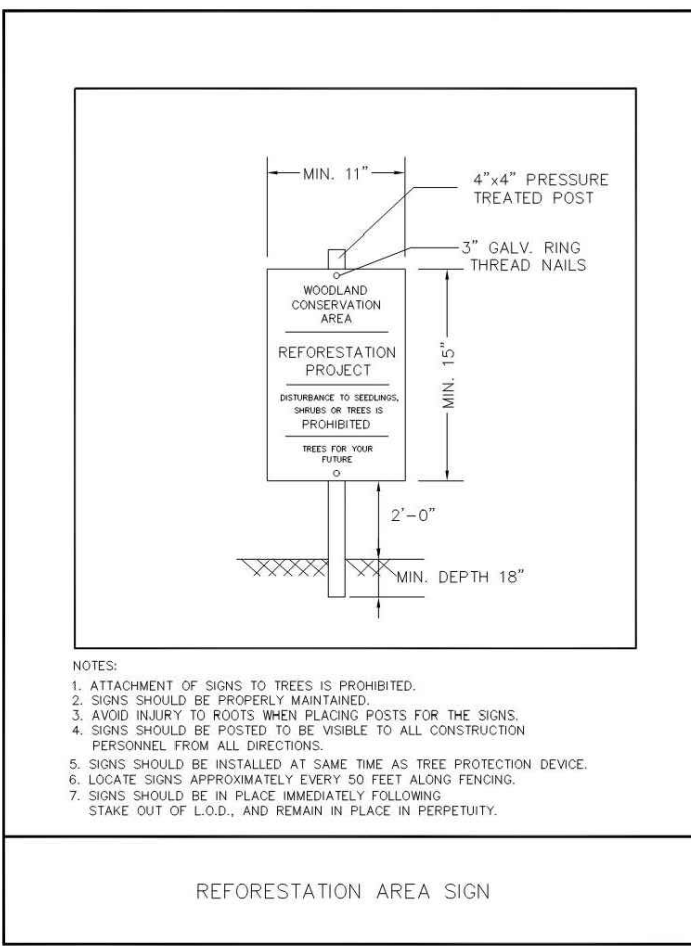
- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE 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 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.

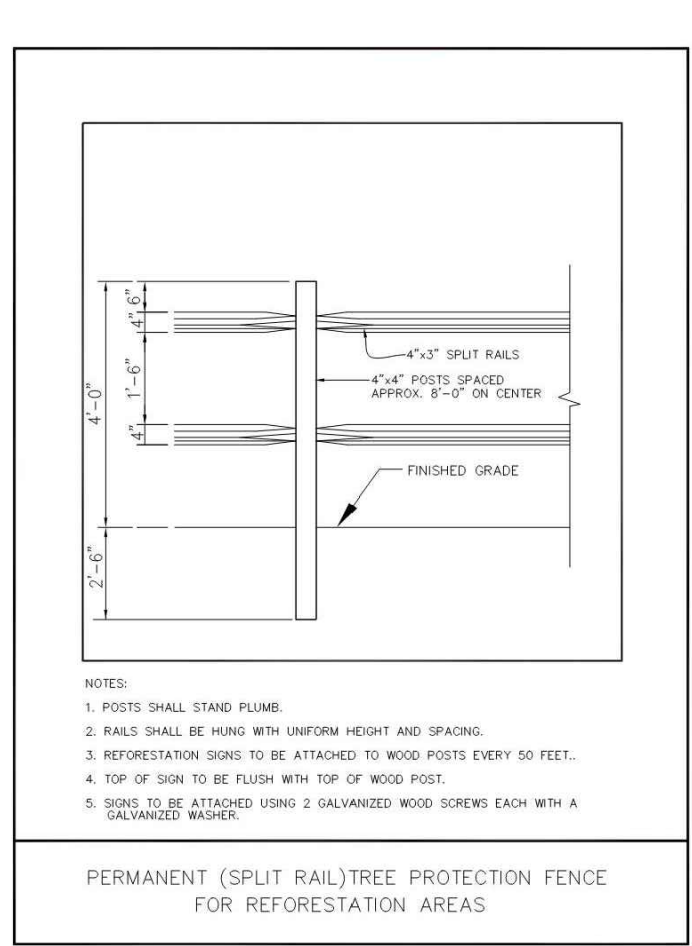
2. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
3. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HANDHELD EQUIPMENT ONLY (PRUNERS OR CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
4. 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.
5. 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.



