

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 TCP2.
- 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 (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATION BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS 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 TCP2.
- E. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPFS INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS.
- 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 LEAKING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REGARDING 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 AND ALSO 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 50 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. THIS 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.
- IF INVASIVE SPECIES FOUND
- A. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO INSERT TIMING MECHANISMS AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN PREPARED BY (INSERT THE QUALIFIED PROFESSIONAL'S NAME WHO PREPARED THE INVASIVE PLANT REMOVAL RECOMMENDATIONS) DATED.
- B. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS 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 WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA.
- A. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 10 INCHES IN DIAMETER WITHIN 40 FEET OF THE PINE VIRGINIANA SHALL BE REMOVED OR THE BOUNDARY OF THE PROPERTY SHALL BE CUT DOWN BY HAND DURING THE CLEARINGS OF THE SITE.
- B. AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TCP2 SHALL SUBMIT AN EVALUATION OF THE STOCKING LEVELS FOR THE RESIDUAL STAND. MANAGEMENT TECHNIQUES TO BE APPLIED TO THE RESIDUAL STAND, AND SUPPLEMENTAL PLANTING REQUIREMENTS TO THE M-NCPPC PLANNING DEPARTMENT. THIS EVALUATION SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT TO ENSURE THAT ALL HIGH RISK TREES HAVE BEEN REMOVED. A PLANTING SCHEDULE AND/OR DETAILS FOR THE MANAGEMENT OF NATURAL REGENERATION TO FULLY RESTOCK THE SITE MUST BE SHOWN ON THE PLAN.

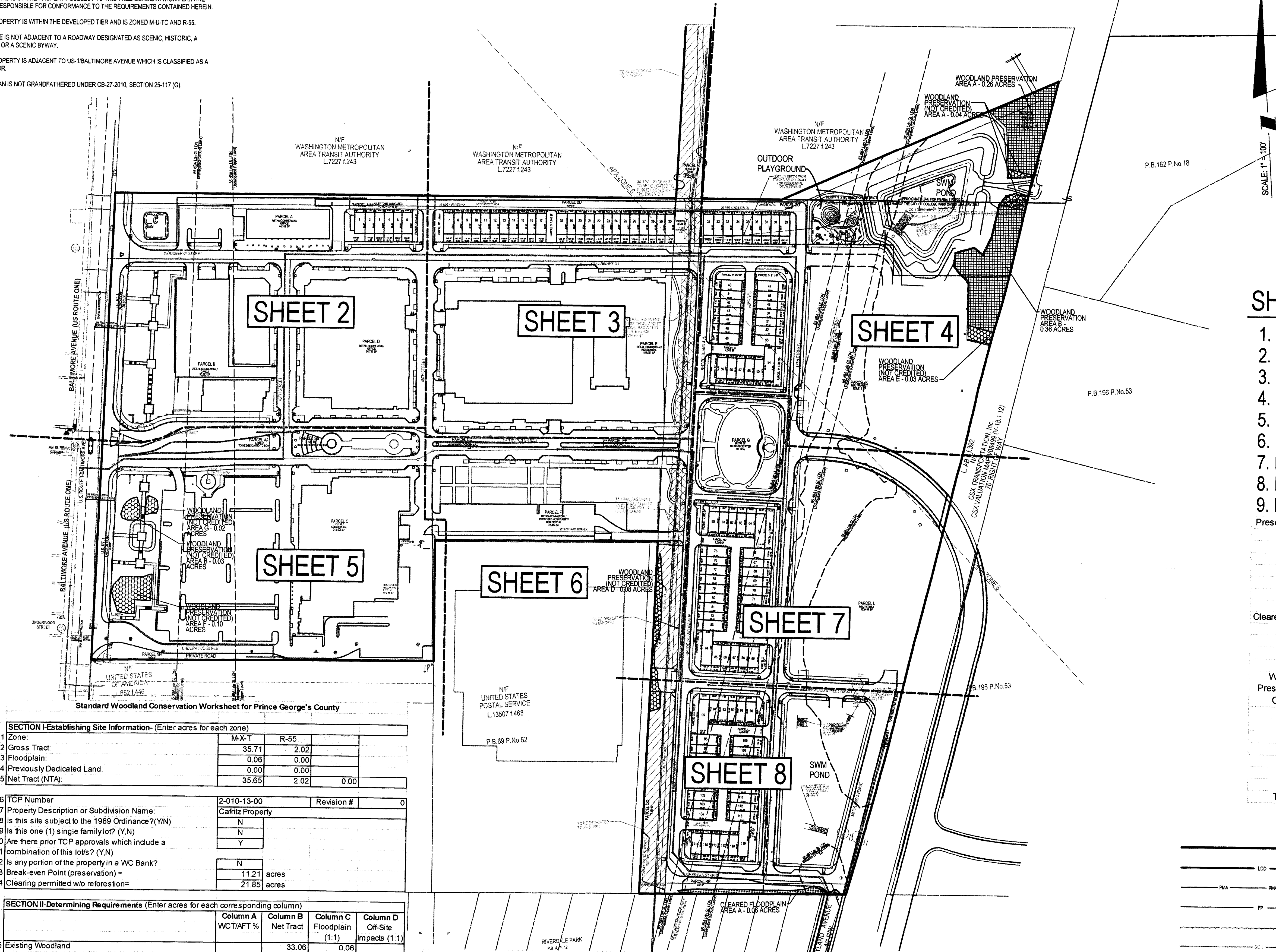
POST-DEVELOPMENT NOTES

- 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 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 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 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 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, THIS 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 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. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS.

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-13009.
2. CUTTING OR CLEARING OF WOODLAND 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 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 CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED M-UC-T AND R-55.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO US-18/ALTIMORE AVENUE WHICH IS CLASSIFIED AS A COLLECTOR.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-20-27, SECTION 25-117 (G).

CAFRTZ AT RIVERDALE PARK TREE CONSERVATION PLAN- TYPE 2 RIVERDALE (19TH) ELECTION DISTRICT



Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone	M-X-T	R-55	
1 Gross Tract:	35.71	2.02	
2 Floodplain:	0.06	0.00	
3 Previously Dedicated Land:	0.00	0.00	
4 Net Tract (NTA):	35.65	2.02	0.00
6 TCP Number			
2-010-13-00		Revision # 0	
7 Property Description or Subdivision Name:			
Cafritz Property			
8 Is this site subject to the 1989 Ordinance?(Y/N)			
N			
9 Is this one (1) single family lot? (Y/N)			
N			
10 Are there prior TCP approvals which include a			
11 combination of this lots? (Y/N)			
N			
12 Is any portion of the property in a WC Bank?			
N			
13 Break-even Point (preservation) =			
11.21 acres			
14 Clearing permitted w/ reforestation =			
21.85 acres			

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		33.06	0.06	
Woodland Conservation Threshold (WCT) = Smaller of 13 or 14	15.27%	5.75		
Woodland above WCT		5.75		
Woodland cleared		27.31		
Woodland cleared above WCT (smaller of 16 or 17)		32.13	0.06	0.00
Woodland cleared below WCT (smaller of 16 or 17)		27.31		
Clearing above WCT (0.25 : 1) replacement requirement		6.83		
Woodland cleared below WCT		4.82		
Clearing below WCT (2:1 replacement requirement)		9.64		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		17.46		
			acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
Woodland Preservation		0.62		
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Landscape Credits		0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
Forest Enhancement Credit (Area * 25)	0.00	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)		2.11		
Area approved for fee-in-lieu/PFA		14.75	\$578,259.00	
Area approved for fee-in-lieu/non-PFA		0.00	\$0.00	
Credits for Off-site Conservation on another property		0.00		
Off-site WCA (preservation) being provided on this property		0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		17.48	acres	

39 Area of woodland not cleared	0.92 acres
40 Net tract woodland retained not part of requirements:	0.30 acres
41 100-floodplain woodland retained	0.00 acres
42 On-site woodland conservation provided	0.62 acres
43 On-site woodland retained not credited	0.30 acres

44 Prepared by Timothy J. Davis TD 7-30-14
Signed Date

Cafritz Property: Specimen Tree List (LSA No. 2411.01.01)

NO.	Species	Common Name	Comments	DBH	Condition	Disposition	Condition Analysis Score
247	Quercus falcata	S. Red Oak		31	Good	Remove	89%
248	Acer rubrum	Red Maple	split @ 6'	33	Fair	Remove	71%
249	Quercus falcata	S. Red Oak		33	Good	Remove	89%
250	Quercus phellos	Willow Oak		34	Fair	Remove*	78%
251	Quercus falcata	S. Red Oak		34	Fair	Remove*	89%
252	Quercus phellos	Willow Oak		33	Good	Remove*	85%
253	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
254	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
255	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
256	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
257	Acer rubrum	Red Maple	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
258	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
259	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
260	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
261	Fraxinus alba	White Ash	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
262	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
263	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
264	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
265	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
266	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
267	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
268	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
269	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
270	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
271	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
272	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
273	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
274	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
275	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
276	Quercus rubra	Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
277	Quercus rubra	Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
278	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
279	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
280	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
281	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
282	Quercus phellos	Willow Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
283	Quercus falcata	S. Red Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%
284	Quercus alba	White Oak	44' tall, crown crown, crown at base	32	Poor	Remove*	66%

