

ELEVATION OF THE MAINS BY DIGGING TEST PITS

BY HAND AT ALL UTILITY CROSSINGS WELL IN

ADVANCE OF THE START OF EXCAVATION.

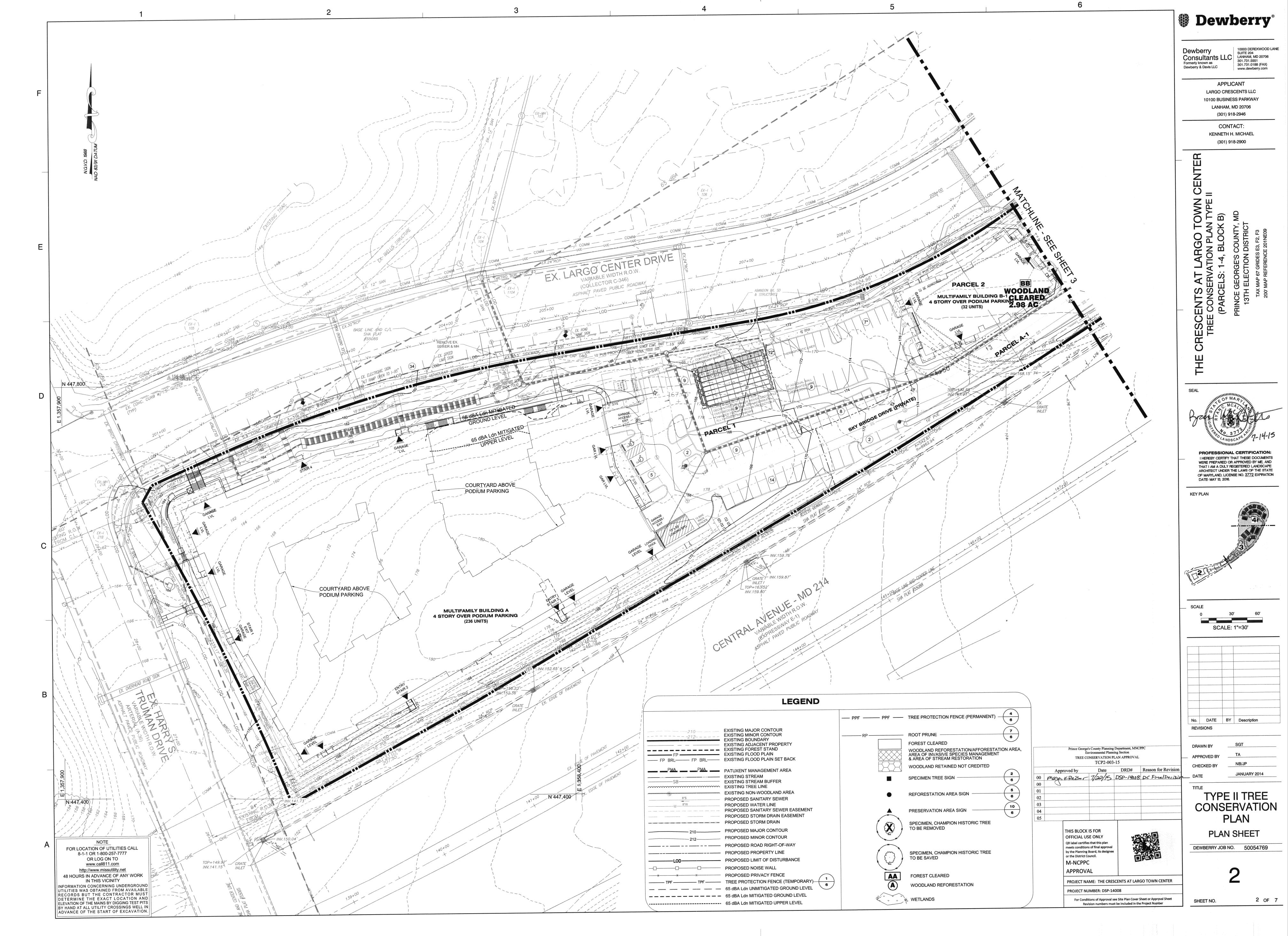
WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE

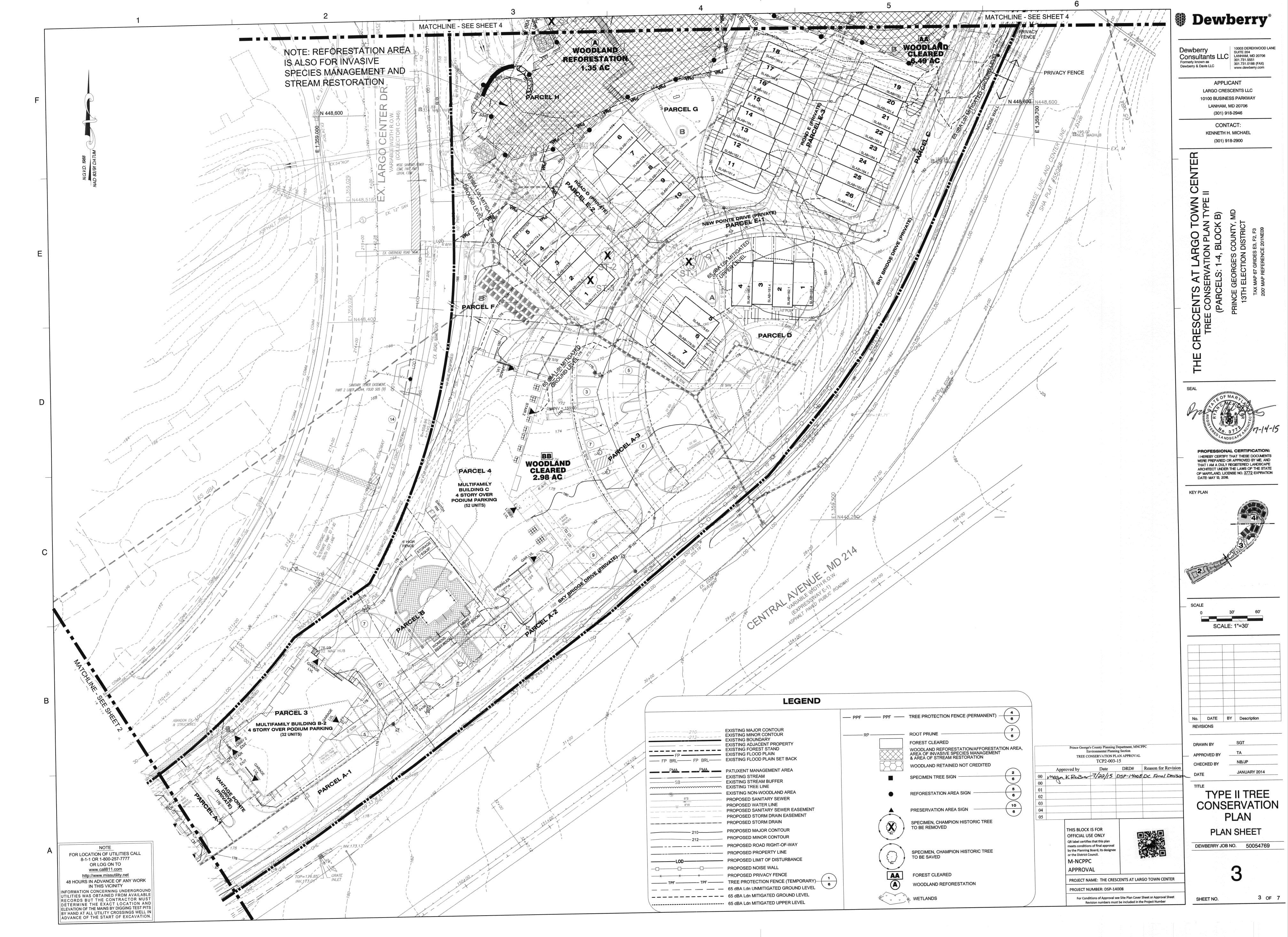
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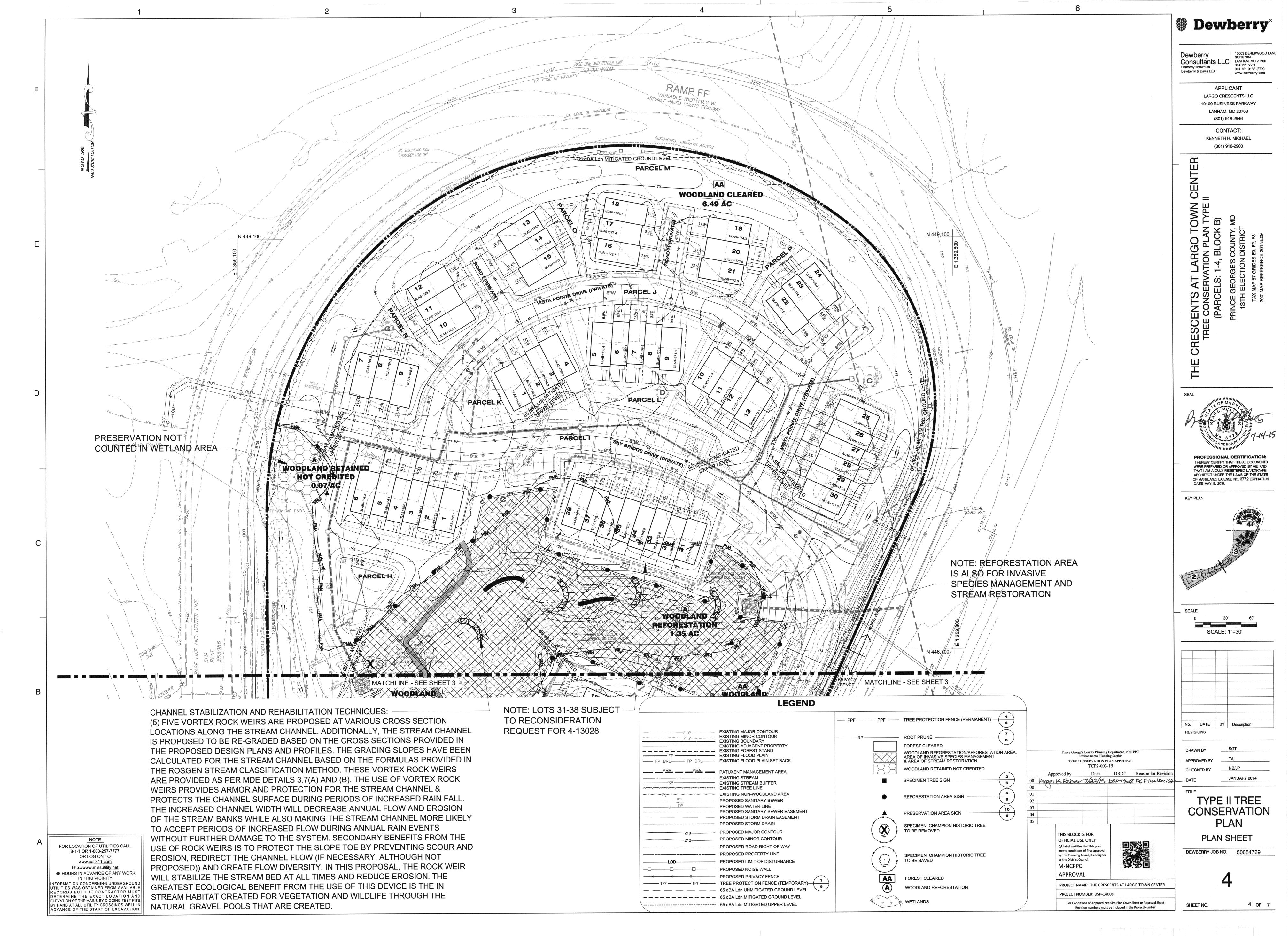
SHEET NO.

