



Tree Management On Your Property & In Your Neighborhood

Presented by

Julia Flanagan:

PWC Arborist,

Dept. of Public Works

What We Will Cover This Morning

- Trees on Your Own Property
- Trees on County Owned Property
- Trees in the VDOT Right-of-Way
- Trees on your Neighbor's Property
- Areas with Restrictions on Tree Removal and Maintenance/Use
- General Tree Maintenance Basics For Any Land Owner/Manager

Trees on Your Own Property

Q. Who is responsible for maintaining a given tree?

A. The owner of the land on which the tree sits.

Q. Does the County provide maintenance for trees on private property?

A. No.

Trees on Your Own Property

Q. What if the tree sits in a County easement, such as a storm easement?

A. The County does not maintain trees within easements.

- Easements, such as stormwater, sanitary, water lines, etc. are for the maintenance of those lines/facilities, not for the maintenance of land the easement sits on.

Trees on Your Own Property

Q. Will the County come to my property, take a look at my tree, and offer tree care advice?

A. No.

However, there are various resources available to help you with tree care needs:

- Virginia Cooperative Extension

Master Gardener Help Desk 703 792-7747

- Certified Private Consulting or Commercial Arborist

International Society of Arboriculture / www.isa-arbor.com

American Society of Consulting Arborists / www.asca-consultants.org

Trees on Your Own Property (cont.)

Q. Do I need permission from the County to remove a tree on my property?

A. Generally, No. But in some circumstances, Yes.

Lands where permission may be required:

- Chesapeake Bay Resource Protection Areas
- Wetlands
- Conservation Areas for BMP Credit
- Areas protected by Proffer Conditions
- Buffers between Dissimilar Uses

Questions so far?

Pop Quiz!

- What is the State Tree of Virginia?
- The Flowering Dogwood (*Cornus florida*)



- What is the best way to identify a Flowering Dogwood?

Trees on County Owned Land

Q. I'm concerned about a tree I think is on County owned land. What should I do?

A. First, know where your property lines are.

Second, check to see who actually owns the land. Rarely will it actually be County owned land.

County Mapper:

<http://gisweb.pwcgov.org/webapps/CountyMapper>

Trees on County Owned Land

Third - if it is on County land - Contact the appropriate agency. See Handout:

“Contacts for Tree Concerns on Public Lands”

- County lands are primarily managed by one of three departments: Parks, Schools, and Public Works. The agency managing the parcel will address your tree-related concern.

Trees on VDOT Right-of-Way

Q. I'm concerned about a tree I think is in a road right-of-way. What should I do?

A. Contact VDOT

- Almost all rights-of-way in PWC are owned and maintained by VDOT
- New road construction might be by the County's Department of Transportation
- Like PWC, VDOT will only address tree issues actually in their right-of-way
- See Handout: "Contacts for Tree Concerns on Public Lands"

Questions ?

Pop Quiz!

Q. What species of tree is the largest in Prince William County?

A. A Tulip Poplar in the Haymarket area.
(*Liriodendron tulipifera*)

Diameter = 67"

Height = 105'



Trees on Your Neighbor's Property

(Privately Owned Land)

Q. I'm concerned about a tree on the property next to mine. What steps should I take?

A. 1) Be sure you know who owns the land.
County Mapper is a good resource.

2) Talk with your neighbor. It is always best to try and resolve the conflict directly with your neighbor.

Be nice 😊. Ply them with goodies 😊. Offer to help with the expense.



Trees on Your Neighbor's Property

(Privately Owned Land)

Q. What if part of my neighbor's tree's branches and/or roots cross over onto my property?

A. 1) Property lines are viewed by courts as a plane that extends down into the ground and up into the sky.

2) You have the right to prune or remove those portions of the tree that have crossed onto your property.

3) **HOWEVER**, you also have the responsibility to not destroy your neighbor's tree or create a hazard, and you open yourself up to liability if you do.

4) Act reasonably. Prune properly. Improper pruning or cutting of roots may make matters worse.

Trees on Your Neighbor's Property

(Privately Owned Land)



Trees on Your Neighbor's Property

(Privately Owned Land)

- The Supreme Court of Virginia, in *Fancher v. Fagella* (2007), found that a land owner whose property was damaged by his neighbor's tree did have the right to seek relief from the neighbor via the courts.
- In *Booska v. Patel* (by the Superior Court of San Francisco, 1994) the court found that a land owner's right to act on his own property "is bounded by principles of reasonableness, so as to cause no unreasonable risks of harm to others in the vicinity."

Trees on Your Neighbor's Property

(Privately Owned Land)

Q. I've tried everything and my neighbor won't respond! Can the County make my neighbor take action to address a tree issue?