* REMOVED DUE TO ITS LOCATION WITHIN THE MASTER PLAN RIGHT-OF-WAY DEDICATION FOR US ROUTE 18/ALTIMORE AVENUE.
** FLOODWORK CONDUCTED IN THE WINTER 2012 SO FOLIAGE AND SHOOT VIGOR COULD NOT BE EVALUATED. TREE RATING IS BASED ON 28 TOTAL POINTS.
*** ARBORIST INTERPRETATION OF RATINGS OF 100 TO 90 IS CONSIDERED 'EXCELLENT', 89 TO 80 IS CONSIDERED 'GOOD', 79 TO 70 IS CONSIDERED 'FAIR', AND 69 OR LESS IS CONSIDERED 'POOR'.
SPECIMEN TREES WERE SURVEY LOCATED

SHEET INDEX

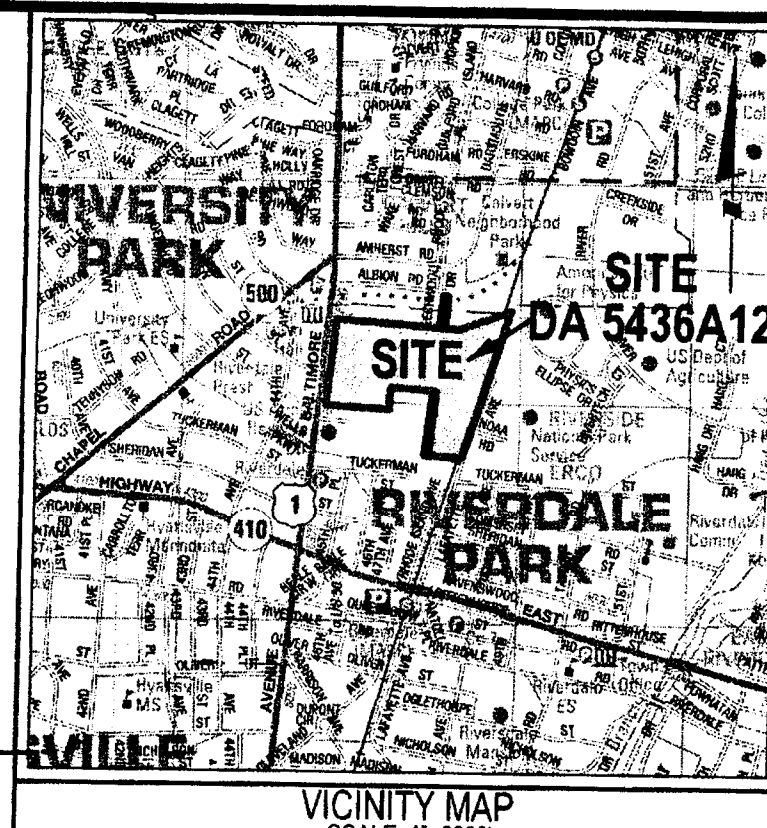
- COVER SHEET
- PLAN VIEW
- PLAN VIEW
- PLAN VIEW
- PLAN VIEW
- PLAN VIEW
- PLAN VIEW
- PLAN VIEW
- DETAIL SHEET

Preservation Area	Acres
A	0.26
B	0.36
Total	0.62
Cleared Floodplain	Acres
A	0.06
Total	0.06
Woodland Preserved - Not Counted	Acres
A	0.04
B	0.03
C	0.00
D	0.08
E	0.03
F	0.10
G	0.02
TOTAL	0.30

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- PRIMARY MANAGEMENT AREA
- 100-YEAR FLOODPLAIN
- EXISTING TREELINE
- SOILS BOUNDARY
- SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
- SPECIMEN TREE PROPOSED FOR REMOVAL
- SPECIMEN TREE TO SAVE
- NON SPECIMEN TREE TO BE SAVED
- CLEARED FLOODPLAIN (C-FP)
- BIORETENTION
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED (NOT CREDITED)
- DIRECTIONAL ARROWS
- POROUS PAVEMENT
- M-NCPPC DEDICATION
- PUBLIC USE EASEMENT
- TREE PROTECTION FENCING
- TREE PRESERVATION SIGNS

KEY MAP



CAFRTZ PROPERTY at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Calvert Trust, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.463.0733

Civil Engineer
SOLTESZ
Lanham Office
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556
www.soltesz.com

Architect
MVA ARCHITECTS
MVA | Muehlebach Vaiden Associates
7010 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-656-2454

Landscape Architect
Porter Rodgers
101 N. Union Street
Alexandria, VA 22314
703.546.6010

Project Management
SHEPHERD, OWENS & MOWELL LLP
200 K Street NW
Washington, DC 20006

DRAWN BY: GAM CHECKED BY: THD



Prince George's County Planning Department, M-NCPPC
TREE CONSERVATION PLAN APPROVAL
TCP2-410-13

Approved by	Date	DP#	Reason for Rejection
00 K. Shoulas	12/13/13	DSP-13009	Original certification
01 K. Shoulas	5/31/14	DSP-13009-01	
02 J. Davis	7/4/14	DSP-13009-02	Add tree retention post.
03			
04			
05			
06			

M-NCPPC APPROVALS

PROJECT NAME: CAFRTZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
Or Conditions of Approval see the Plan Cover Sheet or Approval Sheet Revised Below Apply to this Sheet			
Approval	Approval Date	Reviewer Initials	Certification Date
DSP-13009	9/30/13	SHL	12/15/13
SP-130002	6/20/15	SHL	12/15/13

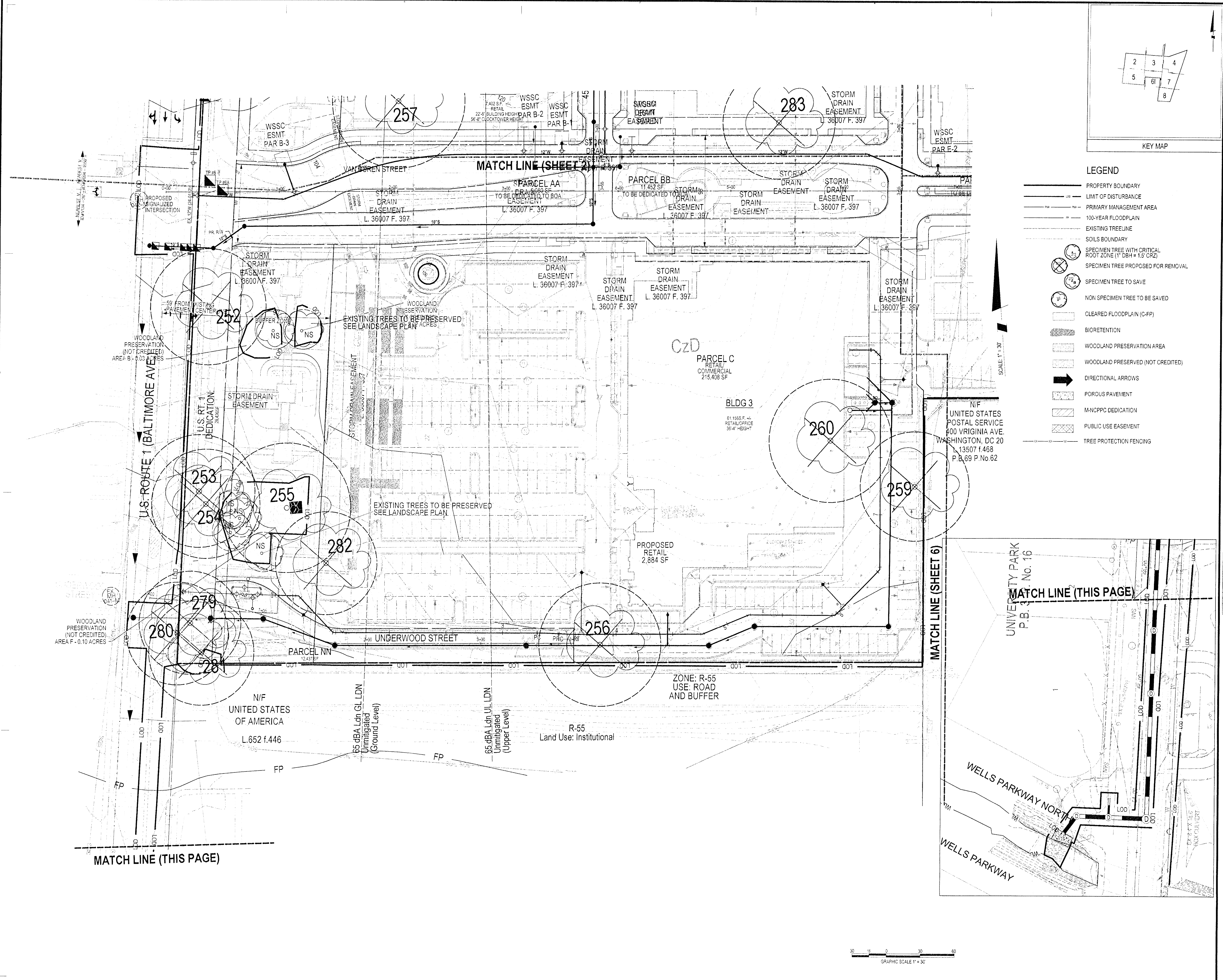
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Official certifies that this plan meets conditions of final approval by the Planning Board, its designee, or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: CAFRTZ PROPERTY
PROJECT NUMBER: DSP-13009 SP-130002
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

