

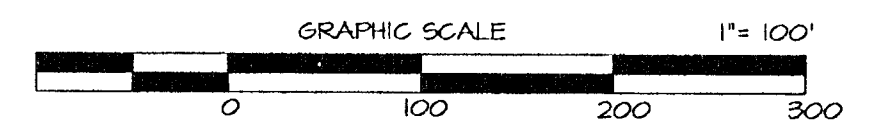
- LEGEND
- PROPERTY BOUNDARY
 - EX. CONTOUR
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 - EX. TREELINE
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - COUNTY REGULATED STREAM
 - STREAM BUFFER (50')
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 - CLEARING AREA
 - PRESERVATION AREA
 - REFORESTATION AREA
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGNAGE (PRESERVATION)
 - TREE PROTECTION SIGNAGE (REFORESTATION)
 - SPECIMEN TREE WITH LIMITS OF CRITICAL ROOT ZONE (30" DBH OR GREATER)

APPROVED PLANS
TCP2

MD. NAT'L CAP. PK. & PL. COMM
PRINCE GEORGES COUNTY
NATURAL RESOURCES DIVISION
JUL 16 2015
COUNTY PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL TREE CONSERVATION PLAN TCP II / 140 / 06	
Approved by	DATE
J. L. Stasz	11/16/06
J. L. Stasz	12/04/08
01	7/24/15
02	
03	
04	
05	
06	

TREE CONSERVATION PLAN - TYPE II
FOR
SURRETT'S CROSSING
SURRETT'S DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 1 OF 5
WEG 200' SHEET SERIES 212 & 213 SE06
ADC MAP BK LOCATION 25 A4B18 AND 32 A4B1

DATE July 7, 2015	Rev. Nkht. to show 0.22 ac. satisfied fee-in-lieu.	PCN	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
11/12/08	To include CIP road improvements.	MP	DRWN BY DESIGNED BY CHECKED BY RECORD NO.
DATE	DESCRIPTION	BY	SCALE 1" = 100'
COMAR 08.19.06.01	REVISIONS	DATE	DWG. NO.
		August, 2006	54.004-Y

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Hoodland Conservation Worksheet
for
Prince George's County

Zone: R-82
Gross Tract: 25.07 Acres
Floodplain: 1.24 Acres
Prev. Dedicated Land: 0.00 Acres
Net Tract (NTA): 23.78 Acres

Owner: Marnick Properties
Address: 2150 West Ward Road, Suite 401
Dunkirk, Maryland 20754
Phone: 301-855-3828
Fax: 301-855-3828
Subdivision/Block/Lot: Surrett's Crossing

Is this site subject to the 1984 Ordinance? N
Is this one (1) single family lot? N
Are there prior TGP approvals which includes a combo of these lots and/or other lots? Y
Is this a mitigation bank? N
Break-even Point (preservation) = 4.87 Acres
Clearing permitted w/o reforestation = 0.24 Acres

Hoodland Conservation Calculations:

Existing Hoodland	Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Hoodland Conservation Threshold (NTA)¹ = 20.00%	a. 5.81	b. 4.76	c. 1.24
Smaller of a or b	c. 4.76	d. 1.05	e. 3.54
Hoodland above NCT	d. 1.05	f. 1.05	g. 0.26
Hoodland cleared	e. 3.54	h. 2.44	i. 0.00
Smaller of d or e	f. 1.05	j. 0.00	
Clearing above NCT (0.25 + 1) replacement requirement	g. 0.26		
Clearing below NCT (2:1 replacement requirement)	h. 2.44		
Afforestation Threshold (AFT)² = 15.00%	i. 0.00		
Off-site Mitigation being provided on this property	j. 0.00		
Hoodland Conservation Required	1.55		

Hoodland Conservation Provided:

Hoodland Preservation	(acres)	
Afforestation / Reforestation	0.60	
Area approved for fee-in-lieu	0.22	\$2,814.96
Credits for Off-site Mitigation on another property	4.80	
Off-site Mitigation being provided on this property	0.00	
Hoodland Conservation Provided	1.55	

Area of hoodland not cleared: 2.21 acres
Hoodland retained but not part of requirements: 0.34 acres

Plan Certified by: Mike Petrakis
Address: 1121 Woodmore Road, Suite 202
Baltimore, MD 21206
License: Qualified Professional

¹NCT is the Hoodland Conservation Threshold as shown in Part 5 of the Prince George's County Hoodland Conservation and Tree Preservation Policy Document.
²All entries in parentheses are mathematical formulas.

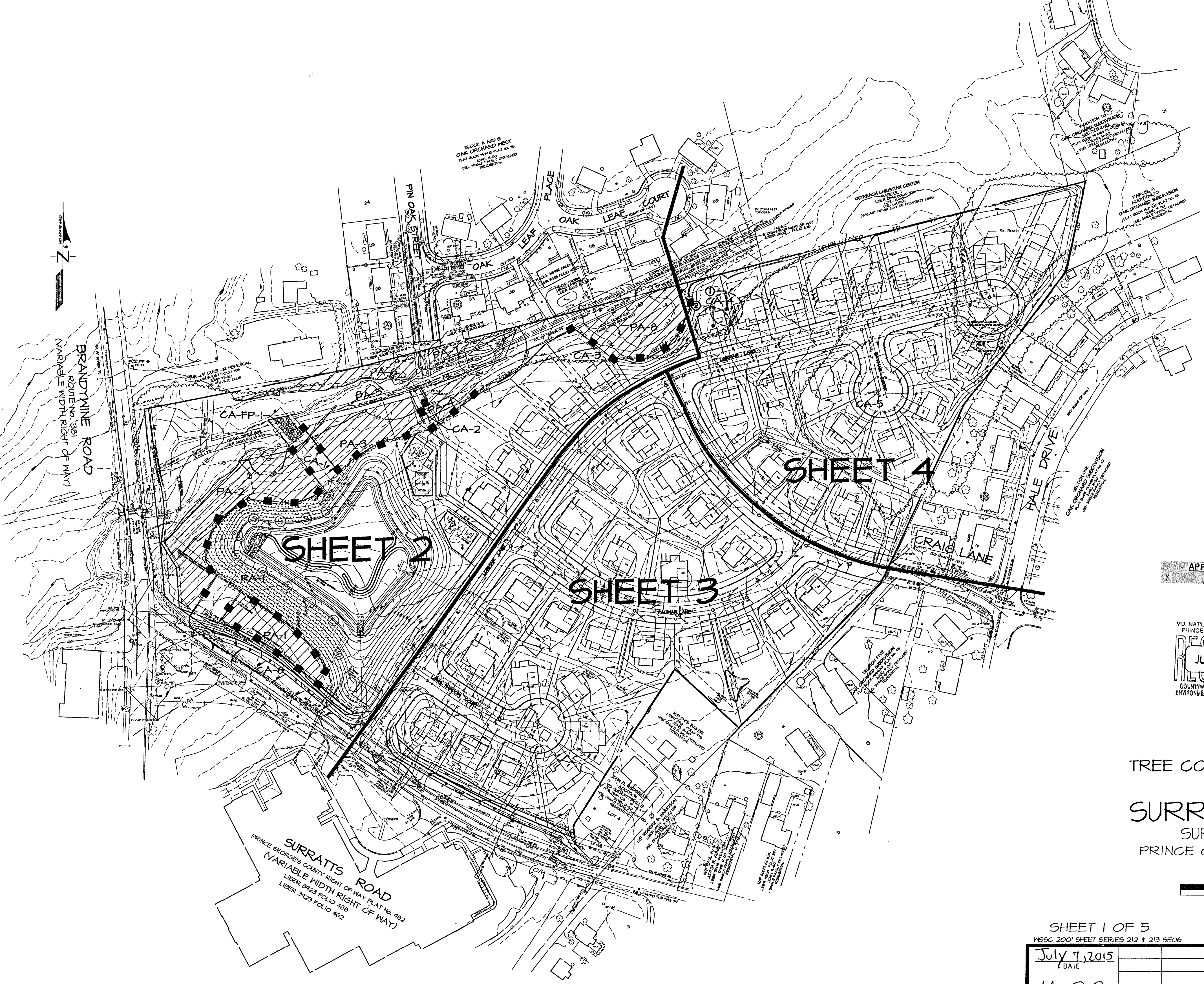
NOTE: Off-site Tree Requirement to be provided at a County Approved Tree Bank.

