GENERAL NOTES PROPOSED DEVELOPMENT: SINGLE FAMILY AND SINGLE FAMILY DWELLING UNITS 3. MASTER PLAN AREA: SUBREGION VI STUDY AREA, PLANNING AREA 79-UPPER 4. TAX MAP: PG Co. #84 GRIDS F 1-4, #85 GRIDS A 1-4, B 1-4, C 1-4, D 2, # 92 GRIDS F 1&2, # 93 GRIDS A 1&2, B 1&2, C 1 5. WSSC MAP: 202 SE 13, 203 SE 13 & 14, 204 SE 13 & 14, 205 SE 13 & 14 3. ADC MAP: P.G. Co. # 21 GRIDS B 10, C 6-13, D 7-13, E 7-12, F 8-12 8. SEWER CATEGORY: 3 VOB LIMITED PARTNERSHIP 8245 BOONE BOULEVARD 9. OWNER/DEVELOPER VIENNA, VA 22182 703-288-4200 FAX: 703-288-4218 GREENMAN-PEDERSEN, INC. 11. GROSS TRACT AREA: 1212.06 ACRES GROSS TRACT AREA THIS SUBMITTAL: 41.32 ACRES 12. 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY. 13. BOUNDARY PROVIDED BY GREENMAN-PEDERSEN, INC. 14. TOPOGRAPHY INFORMATION PROVIDED BY WINGS AERIAL MAPPING, INC. 15. CONCEPTUAL STORM DRAIN APPROVAL NUMBER: CSD #958009110, APPROVED JUNE 12, 1995 (ENTIRE SITE & LAKE) 16. ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS. 17. EXISTING 100 YEAR FLOODPLAIN STUDY: FPS 890192, APPROVED SEPTEMBER 11,1989. 18. BASIC PLAN, A-9763-C, APPROVED 10-9-89 (Z.O. 61-1989) 9. COMPREHENSIVE DESIGN PLAN: CDP-9706, APPROVED 2-26-98 (PGCPB Res. 98-50) 0. TREE CONSERVATION PLAN TYPE I: TCP 1/73/97 . PRELIMINARY PLAT: 4-99026 APPROVED 10-14-99 (M.N.C.P.&P.C.) 22. STORMWATER MANAGEMENT CONCEPT PLAN: 34382-2005-01, APPROVED 2/24/2016 23. THERE ARE THREE (3) CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY: SUSAN HODGES CEMETERY SMITH FAMILY CEMETERY 24. THERE ARE TWO (2) HISTORIC SITES LOCATED WITHIN THE SUBJECT PROPERTY: BEECHWOOD, #79-60 PENTLAND HILLS, #79-38 25. INFORMATION CONCERNING IMPROVEMENTS TO LEELAND ROAD AND THE INTERSECTION OF MD ROUTE 301 AND LEELAND ROAD WAS OBTAINED FROM AVAILABLE RECORDS. DPW&T PERMIT NO. 98.22.00096, BEN DYER ASSOCIATES, INC. (6-25-98) A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS. A. CLASS I FILL TO BE PLACED BELOW ALL BUILDINGS. B. CLASS II FILL TO BE PLACED BELOW ALL PAVED AREAS INCLUDING PARKING LOTS, DRIVES, AND SIDEWALKS. C. CLASS III FILL TO BE PLACED IN AREAS THAT WILL REMAIN "GREEN". 27. FOOTINGS TO BE EXTENDED TO EXISTING GROUND WHERE NECESSARY. 28. ROOF AND FOOTING DRAINAGE TO BE DISCHARGED TO SPLASH BLOCKS. 29. MAX. SLOPE: 3:1 MIN. SLOPE: 2.5% GRASSED, 1% PAVED. 30. CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAIL # 300.01. STANDARD DETAIL # 300.01. 31. SPILL GUTTERS ON ALL HIGH SIDE CURB AND GUTTER. 32. WATER AND SEWER SERVICE FOR THIS SITE WILL BE PROVIDED BY CONNECTING TO THE EXISTING PUBLIC WATER AND SEWER SEXTEM. 33. HANDICAPPED RAMPS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY STANDARD DETAILS # 300.05 TO 300.08 OR AS MODIFIED ON PLAN. 34. A 42" RAILING/FENCE IS REQUIRED FOR ALL RETAINING WALLS OVER 18". 35. NO GRADING OR CUTTING OF TREES OR TREE REMOVAL SHALL OCCUR UNTIL AFTER APPROVAL OF THE SPECIFIC DESIGN PLAN BY THE DISTRICT COUNCIL. 36. PENTLAND HILLS DRIVE FROM THE INTERSECTION OF PRESIDENTIAL GOLF CLUB DRIVE TO ITS INTERSECTION WITH THE MOST SOUTHERN CUL-DE-SAC THAT IS THE SUBJECT OF THIS SPECIFIC DESIGN PLAN SHALL BE BUILT TO DPW&T STANDARD NO. 12 (36-FOOT PAVEMENT WITHIN A 60-FOOT RIGHT-OF-WAY) OR AS DETERMINED BY DPW&T. 37. WOODLAND CONSERVATION WORKSHEET REFLECTS APPROVED REVISION TO THE GOLF COURSE TCPII-012-12 APPROVED ON 2/19/2013. SEQUENCE OF CONSTRUCTION 1. OBTAIN PERMIT FROM THE PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES. 2. INSTALLATION OF APPLICABLE SEDIMENT CONTROL MEASURES TO BEGIN WITHIN 5 DAYS OF THE DATE OF ISSUANCE OF THE BUILDING PERMIT. 3. BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION.* 4. UPON COMPLETION OF ROUGH GRADING, ALL DISTURBED AREAS ARE TO BE FINE GRADED, STABILIZED AND "TURNED GREEN". TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE * PRIOR TO PLACING FILLS IN AREAS OF SLOPES STEEPER THAN 4:1, THE CONTRACTOR SHALL FIRST FLATTEN THE AREAS TO A MORE STABLE SLOPE (LESS THAN 4:1). -- MIN. 11"--4"x4" PRESSURE TREATED POST GALV. RING THREAD NAILS WOODLAND PRESERVATION AREA DO NOT DISTURB MACHINERY, DUMPING, MATERIAL STORAGE OR SITE DISTURBANCE PROHIBITED TREES FOR YOUR MIN. DEPTH 18" 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED. 2. SIGNS SHOULD BE PROPERLY MAINTAINED. 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS. 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE. 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY. WOODLAND PRESERVATION AREA SIGN August 2010 A-4, DET-1 10/30/15 REV. SV5 TO TOWNHOUSES 1/21/11 85 LOTS & SEPERATE SV 4&5 PLAN NO. DATE DESCRIPTION

