General Notes:

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REFERENCE

1. This plan is submitted to fulfill the woodland conservation requirements for TCP2-018-2019. If TCP2-018-2019 expires, then this TCP2 also expires and is no longer valid.

2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the planning director or designee shall be subject to a \$9.00 per square foot mitigation fee.

3. A pre-construction meeting is required prior to the issuance of grading permits. the department of public works and transportation or the department of environmental resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.

4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. future property owners are also subject to this requirement.

5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.

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

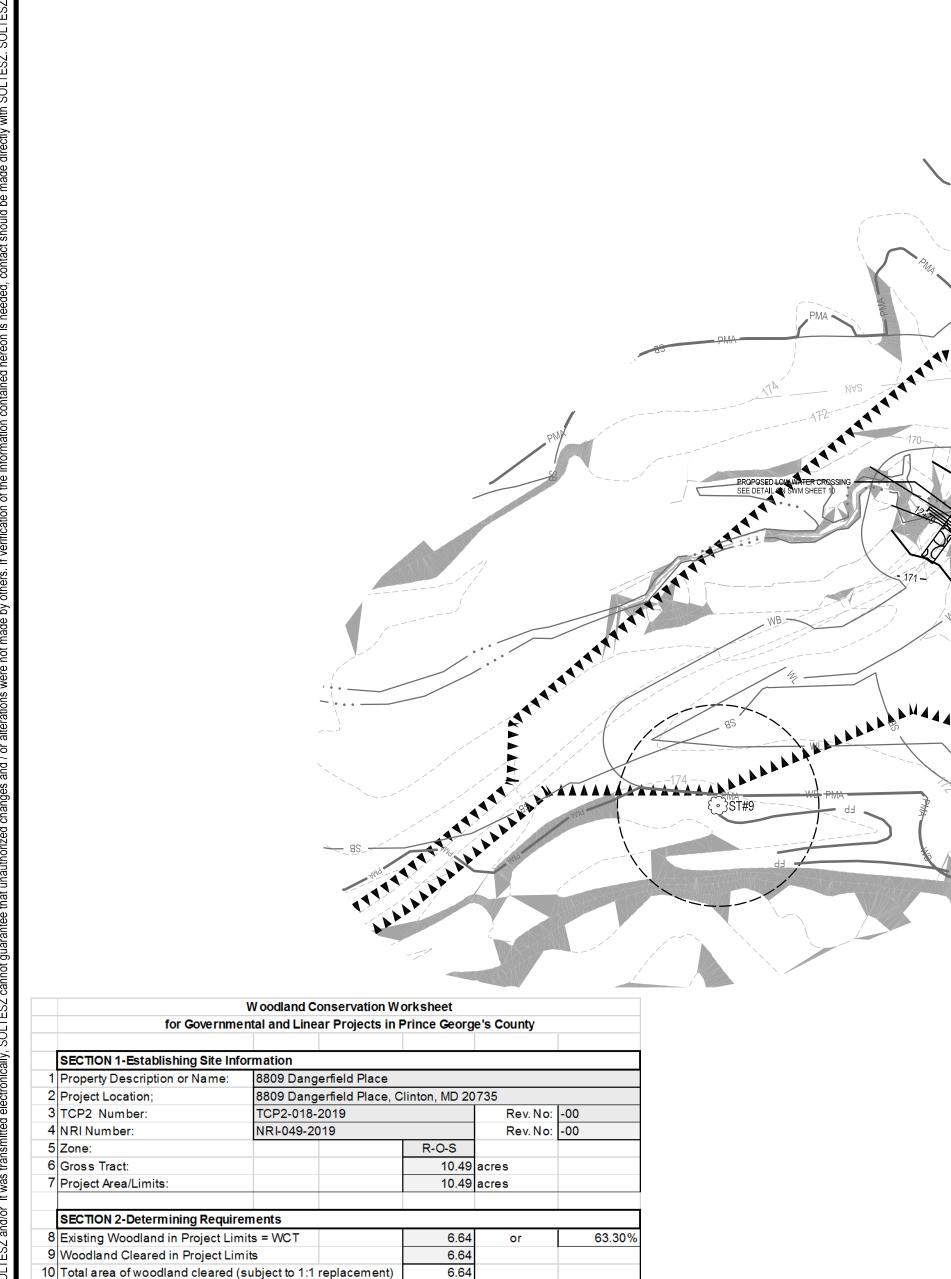
7. The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway

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

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

10. 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.

