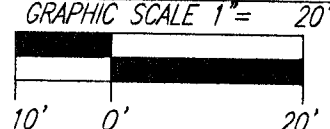
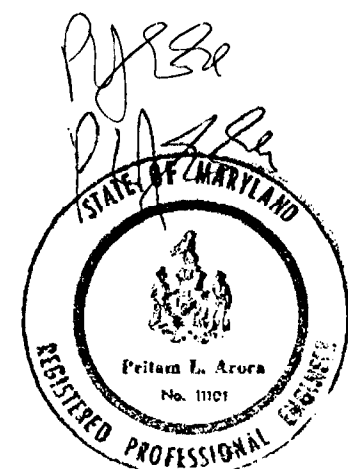


PARTIAL PLAN
SCALE: 1"=20'



ADDISON OVERLOOK
YARD AREAS PROVIDED ANALYSIS

Unit No. Lot No.	AREA (SF)	AREA (ACRE)	Building Coverage Standard (SF)	Building Coverage w/ 6' Extension Option (SF)	Total Area yards (w/ 6' extension if applicable) (SF)
1	2,003	0.0460	876	N/A	1,127
2	1,820	0.0418	864	N/A	956
3	1,815	0.0417	864	N/A	951
4	1,984	0.0455	876	N/A	1,108
5	3,008	0.0691	876	N/A	2,132
6	2,269	0.0521	864	N/A	1,405
7	2,197	0.0504	864	N/A	1,333
8	2,400	0.0551	876	N/A	1,524
9	2,242	0.0515	876	1,022	1,366
10	2,037	0.0469	864	1,008	1,173
11	2,032	0.0466	864	1,008	1,368
12	2,222	0.0510	876	1,022	1,346
13	2,215	0.0508	876	1,022	1,339
14	2,016	0.0463	864	1,008	1,152
15	2,014	0.0462	864	1,008	1,150
16	2,208	0.0507	876	1,022	1,332
17	2,338	0.0534	876	1,022	1,452
18	2,124	0.0488	864	1,008	1,260
19	2,128	0.0489	864	1,008	1,264
20	2,603	0.0598	876	1,022	1,727
21	2,009	0.0461	876	N/A	1,133
22	1,872	0.0430	864	N/A	1,008
23	1,872	0.0430	864	N/A	1,008
24	2,198	0.0505	876	N/A	1,322
25	2,162	0.0496	876	N/A	1,286
26	1,947	0.0447	864	N/A	1,083
27	1,924	0.0442	864	N/A	1,060
28	2,203	0.0506	876	N/A	1,327
29	2,239	0.0514	876	N/A	1,363
30	1,875	0.0430	864	N/A	1,011
31	1,852	0.0425	864	N/A	988
32	1,978	0.0454	876	N/A	1,102
33	2,200	0.0505	876	N/A	1,324
34	1,800	0.0413	864	N/A	936
35	1,800	0.0413	864	N/A	936
36	1,910	0.0438	876	N/A	1,034
37	2,229	0.0512	876	N/A	1,353
38	1,824	0.0419	864	N/A	960
39	1,824	0.0419	864	N/A	960
40	2,001	0.0459	876	N/A	1,125
41	2,346	0.0539	876	N/A	1,470
42	1,920	0.0441	864	N/A	1,056
43	1,920	0.0441	864	N/A	1,056
44	2,106	0.0483	876	N/A	1,230
45	2,106	0.0483	876	N/A	1,230
46	1,920	0.0441	864	1,010	910
47	1,920	0.0441	864	1,008	912
48	2,106	0.0483	876	1,020	1,086
49	2,159	0.0496	876	1,022	1,137
50	1,968	0.0452	864	N/A	1,104
51	1,968	0.0452	864	N/A	1,104
52	2,159	0.0496	876	N/A	1,283
53	2,405	0.0552	876	N/A	1,529
54	1,968	0.0452	864	N/A	1,104
55	1,968	0.0452	864	N/A	1,104
56	2,159	0.0496	876	N/A	1,283
Units 1 thru 56	116,482	2.6741			
Outlot "A" to be conveyed to Addison Arms Apartments	11,029	0.2532			
Outlot "B" to be conveyed to Addison Arms Apartments	786	0.0180			
R/W Dedication	24,977	0.5734			
Parcel "A" (HOA)	306,759	7.0422			
Total	460,033	10.5609			



THIS BLOCK IS FOR
OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
**M-NCPPC
APPROVAL**
PROJECT NAME: ADDISON OVERLOOK
PROJECT NUMBER: DSP# 16005
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.



DESIGN ENGINEERING INCORPORATED
FULL SERVICE ENGINEERING & RELATED SERVICES
18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
PHONE: (301) 258-1173 EXT. 102 FAX: (301) 258-0690
E-MAIL: patoro@dei.us.com

DEI

ADDISON OVERLOOK
FINAL DEVELOPMENT, SEDIMENT
CONTROL, SWM AND ROAD FRONTAGE
IMPROVEMENT
18th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

REVISIONS

DATE	DESCRIPTION
3/23/16	PG Planning
8/30/16	PG Planning
9/24/16	PG Planning
10/24/16	PG Planning

PARTIAL SITE PLAN

TITLE: 11/30/15

DATE: 11/30/15

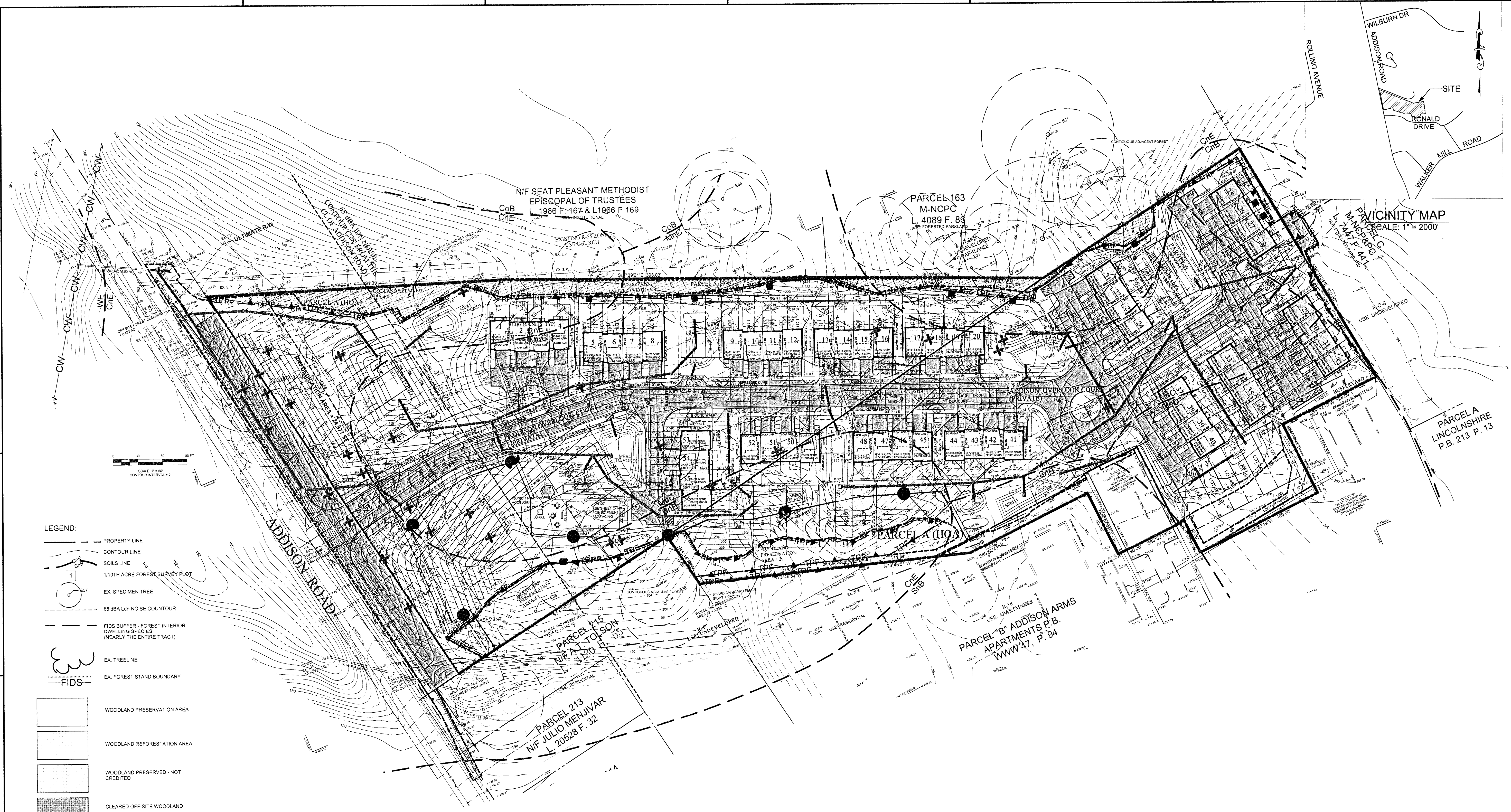
SCALE: 1"=20'

SHEET: C-16
(18 of 18)

DRAWN: DM/EMB/PLA

DESIGNED: NM/PLA

CHECKED: PLA



- LEGEND:
- PROPERTY LINE
 - CONTOUR LINE
 - SOILS LINE
 - 1/10TH ACRE FOREST SURVEY PLOT
 - EX. SPECIMEN TREE
 - 55 dBA Ldn NOISE CONTOUR
 - FIDS BUFFER - FOREST INTERIOR DWELLING SPECIES (NEARLY THE ENTIRE TRACT)
 - EX. TREELINE
 - EX. FOREST STAND BOUNDARY
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION AREA
 - WOODLAND PRESERVED - NOT CREDITED
 - CLEARED OFF-SITE WOODLAND
 - SPECIMEN TREE TO BE SAVED
 - SPECIMEN TREE TO BE REMOVED
 - LIMITS OF DISTURBANCE
 - TREE PROTECTION FENCE
 - ROOT PRUNING
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION SIGN ON SPLIT RAIL FENCE (PERMANENT TREE PROTECTION FENCE)
 - SPECIMEN TREE SIGN

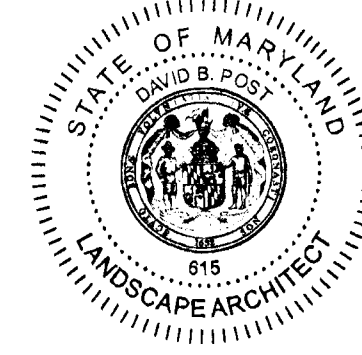
TRACT AREA CALCULATION

Units 1 thru 56	116,482 S.F.	2.674 AC.
Outlot "A" to be conveyed to Addison Arms Apartments	11,029 S.F.	0.253 AC.
Outlot "B" to be conveyed to Addison Arms Apartments	786 S.F.	0.018 AC.
R/W Dedication	24,977 S.F.	0.573 AC.
Parcel "B" (HOA)	308,759 S.F.	7.042 AC.
Total	460,033 S.F.	10.561 AC.

Property Owners Awareness Certificate

I, the ADDISON OVERLOOK LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

MEMBER Mudula Date 12/01/2016
Owner or Owners Representative



QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Prince George's County Code, the Environmental Technical Manual, Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed David B. Poor
Date: 12-1-2016

OWNER:
Addison Overlook LLC,
11455 Harding Road
Laurel, MD 20723
Phone # 410-738-0450
Mudula84@gmail.com

No.	Date	Revision Notes
4	10/18/2016	PER MNCPPC REVIEW AND SITE PLAN REV
3	9/23/2016	PER MNCPPC REVIEW AND SITE PLAN REV
2	6/06/2016	PER MNCPPC REVIEW
1	5/19/2016	PER MNCPPC REVIEW NEW SHEET

PostModern
Landscape Architecture, LLC
794929366 VLP0160016, LLC
10725 SANTA ANITA TERRACE
DAMASCUS, MD 20872
301-968-7214
INFO@POSTMODERN-LA.COM

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-012-16			
Approved by	Date	DRD #	Reason for Revision
00 <u>[Signature]</u>	<u>11/26/16</u>	<u>DSP#16005</u>	
01			
02			
03			
04			
05			
06			

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by the Planning Board, its designee
or the District Council.



