

- 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 to these areas. Upon the sale of the property the owner/
- developer or owners representative shall notify the purchaser of the property of any Moodland 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 ap-
- All required off-site mitigation shall be identified on an approved TCPII 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.
- 5. 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 Sediment and Erosion Control inspector from DER. 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 TPD installation.
- Woodland Conservation Tree Save Areas and/or Reforestation 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.
- 3. All tree planting for woodland replacement, reforestation or afforestation Will be completed prior to Use and Occupancy Permit. Failure to establish the 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.
- The DER inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- 2. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and M-NCPPC, Environmental Planning Section..
- Prior to the issuance on any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be

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 to fall and strike a structure, parking area or other high use area and result in personal injury or property damage.
- 2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed with out further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree Shrub and Other Woody Plant Maintenance - Standard Practices").
- 3. 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 chains aw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- 4. 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.

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

. 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 stumps in the woodland conservation area is not permitted.

- 2. 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 pruners or a chain saw. 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.
- 3. 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 instr-
- 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 this equipment for the pruning and/or

cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

I. 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.

2. 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

I. Reforestation fencing and signage shall remain in place in accordance with the approved Type 11 Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.

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

Moodland Areas NOT Courted as Part of the Moodland Conservation Requirements

I. 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 (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigaiton will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. 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 released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking leaves and overseeding with native grasses, flowers and groundcovers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

Field check the re-afforestation area according to the following schedule:

Year I: <u>Site Preparation and Tree Planting</u> <u>Survival check</u> once annually (September-November, see Note !) <u>Watering if needed</u> (2 x month) Control of undesirable vegetation as needed (1 x in June \$ Ix in September min.)

Year 2-3: Reinforcement planting if needed (see Note 2) <u>Survival check</u> once annually (September-November) Control of undesinable vegetation if needed (1 x in May & $I \times In August min).$

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

I) 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

3) Miscellaneous: Fertilization or watering during years I 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

PRE-CONSTRUCTION ACTIVITIES

. 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, 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. * Tree protection devices for preservation areas 10 and 11 (PA-10 & PA-11)

shall be installed during Phase I and shall remain in-place through Phase II. 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

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.

or project manager, and appropriate local inspectors shall attend.

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 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 around 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) shall show evidence of being cut (pruned) or striped from the plant during the digging process. Substantial 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 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 maintained through periodic watering, until the time of plantina.

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 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. 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

6. Seedling Planting: Tree seedlings can 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 collars 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.

7. 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

8. 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, phosphorous, potassium, calcium and organic matter.

9. Soll improvement Measures: 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 development 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. II. Planting Method: Consult the Planting Detail(s) shown on this plan.

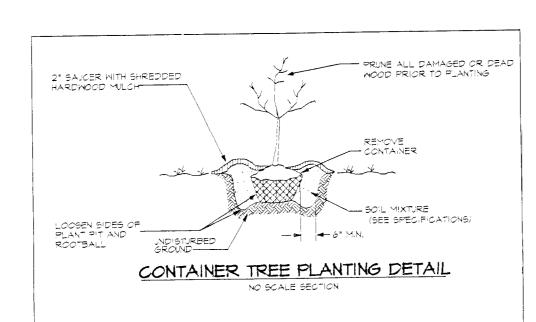
12. Mulching: Apply 2" thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

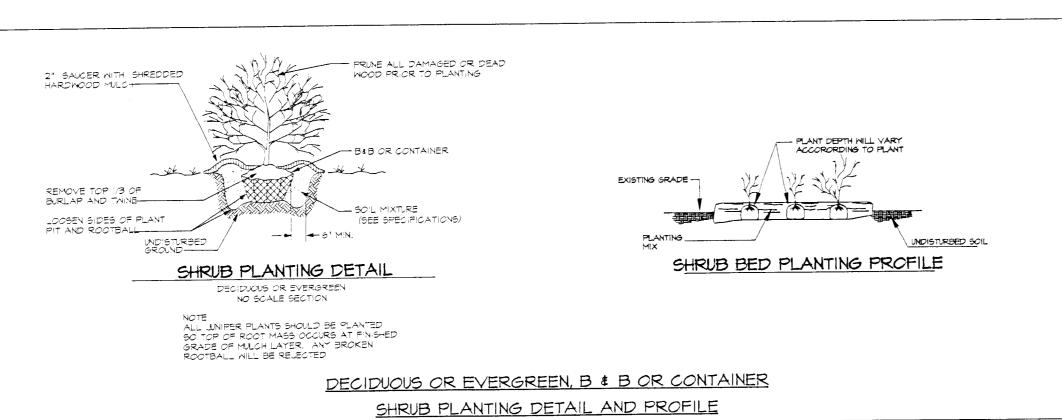
13. Groundcover Establishment: The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the

