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Engineering  
Surveying  
Planning  
Environmental Sciences

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NO. \_\_\_\_\_  
DESIGNED: DJB  
DATE: AUGUST 2018

REVISIONS  
BY \_\_\_\_\_  
DATE \_\_\_\_\_  
CAD STANDARDS VERSION: \_\_\_\_\_  
TECHNICIAN: DJB

CHECKED: DJB

MISS UTILITY NOTE  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES  
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR  
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL  
EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST  
PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.  
CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO  
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN  
SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS  
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY  
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS  
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNERS  
JLH PROPERTIES VIII LLC  
13001 CULEY STATION RD.  
UPPER MARLBORO, MD 20772

DEVELOPER/APPLICANT  
PEERLESS ASSOCIATES, LLC  
5560 STERRETT PLACE, SUITE 200  
COLUMBIA, MD 21044  
PHONE: (443) 367-9147  
FAX: (443) 320-0493  
CONTACT: KYLE SPEECH  
VICE PRESIDENT OF DEVELOPMENT

MAP 93 GRID 84  
TAX MAP 93-84  
ZONING CATEGORY: M-X-T  
WBC 200 SHEET XXXX  
200SE13  
SITE DATUM  
HORIZONTAL: NAD 83  
VERTICAL: NAVD 83

STATE OF MARYLAND  
JAMES H. HARRIS  
LANDSCAPE ARCHITECT

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN TYPE 2 APPROVAL  
TCPI-003-2019

APPROVED BY: \_\_\_\_\_ DATE: 10/21/2019  
REASON FOR REVISION: \_\_\_\_\_

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN TYPE 2 APPROVAL  
TCPI-003-2019

APPLICATION NAME: TOWNES AT PEERLESS  
APPLICATION #: DSP-18039 & DSD-651  
TCP #: TCP2-003-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH DISTRICT COUNCIL APPROVAL  
DATED: June 18, 2019  
SIGNATURE APPROVAL DATE: \_\_\_\_\_  
Jill Kosack  
AUTHORIZED SIGNATURE

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY  
APPLICATION NAME: TOWNES AT PEERLESS  
APPLICATION #: DSP-18039 & DSD-651  
TCP #: TCP2-003-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH DISTRICT COUNCIL APPROVAL  
DATED: June 18, 2019  
SIGNATURE APPROVAL DATE: \_\_\_\_\_  
Jill Kosack  
AUTHORIZED SIGNATURE

## TREE CONSERVATION PLAN-TYPE II DSP-18039

## TOWNES AT PEERLESS

MARLBORO (3rd) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

11' = 30'

SHEET 1  
OF 2

PROJECT NO.  
3355-01-00



WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT  
OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED  
IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED  
IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER FOLIO  
REVISIONS TO THIS TOP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

NOTE:  
ALL EXISTING DEBRIS SHALL BE REMOVED FROM THE WOODLAND PRESERVATION  
AREAS AND ALL PROPOSED IMPACT AREAS SHALL HAVE ALL NUISANCE DEBRIS  
(BOTTLES, CANS, PLASTICS AND METAL OBJECTS) REMOVED.

SPECIMEN TREE TABLE					
KEY	SPECIES NAME	SIZE	CRZ	CONDITION	DISPOSITION
1*	TULIP POPLAR	31"	45.5'	GOOD	SAVE
2*	TULIP POPLAR	32"	48'	GOOD	SAVE
3	TULIP POPLAR	32"	48'	GOOD	SAVE
4	TULIP POPLAR	50"	75'	V. POOR	SAVE
5	WHITE OAK	40"	60'	F. GOOD	SAVE
6	TULIP POPLAR	34"	51'	F. GOOD	SAVE
7	TULIP POPLAR	31"	46.5'	GOOD	SAVE
8	WHITE OAK	37"	55.5'	GOOD	SAVE
9	TULIP POPLAR	33"	49.5'	GOOD	SAVE
10	BLACK CHERRY	30"	45'	POOR	REMOVE
11	TULIP POPLAR	37"	55.5'	POOR	REMOVE
12	LINDEN	33"	49.5'	F. GOOD	REMOVE
13	SILVER MAPLE	60"	90'	GOOD	REMOVE
14	SILVER MAPLE	61"	91.5'	GOOD	SAVE
15	SWEETGUM	35"	52.5'	F. GOOD	SAVE
16	SWEETGUM	32"	48'	POOR	REMOVE
17*	TULIP POPLAR	35"	52.5'	V. POOR	SAVE
18*	TULIP POPLAR	31"	46.5'	F. GOOD	SAVE
19*	TULIP POPLAR	36"	54'	GOOD	SAVE
20*	SWEETGUM	30"	45'	GOOD	SAVE
21*	SWEETGUM	36"	54'	GOOD	SAVE
22*	WHITE OAK	34"	51'	GOOD	SAVE
23*	WHITE OAK	32"	48'	GOOD	SAVE
24*	AMERICAN BEECH	30"	45'	GOOD	SAVE
25*	TULIP POPLAR	30"	45'	GOOD	SAVE
26*	AMERICAN BEECH	32"	48'	FAIR	SAVE
27	TULIP POPLAR	43"	64.5'	GOOD	SAVE
28	TULIP POPLAR	40"	60'	GOOD	SAVE
29	TULIP POPLAR	32"	48'	GOOD	SAVE
30*	WHITE OAK	38"	57'	POOR	SAVE
31	TULIP POPLAR	34"	51'	GOOD	REMOVE
32	WHITE OAK	32"	48'	F. GOOD	REMOVE
33	TULIP POPLAR	34"	51'	F. GOOD	SAVE
34	TULIP POPLAR	44"	66'	GOOD	SAVE
35	SLEPPY ELM	33"	49.5'	FAIR	REMOVE
36	BLACK CHERRY	30"	45'	POOR	REMOVE
37	TULIP POPLAR	30"	45'	FAIR	REMOVE
38*	TULIP POPLAR	34"	51'	GOOD	SAVE