A. No. This is the role of our Civil Court system. But, here are some steps that may be helpful.

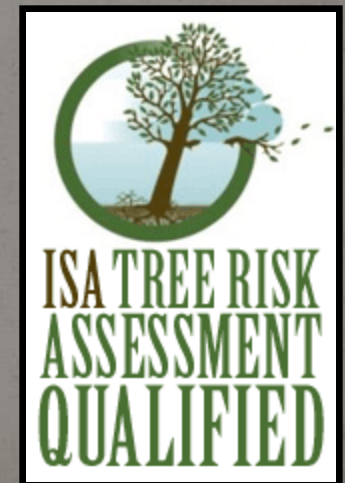
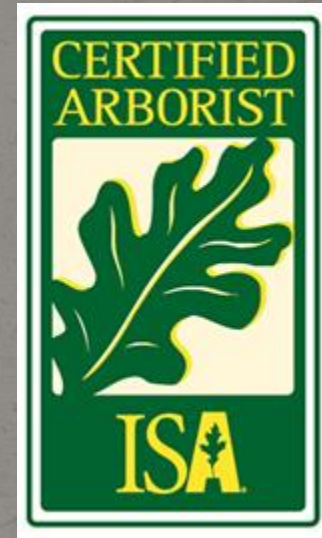
Trees on Your Neighbor's Property

(Privately Owned Land)

- Hire a consulting arborist with experience in “Tree Risk Assessment” to provide you with a written report on the tree's condition.
- Send the report to your neighbor via “confirmed delivery” and keep a record of the report and delivery.
- If this doesn't help your neighbor act, then it should at least put the burden of paying for subsequent damages on the neighbor rather than you.

Hiring a Professional Arborist

- 1) Consulting Arborist:
 - a) ISA Certified Arborist,
 - b) ASCA Consulting Arborist,
 - c) Tree Risk Assessment Qualified

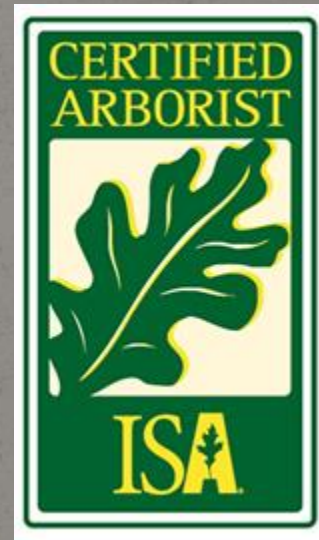


Hiring a Professional Arborist

2) Commercial Arborist

Always use a tree care company with staff that are Certified by the International Society of Arboriculture.

- a) ISA Certified Arborist
- b) ISA Certified Tree Worker



Hiring a Professional Arborist

2) Commercial Arborist, cont.

c) Get 3 quotes. Price can vary significantly.

- Ask the company representative detailed questions about how they will do the work. It is these details that often explain the differences in price.
- E.g., How will you lower the limbs? Will you remove the wood from my property? Do you climb with spikes?

Questions ?

Pop Quiz !

Q. What tree, famous for having beautified neighborhoods with elegant tree lined streets, was almost wiped out in the mid-20th Century by a fungal disease and is now making a comeback?

A. The American Elm
(*Ulmus americana*)



Land with Restrictions

Q. Are there areas that have restrictions on tree removal and vegetation maintenance?

A. Yes. These areas are:

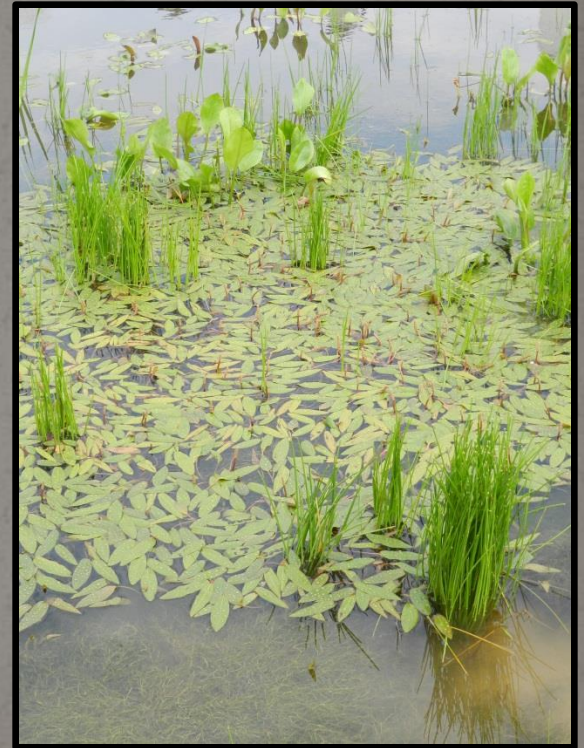
- Chesapeake Bay Resource Protection Areas
- Wetlands
- Conservation Areas
- Areas with Proffers limiting use/disturbance
- Buffers between Dissimilar Uses

