TYPE II TREE CONSERVATION PLAN NOTES

1. 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 $1.00 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances in 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.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be released surely by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER Inspectors. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
7. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
8. All tree planting for woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated $1.50 per square foot penalty unless a written extension is approved by the DER Inspector.
9. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
10. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and Mr. Mike Petrokis, Environmental Planning Section.
11. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

NAME
BUSINESS NAME
ADDRESS
PHONE NUMBER

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

1. 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 should not be a different top growth of 6". 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 roots shall be cut back at the time of planting. Seedlings shall be free of being cut, pinched or stripped from the stalk during the digging process. Sweetbirch, Eastern/Hemlock 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 cold storage/freezer, 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 roots protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be hydrated 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.
5. Timing of Planting: The best time to plant bare root or containerized seedlings is when they are dormant, usually during the fall after the growing season is complete and before the ground freezes for April only. No planting will be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/planting permits and/or meeting the final grades and stabilization of planting areas.
6. Seedling Planting: Tree seedlings can be hand planted using a dibble bar or planting bar, or planted by machine. Care must be taken when planting by hand so that the roots are spread out naturally, they should not be bobbed, balled up, or bent. Holes will should then be packed firmly around the roots. Seedlings should be planted at the same depth they were at the nursery or slightly deeper, as possible. All seedlings should not be left after cutting the tops which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the proposed method and application must be considered and given his approval before planting may begin. NOTE: Root pruning on the site is not permitted.
7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also see Typical Layout detail for a description of the general planting theory.
8. Soils: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that is one (1) sample per each 10,000 square feet of area, that appears to have a different soil type or the entire area where it appears that only one sample is necessary, and submitted for testing to a private company.

   The consultant shall follow their recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorous, potassium, calcium and organic matter.
9. Soil Improvement Hazzards: The soil shall then be improved according to the recommendations made by the testing company.
10. Fencing & Signage: Final protective fencing shall be placed on the visible and/or developed side of planting areas. The protective fence shall be installed upon completion of planting operations. Signs shall be posted per the signage detail on this sheet.
11. Planting Methods: Consult the Planting Details(s) shown on this plan.
12. Mulching: Apply 2" thick layer of woodchips or shredded hardwood mulch (as noted) to each planting site (see detail shown on the plan).
13. Groundcover Establishment: The remaining disturbed area between seedling areas shall be fine graded, seeded and stabilized with white clover seed at the rate of 1lbs/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 the second growing season to assure that no less than 75% of the original planted density exists.
16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md., Phone (301) 464-5060. Rupert Environmental, Ashton, Maryland Phone: (800)776-0400.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

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 if needed (2 x month)
Control of undesirable vegetation as needed (1 x in June ± 1 x in September min.)

Year 2-3: Reinforcement planting if needed (see Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May ± 1 x in August min).

Year 4-5: Reinforcement planting if needed (See Note 2)
Survival check once annually (September)

Notes:
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 living plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternate 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. Remove perimeter fencing and signage after year 5 based on the date planted.

