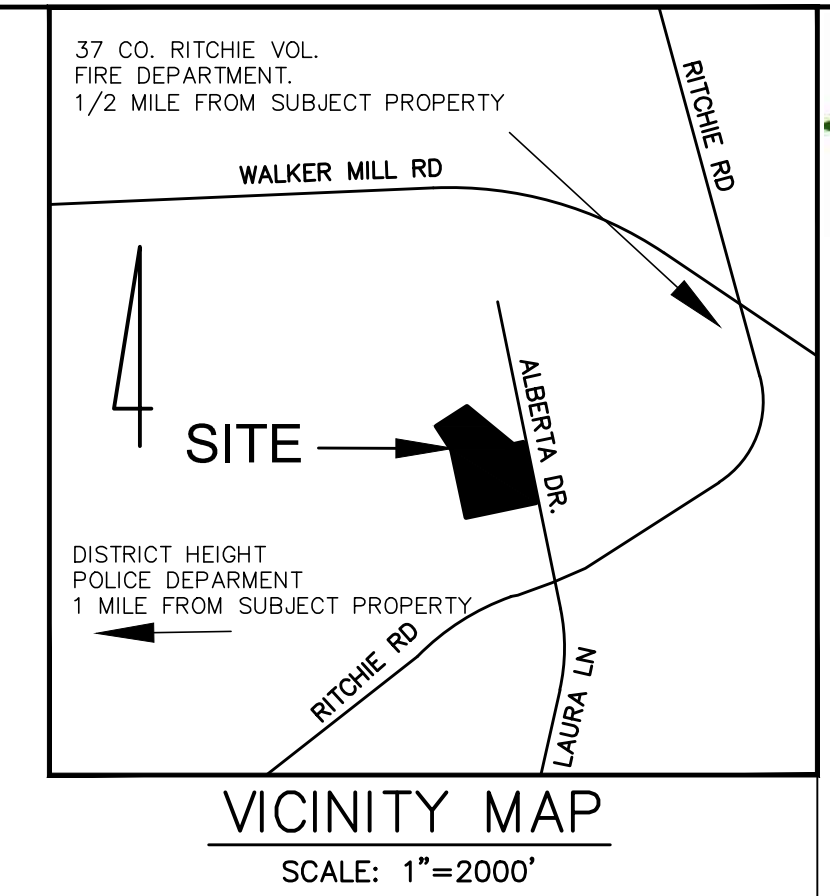
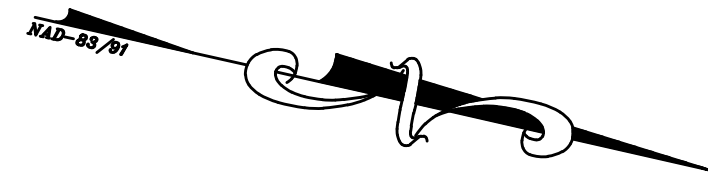


TREE CONSERVATION PLAN TYPE 2-011-2022

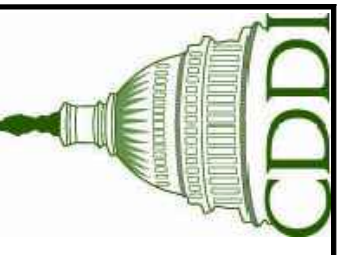
FOR

KATHMANDU VILLAGE

SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'


CAPITOL DEVELOPMENT DESIGN, INC. - SURVEYOR'S
ENGINEERS - PLANNERS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 982-1781

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2
011-2022

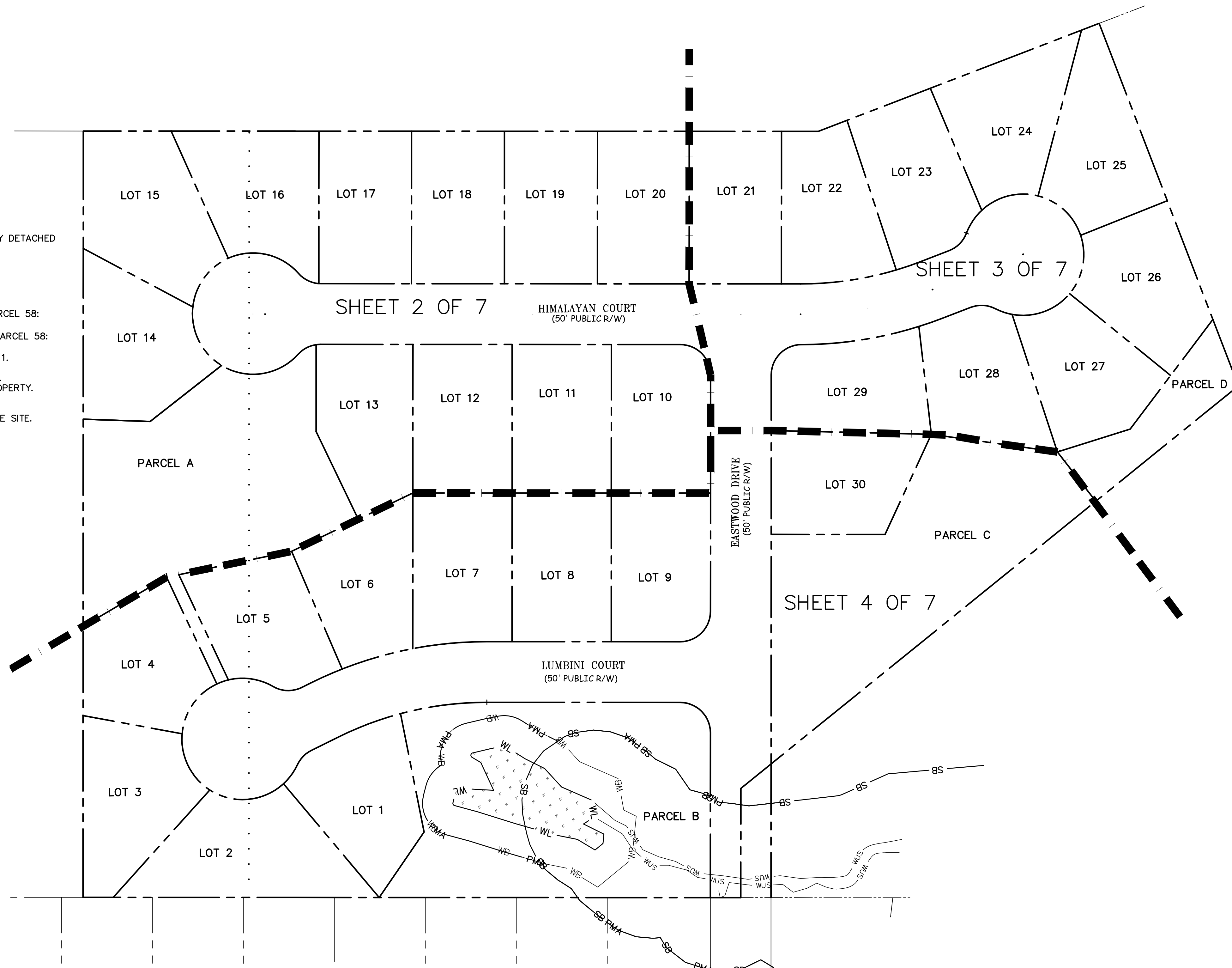
SITE NOTES

1. PROJECT NAME: KATHMANDU VILLAGE
2. TOTAL ACREAGE: 11.47 AC. (499,728 S.F.)
3. EXISTING ZONE: R-80
4. PROPOSED USE OF THE PROPERTY: CREATION OF 30 SINGLE FAMILY DETACHED DWELLINGS
7. NUMBER OF LOTS: 30
8. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
7. 200 SHEET NO.: 2025E07
8. TAX MAP/GRID: 074B4
9. AVIATION POLICY AREA: N/A
10. EXISTING WATER/SEWER DESIGNATION: PARCEL 137: W-4/S-4; PARCEL 58: W-3/S-3
11. PROPOSED WATER/SEWER DESIGNATION: PARCEL 137: W-4/S-4; PARCEL 58: W-3/S-3
12. STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 23030-2020-1.
13. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY.
14. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
15. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
16. THERE IS STREAM AND WETLANDS WITHIN THE SITE.
17. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
18. THERE IS NO CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE.
19. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
20. APPLICANT: KATHMANDU VILLAGE LLC
21. PROPERTY LOCATION: 1705 RITCHIE RD, DISTRICT HEIGHTS, MD 20747

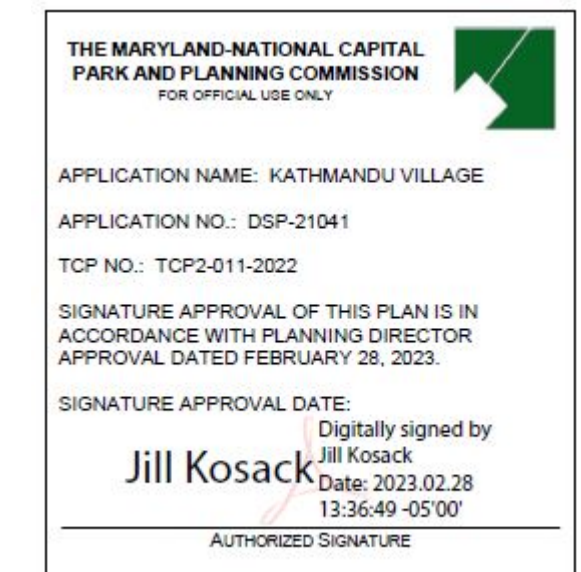
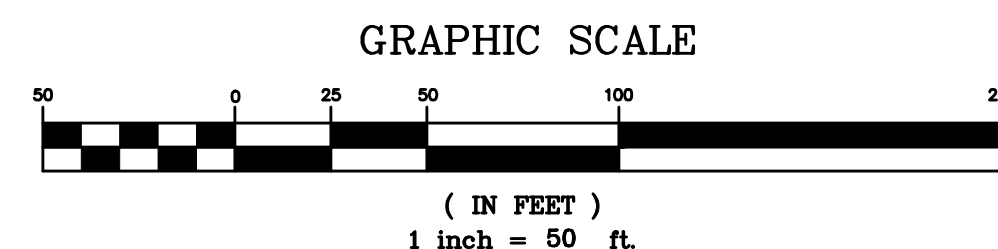
SHEET INDEX

SHEET NO.	PLAN TYPE
1	OF 6 COVER SHEET
2	OF 6 TCP II
3	OF 6 TCP II
4	OF 6 TCP II
5-6	OF 6 DETAIL SHEET

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



KEY PLAN
SCALE: 1"=50'



LEGEND	
SB	STREAM BUFFER
PMA	PRIMARY MANAGEMENT AREA
WB	WETLAND BUFFER
WL	WETLAND
WUS	WATERS OF THE US

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  01/03/2023
MILTON M. PEREZ DATE

