

1

SHEET 2

SHEET 3

SHEET 4

LEGEND

Tree #	Common Name
1	Yellow Poplar
2	Yellow Poplar
3	American Elm
4	Yellow Poplar

PROPERTY OWNERS AWARENESS CERTIFICATE

I, Largo Crescents LLC, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.







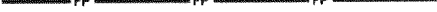
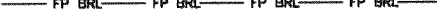




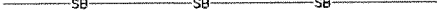














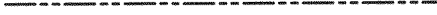
OWNER OR OWNERS REPRESENTATIVE
Kenneth H. Michael, manager
Largo Crescents, LLC


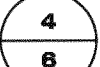

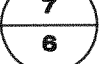






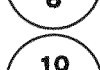







DATE: 7/16/15

QUALIFIED PROFESSIONAL CERTIFICATION
 THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: Ryan McAlister DATE: 7-14-15
 RYAN MCALISTER, RLA

LEGEND

	EXISTING MAJOR CONTOUR		EXISTING MINOR CONTOUR
	EXISTING ADJACENT PROPERTY		EXISTING FOREST STAND
	EXISTING FLOOD PLAIN		EXISTING FLOOD PLAIN SET BACK
	PATUXENT MANAGEMENT AREA		EXISTING STREAM
	EXISTING STREAM BUFFER		EXISTING TREE LINE
	EXISTING NON-WOODLAND AREA		PROPOSED SANITARY SEWER
	PROPOSED WATER LINE		PROPOSED SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN EASEMENT		PROPOSED STORM DRAIN
	PROPOSED MAJOR CONTOUR		PROPOSED MINOR CONTOUR
	PROPOSED ROAD RIGHT-OF-WAY		PROPOSED PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE		PROPOSED NOISE WALL
	PROPOSED PRIVACY FENCE		TREE PROTECTION FENCE (TEMPORARY)
	65 dBA Ldn UNMITIGATED GROUND LEVEL		65 dBA Ldn MITIGATED GROUND LEVEL
	65 dBA Ldn MITIGATED UPPER LEVEL		

	TREE PROTECTION FENCE (PERMANENT)	
	ROOT PRUNE	
	FOREST CLEARED	
	WOODLAND REFORESTATION/AFFORESTATION AREA, AREA OF INVASIVE SPECIES MANAGEMENT & AREA OF STREAM RESTORATION	
	WOODLAND RETAINED NOT CREDITED	
	SPECIMEN TREE SIGN	
	REFORESTATION AREA SIGN	
	PRESERVATION AREA SIGN	
	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED	
	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED	
	FOREST CLEARED	
	WOODLAND REFORESTATION	
	WETLANDS	

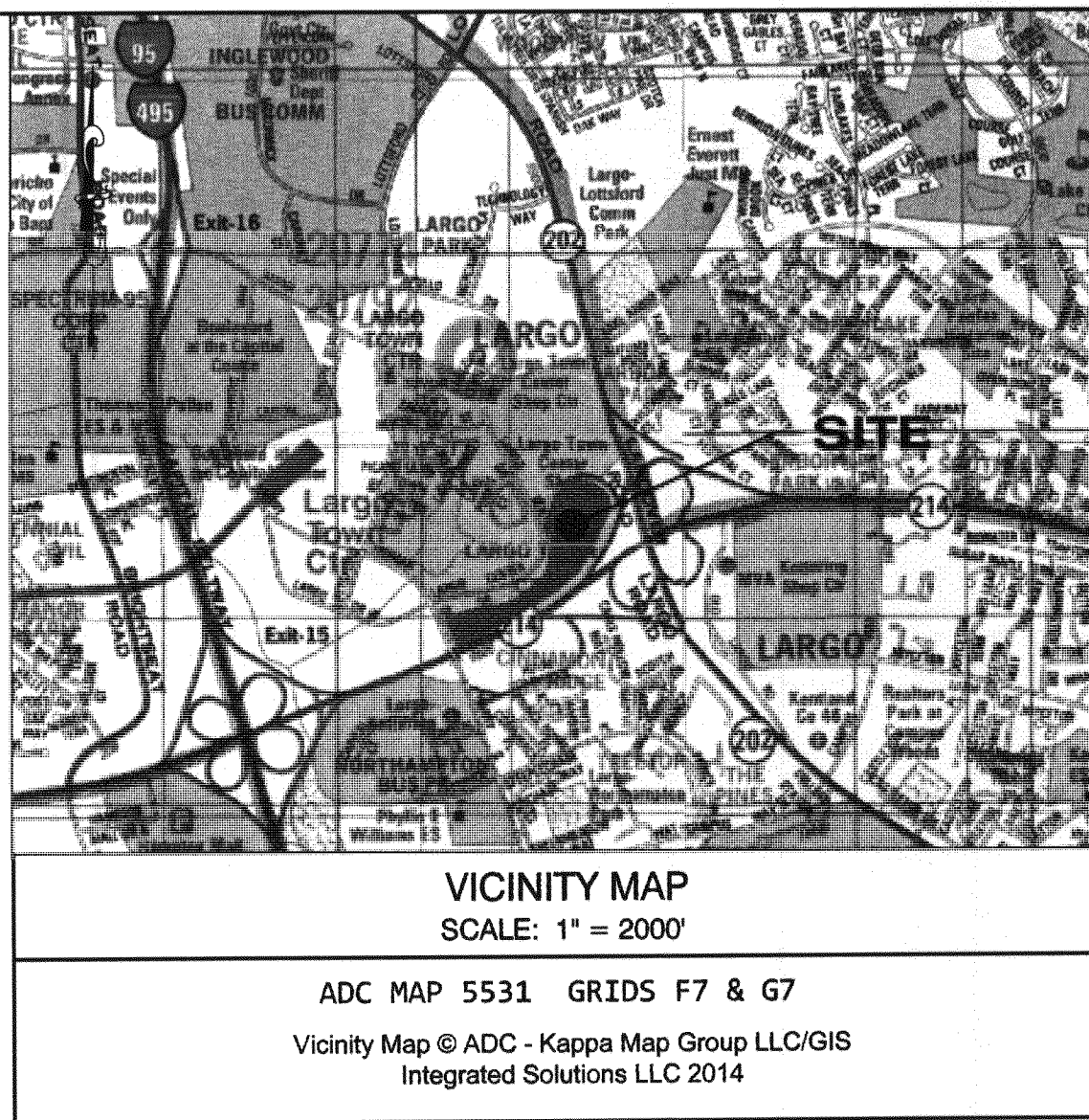
SITE STATISTICS

GROSS TRACT AREA	18.01 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	18.01 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	9.54 AC
EXISTING PMA	1.99 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	600 LF