PRE-CONSTRUCTION ACTIVITIES

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

CLEARING AREAS (HCA)	
No.	AREA (AC)
1	6.54
2	0.02
3	0.15
4	0.02
TOTAL	6.73

PRESERVATION AREAS (HPA)	
No.	AREA (AC)
1	0.38
2	0.49
TOTAL	0.87

REFORESTATION AREAS (RFA)	
No.	AREA (AC)
1	3.86
2	0.22
3	1.67
4	0.76
5	0.10
TOTAL	6.61

OFF-SITE CLEARING (OSC)	
No.	AREA (AC)
1	0.84
2	0.05
3	0.48
4	0.02
TOTAL	1.39

PLANT SCHEDULE FOR RE/AFFORESTATION

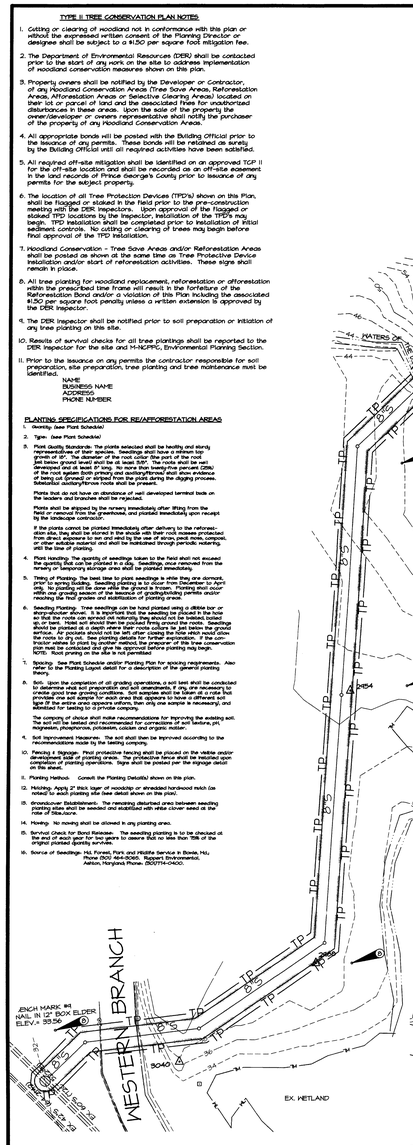
STOCK SPECIFICATION:
1000 SEEDLINGS PER ACRE

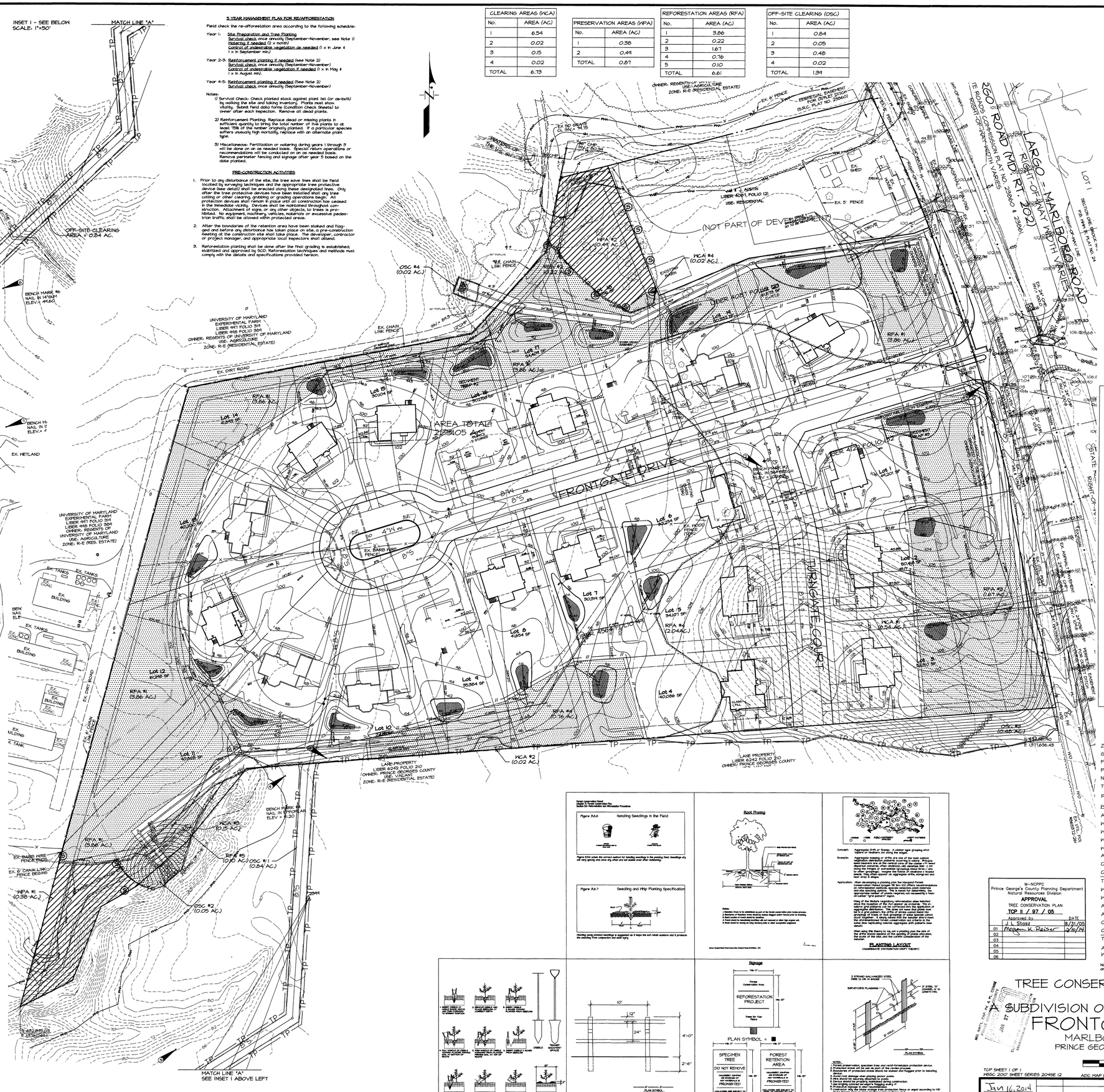
TOTAL RE/AFFORESTATION PROVIDED: 6.61 ACRES