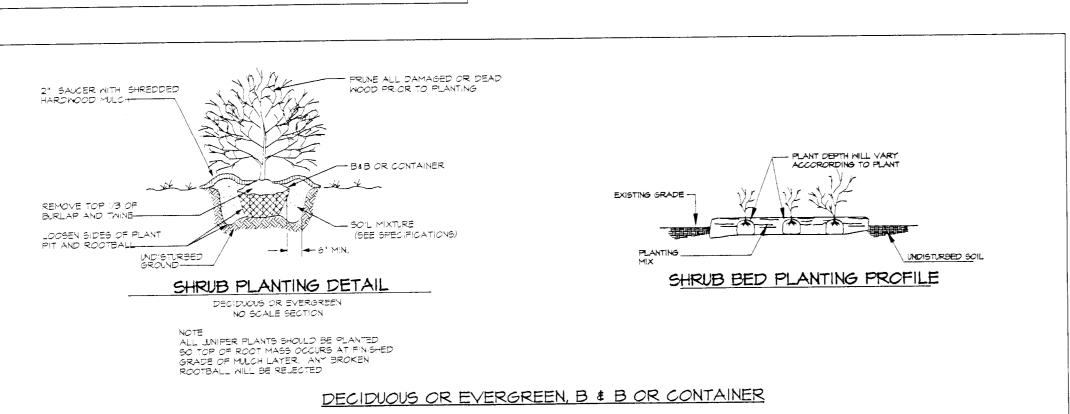
14. Mowing: No mowing shall be allowed in any planting area.

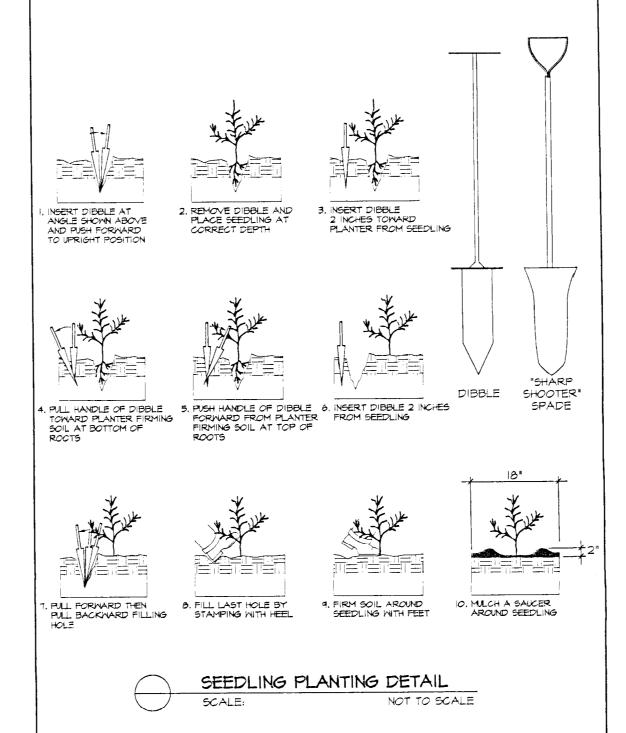
15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.