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

Revision numbers must be included in the Project Number







Sheet	Gross Tract Area	100- Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood- land (NTA)	Ex. Wood- land (FP)	Cleared	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodand Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	
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

- 1. 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 IF LARGO TOWN CENTER DSP-14008 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 2. 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 3 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
- 4. 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. 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE
- REQUIREMENTS CONTAINED HEREIN. 6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED M-U-I.

MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.

- 7. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- 8. THE SITE ABUTS 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. 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25,117(G).

TREE PRESERVATION AND RETENTION NOTES

- 10. 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.
- 11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- 12. 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.
- 13. 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.
- 14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.

19. 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.

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-NCCPC 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):

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

Reforest									у у однуг и почит в се и постоя долуго под волого подобу до удорија до устово со угу устов	
REFORE	STATION PLANT SCHEDULE - LOW	/LAND AI	LAND AREA Acreage					Lowland Plantings		
Species			Large Caliper Planting Stock					Percent of	Min. Req.	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	9 10 111118	Per Acre	
Acer negundo	Box Elder	Seedling		1	B&B	180	30		700 seedlings/Acre	
Betula nigra	River Birch	1.5-2.0"		3	B&B	25	75			
Liquidambar styraciflua 'Rotundiloba'	Sweetgum	Seedling		1	B&B	180	180		700 seedlings/Acre	
Quercus Alba	White Oak	Seedling		1	B&B	180	180		700 seedlings/Acre	
Salix nigra	Black Willow	1-1.5"		3	B&B	25	75			
Quercus phellos	Willow Oak	1.5-1.75"		3	B&B	25	75			
Magnolia virginiana	Sweetbay Magnoia	1.5-1.75"		3	B&B	25	75			
Ilex opaca (M)	American Holly (male)		6'-8'	3	B&B	25	75			
Ilex opaca (F)	American Holly (female)		6'-8'	3	B&B	25	75		A CONTRACTOR OF THE PROPERTY O	
								100.0%		
		s Provided	The same of the sa							
			Large Caliper Planting Stock Reforestation Percent of Stocking Height Credits/Unit Type Quantity Credits Stocking Per Acre Per Acre Acre Per Acre Pe							
	Excess									

					become his and the first in the description control of the control	Refores	station Area		and the second of the second
REF	ORESTATION PLANT SCHEDUL		Acreage 0.56				Slope Plantings		
Sı		Large Caliper Planting Stock				Reforestation	Percent of	Min. Req.	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Type	Quantity	Credits	Stocking	Per Acre
Plantings Per Landscape Plan									
Acer Rubrum 'October Glory'	October Glory Red Maple	2.5"-3"		5	B&B	4	20		**150/Ac
Celtis occidentalis	Common hackberry	2.5"-3"		5	B&B	2	10		**150/Ac
Cercis Canadensis	Eastern Red Bud	2.5"-3"		5	B&B	1	5	CONTRACTOR OF THE PROPERTY OF	**150/Ac
Juglans nigra	Black Walnut	2.5"-3"		5	B&B	6	30	NAME OF THE OWNER OWNER OF THE OWNER OWNE	**150/Ac
Juniperous virginiana	Eastern Red Cedar		6'-8'	3	B&B	1	3		**150/Ac
Pinus Strobus	White Pine		6'-8'	3	B&B	4	12		**150/Ac
Quercus Alba	White Oak	2.5"-3"		5	B&B	5	25		**150/Ac
Tilia americana 'redmond'	American linden	2.5"-3"		5	B&B	3	15		**150/Ac
		**************************************	Sub-total	120	19.0%	Sub total			
Plantings Per Reforestation									
Acer negundo	Box Elder	Seedling		1	B&B	98			700 seedlings/Acre
Acer saccharinum	Silver Maple	Seedling		1	B&B	98			700 seedlings/Acre
Liriodendron tulipifera	Tulip Poplar	Seedling		1	B&B	98			700 seedlings/Acre
Quercus phellos	Willow Oak	Seedling		1	B&B	98			700 seedlings/Acre
Had to be a second of the seco				Tota		418 its Provided	The same of the sa	100.0%	
	CONTRACTOR OF THE PROPERTY OF								
	560								
						Excess	72		rada grada di singka saga saga saga saga saga saga saga s
NOTES:									
*1. "Shade Tree, Evergreen Tree and	d Ornamental Tree" are B&B trees	proposed as par	t of the I	andscape Plan	; refer to	Landscape l	Plan for details r	egarding all B&B	plant material
**2. Number of plantings required p									
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AFFORESTATION AND REFORESTATION NOTES:

- 1. 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. 2. 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
- 3. 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.
- 4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
- 5. 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. 6. 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. 7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- 8. 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.
- 9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT. 10. 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

- 1. QUANTITY: (SEE PLANT SCHEDULE) 2. TYPE: (SEE PLANT SCHEDULE)
- 3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS 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 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 GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE
- 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.
- 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

- 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. 6. 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 HOLD 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.
- 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 THEORY. 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 ON SOIL SAMPLE FOR 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.
- 9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY. 10. 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. 11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
- 12. MULCHING: APPLY TWO-INCH 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 RATE OF 5 LBS/ACRE. 14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
- 15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED
- 16. SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

WITH THE LABEL INSTRUCTIONS.