DRAWING STAMP
Town of Riverdale Park
M-NCPPC Planning Review
APPROVED
7/2/2014
Date

SHEET NAME: COVER SHEET
SHEET NUMBER: 1



CAFRITZ PROPERTY
at Riverdale Park

TCP11
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Colvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.453.0733

Civil Engineer

SOLTESZ

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7556 F. 301.794.7556
www.soltsez.com

Architect

MVA
ARCHITECTS

MVA | Muthirsky Voldke Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect

Parke Rodriguez

101 N. Union Street
Suite 320
Alexandria, VA 22314
703.548.5010

Project Management

SKIDMORE, OWINGS & MERRILL LLP

Washington, DC 20008

DRAWN BY
GAM

CHECKED BY
T-H-D

SEAL OF MARYLAND
REGISTERED
LANDSCAPE ARCHITECT

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-018-13

Approval by:	Date:	Project:	Reason for Revision:
01 K. Shulman	12/13/13	DSP-13009	Original certification
02 K. Shulman	5/13/14	DSP-13009-01	
03 Mike Matus 7/5/14	7/5/14	DSP-13009-02	Add the retention pool
04			
05			
06			

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009 SP-130002

SP-130002

Approval of Revision #	Approval Date	Reviewer Initials	Certification Date
DSP-13009	9/30/13	SIL	12/13/13
SP-130002	9/25/13	SIL	12/13/13

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

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009

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

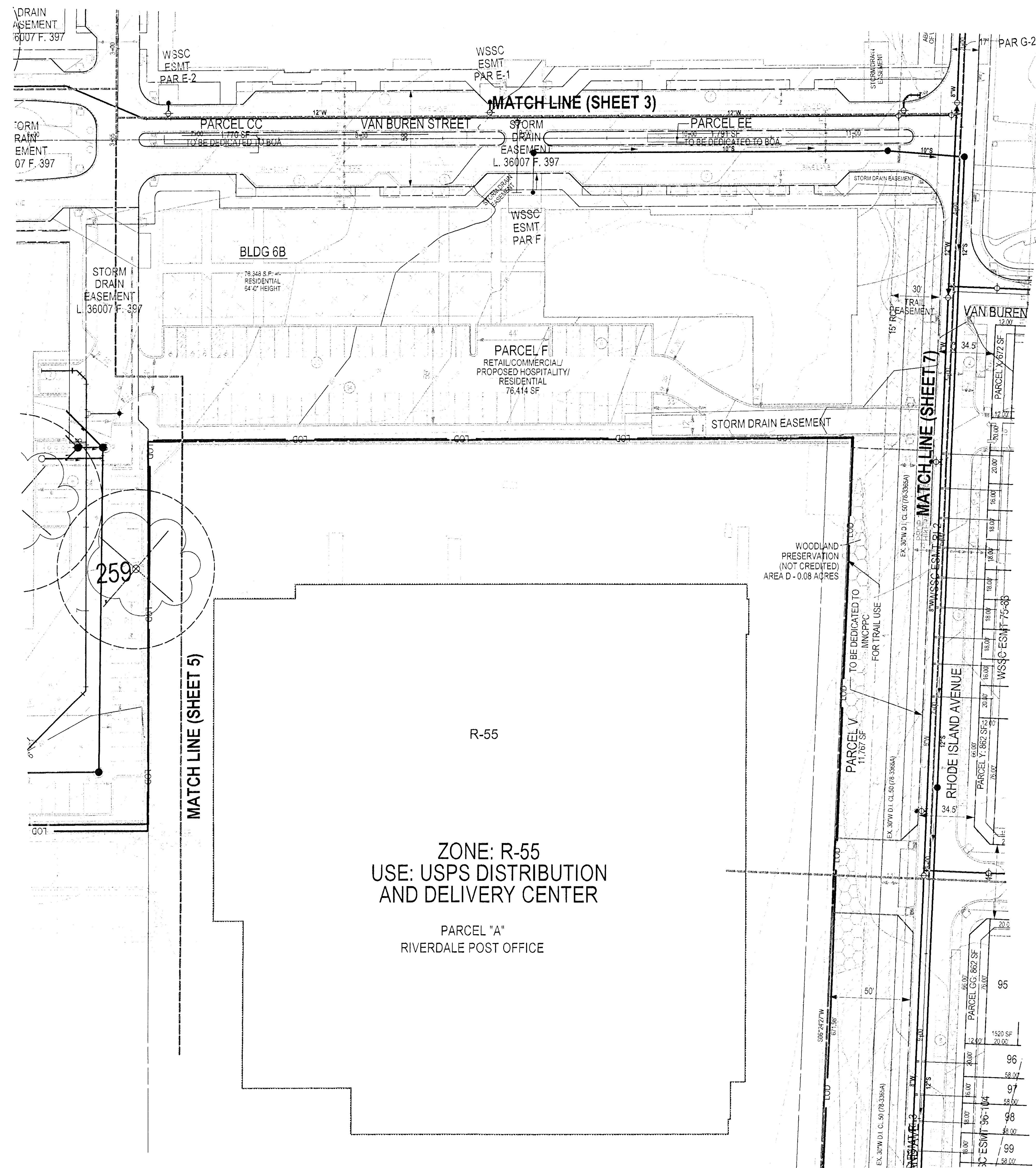
DRAWING STAMP

Seal of Riverdale Park
Noted One Town Center Review
APPROVED
4/23/2014
Jade

SHEET NAME
PLAN VIEW SHEET

SHEET NUMBER
5

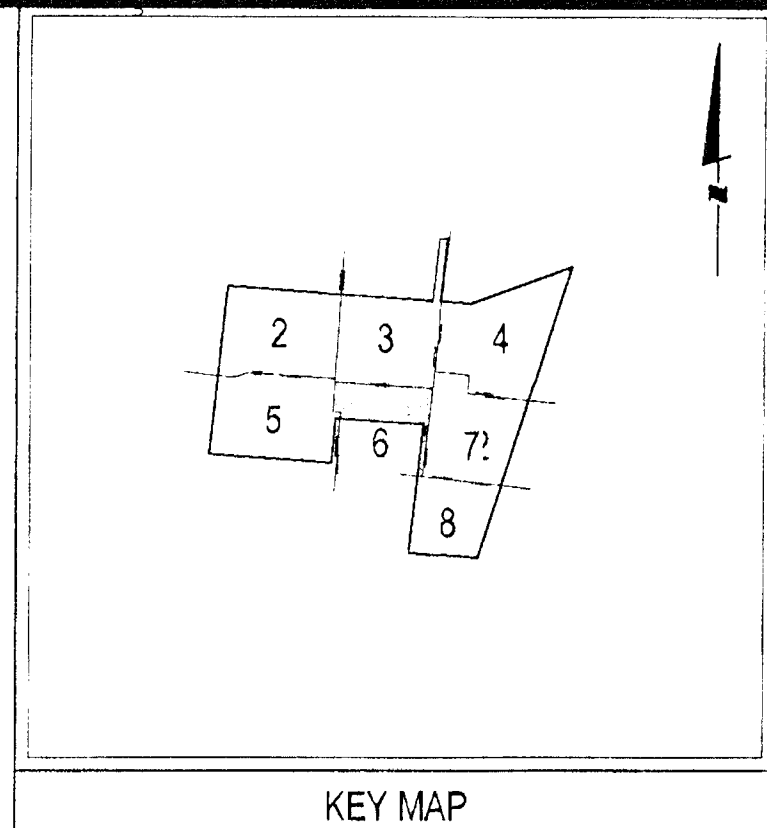
P:24110100/ENGINEER/EN



SCALE: 1" = 30'



- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF DISTURBANCE
 - PRIMARY MANAGEMENT AREA
 - 100-YEAR FLOODPLAIN
 - EXISTING TREELINE
 - SOILS BOUNDARY
 - SPECIMEN TREE WITH CRITICAL ROOT ZONE (1" DBH = 1.5' CRZ)
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 - SPECIMEN TREE TO SAVE
 - NON SPECIMEN TREE TO BE SAVED
 - CLEARED FLOODPLAIN (C-FP)
 - BIORETENTION
 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVED (NOT CREDITED)
 - DIRECTIONAL ARROWS
 - POROUS PAVEMENT
 - M-NCPPC DEDICATION
 - TREE PROTECTION FENCING



CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

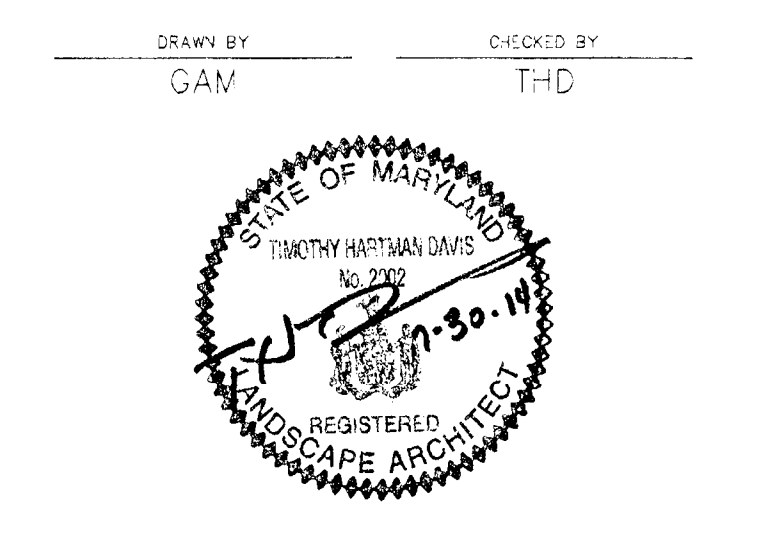
Owner
Calvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202.483.0733

Civil Engineer
SOLTESZ
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556
www.soltesz.com

Architect
MVA
ARCHITECTS
MVA | Mushinsky Vozzke Associates
7915 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect
Parker Rodriguez
101 N. Union Street
Suite 300
Alexandria, VA 22314
703.548.5010

Project Management
SKIDMORE, OWINGS & MERRILL LLP
2001 K Street NW
Washington, DC 20006



Final George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPD 400-13

Approved by	Date	REV	Reason for Revision
[Signature]	12/13/13	DSP-13009	Original certification
[Signature]	12/13/14	DSP-13009-01	
[Signature]	7/6/17	DSP-13009-02	Add No-restriction pond

M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet			
Approved	Approval Date	Reviewed	Certification Date
DSP-13009	8/20/13	SHL	12/13/13
SP-130002	6/20/13	SHL	12/13/13

THIS BLOCK IS FOR OFFICIAL USE ONLY
All dates on this plan must conform to final approval by the Planning Board, its designee or the District Council.

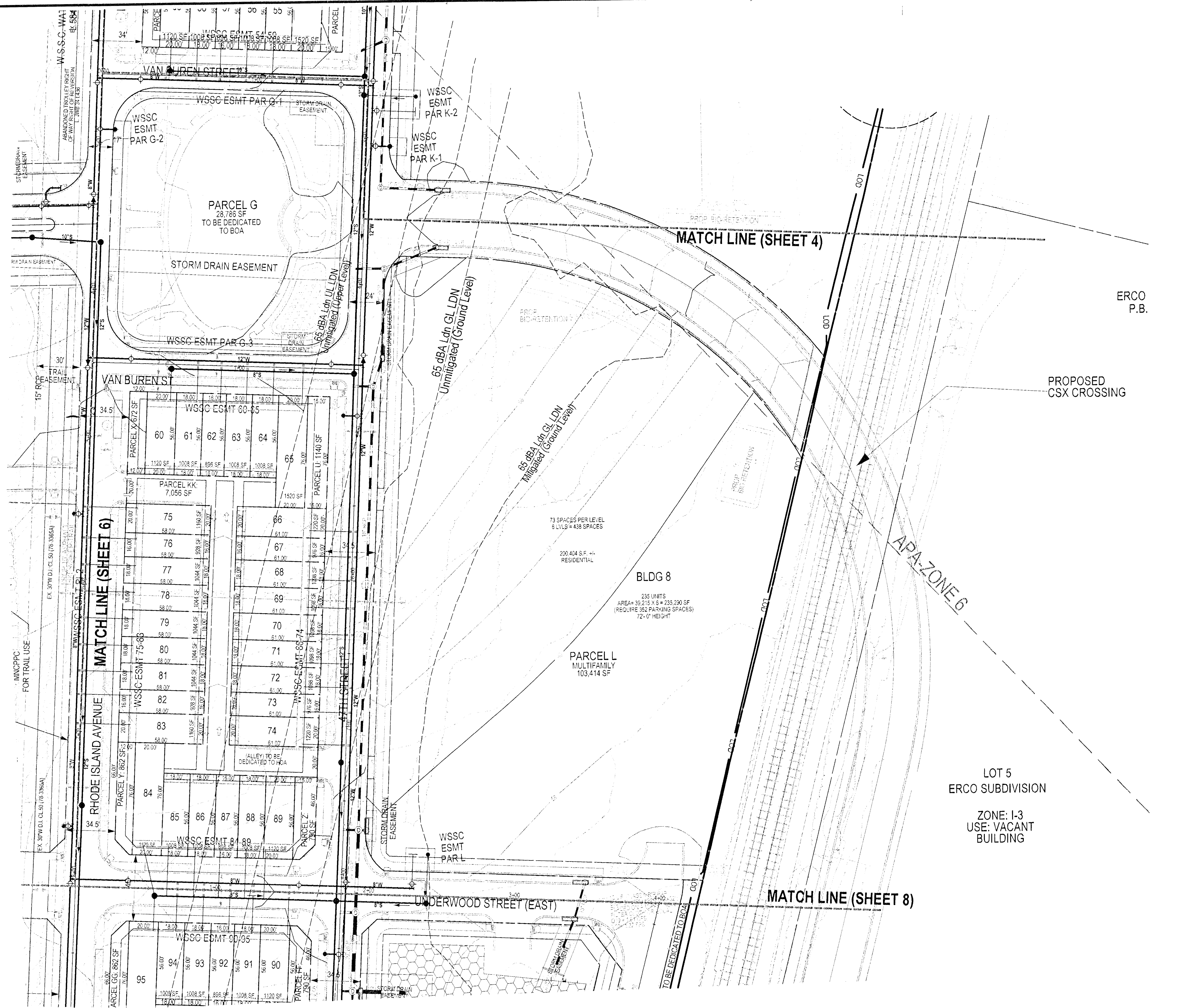
M-NCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY	
PROJECT NUMBER: DSP-13009 02	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision Numbers must be included in the Project Number.	

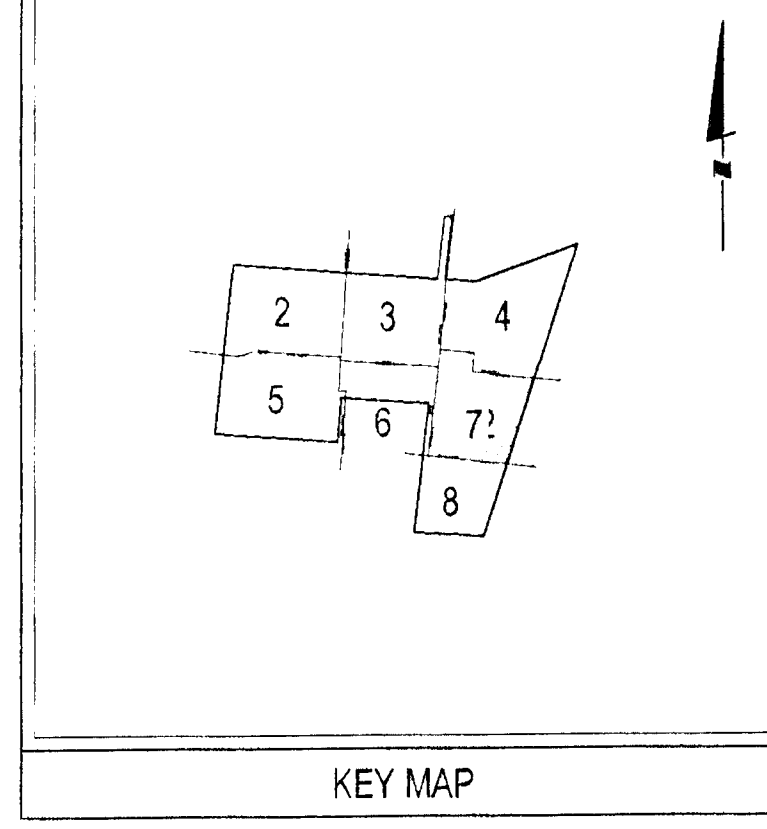
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THD
12/22/17

SHEET NAME
PLAN VIEW SHEET

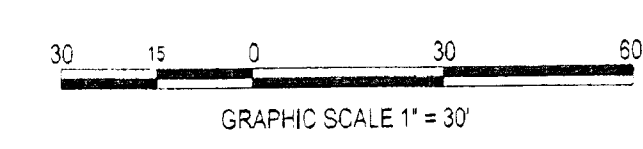
SHEET NUMBER



SCALE 1" = 30'



- LEGEND**
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 - DIRECTIONAL ARROWS
 - POROUS PAVEMENT
 - MANCPPC DEDICATION
 - PUBLIC USE EASEMENT
 - TREE PROTECTION FENCING



CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Calvert Trust, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202-453-0733

Civil Engineer
SOLTESZ
LANHAM OFFICE
4300 Fortas Boulevard, Suite 230
Lanham, MD 20706
P. 301.784.7555 F. 301.784.7555 www.soltesz.com

Architect
MVA ARCHITECTS
MVA I Mushinsky Voeckle Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect
Parker Rodriguez
101 N. Union Street
Suite 300
Alexandria, VA 22314
703.548.5010

Project Management
SKIDMORE OWINGS & MERRILL LLP
200 K Street NW
Washington, DC 20006

DRAWN BY: CAM CHECKED BY: THD

STATE OF MARYLAND
TIMOTHY MERTIN, DAVIS
No. 0000000000
REGISTERED
LANDSCAPE ARCHITECT

Project Name: CAFRITZ PROPERTY			
Tree Conservation Plan Approval			
TCP-2-010-13			
Approved by	Date	Project	Reason for Rejection
01 N. Shadler	12/13/13	DSP-13009	Original certification
02 N. Shadler	5/13/14	DSP-13009-01	
03 N. Shadler	7/8/14	DSP-13009-02	Add diversion table
04			
05			
06			

MNCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009 SP-130002

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to this Sheet.