AMIR S. BANISADAR

USE: APARYMENYS ZONE: RU

SOUTH VILLAGE

SECTION 4 & 5

BRANCH PARK

(IN FEET)

1 inch = 600 ft

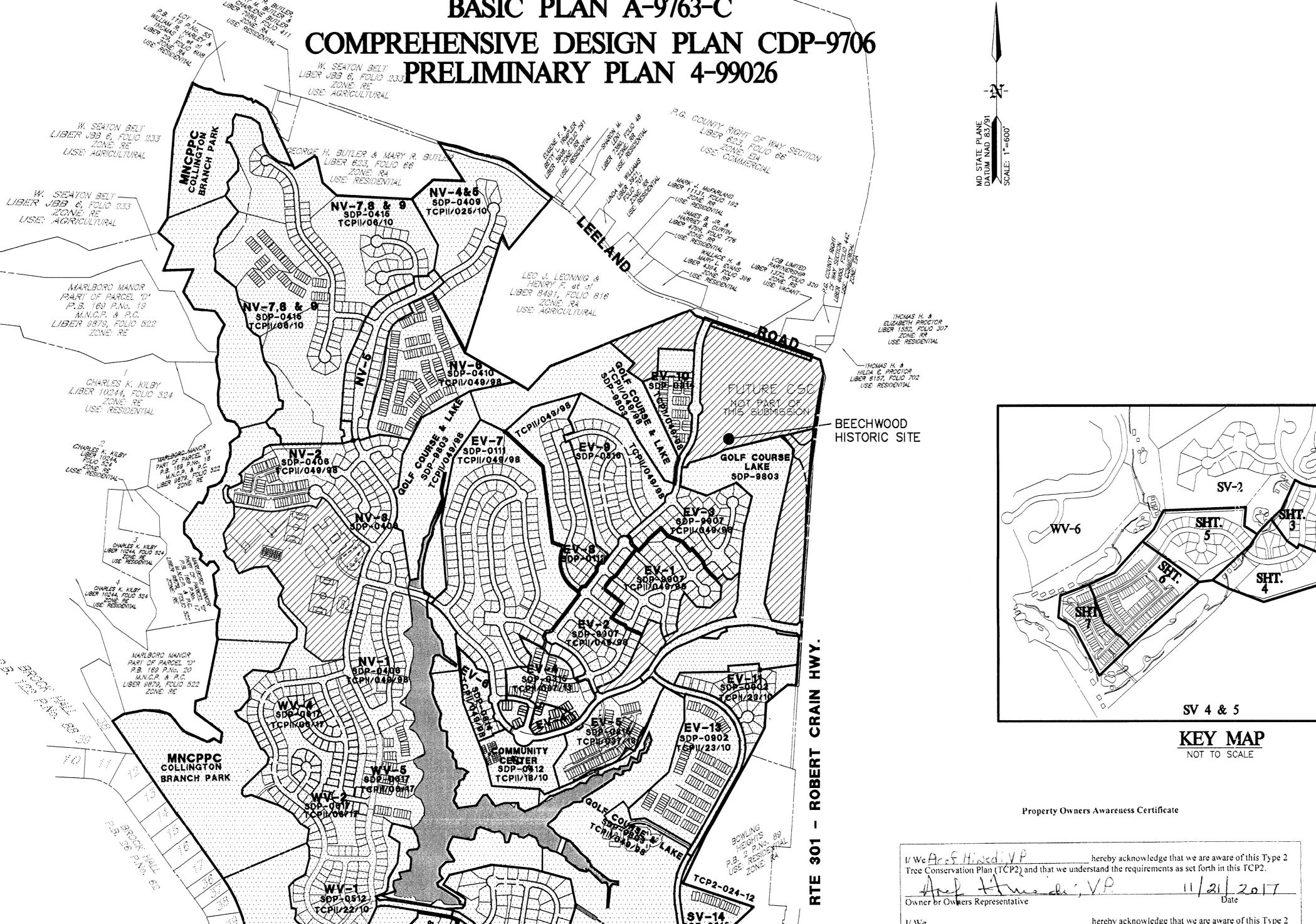
SHEET INDEX DESCRIPTION COVER SHEET, KEY MAP | DETAIL & WORKSHEET SHEET 3-7 | PLAN SHEETS, 1"=30'

