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Salter Associates, Inc.

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Lanham  
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Leonardtown

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Lanham, MD 20706  
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www.LSAAssociates.net

Engineering  
Planning  
Surveying  
Environmental Sciences

NO. 1  
REVISE PER EPS STAFF COMMENTS  
DATE: JULY 2013  
DESIGNED: BCG  
CAD STANDARDS VERSION: 18 - 2000  
TECHNICIAN: BCG  
BY: BCG  
DATE: 10/4/16  
CHECKED: DJB

**MISS UTILITY NOTE**  
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 DEPT'S BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WORKER IS LESS. CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
PLEASANTS INVESTMENTS LTD PARTNERSHIP  
24024 FREDERICK ROAD  
CLARKSBURG, MD 20871

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2011159	
TAX MAP	GRID
99 E3	14
WESC 200 SHEET	
208 SE 08	
SITE DATUM	
HORIZONTAL: NAD83	
VERTICAL: NGVD25	



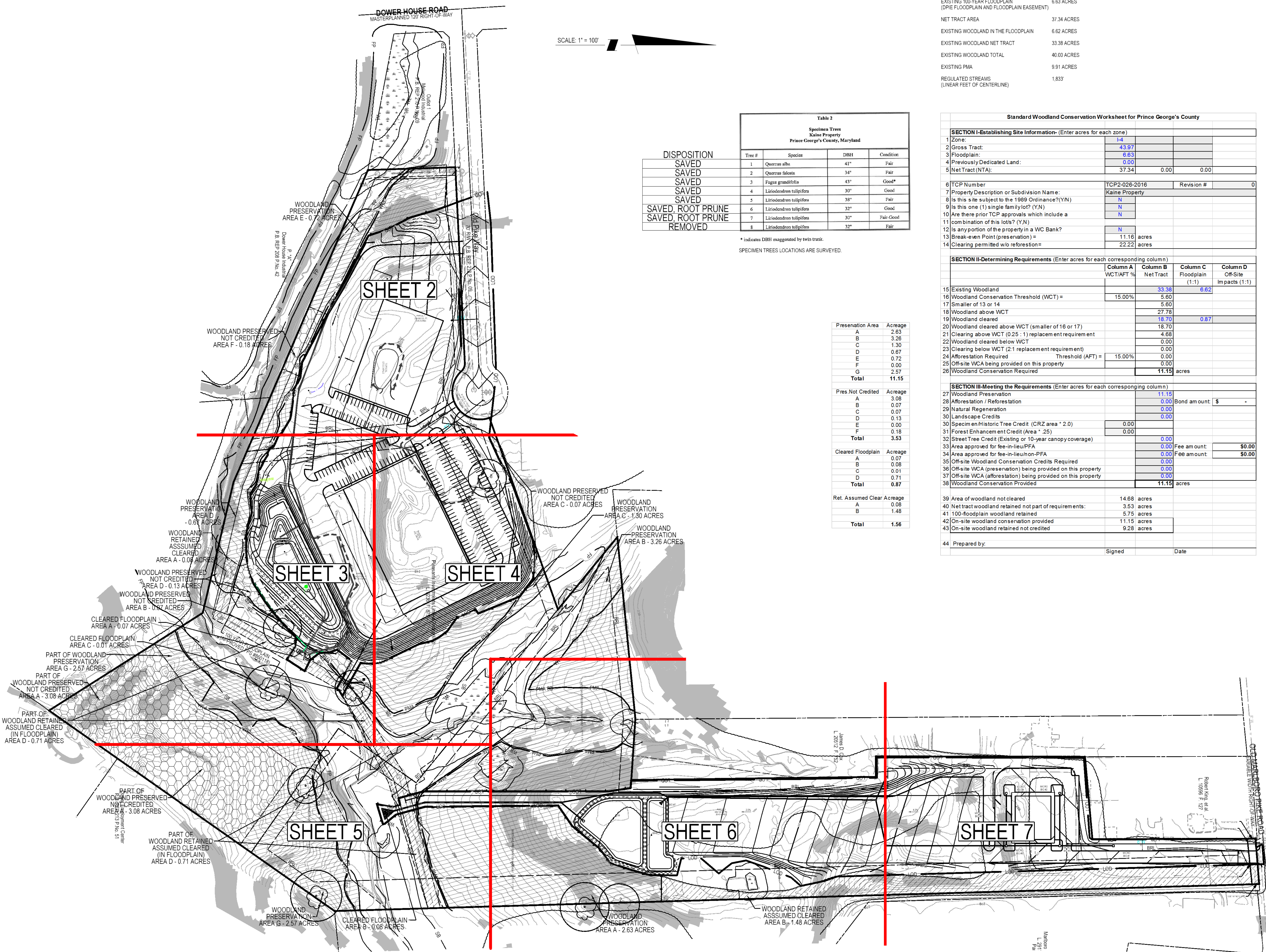
**TREE CONSERVATION PLAN - TYPE 2**  
**KAINE PROPERTY**

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



11' = 100'

SHEET  
1  
OF  
8  
PROJECT NO.  
0064-10-00  
SLAPLOT COMMENTS



**Table 2**  
Specimen Trees  
Kaine Property  
Prince George's County, Maryland

Tree #	Species	DBH	Condition
1	Quercus alba	41"	Fair
2	Quercus filifolia	34"	Fair
3	Ficus grandifolia	41"	Good*
4	Liriodendron tulipifera	30"	Good
5	Liriodendron tulipifera	38"	Fair
6	Liriodendron tulipifera	32"	Good
7	Liriodendron tulipifera	30"	Fair-Good
8	Liriodendron tulipifera	32"	Fair

\* Indicates DBH exaggerated by twice trunk.  
SPECIMEN TREES LOCATIONS ARE SURVEYED.

Preservation Area	Acreage
A	2.63
B	3.26
C	1.30
D	0.67
E	0.72
F	0.00
G	2.57
Total	11.15

Pres. Not Credited	Acreage
A	3.08
B	0.07
C	0.07
D	0.13
E	0.00
F	0.18
Total	3.53

Cleared Floodplain	Acreage
A	0.07
B	0.08
C	0.01
D	0.71
Total	0.87

Ret. Assumed Clear Acreage	Acreage
A	0.08
B	1.48
Total	1.56

**SITE STATISTICS TABLE**

GROSS TRACT AREA	43.97 ACRES
EXISTING 100-YEAR FLOODPLAIN (DRIE FLOODPLAIN AND FLOODPLAIN EASEMENT)	6.63 ACRES
NET TRACT AREA	37.34 ACRES
EXISTING WOODLAND IN THE FLOODPLAIN	6.62 ACRES
EXISTING WOODLAND NET TRACT	33.38 ACRES
EXISTING WOODLAND TOTAL	40.00 ACRES
EXISTING PMA	9.91 ACRES
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	1,833