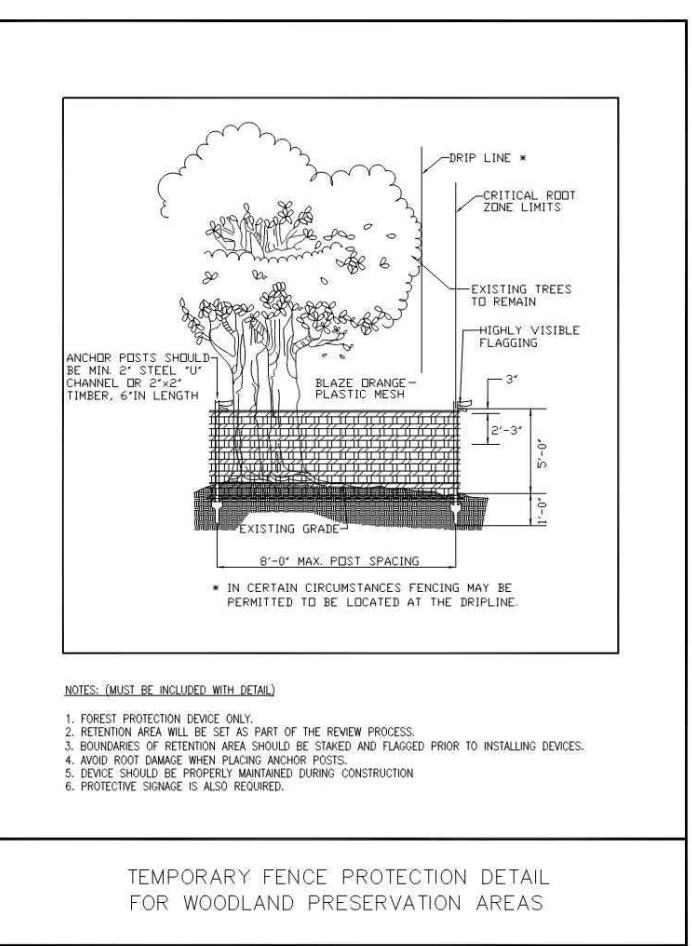
1 WOODLAND PRESERVATION AREA SIGN
DETAIL SCALE: NOT TO SCALE



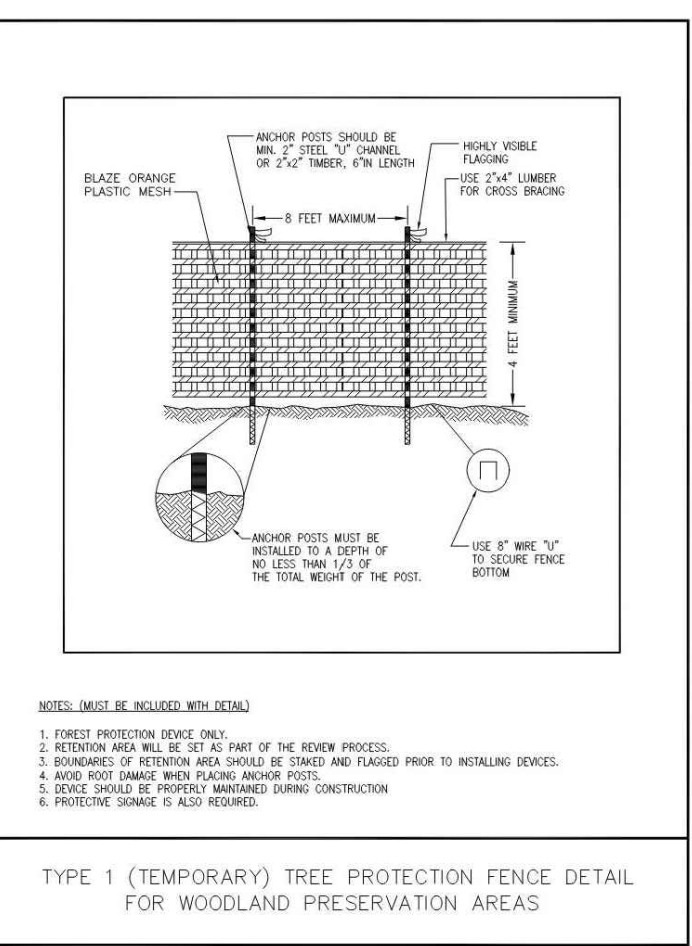
2 REFORESTATION AREA SIGN
DETAIL SCALE: NOT TO SCALE



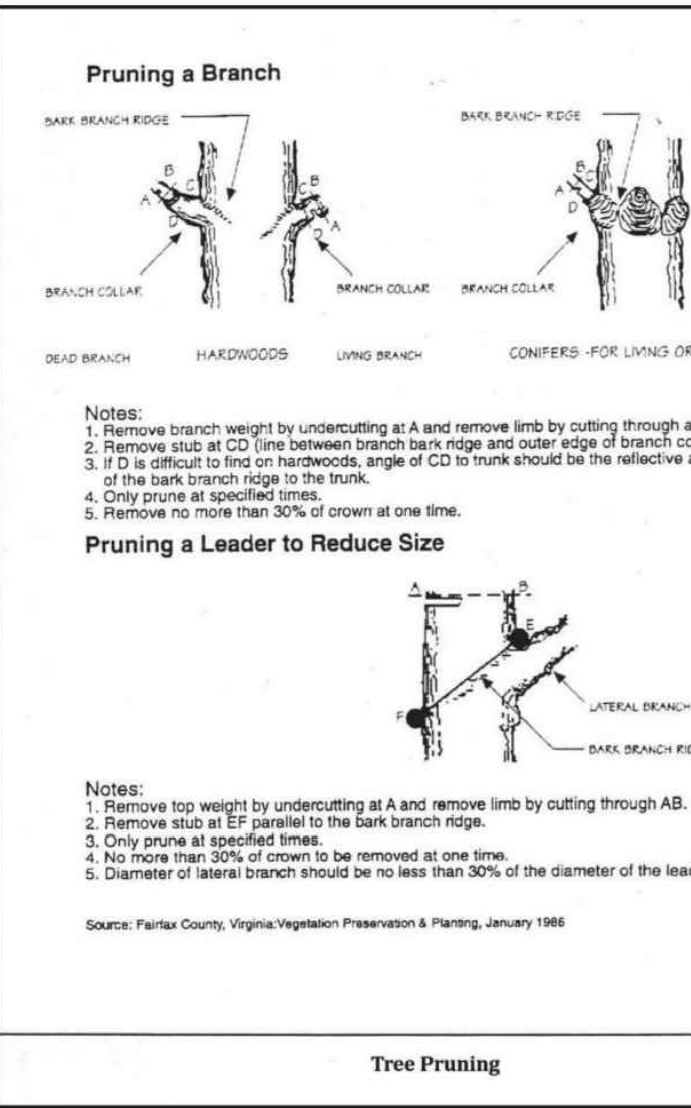