Chesapeake Bay Resource Protection Areas (RPA)

- Established through the Commonwealth's Chesapeake Bay Act.
- Typically includes a 100' wide buffer from the edge of a perennial stream landward.
- Purpose is to provide land that will filter pollutants before they enter streams.
- May include a wider area if certain features such as wetlands are contiguous and continuous to the stream edge.
- Removal of vegetation within the RPA is restricted.
- Contact the Watershed Management Branch before disturbing these areas.

Wetlands

- Protected by federal law & governed by the US Army Corps of Engineers.
- Ecologically valuable for their unique habitats and their ability to clean stormwater.
- Draining, filling, clearing is prohibited without federal and state permits.



Conservation Areas

- Two main types:
 - Established for Stormwater BMP Credits
 - Established due to Proffer or other impetus to protect the land from disturbance.
- Defined by Zoning Ordinance as:
“An area designated for permanent preservation.”
- Refer to Plats, Deeds, and/or Proffers for language defining intent and restrictions.
- Typically removal of vegetation is restricted, but if created by proffers the proffer will rule.

Areas Protected by Proffers

- Proffers = voluntary, legally binding agreements, typically implemented as conditions for Rezoning and Special Use Permit approvals, that carry with the land.
- Examples of areas often controlled by proffers:
 - Tree Save Areas
 - Specimen Tree preservation
 - Buffer – for standards beyond the minimum code requirements
- Conservation Areas are often used to identify areas protected by proffers.

Buffers Between Dissimilar Uses

- Required by the Zoning Ordinance (ZO 32-250.30 et.seq.) and the DCSM (Design & Construction Standards Manual, Sec. 802.10-.12).
- Their purpose is to protect property values and minimize conflicts between incompatible uses.
- Buffers consist of both a defined width and existing vegetation &/or landscaping sufficient to achieve a visual and physical separation of the uses.
- Tree removal within these areas is permissible, but the intent of the buffer must be maintained by the land owner and so replacement vegetation may be required.



Buffers Between
Dissimilar Uses

Land with Restrictions

Q. How do I know if my land has any of these restrictions on it?

A. Check your subdivision plat, house location survey, and associated deeds.

For HOA's, the developer should have provided a copy of the subdivision plan/plat.

Check the proffers, if proffers apply. County Mapper can help here.

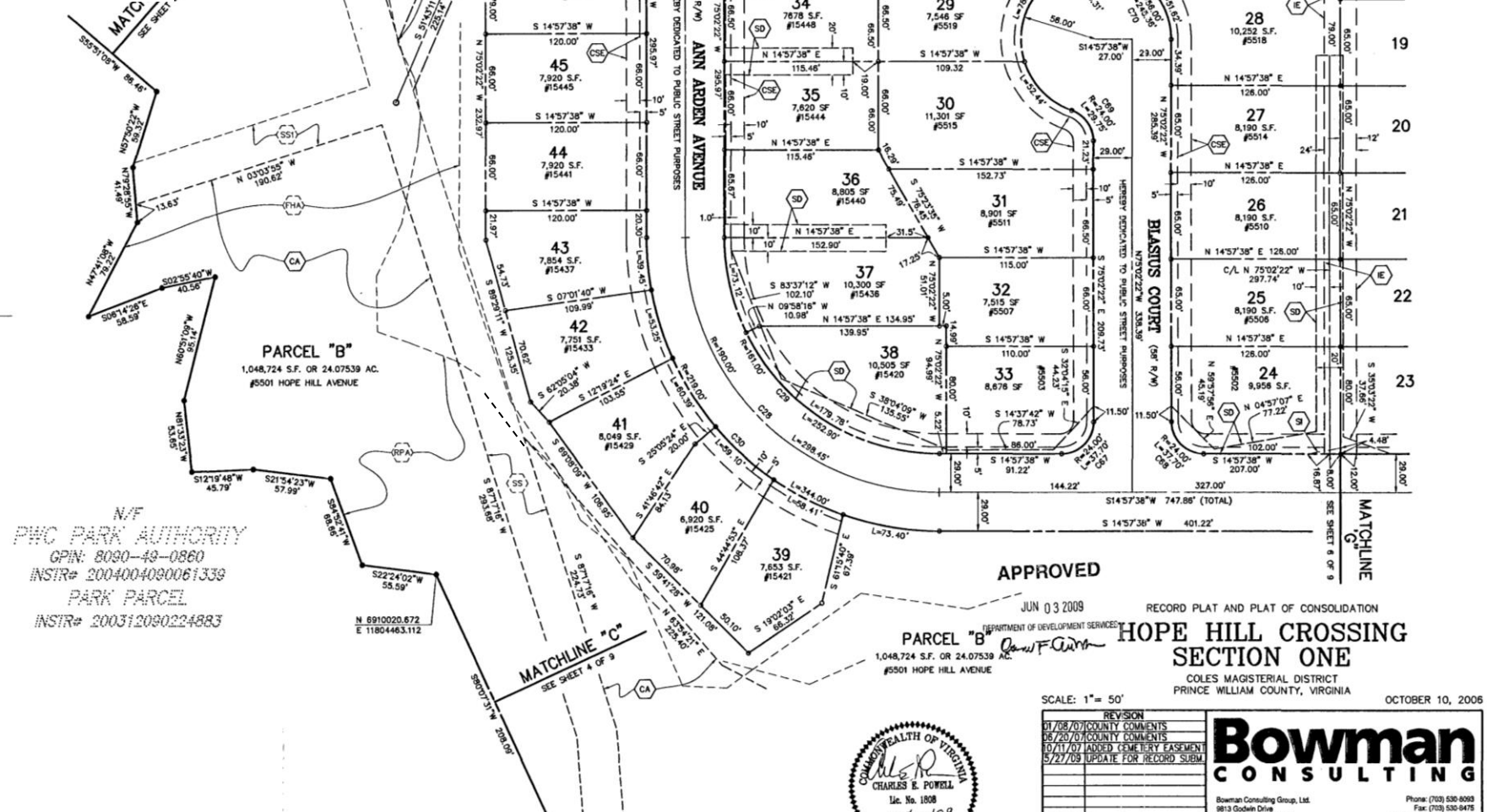
If you don't have a copy, proffers and subdivision plats are available through the County's Records Center.