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	I-4			
2 Gross Tract:	43.97			
3 Floodplain:	6.63			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	37.34	0.00	0.00	
6 TCP Number	TCP2-026-2016	Revision #		0
7 Property Description or Subdivision Name:	Kaine Property			
8 Is this site subject to the 1989 Ordinance? (Y/N)	N			
9 Is this one (1) single family lot? (Y/N)	N			
10 Are there prior TCP approvals which include a combination of this lots? (Y/N)	N			
11 Is any portion of the property in a WC Bank?	N			
12 Break-even Point (preservation) =	11.16 acres			
13 Clearing permitted w/o reforestation =	22.22 acres			
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B NetTract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
15 Existing Woodland		33.38	6.62	
16 Woodland Conservation Threshold (WCT) =	15.00%	5.60		
17 Smaller of 13 or 14		5.60		
18 Woodland above WCT		27.78		
19 Woodland cleared		18.70	0.87	
20 Woodland cleared above WCT (smaller of 16 or 17)		18.70		
21 Clearing above WCT (0.25 : 1) replacement requirement		4.68		
22 Woodland cleared below WCT		0.00		
23 Clearing below WCT (2:1 replacement requirement)		0.00		
24 Afforestation Required Threshold (AFT) =	15.00%	0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		11.15	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
27 Woodland Preservation		11.15		
28 Afforestation / Reforestation		0.00	Bond amount:	\$ -
29 Natural Regeneration		0.00		
30 Landscape Credits		0.00		
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
32 Forest Enhancement Credit (Area * .25)	0.00			
33 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
34 Area approved for fee-in-lieu-PFA		0.00	Fee amount:	\$0.00
35 Area approved for fee-in-lieu-non-PFA		0.00	Fee amount:	\$0.00
36 Off-site Woodland Conservation Credits Required		0.00		
37 Off-site WCA (preservation) being provided on this property		0.00		
38 Off-site WCA (afforestation) being provided on this property		0.00		
38 Woodland Conservation Provided		11.15	acres	
39 Area of woodland not cleared		14.68	acres	
40 Net tract woodland retained not part of requirements:		3.53	acres	
41 100-foot floodplain woodland retained		5.75	acres	
42 On-site woodland conservation provided		11.15	acres	
43 On-site woodland retained not credited		9.28	acres	
44 Prepared by:		Signed	Date	

**PLAN LEGEND**

EXISTING PROPOSED

BUILDING RESTRICTION LINE

CONTOUR (INDEX, INTERMEDIATE)

EASEMENTS (LABEL, LINE)

ENVIRONMENTAL BUFFER

EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN TO BE REMOVED

FLOODPLAIN DELINEATION (100YR)

PROPERTY LINE (SITE, ADJOINERS)

PUBLIC UTILITY EASEMENT

SPOT SHOTS

SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)

STEEP SLOPES

LIMIT OF DISTURBANCE (LOD)

STREAM BUFFER

TREE LINE

WETLAND (BUFFER, DELINEATION)

UTILITIES

SEWER (LINE, MANHOLE)

WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)

WOODLAND PRESERVATION AREA

WOODLAND PRESERVED - NOT CREDITED

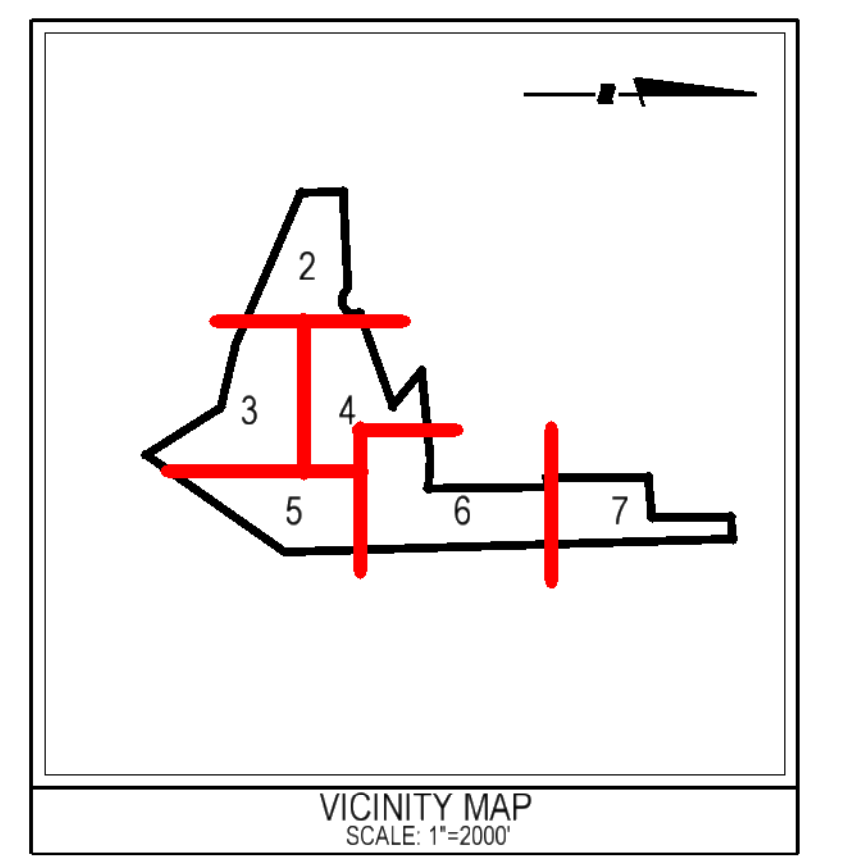
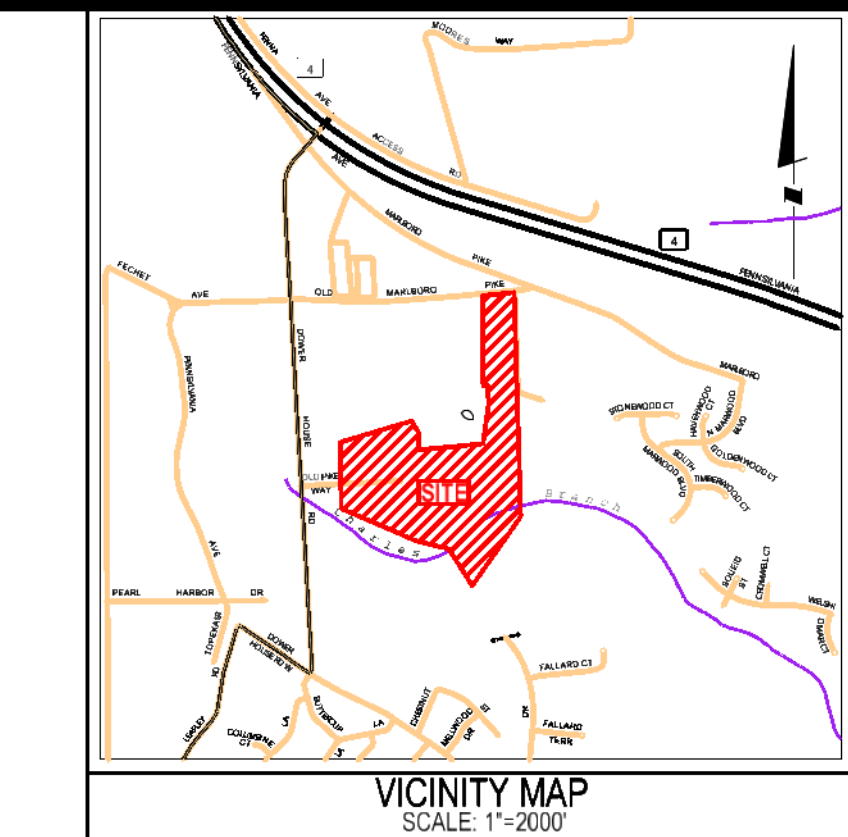
WOODLAND CLEARED IN FLOODPLAIN

WOODLAND RETAINED ASSUMED CLEARED

WOODLAND PRESERVATION SIGN

SPECIMEN TREE SIGN

TREE PROTECTION FENCE



THE WOODLAND CONSERVATION EASEMENT FOR WOODLAND CONSERVATION AREAS SHALL BE RECORDED IN THE LAND RECORDS PRIOR TO ISSUANCE OF THE FINE GRADING PERMIT.