Approval of	Approval Date	Reviewer Initials	Certification Date
DSP-13009	8/30/13	SP	12/3/13
SP-130002	8/30/13	DM	12/3/13

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Get label certifies that this plan meets conditions of final approval by the Planning Board. To be given by the District Council.

MNCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009

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

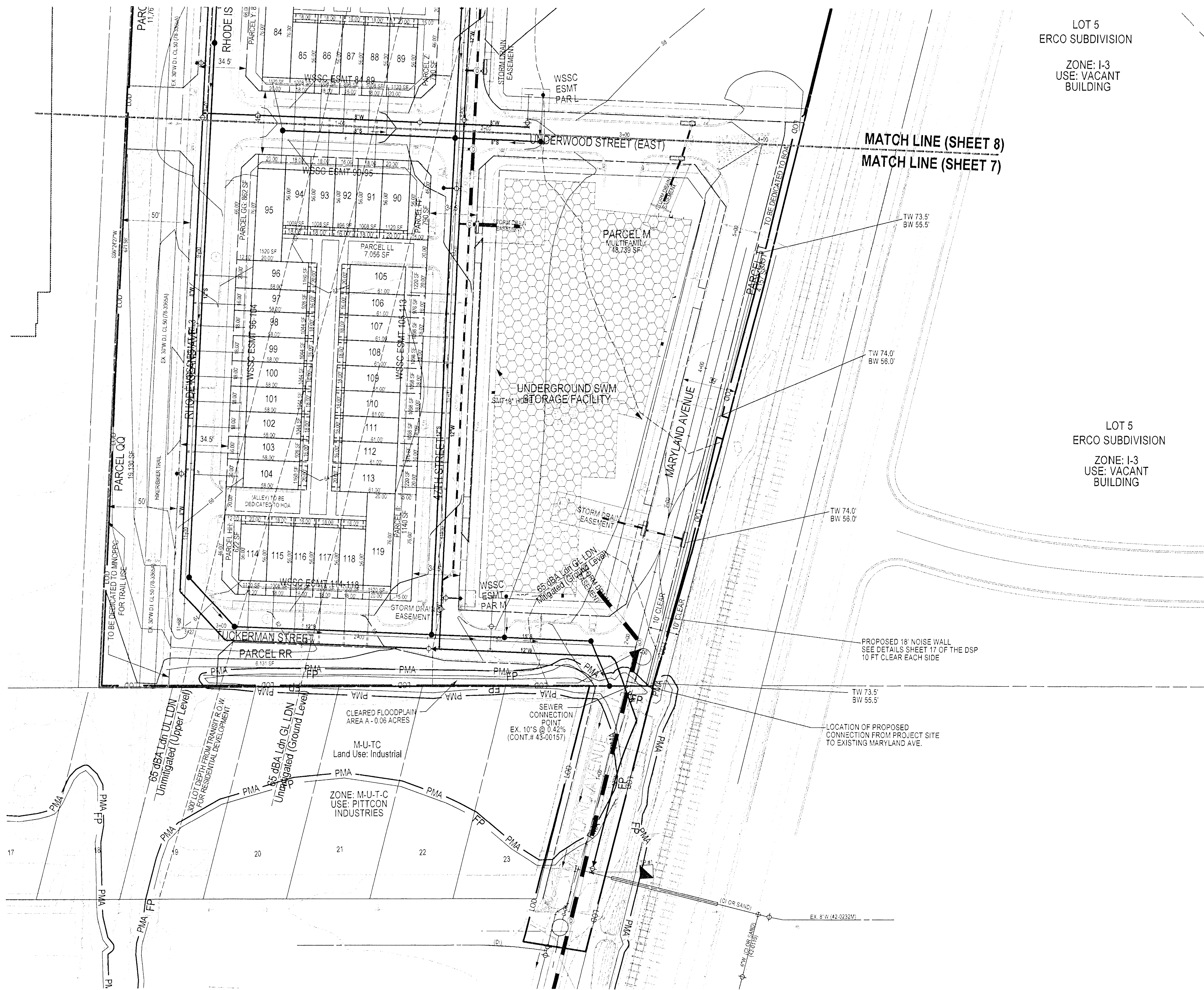
DRAWING STAMP

Town of Riverdale Park
Mixed Use/Town Center Review
APPROVED
4/23/14
date

SHEET NAME
PLAN VIEW SHEET

SHEET NUMBER
7

P:24110100ENGINEER/EN



LOT 5
ERCO SUBDIVISION

ZONE: I-3
USE: VACANT
BUILDING

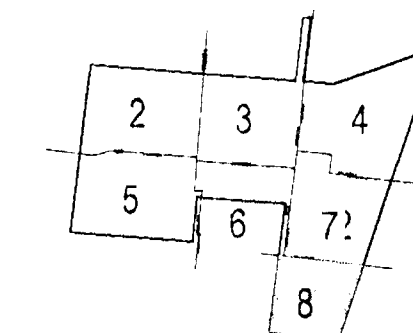
LOT 5
ERCO SUBDIVISION

ZONE: I-3
USE: VACANT
BUILDING

SCALE 1" = 30'

- LEGEND**
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 - M-NCPPC DEDICATION
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 - TREE PROTECTION FENCING

30 15 0 30 60
GRAPHIC SCALE 1" = 30'



KEY MAP

CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002

RIVERDALE PARK, MD

Owner

Colvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202-483-0733

Civil Engineer

SOLTESZ

LANHAM OFFICE
4500 Forbes Boulevard, Suite 250
Lanham, MD 20788
P. 301.784.7556 F. 301.784.7556 www.soltesz.com

Architect



MVA | Mushinsky Volske Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect

Project Management

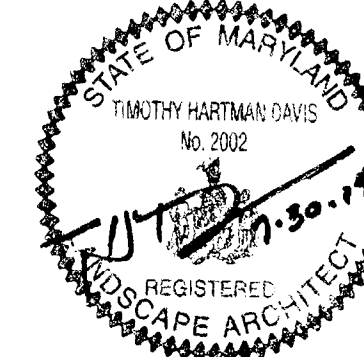
SKIDMORE, OWINGS & MERRILL LLP
200 K Street NW
Washington, DC 20008

DRAWN BY

GAM

CHECKED BY

T-D



Approved by	Date	Tree ID	Reason for Removal
[Signature]	12/13/13	DSP-13009	Original Certification
[Signature]	5/13/14	DSP-13009-01	
[Signature]	1/5/14	DSP-13009-02	Add tree-removal permit
[Signature]			
[Signature]			
[Signature]			

MNCPPC APPROVALS			
PROJECT NAME: CAFRITZ PROPERTY			
PROJECT NUMBER: DSP-13009 SP-130002			
or Conditions of Approval and Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to this Sheet			
Approval #	Approval Date	Reviewer Initials	Certification Date
DSP-13009	5/30/13	SKL	12/13/13
SP-13002	5/20/13	SKL	12/13/13

THIS BLOCK IS FOR OFFICIAL USE ONLY	
Call label certifies that this plan meets conditions of final approval by the Planning Board or Engineer at the District Council.	
M-NCPPC APPROVALS	
PROJECT NAME: CAFRITZ PROPERTY	
PROJECT NUMBER: DSP-13009-02	
For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	
DRAWING STAMP	