Call 703-792-7195.

EASEMENT LEGEND

THE FOLLOWING EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE APPROPRIATE COUNTY AGENCIES, UNLESS OTHERWISE NOTED.

- | | | |
|---|--|--|
| (IE) INGRESS/EGRESS EASEMENT | (SI) SIGHT DISTANCE EASEMENT | (V1) EX. VERIZON SOUTH, INC. VARIABLE WIDTH PERMANENT UTILITY EASEMENT INSTRUMENT #20031223023291E |
| (CSE) 10' COMMON SHARED UTILITY EASEMENT | (TT) TEMPORARY TURNAROUND EASEMENT (SEE NOTE 18) | (V2) EX. VERIZON SOUTH, INC. VARIABLE WIDTH PERMANENT UTILITY EASEMENT INSTRUMENT #200312230232932 |
| (SD) STORM DRAIN EASEMENT | (SWM) STORM WATER MANAGEMENT | (FHA) EX. 100-YEAR FLOOD HAZARD AREA INSTRUMENT #200703290038135 |
| (SS) SANITARY SEWER EASEMENT | (CA) CONSERVATION AREA | (RPA) EX. RESOURCE PROTECTION AREA INSTRUMENT #200703290038135 |
| (TR) TRAIL EASEMENT | (CE) CEMETERY EASEMENT | |
| (W) WATER EASEMENT | | |
| (SS1) EX. 25' SANITARY SEWER EASEMENT D.B. 2255, PG. 1717 | | |



N/F
PWC PARK AUTHORITY
 GPIN: 8090-49-0860
 INSTR# 2004004080061339
PARK PARCEL
 INSTR# 200312090224883

APPROVED
 JUN 03 2009
 DEPARTMENT OF DEVELOPMENT SERVICES
PARCEL "B"
 1,048,724 S.F. OR 24.07539 AC.
 #5501 HOPE HILL AVENUE
HOPE HILL CROSSING SECTION ONE
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 RECORD PLAT AND PLAT OF CONSOLIDATION
 OCTOBER 10, 2006



SCALE: 1" = 50'

REVISION	
01/08/07	COUNTY COMMENTS
06/20/07	COUNTY COMMENTS
10/17/07	ADDED CEMETERY EASEMENT
5/27/09	UPDATE FOR RECORD SUBM.

Bowman CONSULTING
 Bowman Consulting Group, Ltd.
 9813 Goddard Drive
 Manassas, Virginia 20110
 Phone: (703) 530-8098
 Fax: (703) 530-8475
 www.bowmanconsulting.com

DWG: P\3384 - Hope\3384-02-003 (SUR)\Survey\Plat\Section 1\3384-C-8P-002-5.dwg	BY: DM	CHK: CEP
BOD PROJECT NO: 3384-02-003	TASK: COUNTY REF NO: -	SHEETS 6 OF 9

14. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS OR MODIFICATIONS BE MADE IN THE RESOURCE PROTECTION AREA, FLOOD HAZARD AREA, OR CONSERVATION AREA WITHOUT SPECIFIC AUTHORIZATION FROM PRINCE WILLIAM COUNTY.