FLOODPLAIN CLEARING AREAS (CA-FP)	
No.	AREA (AC)
1	0.04
TOTAL	0.04

REFORESTATION AREA (RA)	
No.	AREA (AC)
1	0.61
TOTAL	0.61

PRESERVATION AREAS (PA)	
No.	AREA (AC)
1	0.24
2	0.64
3	0.32
4	0.13
5	0.02
6	0.14
7	0.05
8	0.39
TOTAL	1.93

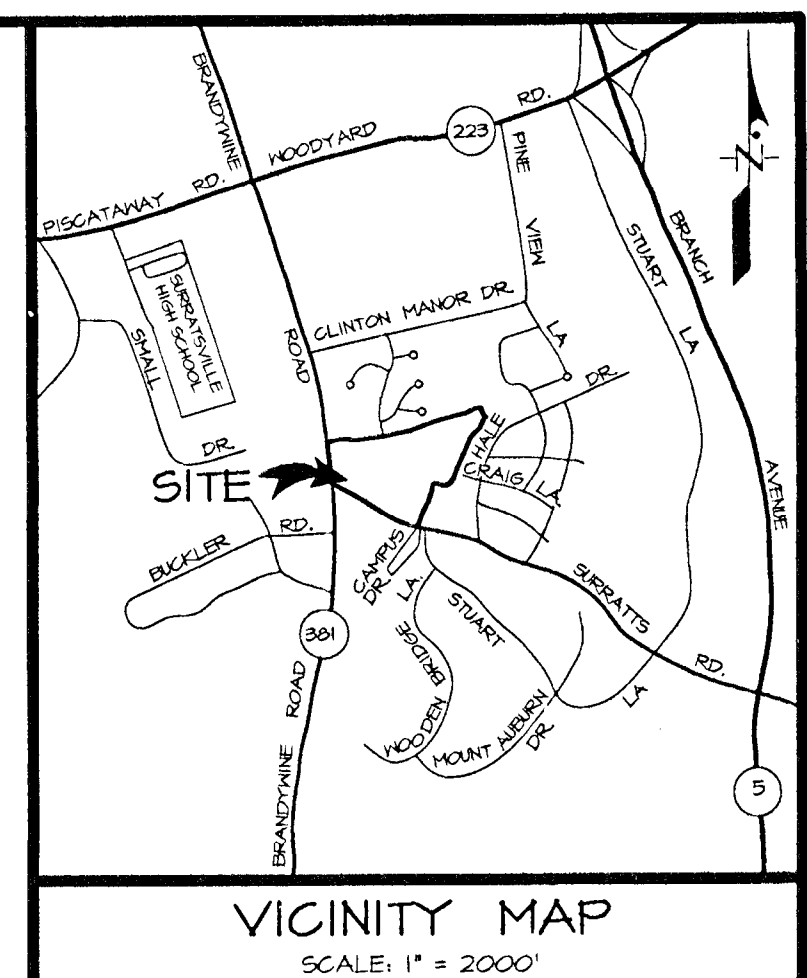
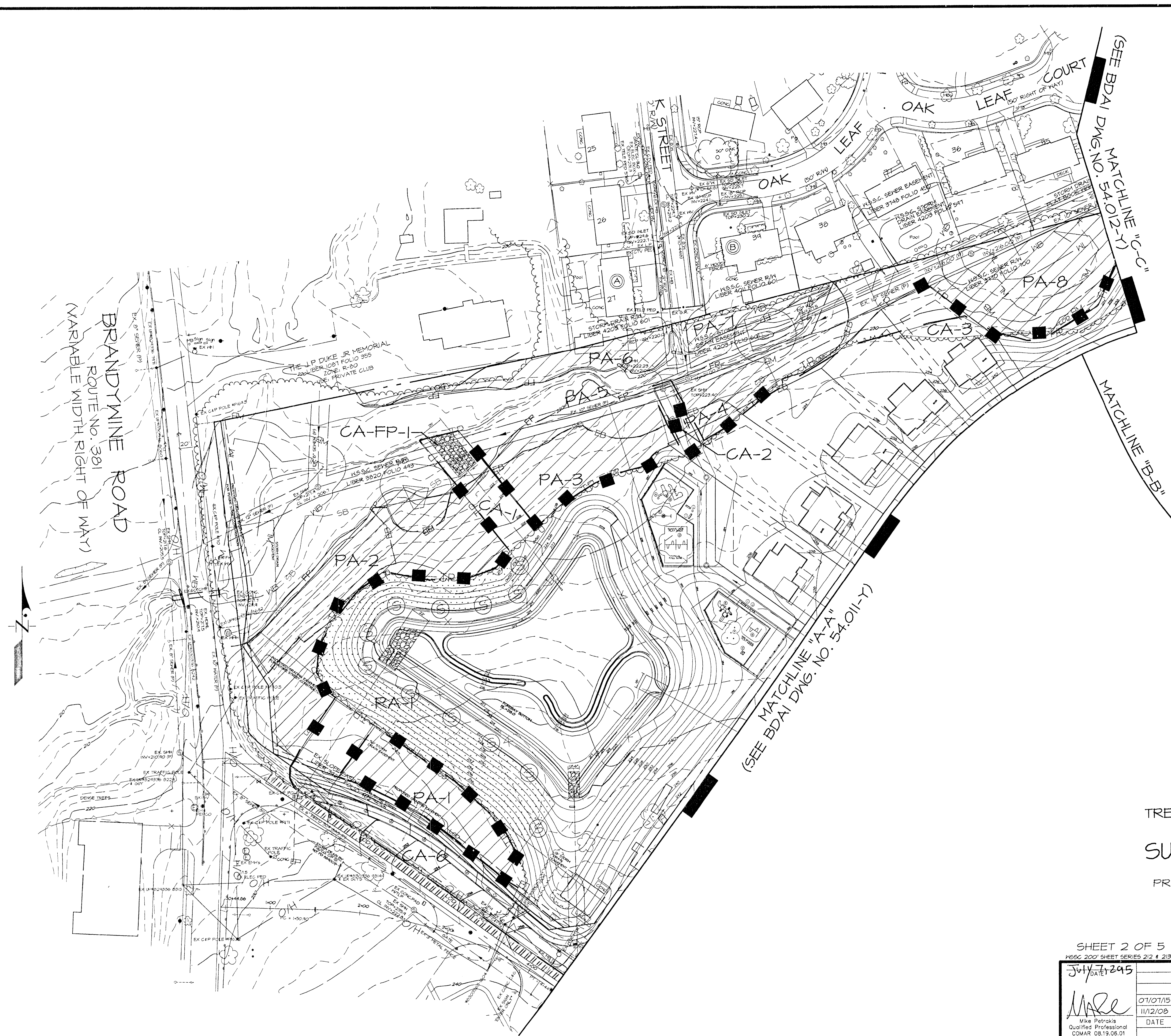
CLEARING AREAS (CA)	
No.	AREA (AC)
1	0.04
2	0.05
3	0.03
4	0.24
5	2.70
6	0.38
TOTAL	3.54