SHEET INDEX

1.	COVER SHEET
2-4.	PLAN SHEETS
5-6.	DETAIL SHEETS

- SUBDIVISION NAME: THE CRESCENTS AT LARGO TOWN CENTER
2. TOTAL ACREAGE
- GROSS ACREAGE: 18.01 ACRES
FLOOD PLAIN ACREAGE: 0.0 ACRES
NET ACREAGE: 18.01 ACRES
3. EXISTING ZONING: M-U-I
4. PROPOSED USE: MULTI-FAMILY AND TOWNHOUSE
5. NUMBER OF LOTS & PARCELS
- | <u>PROPOSED</u> | |
|-----------------|----|
| a. LOTS | 84 |
| b. PARCELS | 16 |
6. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE.
- | | | | | |
|----------------|-----|------------|---------------|-----------------|
| a. APARTMENTS: | 352 | (24 STUDIO | 158 1-BEDROOM | 170 2-BEDROOM) |
| b. TOWN HOMES: | 84 | | | |
- TOTAL: 436
7. 200 FOOT MAP REFERENCE NUMBER (WSSC): 201NE09
8. TAX MAP NUMBER AND GRID: 87 GRIDES E3, F2, F3
9. AVIATION POLICY AREA # AND AIRPORT NAME: NO AVIATION POLICY AREAS KNOWN TO EXIST ON SITE.
10. WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
11. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
12. STORMWATER MANAGEMENT CONCEPT NUMBER:39406-2005-01, APPROVED MARCH 10, 2012 & UPDATED 2013 APPROVED THROUGH MAY 3, 2016..
13. PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY
- 10-FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG ALL PUBLIC RIGHT OF WAY
 - 15-FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG SOUTH SIDE OF LARGO TOWN CENTER DRIVE
 - 10-FOOT TYPICAL UTILITY EASEMENT (UE) ALONG PRIVATE RIGHT OF WAY
14. MANDATORY PARK DEDICATION: NONE
15. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
16. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
17. STREAMS AND WETLANDS: YES, FROM A STUDY PREPARED BY KLEBASCO ENVIRONMENTAL IN A STUDY JULY 2012 .
18. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 28.23.01
19. 100 YEAR FLOODPLAIN : NO
20. CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
21. SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY
22. BOUNDARY: ALTA PREPARED BY DEWBERRY IN DECEMBER, 2010, AND UPDATED IN OCTOBER 2012.
23. APPLICANT:
- LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
CONTACT: KENNETH H. MICHAEL
24. THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.



**Dewberry
Consultants LLC**
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
(301) 918-2946

CONTACT:
KENNETH H. MICHAEL
(301) 918-2900

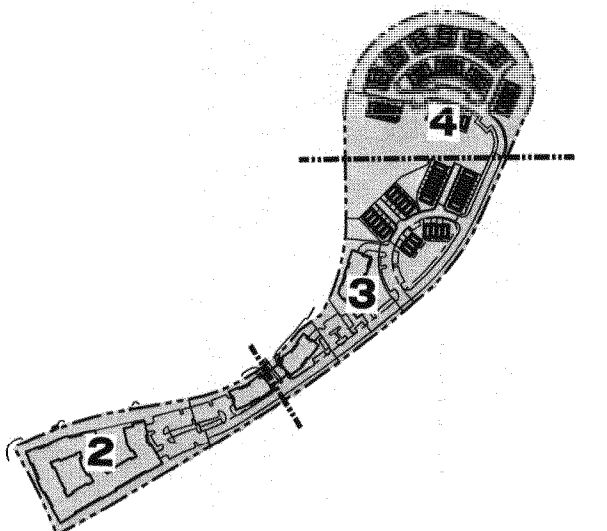
PRINCE GEORGE'S COUNTY, MD
 13TH ELECTION DISTRICT
 CONSERVATION PLAN TYPE II
 (PARCELS: 1-4, BLOCK B)
 TAX MAP 67 GRIDES E3, F3, F4
 2007 MAP REFERENCE 2011NF09

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

KEY PLAN



SCALE

0 100' 200'

SCALE: 1"=100'

No.	DATE	BY	Description

REVISIONS

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	NB/JP
DATE	JANUARY 2014

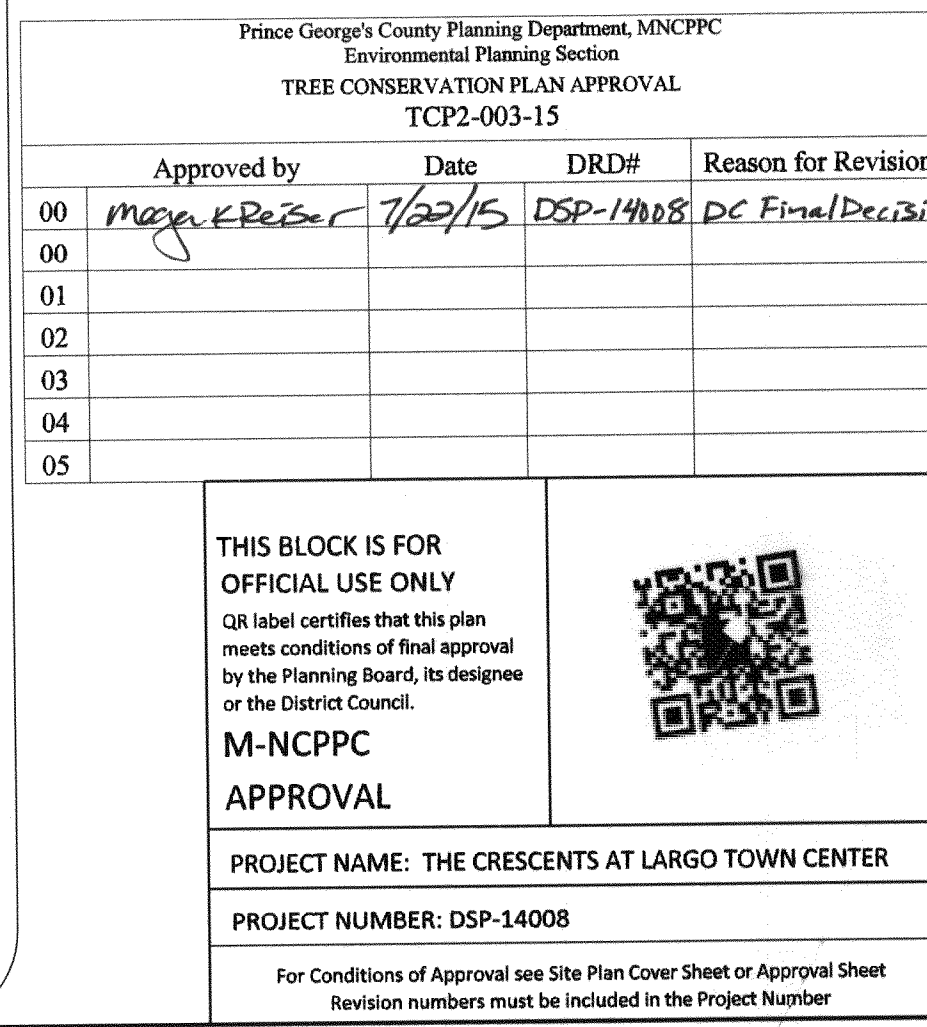
TYPE II TREE CONSERVATION PLAN COVER SHEET