NOTE: ALL SPECIMEN TREES WERE LOCATED IN THE FIELD,  
TREE LOCATED OFF-SITE

VICINITY MAP  
SCALE: 1"=200'

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SEWER
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- FOREST PRESERVATION
- PLANTING PER CONDITION 12  
PGCPB-18-115
- SPECIMEN TREE
- SPECIMEN TREE REMOVED
- SHRUBS  
NON-WOODLAND VEGETATION
- EXISTING WOODLANDS
- MITIGATED NOISE CONTOUR
- AREA OF MARLBORO CLAY/  
OUTCROP
- PROPOSED SAFETY FACTOR  
LINE
- EXISTING SAFETY FACTOR  
LINE
- TYPE 4 TREE PROTECTION  
FENCE WISIGN
- PERMANENT SPLIT RAIL  
TREE PROTECTION WISIGN

Standard Woodland Conservation Worksheet for Prince George's County					
SECTION I: Establishing Site Information (Enter acres for each zone)					
Zone	1	2	3	4	5
	6	7	8	9	10
	11	12	13	14	15
	16	17	18	19	20
Total		21	22	23	24
SECTION II: Determining Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION III: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION IV: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION V: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION VI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION VII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION VIII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION IX: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION X: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XIII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XIV: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XV: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XVI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XVII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XVIII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XIX: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XX: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXIII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXIV: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXV: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXVI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXVII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXVIII: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXIX: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXX: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		
WCT (replacement requirement)		0.27			
WCT (threshold requirement)		0.00			
Threshold (WCT) =		15.00%	Threshold (WCT)		
Required in this property			1.41	acres	
SECTION XXXI: Establishing Requirements (Enter acres for each corresponding column)					
Column A WCT 14%		Column B Net Tract (1.1)	Column C Woodland (1.1)	Column D Impacts (1.1)	
Threshold (WCT) =		15.00%	1.14	0.00	
Greater of 1.0 or 1.14		2.43			
WCT (smaller of 1.0 or 1.14)		1.06	0.00		



**General Notes:**

1. This plan is submitted to fulfill the woodland conservation requirements for TPC2-025-2018. If TPC2-025-2018 expires, then this TPC2 also expires and is no longer valid.

2. Cutting or clearing of woodlands and not in conformance with this plan or without the expressed written consent of the planning director or designer 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 measures shown on this plan will be discussed in detail.

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 preservation plan are solely responsible for conformance to the requirements contained herein.

6. The property is within the Environmental Strategy Area (ESA 2) of plan Prince George's 2035 (formerly the developing land).

7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.

8. The property is not adjacent to a roadway classified as arterial or greater.

9. This plan is not grandfathered under ch-27-2010, section 25-119(g).

**Post Development Notes:**

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 close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland preservation area is not permitted.

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 permittee 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 TPC2. 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 plants 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 resprouting 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 type. The use of any herbicide shall be done in accordance with the label instructions.

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 trees.

**Tree Preservation and Retention Notes:**

A. 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 TPC2.

B. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

C. The location of all Temporary Tree Protection Fencing (TTPF) shown on this plan shall be tagged or staked in the field prior to the pre-construction meeting. Upon approval of the Locations by the county inspector, installation of the TTPF may begin.

D. 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 TPC2.

E. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TTPF installation. These signs must remain in perpetuity.

F. 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.

G. 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 tree has a potential to fall And strike a structure, parking area, or other high use area and result in personal injury or Property damage.

H. 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 permittee 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.

I. 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 permittee, 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 permittee 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 photos 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 TPC2. The work is required to be conducted by a licensed tree expert.

J. All existing debris shall be removed from the woodland preservation areas and all proposed Impact areas shall have all nuisance debris (petties, cars, plastics and metal objects) removed.