SPECIMEN TABLE

No.	Size	Species	Condition	Disposition
1	30"	yellow poplar	Poor	To Be Removed
2	32"	yellow poplar	Fair	To Be Removed

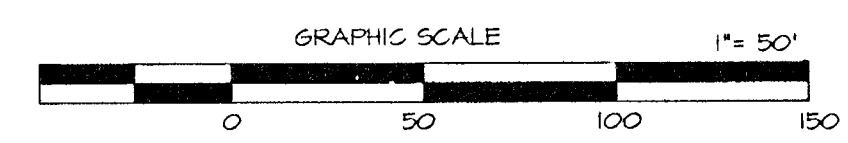
NOTE: Specimen trees were field located.



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M-NCPDC Prince George's County Planning Department Natural Resources Division	
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TREE CONSERVATION PLAN	
TOP II / 140 / 06	
Approved by	DATE
J. L. Storz	11/16/06
J. L. Storz	12/04/06
J. L. Storz	7/14/15
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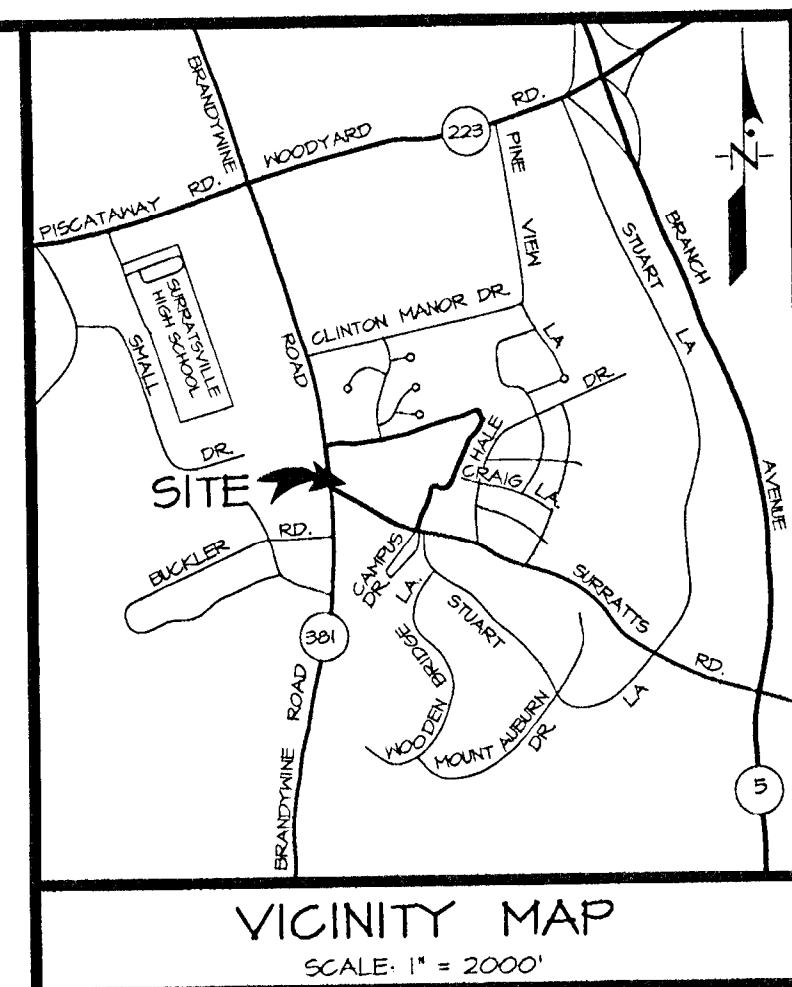
TREE CONSERVATION PLAN - TYPE II
FOR
SURRATTS CROSSING
SURRATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 5