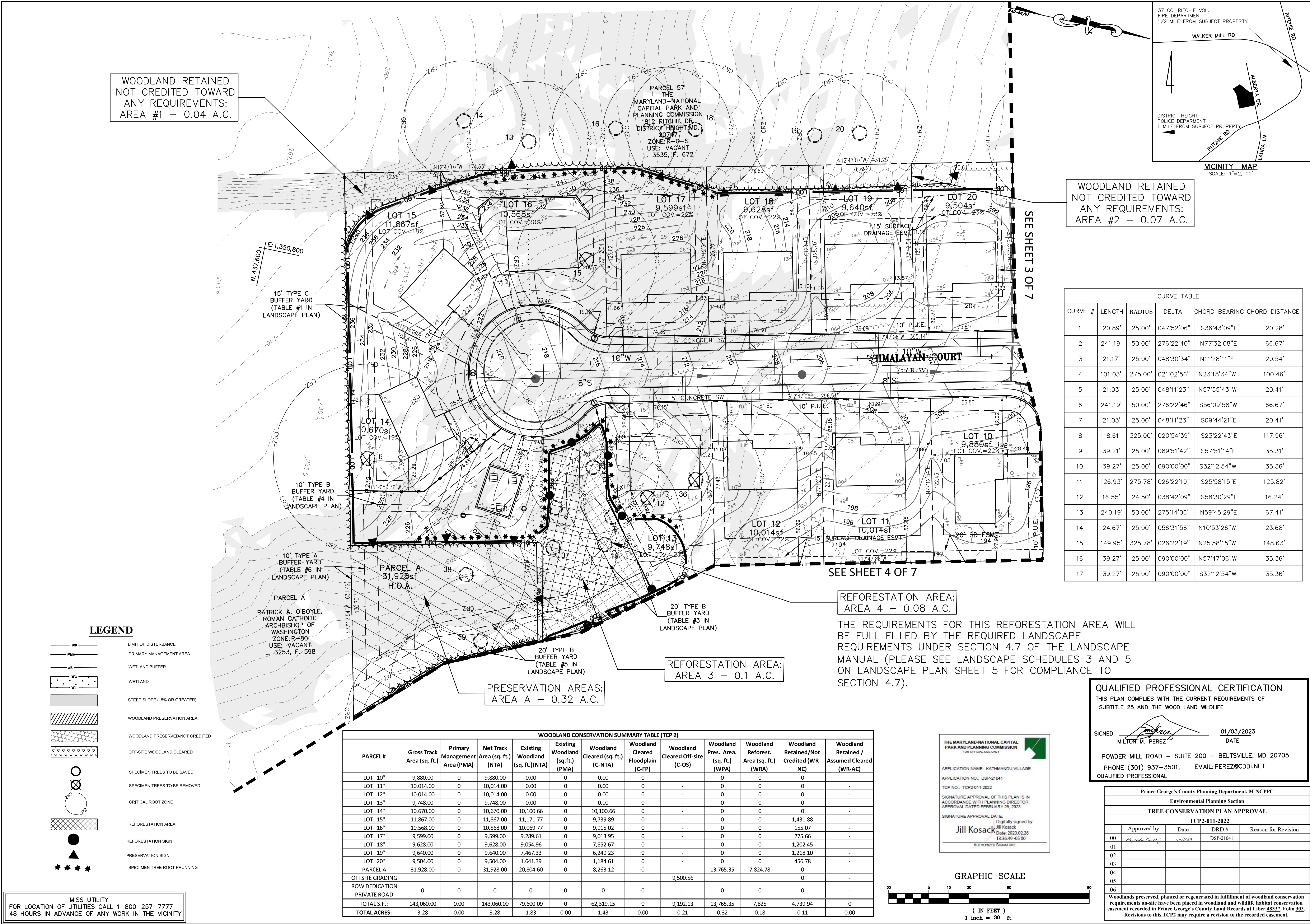
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-011-2022				
Approved by	Date	DRD #	Reason for Revision	
00	<i>Alexander Kowalski</i>	1/4/2023	DSP-21041	
01				
02				
03				
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48337, Folio 203. Revisions to this TCP2 may require a revision to the recorded easement.				

REVISIONS

DATE: FEB., 2022	
DWN. RC	CHECKED MT
SCALE: AS SHOWN	
PROJECT/FILE NO. 20-009	
SHEET NO. 1 OF 7	

E:\20-009\ENGINEERING\TCP2-01.dwg, SHEET 2, 1/2/2023 4:00:35 PM, RC00, 1:1



CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S

POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN – TYPE 2
011-2022

REVISIONS

NO.	DATE	REVISION
1.	01.11.2022	REVISE PER MNCPPC CMNT. RC.

DATE: FEB., 2022
DWN. RC
CHECKED MP

SCALE: 1" = 30'

PROJECT/FILE NO. 20-009

SHEET NO. 2 OF 7

E:\20-000\ENGINEERING\TCP2-01.dwg, SHEET 3, 1/2/2023 4:29:43 PM, RCov, 1:1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
1	20.89'	25.00'	047°52'06"	S36°43'09"E	20.28'
2	241.19'	50.00'	276°22'40"	N77°32'08"E	66.67'
3	21.17'	25.00'	048°30'34"	N11°28'11"E	20.54'
4	101.03'	275.00'	021°02'56"	N23°18'34"W	100.46'
5	21.03'	25.00'	048°11'23"	N57°55'43"W	20.41'
6	241.19'	50.00'	276°22'46"	S56°09'58"W	66.67'
7	21.03'	25.00'	048°11'23"	S09°44'21"E	20.41'
8	118.61'	325.00'	020°54'39"	S23°22'43"E	117.96'
9	39.21'	25.00'	089°51'42"	S57°51'14"E	35.31'
10	39.27'	25.00'	090°00'00"	S32°12'54"W	35.36'
11	126.93'	275.78'	026°22'19"	S25°58'15"E	125.82'
12	16.55'	24.50'	038°42'09"	S58°30'29"E	16.24'
13	240.19'	50.00'	275°14'06"	N59°45'29"E	67.41'
14	24.67'	25.00'	056°31'56"	N10°53'26"W	23.68'
15	149.95'	325.78'	026°22'19"	N25°58'15"W	148.63'
16	39.27'	25.00'	090°00'00"	N57°47'06"W	35.36'
17	39.27'	25.00'	090°00'00"	S32°12'54"W	35.36'

LEGEND

	LIMIT OF DISTURBANCE
	PRIMARY MANAGEMENT AREA
	WETLAND BUFFER
	WETLAND
	WETLAND
	STEEP SLOPE (15% OR GREATER)
	WOODLAND PRESERVATION AREA
	WOODLAND PRESERVED-NOT CREDITED
	OFF-SITE WOODLAND CLEARED
	SPECIMEN TREES TO BE SAVED
	SPECIMEN TREES TO BE REMOVED
	CRITICAL ROOT ZONE
	REFORESTATION AREA
	PRESERVATION SIGN
	SPECIMEN TREE ROOT PRUNING

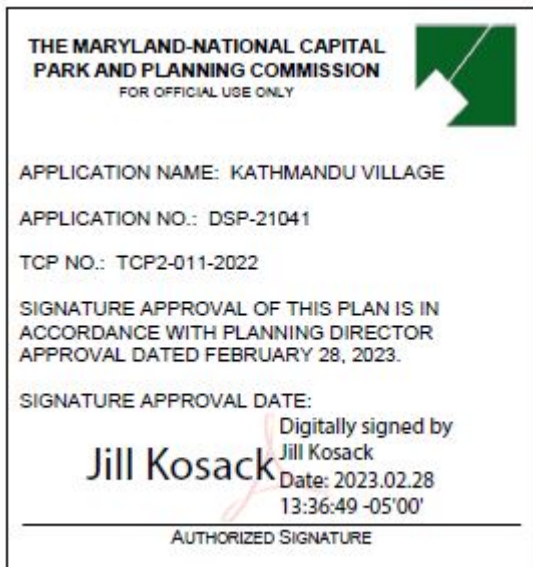
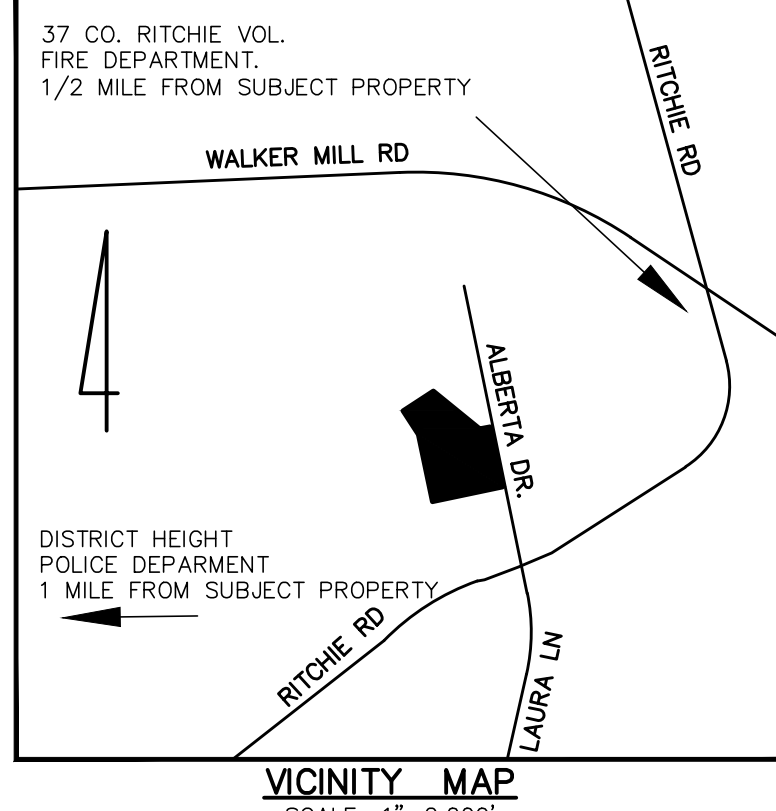
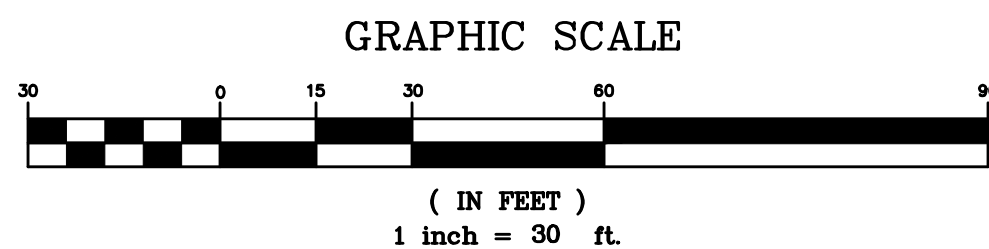
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WOODLAND RETAINED
NOT CREDITED TOWARD
ANY REQUIREMENTS:
AREA #3 - 0.02 A.C.

WOODLAND RETAINED
NOT CREDITED TOWARD
ANY REQUIREMENTS:
AREA #4 - 0.04 A.C.