**Planting Notes:**

1. Quality (See Plant Schedule)

2. Type (See Plant Schedule)

3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary 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 contractor. If the plants cannot be planted immediately after delivery to the restoration site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of 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 soil is moist, but may be planted from March through November. No planting shall be done while 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. Seeding 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 should not be twisted, balled up or bent. Most 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 contacted and give his approval before planting may begin.

7. Seeding: 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 one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for conditions 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 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 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.

16. Source of Seedlings: state name, address, and phone number of nursery or supplier.

**Reforestation Notes:**

A. 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.

B. 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 ground is frozen. Planting with larger caliber stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.

C. 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 grading inspector and the County.

D. 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.

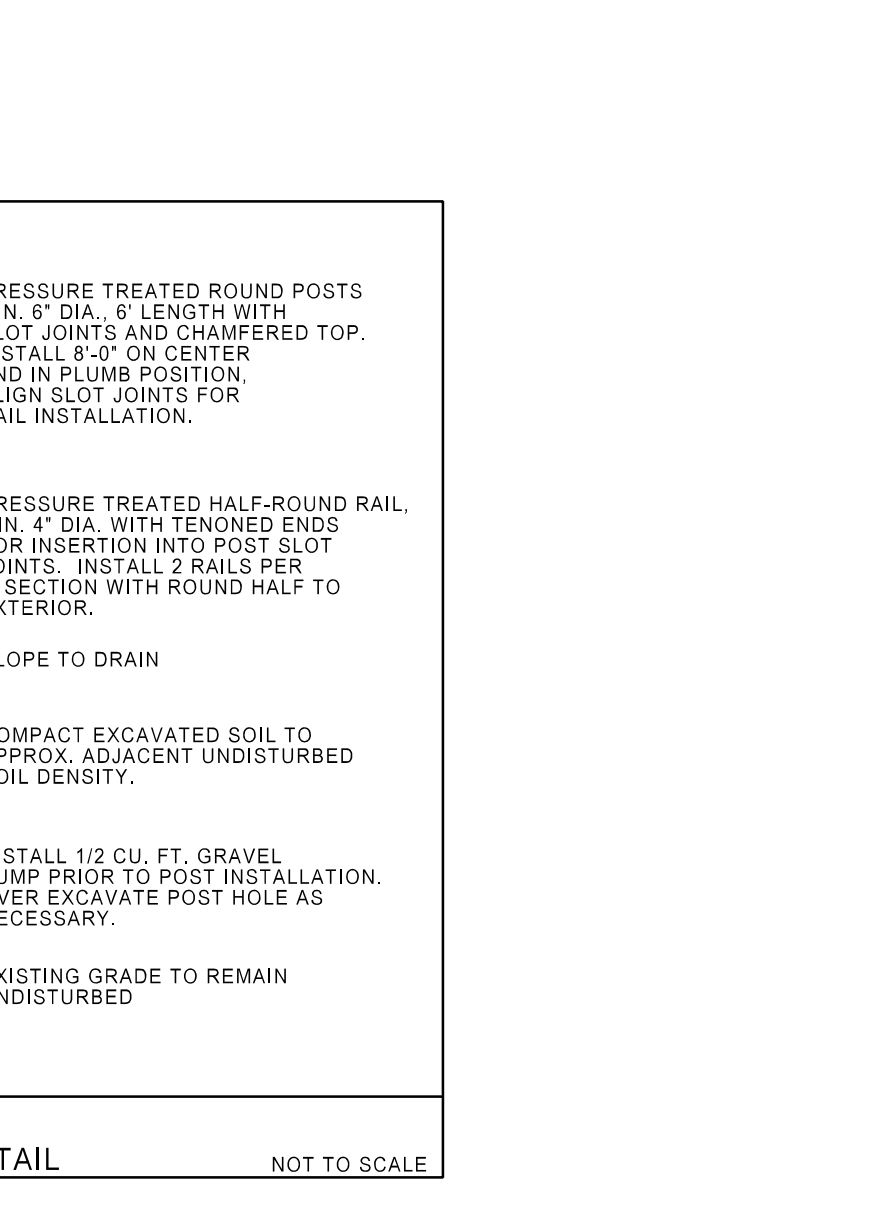