MSSC 200' SHEET SERIES 212 & 213 SEC06 ADG MAP BK LOCATION 25 A4B3 AND 32 A4B1

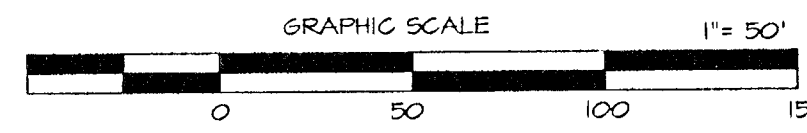
11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
07/07/15 Rev. w/ht to show 0.22 ac. satisfied fee-in-lieu.		PCN COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.	
11/12/08 To include CIP road improvements.		MIP DRAWN BY DESIGNED BY CHECKED BY RECORD NO.	
DATE DESCRIPTION		BY SCALE 1" = 50'	
REVISIONS		DATE November, 2006	
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M-NOPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 140 / 06	
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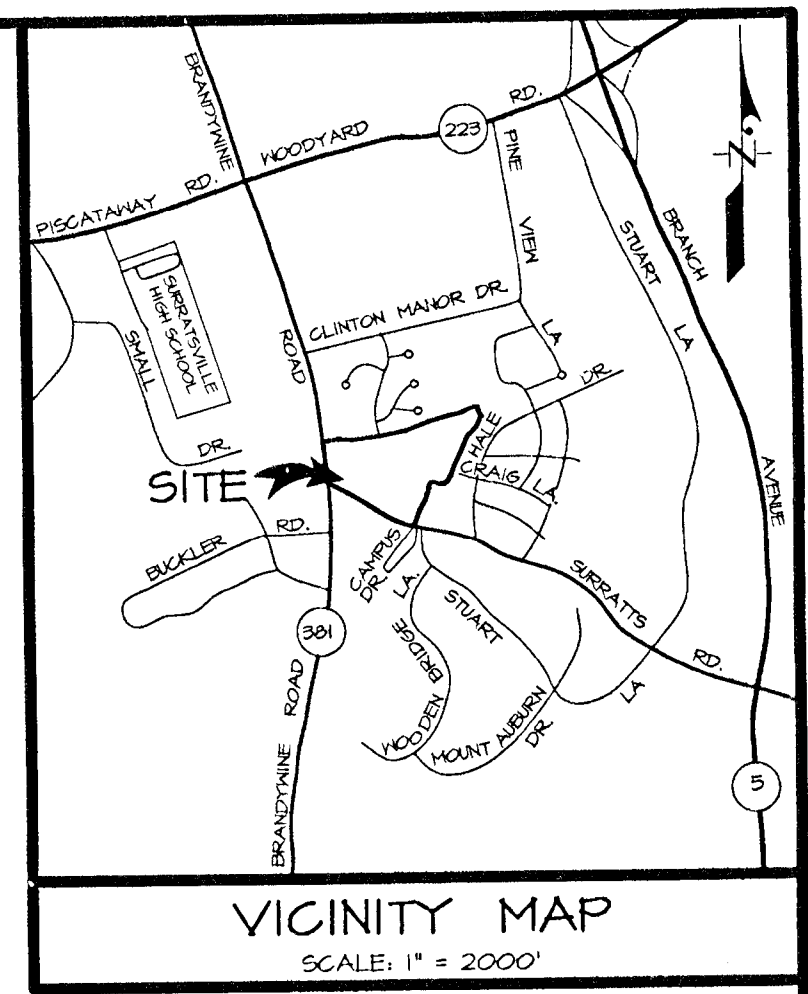
TREE CONSERVATION PLAN - TYPE II
FOR
SURRATTS CROSSING
SURRATTS DISTRICT NO. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 3 OF 5