WOODLAND RETAINED
NOT CREDITED TOWARD
ANY REQUIREMENTS:
AREA #5 - 0.22 A.C.

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)											
PARCEL #	Gross Track Area (sq. ft.)	Primary Management Area (PMA)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (PMA)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Pres. Area (sq. ft.) (WPA)	Woodland Reforest. Area (sq. ft.) (WRA)	Woodland Retained/Not Credited (WR-NC)
LOT "21"	9,561.00	0	9,561.00	0.00	0	0	0	-	0	0	0.00
LOT "22"	9,567.00	0	9,567.00	2,652.95	0	2,431.53	0	-	0	0	221.42
LOT "23"	9,934.00	0	9,934.00	9,683.27	0	9,007.24	0	-	0	0	676.03
LOT "24"	10,033.00	0	10,033.00	9,657.21	0	9,098.72	0	-	0	0	558.49
LOT "25"	10,031.00	0	10,031.00	9,219.33	0	8,130.47	0	-	0	0	1,088.76
LOT "26"	9,849.00	0	9,849.00	9,393.60	0	8,168.58	0	-	0	0	1,225.02
LOT "27"	9,555.00	0	9,555.00	9,554.73	0	7,271.95	0	-	0	0	2,282.78
LOT "28"	9,531.00	0	9,531.00	9,660.72	0	9,388.74	0	-	0	0	205.00
LOT "29"	9,591.00	0	9,591.00	7,534.82	0	7,534.82	0	-	0	0	-
PARCEL D	6,485.00	0	6,485.00	5,852.23	0	0	0	-	-	-	5,852.23
OFFSITE GRADING											0
ROW DEDICATION	0.00	0	0.00	0.00	0	0.00	0	-	0	0	0
ROW DEDICATION PRIVATE ROAD	0	0	0	0	0	0	0	-	0	0	0
TOTALS S.F.:	94,137.00	0.00	94,137.00	73,208.86	0	61,032.05	0	0.00	0.00	0	12,109.73
TOTAL ACRES:	2.16	0.00	2.16	1.68	0.00	1.40	0.00	0.00	0.00	0.00	0.28



QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 01/03/2023
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011-2022			
Approved by	Date	DRD #	Reason for Revision
00	Alexander Cordell	1/1/2023	DSP-21041
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48337, Folio 303. Revisions to this TCP2 may require a revision to the recorded easement.			

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2
011-2022

REVISIONS

1.	01.11.2022	REVISE
	PER MNCPPC CMNT.	RC.

DATE: FEB., 2022

DWN.	CHECKED
RC	MP

SCALE: 1" = 30'

PROJECT/FILE NO. 20-009

SHEET NO. 3 OF 7

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:  01/03/2023
DATE
MILTON M. PEREZ
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

LEGEND

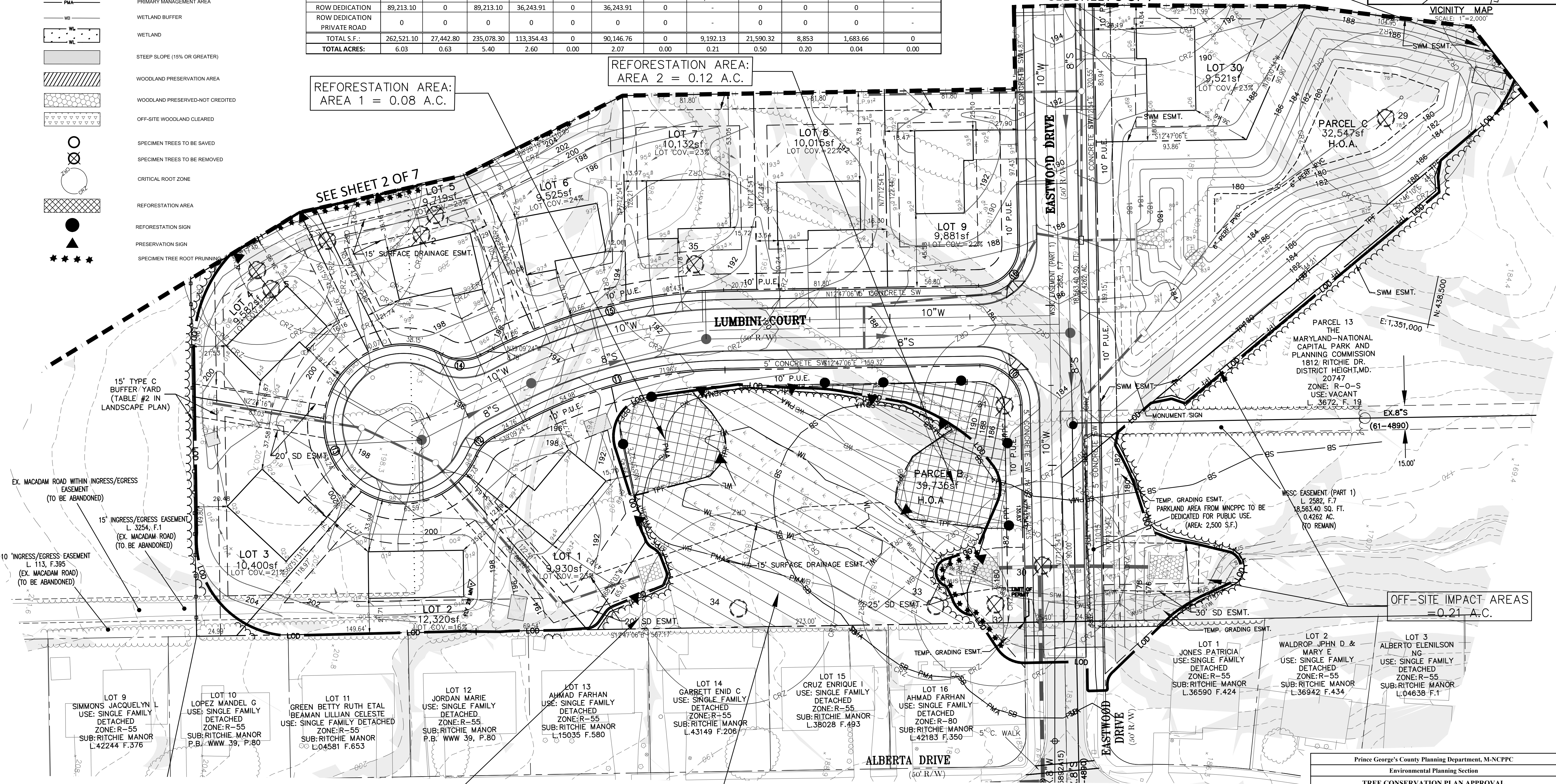
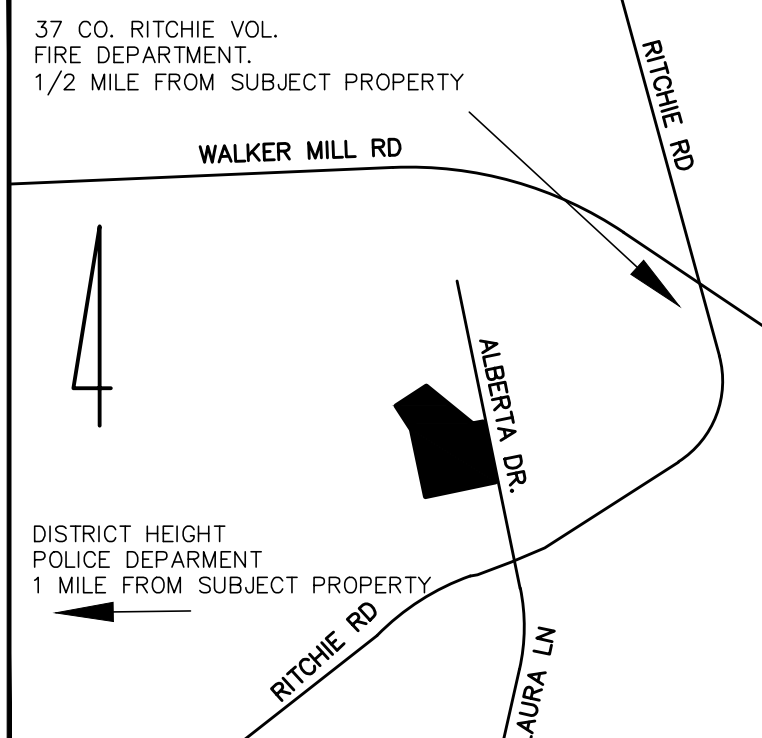
- LD LIMIT OF DISTURBANCE
- PMA PRIMARY MANAGEMENT AREA
- WB WETLAND BUFFER
- WL WETLAND
- STEEP SLOPE (15% OR GREATER)
- WOODLAND PRESERVATION AREA
- WOODLAND PRESERVED-NOT CREDITED
- OFF-SITE WOODLAND CLEARED
- SPECIMEN TREES TO BE SAVED
- SPECIMEN TREES TO BE REMOVED
- CRITICAL ROOT ZONE
- REFORESTATION AREA
- REFORESTATION SIGN
- PRESERVATION SIGN
- SPECIMEN TREE ROOT PRUNING

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)											
PARCEL #	Gross Track Area (sq. ft.)	Primary Management Area (PMA)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (PMA)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Pres. Area (sq. ft.) (WPA)	Woodland Reforest. Area (sq. ft.) (WRA)	Woodland Retained/Not Credited (WR-NC)
LOT "1"	9,930.00	0	9,930.00	3,466.94	0	3,466.94	0	0	0	0	0
LOT "2"	12,320.00	0	12,320.00	5,477.36	0	5,477.36	0	0	0	0	0
LOT "3"	10,400.00	0	10,400.00	8,420.72	0	8,420.72	0	0	0	0	0
LOT "4"	9,582.00	0	9,582.00	3,265.08	0	3,265.08	0	0	0	0	0
LOT "5"	9,719.00	0	9,719.00	1,782.68	0	1,782.68	0	0	0	0	0
LOT "6"	9,525.00	0	9,525.00	0.00	0	0.00	0	0	0	0	0
LOT "7"	10,132.00	0	10,132.00	555.29	0	555.29	0	0	0	0	0
LOT "8"	10,015.00	0	10,015.00	0.00	0	0.00	0	0	0	0	0
LOT "9"	9,881.00	0	9,881.00	0.00	0	0.00	0	0	0	0	0
LOT "30"	9,521.00	0	9,521.00	1,727.37	0	1,727.37	0	0	0	0	0
PARCEL B	39,736.00	27,442.80	12,293.20	27,176.15	0	4,772.16	0	21,590.32	8,853.32	813.66	0
PARCEL C	32,547.00	0	32,547.00	25,238.93	0	24,435.25	0	0	0	870	0
OFFSITE GRADING ROW DEDICATION	89,213.10	0	89,213.10	36,243.91	0	36,243.91	0	0	0	0	0
ROW DEDICATION PRIVATE ROAD	0	0	0	0	0	0	0	0	0	0	0
TOTAL S.F.	262,521.10	27,442.80	235,078.30	113,354.43	0	90,146.76	0	9,192.13	21,590.32	8,853	1,683.66
TOTAL ACRES:	6.03	0.63	5.40	2.60	0.00	2.07	0.00	0.21	0.50	0.20	0.04

REFORESTATION AREA:
AREA 1 = 0.08 A.C.