3 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS
DETAIL SCALE: NOT TO SCALE



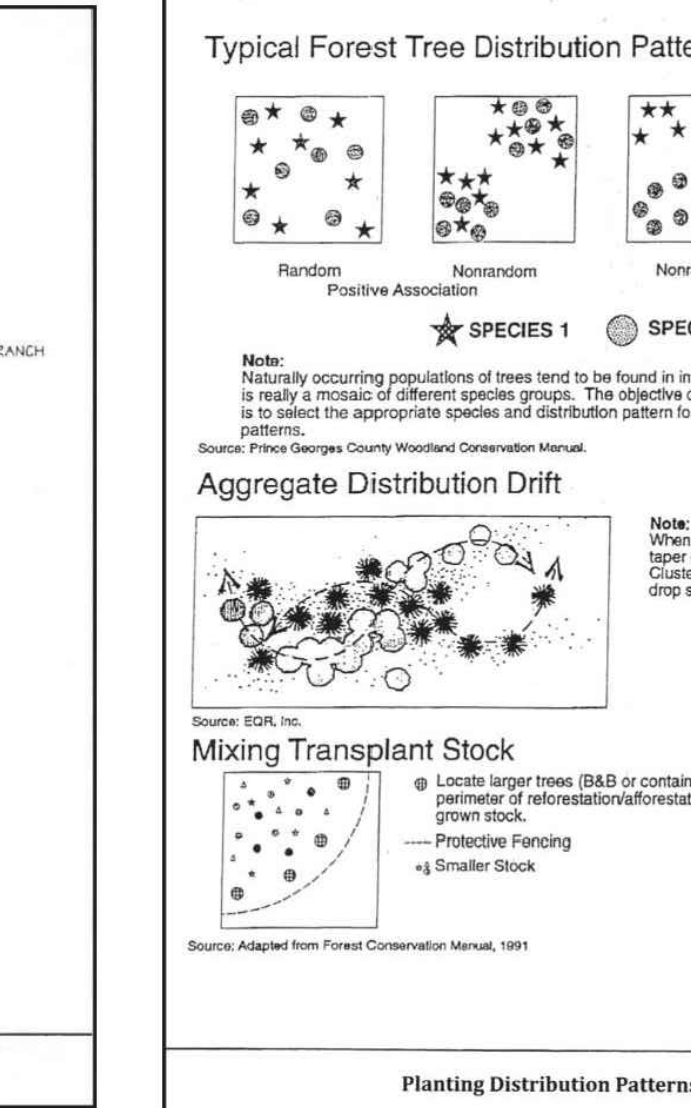
4 TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS
DETAIL SCALE: NOT TO SCALE