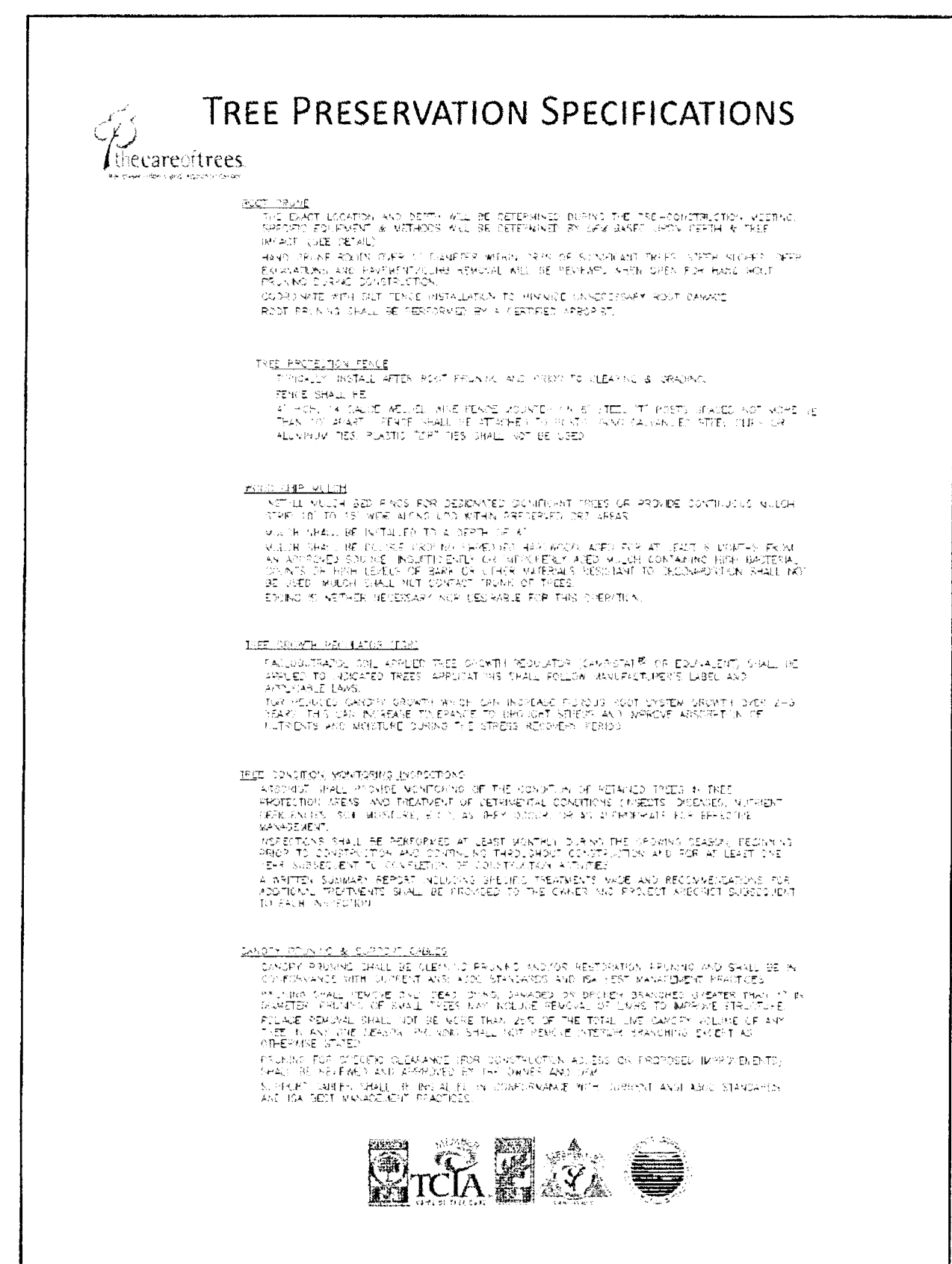
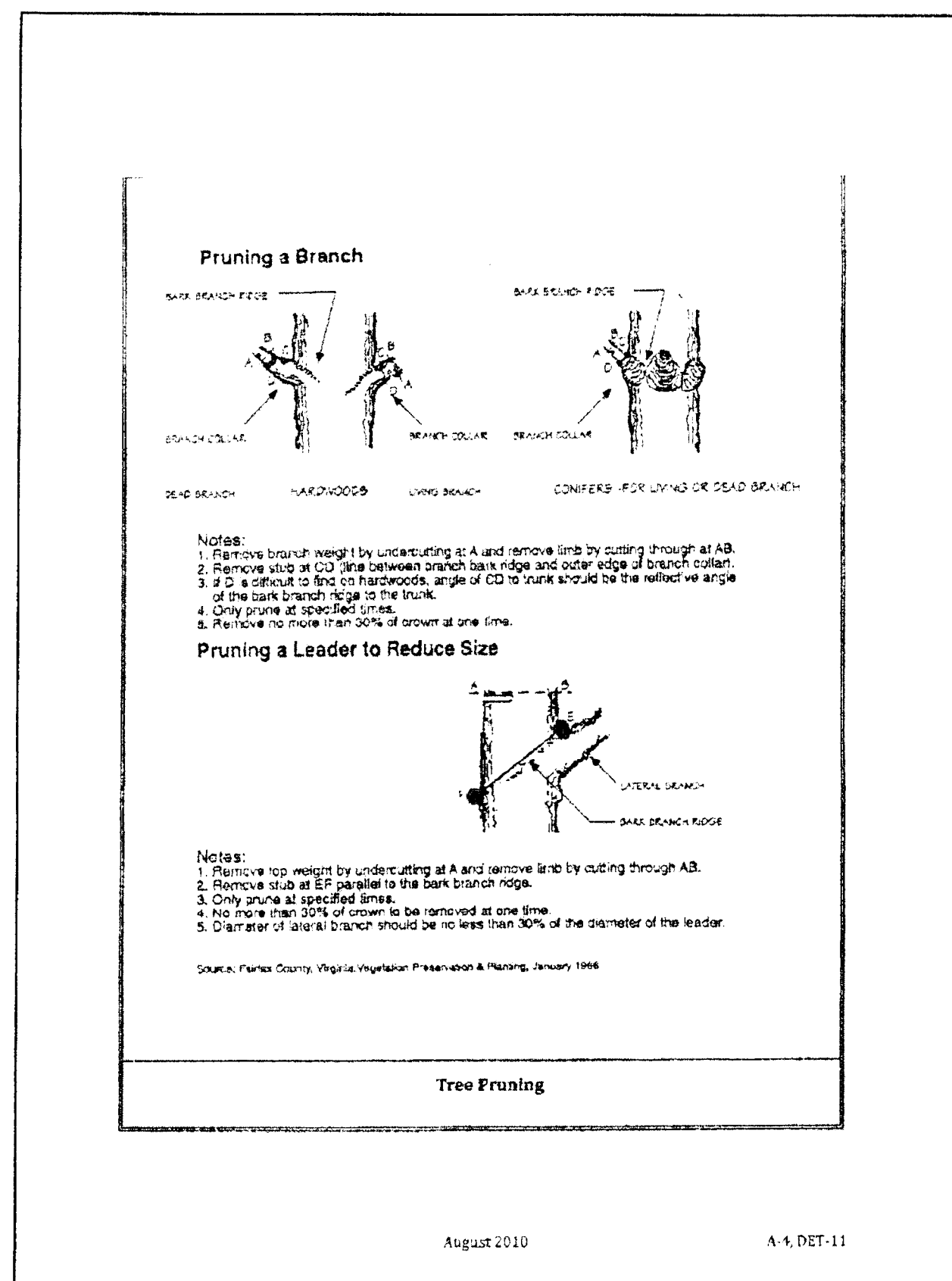
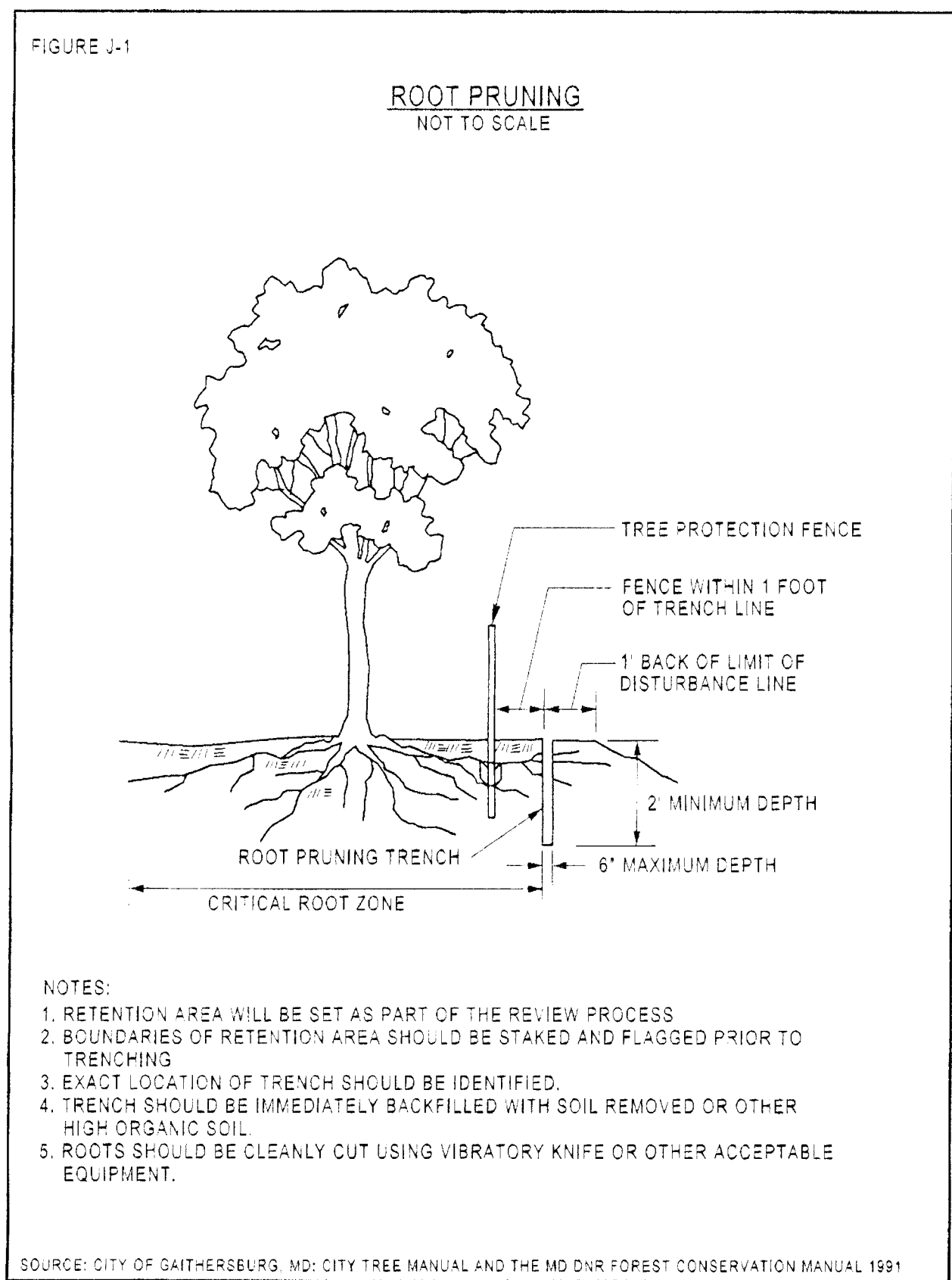
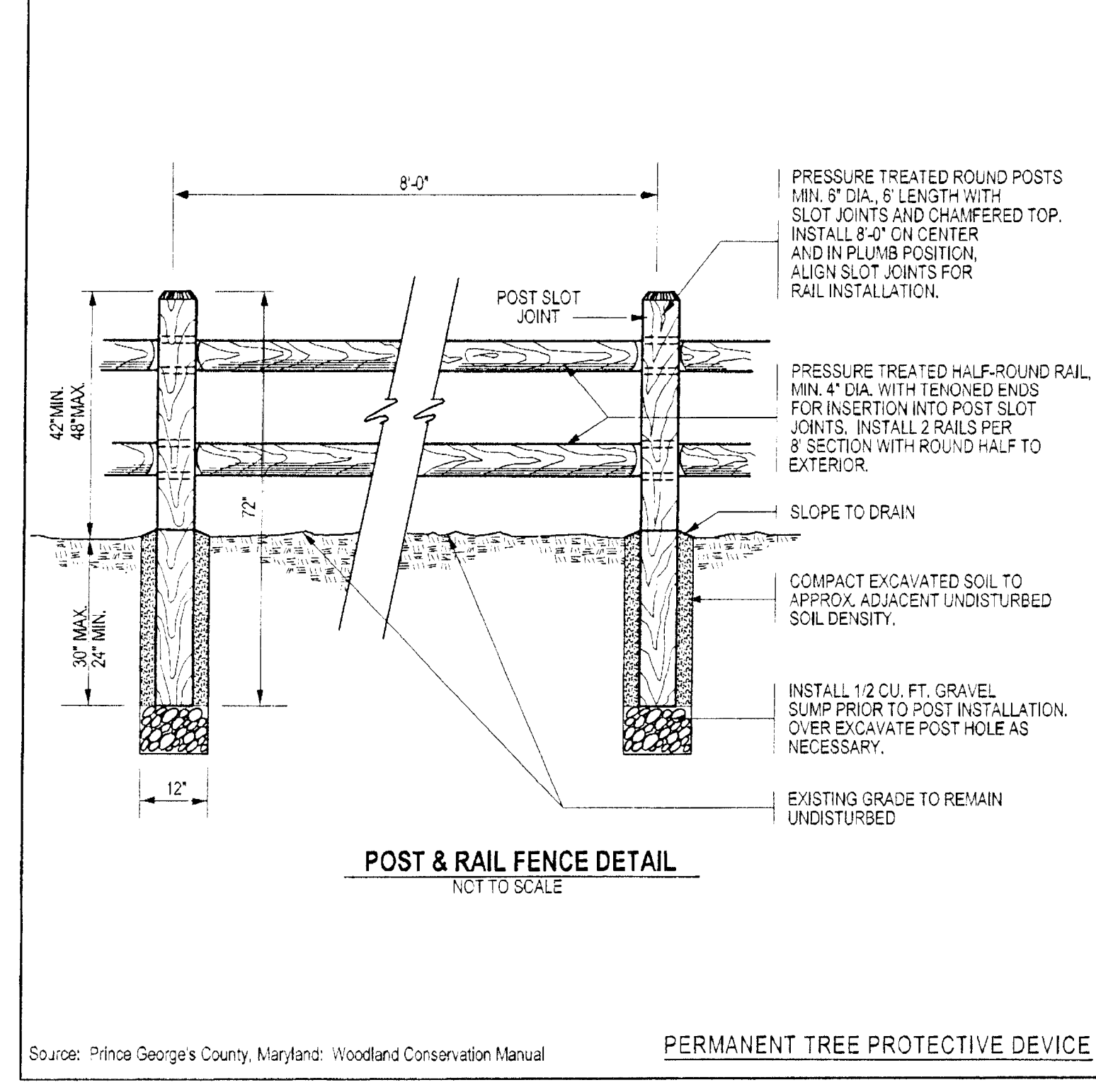
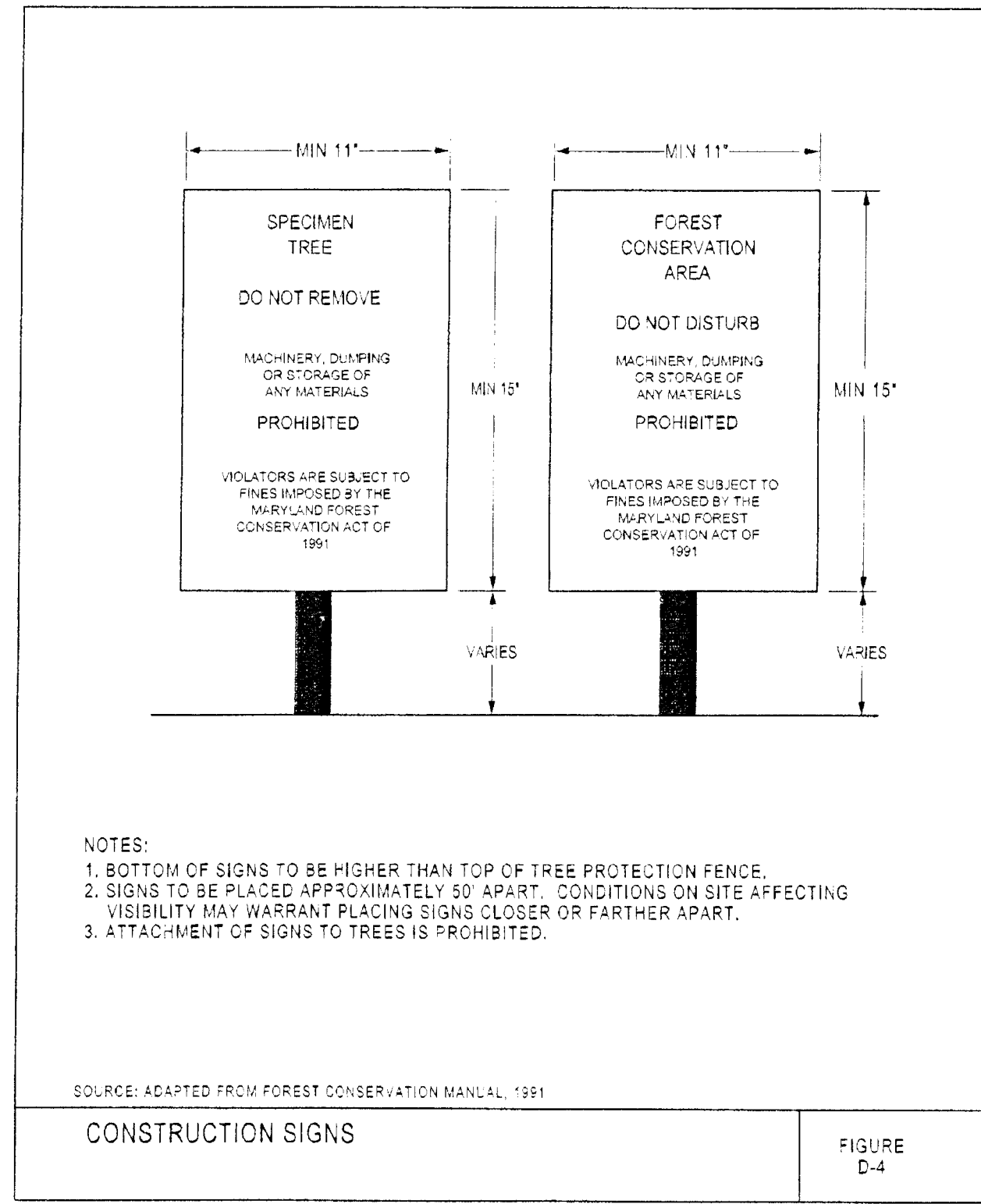
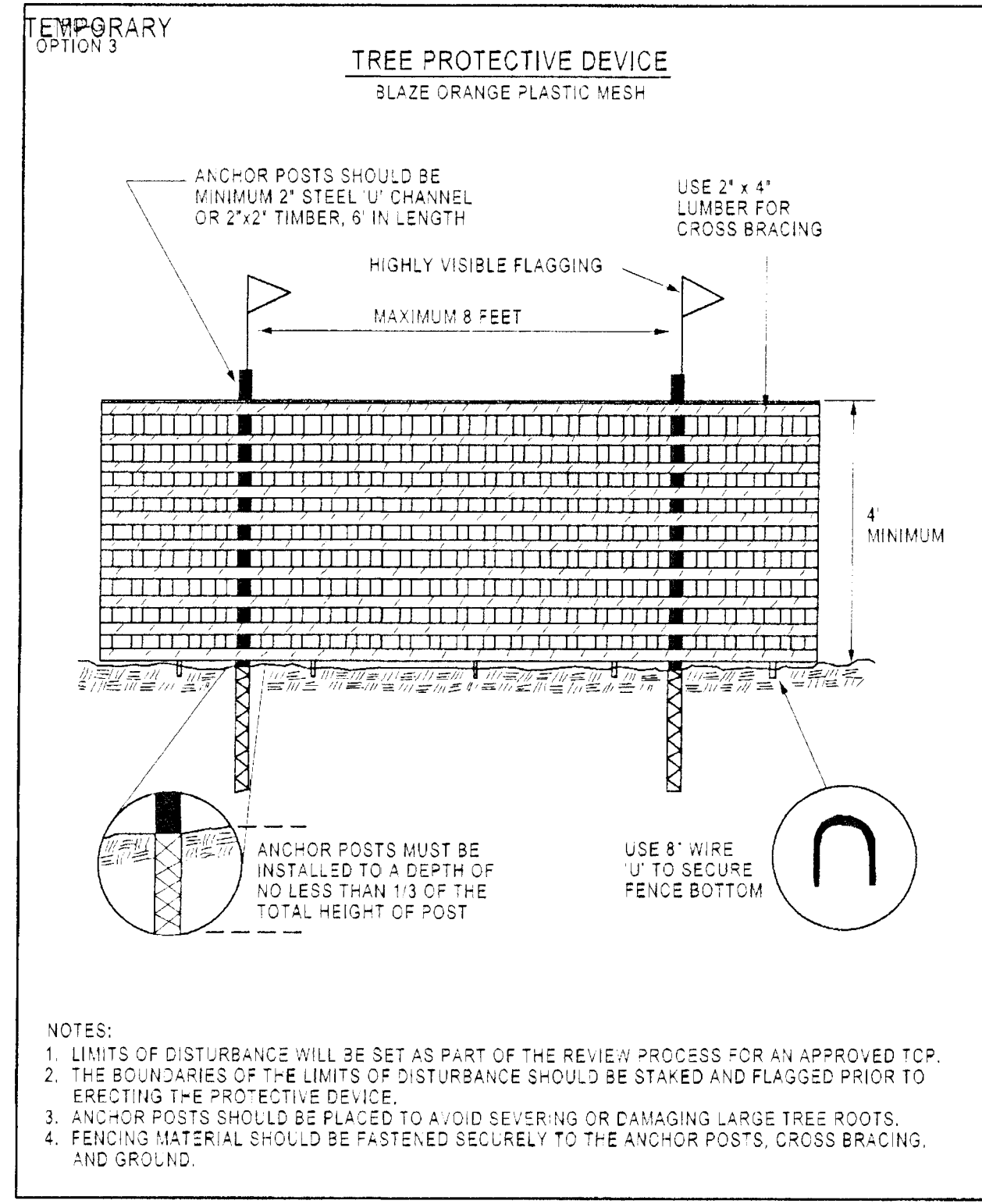
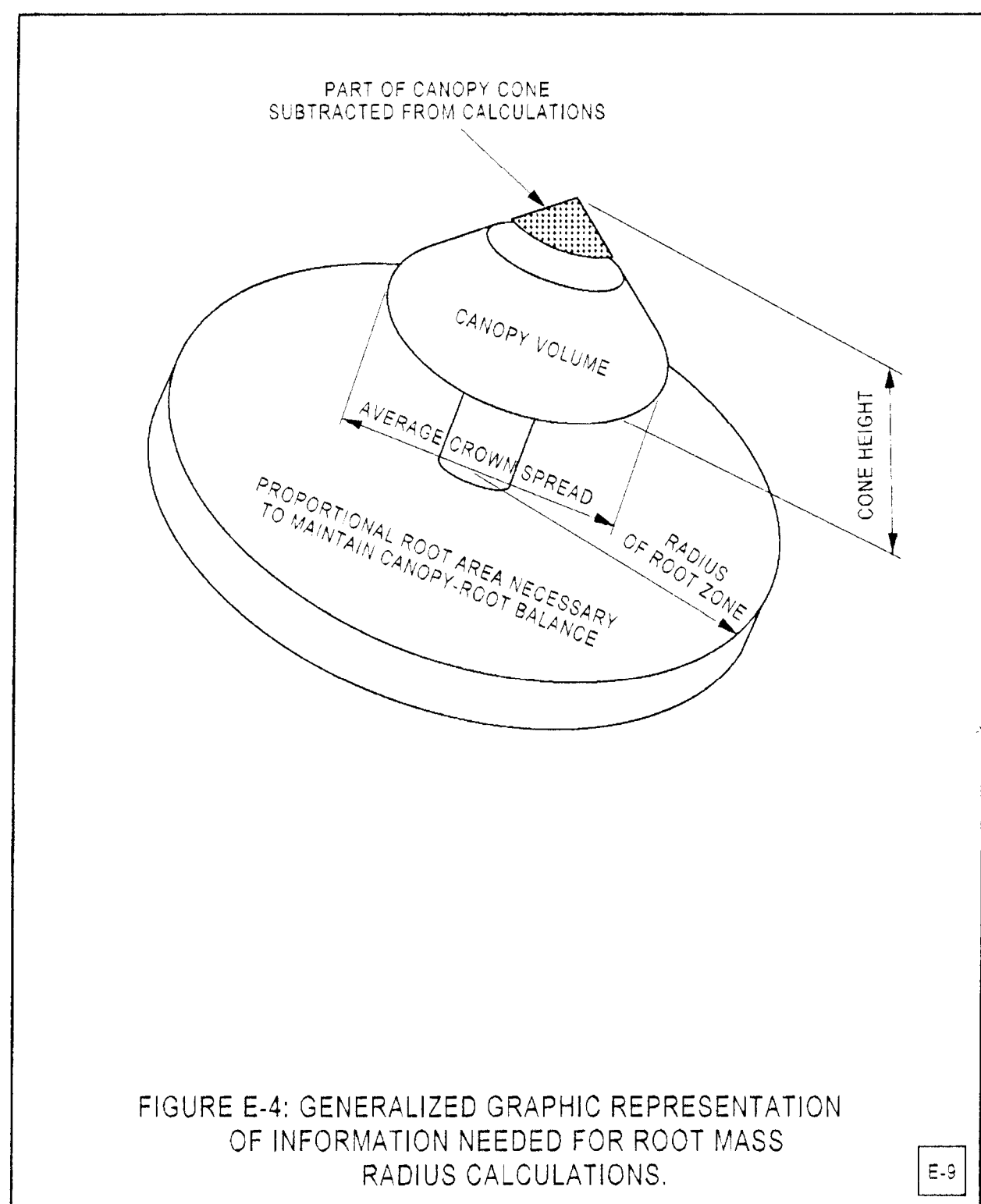
Timothy Hartman
Mechanical Engineering
APPROVED
4/23/2014
T.H.