REFORESTATION AREA:
AREA 2 = 0.12 A.C.

WOODLAND RETAINED
NOT CREDITED TOWARD
ANY REQUIREMENTS:
AREA #7 = 0.02 A.C.



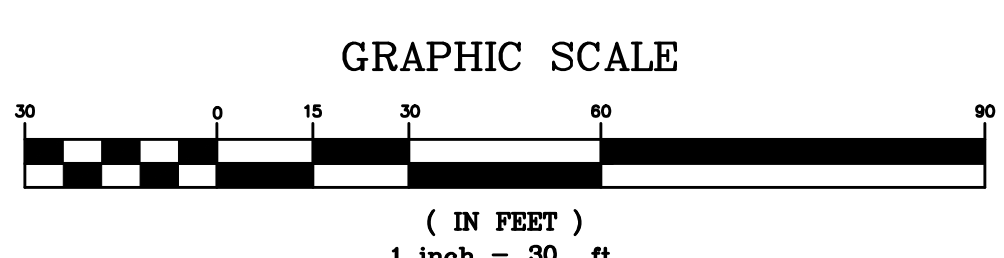
OFF-SITE IMPACT AREAS
= 0.21 A.C.

WOODLAND RETAINED
NOT CREDITED TOWARD
ANY REQUIREMENTS:
AREA #6 = 0.02 A.C.

PRESERVATION AREAS:
AREA B = 0.50 A.C.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: KATHMANDU VILLAGE
APPLICATION NO.: DSP-21041
TOP NO.: TCP2-011-2022
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED FEBRUARY 28, 2023.
SIGNATURE APPROVAL DATE: 
Jill Kosack
133649-65307
AUTHORIZED SIGNATURE



Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011-2022			
Approved by	Date	DRD #	Reason for Revision
00 	1/4/2023	DSP-21041	
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48337, Folio 303. Revisions to this TCP2 may require a revision to the recorded easement.			

REVISIONS	
1.	01.11.2022 REVISE PER MNCPPC CMNT. RC.

DATE: FEB., 2022
DWN. RC
CHECKED MP

SCALE: 1" = 30'

PROJECT/FILE NO. 20-009

SHEET NO. 4 OF 7

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2
011-2022

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501



STANDARD TYPE II TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for **DSP-21041**. If **DSP-21041** expires, then this TCP2 also expires and is no longer valid.
- 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the *Developing Tier* and is zoned R-80.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).

TREE PRESERVATION AND RETENTION NOTES:
Tree Preservation and Retention Notes

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the 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.
- 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 near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the 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 TCP2. The work is required to be conducted by a Licensed Tree Expert.

If development is proposed to be completed in phases:

- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

If existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

If debris piles are noted on the FSD and located in preservation areas:

- 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.

WOODLAND CONSERVATION SUMMARY TABLE			
PRESERVATION AREAS:			
AREA #A		0.32	
AREA #B		0.50	
SUB-TOTAL		0.82	
WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:			
AREA #1		0.04	
AREA #2		0.07	
AREA #3		0.02	
AREA #4		0.04	
AREA #5		0.22	
AREA #6		0.02	
AREA #7		0.02	
SUB-TOTAL		0.43	
TOTAL		1.25	
REFORESTATION AREAS:			
AREA #1		0.08	
AREA #2		0.12	
AREA #3		0.10	
AREA #4		0.08	
TOTAL		0.38	

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

AFFORESTATION/REFORESTATION NOTES

- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. *(This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting area.)* Seeding 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.
- 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.
- 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.
- 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 TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number.

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

- Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

Planting Specification Notes

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy 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/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 contractor. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering until the time of planting.

- Plant Handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the 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.
- 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. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. Use 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.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides 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 corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.

- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seeding planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

When areas designated for reforestation will be reforested by natural regeneration the following notes shall be added to the plan:

Natural Regeneration Notes

All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:

- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
- Care shall be taken to avoid spraying any hardwood seedlings or saplings.
- Robo-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
- Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
- Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
- Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
- After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
- If after two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

A Four-Year Management Plan for Re/Afforestation shall be added to the plan as follows:

Four-Year Management Plan for Re/Afforestation Areas

Field check the re-afforestation area according to the following schedule:

Year 1: Site preparation and Tree Planting

Survival check once annually (September-November) see Note 1)

Watering is needed (2 x month)

Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

Year 2-3: Reinforcement planting is needed (See Note 2)

Survival check once annually (September-November)

Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

Year 4: Reinforcement planting if needed. (See Note 2)

Survival check (September - November)

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

OFFSITE WOODLAND CONSERVATION NOTES:

Prior to the issuance of the first permit for the 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.

When the use of fee-in-lieu is proposed:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- 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

When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince 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.

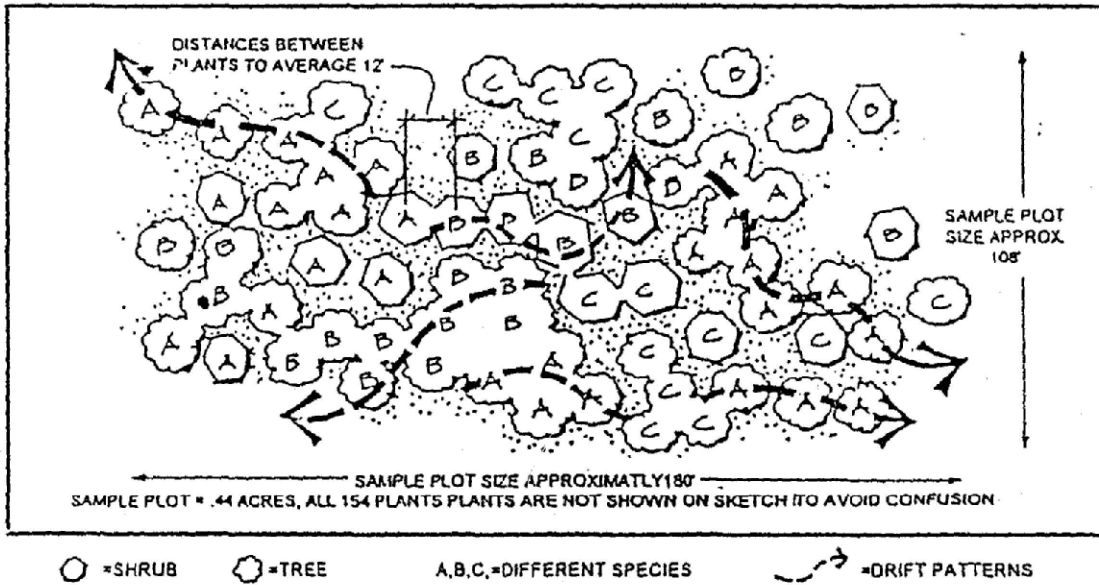
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- 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.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)



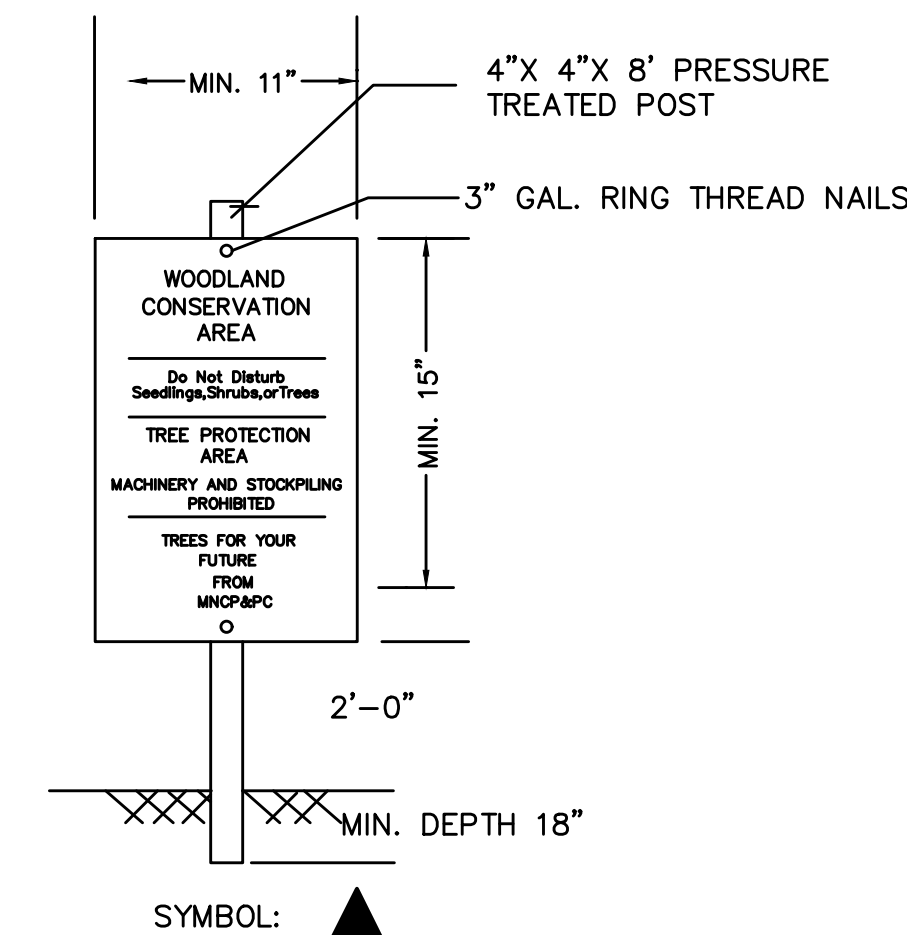
Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees, or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating nature's aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