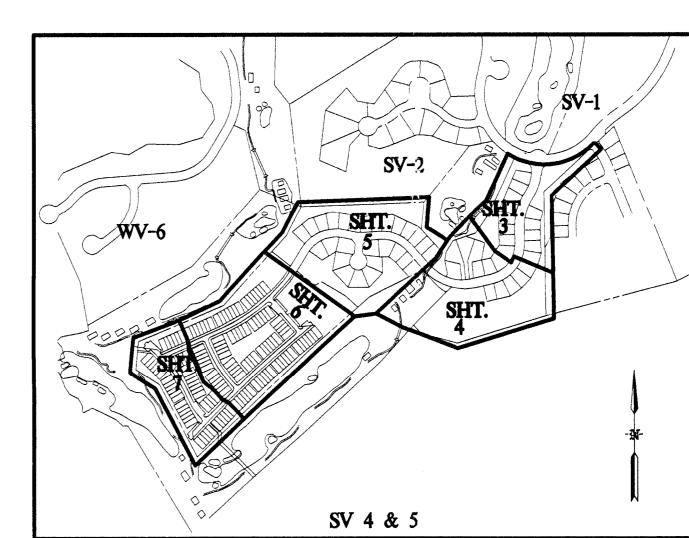
PRINCE GEORGE'S COUNTY, MARYLAND

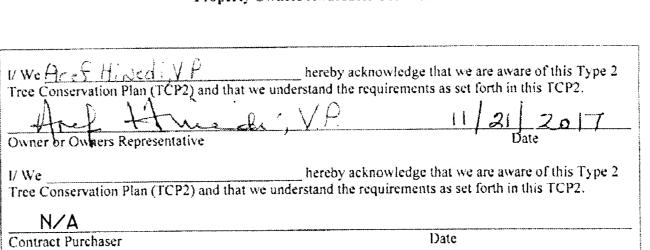
TREE CONSERVATION PLAN

SOUTH VILLAGE

SECTION 4 & 5 SPECFIC DESIGN PLAN - 0416 BASIC PLAN A-9763-C

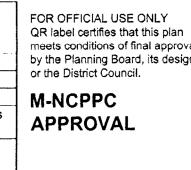






TCP 2/026/12 WAS SEPARATED FROM TCP 2/049/98 WITH THE APPROVAL OF THIS PLAN.