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

GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

- a. 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 GEORGE'S 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
- 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. b. 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. C. 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
- d. 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

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE

- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION
- b. REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS,

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1

WATERING 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)

- 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
- 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 ALTERNATIVE 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. 4. SITE CONFORMANCE TO THE INVASIVE SPECIES MANAGEMENT PLAN SHALL BE INCLUDED IN EACH ANNUAL SITE EVALUATION.

OFF-SITE WOODLAND CONSERVATION NOTE

QUALIFIED PROFESSIONAL CERTIFICATION

COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

Ryan McAlister, RLA

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S

PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT FOR THE SECTION OF DEVELOPMENT SHOWN ON THIS TCP2. ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN. THE OFFSITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET WITHIN THE MATTAWOMAN CREEK WATERSHED, UNLESS THE APPLICANT DEMONSTRATES DUE DILIGENCE IN SEEKING OUT OPPORTUNITIES FOR OFF-SITE WOODLAND CONSERVATION LOCATIONS IN ACCORDANCE WITH PRIORITIES OF SECTION 25-122(A)(6).

10003 DEREKWOOD LAN Dewberry LANHAM, MD 20706 Consultants LLC 301 731 5551 Formerly known as 301.731.0188 (FAX) Dewberry & Davis LLC www.dewberry.com

> APPLICANT LARGO CRESCENTS LLC 10100 BUSINESS PARKWAY **LANHAM, MD 20706**

> > (301) 918-2946

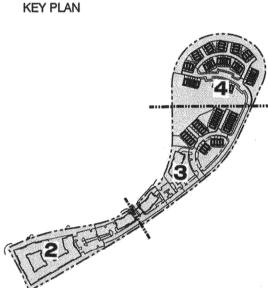
CONTACT:

KENNETH H. MICHAEL (301) 918-2900

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.



No. DATE BY Description REVISIONS

APPROVED BY CHECKED BY JANUARY 2014 00 Maga K Reise 7/20/15 DSP/4008 DC Final Resolutor

Prince George's County Planning Department, MNCPPC

TREE CONSERVATION PLAN APPROVAL TCP2-003-15

THIS BLOCK IS FOR

OFFICIAL USE ONLY

or the District Council.

M-NCPPC

QR label certifies that this plan

meets conditions of final approval

by the Planning Board, its designee

PROJECT NUMBER: DSP-14008

PROJECT NAME: THE CRESCENTS AT LARGO TOWN CENTER

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

Revision numbers must be included in the Project Number

DRD# Reason for Revision

TYPE II TREE **CONSERVATION**

DETAILS, NOTES, & COMPUTATIONS DEWBERRY JOB NO. 50054769

5 OF 7

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.