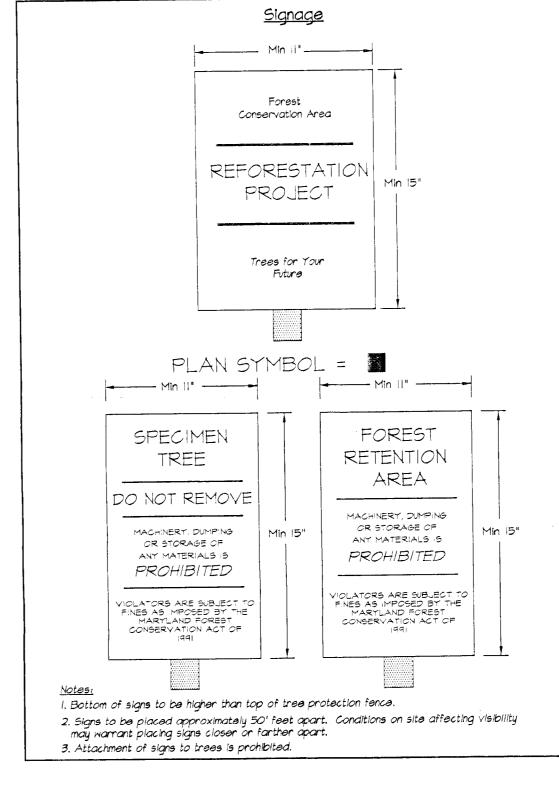
16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowle, Md.; Phone (301) 464-3065. Ruppert Environmental, Asinton, Maryland; Phone: (301)774-0400.