**Property Owners Awareness Certificate**

I/We, Pleasant Investments LP, 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 of Owners Representative: [Signature] Date: 1/5/17

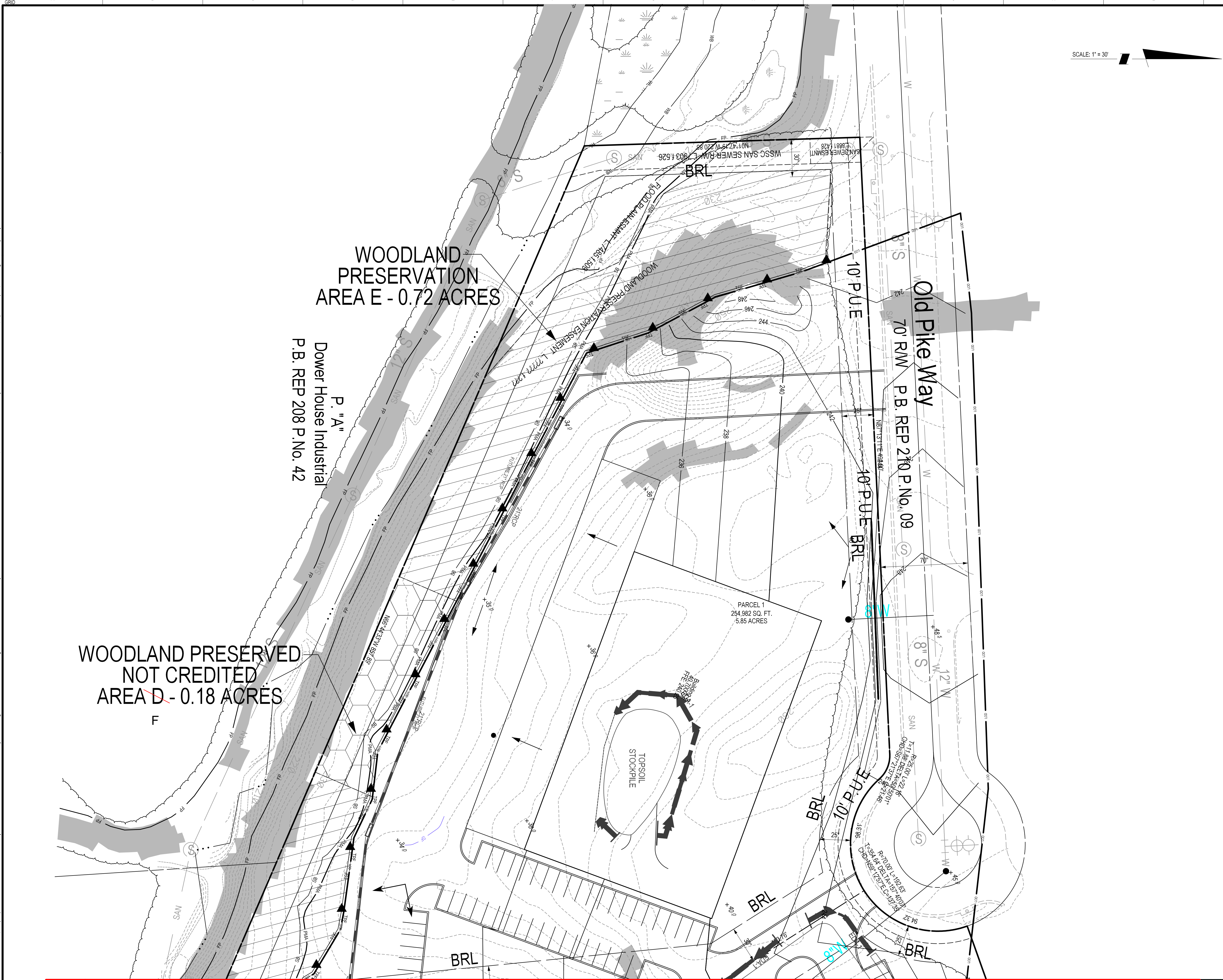
I/We, N/A, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

N/A Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

#	APPROVED BY	DATE	DRD CASE
00		1/19/2017	
01			
02			
03			
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05			



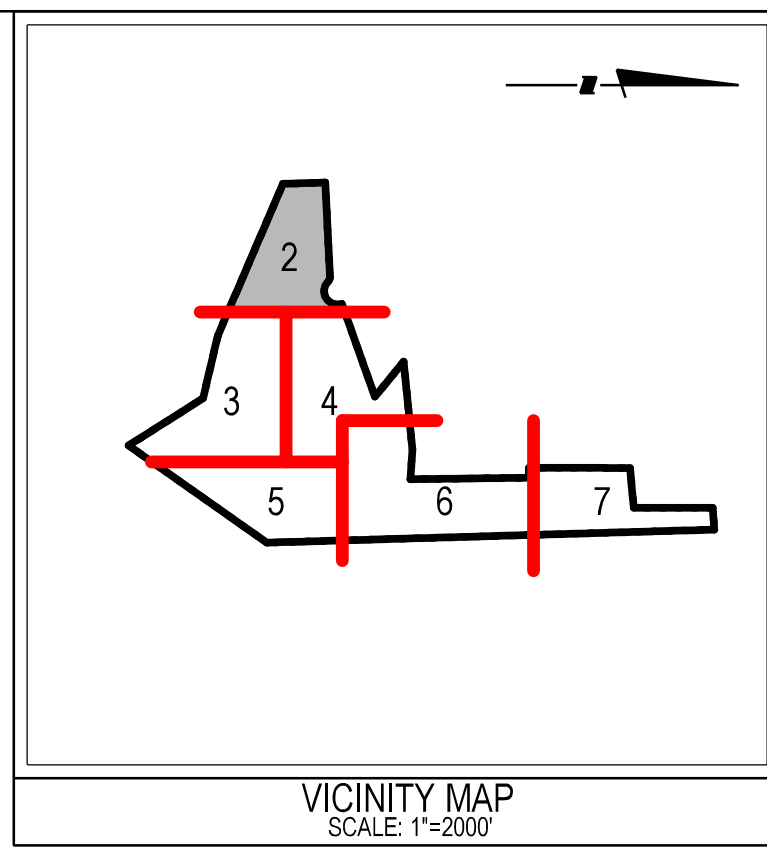
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SCALE: 1" = 30'

## PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100 102	200 202
EASEMENTS (LABEL, LINE)	EX 30' EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN / TO BE REMOVED	FP	FP
FLOODPLAIN DELINEATION (100YR)		
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' PUE	10' PUE
SPOT SHOTS	123.4	23.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	Adb2 C1	
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE	WB	
WETLAND (BUFFER, DELINEATION)	WL	
UTILITIES		
SEWER (LINE, MANHOLE)	EX 8" SAN	8" S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX 8" W	8" W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		



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Owner of Owners Representative	Date		
<u>[Signature]</u>	<u>1/15/17</u>		
I/We, <u>N/A</u> 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.			
N/A	Date		
Contract Purchaser			
Prince George's County Planning Department, M-NCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-026-2016			
#	APPROVED BY	DATE	DRD CASE
00		1/19/2017	
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NO.	REVISION	DATE	BY	DATE
1	REVISE PER EPS STAFF COMMENTS	10/4/16	BCG	
DATE:	JULY 2013	CAD STANDARDS VERSION:	V5 - 2009	
DESIGNED:	BCG	TECHNICIAN:	BCG	
CHECKED:	DJB			

