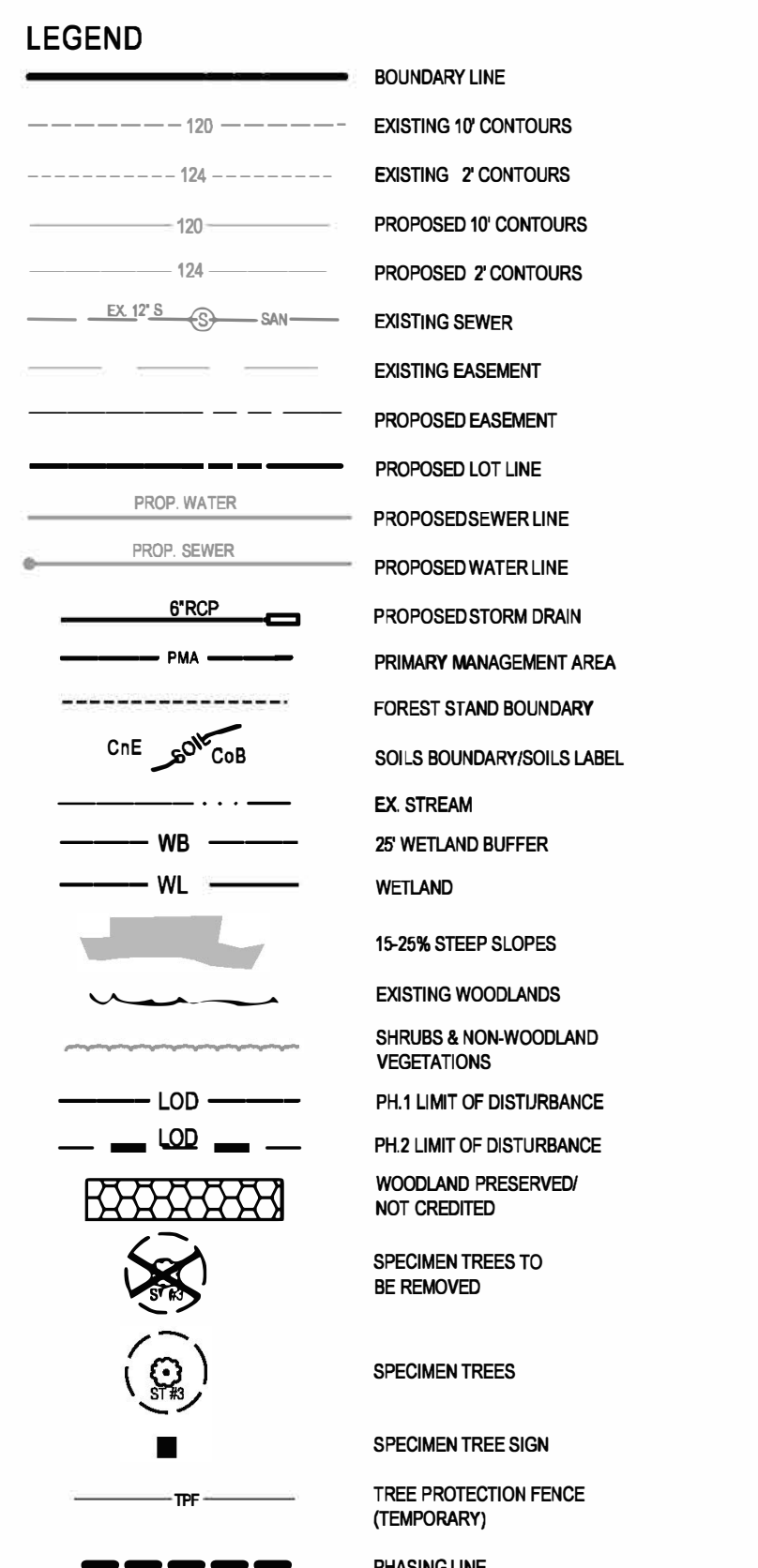


VICINITY MAP
SCALE 1"=2000'

SCALE: 1"=50'




KEY	SPECIES NAME	SIZE	CRZ	CONDITION	DISPOSITION
1	WILLOW OAK	32.5'	49'	GOOD	SAVE
2	WILLOW OAK	32"	48"	GOOD	SAVE
3	WHITE OAK	36.5'	55'	GOOD	REMOVE
4	WHITE OAK	32"	48"	FAIR	REMOVE
5	WHITE OAK	37"	56.5'	POOR	REMOVE
6	WHITE OAK	35'	52.5'	F.GOOD	REMOVE