1.5 FACTOR OF SAFETY AS SHOWN Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL Approved By: Date: DRD: K. Finch 3/30/2015 SDP-0416 K. Finch 11/16/2016 SDP-0416-03 Converted 52 SFD lots to 143 TH lots



PROJECT NAME: BEECH TREE PROJECT NUMBER: SDP-0416-06 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number

OWNER/DEVELOPER:

GREENMAN-PEDERSEN, INC. ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS 10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701

SECTIONS OF BEECH TREE THAT SV 4 & 5 HAVE BEEN APPROVED TO DATE.

AREA PART OF THIS APPLICATION

NOT PART OF THIS APPLICATION

VOB LIMITED PARTNERSHIP 8245 BOONE BOULEVARD SUITE 550 VIENNA, VA 22182 703-288-4200 FAX:703-288-4218

SDP-0416-06 Removed retaining wall at G21 and extended retaining wall in Parcel P

FAX: (301) 490-2649 www.gpinet.com N: \1997\97179\DWG\Svil\SV45-80ftLOTS-03 Rev\TCP01SV45.dwg ATTACHED X-REF: BAOOPUTT.DWG

and the second of the second o

WASH. (301) 470-2772 BALT. (410) 880-3055

by the Planning Board, its designee

STREET LIGHTS

meets conditions of final approval

LEGEND

EXISTING CONTOUR

PROPOSED SPOT ELEVATION

STEEP SLOPES, 15-25%

STEEP SLOPES, >25%

EX. PROPERTY LINE

SOIL CLASSIFICATIONS

EXISTING SHRUB LINE

SPECIMEN TREE

PRIMARY MANAGEMENT AREA

EXISTING WATER LINE

EXISTING SEWER LINE

PROPOSED PARCEL

PROPOSED BLOCK

PROPOSED SHADE TREE

PROPOSED SHRUBS

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

SOIL BOUNDARY

EXISTING TREE LINE

NON-TIDAL WETLANDS

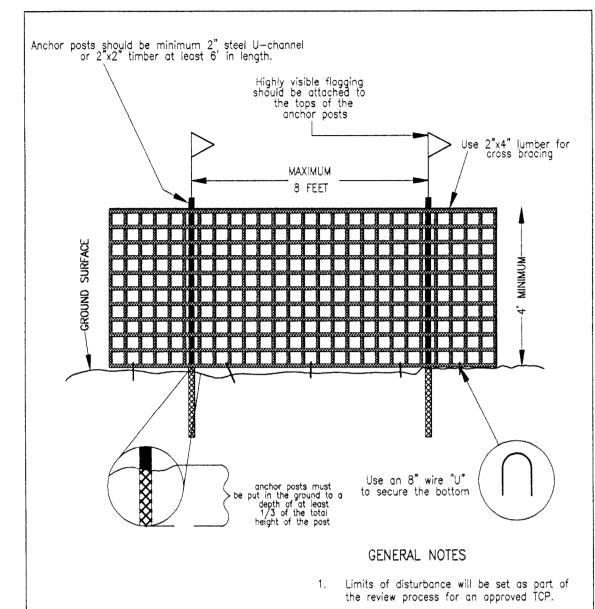
----- 25' WETLAND BUFFER

------ WATERS OF THE U.S.

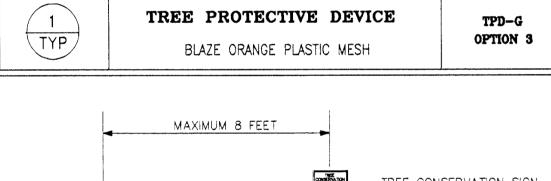
— · — 100-YEAR FLOODPLAIN

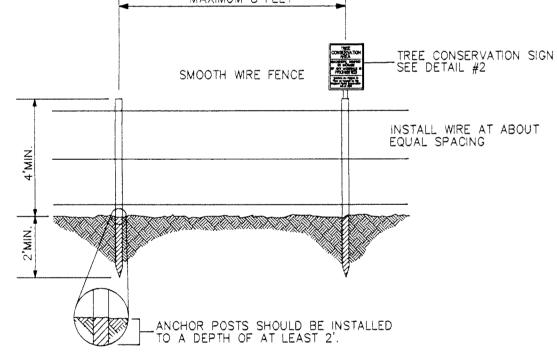
General Tree Conservation Notes:

- 1. 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 \$1.50 per square foot 2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the
- start of any work on the site to address implementation of Tree Conservation measures shown on 3. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities
- have been satisfied. 4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation. 5. Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
- 6. Woodland Conservation Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity. 7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading. 8. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
- 9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In—field location and substitutions must be approved by the DER Inspector.
- 10. Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.