- Post Development Notes:
- not permitted
- damage.
- allow contact with the ground, thus encouraging decomposition.
- this equipment for the pruning and/or cutting of trees.



6.64 acres

0.00 Bond amount: \$

0.00 Fee amount:

0.00 Fee amount:

www.solteszco.com

6.64 acres

\$0.00

\$0.00

Date

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

Signed

SOLTESZ, LLC

1 Off-Site Woodland Conservation Provided (afforestation) 2 Off-Site Woodland Conservation Provided (preservation)

Woodland Conservation Requirement

SECTION 3- Meeting the Requirements

18 Speciment/Historic Tree Credit (CRZ area *2.0) 9|Forest Enhancement Credit (Area *.25)

21 Prior Credit for Off-site Woodland Conservation 22 Current Credit for Off-site Woodland Conservation 23 Off-site Woodland Conservation provided (afforestation) 24 Off-site Woodland Conseration provided (preservation)

25 Area Approved for Fee-in-lieu/PFA

26 Area Approved for Fee-in-lieu/non-PFA

7 Woodland Conservation Provided

20 Street Tree Credit (Existing or 10-year canopy coverage)

Woodland Preserved 5 Afforestation /Reforestation

16 Natural Regeneration 17 Landscape Credit

28 Prepared by:

Engineering

Environmental Sciences

Surveying

Planning

REVISIONS CAD STANDARDS VERSION: V8 - 2000 MARCH 2019 TECHNICIAN: BGG IGNED: BGG

A. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a certified arborist or licensed tree expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. after proper documentation has been completed per the handout "guidance for Prince George's County property owners, preservation of woodland conservation areas", the arborist or tree expert may then remove the tree, the stump shall be cut as close to the ground as possible and left in place. the removal or grinding of the stumps in the woodland conservation area is

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. the condition of the area shall be fully documented through photographs prior to corrective action being taken. the photos shall be submitted to the inspector for documentation of the

Tree work to be completed within a road right-of-way requires a permit from the maryland department of natural resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. the work is required to be conducted by a licensed tree expert. B. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). these plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. all material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to

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

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CHECKED: DJB

DATE

MISS UTILITY NOTE

LESS. CONTACT THE ENGINEER AND THE UTILITY COMPANY

THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TC THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS

OWNER/DEVELOPER/APPLICANT

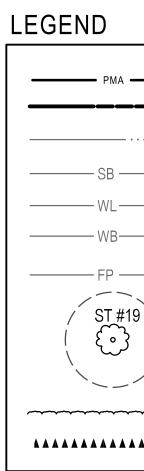
PRINCE GEORGE'S COUNTY GOVERNMENT DEPARTMENT OF THE ENVIRONMENT C/O CORVIAS 1801 MC CORMICK DRIVE, SUITE 280 LARGO, MD 20774 301.291.2253 PETER LITTLETON

MARYLAND ENVIRONMENTAL SERVICE 259 NOJOLES ROAD MILLERSVILLE, MD 21108

SPECIMEN TREE TABLE						
KEY	SPECIES NAME	SCIENTIFIC NAME	SIZE	CRZ	CONDITION	DISPOST
1	TULIP POPLAR	LIRIODENDRON TULIPIFERA	48"	72'	FAIR	REMOV
2	RED MAPLE	ACRE RUBRUM	32"	48'	GOOD	REMOV
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	32.5"	48.75'	FAIR	REMOV
4	PIN OAK	QUERCUS PALUSTRIS	53"	79.5'	FAIR	REMOV
5	TULIP POPLAR	LIRIODENDRON TULIPIFERA	38"	57'	POOR	REMOV
6	RED MAPLE	ACER RUBRUM	33"	49.5'	FAIR	REMOV
7	TULIP POPLAR	LIRIODENDRON TULIPIFERA	33"	49.5'	GOOD	REMOV
8*	TULIP POPLAR	LIRIODENDRON TULIPIFERA	34.5"	51.75'	GOOD	SAVE
9*	TULIP POPLAR	LIRIODENDRON TULIPIFERA	35"	52.5'	GOOD	SAVE