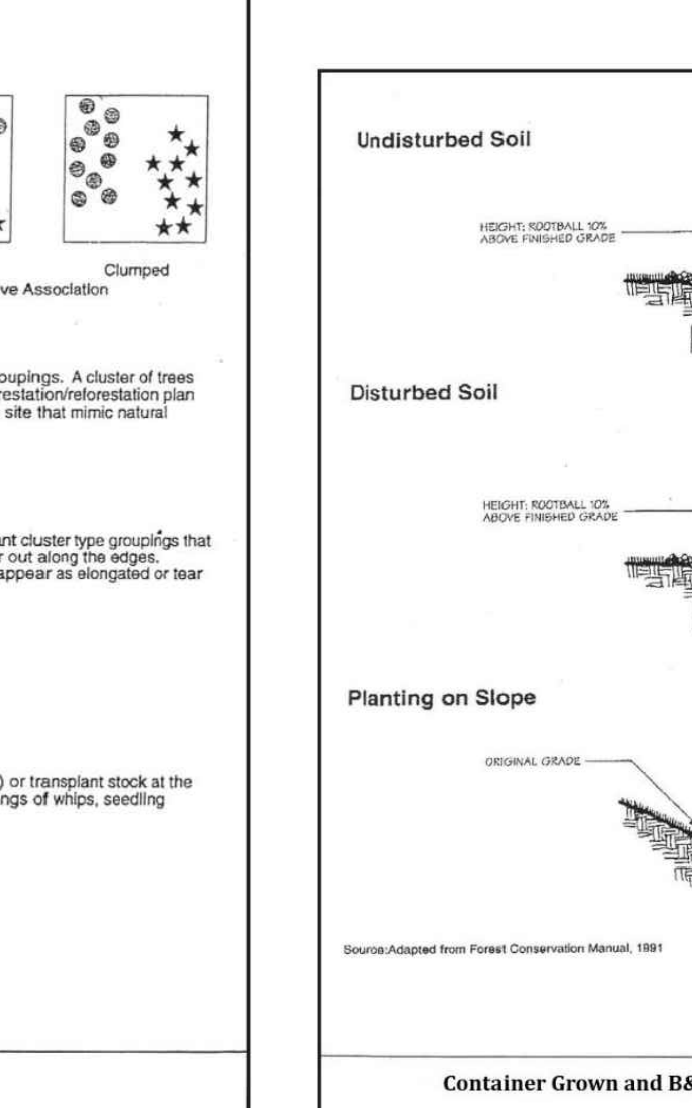
5 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS
DETAIL SCALE: NOT TO SCALE