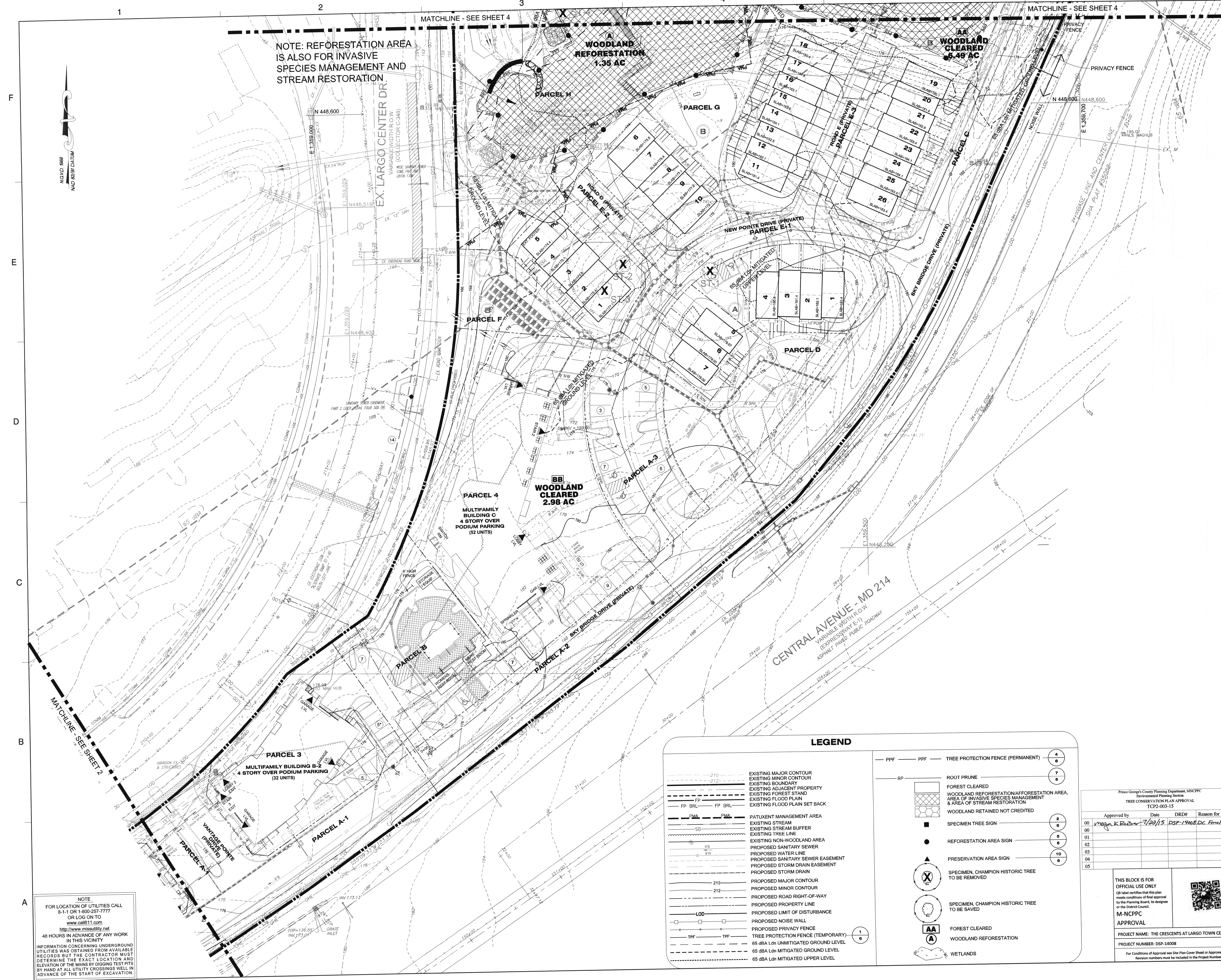
DEWBERRY JOB NO. 50054769

1

1

SHEET NO. 1 OF 1





Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5553
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
(301) 918-2946

CONTACT:
KENNETH H. MICHAEL
(301) 918-2900

THE CRESCENTS AT LARGO TOWN CENTER
TREE CONSERVATION PLAN TYPE II
(PARCELS: 1-4, BLOCK B)
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRIDES E3, F2, F3
200 MAP REFERENCE 201N609

SEAL

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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 13, 2016.

KEY PLAN

SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
REVISIONS			
00			
01			
02			
03			
04			
05			

DRAWN BY: SGT
APPROVED BY: TA
CHECKED BY: NB/JP
DATE: JANUARY 2014

TITLE
TYPE II TREE CONSERVATION PLAN
PLAN SHEET
DEWBERRY JOB NO. 50054769

3

SHEET NO. 3 OF 7

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-003-15

Approved by	Date	DRD#	Reason for Revision
Megan K. R...	7/22/15	DSP-14008	DC Final Design

THIS BLOCK IS FOR OFFICIAL USE ONLY
Q1 label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER
PROJECT NUMBER: DSP-14008

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

(PARCELS: 1-4, BLOCK B)
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 67 GRIDES E3, F2, F3
2007 MAP REFERENCE 201NE09

PROFESSIONAL CERTIFICATION:
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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

SCALE

0 30' 60'

SCALE: 1"=30'

.	DATE	BY	Description

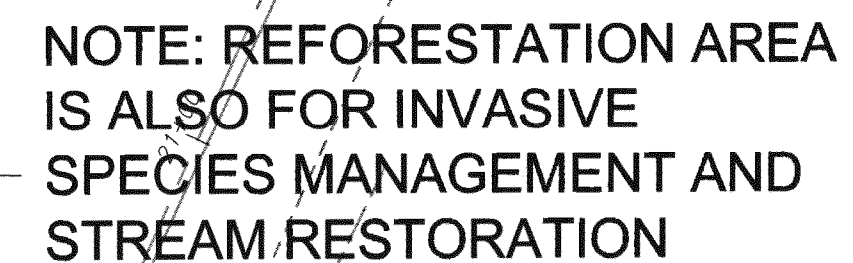
DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	NB/JP
DATE	JANUARY 2014

TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

EWBERRY JOB NO. 50054769

4



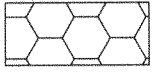

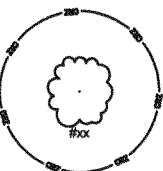



SHEET NO. 4 OF 7



(5) FIVE VORTEX ROCK WEIRS ARE PROPOSED AT VARIOUS CROSS SECTION LOCATIONS ALONG THE STREAM CHANNEL. ADDITIONALLY, THE STREAM CHANNEL IS PROPOSED TO BE RE-GRADED BASED ON THE CROSS SECTIONS PROVIDED IN THE PROPOSED DESIGN PLANS AND PROFILES. THE GRADING SLOPES HAVE BEEN CALCULATED FOR THE STREAM CHANNEL BASED ON THE FORMULAS PROVIDED IN THE ROSGEN STREAM CLASSIFICATION METHOD. THESE VORTEX ROCK WEIRS ARE PROVIDED AS PER MDE DETAILS 3.7(A) AND (B). THE USE OF VORTEX ROCK WEIRS PROVIDES ARMOR AND PROTECTION FOR THE STREAM CHANNEL & PROTECTS THE CHANNEL SURFACE DURING PERIODS OF INCREASED RAIN FALL. THE INCREASED CHANNEL WIDTH WILL DECREASE ANNUAL FLOW AND EROSION OF THE STREAM BANKS WHILE ALSO MAKING THE STREAM CHANNEL MORE LIKELY TO ACCEPT PERIODS OF INCREASED FLOW DURING ANNUAL RAIN EVENTS WITHOUT FURTHER DAMAGE TO THE SYSTEM. SECONDARY BENEFITS FROM THE USE OF ROCK WEIRS IS TO PROTECT THE SLOPE TOE BY PREVENTING SCOUR AND EROSION, REDIRECT THE CHANNEL FLOW (IF NECESSARY, ALTHOUGH NOT PROPOSED)) AND CREATE FLOW DIVERSITY. IN THIS PROPOSAL, THE ROCK WEIR WILL STABILIZE THE STREAM BED AT ALL TIMES AND REDUCE EROSION. THE GREATEST ECOLOGICAL BENEFIT FROM THE USE OF THIS DEVICE IS THE IN STREAM HABITAT CREATED FOR VEGETATION AND WILDLIFE THROUGH THE NATURAL GRAVEL POOLS THAT ARE CREATED.

NOTE: LOTS 31-38 SUBJECT
TO RECONSIDERATION
REQUEST FOR 4-13028

EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING BOUNDARY
 EXISTING ADJACENT PROPERTY
 EXISTING FOREST STAND
 EXISTING FLOOD PLAIN
 EXISTING FLOOD PLAIN SET BACK
 PATUXENT MANAGEMENT AREA
 EXISTING STREAM
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 PROPOSED SANITARY SEWER
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 TREE PROTECTION FENCE (TEMPORARY)
 65 dba Ldn UNMITIGATED GROUND LEVEL
 65 dba Ldn MITIGATED GROUND LEVEL
 65 dba Ldn MITIGATED UPPER LEVEL

— PPF ——— PPF ———	TREE PROTECTION FENCE (PERMANENT)	<table border="1"><tr><td>4</td></tr><tr><td>6</td></tr></table>	4	6
4				
6				
— RP ———	ROOT PRUNE	<table border="1"><tr><td>7</td></tr><tr><td>8</td></tr></table>	7	8
7				
8				
	FOREST CLEARED			
	WOODLAND REFORESTATION/AFFORESTATION AREA OF INVASIVE SPECIES MANAGEMENT			
	WOODLAND RETAINED NOT CREDITED			
■	SPECIMEN TREE SIGN	<table border="1"><tr><td>2</td></tr><tr><td>6</td></tr></table>	2	6
2				
6				
●	REFORESTATION AREA SIGN	<table border="1"><tr><td>5</td></tr><tr><td>8</td></tr></table>	5	8
5				
8				
▲	PRESERVATION AREA SIGN	<table border="1"><tr><td>10</td></tr><tr><td>8</td></tr></table>	10	8
10				
8				
	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED			
	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED			
	FOREST CLEARED			
	WOODLAND REFORESTATION			
	WETLANDS			

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL

1C12-00015			
	Approved by	Date	DRD# Reason for Revision
00	Mayer K. Reiser	7/22/15	DSP-14608 DC Final Decision
01			
02			
03			
04			
05			

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC
APPROVAL**



PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER
--

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

NOTE
FOR LOCATION OF UTILITY CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

FORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF THE MAINS BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

F

Table A-6A. Woodland Conservation Summary Table												
Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)
2	4.86	0.00	4.86	0.27	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00
3	6.65	0.00	6.65	3.27	0.00	2.71	0.00	0.00	0.00	0.42	0.00	0.00
4	6.50	0.00	6.50	6.00	0.00	6.49	0.00	0.00	0.00	0.93	0.07	0.00
Total	18.01	0.00	18.01	9.54	0.00	9.47	0.00	0.00	0.00	1.35	0.07	0.00

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR LARGO TOWN CENTER DSP-14008. IF LARGO TOWN CENTER DSP-14008 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING WOODLANDS 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED 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.
- 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 PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
- 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 THE DEVELOPED TIER AND IS ZONED M-J4.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SITE ADJUTS HARRY S. TRUMAN DRIVE, AN ARTERIAL MASTER PLANNED ROADWAY AND CENTRAL AVENUE, AN EXPRESSWAY MASTER PLANNED ROADWAY THAT ARE REGULATED FOR NOISE. THE 65 DBA LINES SHOWN HEREON BASED ON A NOISE STUDY PROVIDED BY PHOENIX NOISE & VIBRATION, LLC, ADDENDUM TO REPORT #140606 DATED JUNE 24, 2014.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G).

TREE PRESERVATION AND RETENTION NOTES

- ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
 - TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
 - THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
 - ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
 - WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.
- 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 COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
 - A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
 - DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
 - IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

C

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

B

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE LINES BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

INVASIVE SPECIES MANAGEMENT PLAN

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION AND SUBSEQUENT SITE EVALUATIONS

ONCE THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD AND THE AREA GRADED TO ADDRESS SLOPE STABILITY ISSUES, ALL REMAINING AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS. SINCE PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL, THE INITIAL SITE EVALUATION CAN TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, HOWEVER SINCE GRADING ACTIVITY IS SCHEDULED PRIOR TO THE GROWING SEASON, ANY CLEARING OR GRADING MAY OCCUR PRIOR TO INITIAL SITE EVALUATION. PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.

THE SITE SHOULD BE EVALUATED MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY AN M-NCPPC INSPECTOR.

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 CUTTING OF PLANT TOPS OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.

PROPOSED MAINTENANCE PLAN

MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 2 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL TO DETERMINE IF ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED.

PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES BY MNCPPC.

ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF 2 YEAR MAINTENANCE AND MANAGEMENT PLANS AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN PREPARED BY DEWBERRY.

BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVE DOCUMENT PREPARED BY THE PARK PLANNING AND STEWARDSHIP DIVISION OF THE MONTGOMERY COUNTY DEPARTMENT OF PARKS SHALL BE FOLLOWED.

REFORESTATION PLANTING SCHEDULE (S):

- THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR REFORESTATION OF REFORESTATION AREA 'A' TOTALING 1.35 ACRES.

REFORESTATION PLANT SCHEDULE - LOWLAND AREA						Reforestation Area Acreage = 0.79		Lowland Plantings	
Species		Large Caliper Planting Stock				Reforestation Credits	Percent Stocking	Min. Req Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity			
Acer negundo	Box Elder	Seeding	1	B&B	180	30	3.6%	700 seedlings/Acre	
Betula nigra	River Birch	1.5-2.0"	3	B&B	25	75	8.9%	**150/Ac	
Liquidambar styraciflua	Rotundifolia	Seeding	1	B&B	180	180	21.4%	700 seedlings/Acre	
Quercus Alba	White Oak	Seeding	1	B&B	180	180	21.4%	700 seedlings/Acre	
Salix nigra	Black Willow	1-1.5"	3	B&B	25	75	8.9%	**150/Ac	
Quercus phellos	Willow Oak	1.5-1.75"	3	B&B	25	75	8.9%	**150/Ac	
Magnolia virginiana	Sweetbay Magnolia	1.5-1.75"	3	B&B	25	75	8.9%	**150/Ac	
Ilex opaca (M)	American Holly (male)	6-8"	3	B&B	25	75	8.9%	**150/Ac	
Ilex opaca (F)	American Holly (female)	6-8"	3	B&B	25	75	8.9%	**150/Ac	
Reforestation Units Provided						840	100.0%		
Total Reforestation Units Required						700			
Excess						50			

REFORESTATION PLANT SCHEDULE - SLOPE AREA						Reforestation Area Acreage = 0.36		Slope Plantings	
Species	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	Min. Req Per Acre
Plantings Per Landscape Plan									
Acer Rubrum 'October Glory'	October Glory Red Maple	2.5"-3"	5	B&B	4	20	3.2%	**150/Ac	
Celtis occidentalis	Common hackberry	2.5"-3"	5	B&B	2	10	1.6%	**150/Ac	
Cornus Canadensis	Eastern Red Bud	2.5"-3"	5	B&B	1	5	0.8%	**150/Ac	
Juglans nigra	Black Walnut	2.5"-3"	5	B&B	6	30	4.7%	**150/Ac	
Juniperus virginiana	Eastern Red Cedar	6-8"	3	B&B	3	15	2.4%	**150/Ac	
Pinus Strobus	White Pine	6-8"	3	B&B	4	20	3.2%	**150/Ac	
Quercus Alba	White Oak	2.5"-3"	5	B&B	5	25	4.0%	**150/Ac	
Tilia americana 'redmond'	American linden	2.5"-3"	5	B&B	3	15	2.4%	**150/Ac	
Sub-total						120	19.0%	Sub total	
Plantings Per Reforestation									
Acer negundo	Box Elder	Seeding	1	B&B	98	98	15.5%	700 seedlings/Acre	
Acer saccharinum	Silver Maple	Seeding	1	B&B	98	98	15.5%	700 seedlings/Acre	
Liquidambar styraciflua	Tulip Poplar	Seeding	1	B&B	98	98	15.5%	700 seedlings/Acre	
Quercus phellos	Willow Oak	Seeding	1	B&B	98	98	15.5%	700 seedlings/Acre	
Total						418	100.0%		
Reforestation Units Provided						613			
Total Reforestation Units Required						500			
Excess						73			

NOTES:
*1. "Shade Tree, Evergreen Tree and Ornamental Tree" are B&B trees proposed as part of the Landscape Plan; refer to Landscape Plan for details regarding all B&B plant material
**2. Number of plantings required per Acre are met through plantings shown on the proposed landscape plan.

AFFORESTATION AND REFORESTATION NOTES:

- ALL AFFORESTATION AND REFORESTATION BONDS, 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 AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- 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 THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
- REFORESTATION AREAS SHALL NOT BE MOVED. 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 THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
- 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.
- 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.
- RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
- FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN 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 INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

- QUANTITY: (SEE PLANT SCHEDULE)
- TYPE: (SEE PLANT SCHEDULE)
- PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE 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 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 OR LEADERS AND BRANCHES SHALL BE REJECTED. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, 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 ANS SHALL BE MAINTAINED THROUGH 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 BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. 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.
- 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 SHALL 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 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 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 ON EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ON 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.
- 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 OPERATIONS 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 DETAILS(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).
- GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
- MOVING: NO MOVING 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 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 OF PLANTING.
- SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.
- IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANT MAY BE CUT NEAR THE GROUND AND 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.
- 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 CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- 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 INDIVIDUAL HOMEOWNERS

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

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 SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

- 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.
- 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.
- 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.
- SITE CONFORMANCE TO THE INVASIVE SPECIES MANAGEMENT PLAN SHALL BE INCLUDED IN EACH ANNUAL SITE EVALUATION.

OFF-SITE WOODLAND CONSERVATION NOTE:



NOTE

FOR LOCATION OF UTILITIES CALL
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OR LOG ON TO
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<http://www.missutility.net>

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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
DEPTH OF THE MAINS BY DIGGING TEST PITS
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or the District Council.
**M-NCPPC
APPROVAL**

PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet



**Dewberry
Consultants LLC**
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
LARGO CRESCENTS LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
(301) 918-2946

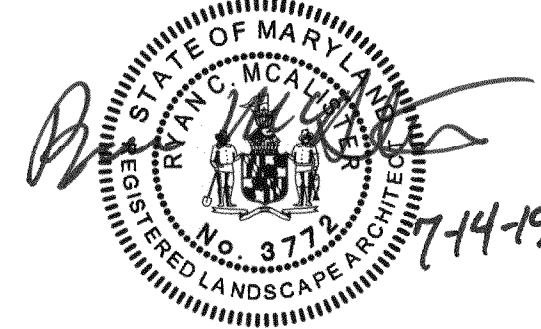
CONTACT:
KENNETH H. MICHAEL
(301) 918-2900

THE CRESCENTS AT LARGO TOWN CENTER
TREE CONSERVATION PLAN TYPE II
(PARCELS: 1-4, BLOCK B)

(PARCELS: 1-4, BLOCK B)
PRINCE GEORGE'S COUNTY, MD
13TH ELECTION DISTRICT

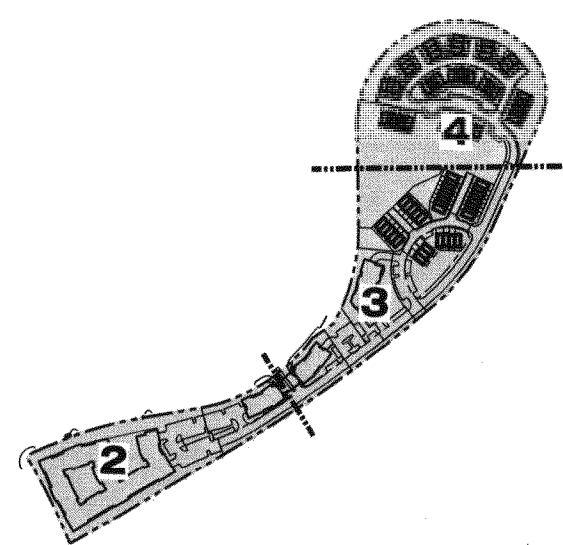
TAX MAP 67 GRIDES E3, F2, F3
200' MAP REFERENCE 201 NE09

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

KEY PLAN



SCALE

[illegible]

No.	DATE
REVISIONS	

DRAWN BY	SGT
APPROVED BY	TA
CHECKED BY	NB/JP
DATE	JANUARY 2014

TITLE

**TYPE II TREE
CONSERVATION
PLAN**
DETAILS, NOTES,
& COMPUTATIONS

DEWBERRY JOB NO. 50054769

6

SHEET NO. 6 OF 7

1

2

3

4

5

6

F

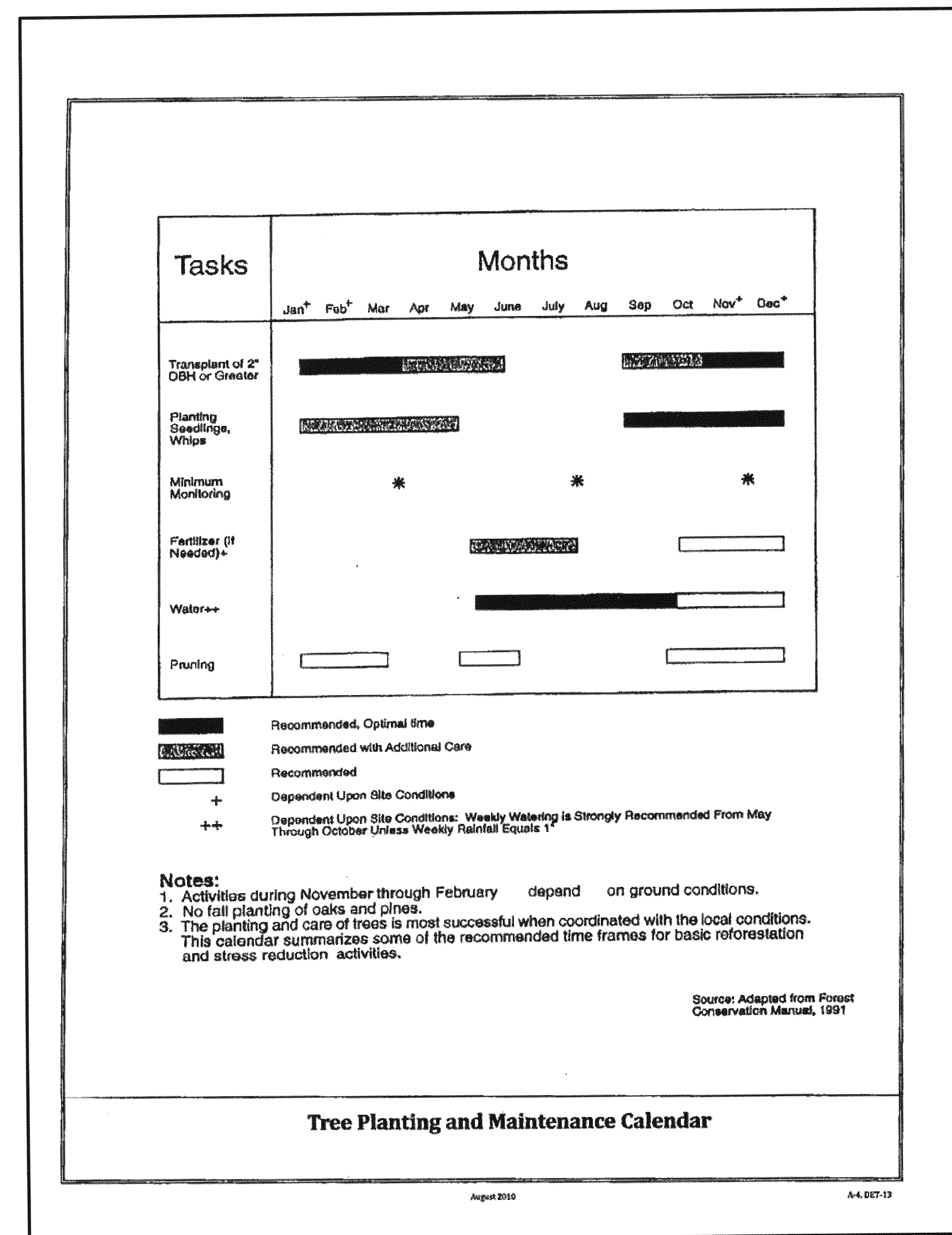
E

D

C

B

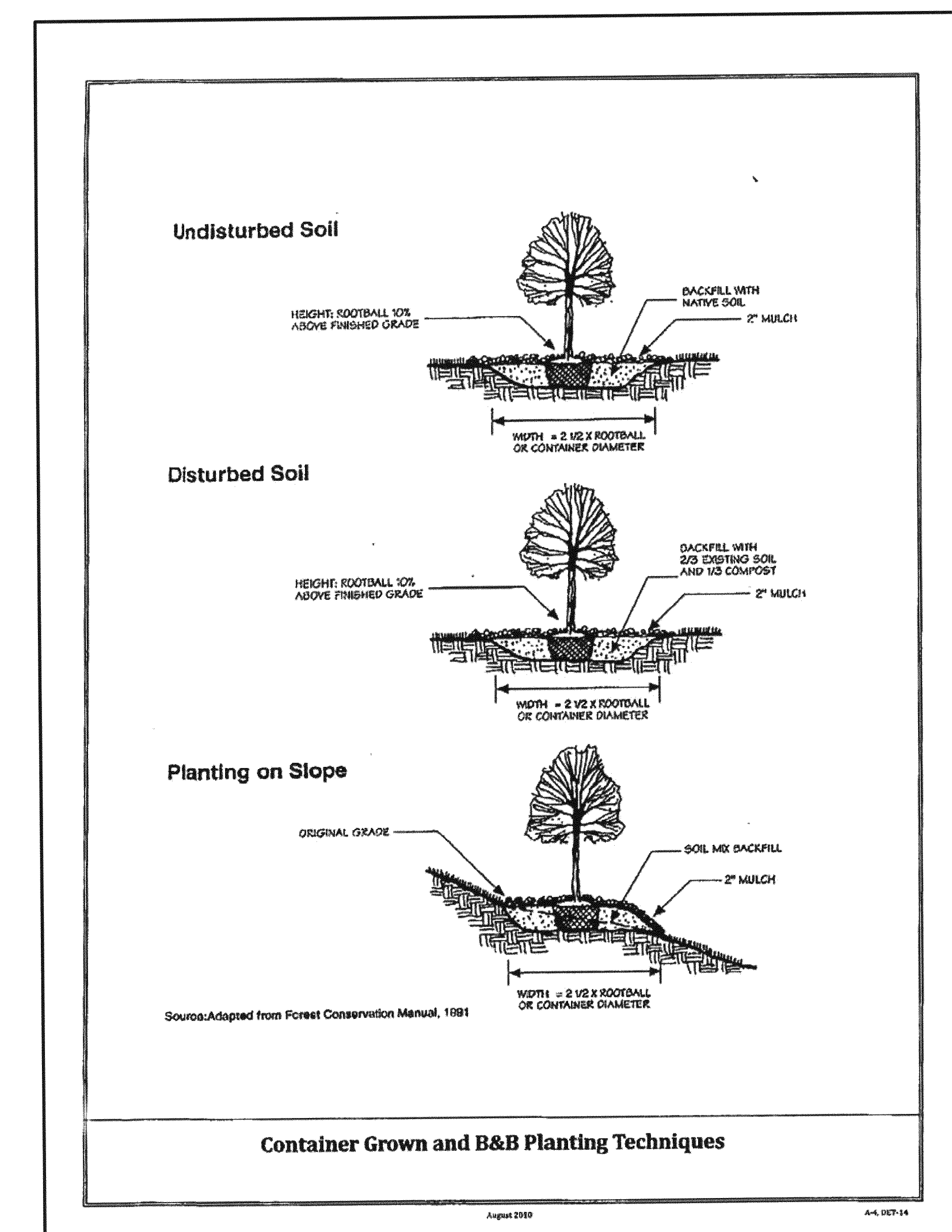
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1

TREE PLANTING AND MAINTENANCE CALENDAR

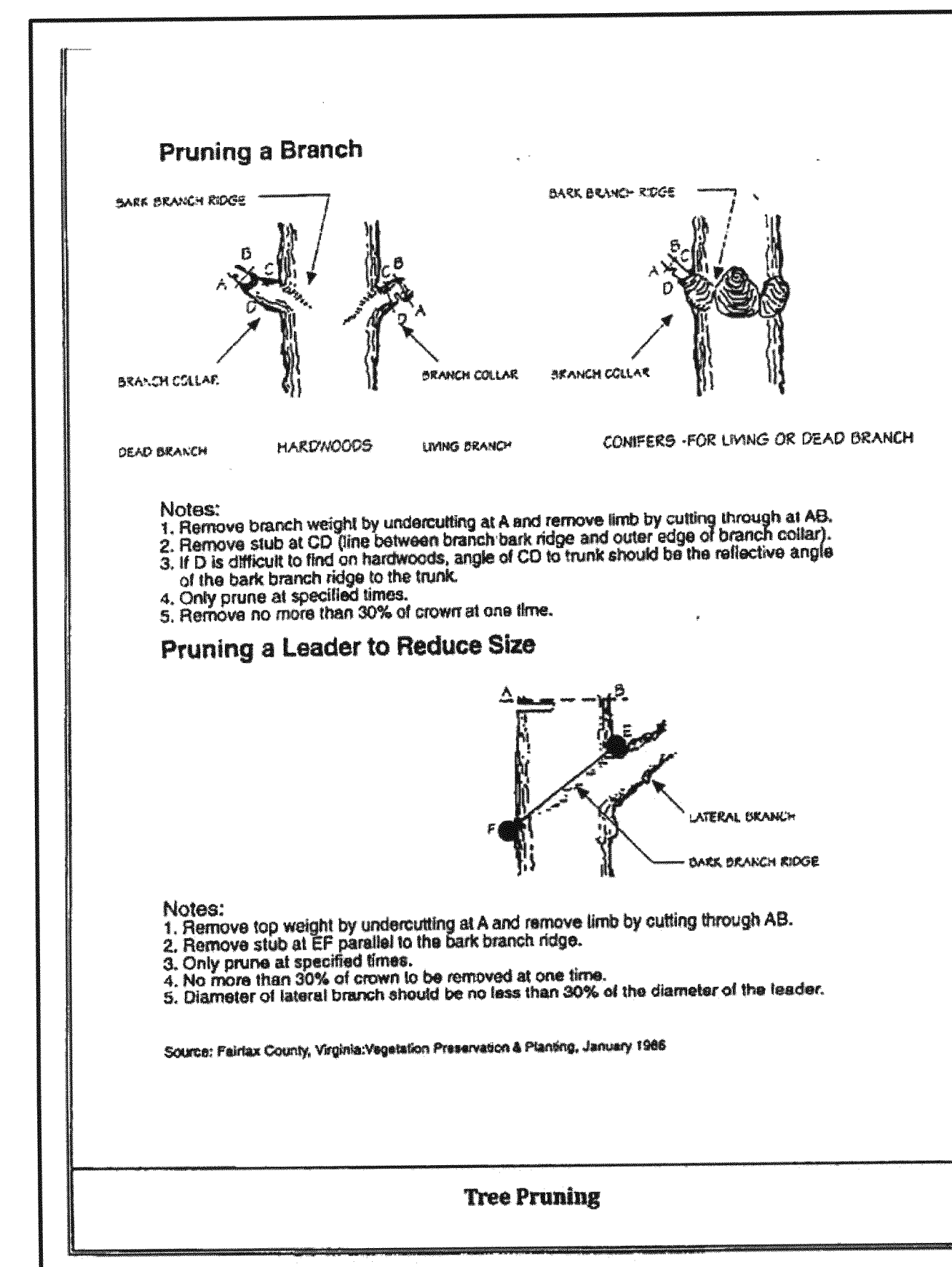
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4