- 2. The boundaries of the limits of disturbance should be staked and flagged prior erecting the protective device.
- 3. Anchor posts should be placed to avoid severing or damaging large tree roots.
- 4. Fencing material should be fastened securely to the anchor posts, cross bracing, and

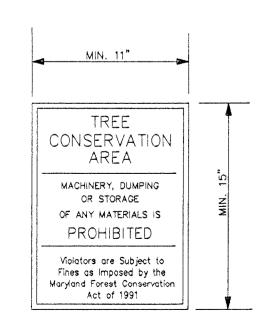




- TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN. . FENCE POSTS WILL BE A MINIMUM OF 1 3/4 " X 1" STEEL U—CHANNEL OR 2" X 2' LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE INSTALLED AT LEAST 2 FEET DEEP.
- POSTS, AND FASTENED SECURELY TO THE POSTS. MINIMUM ACCEPTABLE WIRE IS "LIGHT GUAGE, CLASS 1", GALVANIZED. F. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.

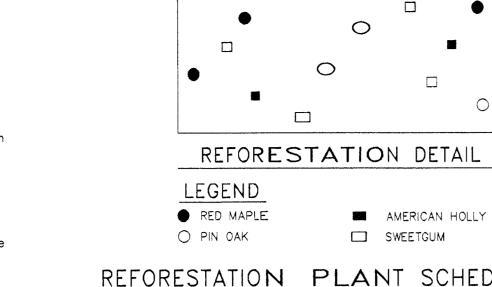
3. SMOOTH WIRE SHOULD BE EVENLY SPACED ALONG THE HEIGHT OF THE

- 5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO
- 3. TREE PROTECTIVE DEVICES WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) SURVIVAL CHECK. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED.
- 6 TREE PROTECTION DEVICE TYPE 2



SMOOTH WIRE FENCE

 SIGN TO BE LAMINATED CARDBOARD OR PLASTIC WHITE WITH RED PRINT. 2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE. 3. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY. TREE CONSERVATION SIGN



REFORESTATION PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY/A
ACER RUBRUM - RED MAPLE	WHIP	100 (20%)
QUERCUS PALUSTRIS - PIN OAK	WHIP	150 (30%)
LIQUIDAMBAR STYRACIFLUA - SWEETGUM	WHIP	150 (30%)
ILEX OPACA - AMERICAN HOLLY	WHIP	100 (20%)
		500

1,000 Seedling Equivalents per Acre, and that a Whip is the Equivalent to Two Seedlings, so that 500 Whips per Acre Satisfies the Requirement.

Reforestation Notes:

1. Seedlings will be hand planted using random distribution of species and locations, at an average of 500 inch calipers per acre, utilizing the "Dibble Planting Method". 2. Seedlings will be graded for quality, especially root systems, before planting, and come from

local sources. 3. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field. 4. Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner's

5. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. (See Tee Condition Check Sheet on plan.) Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.

Contractor will locate all existing utilities prior to start of operations. Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester. 8. Contractor is liable for damages caused to any utilities, including any repairs, at no additional

9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property. 10. Twenty—five percent (25%) of Afforestation requirements met through the use of landscape plant materials in Afforestation areas. 11. All reforestation/afforestation areas adjacent to lots, and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to issuance of use and

occupancy permits for the adjacent lots. 12. All regeneration, reforestation/afforestation areas adjacent to lots shall have an edge planting treatment of double row of larger stock, with a minimum of one-inch caliper, shall be planted.

HANDLING AND PLANTING OF SEEDLING(2) HANDLING SEEDLINGS IN THE FIELD incorrect IN BUCKET WITH SUFFICIENT IN HAND: ROOT DRY OUT WATER TO COVER ROOTS Seedlings dry out very quickly and, once dry, often are not usable even after moistening. SEEDLING PLANTING METHODS A. DIBBLE PLANTING 3. INSERT DIBBLE 2 INCHES TOWARD Prepared by the Environmental Planning Section, Planning Department, ANGLE SHOWN ABOVE PLACE SEEDLING AT CORRECT DEPTH. PLANTER FROM SEEDLING. AND PUSH FORWARD M-NCPPC, Revised 4/23/2003 TO UPRIGHT POSITION. Removal of Hazardous Tree or Hazardous Limbs By Developers or

SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING(3)

8. FILL LAST HOLE BY

STRAIGHT SIDE AT

CORRECT DEPTH.

SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

B. MATTOCK PLANTING

INSERT MATTLOCK, LIFT

4. FIRM AROUND SEEDLING

WITH HEEL.

HANDLE AND PULL.