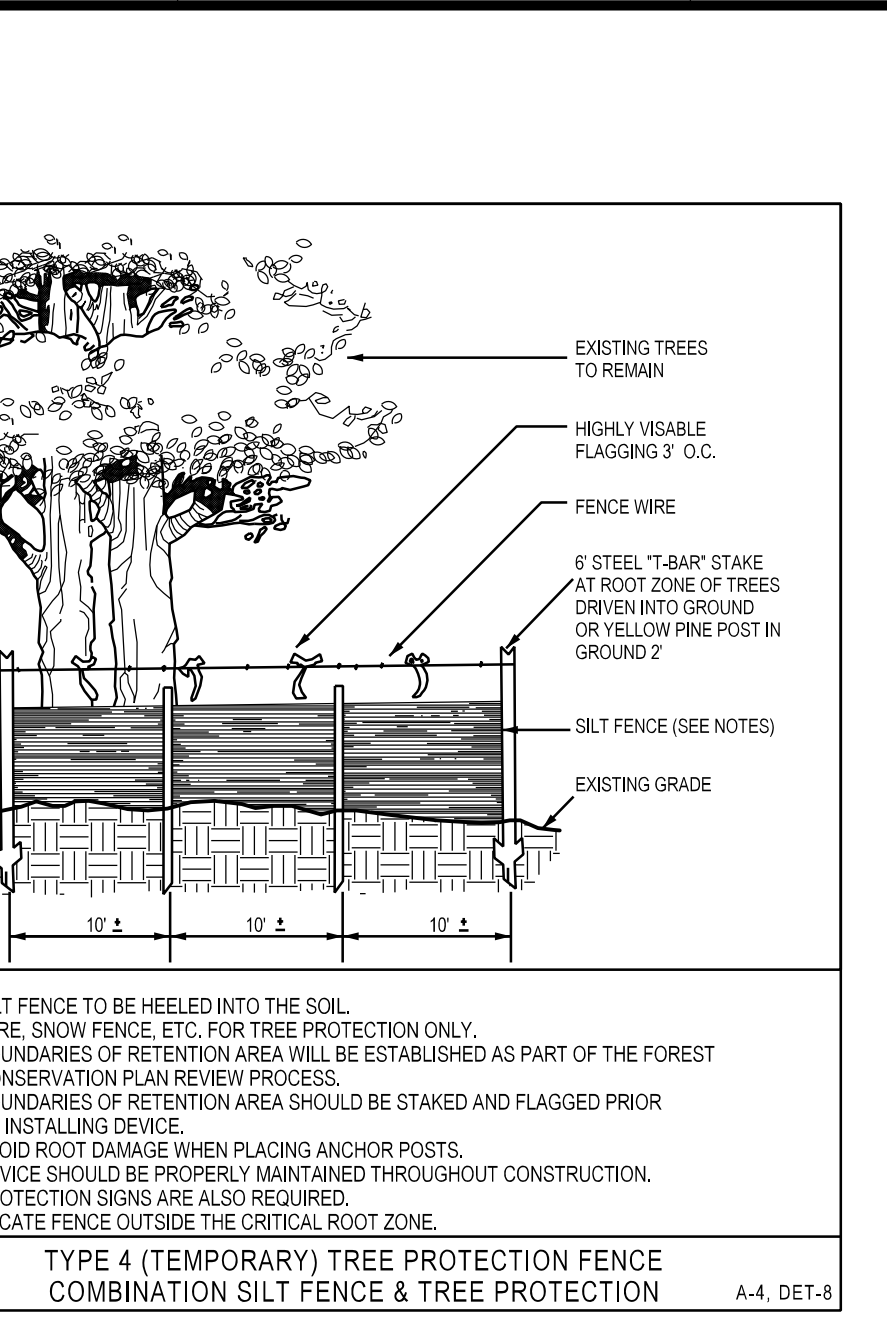
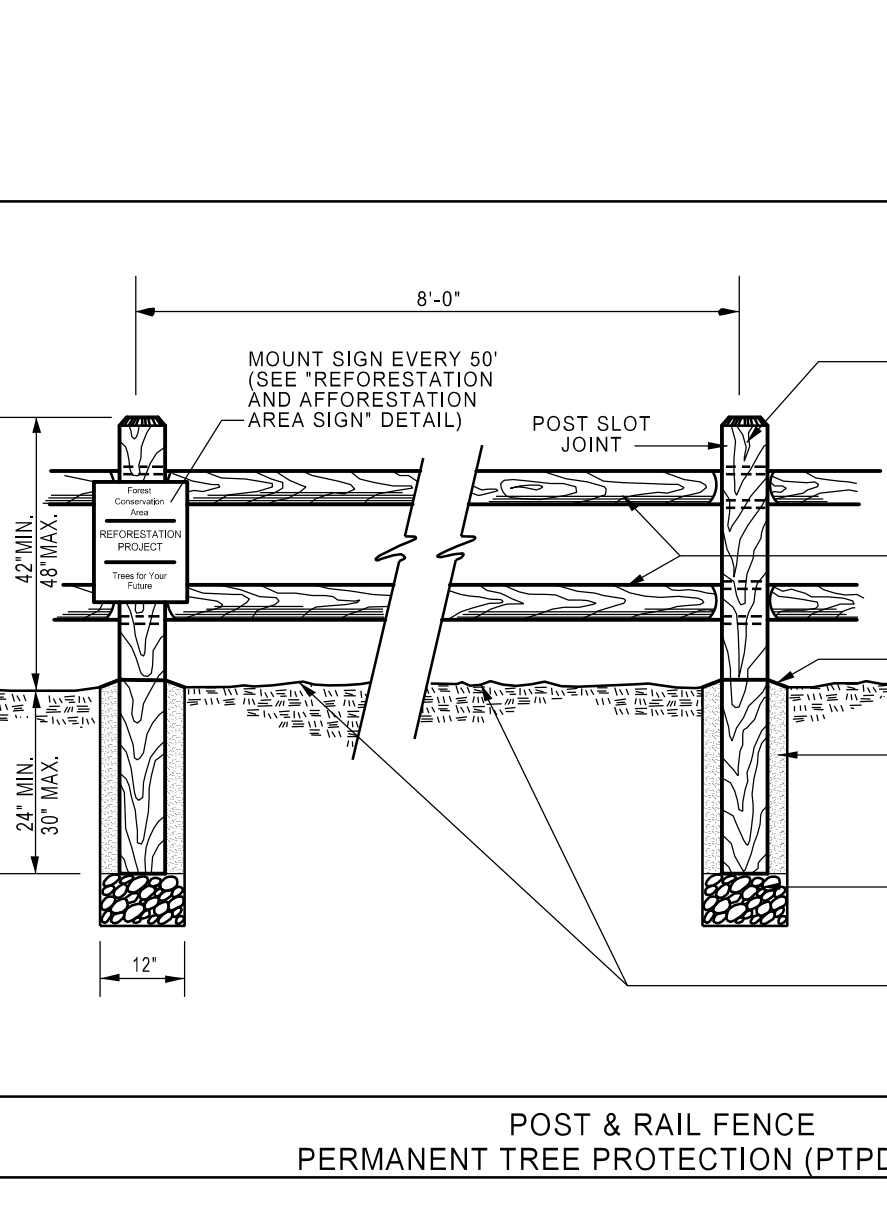
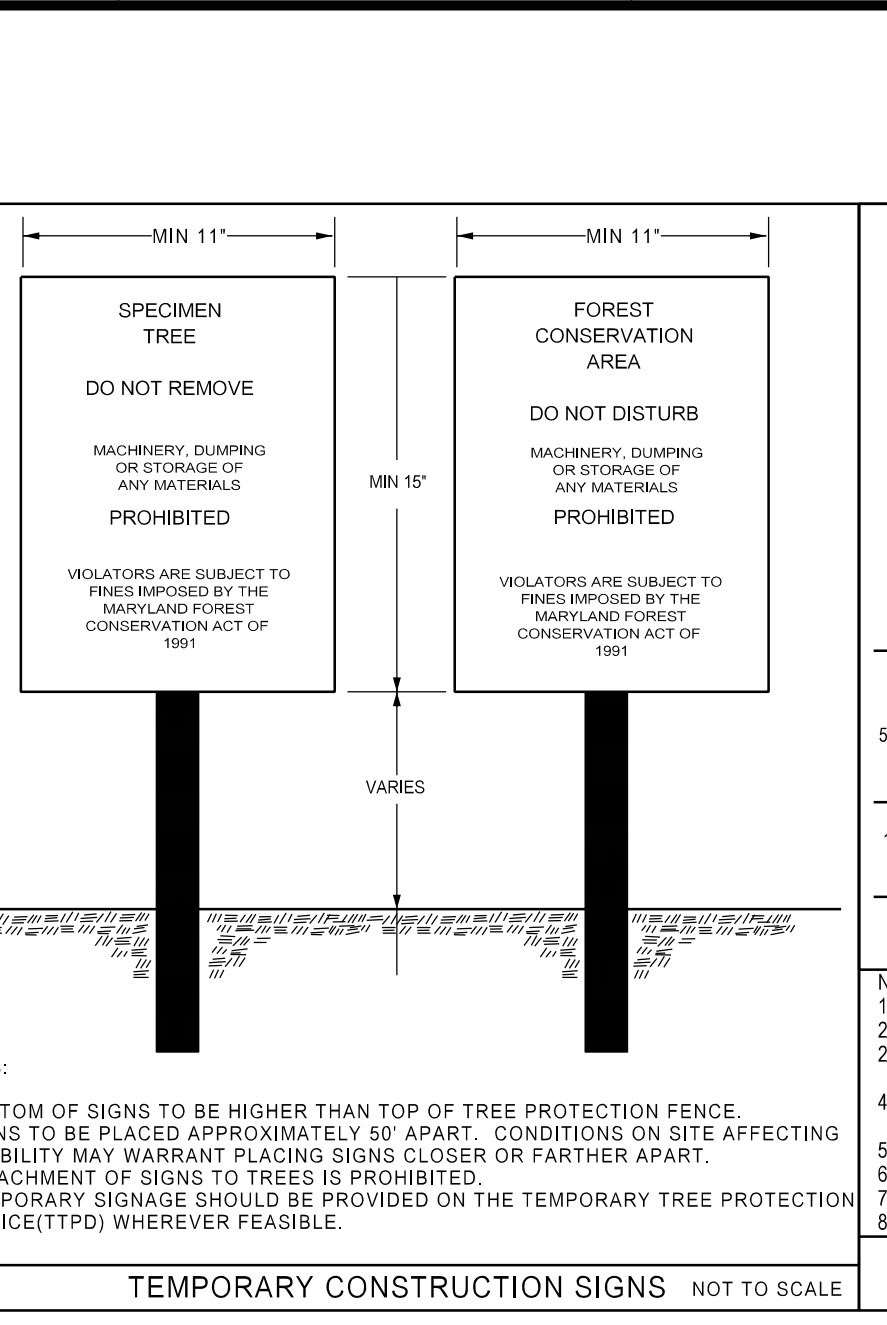
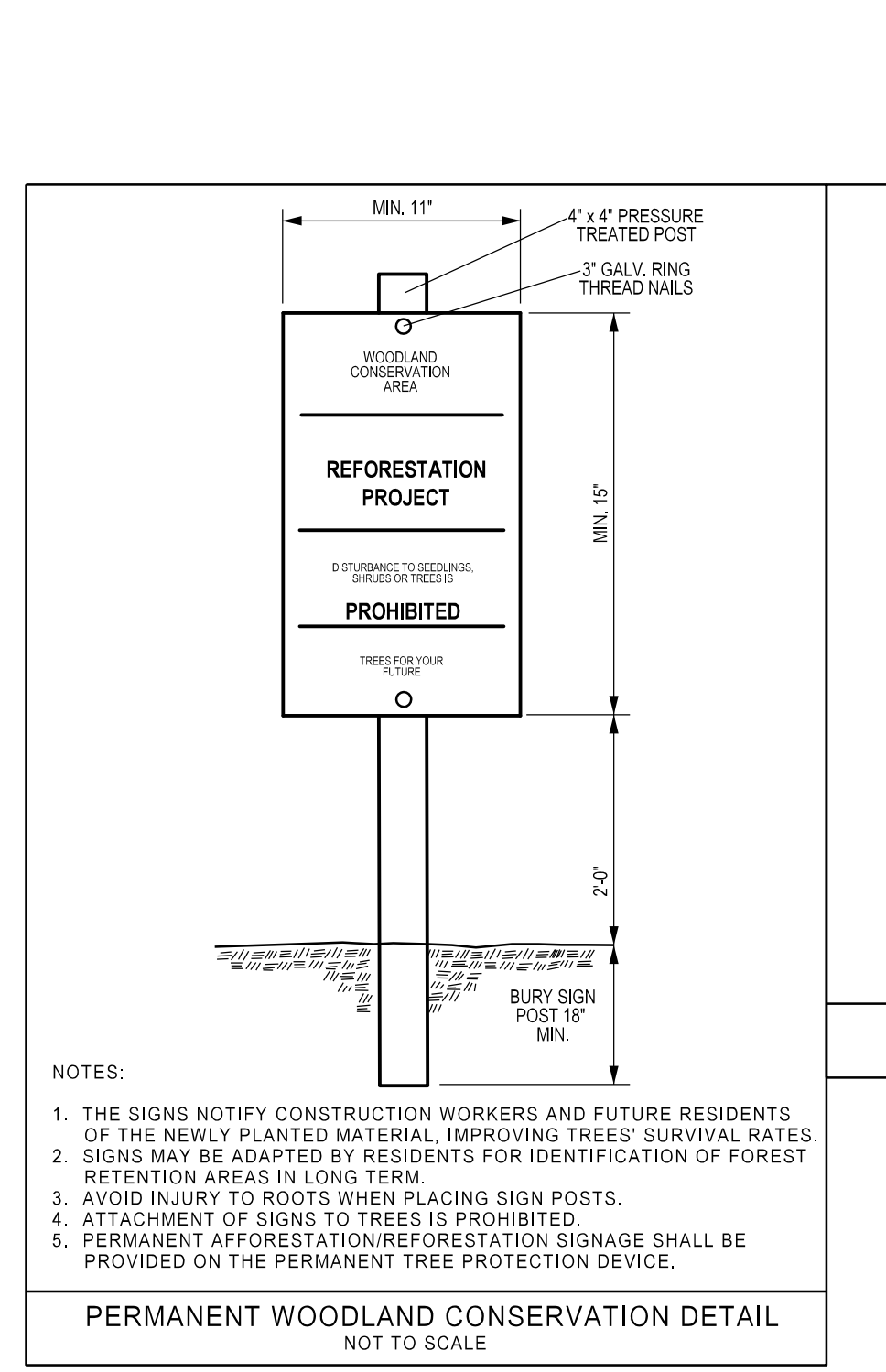
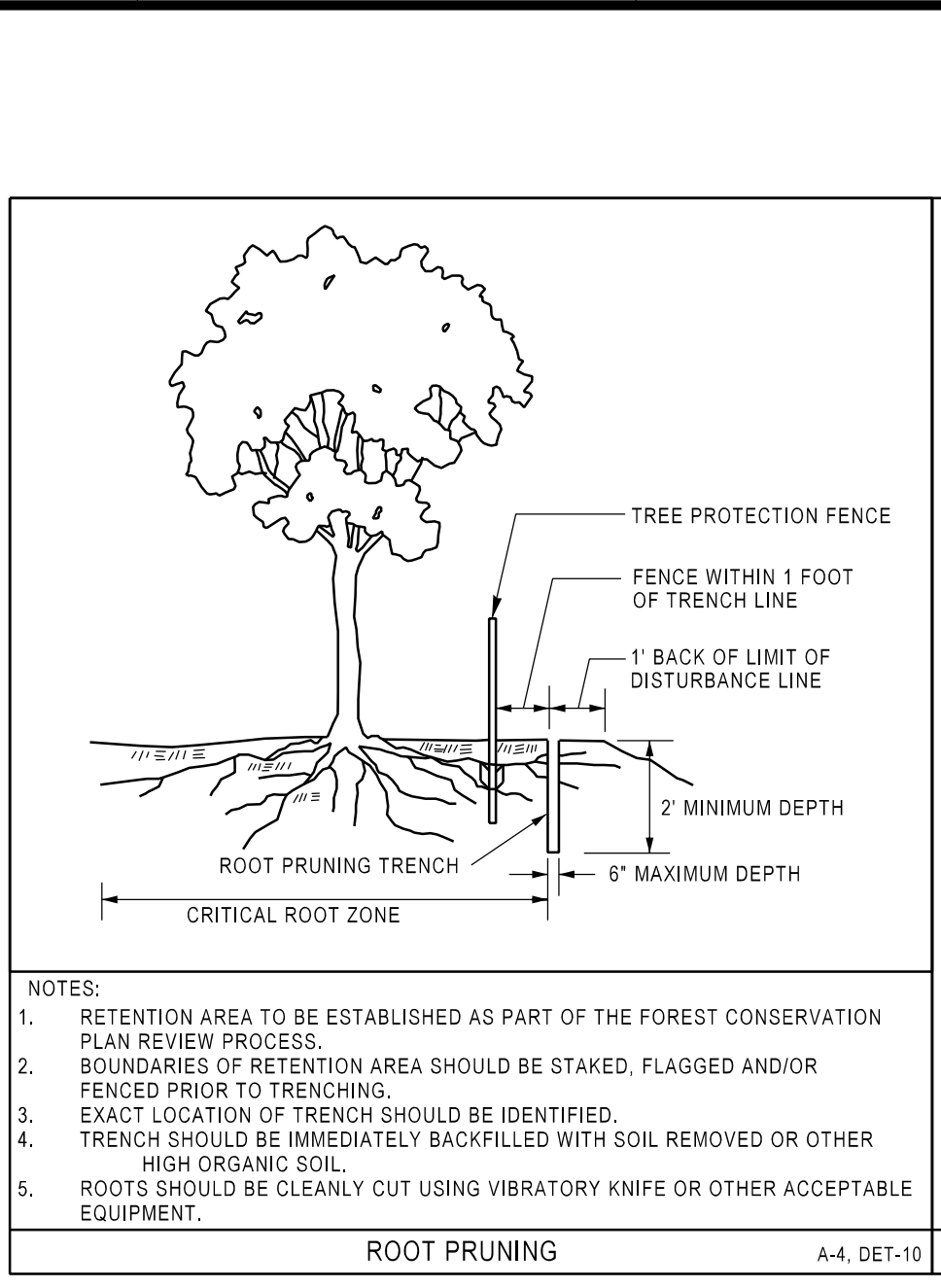
E. All required temporary tree protection fencing shall be installed prior to the clearing and Grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the Permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TPC2.