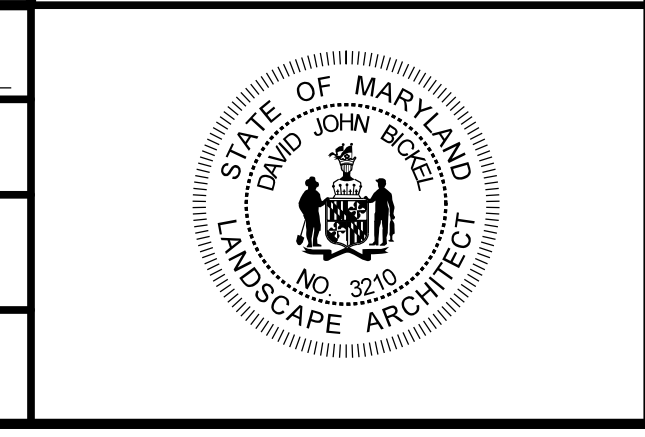
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**OWNER/DEVELOPER/APPLICANT**

PLEASANTS INVESTMENTS LTD PARTNERSHIP  
24024 FREDERICK ROAD  
CLARKSBURG, MD 20871

COPYRIGHT ADD THE MAP PEOPLE	
MAP	5787 GRID 82
TAX MAP	99 E3
WBC 200 SHEET	1-4
208 SE 08	
SITE DATUM	
HORIZONTAL:	NAD83
VERTICAL:	NGVD29



**TREE CONSERVATION PLAN - TYPE 2**

**KAINE PROPERTY**

1" = 30'

SHEET **2**

OF **8**

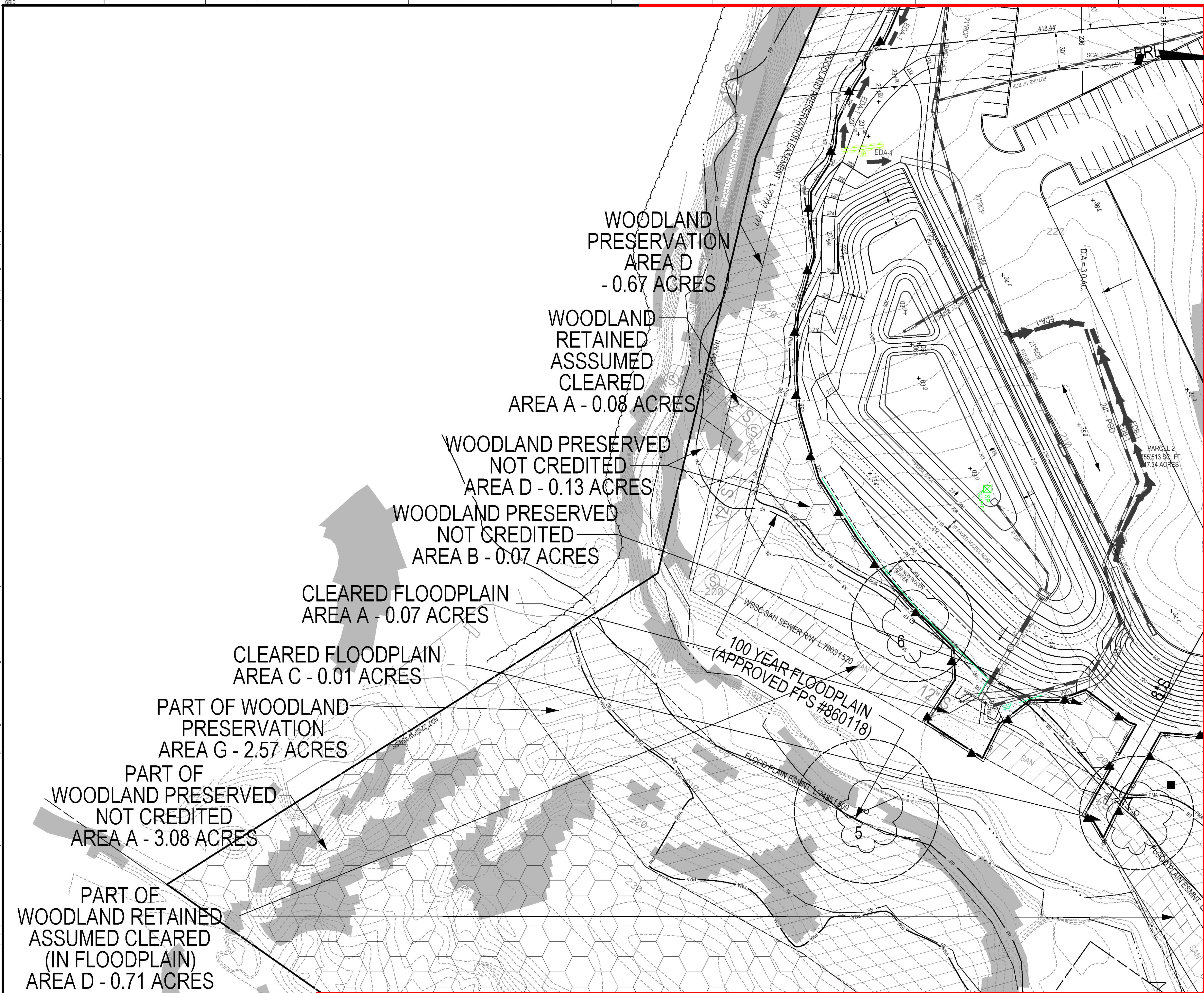
PROJECT NO.  
0064-10-00

SLAPLOT/COMMENTS

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

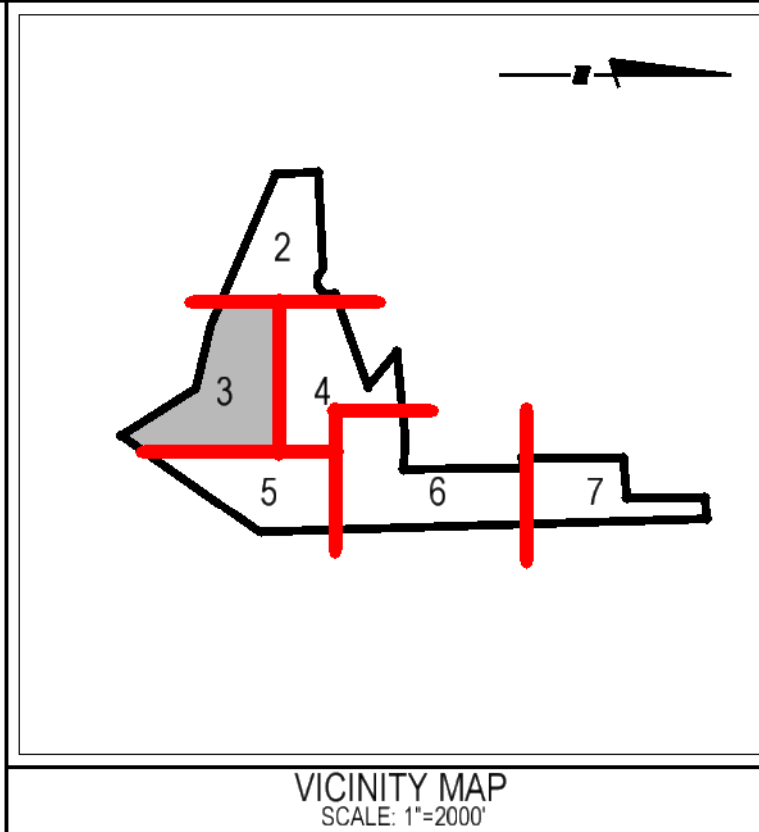


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# PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100 102 200 202	200 202
EASEMENTS (LABEL, LINE)	EX SD EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN / TO BE REMOVED	FP	FP
FLOODPLAIN DELINEATION (100YR)		
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' PUE	10' PUE
SPOT SHOTS	23.4	23.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY, 1987)	Adb2	CJ
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE		
WETLAND (BUFFER, DELINEATION)	WB	
UTILITIES		
SEWER (LINE, MANHOLE)	EX 6" SAN	6" S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX 6" W	6" W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		