STAMPING WITH HEEL.

5. PUSH HANDLE OF DIBBLE 6. INSERT DIBBLE 2 INCHES | property damage. TOWARD PLANTER FIRMING FORWARD FROM PLANTER FROM SEEDLING. FIRMING SOIL AT TOP OF SOIL AT BOTTOM OF

2. If a hazardous condition may be alleviated by corective pruning, the Licensed Arborist or the Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the | latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and other Woody Plant Maintenance — Standard Practices").

removed.

9. FIRM SOIL AROUND

SEEDLING WITH FEET.

3. FILL IN AND PACK SOIL

5. FINISH FILLING IN SOIL AND FIRM WITH FEET.

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to neat the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 fett of the woodland edge may be removed and properly disposed of by than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition, The smaller the materials shall be placed into brush piles that will serve as wildlife



THIS PLAN IS FOR TREE CONSERVATION PURPOSES ONLY

SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification. List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled—in stock, nor from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rotatilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16—18—18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3lbs. per 100 square foot.

Ground Cover

All areas of ground cover shall be rotatilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3" maximum depth with shredded bark just prior to expiration of the one—year guarantee. The owner shall be notified in writing when this work is to occur.

Plant Spacing

The Devoloper and/or builder is responsible for the complete

of Environmental Resources as dead, dying or hazardous may be

OODLAND CONSERVATION AREA EDGE MANAGEMENT NOTES

preservation of all forested areas shown on the approved plan to remain

undisturbed. Only trees or parts thereof designated by the Department

A tree is considered hazardous if a condition is present which leads

a Licensed Arborist or a 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

No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.

Approval Date

Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list.

Protection of Reforestation and Afforestatation Areas by Individual Homeowners

1. Reforestation Fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.

PLANTING DETAIL/DECIDUOUS TREES

1. No disturbance of woodland is permitted on the site until it is confirmed that it is

consistent with the Habitat Management Plan for the Stripeback Darter approved by the Wildlife

Prior to the issuance of any grading permit for the site, the Type II TCP shall be revised to incorporate the recommendations of the approved Habitat Management Plan for the Stripeback

3. No grading, cutting, clearing of woodland, or removal of trees is permitted on the site until

the recommendations of the Habitat Management Plan have been incorporated into the TCPIL

Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

PA. 79 UPPER MARLBORO & VICINITY

3'> x 4' CEDAR STAKE(S) — 3' MULCH MATERIAL —

PLANTING MIXTURE -

REMOVE BURLAP FROM TOP-1/3 OF EARTH BALL

SETTING BED (COMPACTED) -

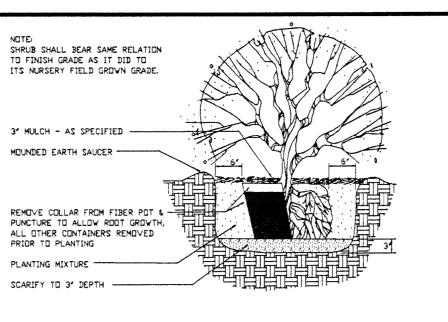
<u> Habitat Management Plan Notes:</u>

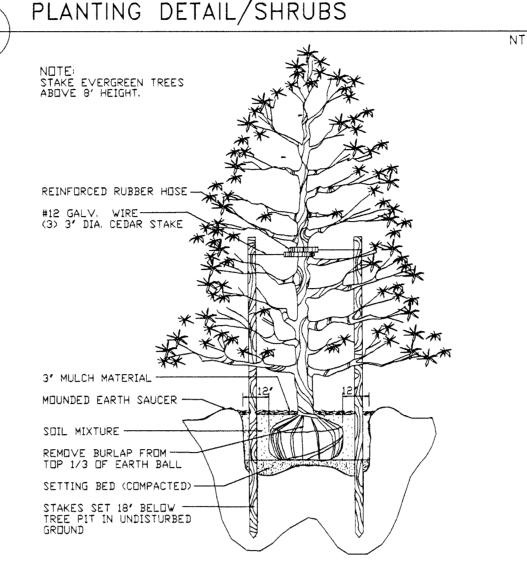
and Heritage Division of DNR

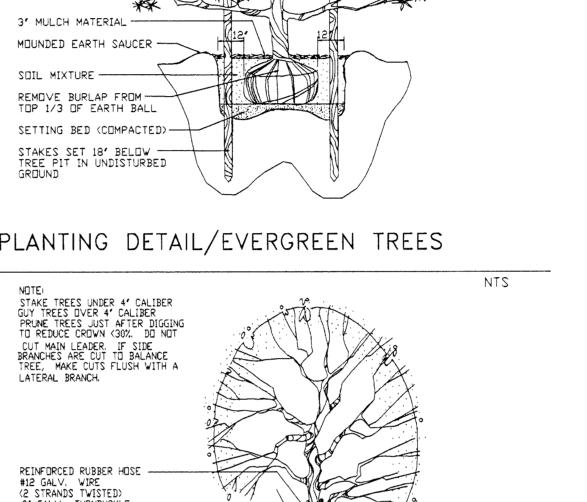
Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M—NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301—952—3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation and fees which must be reflected on TCP revisions approved by the M—NCPPC Environmental Planning Section.

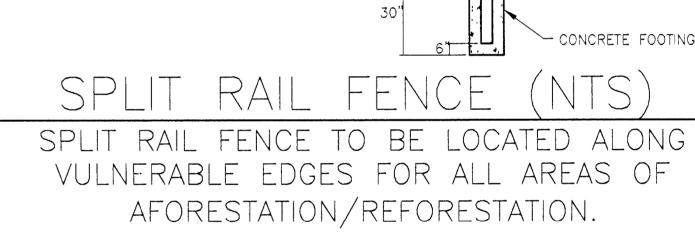
Homeowners or property owners may remove treesa less than two (2) inches in diameter, shrubs and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses, including any variety of Kentucky 31 fescue is not acceptable.











FINISH GRADE-

Sheet #	3	4	5	6	7	То
Sheet Area	4.92	8.16	10.87	12.06	5.31	41
Preservation	0.93	4.32	1.94	1.93	0.00	9.
Af/Reforestation	0.69	0.42	1.12	0.73	0.27	3.
PMA Af/Reforestation	0.00	0.00	0.09	0.08	0.00	0.
Floodplain PMA Impact	0.00	0.00	0.00	0.24	0.00	0.
Non-Floodplain PMA Impact	0.00	0.00	0.27	0.29	0.00	0.
Retained/Not Credited	0.03	0.00	0.00	0.00	0.00	0.
Total This Sheet	1.62	4.74	3.15	2.74	0.27	12

TCP2-026-12 WAS SEPARATED FROM TCP2-049-98 WITH THE APPROVAL OF THIS PLAN.