F. 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.

G. The county inspector shall be notified prior to soil preparation or initiation of any tree Planting on this site.

H. 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. Results of annual survival checks for each of the required four years after tree planting Shall be reported to the M-NCPPC Planning Department.

I. 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 \$10.00 per square foot penalty unless the county inspector approves a written Extension.



**NOTES:**

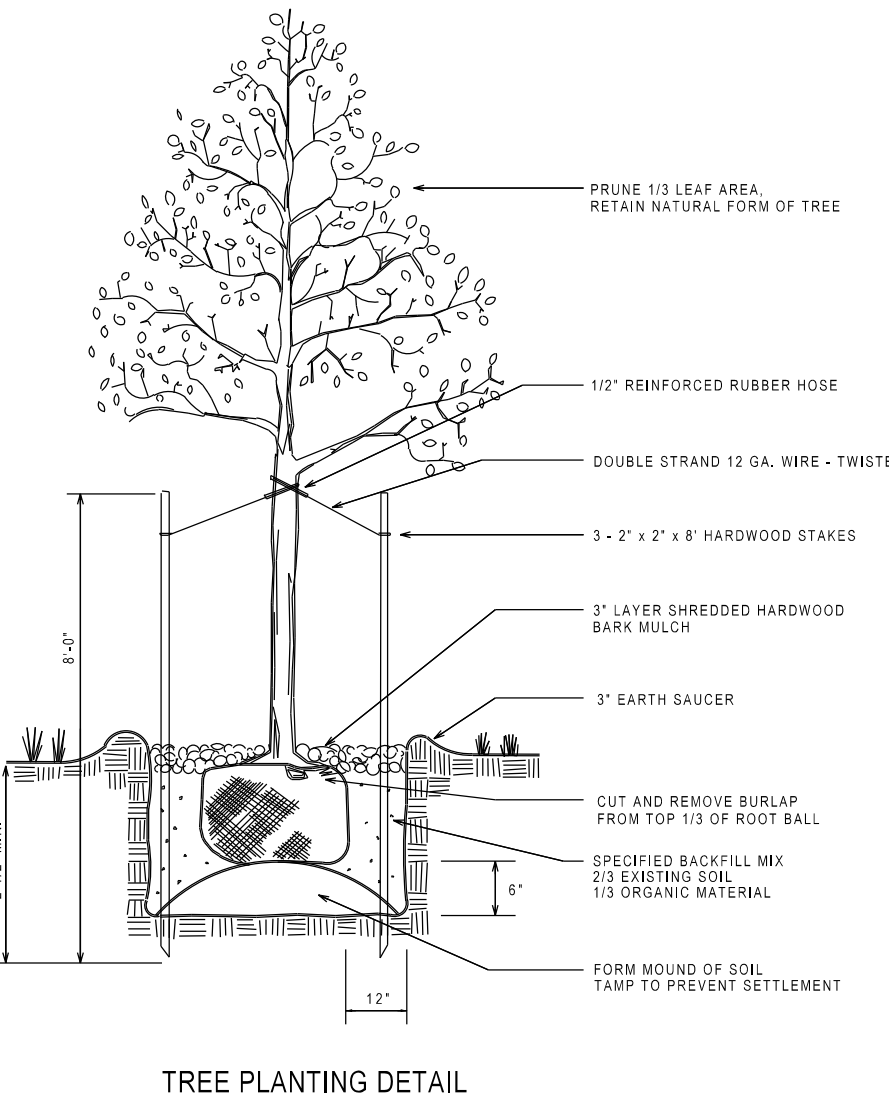
1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING TREES' SURVIVAL RATES.

2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.

3. AVOID INJURY TO ROOTS WHEN PLACING SIGN POSTS.

4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

5. PERMANENT AFFORESTATION/REFORESTATION SIGNAGE SHALL BE PROVIDED ON THE PERMANENT TREE PROTECTION DEVICE.



TREE PLANTING DETAIL  
NOT TO SCALE

APPROVED BY			
DATE	DR#	REASON FOR REVISION	
10/21/2019	DSP-18039		
01			
02			
03			
04			
05			
06			

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: TOWNES AT PEERLESS  
APPLICATION # DSP-18039 & DGS-651  
TOP # TPC2-003-2019

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH DISTRICT COUNCIL APPROVAL  
DATED June 18, 2019

SIGNATURE APPROVAL DATE  
Jill Kosack  
AUTHORIZED SIGNATURE

**SOLTESZ, LLC**

LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
P. 301.794.7555 F. 301.794.7656

www.soltesz.com

NO.		REVISIONS		BY		DATE	
1.		AUGUST 2018		CAD STANDARDS VERSION:			
DESIGNED:		DJB		TECHNICIAN:		DJB	
				CHECKED:		DJB	

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSING BY DIGGING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNERS**

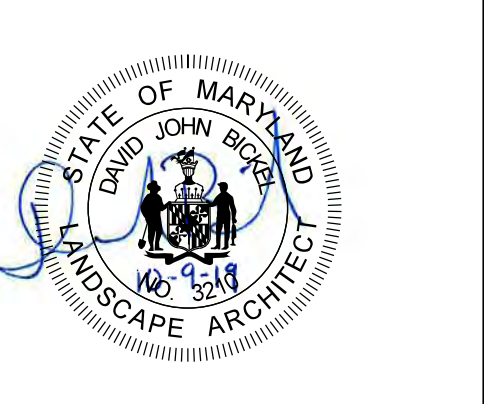
JLH PROPERTIES VIII LLC  
13201 OULEY STATION RD.  
UPPER MARLBORO, MD 20772

**DEVELOPER/APPLICANT**

PEERLESS AVENUE ASSOCIATES, LLC  
5560 STERRETT PLACE, SUITE 200  
COLUMBIA, MD 21044

PHONE: (443) 367-9147  
FAX: (443) 320-0493  
CONTACT: KYLE SPEECH  
VICE PRESIDENT OF DEVELOPMENT

MAP	93	GRID	84
TAX MAP	93-84	ZONING CATEGORY:	M-X-T
WBC 200 SHEET	2085E13	XXXX	
SITE DATUM		XXXX	
HORIZONTAL:	NAD 27		
VERTICAL:	NAVD 29		



**TREE CONSERVATION PLAN-TYPE II  
DSP-18039**

**TOWNES AT PEERLESS**

MARLBORO (3rd) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 2 OF 2

PROJECT NO. 3356-01-00