**M-NCPPC
APPROVAL**

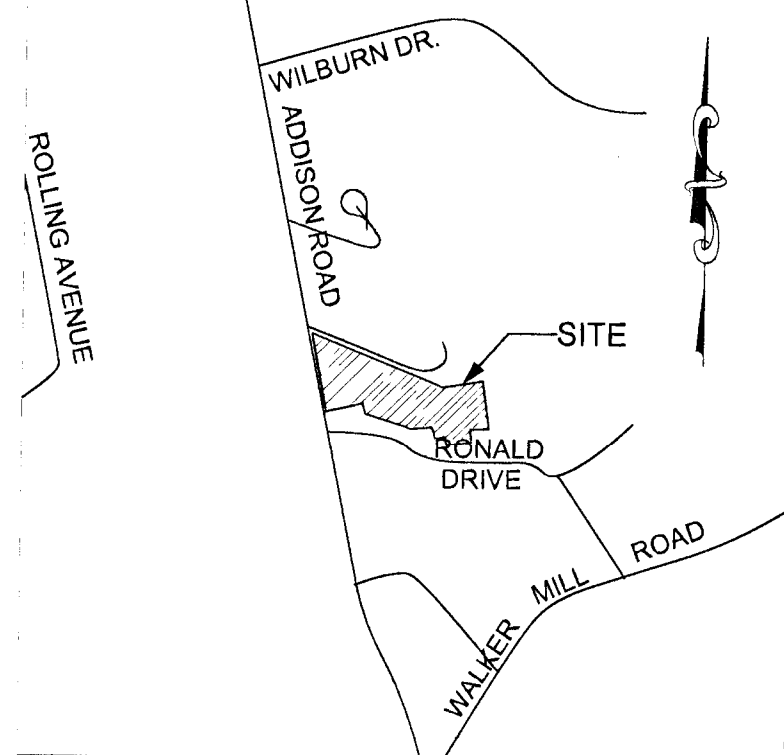
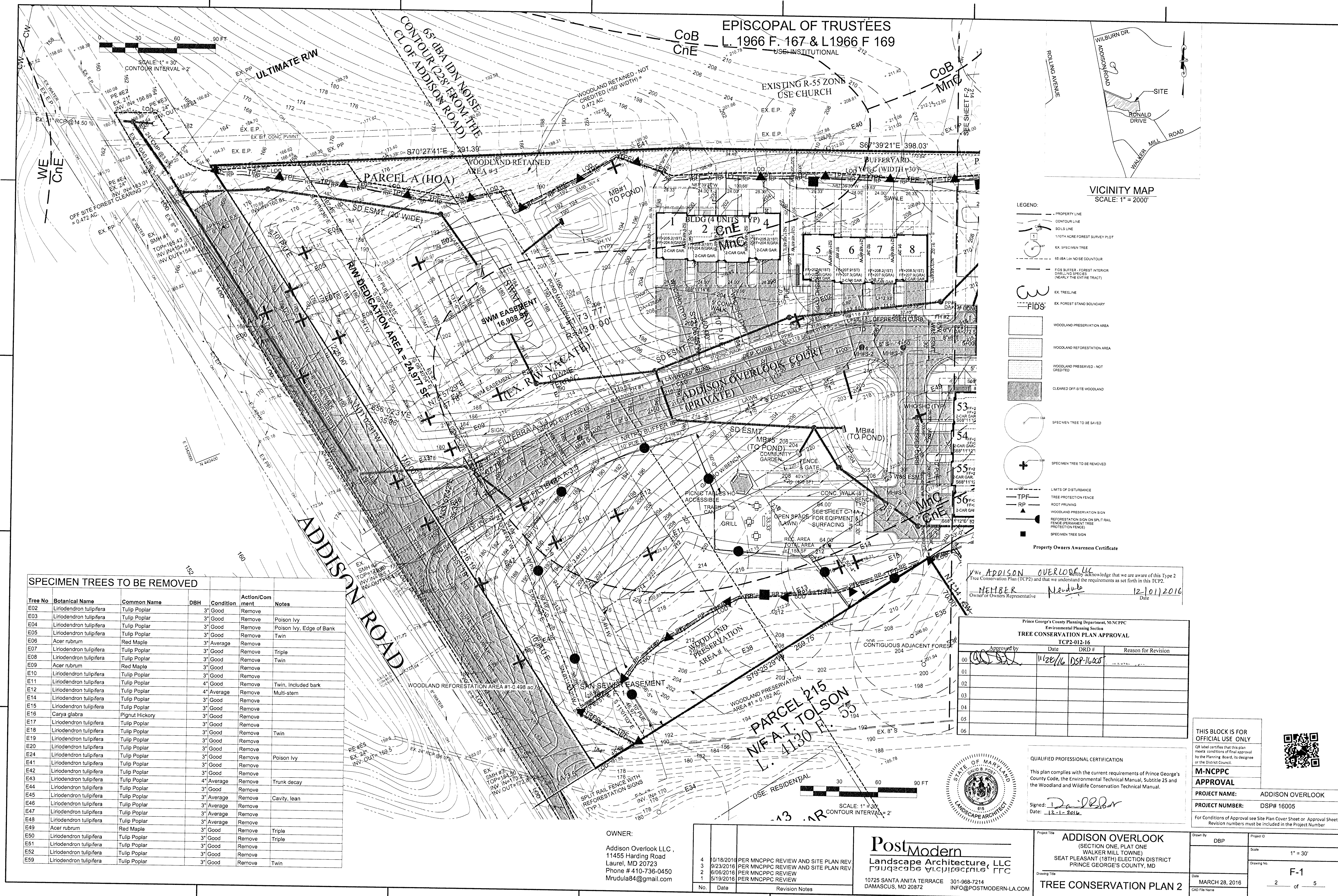
PROJECT NAME: ADDISON OVERLOOK
PROJECT NUMBER: DSP# 16005

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

ADDISON OVERLOOK
(SECTION ONE, PLAT ONE
(WALKER MILL TOWNE)
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION PLAN 2

Drawn By DBP Project ID
Scale 1" = 60'
Drawing No. F-0
Date MAY 19, 2016
CAD File Name



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND:
- PROPERTY LINE
 - CONTOUR LINE
 - SOILS LINE
 - 1/10TH ACRE FOREST SURVEY PLOT
 - EX. SPECIMEN TREE
 - 65 DBA LSH NOISE CONTOUR
 - FIB BUFFER - FOREST INTERIOR
 - DOUBLING SPECIES (NEARLY THE ENTIRE TRACT)
 - EX. TREELINE
 - EX. FOREST STAND BOUNDARY
 - WOODLAND PRESERVATION AREA
 - WOODLAND REFORESTATION AREA
 - WOODLAND PRESERVED - NOT CREDITED
 - CLEARED OFF-SITE WOODLAND
 - SPECIMEN TREE TO BE SAVED
 - SPECIMEN TREE TO BE REMOVED
 - LIMITS OF DISTURBANCE
 - TREE PROTECTION FENCE
 - ROOT PRUNING
 - WOODLAND PRESERVATION SIGN
 - REFORESTATION SIGN ON SPLIT RAIL FENCE PERMANENT TREE PROTECTION RESERVES
 - SPECIMEN TREE SIGN

I, ADDISON OVERLOOK LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

OWNER: MEMBER Neelula Date: 12/01/2016

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-012-16			
Approved by	Date	DRD #	Reason for Revision
00	11/22/16	DSP-16005	
01			
02			
03			
04			
05			
06			

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

M-NCPPC APPROVAL

PROJECT NAME: ADDISON OVERLOOK

PROJECT NUMBER: DSP# 16005

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

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Prince George's County Code, the Environmental Technical Manual, Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: [Signature]
Date: 12-1-2016



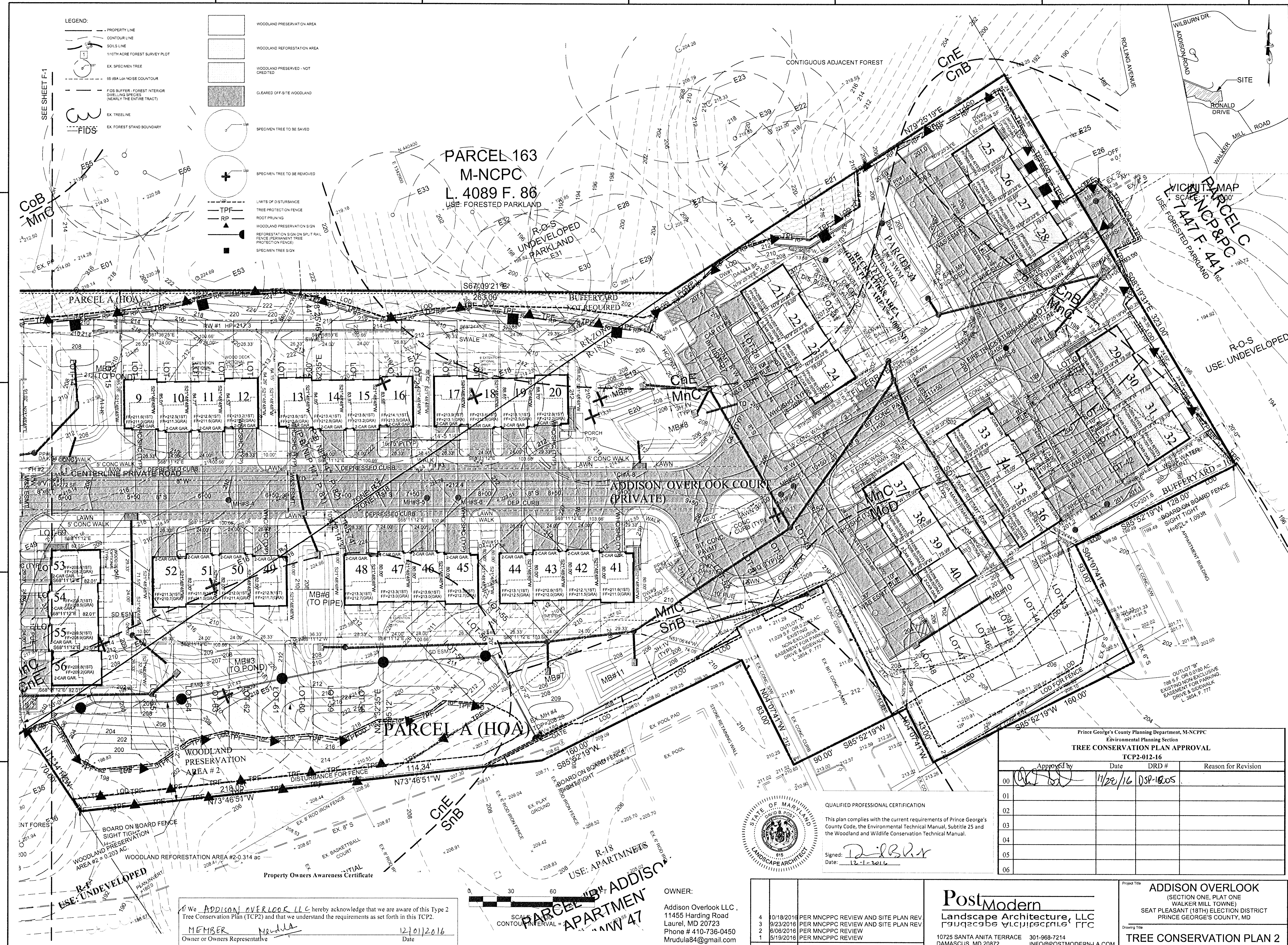
OWNER:
Addison Overlook LLC,
11455 Harding Road
Laurel, MD 20723
Phone # 410-736-0450
Mrudula84@gmail.com

No.	Date	Revision Notes
4	10/18/2016	PER MNCPPC REVIEW AND SITE PLAN REV
3	9/23/2016	PER MNCPPC REVIEW AND SITE PLAN REV
2	8/06/2016	PER MNCPPC REVIEW
1	5/19/2016	PER MNCPPC REVIEW