WOODLAND CONSERVATION SIGN

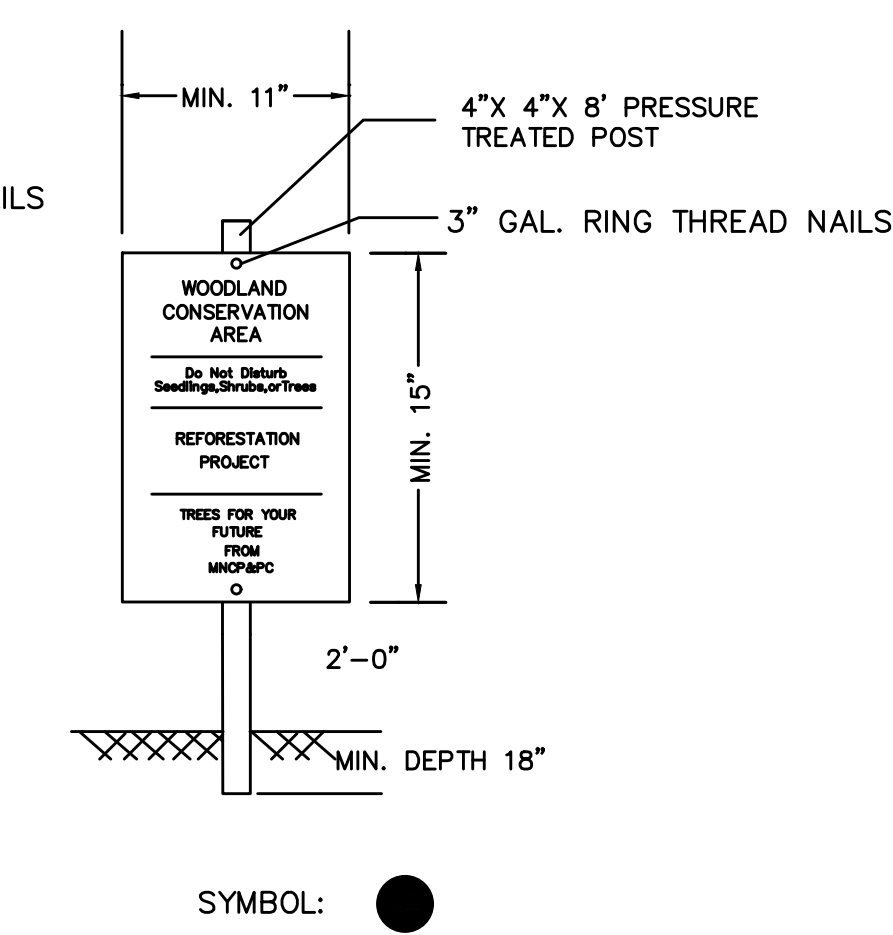


SYMBOL:

SIGNAGE

- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICES.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

AFFORESTATION/REFORESTATION SIGN



SYMBOL:

SIGNAGE

- NOTES:
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 - SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 - SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICES.
 - LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 - SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 01/03/2023
MILTON M. PEREZ DATE

POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705

PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET

QUALIFIED PROFESSIONAL

OWNERS

SURYA PRASAD POUDEL
c/o KATHMANDU VILLAGE LLC
4531 WINDSOR ARMS CT,
ANNANDALE, VA 22003
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EMAIL: kathmanduvillage@gmail.com



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS — PLANNERS — SURVEYOR'S

POWDER MILL ROAD — SUITE 200 — BELTSVILLE, MD 20705
OFFICE (301) 937-3501

KATHMANDU VILLAGE

SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN — TYPE 2
011-2022

REVISIONS

- 01.11.2022 REVISE
PER MNCPPC CMNT.
RC.

DATE: FEB., 2022
DWN. RC CHECKED MP

SCALE: AS SHOWN

PROJECT/FILE NO. 20-009

SHEET NO. 5 OF 7

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011-2022			
Approved by	Date	DRD #	Reason for Revision
00 <i>Kathmandu Village</i>	1/4/2023	DSP-21041	
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48337, Folio 303. Revisions to this TCP2 may require a revision to the recorded easement.			

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MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

SPECIMEN TREE SUMMARY TABLE						
Tree #	Common Name	Latin Name	Diameter (DBH) in.	Condition	Comments	Disposition
1	Southern Red Oak	<i>Quercus falcata</i>	34	F	Roots: girdling, wounds, cavity in collar. Trunk: leaning. Scaffold: One sided branching	To be removed
2	Southern Red Oak	<i>Quercus falcata</i>	31	P	Scaffold: one dead, some broken. Branches: some dead and broken.	To be removed
3	Southern Red Oak	<i>Quercus falcata</i>	39	G	Roots: competing for space with a neighboring tree. Trunk: leaning, twisted. Scaffold: some dead, poor form. Branches some dead, broken.	To be removed
4	Southern Red Oak	<i>Quercus falcata</i>	31	F	Trunk: butt rot, leaning. Scaffold: poor form, few, oversized. Branches: some dead.	To be removed
5	White Oak	<i>Quercus alba</i>	30	P	Trunk: splits to 3, weak attachments. Scaffold: Many dead. Branches: several dead.	To be removed
6	Southern Red Oak	<i>Quercus falcata</i>	36	F	Trunk: crack, leaning. Scaffold: Several dead, one sided. Branches: several dead.	To be removed
7	White Oak	<i>Quercus alba</i>	31	F	Trunk: splits to 2, weak attachment. Scaffold: some dead, poor form. Branches: some dead, broken.	To be saved
8	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	P	Roots: cavity in collar. Trunk: Butt rot. Scaffold: one sided, some dead. Branches: Some dead.	To be saved
9	White Oak	<i>Quercus alba</i>	40	P	Roots: cavities in collar, insect holes. Trunk: numerous conks, splits to 2, weak attachment. Scaffold: many dead, poor form. Branches: many dead.	To be saved
10	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	F	Roots: loose bark at collar. Trunk: twin leaders at base, weak attachment. Scaffold: one sided, some broken. Branches: some dead & broken.	To be saved
11	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	P	Roots: 3 trees join at root collar. Trunk 3 trunks, leaning. Scaffold: poor form, some dead. Branches: few.	To be removed
12	Scarlet Oak	<i>Quercus coccinea</i>	30	P		To be saved
13	White Oak	<i>Quercus alba</i>	30	F		To be saved
14	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	G	Roots: loose bark at collar. Scaffold: Fair form.	
15	Southern Red Oak	<i>Quercus falcata</i>	32	F		To be saved
16	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	F		To be saved
17	Southern Red Oak	<i>Quercus falcata</i>	34	F		To be saved
18	Southern Red Oak	<i>Quercus falcata</i>	31	F		To be saved
19	Southern Red Oak	<i>Quercus falcata</i>	30	F		To be saved
20	Sweetgum	<i>Liquidambar styraciflua</i>	31	G	Scaffold: some broken. Branches: several broken.	To be removed
21	Sycamore	<i>Platanus occidentalis</i>	35	P	Roots: some girdling. Trunk: leaning, lost top. Scaffold: poor structure, some dead, lost top.	To be removed
22	Sweetgum	<i>Liquidambar styraciflua</i>	37	F	Roots: loose bark at root collar. Trunk: one large broken limb wound. Scaffold: several dead, poor form. Branches: several dead.	To be removed
23	Southern Red Oak	<i>Quercus falcata</i>	46	P	Roots: conks at root collar. Trunk: butt rot. Scaffold: several dead. Branches: several dead.	To be removed
24	American Beech	<i>Fagus grandifolia</i>	32	F		To be saved
25	White Oak	<i>Quercus alba</i>	32	F		To be saved
26	White Oak	<i>Quercus alba</i>	34	F		To be saved
27	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	F	Roots: loose bark at collar. Trunk: loose bark, insect hole. Scaffold: poor form, some dead/broken.	To be removed
28	Sweetgum	<i>Liquidambar styraciflua</i>	36	P	Trunk: fence in tree, cracks, cavity in upper, leaning. Scaffold: some dead, poor structure. Branches: some dead.	To be removed
29	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	P	Roots: girdling, insect trails. Trunk: leaning. Scaffold: some dead poor form. Branches:some dead.	To be removed
30	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	F	Roots: loose bark at collar, insect trails. Trunk: loose bark at base. Scaffold: poor form, some dead.	To be removed
31	Red Maple	<i>Acer rubrum</i>	34	F	Trunk: 2 leaders poor attachment. Scaffold: Poor form. Branches: several broken.	To be removed
32	Sweetgum	<i>Liquidambar styraciflua</i>	31	P	Roots: girdling, one side exposed by erosion. Trunk: poor attachment 20' up. Scaffold: several dead/broken.	To be saved
33	Sweetgum	<i>Liquidambar styraciflua</i>	40	F	Trunk: split poor attachment. Scaffold: some broken. Branches: some dead.	To be saved
34	Willow Oak	<i>Quercus phellos</i>	38	P	Roots: conks, girdling roots. Trunk: leaning. Scaffold: several broken. Branches: some dead/broken.	To be removed
35	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	P	Roots: cavity in collar. Trunk: butt rot. Scaffold: several broken, poor structure.	To be removed
36	White Oak	<i>Quercus alba</i>	32	F	Trunk: splits, poor attachment. Scaffold: some dead/broken.	To be saved
37	White Oak	<i>Quercus alba</i>	30	G	Scaffold: several dead/broken. Branches: several dead.	To be saved
38	Southern Red Oak	<i>Quercus falcata</i>	33	P	Roots: butt rot extends to root collar. Trunk: severe butt and trunk rot.	To be saved

* P= POOR, F=FAIR & G=GOOD

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
PARCEL #	Gross Track Area (sq. ft.)	Primary Management Area (PMA)	Net Track Area (sq. ft.) (NTA)	Existing Woodland (sq. ft.) (NTA)	Existing Woodland (sq.ft.) (PMA)	Woodland Cleared (sq. ft.) (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Pres. Area. (sq. ft.) (WPA)	Woodland Reforest. Area (sq. ft.) (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
LOT "1"	9,930.00	0	9,930.00	3,466.94	0	3,466.94	0	-	0	0	0	-
LOT "2"	12,320.00	0	12,320.00	5,477.36	0	5,477.36	0	-	0	0	0	-
LOT "3"	10,400.00	0	10,400.00	8,420.72	0	8,420.72	0	-	0	0	0	-
LOT "4"	9,582.00	0	9,582.00	3,265.08	0	3,265.08	0	-	0	0	0	-
LOT "5"	9,719.00	0	9,719.00	1,782.68	0	1,782.68	0	-	0	0	0	-
LOT "6"	9,525.00	0	9,525.00	0.00	0	0.00	0	-	0	0	0	-
LOT "7"	10,132.00	0	10,132.00	555.29	0	555.29	0	-	0	0	0	-
LOT "8"	10,015.00	0	10,015.00	0.00	0	0.00	0	-	0	0	0	-
LOT "9"	9,881.00	0	9,881.00	0.00	0	0.00	0	-	0	0	0	-
LOT "10"	9,880.00	0	9,880.00	0.00	0	0.00	0	-	0	0	0	-
LOT "11"	10,014.00	0	10,014.00	0.00	0	0.00	0	-	0	0	0	-
LOT "12"	10,014.00	0	10,014.00	0.00	0	0.00	0	-	0	0	0	-
LOT "13"	9,748.00	0	9,748.00	0.00	0	0.00	0	-	0	0	0	-
LOT "14"	10,670.00	0	10,670.00	10,100.66	0	10,100.66	0	-	0	0	0	-
LOT "15"	11,867.00	0	11,867.00	11,171.77	0	9,739.89	0	-	0	0	1,431.88	-
LOT "16"	10,568.00	0	10,568.00	10,069.77	0	9,915.02	0	-	0	0	155.07	-
LOT "17"	9,599.00	0	9,599.00	9,289.61	0	9,013.95	0	-	0	0	275.66	-
LOT "18"	9,628.00	0	9,628.00	9,054.96	0	7,852.67	0	-	0	0	1,202.45	-
LOT "19"	9,640.00	0	9,640.00	7,467.33	0	6,249.23	0	-	0	0	1,218.10	-
LOT "20"	9,504.00	0	9,504.00	1,641.39	0	1,184.61	0	-	0	0	456.78	-
LOT "21"	9,561.00	0	9,561.00	0.00	0	0	0	-	0	0	0.00	-
LOT "22"	9,567.00	0	9,567.00	2,652.95	0	2,431.53	0	-	0	0	221.42	-
LOT "23"	9,934.00	0	9,934.00	9,683.27	0	9,007.24	0	-	0	0	676.03	-
LOT "24"	10,033.00	0	10,033.00	9,657.21	0	9,098.72	0	-	0	0	558.49	-
LOT "25"	10,031.00	0	10,031.00	9,219.33	0	8,130.47	0	-	0	0	1,088.76	-
LOT "26"	9,849.00	0	9,849.00	9,393.60	0	8,168.58	0	-	0	0	1,225.02	-
LOT "27"	9,555.00	0	9,555.00	9,554.73	0	7,271.95	0	-	0	0	2,282.78	-
LOT "28"	9,531.00	0	9,531.00	9,660.72	0	9,388.74	0	-	0	0	205.00	-
LOT "29"	9,591.00	0	9,591.00	7,534.82	0	7,534.82	0	-	0	0	0	-
LOT "30"	9,521.00	0	9,521.00	1,727.37	0	1,727.37	0	-	0	0	0	-
PARCEL A	31,928.00	0	31,928.00	20,804.60	0	8,263.12	0	-	13,765.35	7,824.78	0	-
PARCEL B	39,736.00	27,442.80	12,293.20	27,176.15	0	4,772.16	0	-	21,590.32	8,853.32	813.66	-
PARCEL C	32,547.00	0	32,547.00	25,238.93	0	24,435.25	0	-	0	0	870	-
PARCEL D	6,485.00	0	6,485.00	5,852.23	0	0	0	-			5,852.23	-
OFFSITE GRADING								9,500.56			0	-
ROW DEDICATION	89,213.10	0	89,213.10	36,243.91	0	36,243.91	0	-	0	0	0	-
PRIVATE ROAD	0	0	0	0	0	0	0	-	0	0	0	-
TOTAL S.F.:	499,718.10	27,442.80	472,275.30	266,163.38	0	213,497.96	0	9,192.13	35,355.67	16,678	18,533.33	0
TOTAL ACRES:	11.47	0.63	10.84	6.11	0.00	4.90	0.00	0.21	0.82	0.38	0.43	0.00