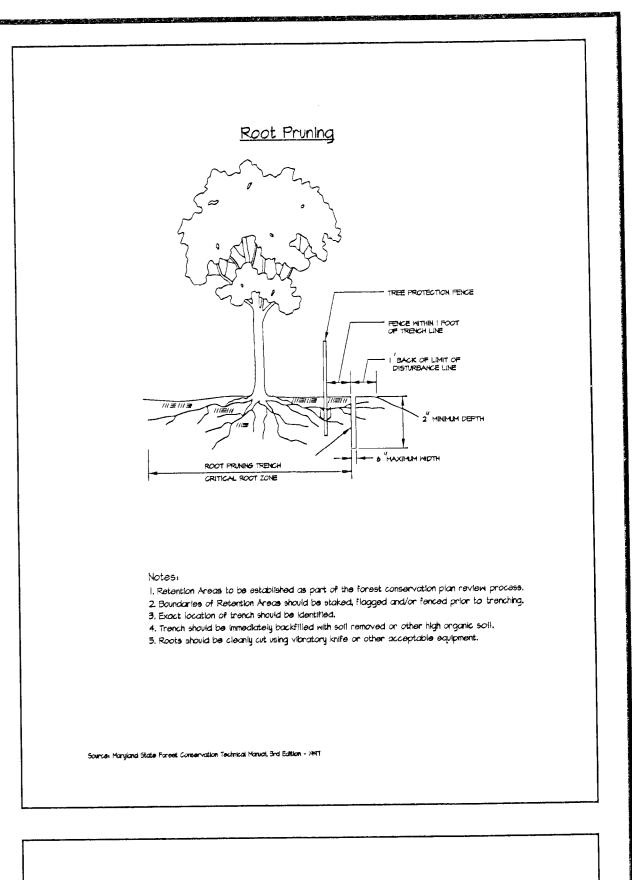


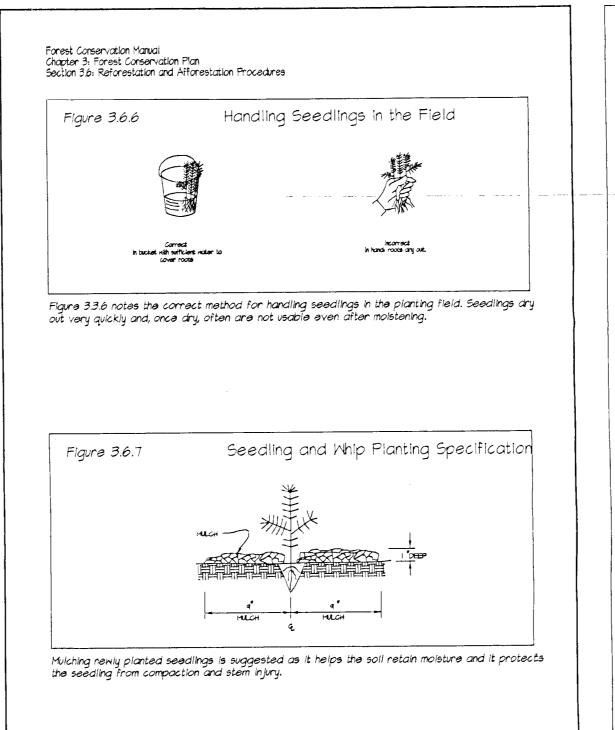


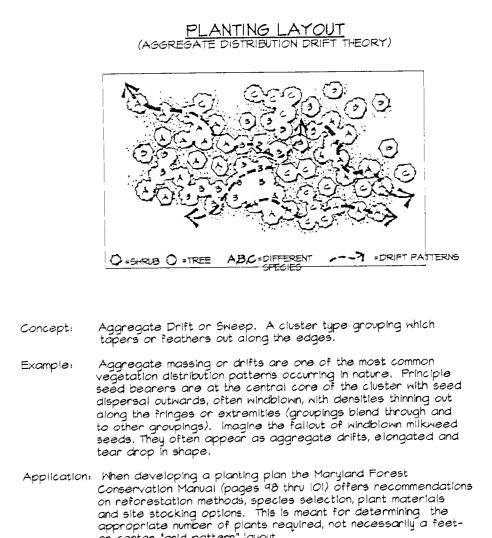






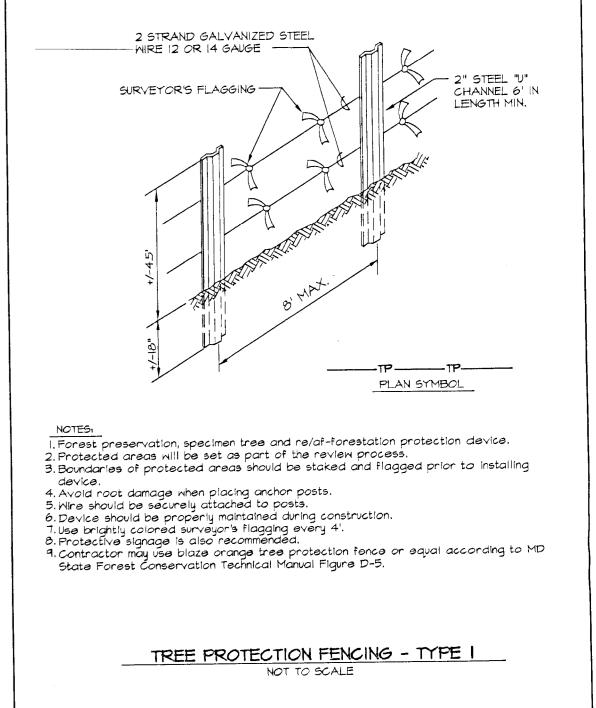






on-center "grid pattern" layout. Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This unnatural grid patterns can be corrected thru the application of agaregate distribution. This does not mean that plants must be in a grid pattern, the 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 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



PLANT SCHEDULE FOR RE/AFFORESTATION STOCK SPECIFICATION: 1000 SEEDLINGS PER ACRE

TOTAL RE/AFFORESTATION REQUIRED: 4.93 ACRES TOTAL RE/AFFORESTATION PROVIDED: 4.93 ACRES

Reforestation Area	Acreage	Seedling Selection					
		Tulip Poplar	Sweet Gum	Red Maple	Red Oak	American Beech	Total No. of Seedlings
l l	1.83	366	366	366	366	366	1,830
2	0.38	76	76	76	76	76	380
3	0.60	120	120	120	120	120	600
4	1.16	232	232	232	232	232	1,160
5	0.47	94	94	94	94	94	470
6	0.49	98	98	98	98	98	490
TOTAL	4.93	986	986	986	986	986	4,930

1 - All tree/shrub species planted within the ce/afforestation areas, should be randomly distributed throughout the proposed relafforestation area, so as to promote a natural woodland structure. 2 - In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section. 3 - Reforestation surrounding stormwater management ponds shall not occur directly on the maintenence road.

N	M-NCPPC A	PPROVA	LS
PROJECT NA	ME: LAKEVIEW	AT BRANDY	WINE
PROJECT NU	MBER: DSP-050	46	
For Condition	s of Approval see Site Revisions Listed Belo	Plan Cover Sheet of w Apply to This Sh	or Approval Sheet neet
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	3.3006	8.8.	4.4.
		 	