MSDC 200' SHEET SERIES 212 & 213 5E06 ADG. MAP BK LOCATION 25 A4B13 AND 32 A4B1

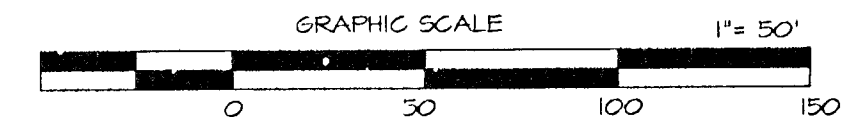
JULY 7, 2015 DATE		11721 WOODMOORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
MRE Mike Petroski Qualified Professional CONTRACT 08.19.06.01		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
07/07/15	Rev. Nksh. to show 0.22 ac. satisfied fee-in-lieu.	PCN	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.
11/12/06	To include CIP road improvements.	MP	DRW. BY (REGISTERED ENGINEER) BY RECORD NO.
DATE	DESCRIPTION	BY	J-B03065
	REVISIONS	DATE	November, 2006
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M-NOPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 140 / 06	
Approved by	DATE
J. L. Stagg	11/16/06
J. L. Stagg	12/04/06
01	
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TREE CONSERVATION PLAN - TYPE II
FOR
SURRATTS CROSSING
SURRATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 4 OF 5
1656 200' SHEET SERIES 212 & 213 SE06

DATE 7/17/2015	1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
Mike Petrakis Qualified Professional COMAR 08.19.06.01	07/07/15 Rev. w/ht. to show 0.22 ac. satisfied fee-in-lieu. 11/12/08 To include GIP road improvements. DATE DESCRIPTION REVISIONS BY SCALE 1" = 50' DATE November, 2006
PCN MP BY DATE	COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC. DRAWN BY DESIGNED BY CHECKED BY J-B03065 J-B03065 54.012-Y

TYPE II TREE CONSERVATION NOTES

- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designer, shall be subject to a \$150 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-261-6035) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation Measures shown on this plan.
- Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reafforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for inadvertent disturbances 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.
- All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- All required off-site mitigation shall be identified on an approved TCPRI for the off-site location and shall be recorded as an off-site easement in the land records of Prince Georges County prior to issuance of any permits for the subject property.
- The location of all Tree Protection Devices (TPDs) shown on this plan shall be flagged or staked in the field prior to the preconstruction meeting with the Planning Director and Building Official. Upon approval of the flagged or staked TPD location by the Planning Director, the TPD may be installed. TPD installation shall be completed prior to installation of initial landscape contours. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Afforestation Areas shall be posted as shown at the same time as the Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the start of any other construction. The woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reafforestation Bond or a violation of the Plan including the associated \$300 per square foot penalty unless a written extension is approved by the DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and H&NPPC, Environmental Planning Section.
- Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: _____
Business Name: _____
Address: _____
Phone Number: _____

- 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 detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grading 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 other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- 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 designated site shall be held. The contractor, contractor or project manager, and appropriate local inspectors shall attend.
- Reforestation planting shall be done after the final grading is established, submitted and approved by DCU. Reforestation techniques and methods must comply with the details and specifications provided herein.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Limbs by Developers or Builders

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 Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential for fall contact and strike a structure, parking area or other high use area and result in personal injury or property damage.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A300 Pruning Standards ("Tree Shrub and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector. If there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector, may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

Removal of Hazardous Trees, Limbs, Non-Native Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property, the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stump in the woodland conservation area is not permitted.
- The removal of noxious, invasive and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruning shears. 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 (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

Removal of Hazardous Trees, Limbs, Non-Native Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- 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 the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: 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 the equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to occupancy of the nearest building or residence. 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 II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of property title, to the homeowner, the developer 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 environmental planning section.

Reforestation areas shall not be moved, however the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan until the trees have grown sufficiently to have crown closure.

Reforestation areas shall not be moved, however the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Covered as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCPRI) on file in the office of the H&NPPC, Environmental Planning Section located at the 4th floor of the County Administration Building at 14741 Governor Glenn Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-261-3600. Additional mitigation will be required for the clearing of all woodland beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements as determined by the Planning Director or TCR reviewer approved by the H&NPPC Environmental Planning Section.

Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the woodland conservation requirements after all permits have been obtained for the subject property. This area may not be filled or have other ground disturbances which would result in damage to the tree. Rooting trenches and over-spraying with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

PLANTING SPECIFICATIONS FOR REAFFORESTATION AREAS

- 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 6" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) shall show evidence of being cut (pruned) or stripped from the plant during the digging process. Substantial auxiliary/brown 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 greenhouse, 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 taken to the 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 bud break. The most suitable months for planting are March and April, when the soil is moist, November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal.

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.

Seeding Planting: Tree seedlings can be hand planted using a dibble bar or sharp-shovel shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be belted, pulled or torn. Holes shall be packed firmly around the roots. Seedlings should be planted at a depth where their roots collar lies just below the ground surface. Air pockets should not be left after covering 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 preparation of this tree conservation plan must be consulted and give the 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 design.

Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine root 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.

Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.

Fencing & Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The protective fencing shall be constructed of chain-link fencing, 4' high, with 2' x 4' posts. Signs shall be provided per the signage detail on this sheet.

Planting Method: Consult the Planting Detail(s) shown on this plan.

Mixing: Apply 2" thick layer of woodchips 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 50 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 two years to assure that no less than 75% of the original planted quantity survives.

Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md; House (301) 464-3000; Maryland Environmental, Annapolis, Maryland, Phone: (301)774-0400.

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-November)

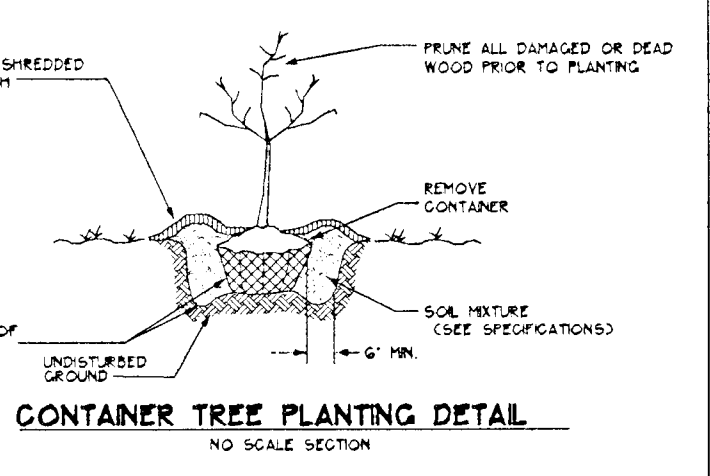
Notes:

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 live 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.



CONTAINER TREE PLANTING DETAIL
NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

2' SAUCER WITH SHREDED HARDWOOD MULCH

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

REFORESTATION PROJECT

Tree for Top Plant

CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

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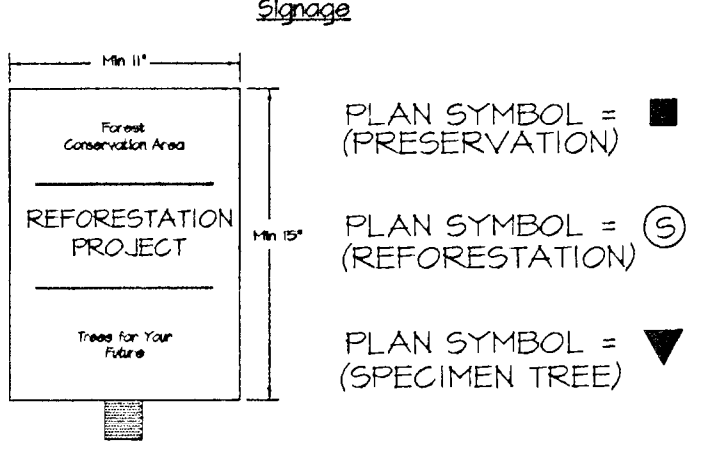
NO SCALE SECTION

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