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information: (Enter acres for each zone)				
1 Zone:	R-80			
2 Gross Tract:	11.47			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	11.47	0.00	0.00	
TCP Number		TCP2-011-2022		Revision # 0
Property Description or Subdivision Name:		Kathmandu Village		
8 Is this site subject to the 1989 or 1991 Ordinance		N		
9 Is this site subject to the 1991 Ordinance		N		
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)		Y		
11 Is this one (1) single family lot? (Y or N)		N		
12 Are there prior TCP approvals which include a		N		
13 combination of this lot's? (Y or N)				
14 Is any portion of the property in a WC Bank? (Y or N)		N		
15 Break-even Point (preservation) =		3.08 acres		
16 Clearing permitted w/o reforestation=		3.05 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)
17 Existing Woodland		6.11	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	2.29		
19 Smaller of 17 or 18		2.29		
20 Woodland above WCT		3.82		
21 Woodland cleared		4.90	0.00	0.21
22 Woodland cleared above WCT (smaller of 16 or 17)		3.82		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.95		
24 Woodland cleared below WCT		1.08		
25 Clearing below WCT (2:1 replacement requirement)		2.17		
26 Reforestation Required	Threshold (AFT) =	15.00%	0.00	
27 Off-site WCAbeing provided on this property		0.00		
28 Woodland Conservation Required		5.63	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.82		
30 Reforestation / Reforestation		0.38	Bond amount: \$	4,965.84
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00	Fee amount:	\$0.00
37 Off-site Woodland Conservation Credits Required		4.44		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		5.64	acres	
41 Area of woodland not cleared		1.21	acres	
42 Net tract woodland retained not part of requirements:		0.39	acres	
43 100-floodplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		1.20	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.39	acres	
47 Prepared by:	Signed		08-26-2022 Date	

NOTE:
1. THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE TO THE STRICT REQUIREMENTS OF SUBTITLE 25 APPROVED BY THE PLANNING BOARD ON MAY 27, 2021: THE REMOVAL OF 20 SPECIMEN TREES (SECTION 25-122(B)(1)(G), (1, 2, 3, 4, 5, 6, 7, 12, 15, 21, 22, 23, 24, 28, 29, 30, 31, 32, 35, 36).
(NOTE 1 WAS TAKEN FROM THE APPROVED PRELIMINARY PLAN RESOLUTION #4-20013 KATHMANDU VILLAGE, APPROVED ON MAY 27, 2021 - CONDITION OF APPROVAL 16. F.)
2. A SPECIMEN TREE MAINTENANCE PLAN SHALL BE PROVIDED ON THE TCP2. THIS MAINTENANCE PLAN SHALL BE COMPLETED BY AN ARBORIST AND SHALL IDENTIFY THE VARIOUS MEASURES SUCH AS ROOT PRUNING, FERTILIZATION PLUGS, SPRAYING FOR INSECTS AND LIMBING TO PREVENT ANY HAZARDS DURING AND AFTER CONSTRUCTION.
3. ANY FOREST MITIGATION BANKS USED TO SATISFY OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THIS PROJECT MUST CONFORM TO SUBTITLE 25 OF THE PRINCE GEORGE'S COUNTY CODE AND SECTION 5-1601 ET SEQ. OF THE NATURAL RESOURCES ARTICLE OF THE MARYLAND CODE, AS AMENDED.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY	
APPLICATION NAME: KATHMANDU VILLAGE	
APPLICATION NO.: DSP-21041	
TCP NO.: TCP2-011-2022	
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED FEBRUARY 28, 2023.	
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2023.02.28 13:36:49 -05'00'	
AUTHORIZED SIGNATURE	

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-011-2022			
Approved by	Date	DRD #	Reason for Revision
00	1/9/2023	DSP-21041	
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48337, Folio 303. Revisions to this TCP2 may require a revision to the recorded easement.			

QUALIFIED PROFESSIONAL CERTIFICATION	
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE	
SIGNED: 	01/03/2023 DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705	
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET	
QUALIFIED PROFESSIONAL	

OWNERS
SURYA PRASAD POUDEL
c/o KATHMANDU VILLAGE LLC
4531 WINDSOR ARMS CT,
ANNANDALE VA 22003
TEL.: 571-309-7996
EMAIL: kathmanduvillage@gmail.com



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION
PLAN - TYPE 2
011-2022

REVISIONS

1. 01.11.2022 REVISE
PER MNCPPC CMNT.
RC.

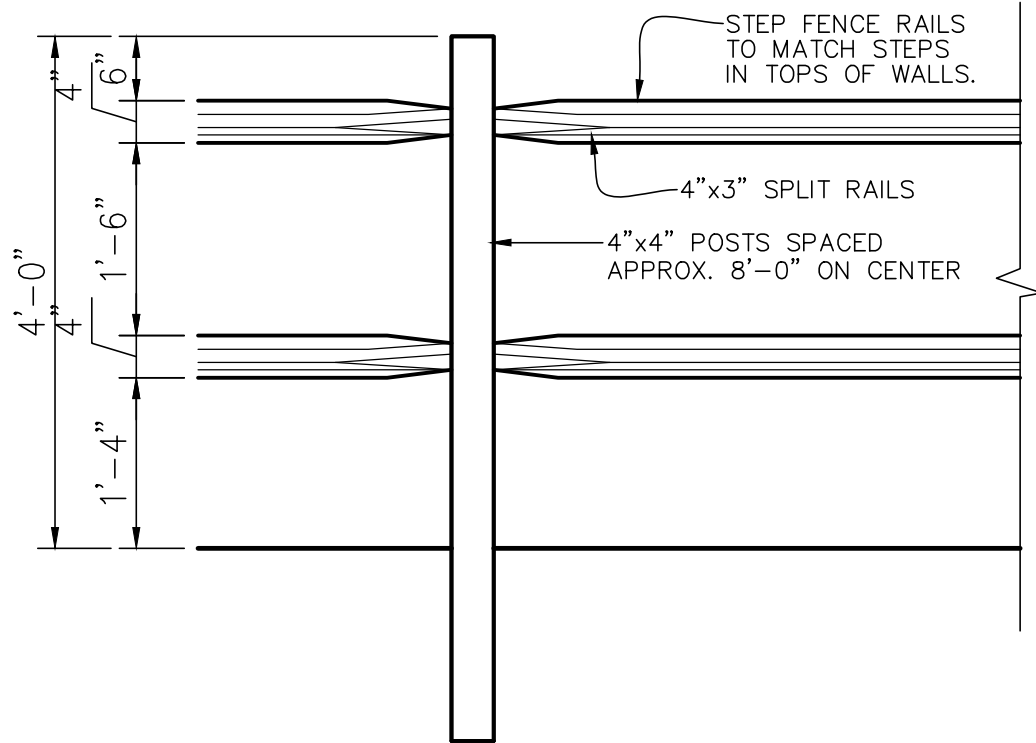
DATE: FEB., 2022
DWN. RC CHECKED MP

SCALE: AS SHOWN

PROJECT/FILE NO.
20-009

SHEET NO.
6 OF 7

- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. WOOD POSTS AND RAILS SHALL BE GALVANIZED PINE, GRADE C OR BETTER.
 4. FENCE SHALL BE PAINTED OR STAINED AS PER SPECIFICATIONS.