SHEET NAME
PLAN VIEW SHEET

SHEET NUMBER

8

P:24110100/ENGINEER/EN



CAFRITZ PROPERTY
at Riverdale Park

TCPII
FOR DSP-13009
& SP-130002
RIVERDALE PARK, MD

Owner
Covet Trust, LLC
1828 L Street NW, Suite 703
Washington, DC 20036
202-463-0733

Civil Engineer
SOLTESZ
LANHAM OFFICE
4500 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.784.7555 F. 301.784.7555 www.soltesz.com

Architect
MVA
ARCHITECTS
Mushinsky Vozzke Associates
7910 Woodmont Avenue, Suite 1250
Bethesda, MD 20814
301-654-2454

Landscape Architect
Parker Rodriguez
101 N. Union Street
Alexandria, VA 22314
703.548.3070

Project Management
SKIDMORE, OWINGS & MERRILL LLP
2001 K Street NW
Washington, DC 20005

DRAWN BY: GAV CHECKED BY: THD

STATE OF MARYLAND
TIMOTHY HARTMAN, JAMES
REGISTERED PROFESSIONAL ARCHITECT

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-010-23

Approved by	Date	Reason for Revision
[Signature]	7/2/13	Original certification
[Signature]	8/1/14	DSP-13009-01
[Signature]	8/1/14	DSP-13009-02
[Signature]	8/1/14	DSP-13009-03
[Signature]	8/1/14	DSP-13009-04
[Signature]	8/1/14	DSP-13009-05
[Signature]	8/1/14	DSP-13009-06

MNCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009 SP-130002

On Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revised Listed Data Apply to This Sheet

Approval	Approval Date	Reviewer's Initials	Certification Date
DSP-13009	9/20/13	S/L	12/13/13
SP-130002	6/20/13	S/L	12/13/13

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GSA label certifies that it is also meets conditions of final approval by the Planning Board. To be signed on the block sign only.

MNCPPC APPROVALS

PROJECT NAME: CAFRITZ PROPERTY

PROJECT NUMBER: DSP-13009-02

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

DRAWING STAMP

Town of Riverdale Park
Public Works Center Review
APPROVED
4/23/2014
dls

SHEET NAME
DETAIL SHEET

SHEET NUMBER
9

P:24110100ENGINEEREN