	M-NCPPC	
Princ	e George's County Planni	
	Natural Resources Div	ISION
	APPROVAL	
	TREE CONSERVATION I	PLAN
	TCP II / 165 / 0	4
	Approved by	DATE
	J L Stasz	2/8/05
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TREE CONSERVATION PLAN TYPE - II

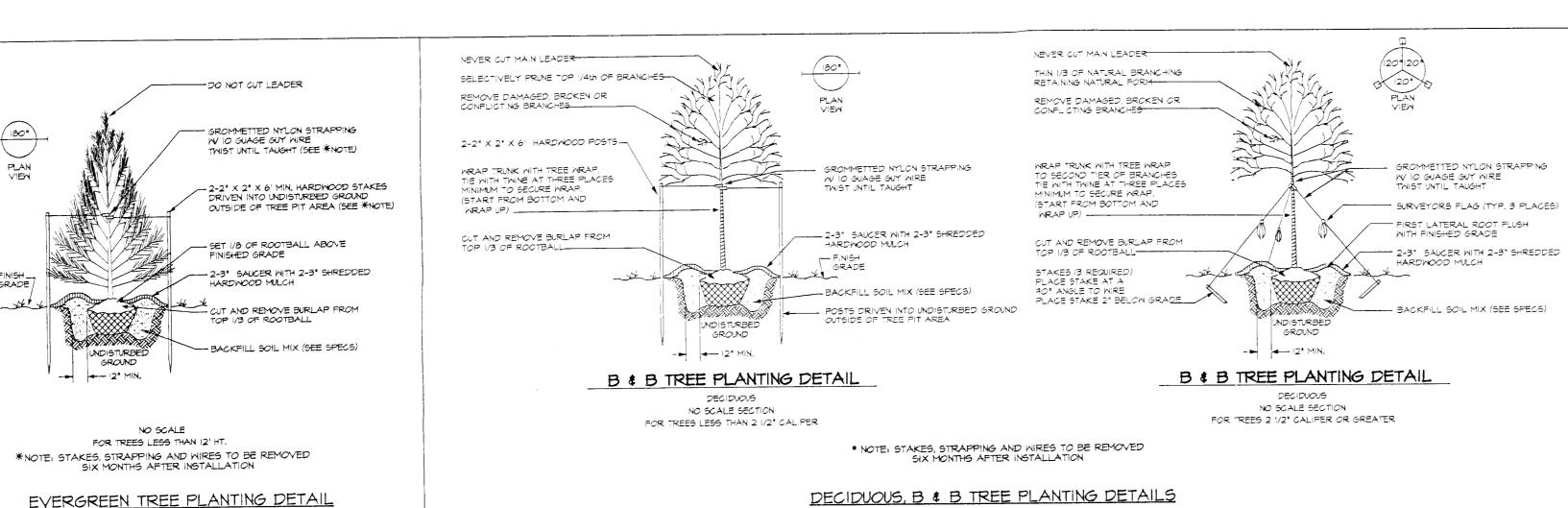
AKEVIEW AT BRANDYWINE

LOTS 1-96 and PARCELS A-D, BLOCK A; LOTS 1-17 AND PARCEL A, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-25, BLOCK D; PARCEL A, BLOCK E; LOTS 1-35 AND PARCEL A, BLOCK F; LOTS 1-15, BLOCK G;

LOTS 1-26, BLOCK H; AND LOTS 1-21, BLOCK I BRANDYWINE DISTRICT No. 1 PRINCE GEORGE'S COUNTY, MARYLAND

TCP SHEET 8 OF 8 W55C 200' SHEET SERIES 218 & 219 SE 6 & 7 ADC MAP BK LOCATION 32 B, C & D II, 12 & 13

11721 WOODMORE ROAD, SUITE 200 12/01/08 BEN DYER ASSOCIATES, INC Engineers / Surveyors / Planners 11/21/05 Revised for MNCPPC Env. Planning meeting dated 11/2/05 MR COPYRIGHT @ 2005 BEN DYER ASSOCIATES, IN Wagen Reser 10/24/05 Revised for MNCPPC Env. Planning comments dated 9/1/05 MR DRAWN BY DESIGNED BY CHECKED BY RECORD NO. BY SCALE AS SHOWN DATE DESCRIPTION Megan Reiser Qualified Professional DATE October 2005 REVISIONS COMAR 08.19.06.01



DC Metro Division-Maryland Operations 15890 Gaither Drive Gaithersburg, MD 20877-1404 Accokeek Brandywine Invest. One & Two 2124 Priest Branch Drive Crofton, MD 21114 Centex Homes 15890 Gaiter Drive Gaithersburg, MD 20877-1404

Centex Homes