Property Owners Awareness Certificate			
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Owner of Owners Representative	Date		
<u>[Signature]</u>	<u>1/5/17</u>		
I/We, <u>N/A</u> , 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.	Date		
<u>N/A</u>			
Contract Purchaser	Date		
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-028-2016			
#	APPROVED BY	DATE	DRD CASE
00		1/19/2017	
01			
02			
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NO.	REVISE PER EPS STAFF COMMENTS	REVISIONS	BCG	10/4/16
1				
DATE:	JULY 2013	CAD STANDARDS VERSION:	V8 - 2000	
DESIGNED:	BCG	TECHNICAL:	BCG	
CHECKED:	DJB			

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24024 FREDERICK ROAD  
CLARKSBURG, MD 20871

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 20111159	
MAP: 5767	GRID: 82
TAX MAP: 99 E3	ZONING CATEGORY: I-4
WESC 200 SHEET: 208 SE 08	
SITE DATUM: HORIZONTAL: NAD83	VERTICAL: NGVD25



**TREE CONSERVATION PLAN - TYPE 2**  
**KAINE PROPERTY**

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

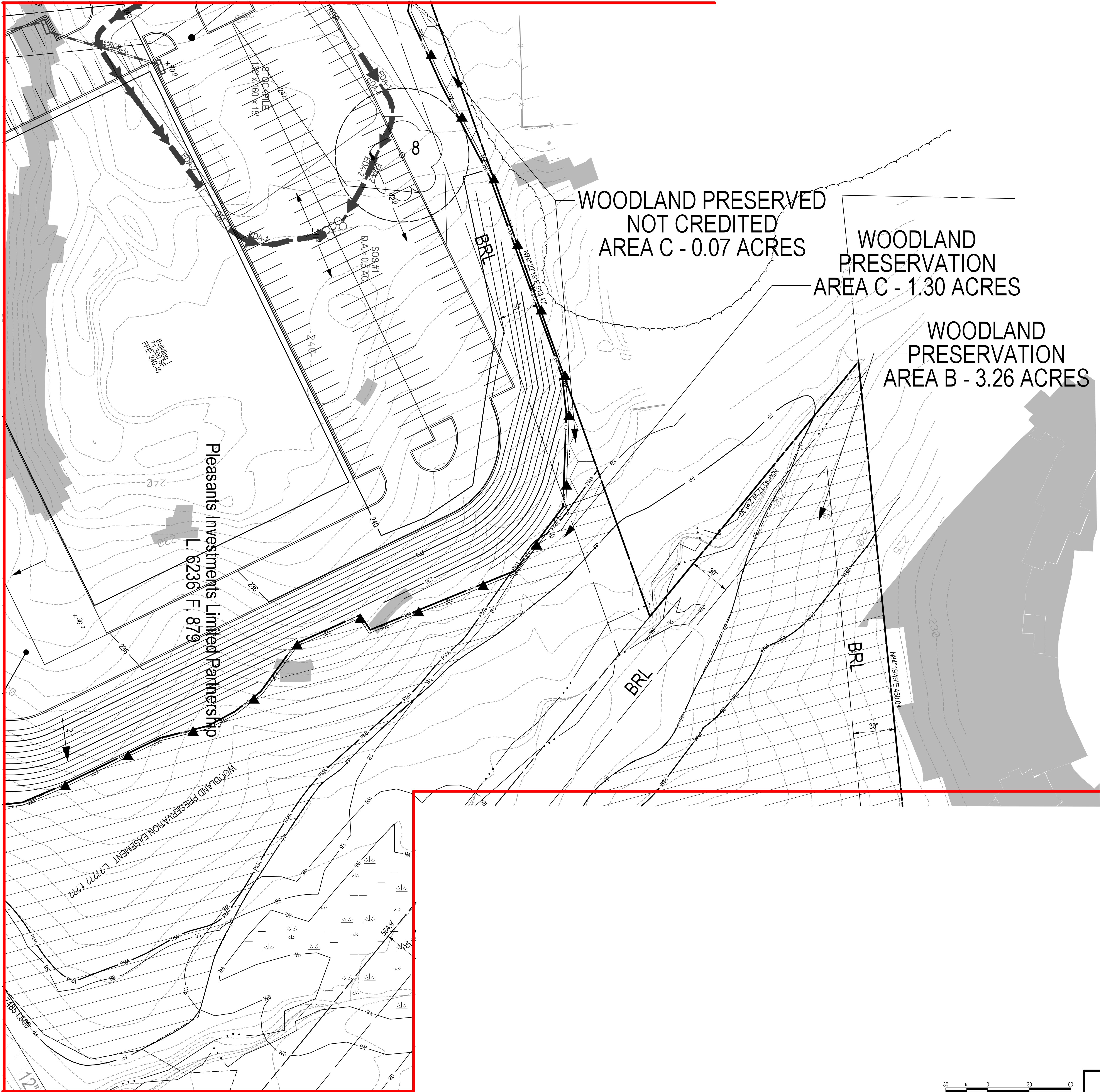


SHEET **3**  
OF **8**

PROJECT NO.  
0064-10-00  
SLAPLOT COMMENTS



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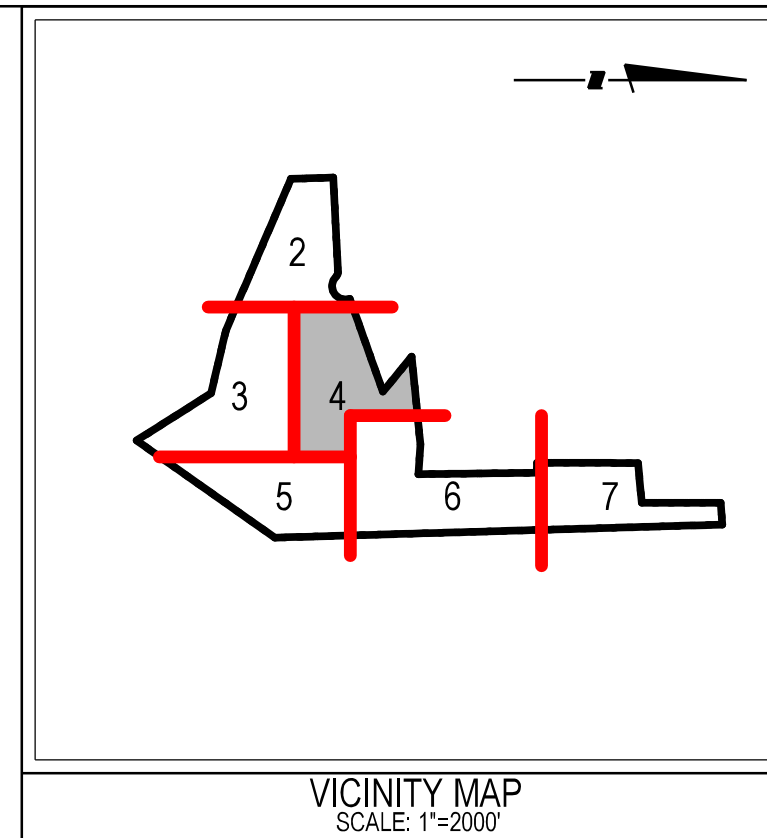


SCALE: 1" = 30'



# PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100 102 200 202	200 202
EASEMENTS (LABEL LINE)	EX SD EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	PMA
EXISTING SPECIMEN TREE WITH ROOT ZONE TO BE REMOVED	FP	FP
FLOODPLAIN DELINEATION (100YR)	FP	FP
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' EUE	10' EUE
SPOT SHOTS	123.4	23.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	A&B2 C1	
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE	WB	
WETLAND (BUFFER, DELINEATION)	WL	
UTILITIES		
SEWER (LINE, MANHOLE)	EX 8" SAN	8"S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX 8" W	8"W
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SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		



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N/A Date: \_\_\_\_\_

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCP2-026-2016

#	APPROVED BY	DATE	DRD CASE
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05			



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DATE:	JULY 2013	CAD STANDARDS VERSION:	V8 - 2008
DESIGNED:	BCG	TECHNICIAN:	BCG
CHECKED:	DJB		

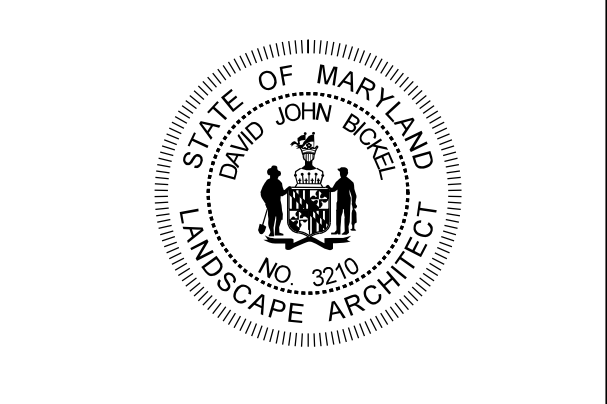
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24024 FREDERICK ROAD  
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COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 20111199	
MAP	5757 GRID B2
TAX MAP	99 E3
ZONING CATEGORY:	I-4
WBC 200 SHEET	208 SE 08
SITE DATUM	
HORIZONTAL:	NAD83
VERTICAL:	NGVD29



**TREE CONSERVATION PLAN - TYPE 2**

**KAINE PROPERTY**

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



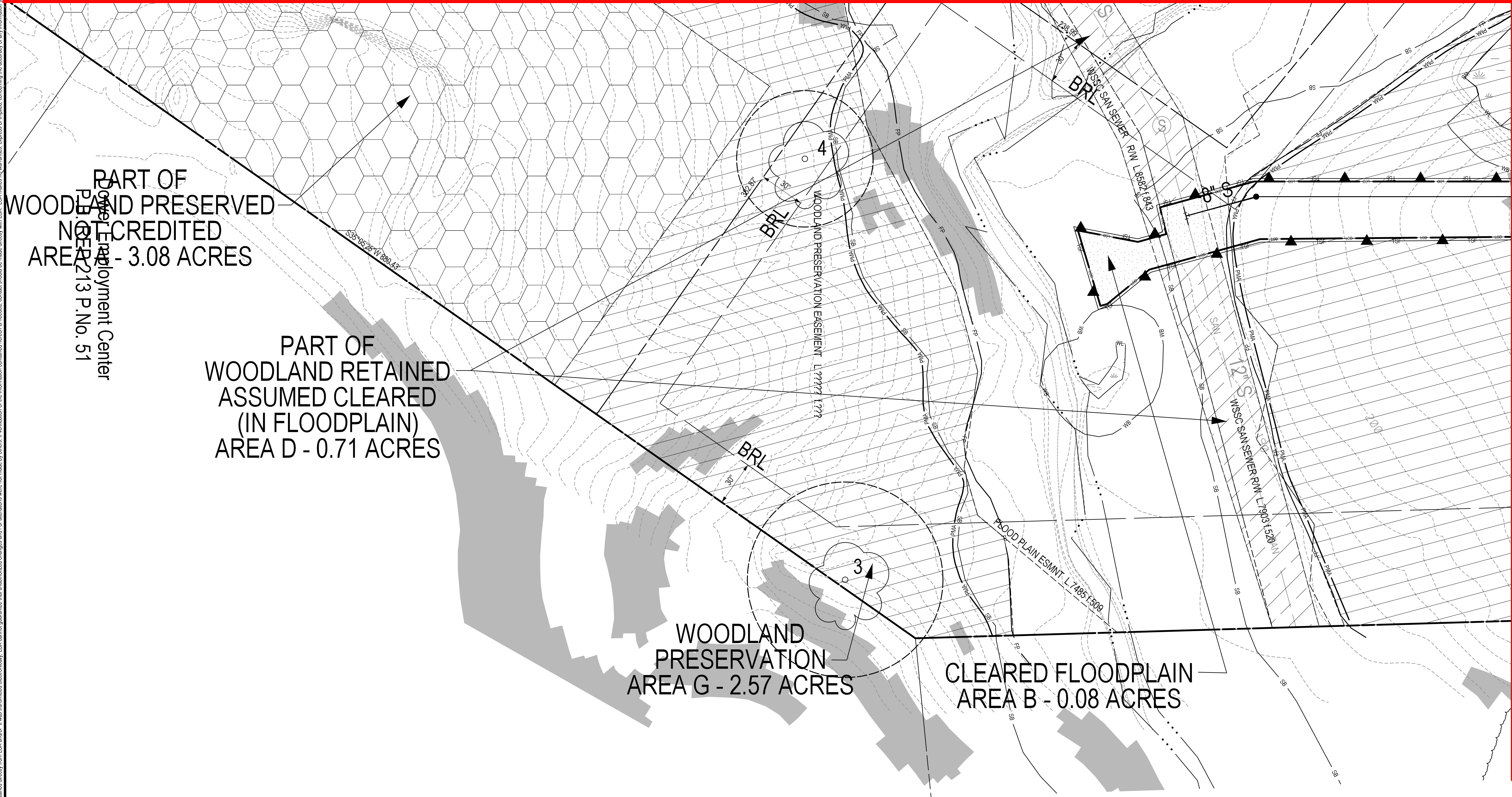
SHEET **4**  
OF **8**

PROJECT NO.  
0064-10-00

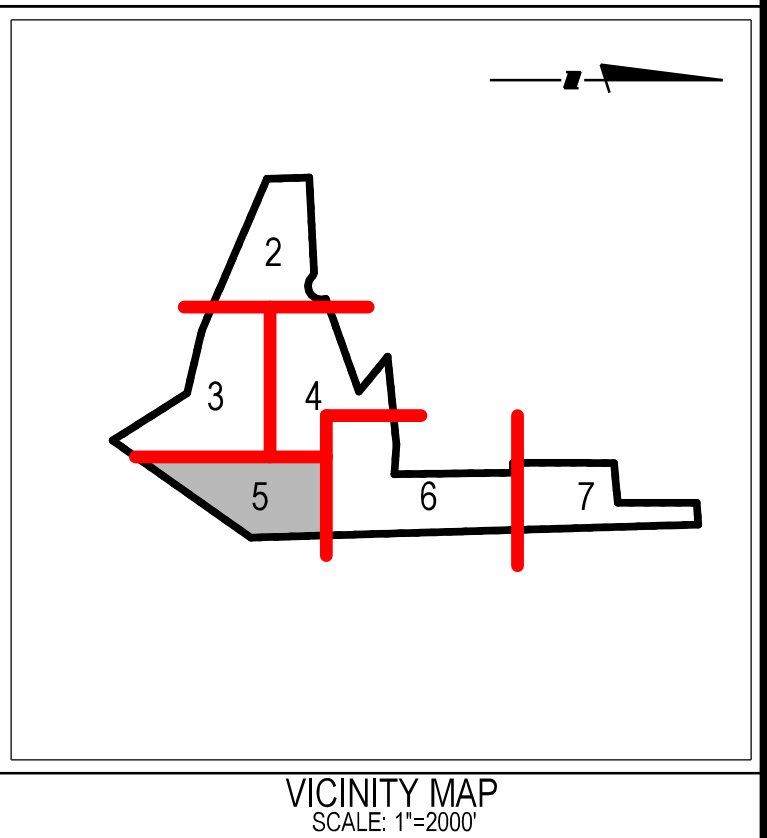
SLAPLOT/COMMENTS



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PLAN LEGEND		
	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100 102	200 202
EASEMENTS (LABEL LINE)	EX SD EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN / TO BE REMOVED	FP	
FLOODPLAIN DELINEATION (100YR)		
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' PUE	10' PUE
SPOT SHOTS	123.4	23.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	Adb2 C1	
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE	WB	
WETLAND (BUFFER, DELINEATION)	WL	
UTILITIES		
SEWER (LINE, MANHOLE)	EX 8" SAN	8"S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX 8" W	8"W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		



Property Owners Awareness Certificate

I/We, Pleasant Investments, 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 of Owners Representative: [Signature] Date: 1/5/17

I/We, N/A, 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.