3384-C-8P-002

Land with Restrictions

- In all of these areas with restrictions on vegetation removal, **PWC will ALWAYS allow the removal of Hazardous Trees.**
- Definition of a hazardous tree (both of the following must be true of the tree):
 - There is the presence of a target of value, and
 - There is a visibly identifiable defect which makes the tree prone to failure.
- Sometimes questions about such trees can be handled via e-mail with pictures that clearly depict the condition of the tree and the target. Otherwise an inspection by the County may be needed.

Questions ?

Pop Quiz !

Q. How much oxygen (O₂) can an acre of trees provide in a year?

A. Nowak ^[1] found that one acre of trees of various sizes gave off a net amount of approximately 2.8 tons of oxygen per year which is enough for 14 people to inhale a year.

[1] Nowak, D. J., 1994a. Urban Forest Structure, the State of Chicago's Urban Forest, In: Chicago's Urban Forest Ecosystem: Results of Chicago Urban Forest Climate Project, Gen. Tech. Rep. NE-186, USDA Forest Service.

Maintenance Needs After Planting

- Young Tree Care
- Mature Tree Care



Young Tree Care



Young Tree Care

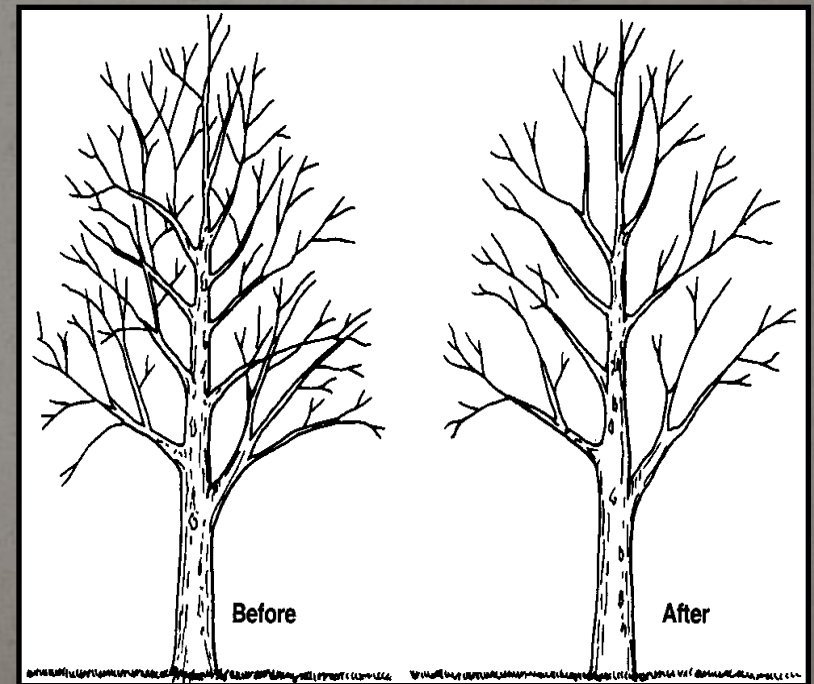
- Removing Stakes & Guy Wires
 - Remove Stakes & all Guy Wires before they become imbedded.
 - Generally **1 year** or **1 growing season** is enough for a new planting to become established.
 - Remove stakes and guys after 1 year or 1 growing season.

Young Tree Training (aka Pruning)

- Why is it Best to Prune Young Trees?
 - Nursery stock not grown with good plant structure in mind.
 - Best to treat Structural Problems early
 - Young (small) limbs will close their wounds faster
 - Prolongs the health and life of your tree.
 - Easiest and cheapest way to avoid more expensive pruning or removal later
- Time Frame = Years 2 to 15

Common Pruning Needs - Young Trees

- Thinning Main Branches
 - Crowded branches lead to limb breakage
 - Helps prevent certain diseases
 - Establish a good spacing of main branches
 - Large trees like oaks and maples, 3' – 4' Min.
 - Remove no more than 25% of live canopy in a single growing season