PostModern
Landscape Architecture, LLC
10725 SANTA ANITA TERRACE
DAMASCUS, MD 20872
301-968-7214
INFO@POSTMODERN-LA.COM

Project Title		Drawn By	Project ID
ADDISON OVERLOOK (SECTION ONE, PLAT ONE WALKER MILL TOWNE) SEAT PLEASANT (18TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD		DBP	
Drawing Title		Date	Scale
TREE CONSERVATION PLAN 2		MARCH 28, 2016	1" = 30'
CAD File Name			

SPECIMEN TREES TO BE REMOVED						
Tree No	Botanical Name	Common Name	DBH	Condition	Action/Comment	Notes
E02	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E03	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Poison Ivy
E04	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Poison Ivy, Edge of Bank
E05	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Twin
E06	Acer rubrum	Red Maple	3"	Average	Remove	
E07	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Triple
E08	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Twin
E09	Acer rubrum	Red Maple	3"	Good	Remove	
E10	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E11	Liriodendron tulipifera	Tulip Poplar	4"	Good	Remove	Twin, Included bark
E12	Liriodendron tulipifera	Tulip Poplar	4"	Average	Remove	Multi-stem
E14	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E15	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E16	Carya glabra	Pignut Hickory	3"	Good	Remove	
E17	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E18	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Twin
E19	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E20	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E24	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Poison Ivy
E41	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E42	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E43	Liriodendron tulipifera	Tulip Poplar	4"	Average	Remove	Trunk decay
E44	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E45	Liriodendron tulipifera	Tulip Poplar	3"	Average	Remove	Cavity, lean
E46	Liriodendron tulipifera	Tulip Poplar	3"	Average	Remove	
E47	Liriodendron tulipifera	Tulip Poplar	3"	Average	Remove	
E48	Liriodendron tulipifera	Tulip Poplar	3"	Average	Remove	
E49	Acer rubrum	Red Maple	3"	Good	Remove	Triple
E50	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Triple
E51	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E52	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	
E59	Liriodendron tulipifera	Tulip Poplar	3"	Good	Remove	Twin



- LEGEND:
- PROPERTY LINE
 - CONTOUR LINE
 - SOIL LINE
 - 1/16TH ACRE FOREST SURVEY PLOT
 - EX. SPECIMEN TREE
 - 95 DBA LAR NOISE COUNTOUR
 - F08 BUFFER - FOREST INTERIOR
 - EX. TREELINE
 - EX. FOREST STAND BOUNDARY

- WOODLAND PRESERVATION AREA
- WOODLAND REFORESTATION AREA
- WOODLAND PRESERVED - NOT CREDITED
- CLEARED OFF-SITE WOODLAND
- SPECIMEN TREE TO BE SAVED
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- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- ROOT PROTECTING
- WOODLAND PRESERVATION SIGN
- REFORESTATION SIGN ON SPLIT RAIL FENCE (PERMANENT TREE PROTECTION FENCE)
- SPECIMEN TREE SIGN

We, **ADDISON OVERLOOK LLC** hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

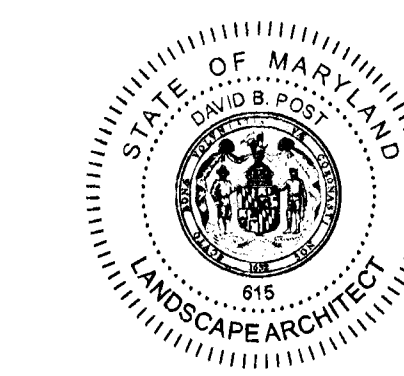
MEMBER *[Signature]* **MEMBER** *[Signature]*

Owner or Owners Representative

Date: **12/01/2016**

OWNER:

Addison Overlook LLC,
11455 Harding Road
Laurel, MD 20723
Phone # 410-736-0450
Mrudula84@gmail.com



QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Prince George's County Code, the Environmental Technical Manual, Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *[Signature]*
Date: **12-1-2016**

Approved by			
Date	DRD #	Reason for Revision	
00	11/20/16	DSP-16005	
01			
02			
03			
04			
05			
06			

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M-NCPPC

APPROVAL

PROJECT NAME: **ADDISON OVERLOOK**

PROJECT NUMBER: **DSP# 16005**

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

No.	Date	Revision Notes
4	10/18/2016	PER MNCPPC REVIEW AND SITE PLAN REV.
3	9/23/2016	PER MNCPPC REVIEW AND SITE PLAN REV.
2	8/06/2016	PER MNCPPC REVIEW
1	5/19/2016	PER MNCPPC REVIEW

Postmodern

Landscape Architecture, LLC

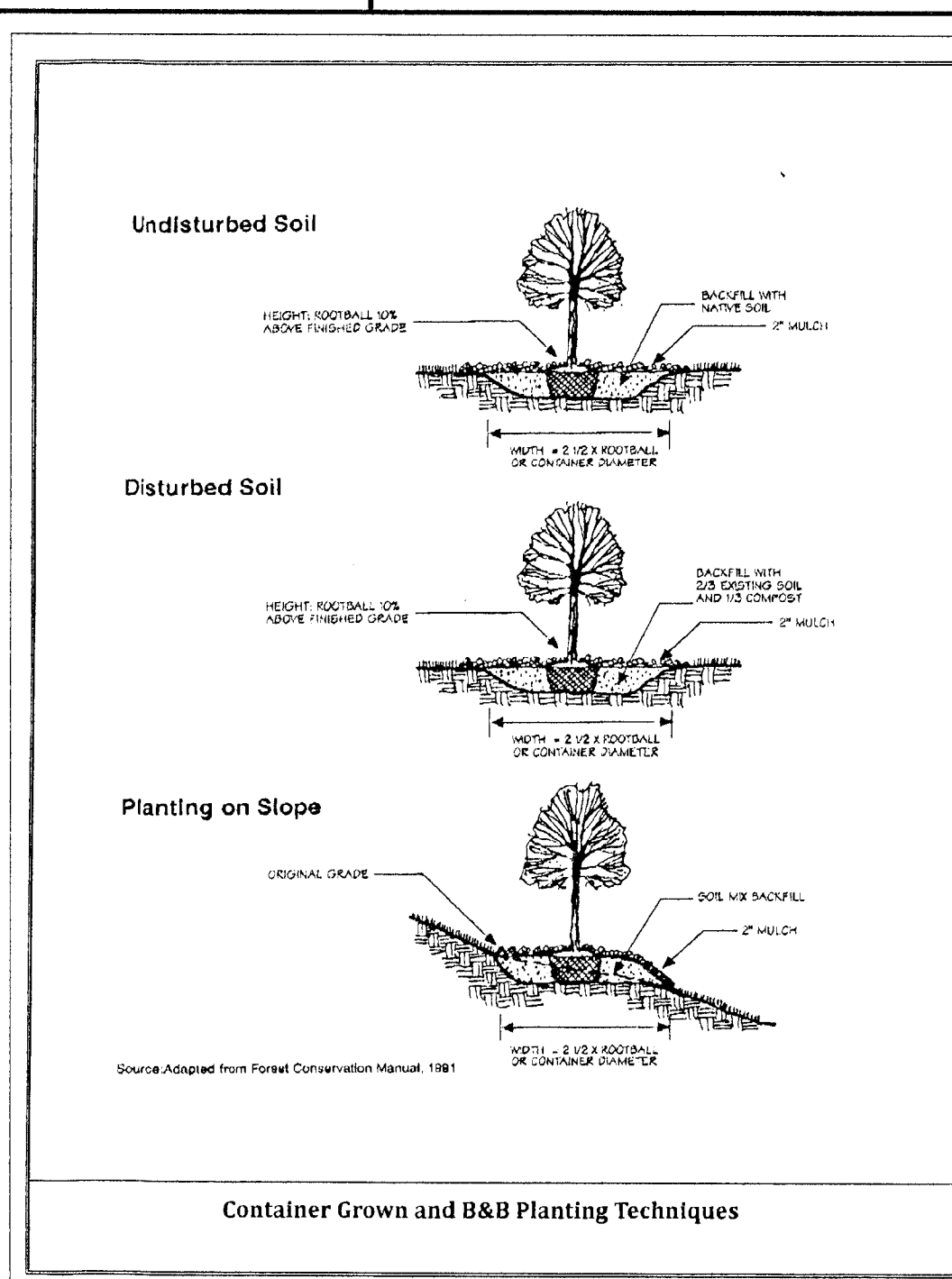
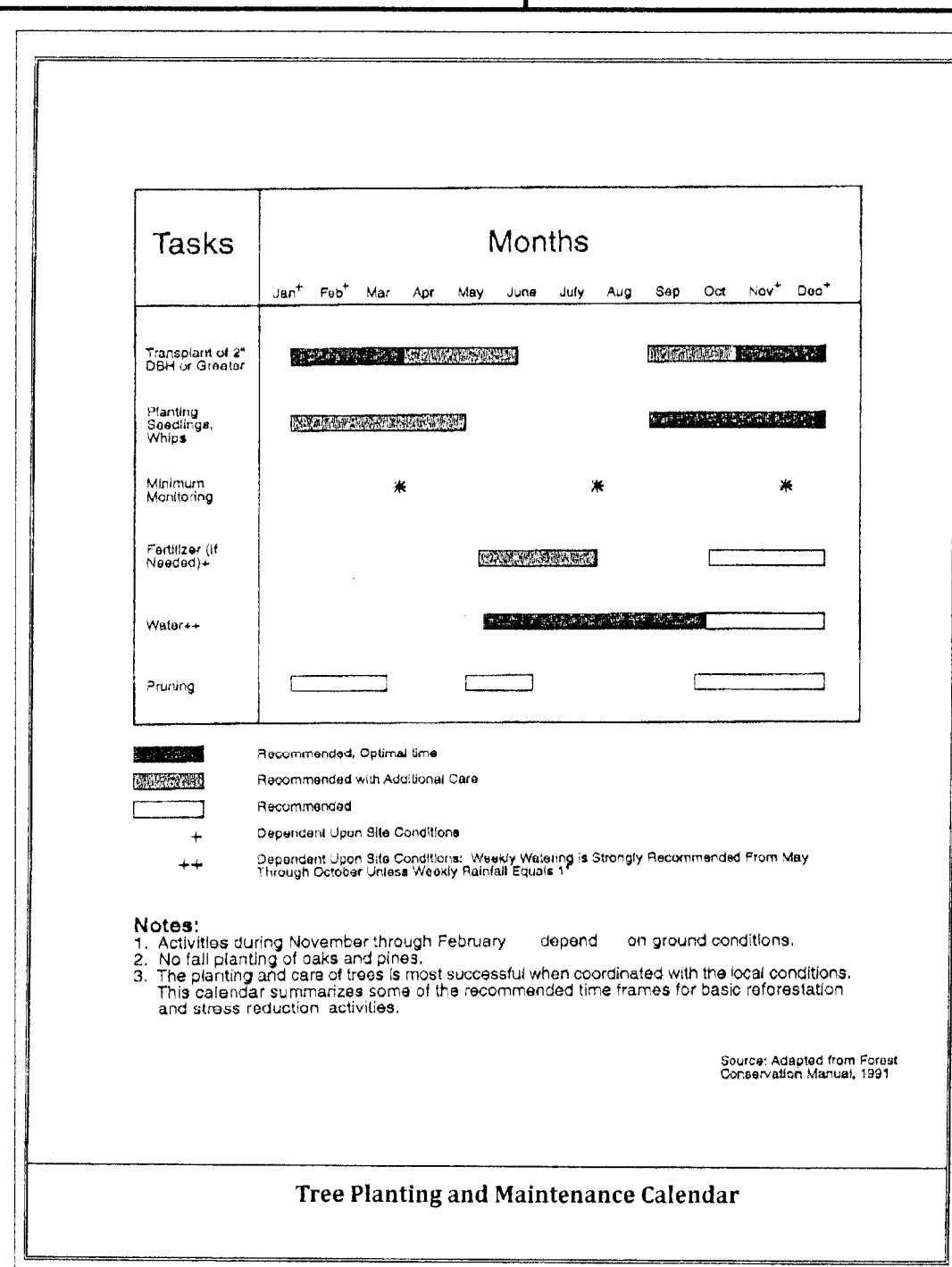
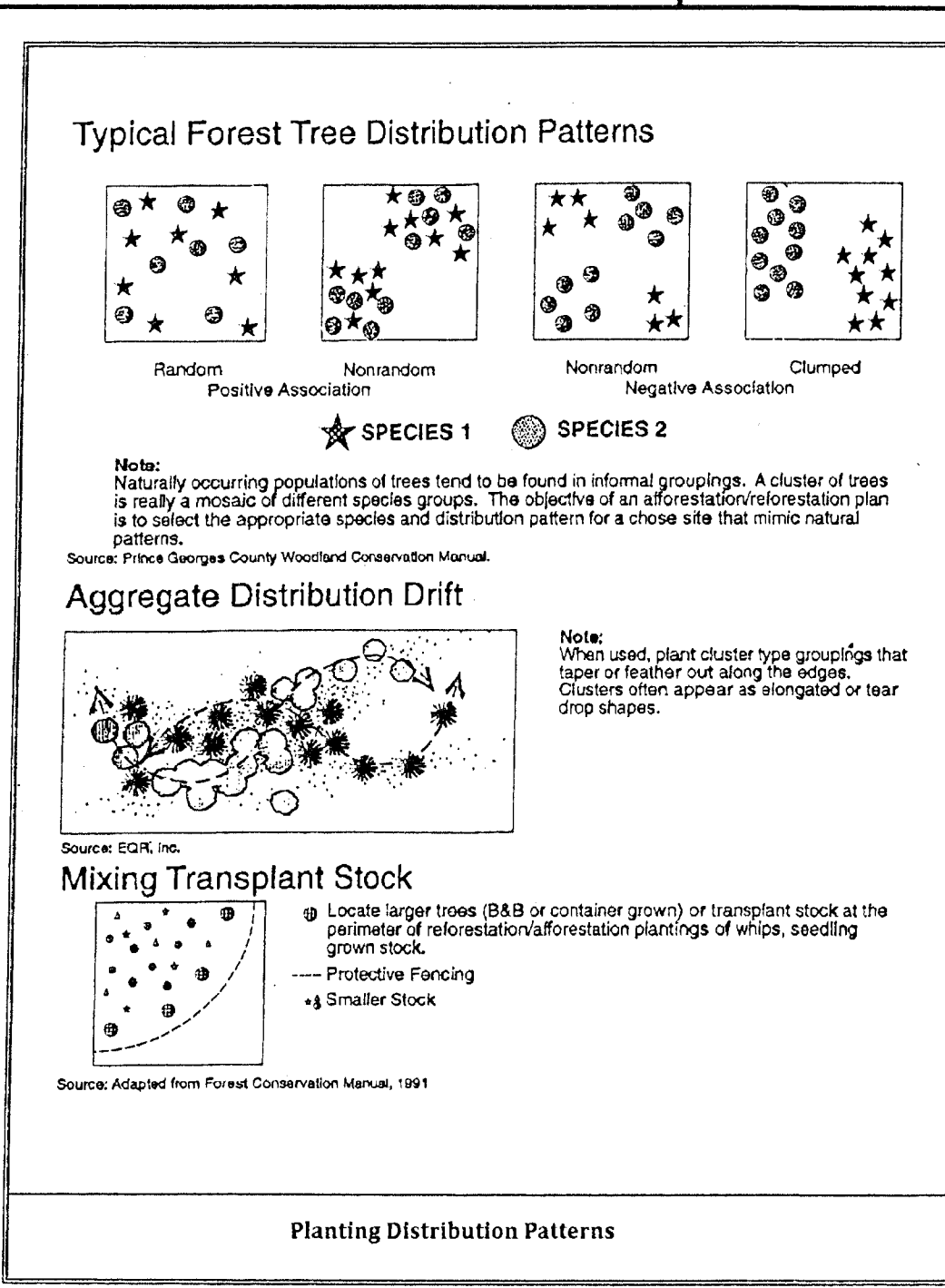
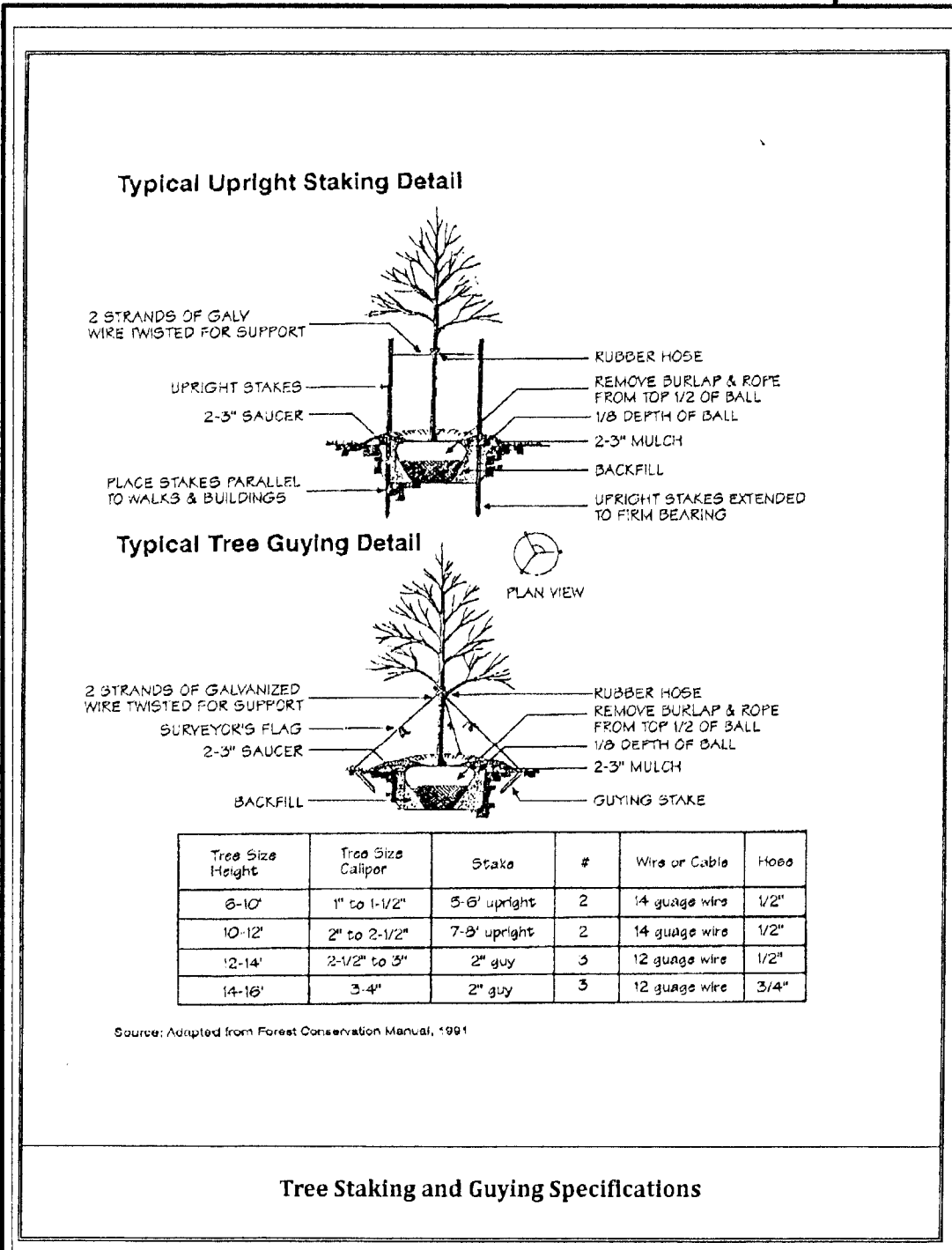
10725 SANTA ANITA TERRACE
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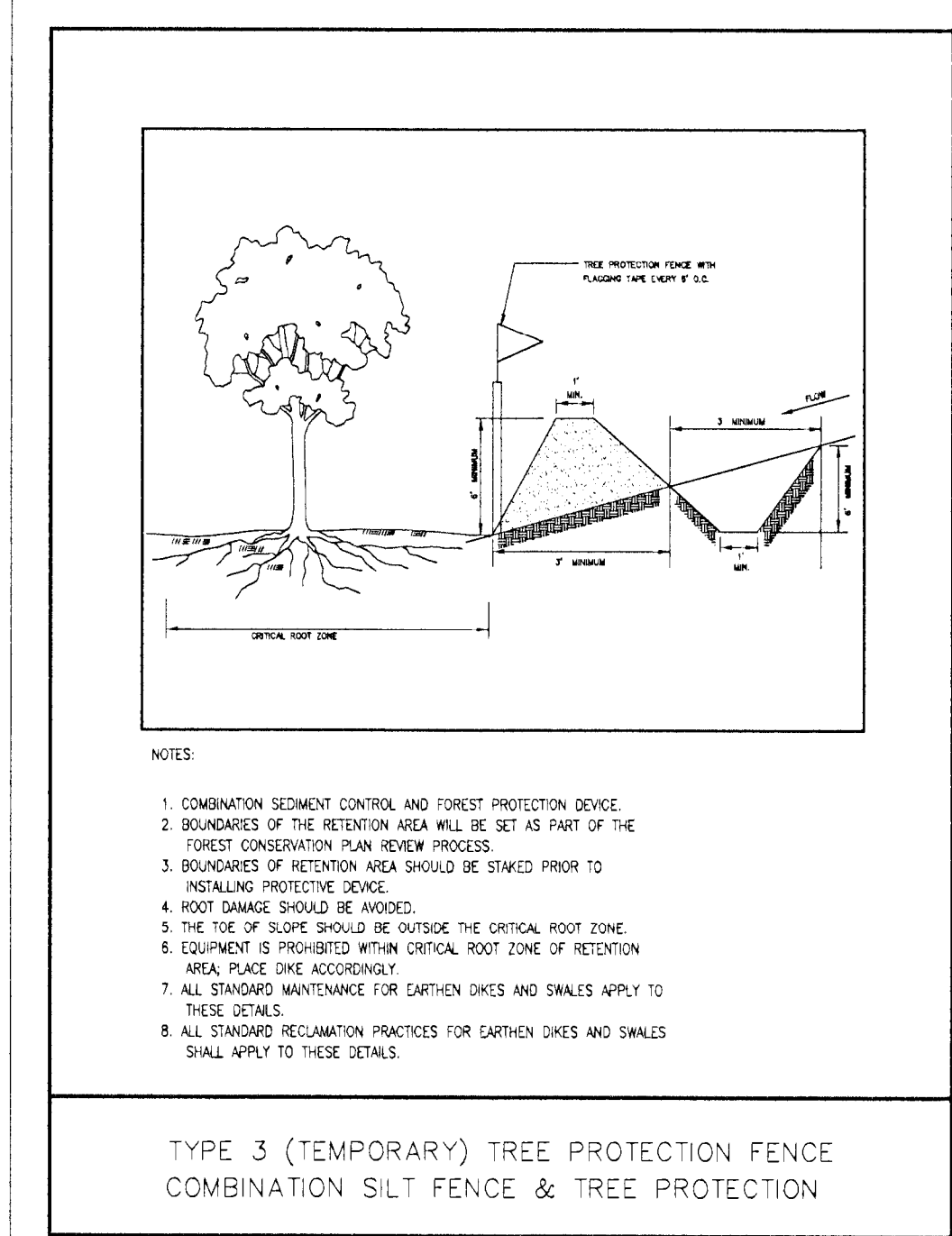
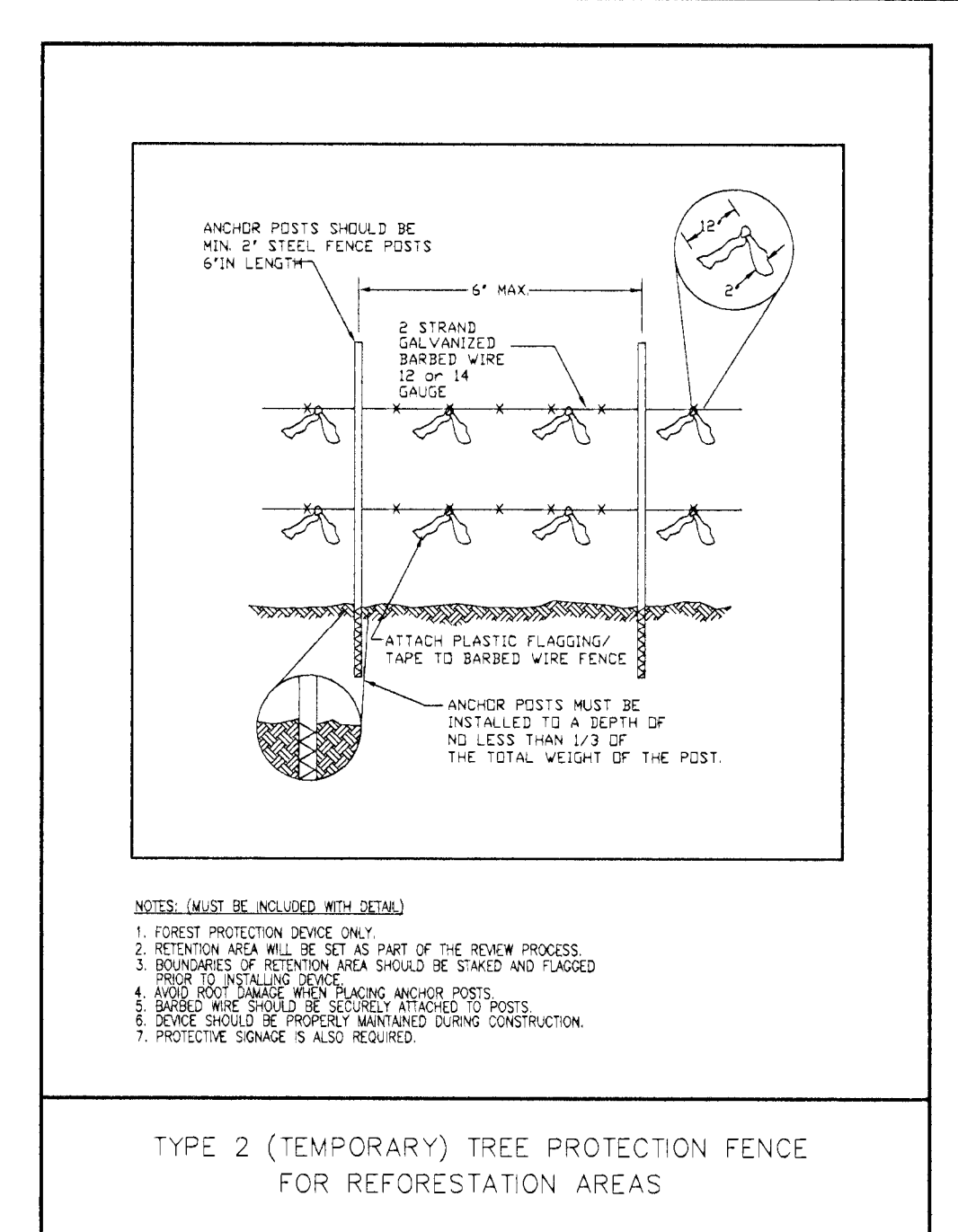
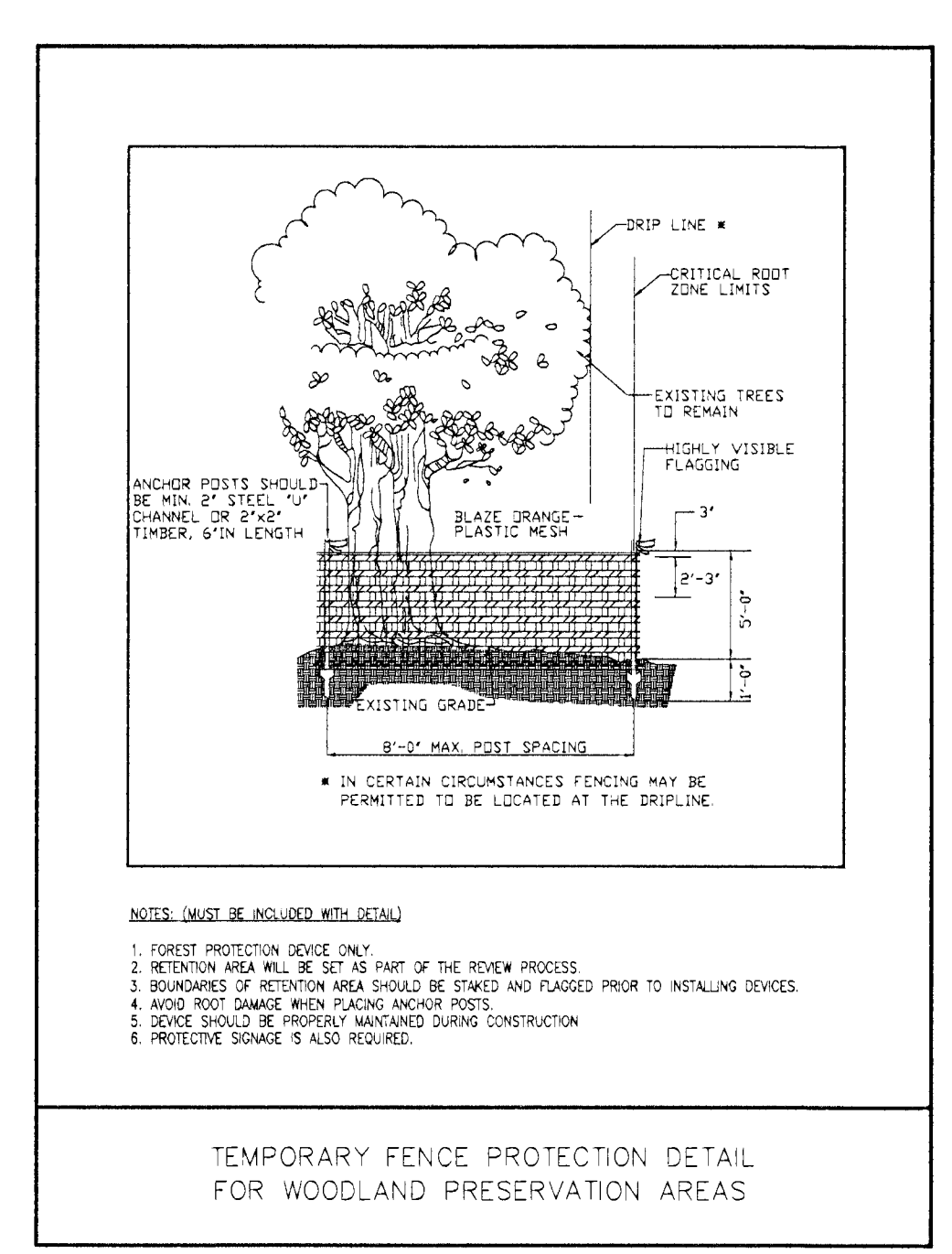
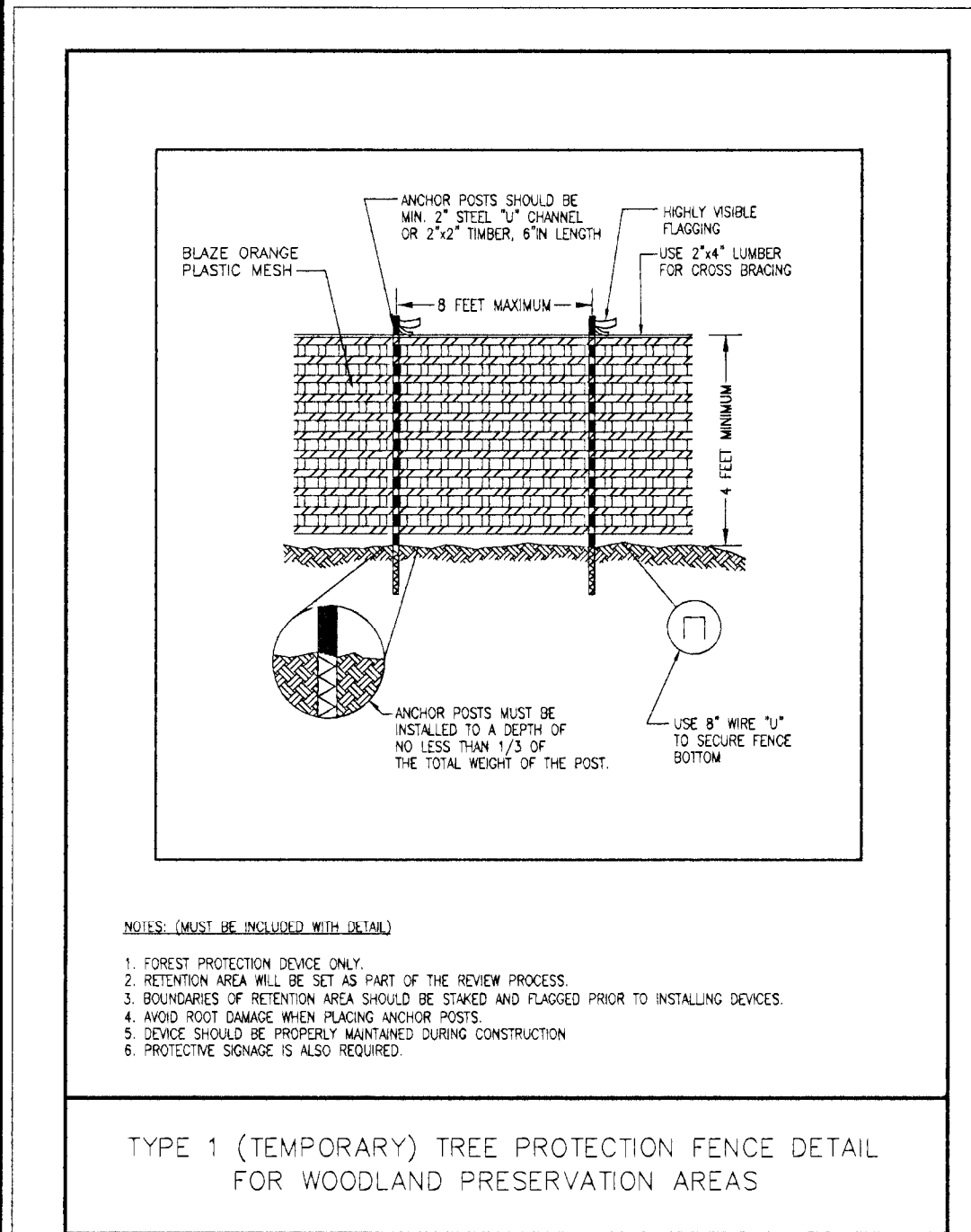
Project Title: **ADDISON OVERLOOK**
(SECTION ONE, PLAT ONE)
WALKER MILL TOWNE
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

Drawing Title: **TREE CONSERVATION PLAN 2**

Drawn By: DBP	Project ID:
Date: MARCH 28, 2016	Scale: 1" = 30'
CAD File Name:	Drawing No: F-2
	3 of 5



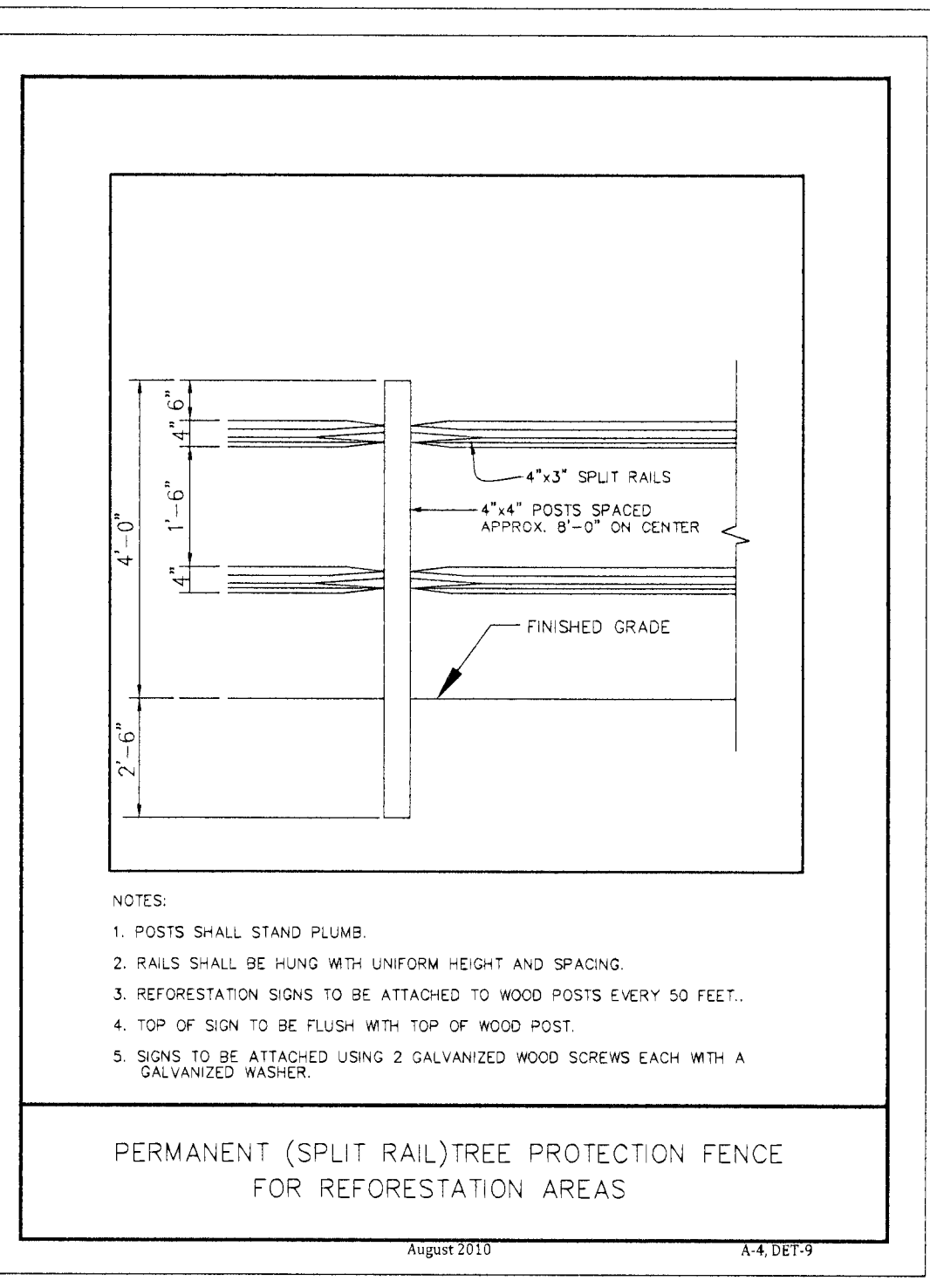
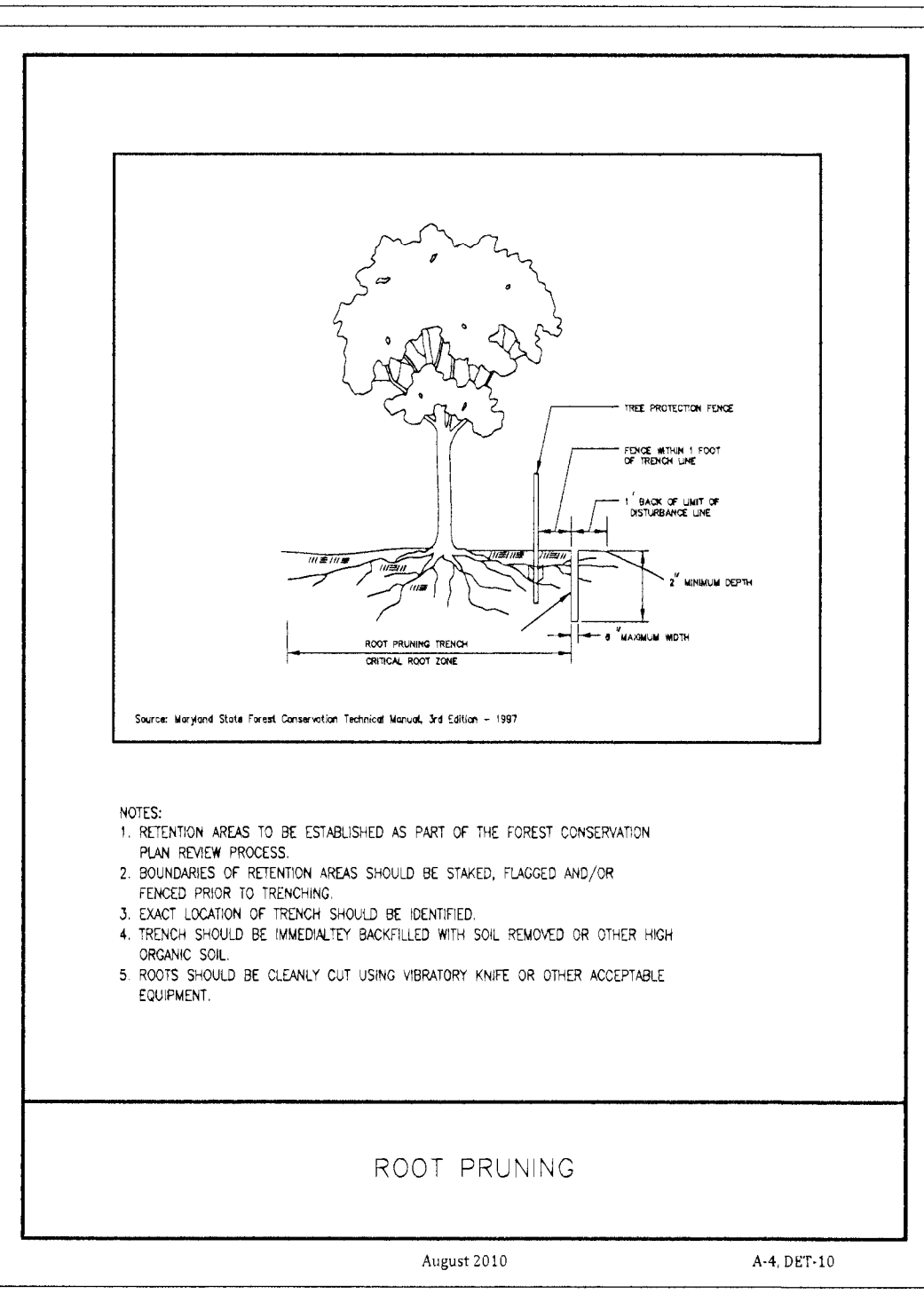
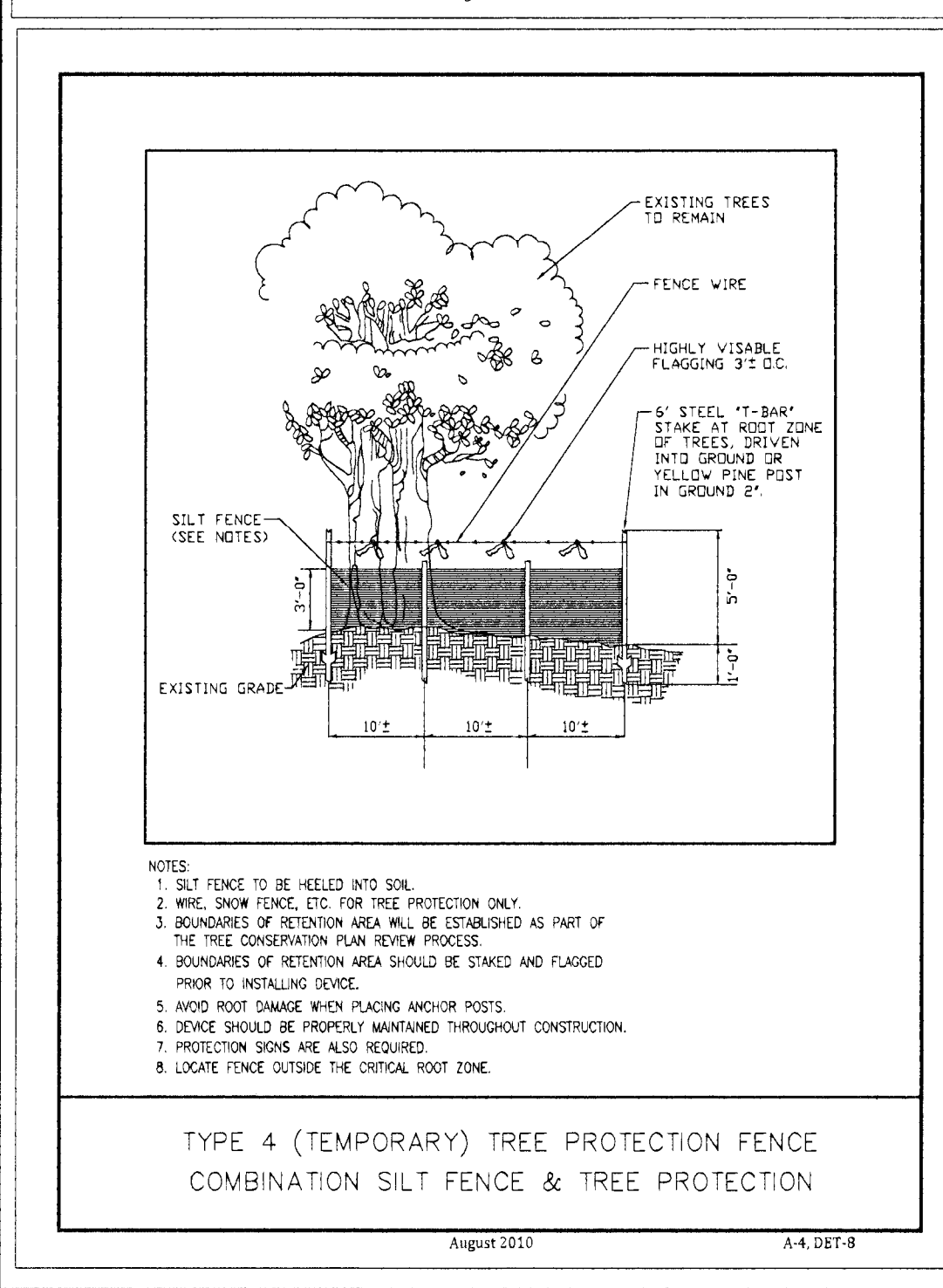
Woodland Conservation Worksheet				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	R-18			
2 Gross Tract:	10.56			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.84			
5 Net Tract (NTA):	9.72	0.00	0.00	
6 TCP Number			Revision #	0.00
7 Property Description or Subdivision Name:	ADDISON OVERLOOK			
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	Y			
11 combination of this lot/s? (Y/N)				
12 Is any portion of the property in a WC Bank?	N			
13 Break-even Point (preservation) =	3.39	acres		
14 Clearing permitted w/o reforestation =	5.77	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A	Column B	Column C	Column D
	WCT/AFT %	Net Tract	Floodplain	Off-Site
		(1:1)		Impacts (1:1)
15 Existing Woodland		9.16		
16 Woodland Conservation Threshold (WCT) =	20.00%	1.94		
17 Smaller of 13 or 14		1.94		
18 Woodland above WCT		7.22		
19 Woodland cleared		8.60	0.00	0.50
20 Woodland cleared above WCT (smaller of 16 or 17)		7.22		
21 Clearing above WCT (0.25 : 1) replacement requirement		1.80		
22 Woodland cleared below WCT		1.38		
23 Clearing below WCT (2:1 replacement requirement)		2.77		
24 Afforestation Required	Threshold 15.00%	0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		5.63	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation		0.39		
28 Afforestation / Reforestation		0.81	Bond amount:	\$21,287.77
29 Natural Regeneration		0.00		
30 Landscape Credits		0.82		
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
32 Forest Enhancement Credit (Area * .25)	0.00	0.00		
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.06			
34 Area approved for fee-in-lieu/PFA	0.00	Fee amount:	\$0.00	
35 Off-site Woodland Conservation Credits Required	3.56			
36 Off-site WCA (preservation) being provided on this property	0.00			
37 Off-site WCA (afforestation) being provided on this property	0.00			
38 Woodland Conservation Provided		5.63	acres	
39 Area of woodland not cleared	0.56	acres		
40 Net tract woodland retained not part of requirements:	0.18	acres		
41 100-floodplain woodland retained	0.00	acres		
42 On-site woodland conservation provided	1.20	acres		
43 On-site woodland retained not credited	0.18	acres		
44 Prepared by:	Signed	Date		



Off-site woodland conservation is proposed:

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-NCP&PC, Planning Department prior to issuance of any permit for the associated plan.

Off-site Woodland Conservation = 3.63 Acres



MAP UNIT SYMBOL

MAP UNIT NAME

K-FACTOR (Whole Soil)

HYDRIC RATING

HYDRIC SOIL GROUP

DRAINAGE CLASS

CnB	Collingwood-Wist complex, 2 - 5 % slopes	0.17	Not Hydric	B	Well Drained
CnE	Collingwood-Wist complex, 15 - 25 % slopes	0.17	Not Hydric	B	Well Drained
CoB	Collingwood-Wist complex, 2 - 5 % slopes	0.20	Not Hydric	B	Well Drained
MnC	Marr-Dodon complex, 5 - 15% slopes	0.20	Not Hydric	B	Well Drained
MoD	Marr-Dodon complex, 5 - 15% slopes	0.20	Not Hydric	B	Well Drained
SnB	Sassafras-Urban Land Complex, 0 - 5% slopes	0.24	Not Hydric	B	Well Drained
SnD	Sassafras-Urban Land Complex, 5 - 15% slopes	0.15	Not Hydric	A	Well Drained
WE	Widewater and Issue soils, frequently flooded	0.37	Hydric	C/D	Poorly Drained

Property Owners Awareness Certificate

I, the **ADDISON OVERLOOK LLC** hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

MEMBER *Handwritten Signature* **12/01/2016**
Owner or Owners Representative Date

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Prince George's County Code, the Environmental Technical Manual, Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: *Handwritten Signature*
Date: **12-1-2016**

Prince George's County Planning Department, M-NCP&PC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-012-16

Approved by	Date	DRD #	Reason for Revision
<i>Handwritten Signature</i>	11/28/16	13876005	
00			
01			
02			
03			
04			
05			
06			

OWNER:

Addison Overlook LLC ,
11455 Harding Road
Laurel, MD 20723
Phone # 410-736-0450
Mrudula84@gmail.com

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCP&PC

APPROVAL

PROJECT NAME: ADDISON OVERLOOK

PROJECT NUMBER: DSP# 16005

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

Project Title: **ADDISON OVERLOOK**
(SECTION ONE, PLAT ONE)
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

Project ID: **DBP**

Scale: **1" = 30'**

Drawing No: **F-3**

Date: **MARCH 28, 2016**

CAD File Name: **4 of 5**

4 10/18/2016 PER MNCPPC REVIEW AND SITE PLAN REV

3 9/23/2016 PER MNCPPC REVIEW AND SITE PLAN REV

2 8/06/2016 PER MNCPPC REVIEW

1 8/19/2016 PER MNCPPC REVIEW

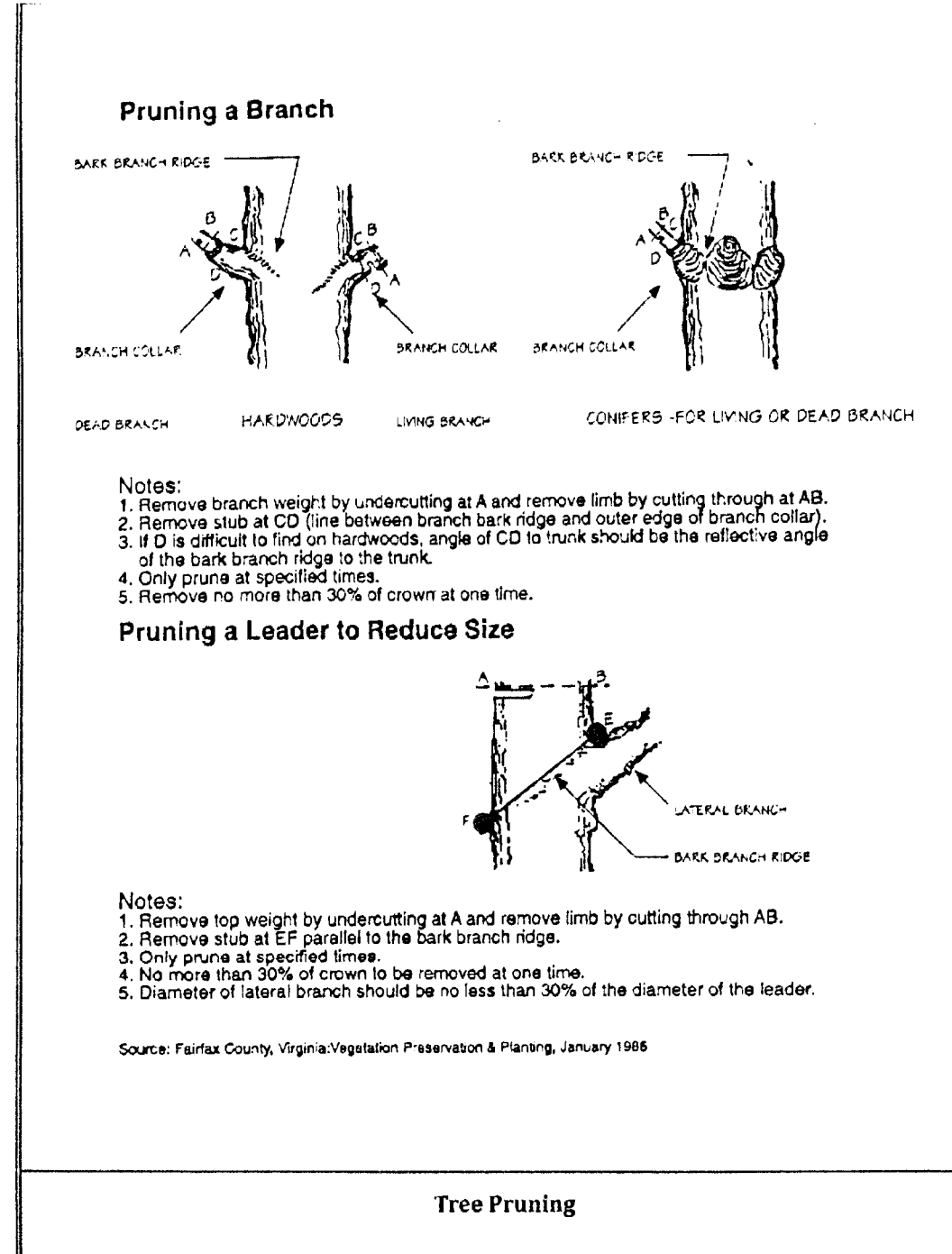
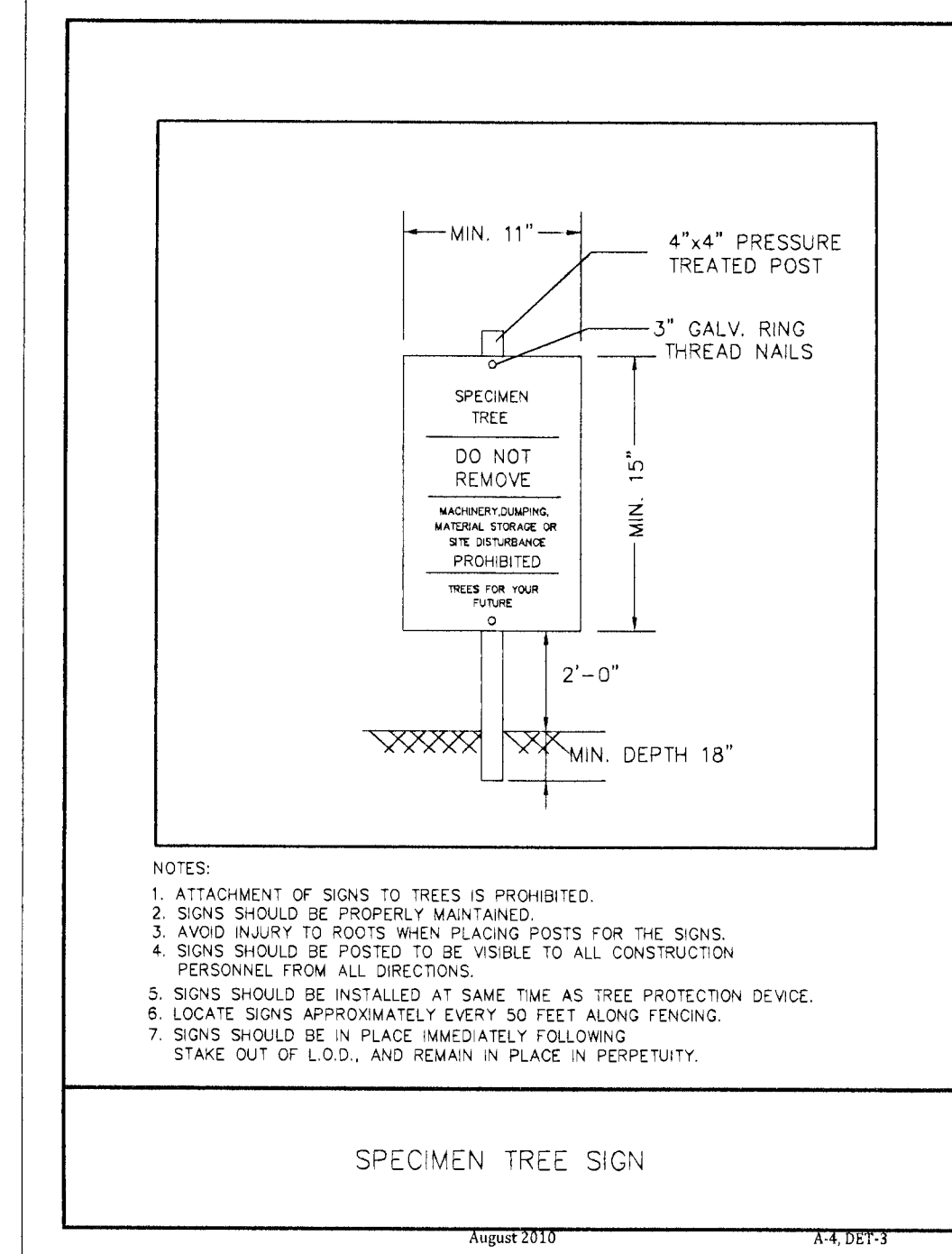
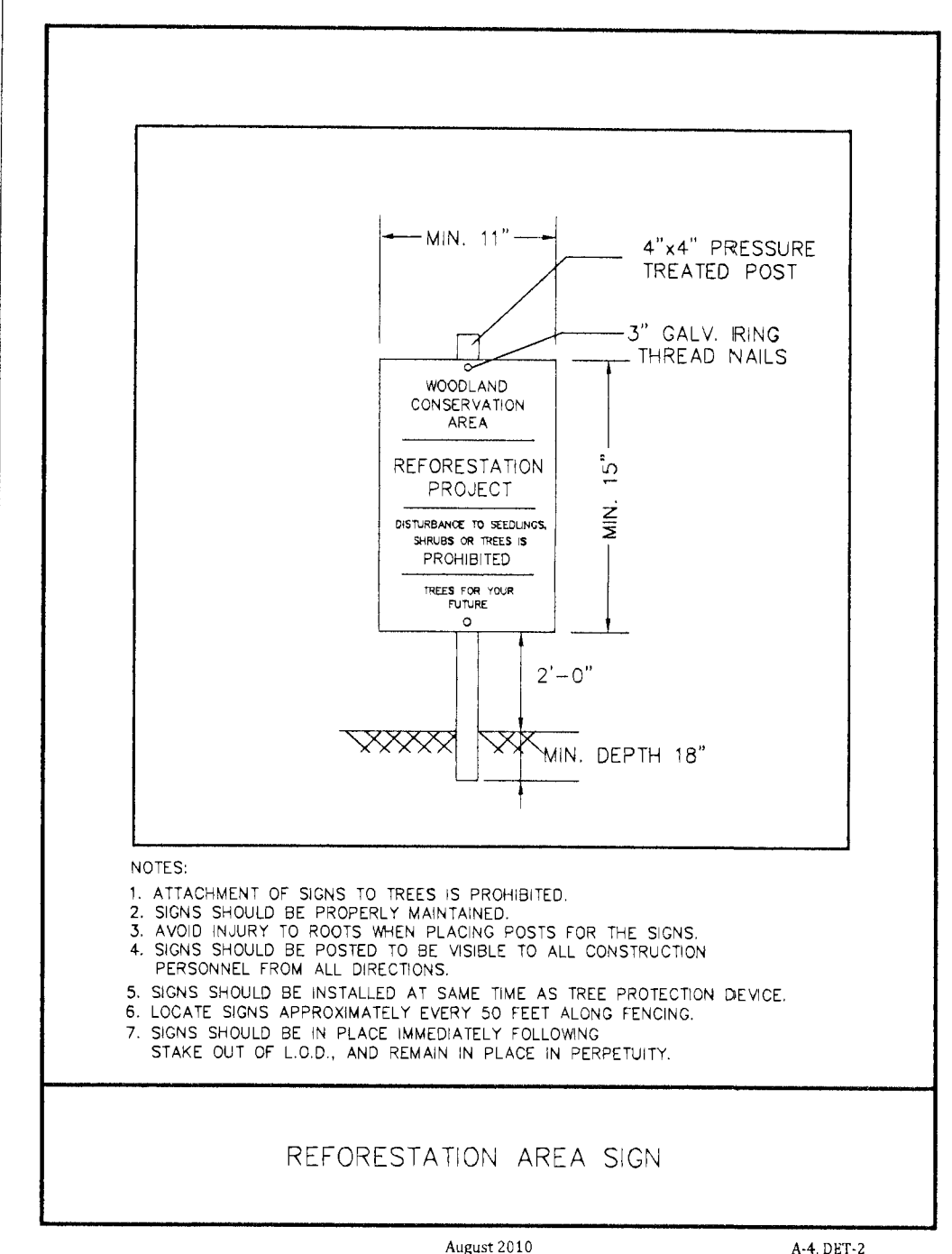
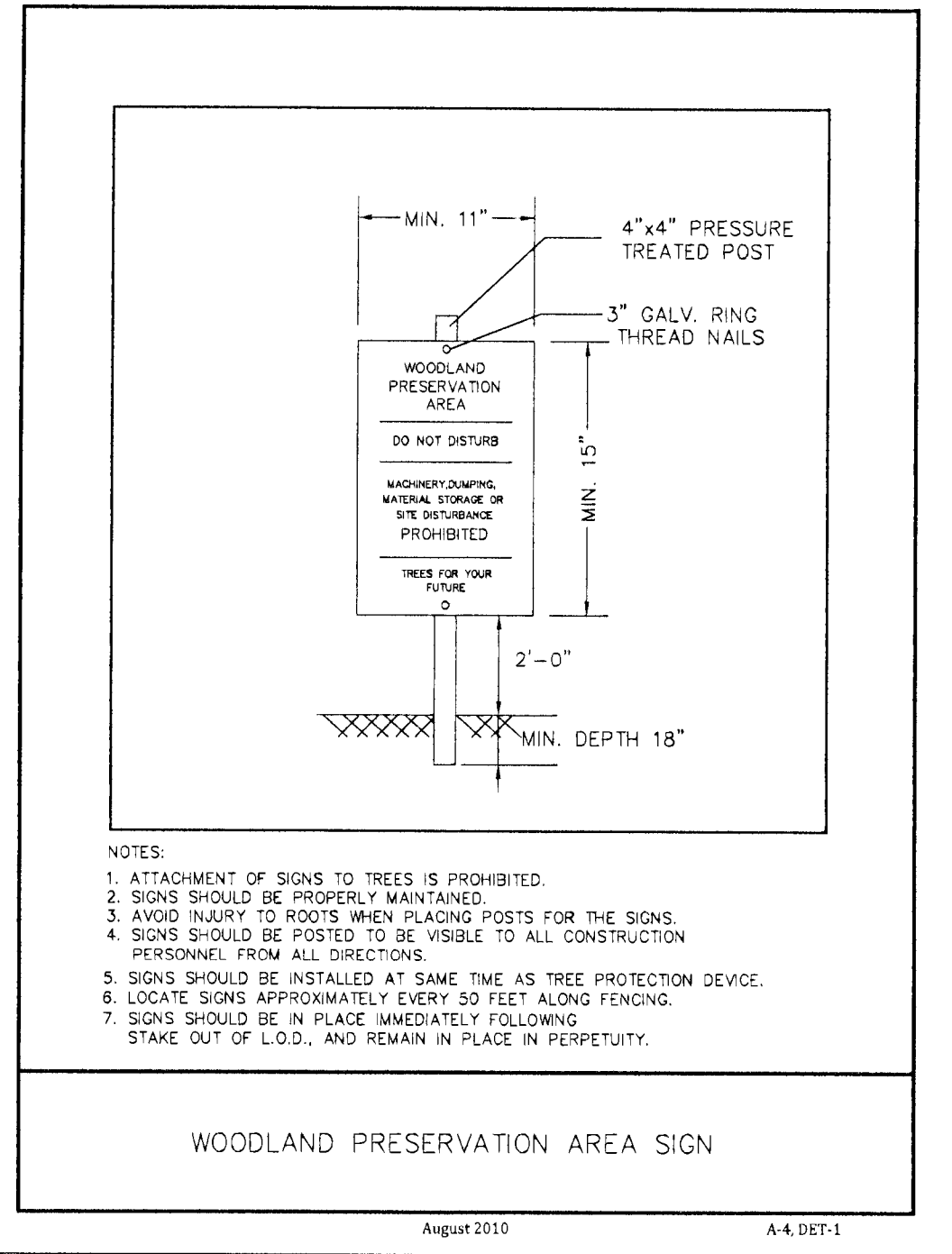
No.	Date	Revision Notes
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PostModern
Landscape Architecture, LLC
10725 SANTA ANITA TERRACE
DAMASCUS, MD 20872

301-968-7214
INFO@POSTMODERN-LA.COM

Project Title: **ADDISON OVERLOOK**
(SECTION ONE, PLAT ONE)
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

Drawing Title: **TREE CONSERVATION PLAN 2**



Post Development Notes:

- 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 required a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on at 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 materials less than two inches diameter may be removed from the area and is 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 discouraged re-sprouting of invasive, noxious, 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 chain saws 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.

Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for DSP #16005. If DSP #16005 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 Permitting, Inspections and Enforcement (DPIE), 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 Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
- The site is adjacent to a roadway classified as arterial or greater.
- The plan is not grandfathered by CB-27-2010, Section 25-117(g).
- 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.
- 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 bounty inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the 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 areas 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.
- 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.
- All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of the first building 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.
- No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall be moved. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to 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 the time of issuance of the first permit, the following information shall be submitted to the M-NCP&PC 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-NCP&PC 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 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 inches. The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8 inches. The roots shall be well developed and at least 8 inches 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 the sun and wind by 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.
- 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 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. Topsoil shall be spread to a minimum.
- 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 stage 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 to each planting site (see detail shown on this plan).
- Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided, the area must be supplemented with additional seedlings to reach the required number at time of planting.
- Source of Seedlings: state name, address, and phone number of nursery or supplier.

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 one annually (September-November) see Note 1
Watering is needed (2 x monthly)
Control of undesirable vegetation as needed (1 x June and 1 x September)
- Year 2-3:
Reinforcement planting is needed (See Note 2)
Survival check one annually (September-November)
Control of undesirable vegetation (if needed 1 x May and 1 x August)
- Year 4: Reinforcement planting (if necessary - 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 operation s or recommendations will be conducted on an as needed basis.

PLANT SCHEDULE - REFORESTATION AREA 1						
Category	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Trees - Forest Understory	CCH	19	Carpinus caroliniana	American Hornbeam	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Understory	CCR	19	Cercis canadensis	Eastern Redbud	1" CAL.	B&B OR 7 GAL. CONTAINER
Trees - Forest Canopy	AR	19	Acer rubrum	Red Maple	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Canopy	LT	19	Liriodendron tulipifera	Tulip Poplar	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Canopy	QPC	9	Quercus prinus	Chestnut Oak	1" CAL.	B&B OR 7 GAL. CONTAINER
Shrubs	VDF	22	Viburnum dilatatum	Linden Viburnum	1-3 GAL.	CONTAINER, 12' O.C.
Evergreen - Forest	PVF	15	Pinus virginiana	Virginia Pine	3 GAL.	CONTAINER, 12' O.C.

PLANT SCHEDULE - REFORESTATION AREA 2						
Category	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
		0				
Trees - Forest Understory	CCH	12	Carpinus caroliniana	American Hornbeam	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Understory	CCR	12	Cercis canadensis	Eastern Redbud	1" CAL.	B&B OR 7 GAL. CONTAINER
Trees - Forest Canopy	AR	12	Acer rubrum	Red Maple	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Canopy	LT	12	Liriodendron tulipifera	Tulip Poplar	1" CAL.	B&B OR 7 GAL. CONTAINER, 15' O.C.
Trees - Forest Canopy	QPC	6	Quercus prinus	Chestnut Oak	1" CAL.	B&B OR 7 GAL. CONTAINER
Shrubs	VDF	14	Viburnum dilatatum	Linden Viburnum	1-3 GAL.	CONTAINER, 12' O.C.
Evergreen - Forest	PVF	9	Pinus virginiana	Virginia Pine	3 GAL.	CONTAINER, 12' O.C.

WOODLAND CONSERVATION SUMMARY						
CREDITS						
STREET TREE CREDIT (10 TREES 3"-3.5" CAL.)	10	X	250	S.F.	2,500	S.F. 0.057/AC.
LANDSCAPE CREDIT:						
SHADE TREES (2.5"-3" CAL.)	102	X	200	S.F.	19,600	S.F. 0.45/AC.
ORNAMENTAL TREES (1"-1.5")	105	X	75	S.F.	11,175	S.F. 0.257/AC.
EVERGREEN TREES	60	X	75	S.F.	4,800	S.F. 0.11/AC.
TOTAL LANDSCAPE CREDITS:				35,575	S.F.	0.817/AC.

Property Owners Awareness Certificate

I/we, ADDISON OVERLOOK LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

MEMBER Mrudula 12-10-2016
Owner or Owners Representative Date



QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Prince George's County Code, the Environmental Technical Manual, Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signed: D-B-P-R-N
Date: 12-1-2016

OWNER:

Addison Overlook LLC,
11455 Harding Road
Laurel, MD 20723
Phone # 410-736-0450
Mrudula84@gmail.com

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-012-16			
Approved by	Date	DRD #	Reason for Revision
00 <u>[Signature]</u>	11/22/16	DSP-16005	
01			
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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCP&PC

APPROVAL

PROJECT NAME: ADDISON OVERLOOK

PROJECT NUMBER: DSP# 16005

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



PostModern
Landscape Architecture, LLC
10725 SANTA ANITA TERRACE
DAMASCUS, MD 20872

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Project Title
ADDISON OVERLOOK
(SECTION ONE, PLAT ONE)
(WALKER MILL TOWNE)
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

Project Title
TREE CONSERVATION PLAN 2

Drawn By
DBP

Scale
1" = 30'

Drawing No.
F-4

Date
MARCH 28, 2016

CAD File Name

5 of 5