CONTAINER GROWN AND B&B PLANTING TECHNIQUES

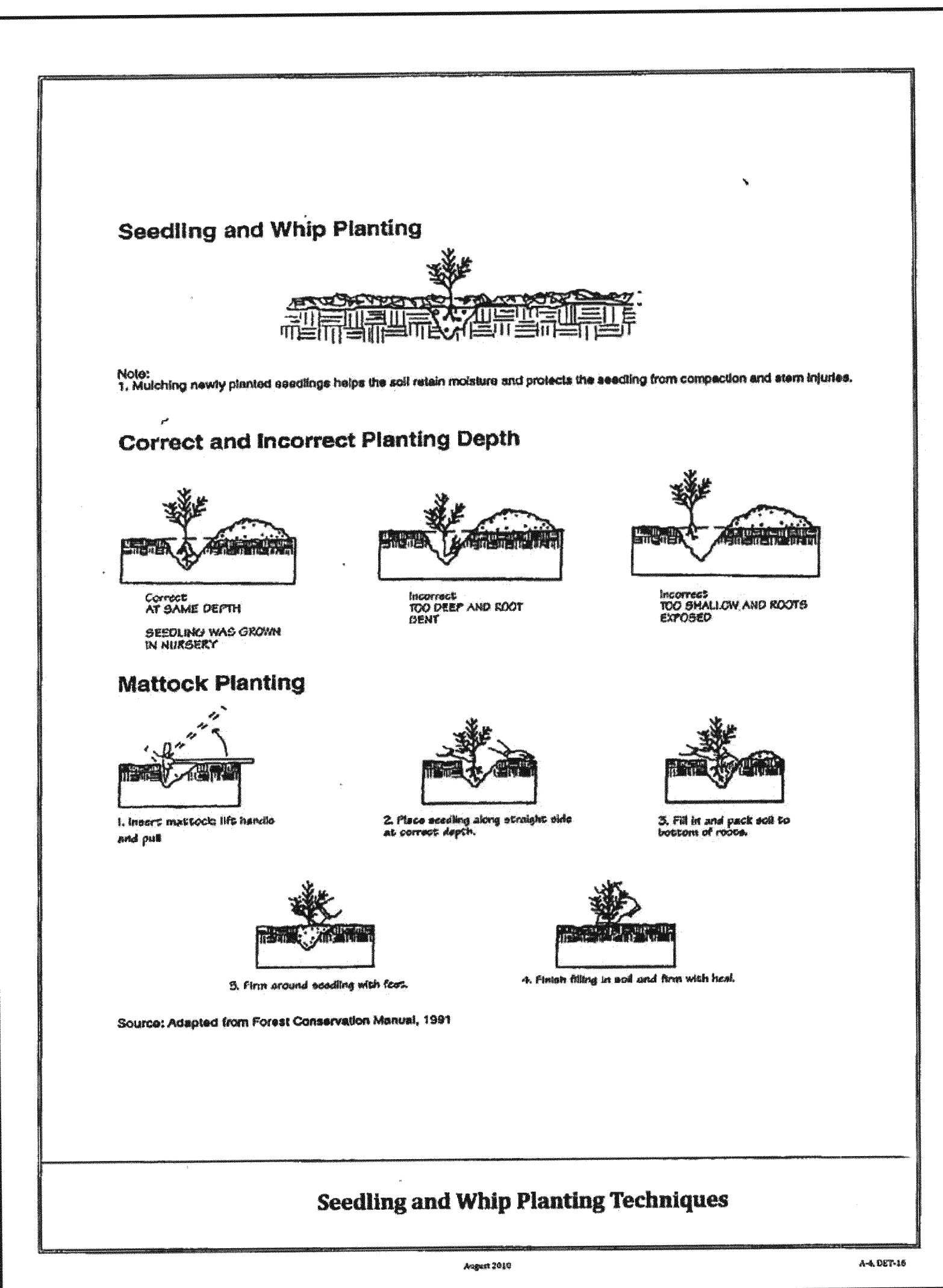
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2

TREE PRUNING

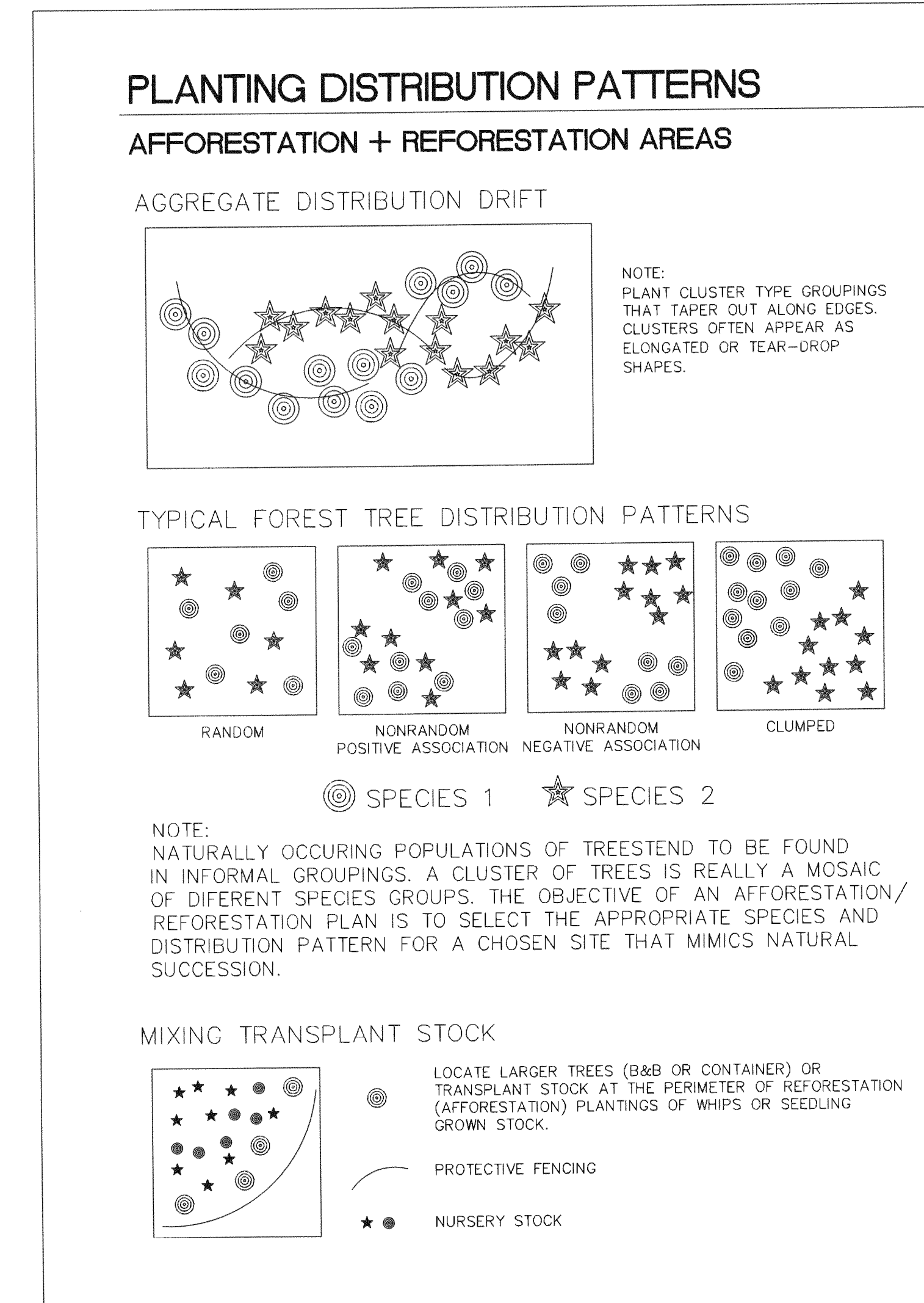
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5