FOR LOCATION OF UTILITIES CALL

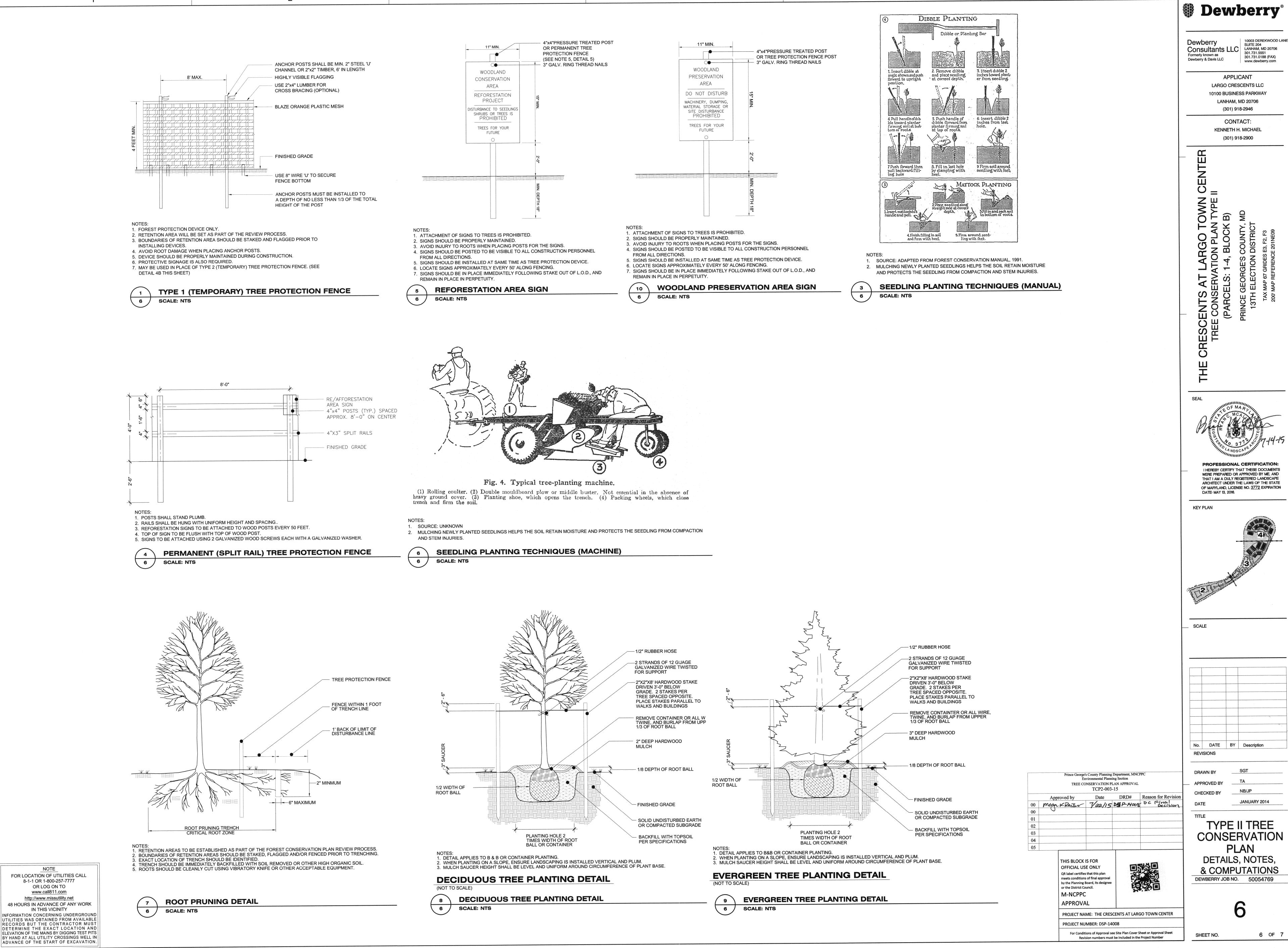
8-1-1 OR 1-800-257-7777

OR LOG ON TO

www.call811.com http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK

10003 Derekwood Lane, Suite 204 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. Lanham, MD 20706-4804 P: 301.364.1801 | E: RMcAlister@dewberry.com



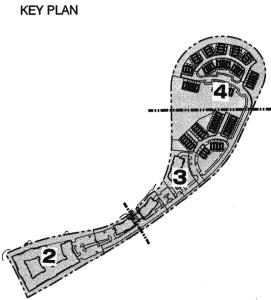
Dewberry*

10003 DEREKWOOD LANE **LANHAM, MD 20706**

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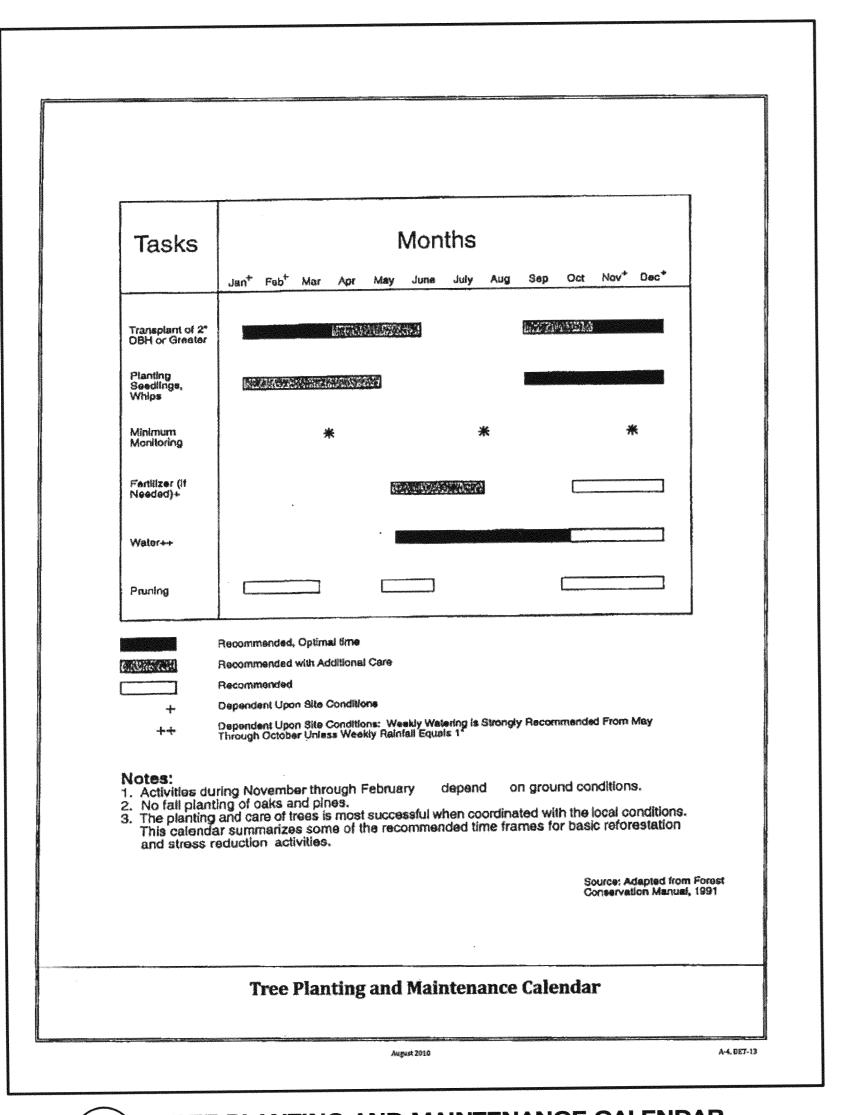
OF MARYLAND, LICENSE NO. 3772 EXPIRATION



