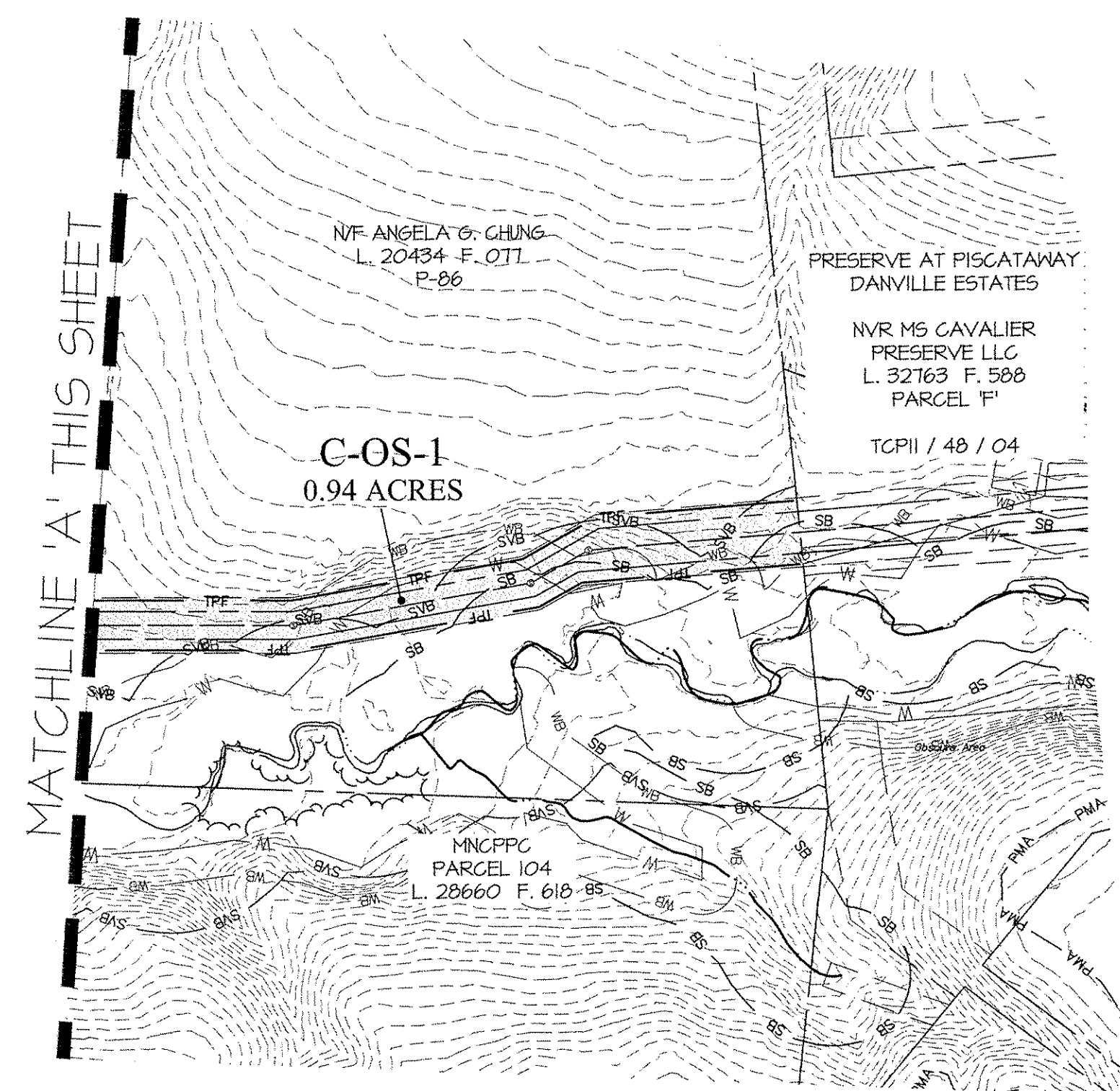
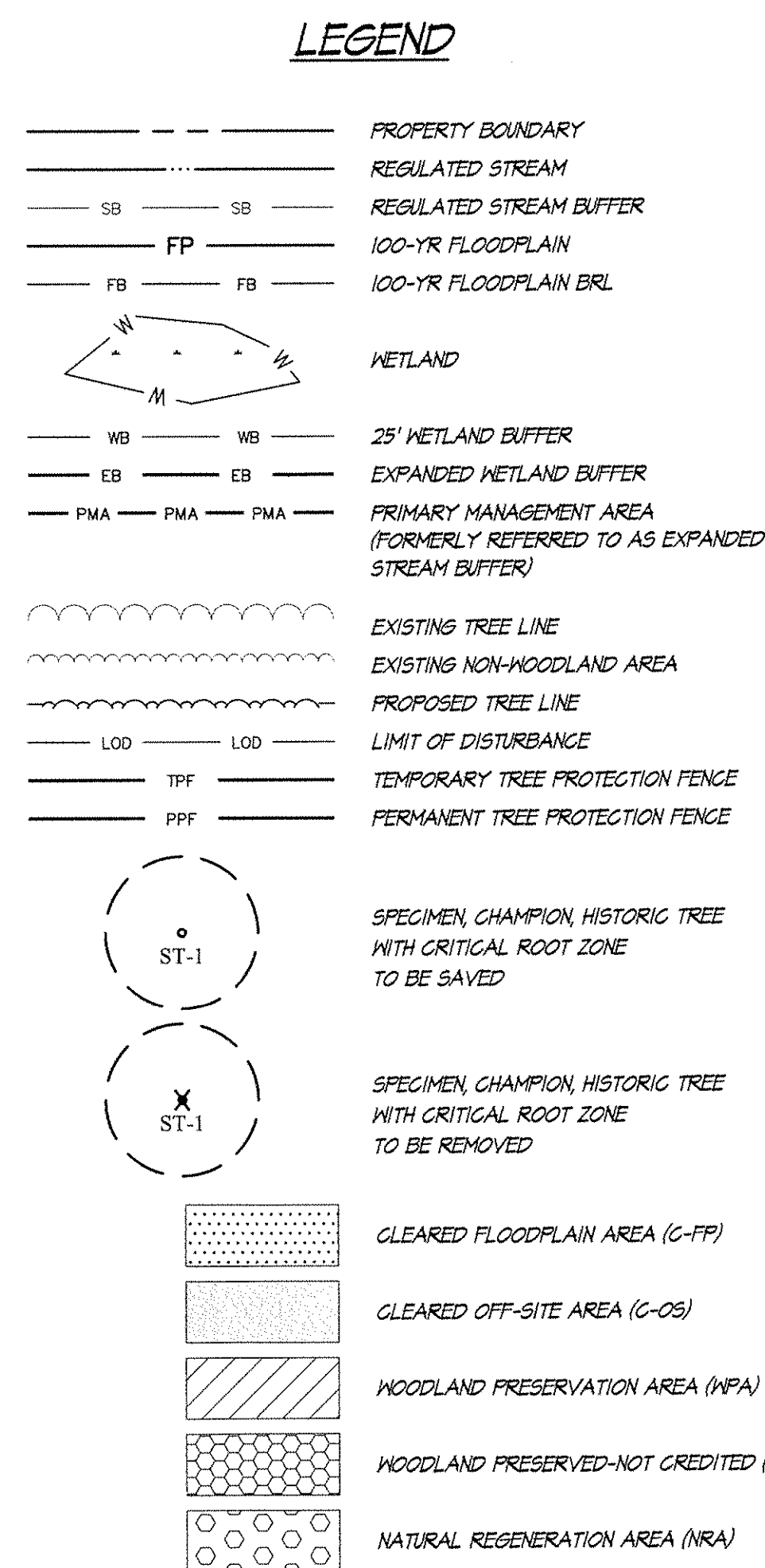


SPECIMEN TREE LIST

ID	SPECIES	DBH (INCHES)	HEIGHT (FEET)	CROWN (FEET)	CONDITION	FATE	MEAS.	OBSERVATIONS
17	Sycamore	32	80	40	Fair	SAVE	N/A	TO BE SAVED
18	Tulip Poplar	31	90	50	Good	SAVE	N/A	TO BE SAVED
21	Tulip Poplar	34	85	40	Good	SAVE	N/A	TO BE SAVED
22	Red Maple	32	70	45	Good	TBR	N/A	TO BE SAVED



TCP2-076-03 REVISION TABLE

Revision No.	Nature of Revision(s)	Associated Plan	Sheets Revised
-01	Revised the Outfall Sewer Alignment	SDP-0320-03	1-2
-02			

PREPARED FOR:	SCALE	ZONING
NVR MS CAVALIER PRESERVE LLC C/O WOODLAWN DEVELOPMENT GROUP LLC 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190 CHRISTOPHER RUDY 703-649-5100	1"=100'	R-A
DATE	TAX MAP - GRD	
FEB, 2016	143-A4	

TYPE II TREE CONSERVATION PLAN

OFF-SITE SEWER R/W  
The PRESERVE at PISCATAWAY  
PARCEL 60  
L. 16821 F. 30

G. L. W. FILE NO.

10009

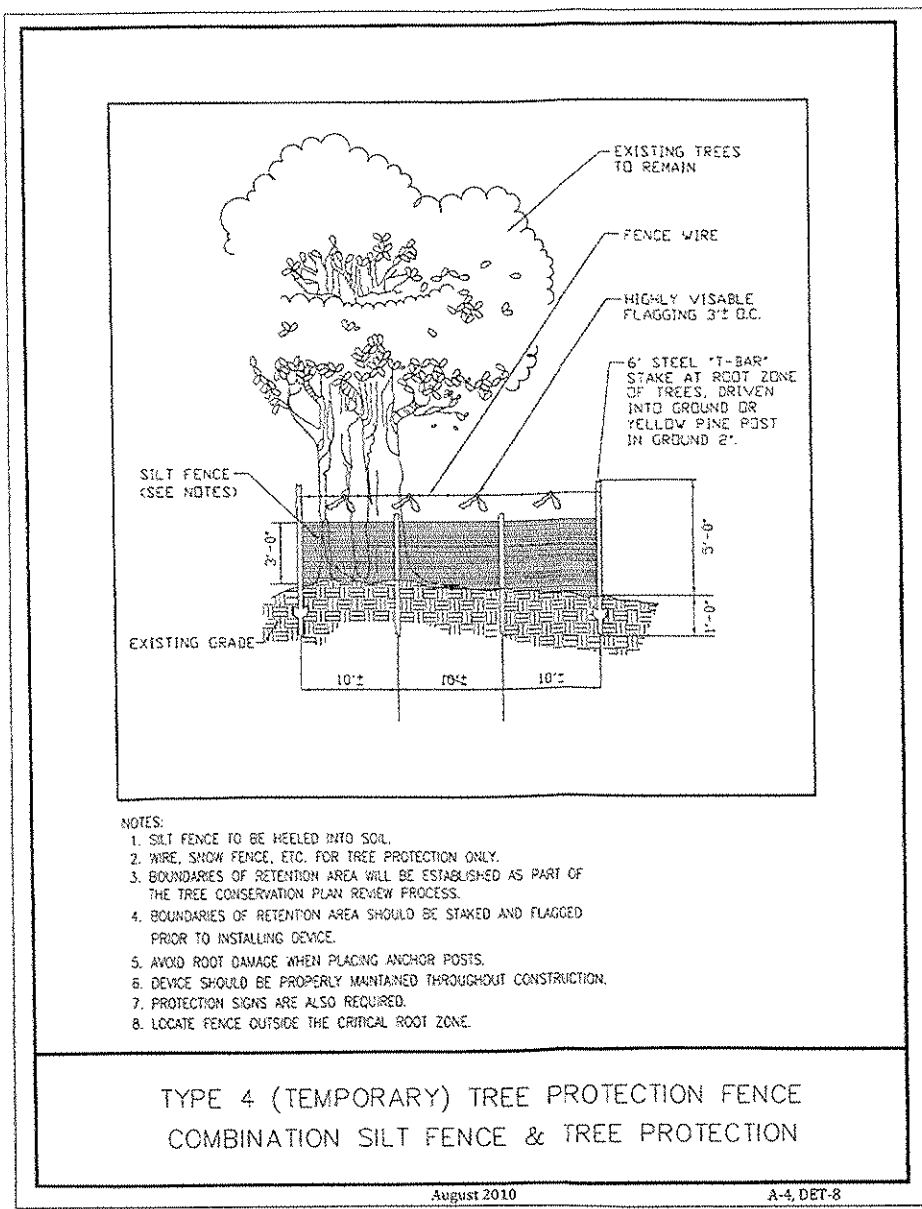
SHEET

1 OF 2

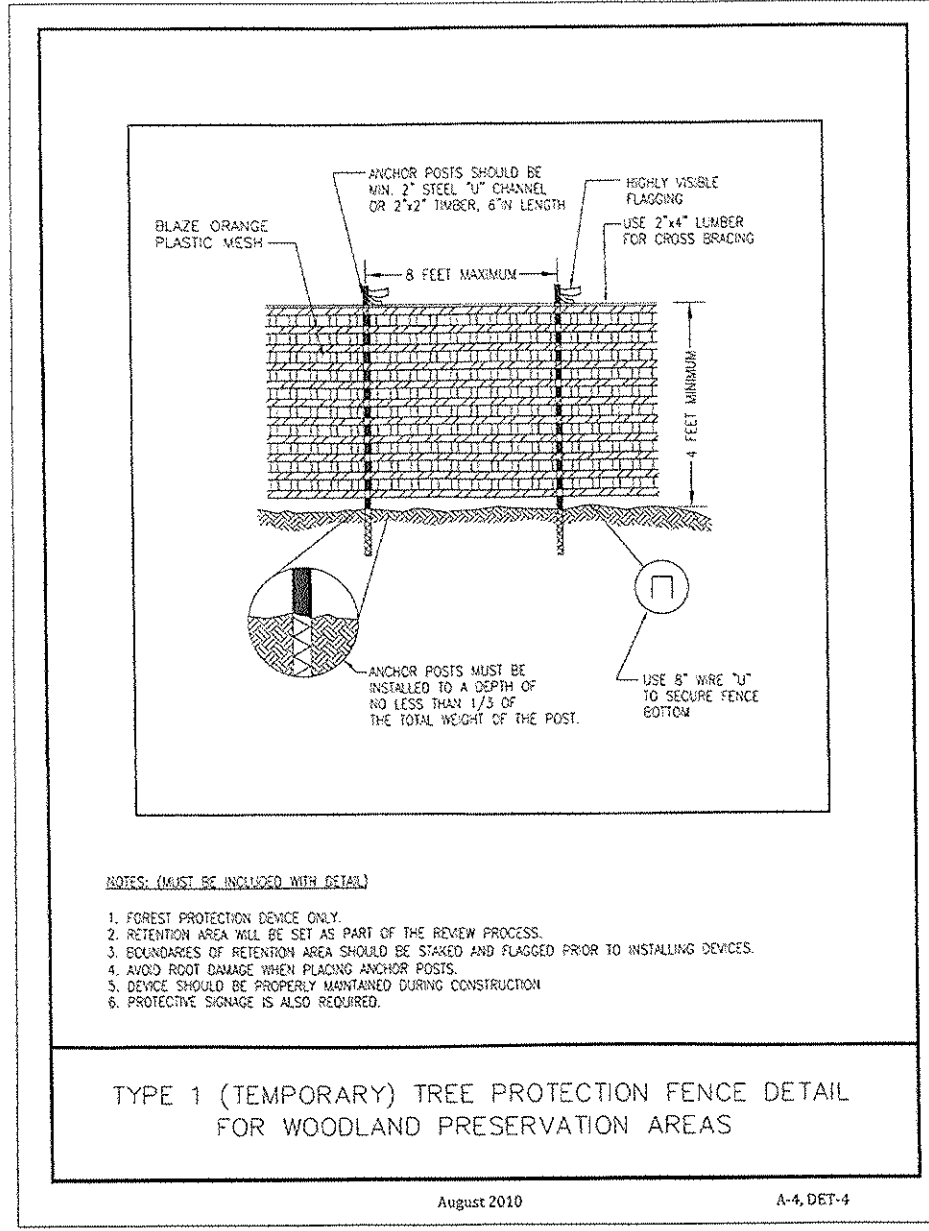
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186





(TYPE 4) TEMPORARY TREE PROTECTION FENCE  
COMBINATION SILT FENCE & TREE PROTECTION  
NTS



(TYPE 1) TEMPORARY TREE PROTECTION FENCE  
NTS

**Woodland Conservation Worksheet**  
Prince George's County

Zone: RA  
Gross Tract: 84.75  
Floodplain: 16.02  
Previously Dedicated Land: 0.00  
Net Tract (NTA): 68.73

Property Description or Subdivision Name: TCP2-076-03-01 Preserve at Piscataway, P. 60  
Is this site subject to the 1989 Ordinance? N  
Reforestation Requirement Reduction Questions: N  
Is this one (1) single family lot? (y,n) Y  
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) Y  
Is this a Mitigation Bank? Y  
Break-even Point (preservation) = 13.76 acres  
Clearing permitted w/o reforestation = 55.03 acres

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	68.73	16.02	
Woodland Conservation Threshold (NTA) =	0.00%	0.00	
Smaller of a or b		0.00	
Woodland above WCT	68.73	1.85	0.94
Smaller of d or e		0.37	
Clearing above WCT (0.25 : 1) replacement requirement		0.09	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	20.00%	0.00	
Off-site Mitigation being provided on this property	68.73		
Woodland Conservation Required	71.61		

Woodland Conservation Provided:	(acres)		
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	3.23		
Off-site Mitigation (preservation) being provided on this property	68.37		
Off-site Mitigation (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided	71.65		

Area of woodland not cleared: 68.37 acres  
Woodland retained not part of requirements: 0.00 acres

Prepared by: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 7.1.06

## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for N/A.
- 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 \$41.00 per square foot mitigation fee.
- 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-L.
- The site is not adjacent to any scenic or historic roads.
- This site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-21-2010, section 25-117(g).
- 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 underlying 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TFFs) 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 TFFs may begin.
- 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.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TFF installation. These signs must remain in perpetuity.

## TREE PRESERVATION AND RETENTION NOTES

1. Forest Protection Fence Only: INTERIOR AND WIRE SHALL BE PART OF THE REVIEW PROCESS. PROTECTIVE FENCE SHALL BE INSTALLED PRIOR TO REMOVAL OF TREES. PROTECTIVE FENCE SHALL BE INSTALLED PRIOR TO REMOVAL OF TREES. PROTECTIVE FENCE SHALL BE INSTALLED PRIOR TO REMOVAL OF TREES. PROTECTIVE FENCE SHALL BE INSTALLED PRIOR TO REMOVAL OF TREES.
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3. The location of all temporary tree protection fencing (TFFs) 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 TFFs may begin.
4. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
5. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TFF installation. These signs must remain in perpetuity.
6. 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.
7. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
8. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
9. 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.
10. 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.
11. 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.
12. Work on this project will be initiated in one phase. All temporary TFFs required for a given phase shall be installed prior to any disturbance within that phase of work.

## PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives 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 and shall be maintained through periodic watering, until the time of planting.
- 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 soil is moist, but may be planted from May and September 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 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 should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and 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.
- Soil: Upon the completion of each phase of the mining operations and after the topsoil has been replaced on that phase, 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, phosphorus, potassium, calcium and organic matter on the site to ensure the future survival of the seedlings.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
- 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.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to 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 5 lbs./acre.
- Mowing: No mowing shall be allowed in any planting area.
- 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.

## POST DEVELOPMENT NOTES

- When woodlands and/or specimen, historic or champion trees are to remain:
- 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 handbook 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.
  - 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 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.
  - 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.
  - 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.

## TYPE II TREE CONSERVATION PLAN NOTES FOR MITIGATION BANKS

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any woodland conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCP II shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to mitigation areas already created.
- 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, in replacement of the disturbed woodlands and other requirements associated with the clearing of woodlands.
- 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 disturbance 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.
- Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
- Off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section.
- All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with NR Articles 5-1607(b)(2).
- Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
- Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the M-NCPPC Legal Department for review and approval.
- Each easement document shall clearly cross-reference the appropriate TCP II's and project names.
- Timber harvesting activities on the site may occur only after approval of a Forest Stewardship Plan by Prince George's County Forestry Board and after approval of a revised TCP II by EPS.
- If there is an overall easement encumbering a large portion of the property it will be necessary to submit to the EPS all supporting documentation that addresses the sale of each portion of the easement.
- The TCP II shall be revised with each easement sale to correct the Summary Table and to graphically locate the new easement. This revision shall correspond to the submittal of the submittal of the draft easement document.
- If an easement is recorded and it is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant and appropriate easement release documents may be submitted for processing. The typical time frame for such a request is approximately 4-6 weeks.