SEEDLING AND WHIP PLANTING TECHNIQUES

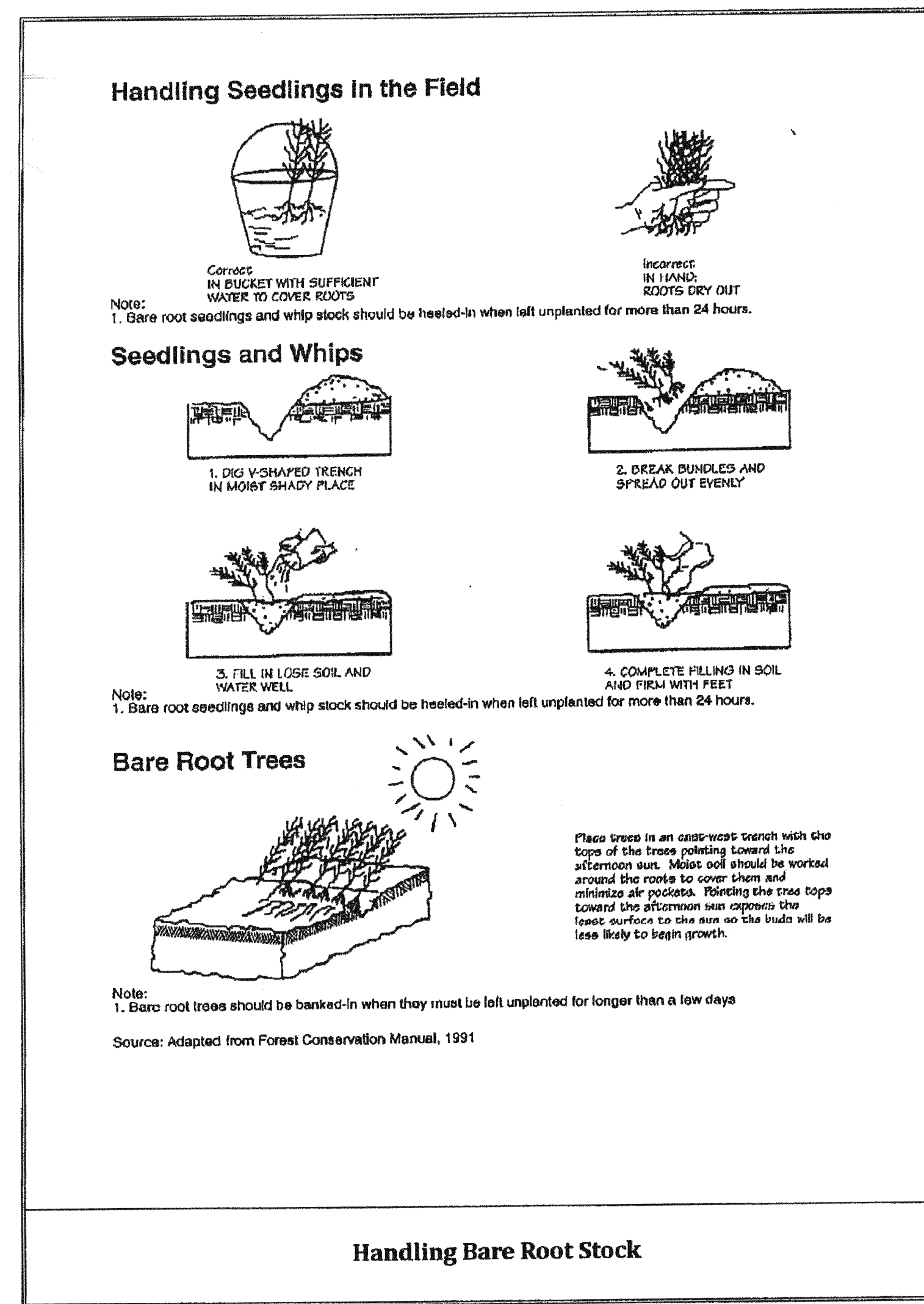
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3

PLANTING DISTRIBUTION PATTERNS

SCALE: NTS



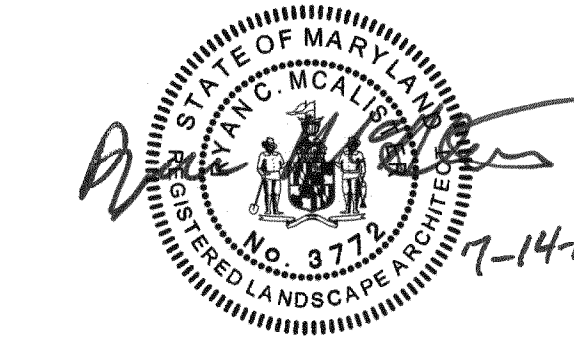
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HANDLING BARE ROOT STOCK

SCALE: NTS

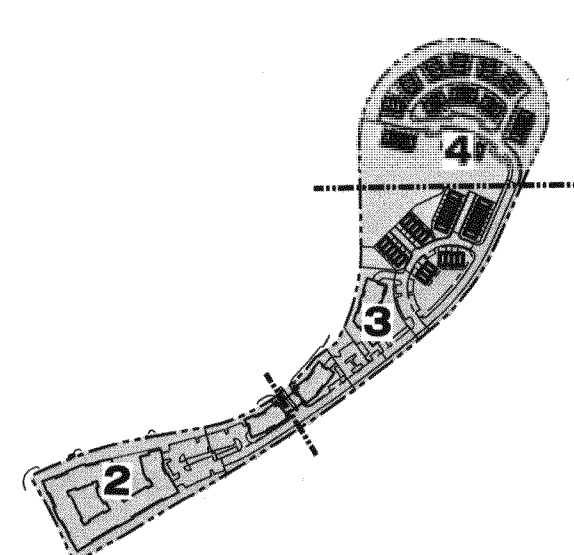
NOTE:
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

SEAL



PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE MAY 15, 2016.

KEY PLAN



SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY SGT
APPROVED BY TA
CHECKED BY NB/JP
DATE JANUARY 2014

TITLE

TYPE II TREE CONSERVATION PLAN
DETAILS, NOTES, & COMPUTATIONS
 DEWBERRY JOB NO. 50054769

SHEET NO.

7 OF 7

Approved by	Date	DRD#	Reason for Revision
Megan Reiso	7/22/15	DSP-14008	DC Final/Permit
00			
01			
02			
03			
04			
05			

THIS BLOCK IS FOR OFFICIAL USE ONLY. Call label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL



PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER

PROJECT NUMBER: DSP-14008

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.