Contract Purchaser: N/A Date:

TREE CONSERVATION PLAN APPROVAL			
TCP2-028-2016			
#	APPROVED BY	DATE	DRD CASE
00		1/19/2017	
01			
02			
03			
04			
05			



Loleiderman Soltesz Associates, Inc.

Rockville  
Lanham  
Waldorf  
Leonardtown

LANHAM OFFICE  
4266 Forbes Boulevard  
Lanham, MD 20706  
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

REVISIONS		REVISIONS	
1	REVISE PER EPS STAFF COMMENTS	BCG	10/4/16
NO.		BY	DATE
DATE:	JULY 2013	CAD STANDARDS VERSION:	V5 - 2009
DESIGNED:	BCG	TECHNICIAN:	BCG
		CHECKED:	DJB

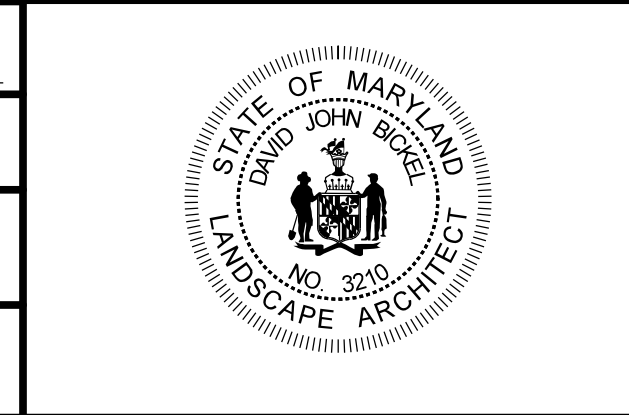
**MISS UTILITY NOTE**

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 DRIVING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**

PLEASANTS INVESTMENTS LTD PARTNERSHIP  
24024 FREDERICK ROAD  
CLARKSBURG, MD 20871

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 20111199	
MAP: 5757	GRID: B2
TAX MAP: 99 E3	ZONING CATEGORY: I-4
WBC 200' SHEET: 208 SE 08	
SITE DATUM:	
HORIZONTAL: NAD83	
VERTICAL: NGVD29	