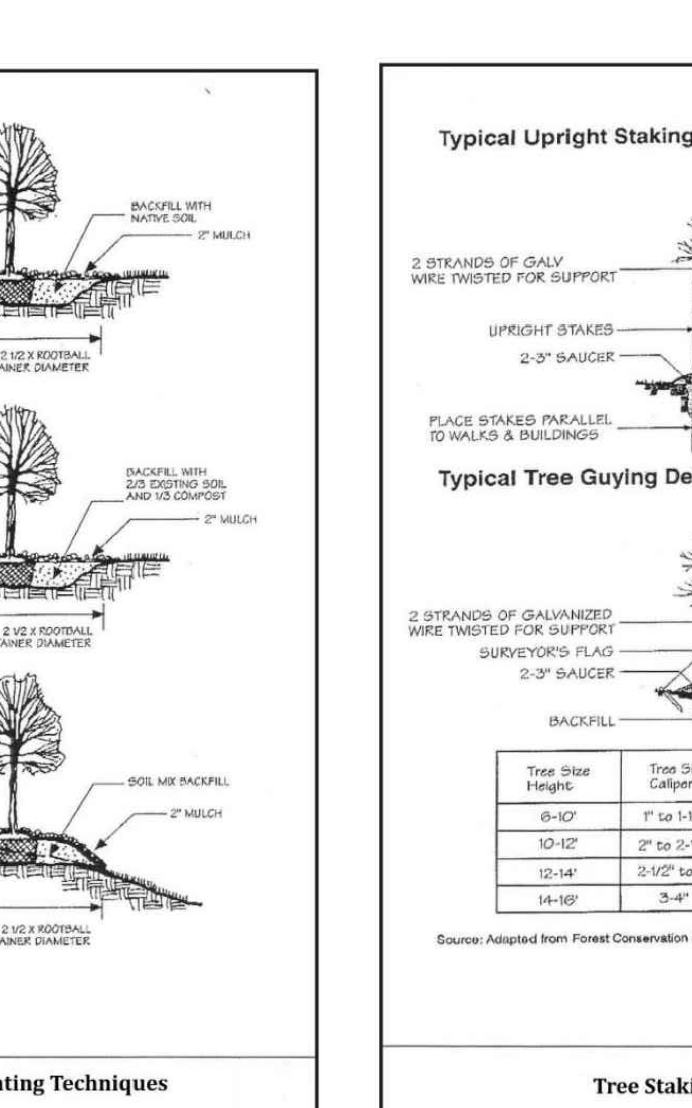
6 TREE PRUNING
DETAIL SCALE: NOT TO SCALE