Reforestation Area	Acreage	Seedling Selection					Total No. of Seedlings
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	American Beech	
1	3.86	772	772	772	772	772	3,860
2	0.22	44	44	44	44	44	220
3	1.67	334	334	334	334	334	1,670
4	0.76	152	152	152	152	152	760
5	0.10	20	20	20	20	20	100
TOTAL	6.71	1,214	1,214	1,214	1,214	1,214	6,810

2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.
3 - Root pruning on the site is not permitted.

NOTES:
1. Additional off-site mitigation may be provided in lieu of afforestation to satisfy the Woodland Conservation requirements. All on-site afforestation/reforestation shall use planting stock no less than one-inch caliper at a rate 500 trees per acre and the perimeter of the afforestation/reforestation areas shall be fenced with permanent fencing. All fencing and afforestation shall be completed prior to the issuance of the occupancy permit for the lot on which the the planting is to be done.
2. Landscaping for bio-retention areas and landscape buffers shall be done with native tree species to meet on-site reforestation requirements. No reforestation planting shall be done within 5 feet of any bio-retention drain pipes. However, the canopy of planted trees will be allowed to close over the pipes to create a natural forest.





OWNER: REGENTS OF
USE: AGRICULTURE
ZONE: R-E (RESIDENTIAL ESTATE)
EX. 6' FENCE
ESSENTIAL EASEMENT FOR GUDLEY DITCH (B.R.C. PLAT NO. 23660)
EX. 60' GRATE EL. 114.75
EX. 5' FENCE
LARGO - MARLBORO ROAD (MD. RT. 202)
(VARIABLE WIDTH RIGHT-OF-WAY)
R/W VARIES
TE ROADS COMMISSION PLAT NO. 23660 & 23661
LOT 1
SECTION ONE, BLOCK "I"
P.B. PLAT NO. 24
Will T. L. AUSTIN
LIBER: 4081, FOLIO 121
USE: RESIDENTIAL
(NOT PART OF DEVELOPMENT)
EX. SHED
EX. DRIVE
EX. CHAIN LINK FENCE
RFA #2 (0.49 AC.)
RFA #4 (0.76 AC.)
HCA #4 (0.02 AC.)
OSC #4 (0.02 AC.)
RFA #3 (1.67 AC.)
RFA #5 (0.10 AC.)
OSC #1 (0.84 AC.)
RFA #1 (3.86 AC.)
OSC #2 (0.05 AC.)
HCA #3 (0.15 AC.)
HCA #2 (0.02 AC.)
RFA #6 (0.76 AC.)
OSC #3 (0.48 AC.)
HCA #1 (0.54 AC.)
RFA #7 (0.22 AC.)
RFA #8 (0.38 AC.)
AREA TOTAL 285105 AC.
2 STORIES
FRONTGATE DRIVE
FRONTGATE COURT
EX. BARB WIRE FENCE
EX. CHAIN LINK FENCE
EX. DIRT ROAD
EX. TANKS
EX. BUILDINGS
EX. UTILITIES
EX. TANK
EX. WETLAND
Lot 1 40,208 SF
Lot 2 50,643 SF
Lot 3 41,654 SF
Lot 4 40,066 SF
Lot 5 54,121 SF
Lot 6 50,094 SF
Lot 7 50,314 SF
Lot 8 41,654 SF
Lot 9 50,304 SF
Lot 10 42,998 SF
Lot 11 40,208 SF
Lot 12 50,314 SF
Lot 13 50,104 SF
Lot 14 50,104 SF
Lot 15 50,104 SF
Lot 16 50,104 SF
BRL 45.00'
BRL 50.00'
BRL 25.00'
BRL 30.00'
BRL 40.00'
BRL 35.00'