SPLIT RAIL FENCE
NOT TO SCALE

PERMANENT TREE PROTECTION FENCING
FOR REFORESTATION AREAS

AFFORESTATION PLANTING SCHEDULE (AREA #1)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	20	10	30
Liriodendron tulipifera	Tulip Poplar	20	10	30
Quercus rubrum	Red Oak	20	10	30
Betula nigra	Red Birch	20	10	30
Cornus florida	Dogwood	20	10	30
TOTAL		100	50	150
AFFORESTATION CREDIT AREAS		0.1	0.1	0.2

TOTAL AFFORESTATION ACRES = 0.2 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

AFFORESTATION PLANTING SCHEDULE (AREA #2)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	6	4	10
Liriodendron tulipifera	Tulip Poplar	6	4	10
Quercus rubrum	Red Oak	6	4	10
Betula nigra	Red Birch	6	4	10
Cornus florida	Dogwood	6	4	10
TOTAL		30	20	50
AFFORESTATION CREDIT AREAS		0.03	0.04	0.07

TOTAL AFFORESTATION ACRES = 0.07 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

AFFORESTATION PLANTING SCHEDULE (AREA #3)

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1" CAL. STOCK	TOTAL SEEDLINGS/ 1" CAL. STOCK EQUIVALENCY
Acer rubrum	Red Maple	8	6	14
Liriodendron tulipifera	Tulip Poplar	8	6	14
Quercus rubrum	Red Oak	8	6	14
Betula nigra	Red Birch	8	6	14
Cornus florida	Dogwood	8	6	14
TOTAL		40	30	70
AFFORESTATION CREDIT AREAS		0.04	0.06	0.1

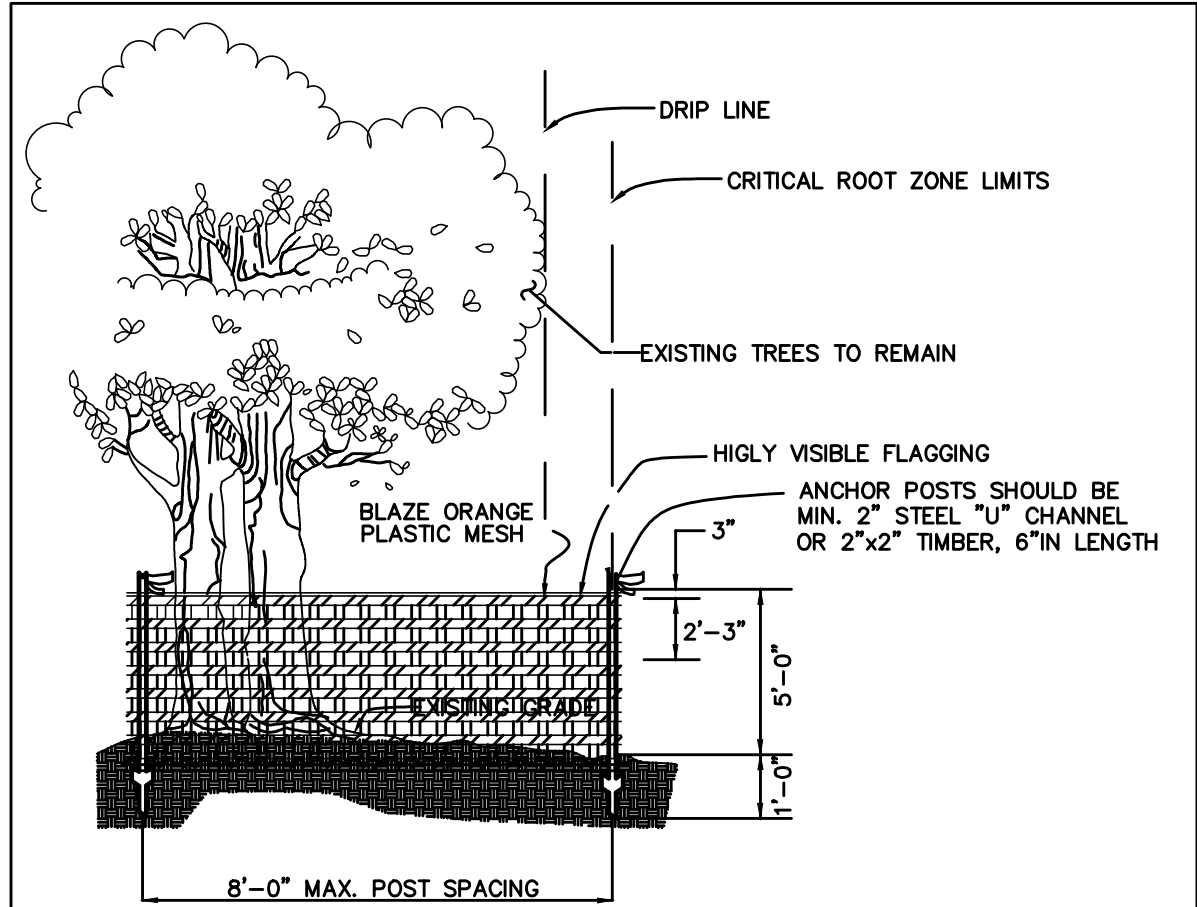
TOTAL AFFORESTATION ACRES = 0.1 AC. (0.08 AC. FILLED BY LANDSCAPE BUFFER)
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

AFFORESTATION PLANTING SCHEDULE (AREA #4) FOR LANDSCAPE BUFFER

BOTANICAL NAME	COMMON NAME	SEEDLING QUANTITY	1 1/2" CAL. STOCK	TOTAL SEEDLINGS/ 1 1/2" CAL. STOCK EQUIVALENCY
Acer saccharum	Sugar Maple	5	2	7
Quercus palustris	Pin oak	5	2	7
Cercis Canadensis	Redbud	5	5	10
Prunus Virginiana	Canada Red Chokeberry	5	9	14
Thuja occidentalis	Arborvitae	5	10	15
TOTAL		25	28	53
AFFORESTATION CREDIT AREAS		0.025	0.056	0.081

TOTAL AFFORESTATION ACRES = 0.081 AC.
NOTE: SEEDLINGS CREDITED AT 1000 PER ACRE AND 1" STOCK CREDITED AT 500 PER AC. PRIORITY LOCATION FOR 1" STOCK ALONG PERIMETER OF AFFORESTATION OF AREAS ADJACENT TO DISTURBED OR OPEN AREAS.
SEEDLING AND STOCK PLANTED IN RANDOM DISTRIBUTION PATTERN (SEE DETAIL)

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



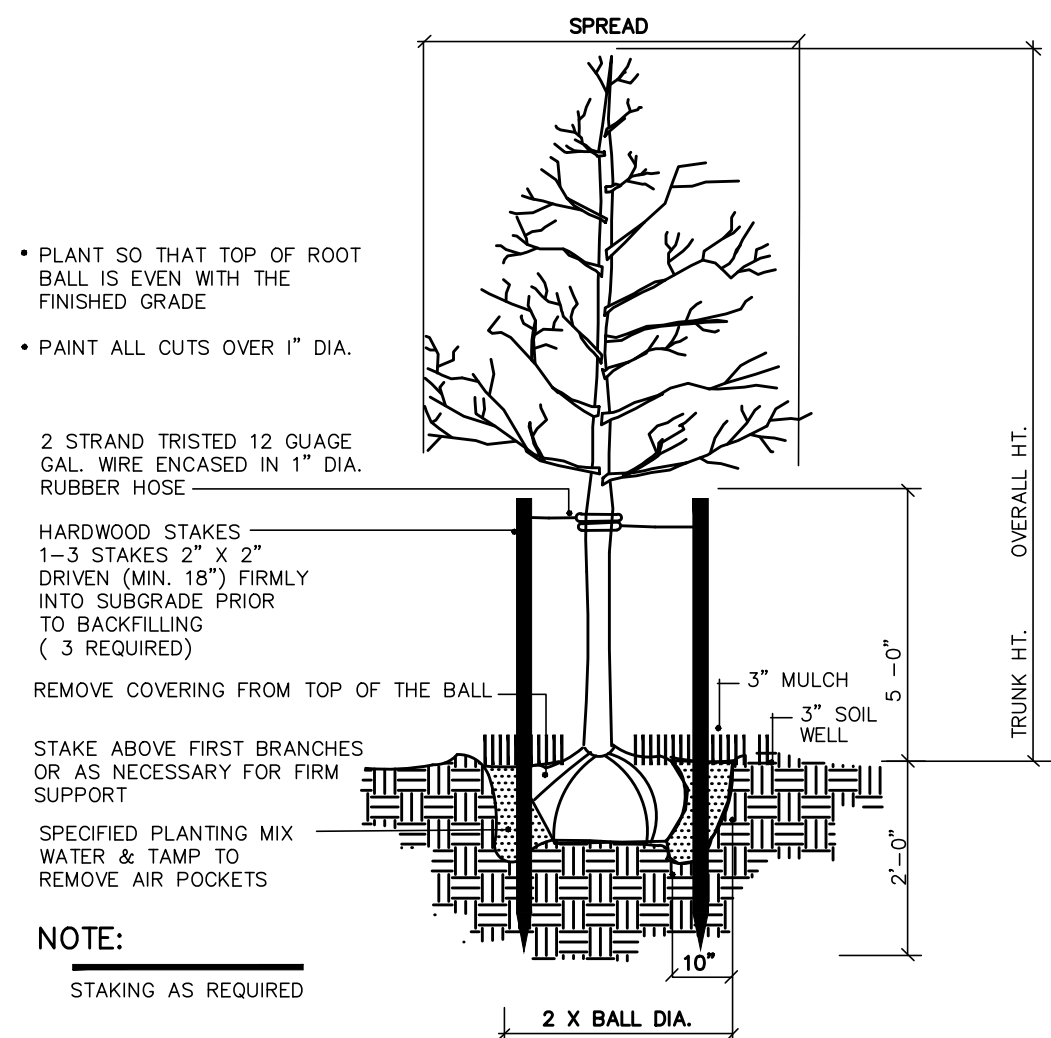
TREE PROTECTION DETAIL
NOT TO SCALE

* IN CERTAIN CIRCUMSTANCES FENCING MAY BE PERMITTED TO BE LOCATED AT THE DRIPLINE.

SPECIMEN TREE STRESS REDUCTION MEASURES ACCORDING TO SECTION 7.5.1b

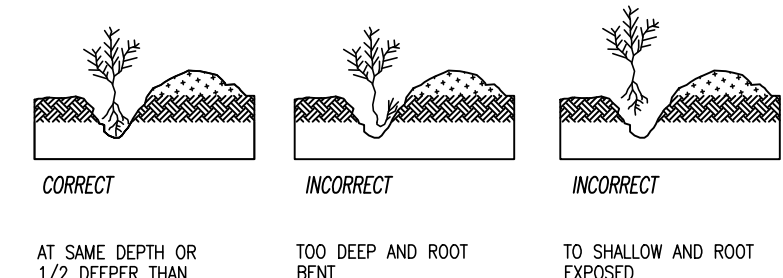
TREE ID#	SPECIES & SIZE (DBH)	RP	TP	CA	SP	CONDITION	ADDITIONAL COMMENTS
8	31" White Oak	X	N/A	X	X	FAIR	To be saved
9	34" Yellow Poplar	X	X	X	X	POOR	To be saved
10	40" White Oak	X	X	X	X	POOR	To be saved
11	33" Yellow Poplar	X	X	X	X	FAIR	To be saved
13	30" Scarlet Oak	X	N/A	N/A	N/A	POOR	To be saved
16	32" Southern Red Oak	X	N/A	N/A	N/A	FAIR	To be saved
17	32" Yellow Poplar	X	N/A	N/A	N/A	FAIR	To be saved
18	34" Southern Red Oak	X	N/A	N/A	N/A	FAIR	To be saved
33	31" Sweetgum	X	X	X	X	FAIR	To be saved
25	32" American Beech	X	N/A	N/A	N/A	FAIR	To be saved
26	32" White Oak	X	N/A	N/A	N/A	FAIR	To be saved
27	34" Southern Red Oak	X	N/A	N/A	N/A	FAIR	To be saved
37	32" White Oak	X	X	X	X	FAIR	To be saved
38	30" White Oak	X	X	X	X	GOOD	To be saved
39	33" Southern Red Oak	X	X	X	X	POOR	To be saved