Common Pruning Needs - Young Trees

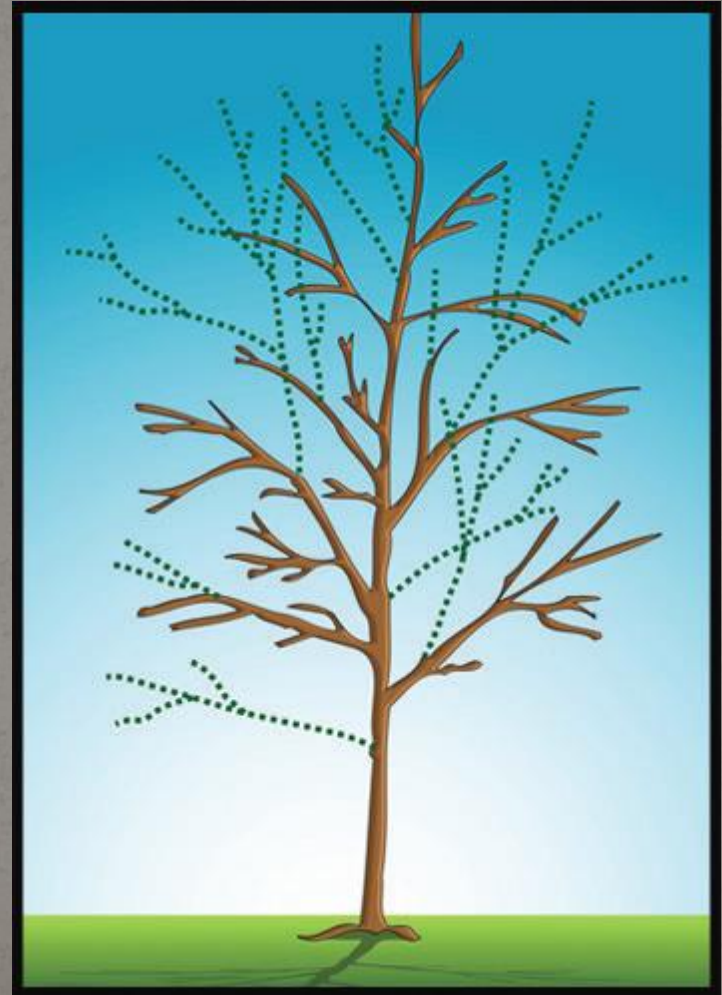
- Co-dominant Stems
 - Leads to “Included Bark”
 - A common cause of major tree failure
 - Correction now can mean a much longer lived tree
 - Correction may result in temporarily lopsided tree – but much better than broken/hazardous tree later



Common Pruning Needs - Young Trees

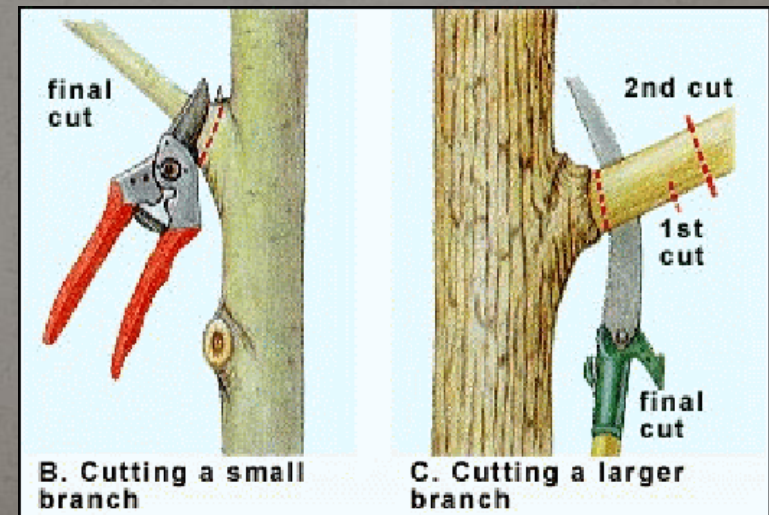
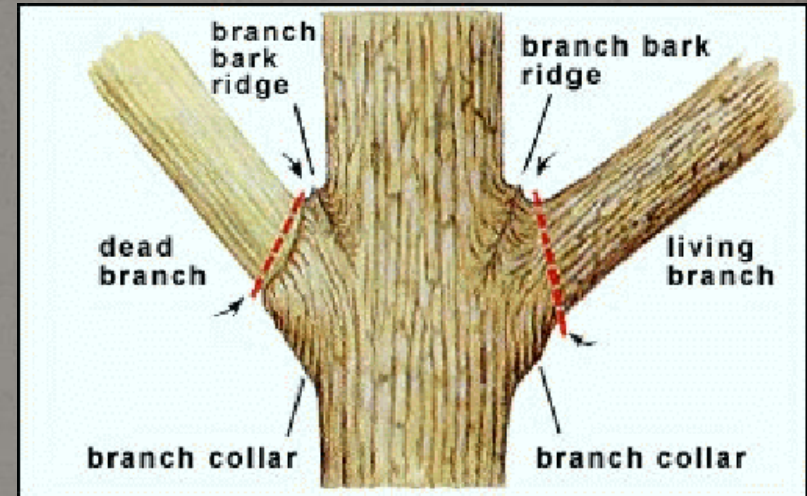
Prune Out:

- Weak, Broken, Crossing, Rubbing Branches
- Crowded Limbs
- Establishing the Ultimate Height of the First Branch



How To Prune Properly

- Pruning cuts
 - Prune branches leaving branch collar & branch bark ridge intact
 - Three Step Method



Proper Pruning - Continued

- When to Prune?
 - Late Fall through mid-Winter (dormancy) – best time for most species
 - Early Summer – for Spring Blooming Trees



Mulching

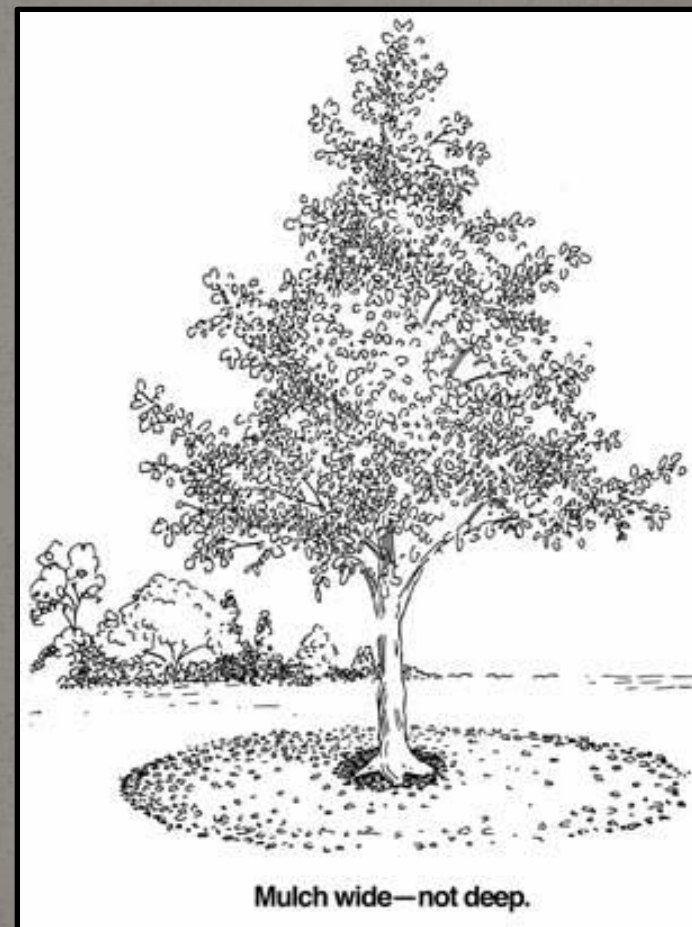
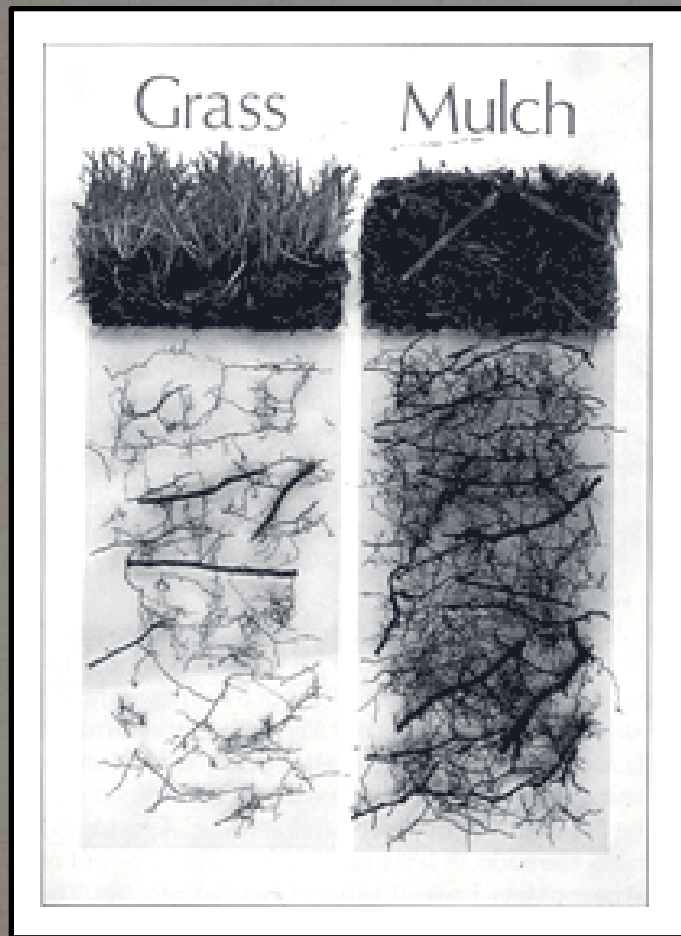
- Mulch – Very important if you are not going to maintain the natural leaf litter around the trees roots
- Benefits
 - Allows much greater tree root growth
 - Returns nutrients to soil
 - Weed control
 - Reduces soil erosion
 - Conserves soil moisture
 - Insulates soil
 - Improves appearance
 - Protects from mechanical damage
- Guidelines: 3” – 4” max. depth; no mulch against trunk