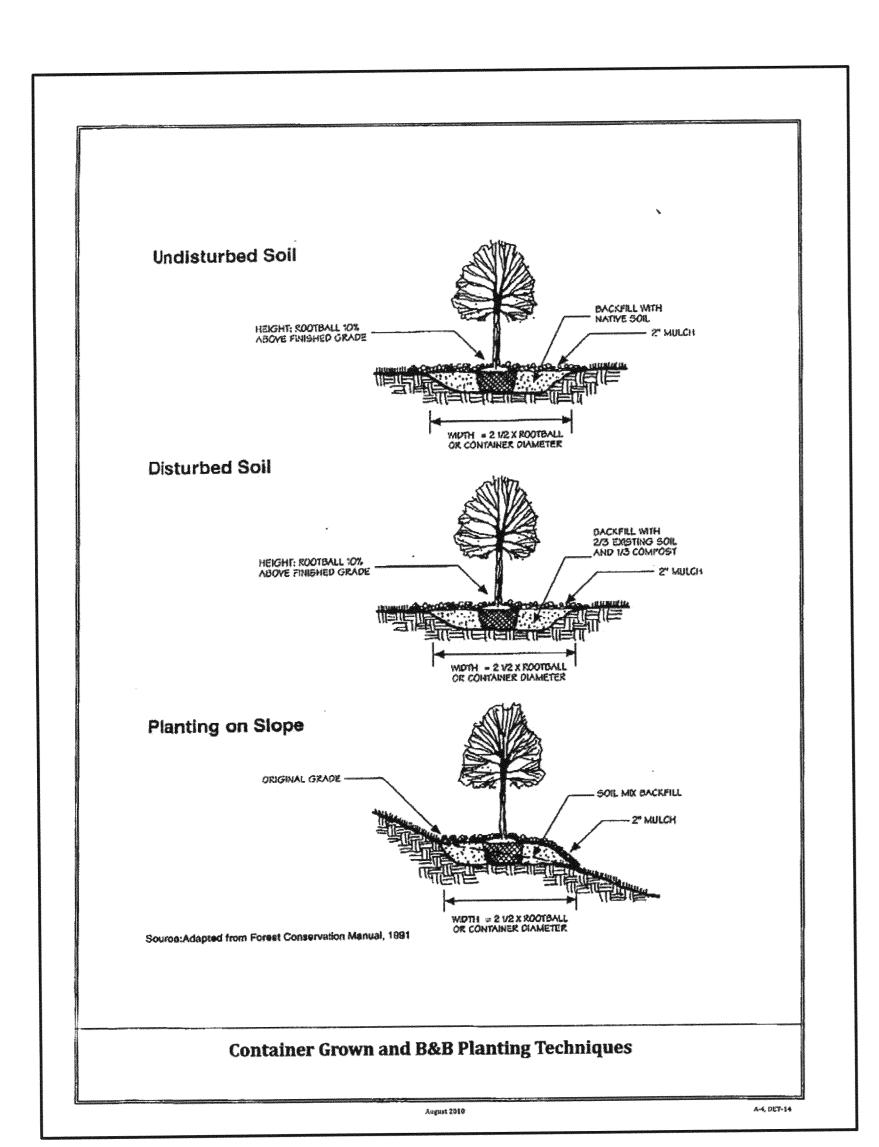
JANUARY 2014

DETAILS, NOTES, & COMPUTATIONS

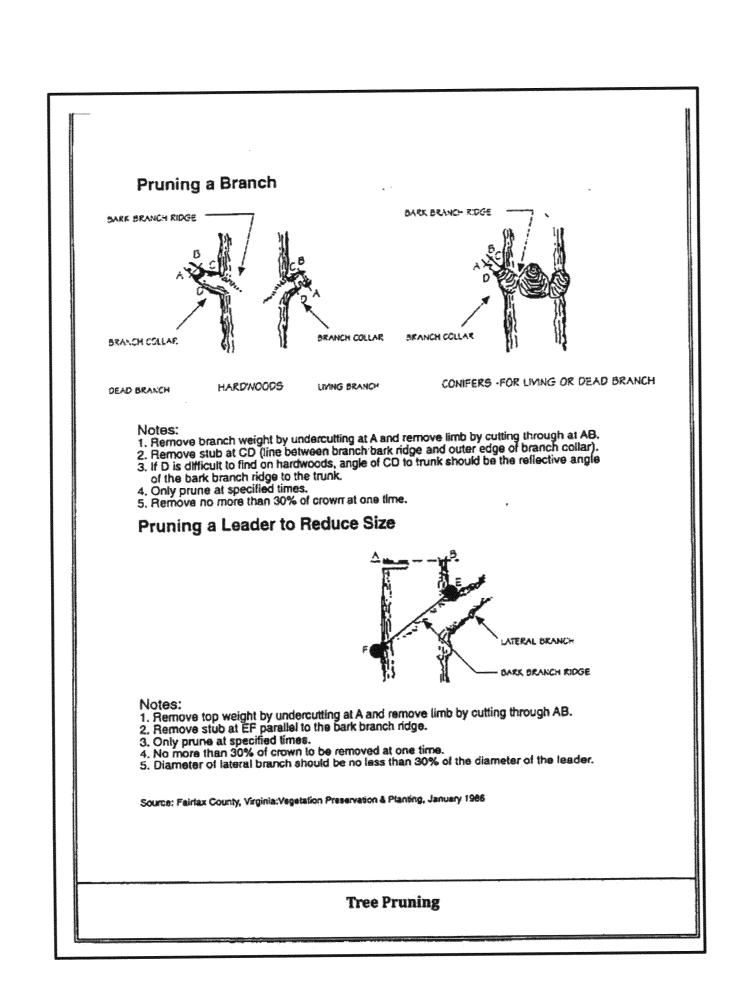
6 OF 7



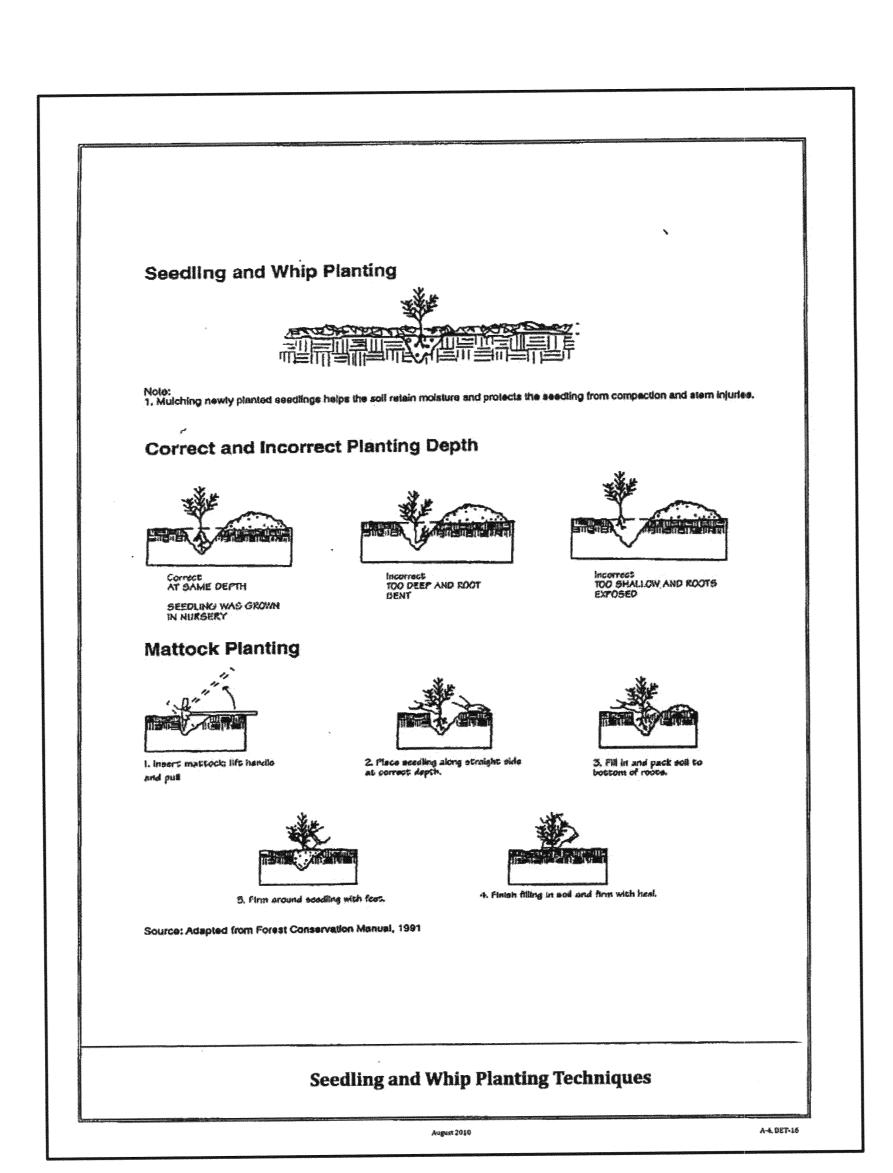
TREE PLANTING AND MAINTENANCE CALENDAR



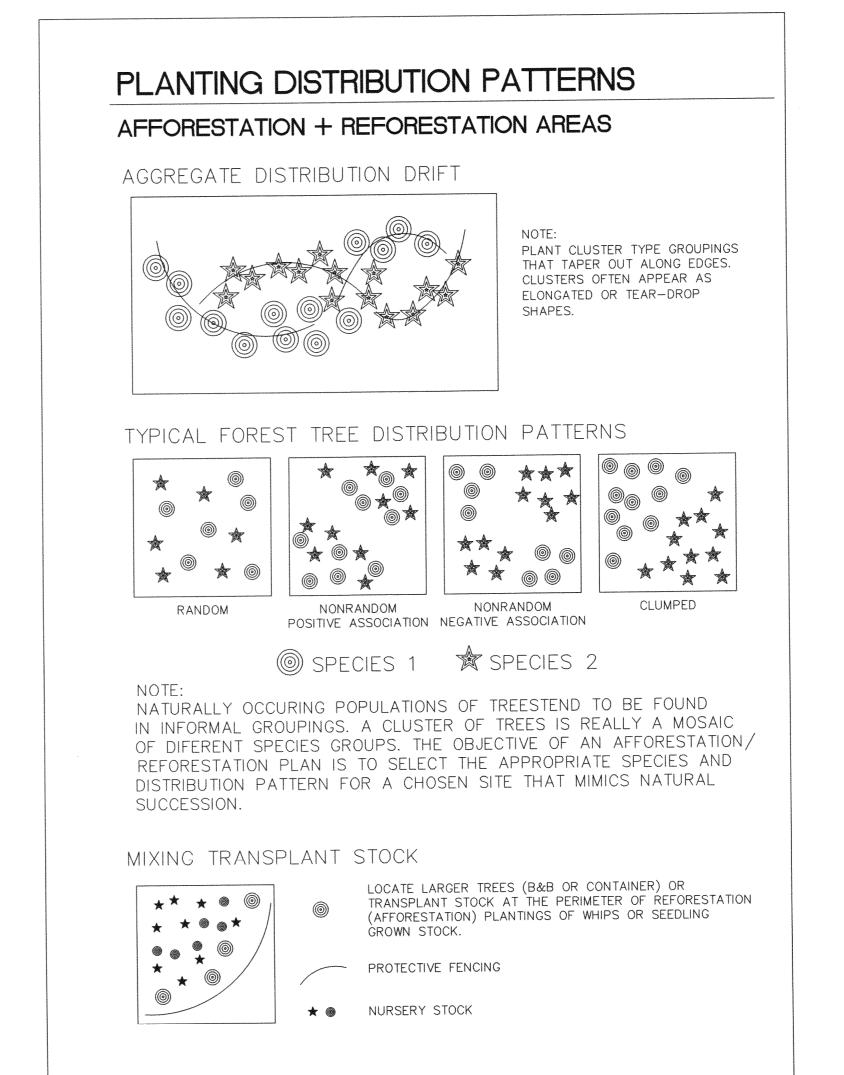
CONTAINER GROWN AND B&B PLANTING TECHNIQUES SCALE: NTS