**TREE CONSERVATION PLAN - TYPE 2**

**KAINE PROPERTY**

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

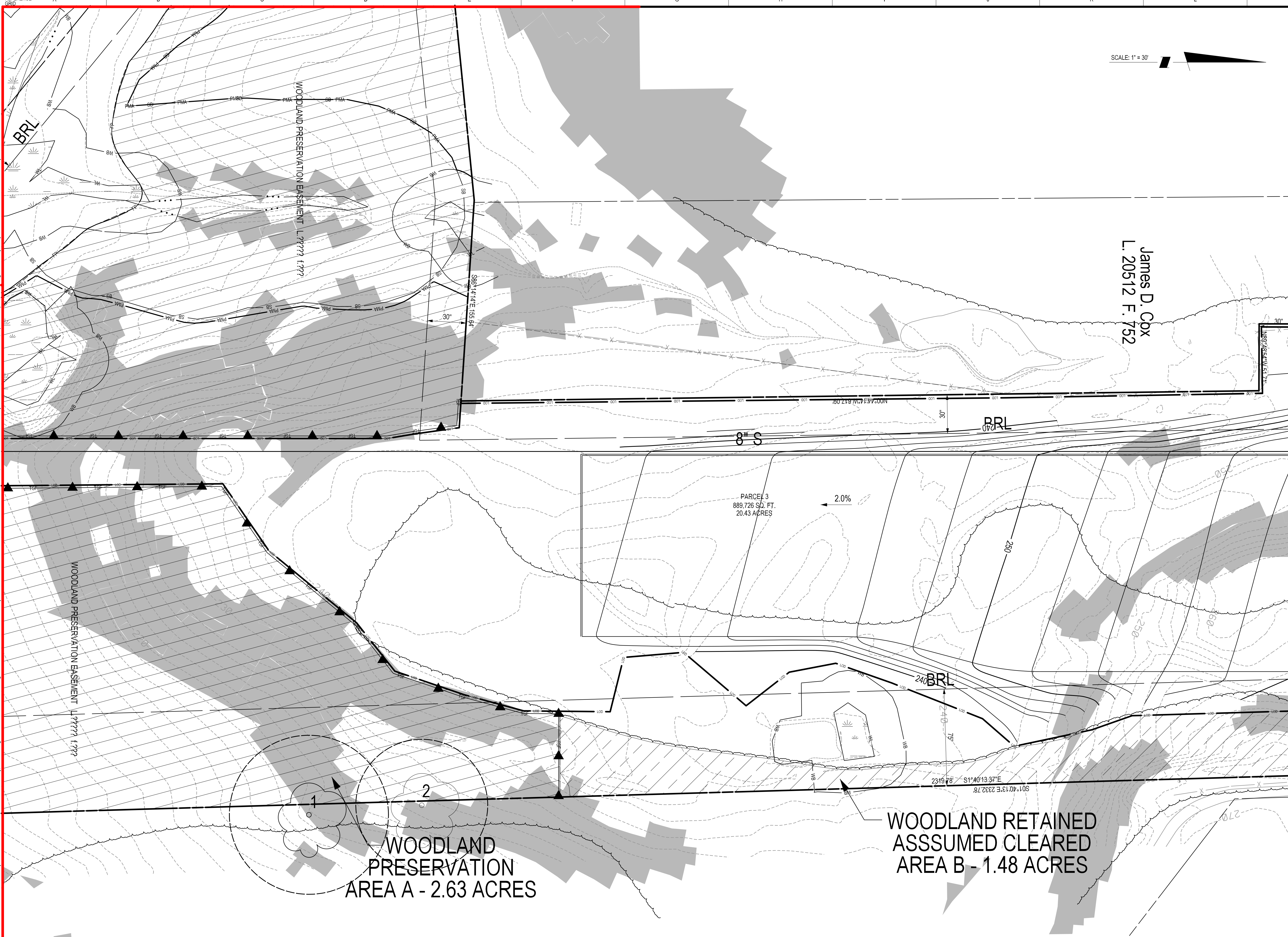


SHEET **5**  
OF **8**

PROJECT NO.  
0064-10-00

SLAPLOT/COMMENTS

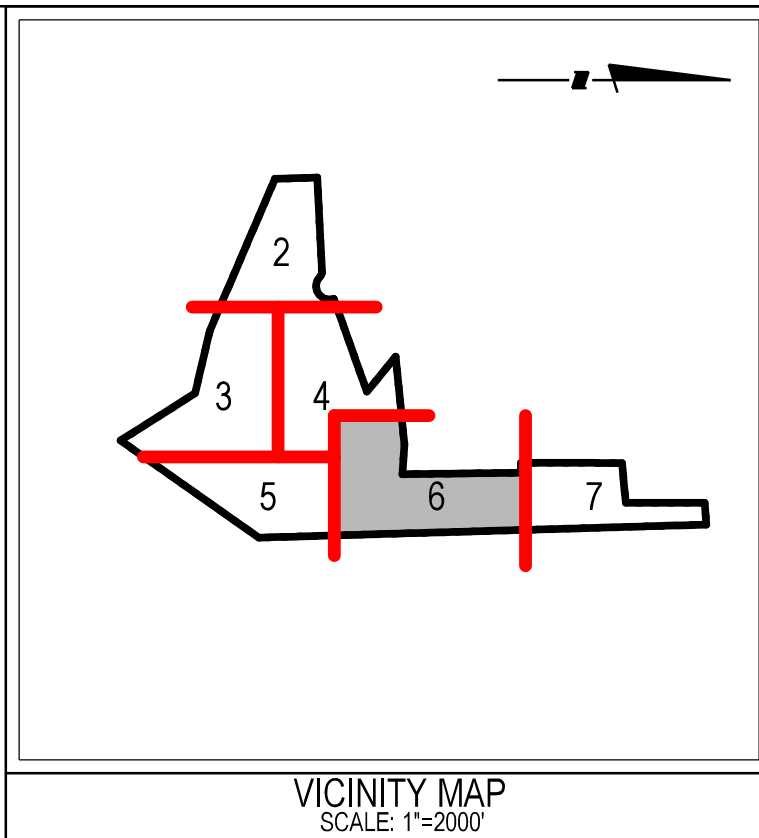




SCALE: 1" = 30'

## PLAN LEGEND

	EXISTING	PROPOSED
BUILDING RESTRICTION LINE	20' BRL	20' BRL
CONTOUR (INDEX, INTERMEDIATE)	100 102 200 202	200 202
EASEMENTS (LABEL, LINE)	EX 30' EASEMENT	SD EASEMENT
ENVIRONMENTAL BUFFER	PMA	
EXISTING SPECIMEN TREE WITH ROOT ZONE TO REMAIN / TO BE REMOVED	FP	FP
FLOODPLAIN DELINEATION (100YR)		
PROPERTY LINE (SITE, ADJOINERS)		
PUBLIC UTILITY EASEMENT	10' EUE	10' EUE
SPOT SHOTS	123.4	23.4
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGE'S COUNTY 1967)	Adb2 C1	
STEEP SLOPES		
LIMIT OF DISTURBANCE (LOD)		LOD
STREAM BUFFER	SB	
TREE LINE	WB	
WETLAND (BUFFER, DELINEATION)	WL	
UTILITIES		
SEWER (LINE, MANHOLE)	EX 8" SAN	8"S
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX 8" W	8"W
WOODLAND PRESERVATION AREA		
WOODLAND PRESERVED - NOT CREDITED		
WOODLAND CLEARED IN FLOODPLAIN		
WOODLAND RETAINED ASSUMED CLEARED		
WOODLAND PRESERVATION SIGN		
SPECIMEN TREE SIGN		
TREE PROTECTION FENCE		



Property Owners Awareness Certificate

I/We, Pleasant Investments, 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 of Owners Representative: [Signature] Date: 1/15/17

I/We, N/A, 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.

Contract Purchaser: N/A Date:

Tree Conservation Plan Approval			
#	APPROVED BY	DATE	DRO CASE
00		1/19/2017	
01			
02			
03			
04			
05			

Rockville  
Lanham  
Waldorf  
Leonardtown

LANHAM OFFICE  
4266 Forbes Boulevard  
Lanham, MD 20706  
t. 301.794.7555 f. 301.794.7656

www.LSAssociates.net

REVISIONS			
NO.	REVISION	DATE	BY
1	REVISE PER EPS STAFF COMMENTS	10/4/16	BCG
DESIGNED:	BCG	DATE:	
TECHNICIAN:	BCG	DATE:	
CHECKED:	DJB	DATE:	

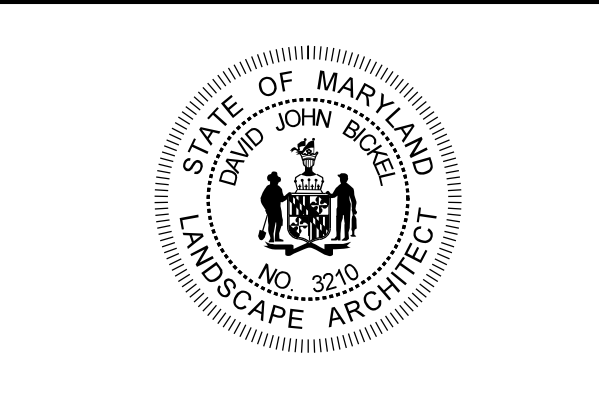
**MISS UTILITY NOTE**

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**OWNER/DEVELOPER/APPLICANT**

PLEASANTS INVESTMENTS LTD PARTNERSHIP  
24024 FREDERICK ROAD  
CLARKSBURG, MD 20871

TAX MAP	ZONING CATEGORY:
99 E3	I-4
WBC 200' SHEET	
208 SE 08	
SITE DATUM	
HORIZONTAL: NAD83	
VERTICAL: NGVD29	



**TREE CONSERVATION PLAN - TYPE 2**

**KAINE PROPERTY**

PROJECT NO.  
0064-10-00

SHEET  
6  
OF  
8

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SLAPLOT/COMMENTS







1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF THIS GRADING PERMIT EXPIRES, THEN THIS TYPE 2 ALSO EXPIRES AND IS NO LONGER VALID.

2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE PERMITS OF THE PLANNING DIRECTOR OR DESIGNER 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 PERMITTING AND ENFORCEMENT 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 2 (ESA-2) AND IS ZONED I-4.

7. THE SITE 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 GREATER.

9. THIS PLAN IS NOT GRADTHATCHED UNDER CB-27-2010, SECTION 26-11(f).

10. 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 TC2P.

11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE PLACED 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.

13. 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 BONDS ARE RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TC2P.

14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPFF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY. REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS.

15. 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.

16. IF 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 IS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD IMPED PRODUCTIONS.

17. 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 INCLUDING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD IMPED PRODUCTIONS.

18. 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 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.

19. 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 IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A300 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.

20. IF CORRECTIVE PRUNING DOES NOT ALLEVIATE THE HAZARDOUS CONDITION, THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

21. THE 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 TC2P, THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

22. POST DEVELOPMENT NOTES

A. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT AND THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HAZARDOUS GUIDANCE FOR PRINCIPAL GEORGE 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.

B. 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.

C. 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 TC2P, THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

D. 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.

E. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

F. 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.

G. PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

A. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.

B. REFORESTATION AREAS SHALL NOT BE MOVED. HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

C. AN INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO (INSERT TIMING MECHANISM) AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN PREPARED BY (INSERT THE QUALIFIED PROFESSIONAL'S NAME WHO PREPARED THE INVASIVE PLANT REMOVAL RECOMMENDATIONS) DATED.

D. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVES PLANT SPECIES SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAINSAW. 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.

E. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

F. WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA.

G. A. THE SUBJECT PROPERTY CONTAINS VIRGINIA PINES (PINUS VIRGINIANA) THAT ARE SUBJECT TO WIND THROW. ALL VIRGINIA PINES GREATER THAN 6 INCHES IN DIAMETER WITHIN 40FEET 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.

H. B. AFTER THE VIRGINIA PINES HAVE BEEN REMOVED, THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS TC2P 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.