No Volcano Mulching!!!



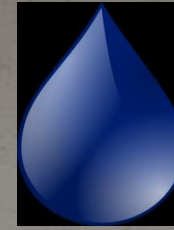
Benefits of Mulch



Mulching – How Far Out?



Watering



- Young and older trees need watering, especially during prolonged dry periods
- Must water deeply – min. 4” deep.
- Water under the dripline, not needed right at the trunk.
- Water late evening or early morning to minimize evaporation
- How much? Try an experiment. Run hose or dripline for 1 hour under the dripline. Shut it off and wait about 1 hour. Dig a test hole about 8” deep and see how far down the water reached. Adjust the timing accordingly. Shoot for 4” deep minimum.
- How often? Once each 7 to 10 days during dry periods.

Fertilizing



- Get soil tested before applying fertilizers
- Urban Nutrient Management Plans
- Timing – Dependent upon grass species
- Use Phosphorous-free Fertilizers (unless Soil Test indicates otherwise)
- Use Slow Release Nitrogen



Disease & Insect Problems

- Maintaining a healthy tree reduces likelihood of problems
- For Diagnosis
 - Take a Sample to the VCE Horticulture Help Desk
(703) 792-7747
 - Hire an ISA Consulting Arborist or Commercial Arborist
 - Some local garden centers have diagnostic help desks
 - County Arborist does not provide diagnosis on private property

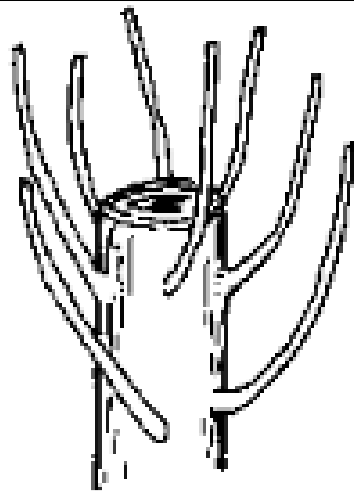
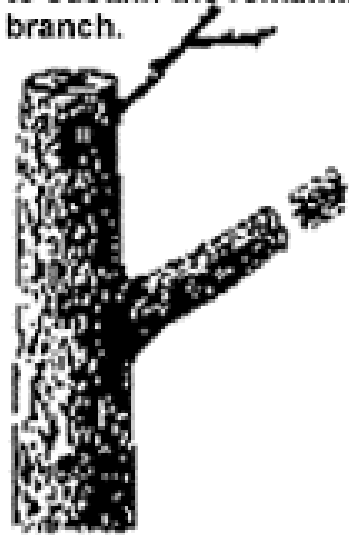
Mature Tree Care: Pruning

Objectives

- Maintain health (Crown Cleaning)
- Reduce risk of hazard (Crown Cleaning)
- Provide clearance (Crown Raising)
- Reduce shade and wind resistance
(Crown Thinning)
- Influence flower or fruit production
- Improve view (Crown Thinning)
- Improve aesthetics

NEVER TOP YOUR TREES!!!

Topping is cutting branches back to stubs or lateral branches not large enough to sustain the remaining branch.



New shoots develop profusely below a topping cut.



Why Hire an Professional?

- Likelihood of personal injury is very high whenever you leave the ground
- Working near overhead utilities can be deadly
- Potential to do damage to property is high
- Improper pruning can mean unsightly and unhealthy trees requiring more work later.

Mature Tree Care

- Hiring a Good Tree Care Professional
 - International Society of Arboriculture (ISA) Certification
 - ISA Certified Arborist & ISA Certified Tree Workers
 - Always Get 3 Quotes for Commercial Care Companies
 - Ask Good Questions
- Online Sources
 - Tree Care Companies with Certified Employee(s)
 - www.GoodTreeCare.com
 - www.ISA-Arbor.com
 - General Information
 - www.TreesAreGood.com

Thank You

And Take Good Care of Your Trees!