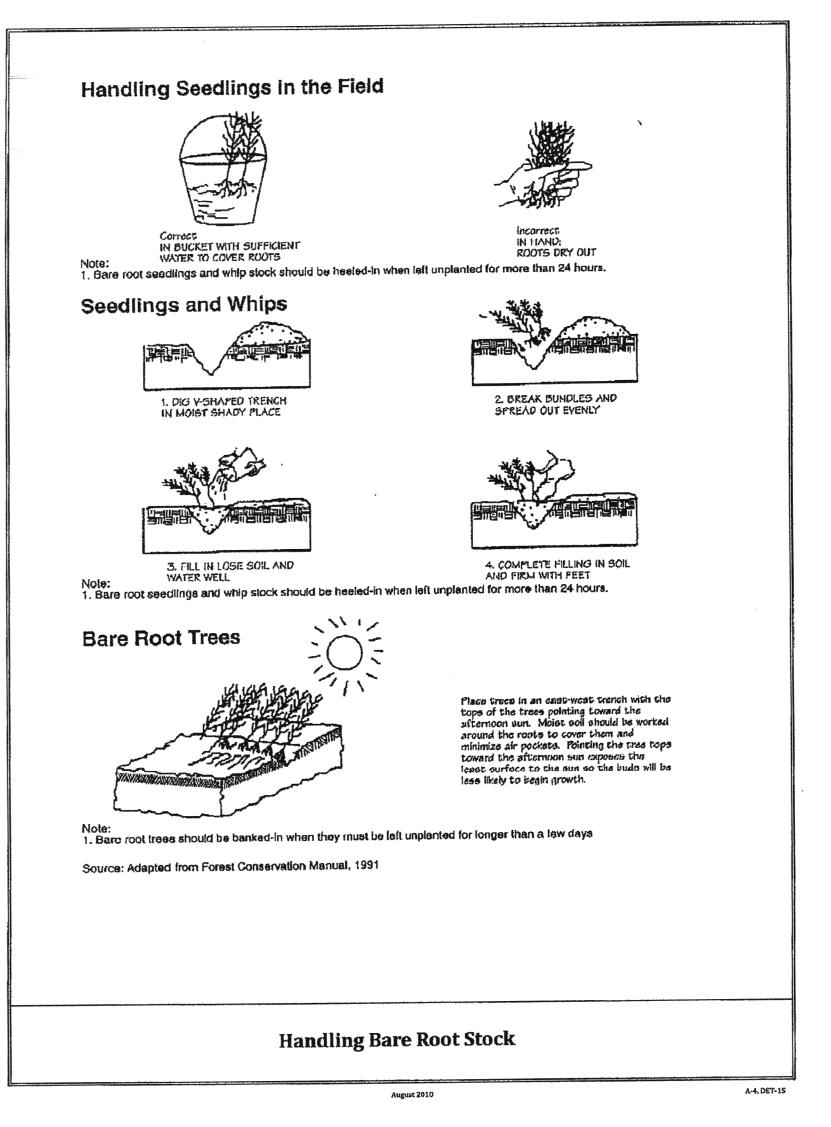
TREE PRUNING SCALE: NTS



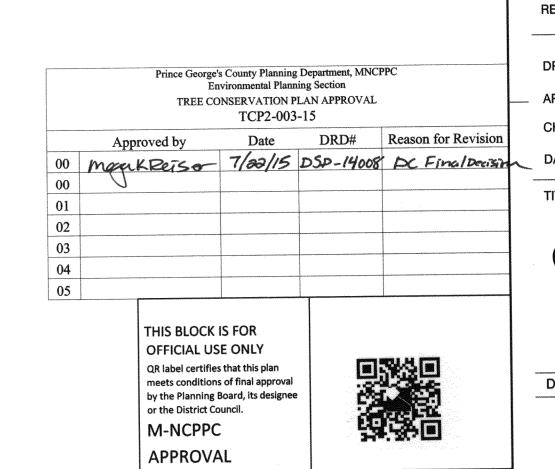
SEEDLING AND WHIP PLANTING TECHNIQUES SCALE: NTS



PLANTING DISTRIBUTION PATTERNS SCALE: NTS







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

SHEET NO.

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

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DATE: MAY 13, 2016.

KEY PLAN

Dewberry*

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www.dewberry.com

Consultants LLC

Formerly known as

| CENTER

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