- NOTES:
- (RP) - ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE AND THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY FLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF A 8". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE.
- (TP) - TOPICAL FERTILIZER IS TO BE A DRY FORMULATION FIBROUS ROOT STIMULATOR SUCH AS ROOTS 2-4-2. APPLICATION RATE : 1 LB. OF FERT / 1" - TRUNK DIAMETER THROUGHOUT ROOT ZONE.
- (CA) - CORE AERATION IS TO BE DONE WITH A HAND HELD MANUAL PUNCH CORE AERATOR AT 2 HOLES PER SQ. FT. THROUGHOUT THE ROOT ZONE.
- (SP) - SANITARY PRUNING IS THE REMOVAL OF DEAD/DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE.
1. ANY STRESS REDUCTION MEASURES, EITHER OUTLINED ON THE APPROVED TCP2 OR DEEMED NECESSARY IN THE FIELD, SHOULD BE DISCUSSED DURING THE REQUIRED PRE-CONSTRUCTION MEETING AND MAY NEED TO BE OUTLINED BY THE TREE PROFESSIONAL CONTRACTED BY THE DEVELOPER

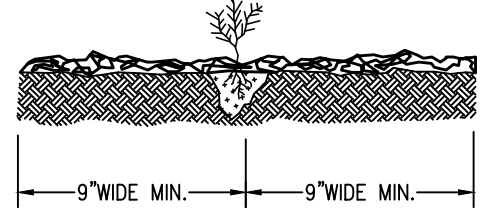


DECIDUOUS TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

CORRECT AND INCORRECT PLANTING DEPTH



SEEDLING AND WHIP PLANTING SPECIFICATION

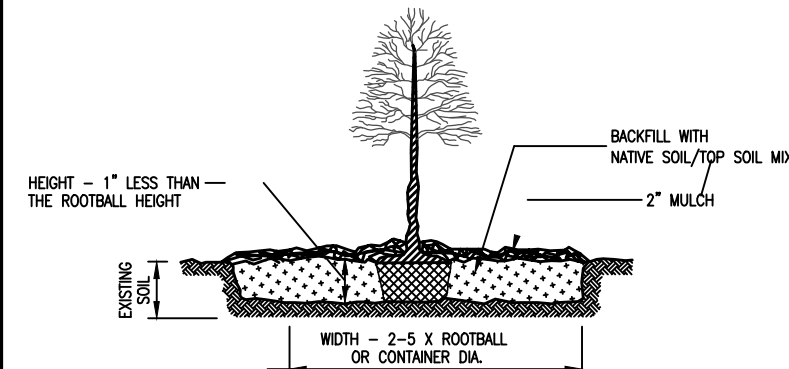


NOTE:
MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND IT PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.

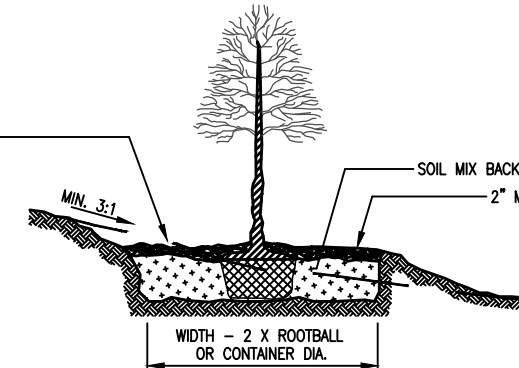
SOURCE: ADAPTED FROM MARYLAND STATE FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLINGS

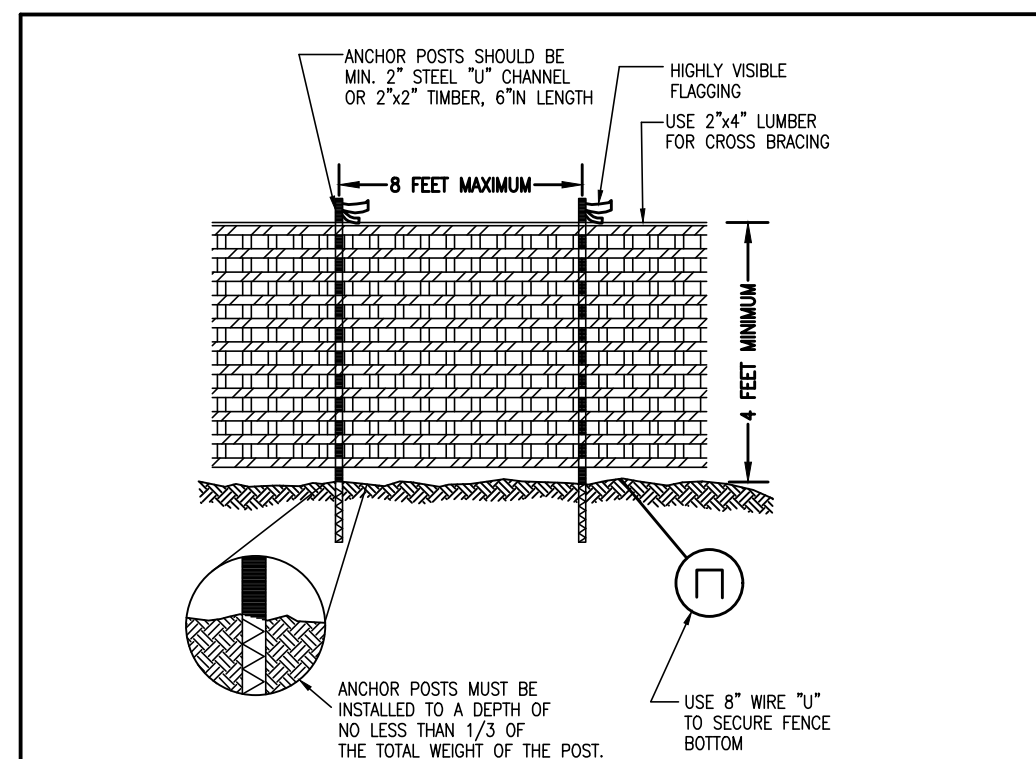
**UNDISTURBED SOIL/
DISTURBED SOIL**



PLANTING ON SLOPE



NOTE:
TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

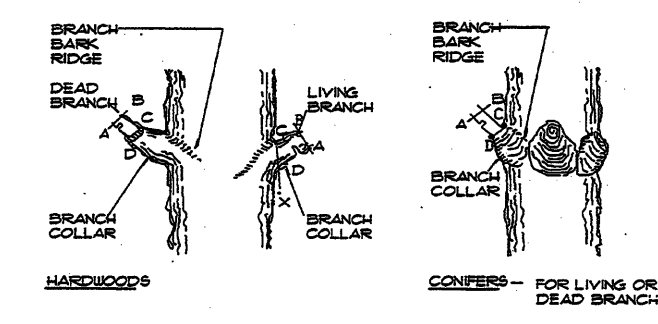
BLAZE ORANGE PLASTIC MESH

TREE PROTECTION FENCING
FOR WOODLAND PRESERVATION AREAS

TEMPORARY TREE PROTECTION DEVICE (TPD)

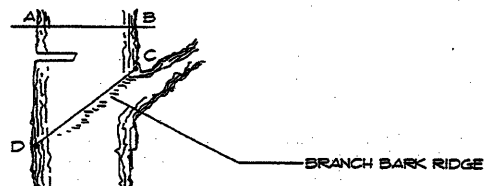
CROWN REDUCTION

PRUNING A BRANCH



- NOTE:
1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
 3. If D is difficult to find on hardwoods, drop vertical from C (line Cx).

PRUNING A LEADER OR TO REDUCE SIZE

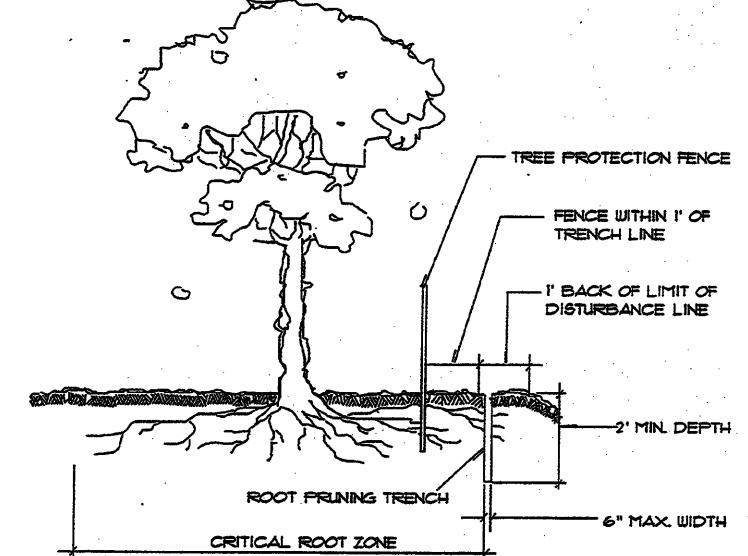


- NOTE:
1. Only prune at specified times.
 2. No more than 30% of crown to be removed at one time.

SOURCE: Fairfax County, Virginia: WOODLAND PRESERVATION & PLANTING MANUAL, adapted from Maryland State Forest Conservation Manual

September 2002

ROOT PRUNING



- NOTE:
1. Retention Areas will be set as part of the review process.
 2. Boundaries of Retention Areas should be staked and flagged prior to trenching.
 3. Branch location of trench should be identified.
 4. Trench should be immediately backfilled with soil removed or other high organic soil.
 5. Roots should be clearly cut using vibratory knife or other acceptable equipment.

SOURCE: City of Baltimore, Maryland: CITY TREE MANUAL, adapted from Maryland State Forest Conservation Manual

September 2002

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

APPLICATION NAME: KATHMANDU VILLAGE
APPLICATION NO.: DSP-21041
TCP NO.: TCP2-011-2022
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED FEBRUARY 28, 2023.
SIGNATURE APPROVAL DATE:
Digitally signed by
Jill Kosack
Date: 2023.02.28
13:36:49 -05'00'
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-011-2022

Approved by	Date	DRD #	Reason for Revision
00	Abhishek Khandelwal	1/4/2023	DSP-21041
01			
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 48332, Folio 303. Revisions to this TCP2 may require a revision to the recorded easement.

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED:
MILTON M. PEREZ
DATE: 01/03/2023

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

OWNERS
SURYA PRASAD POUDEL
c/o KATHMANDU VILLAGE LLC
4531 WINDSOR ARMS CT,
ANNANDALE, VA 22003
TEL: 571-309-7996
EMAIL: kathmanduvillage@gmail.com



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

KATHMANDU VILLAGE
SPAULDINGS (6TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

**TREE CONSERVATION
PLAN - TYPE 2
011-2022**

REVISIONS

1. 01.11.2022 REVISE
PER MNCPPC CMNT.
RC.

DATE: JUNE., 2022
DWN. RC CHECKED MP

SCALE: AS SHOWN

PROJECT/FILE NO.
20-009

SHEET NO.
7 OF 7