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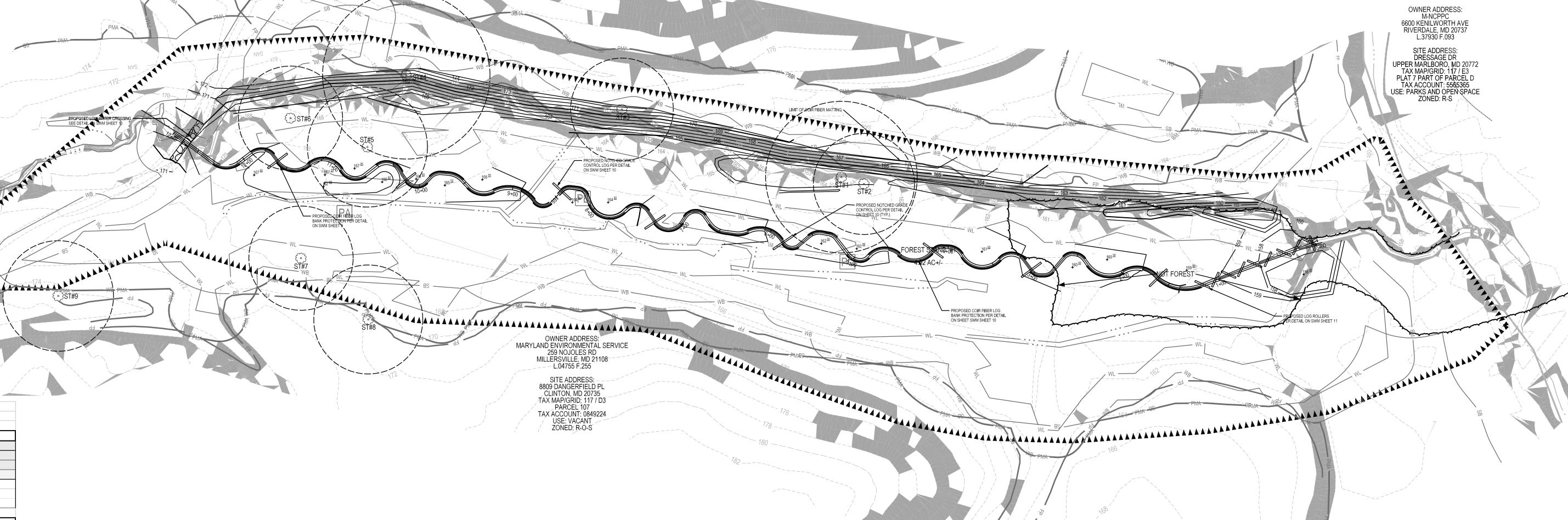
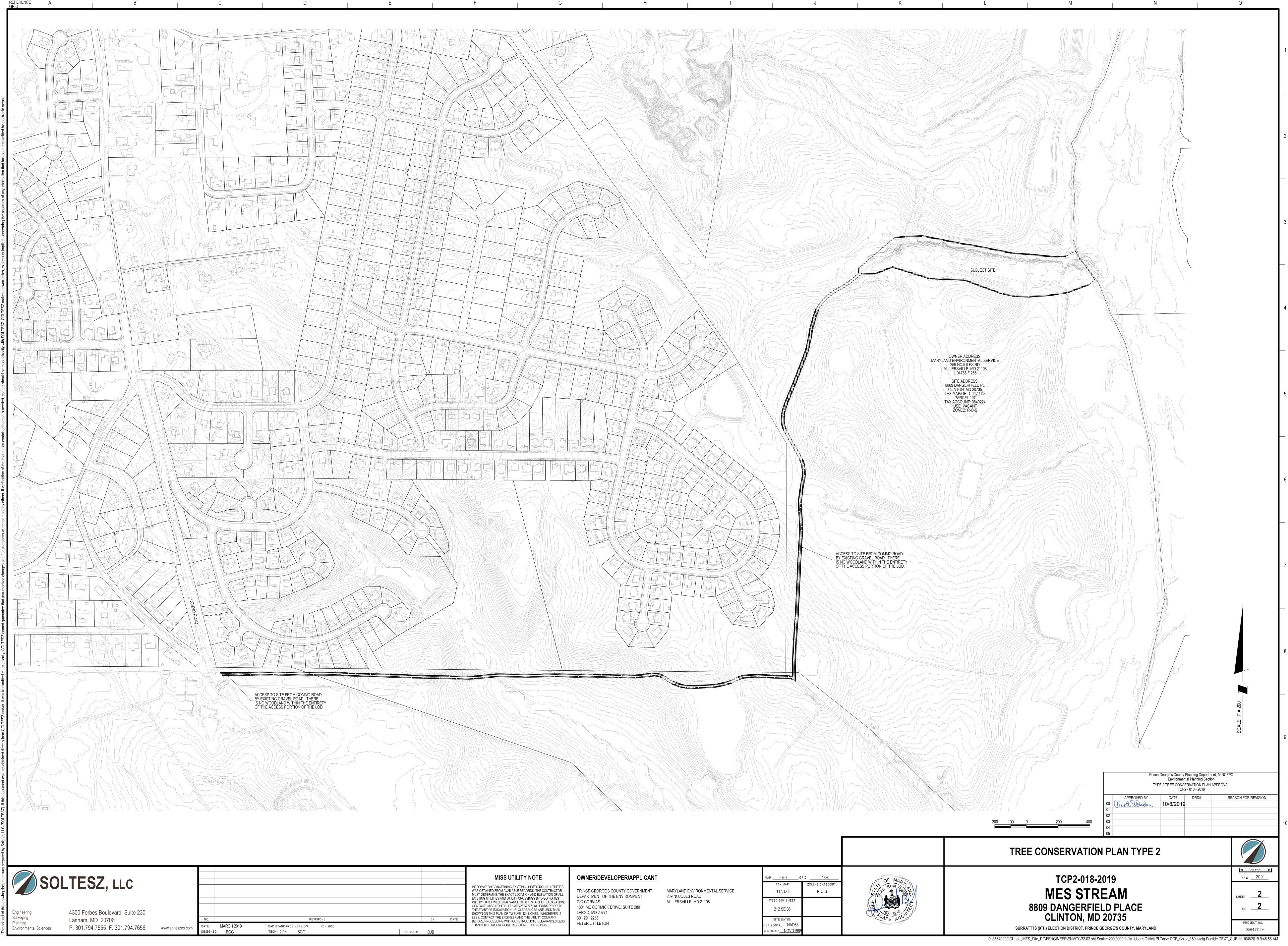


Image: statute Tax Grid (TMG) 117-03 APPROVED BY Administrative Tax Grid (TMG) 117-03 APPROVED BY Administrative Wiss Cord (Shell 200) 1232508 APPROVED BY Administrative Wiss Cord (Shell 200) 9.52.08 APPROVED BY Administrative Policy Analysis Zone (PAZ) N/A 00 00.02 9.54.44.44 Administrative Policy Analysis Zone (TAZ-POI) 9.50.07 00			Prince George's County Planning I Environmental Plannin GENERAL INFORMA LAYER CATEGORY LAYER NAME Zone Zoning (Zone) Zone Aviation Policy Area (APA) ¹	Department, M-NCPPC ng Section TION TABLE VALUE R-O-S N/A	Prince TYF
MAP 5767 GRID 13H TAX MAP ZONING CATEGORY: TCP2-018-2019 117, D3 R-0-S MES STREAM WSSC 200' SHEET 212 SE 08 MES STREAM	E: 1" =50'	50 25 0 50 10	AdministrativeTax Grid (TMG)AdministrativeWSSC Grid (Sheet 200)AdministrativePolicy Analysis Zone (PAZ)AdministrativePlanning Area (Plan Area)AdministrativeElection District (ED)AdministrativeCouncilmanic District (CD)AdministrativeGeneral Plan 2002 Tier (Tier)AdministrativeTraffic Analysis Zone (TAZ-CAdministrativePG Traffic Analysis Zone (TA	212SE08 N/A 81A 9, SURRATTS 9 DEVELOPING OG) 1337 Z-PG) 2676	00 Que Soudes 01 02 03 04
TAX MAP ZONING CATEGORY: 117, D3 R-O-S WSSC 200' SHEET 212 SE 08 212 SE 08 MESS STREAM		OF MA	TREE C		
HORIZONTAL: NAD83 VERTICAL: NGVD1988	117, D3 R-O-S WSSC 200' SHEET	JOHN OF THE SOUTH	88	REAM ELD PLACE D 20735	

PISCATAMAY CREEK PARK	1
CHELTANHAM	2
VICINITY MAP SCALE: 1"= 2000'	
PRIMARY MANAGEMENT AREA PROPERTY BOUNDARY EX. STREAM STREAM BUFFER	3
EX. WETLANDS WETLAND BUFFER EX. FLOODPLAIN SPECIMEN TREE W/ CRITICAL ROOT ZONE	
EXISTING WOODLANDS	4
	5
	6
	7
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ince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 018 - 2019 DATE DRD# REASON FOR REVISION	
10/8/2019	10
2	
1" = <u>50'</u>	
SHEETOF OF PROJECT NO.	
ND 3564-00-06 at PLTdrv= PDF_Color_150.pltcfg Pentbl= TEXT_SUB.tbl 10/8/2019 9:46:14 AM	

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BY	DATE