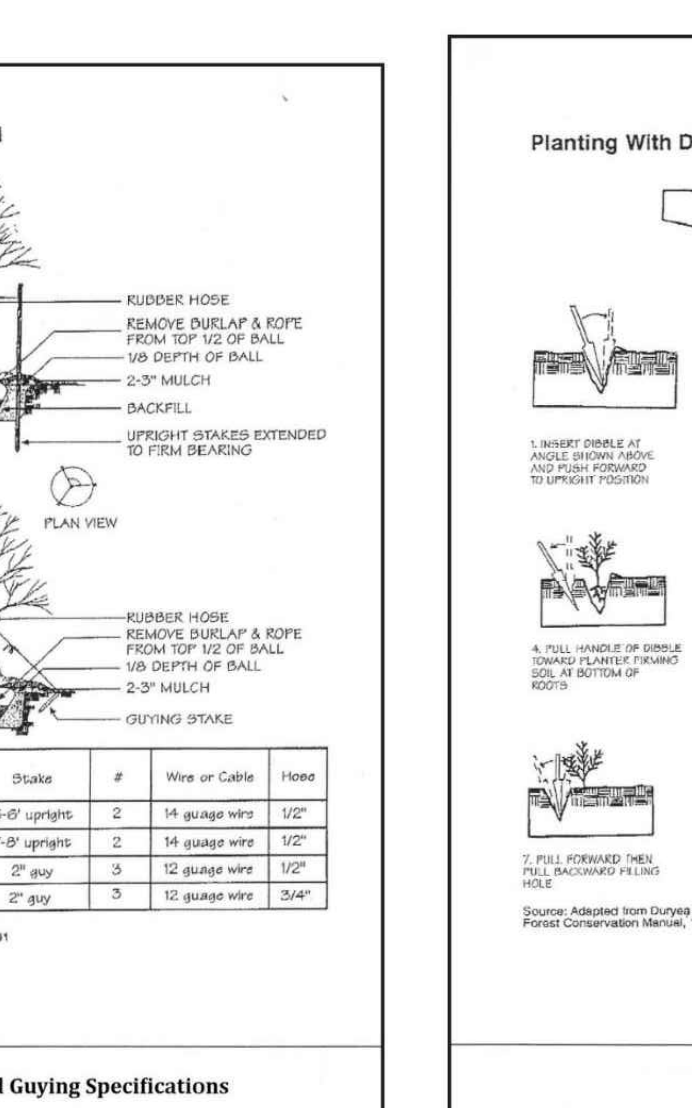
7 PLANTING DISTRIBUTION PATTERNS
DETAIL SCALE: NOT TO SCALE



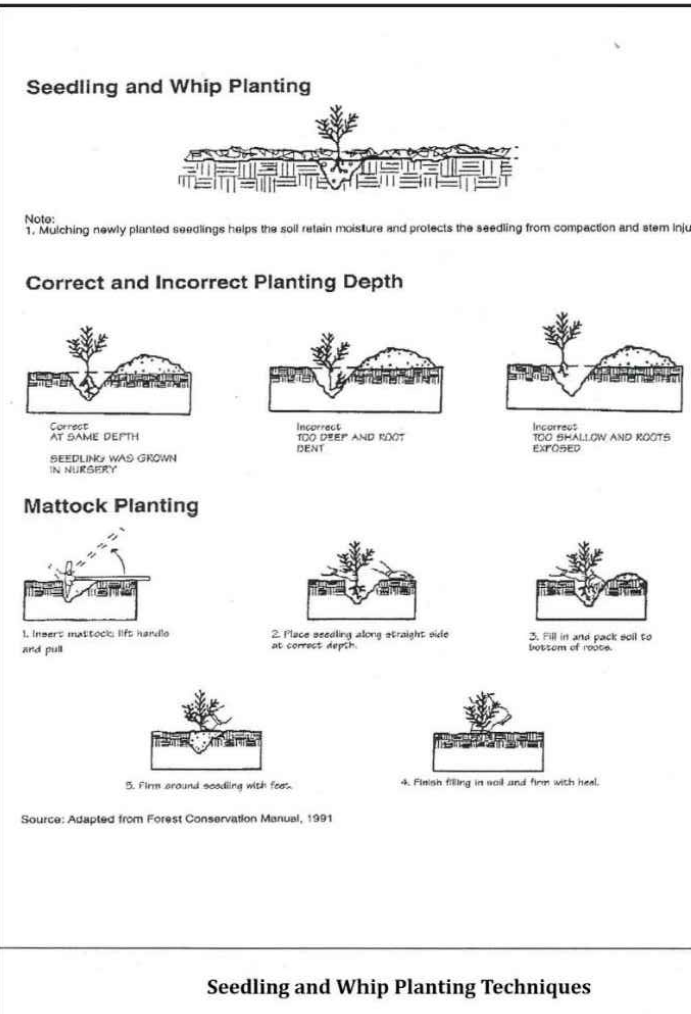
8 CONTAINER GROWN AND B&B PLANTING TECHNIQUES
DETAIL SCALE: NOT TO SCALE



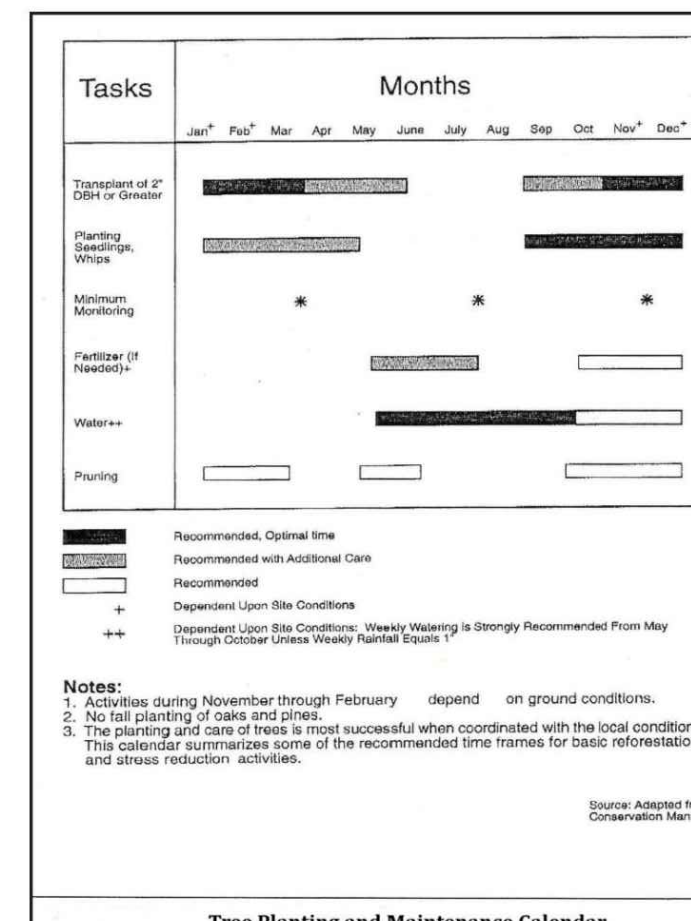
9 TREE STAKING AND GUYING SPECIFICATIONS
DETAIL SCALE: NOT TO SCALE



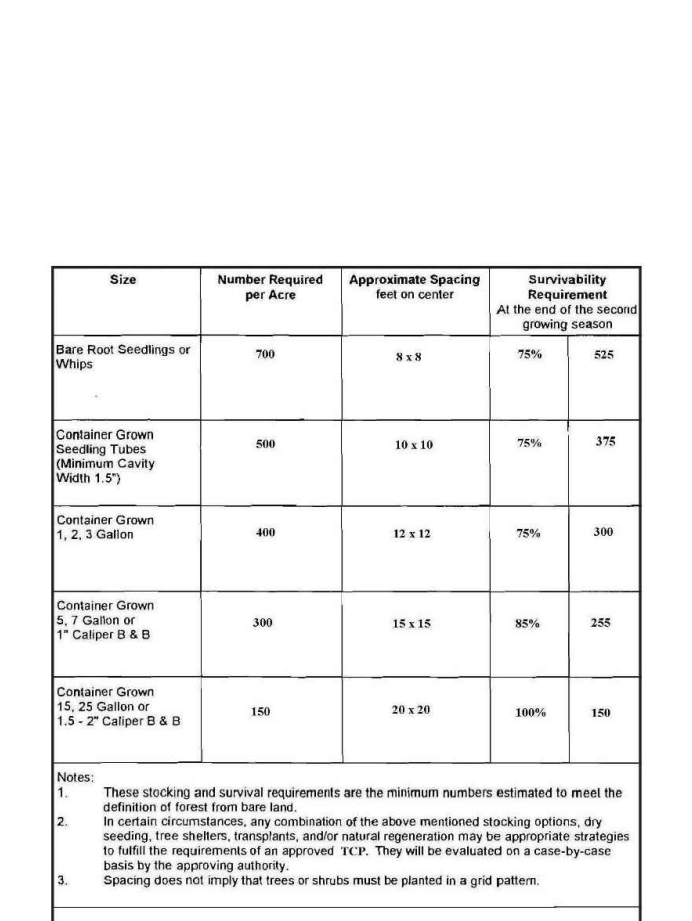
10 SEEDLING PLANTING TECHNIQUES
DETAIL SCALE: NOT TO SCALE



11 SEEDLING AND WHIP PLANTING TECHNIQUES
DETAIL SCALE: NOT TO SCALE



1 TREE PLANTING AND MAINTENANCE CALENDAR
DETAIL SCALE: NOT TO SCALE



2 SITE STOCKING
DETAIL SCALE: NOT TO SCALE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-046-2023

	Approved by	Date	DRD #	Reason for Revision
00	Mary Rea	1/9/2024	N/A	
01				
02				
03				
04				

UPDATES/REVISIONS:

NO.	DESCRIPTION	DATE

TCP2-046-2023
TYPE-2 TREE CONSERVATION PLAN
NOTES AND DETAILS
3611 PENNSY DRIVE
LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

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www.cpija.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	TAX MAP/WSSC:	SITE PLAN NO.:
cosmos Air Purification & Environmental Systems, Inc. 3611 Penny Drive Landover, MD 20785	81-FS2023N027	N/A
DESIGN:	JRD	SHEET
DRAFT	INH	2
DATE:	DEC 2023	FILE NO.:
SCALE	NOT TO SCALE	2021-1240-22

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PROFESSIONAL CERTIFICATION

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

SIGNED: *John P. Johnson* DATE: 12/19/2023
JASON R. DUNLAP, PLA
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
(301) 434-7000 JDUNLAP@CPIJA.COM

EXP. 05/10/2025
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