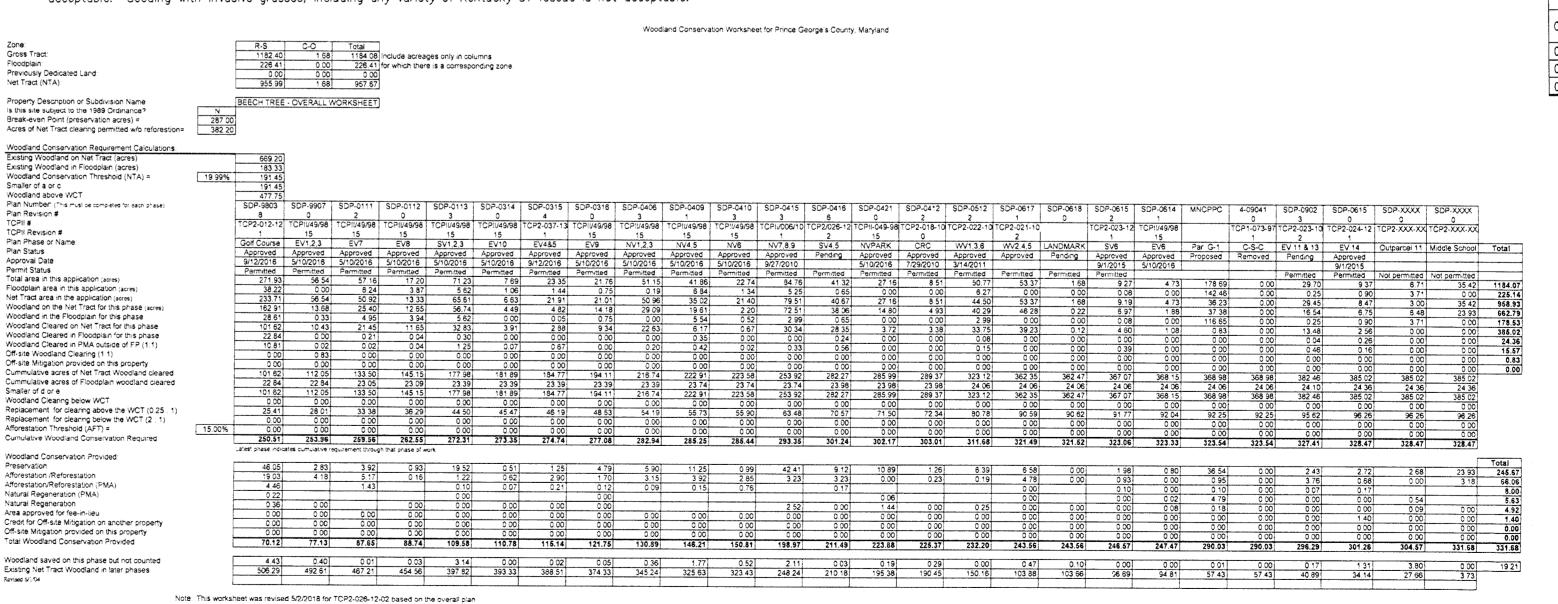
1.5 FACTOR OF SAFETY AS SHOWN

CALL "MISS UTILITY" AT LEAST 48

HOURS IN ADVANCE OF CONSTRUCTION AT

1-800-257-7777

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-026-12 Reason for Revision K. Finch | 3/30/2015 | SDP-0416 K. Finch 11/16/2016 SDP-0416-03 Converted 52 SFD lots to 143 TH lots 2 KIFMU 6/1/18 SDP-0416-06 Removed retaining wall at G21 and extended retaining wall in Parcel P



FOR OFFICIAL USE ONLY QR label certifies that this plan meets ∞nditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC **APPROVAL**

TREE CONSERVATON PLAN TYPE II - WORKSHEET

TCP2-026-12 Beechtree SV 4 & 5

30.46%

9.12 acres

0.03 acres

- CONCRETE FOOTING

0.00 Additional 1/4:1Replacement required =

0.00 Additional 2:1Replacement required =

(acres)

TCPII with Previously Approved TCPII

Woodland Conservation Worksheet

Prince George's County

4 Previously Dedicated Land:

0 Previous TCPII Number:

18 Clearing above WCT

19 Clearing below WCT

22 Woodland Preservation

24 Natural Regeneration

23 Reforestation / Afforestation

PMA Natural Regeneration

25 Area approved for fee-in-lieu

1 Acreage of Existing Woodland

3 Property Description or Subdivision Name:

Woodland Conservation Calculations:

13 Area of Woodland Cleared per overall TCPII

Area of FP/PMA Cleared per overall TCPII

14 Area of Woodland Cleared per current TCPII

Area of FP/PMA Cleared per current TCPII

16 Additional Woodland Cleared by TCPII

17 Does the TCPII show 2:1 replacement

21 Woodland Conservation Provided:

PMA Reforestation / Afforestation

27 Off-site Mitigation provided on this property

28 Total Woodland Conservation Provided

29 Area of net tract woodland not cleared

Prepared by: Name Brian Morgan

Address: 10977 GUILFORD ROAD

ANNAPOLIS JUNCTION, MD. 20701

— PRESSURE TREATED

SPLIT RAIL

Phone: 301-470-2772

30 Woodland retained not part of requirements:

NOTE: TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT

LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY.

2 Woodland Conservation Required for Lot per TCPII

15 Area of Woodland above WCT not cleared by TCPII

20 Total Woodland Conservation Required for this Lot:

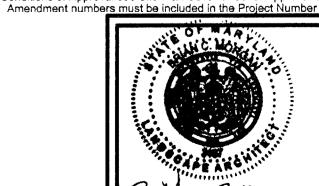
26 Credits Received for Off-site Mitigation on another property

5 Net Tract (NTA):

8 Address:



PROJECT NAME: BEECH TREE PROJECT NUMBER: SDP-0416-06 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet





G.P.I. VISE SV5 TO TOWNHOUSES SMD revise sidewalk from 4' to 5 REATED TOP II PLANS for SV 4 & 5 REVISIONS

GREENMAN-PEDERSEN, INC.

ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701 WASH. (301) 470-2772 BALT. (410) 880-3055 FAX: (301) 490-2649 www.gpinet.com

Clatest date hereon

BEECH TREE

PRINCE GEORGE'S COUNTY, MARYLAND

MARLBORO (3??) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II SOUTH VILLAGE SECTIONS 4 & 5

PROJECT No DATE 97179 11/2017 SCALE AS SHOWN

997\97179\DWG\Svil\SV45-80ftLOTS-03 Rev\TCP02SV45.dwg, 5/3/2018 8:53:03 AM, \\Md1ps1v\MD1-Engineering:

