

GENERAL NOTES This plan is submitted to fulfill the woodland conservation requirements for

- 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 \$9.00 per square foot mitigation fee. 3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be
- contracted 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
- 5. 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 Environmental Strategy Area, ESA-2

parkway or a scenic byway.

schedule is provided.

property owners are also subject to this requirement

- and is zoned R-R and M-X-T. 7. The site is not adjacent to a roadway designated as scenic, historic, a
- 8. The property is adjacent to Annapolis Road, Maryland Route 450 and Martin Luther King Jr. Highway, Maryland Route 704 which classified as arterial or greater.
- 9. This plan is not grandfathered under CB-27-2010, Section 25-177(g).

AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, 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.
- 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 areas.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper stock or containerized stock may be done at any time provided a detailed maintenance
- 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 heir 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.
- 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.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent
- 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.

tree protective fencing is a violation of this TCP2.

The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.

- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan; contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforesation or reforestation within the prescribed time frame will resulting 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
- PLANTING SPECIFICATION NOTES
- Quantity: (See Plant Schedule) 2. 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 e 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.

removal from the green house, and planted immediately upon receipt by the

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.

Planting Handling: The quantity of seedlings taken to the field shall not exceed the

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

Plants shall be shipped by the nursery immediately after lifting from the field or

- quantity that can be plated in a day. Seedlings, once removed from the nursery or emporary 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 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 ben Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below 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 contracted 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 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, phosphorus, potassium calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- 0. 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 operation 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). B. Groundcover Establishment: The remaining disturbed area between seedling planting
- site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- 14. Mowing: No mowing shall be allowed in any planting area. i. 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
- Source of Seedlings: State name, address, and phone number of nursery or supplier. When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

NATURAL REGENERATION NOTES

The following requirements and conditions apply:

All areas designated for reforestation shall be reforested by natural regeneration.

- 1. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as Round-Up or equivalent. Secondary applications shall be applied as necessary.
- 2. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- 3. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- 4. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas
- 5. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- 6. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years
- 7. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- 8. If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

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
- Year 2-3: Reinforcement planting is needed (See Note 2) Survival check once annually (September-November) Control of undesirable vegetation if needed (1 \times in May and 1 \times in August min.)
- Year 4: Reinforcement planting if needed. (See Note 2)

Survival Check (September-November)

September min.)

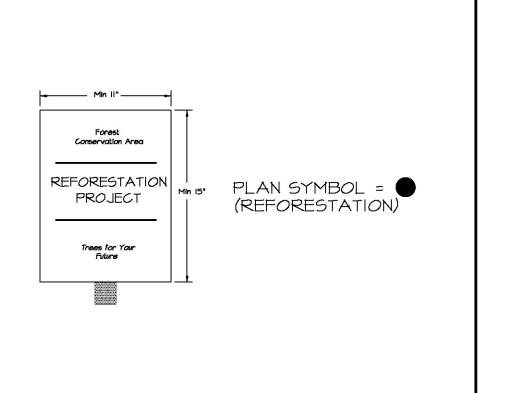
- 1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants. 2. Reinforcement Planting: Replace dead or missing plants 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 ecommendations will be conducted on an as needed basis.

Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County, Proof of recordation of the off-site conservation shall be provided to the

M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

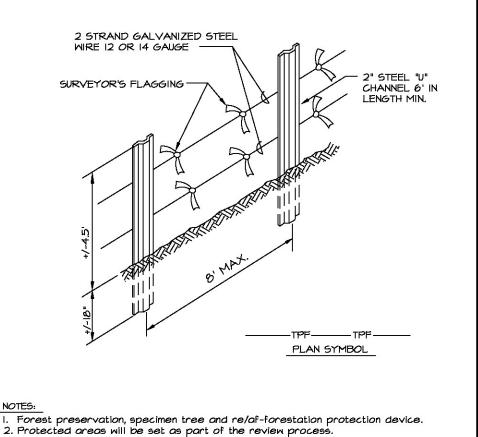
- PROTECTION OF REFORESTATION AND AFFORESTATION AREAS
- 1. Refore station fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- 2. Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable

Tasks Months DBH or Greate Recommended Optimal time Recommended with Additional Care Recommended Dependent Upon Site Conditions Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1 1. Activities during November through February depend on ground conditions. No fall planting of oaks and pines. The planting and care of trees most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation TREE PLANTING and MAINTENANCE CALENDAR



Notes:

1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'. 2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart Attachment of signs to trees is prohibited. 4. Signs to be posted on 4'x4' pressure treated wood posts driven a minimum of 1.5' into around or 2" steel "U" channel (minimum 6' length) driven into ground. 5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut. <u>SIGNAGE</u>



3. Boundaries of protected areas should be staked and flagged prior to installing 4. Avoid root damage when placing anchor posts. 5. Wire should be securely attached to posts. 6. Device should be properly maintained during construction. 7. Use brightly colored surveyor's flagging every 4'. 8. Protective signage is also recommended. 9. Contractor máy use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

<u>TREE PROTECTION FENCING - TYPE I</u>

Incorrect IN HAND: ROOTS DRY OUT.

with the tops of the trees pointing

afternoon sun exposes the least

surface to the sun so the buds will be less likely to begin growth.

toward the afternoon sun. Moist soil

to cover them and minimize air pockets

Handling Seedlings in the Field

IN BUCKET WITH SUFFICIENT WATER TO COVER ROOTS

1. Bare root seedlings and whip stock should be heeled-in when left unplanted for

Seedling and Whips

3. FILL IN LOSE SOIL AND WATER WELL

more than 24 hours.

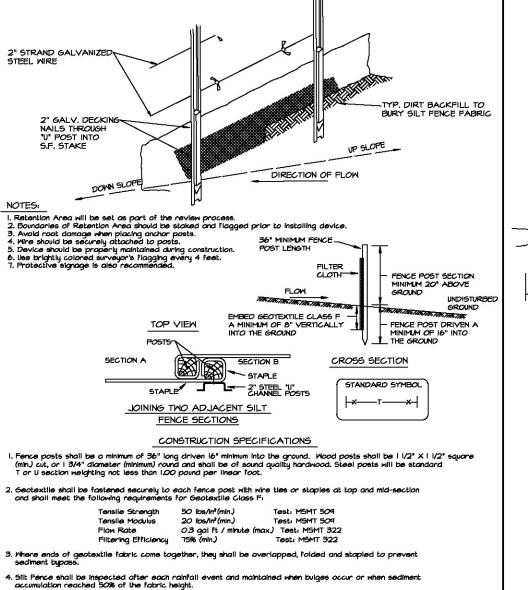
longer than a few days

Bare Root Trees

1. Bare root seedlings and whip stock should be heeled-in when left unplanted for

1. Bare root trees should be banked-in when they must be left unplanted for

HANDLING BARE ROOT STOCK



COMBINATION SILT FENCE & TREE PROTECTION - TYPE II

I. Retention Areas to be established as part of the forest conservation

3. Exact location of trench should be identified.

SAUCER WITH SHREDDED

prior to trenching

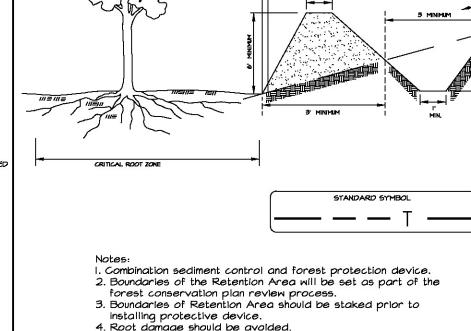
Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1447

2. Boundaries of Retention Areas should be staked, flagged and/or fenced

4. Trench should be immediately backfilled with soil removed or other high

ROOT PRUNING

5. Roots should be cleanly cut using vibratory knife or other acceptable



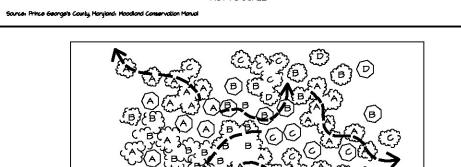
area; place dike accordingly. 7. All standard maintenance for earthen dikes and swales apply to 8. All standard reclamation practices for earthen dikes and swales shall apply to these details.

5. The toe of slope should be outside the critical root zone

6. Equipment is prohibited within critical root zone of retention

TREE PROTECTION FENCE WITH

COMBINATION EARTH DIKE & TREE PROTECTION - TYPE II



TREE PROTECTION PENCE Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges Aggregate massing or drifts are one of the most common egetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown, with densities thinning out along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

> Conservation Manual (pages 98 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feeton-center "grid pattern" layout. Manu of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This unnatural grid patterns can be corrected thru the application of be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet

Application: When developing a planting plan the Maryland Forest

the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see 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

(AGGREGATE DISTRIBUTION DRIFT THEORY) <u>PLANTING LAYOUT</u>

SHRUB BED PLANTING PROFILE

PLANT SCHEDULE FOR RE/AFFORESTATION STOCK SPECIFICATION:

6. INSERT DIBBLE 2 INCHES FROM SEEDLING

SEEDLING PLANTING DETAIL

NOT TO SCALE

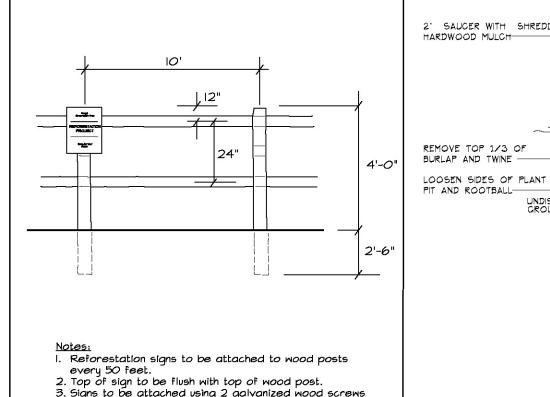
700 SEEDLINGS PER ACRE TOTAL RE/AFFORESTATION PROVIDED: 1.13 ACRES

orestation Acreage Area	Seedling Selection					
	Tulip Poplar	Sweet Gum	5ycamore	Red Oak	White Oak	Total No. of Seedlings
1.13	158	158	158	158	158	791
0.36	,					3
1.49	158	158	158	158	158	791
	1.13 0.36	Iulip Poplar 1.13 158 0.36	Acreage Tulip Poplar Sweet Gum 1.13 158 158 0.36	Acreage Tulip Poplar Sweet Gum Sycamore 1.13 158 158 158 0.36	Acreage Tulip Poplar Sweet Gum Sycamore Red Oak 1.13 158 158 158 158 0.36	Acreage Tulip Poplar Sweet Gum Sycamore Red Oak White Oak 1.13 158 158 158 158 158 0.36

NOTES:

I. 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. (See Planting Layout detail) 2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental

3. Details concerning the stocking specifications for the reforestation areas in the residential buffer adjacent to Annapolis Road (p/o WRA-I and WRA-2) can be found on the approved Landscape and Lighting Plan DSP-16055 (BDAI Dwg. 50.055-Z and 50.059-Z).



each with a galvanized washer.

3. Signs to be attached using 2 galvanized wood screws

SPLIT RAIL FENCE DETAIL NOT TO SCALE

SURVEYORS FLAG (TYP. 3 PLACES

2-3" SAUCER WITH 2-3" SHREDDED

- BACKFILL SOIL MIX (SEE SPECS)

FIRST LATERAL ROOT FLUSH

WITH FINISHED GRADE

HARDWOOD MULCH

UNDISTURBED

GROUND

DECIDUOUS

NO SCALE SECTION

FOR TREES 2 1/2" CALIPER OR GREATER

→ 12° MIN.

NO SCALE SECTION ALL JUNIPER PLANTS SHOULD BE PLANTED SO OP OF ROOT MASS OCCURS AT FINISHED GRADE OF MULCH LAYER. ANY BROKEN

DECIDUOUS OR EVERGREEN, B + B OR CONTAINER SHRUB PLANTING DETAIL AND PROFILE NOT TO SCALE

WOOD PRIOR TO PLANTING

(SEE SPECIFICATIONS)

<u>SHRUB PLANTING DETAIL</u>

DECIDUOUS OR EVERGREEN



EXISTING GRADE

DSP-16055-02 **DETAIL SHEET**

TREE CONSERVATION PLAN - TYPE 2 PROPOSED RESIDENTIAL LOTS 1-115, HOA PARCELS A-N, BLOCK A; PROPOSED COMMERCIAL PARCELS 1-2, BLOCK B PROPOSED COMMERCIAL PARCELS 1-7 AND COMMERCIAL BUSINESS ASSOCIATION PARCEL A, BLOCK C

VISTA GARDENS WEST BEING A RESUBDIVISION OF WASHINGTON BUSINESS PARK

LOT 45, OUTPARCEL 'B', BLOCK 'A' AND BUENA VISTA, LOTS 3-6, PART OF LOTS 1, 2, 7-10 & 23, BLOCK 'C', LOTS 1-3 & 9-15, PART OF LOTS 16-18 & 20-22 AND LOTS 23-28, BLOCK 'D', AND PART OF LOTS 1, 2, 23-34, BLOCK 'E' LANHAM ELECTION DISTRICT No. 20 PRINCE GEORGE'S COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION APPLICATION NAME: VISTA GARDENS WEST APPLICATION NO.: DSP-16055-02 SIGNATURE APPROVAL OF THIS PLAN IS II ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 3, 2020. SIGNATURE APPROVAL DATE: Jill Kosack Date: 2020.11.04 AUTHORIZED SIGNATURE

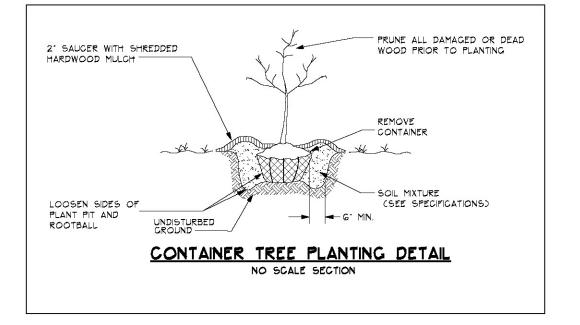
6/23/20 Revised Parcel 1 12/13/17 Revised per DSP-16055 comments 6/2/09 Revise per M-NCPPC comments dated 6/1/2009 Revise to incorporate new parking area along business parkway 2/21/08 Revise grading Lot 45 and Out Parcel B 6/14/06 Update sediment control plan DATE DESCRIPTION REVISIONS

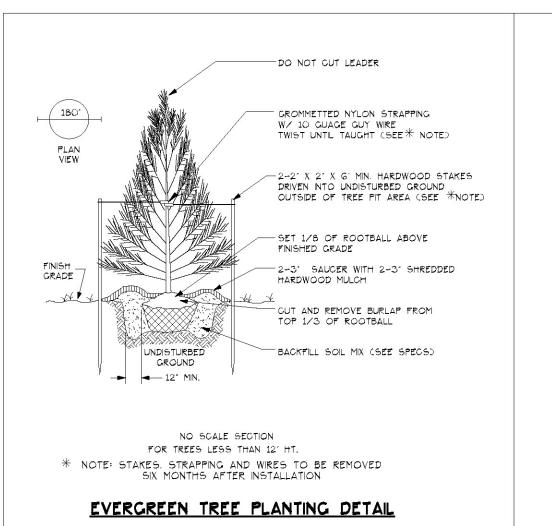
T-7 SHEET 8 of 8 Oct. 23, 2020 10/5/04 Revised compaction notes 7/15/04 Revised plan to add tree conservation sign 5/14/04 Revised plan to add stockpile and sediment control 8/7/96 Add notes for future parking display area Added specimen tree locations, rev. LOD moved trap & 11/15/96 rev. fence type to save trees Mike Petrakis DATE DESCRIPTION Qualified Professional COMAR 08.19.06.01 REVISIONS

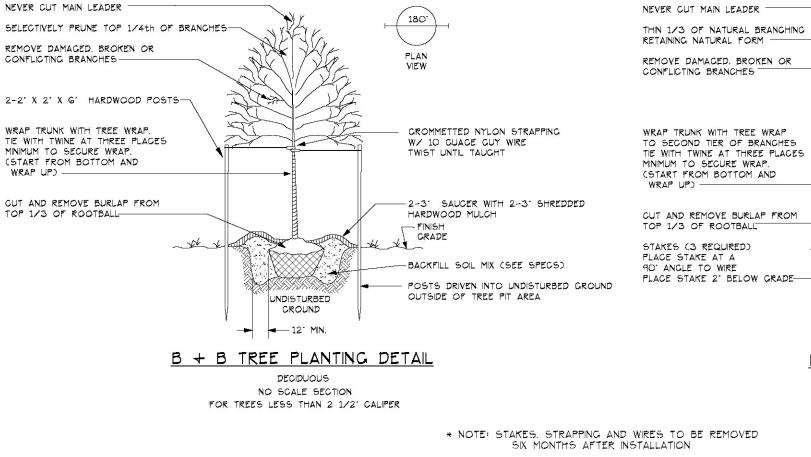
11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC ELEPHONE (301) 430-2000 COPYRIGHT @ 2016 BEN DYER ASSOCIATES, INC.

MARCH 2017

54.039-Z







B + B TREE PLANTING DETAIL * NOTE: STAKES, STRAPPING AND WIRES TO BE REMOVED DECIDUOUS, B + B TREE PLANTING DETAILS

> APPLICANT BUENA VISTA WEST, LLC LANHAM DEVELOPMENT GROUP, LLC 10100 BUSINESS PARKWAY LANHAM, MD 20706 301-459-4400

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