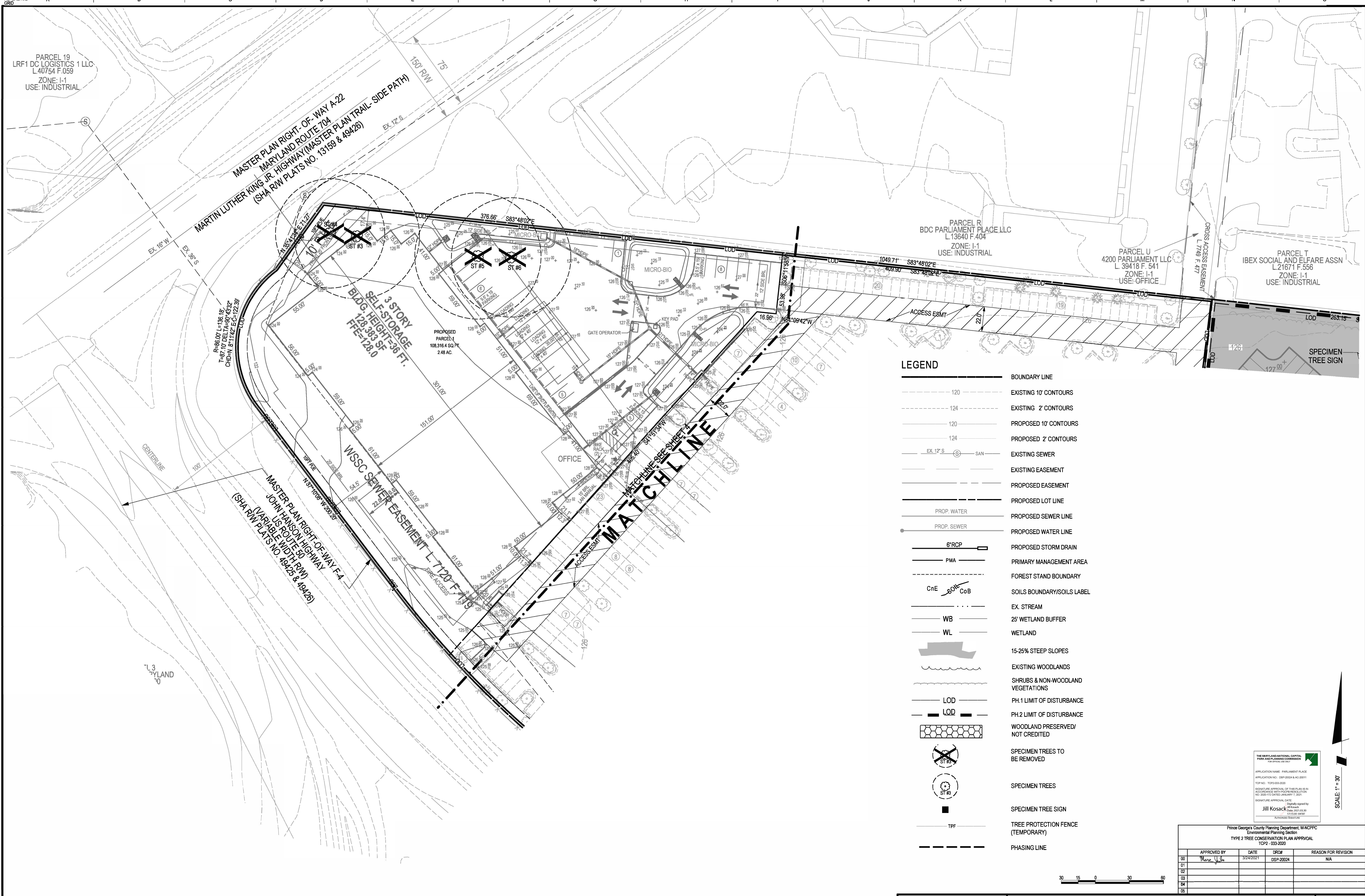
NOTE: THIS VARIANCE REQUEST FOR THE REMOVAL OF SPECIMEN TREE

Prince George's County Planning Department, M.NCPCPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC29 - 033 -2020				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	<i>Marie Johnson</i>	3/24/2021	DSP-20024	N/A
01				
02				
03				
04				
05				

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND


 1" = 50'
 SHEET 1
 OF 4
 PROJECT NO.
 35500100

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NO.	REVISIONS	BY	DATE
1	DESIGNED	YOR	NOVEMBER 2019
2	CAO STANDARDS VERSION	V8 - NCS	
3	TECHNICAL	YOR	
4	CHECKED	DJB	

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

4200 PARLIAMENT LLC
CHESAPEAKE RL EST GRP LLC
1344 ASHTON RD STE 105
HANOVER MD 21076

TAX MAP	ZONING CATEGORY
52, F1 & F2	I-1
WSSC 200 SHEET	XXXX
206 NE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERTICAL	XXXX



PLAN VIEW

TREE CONSERVATION PLAN-TYPE 2

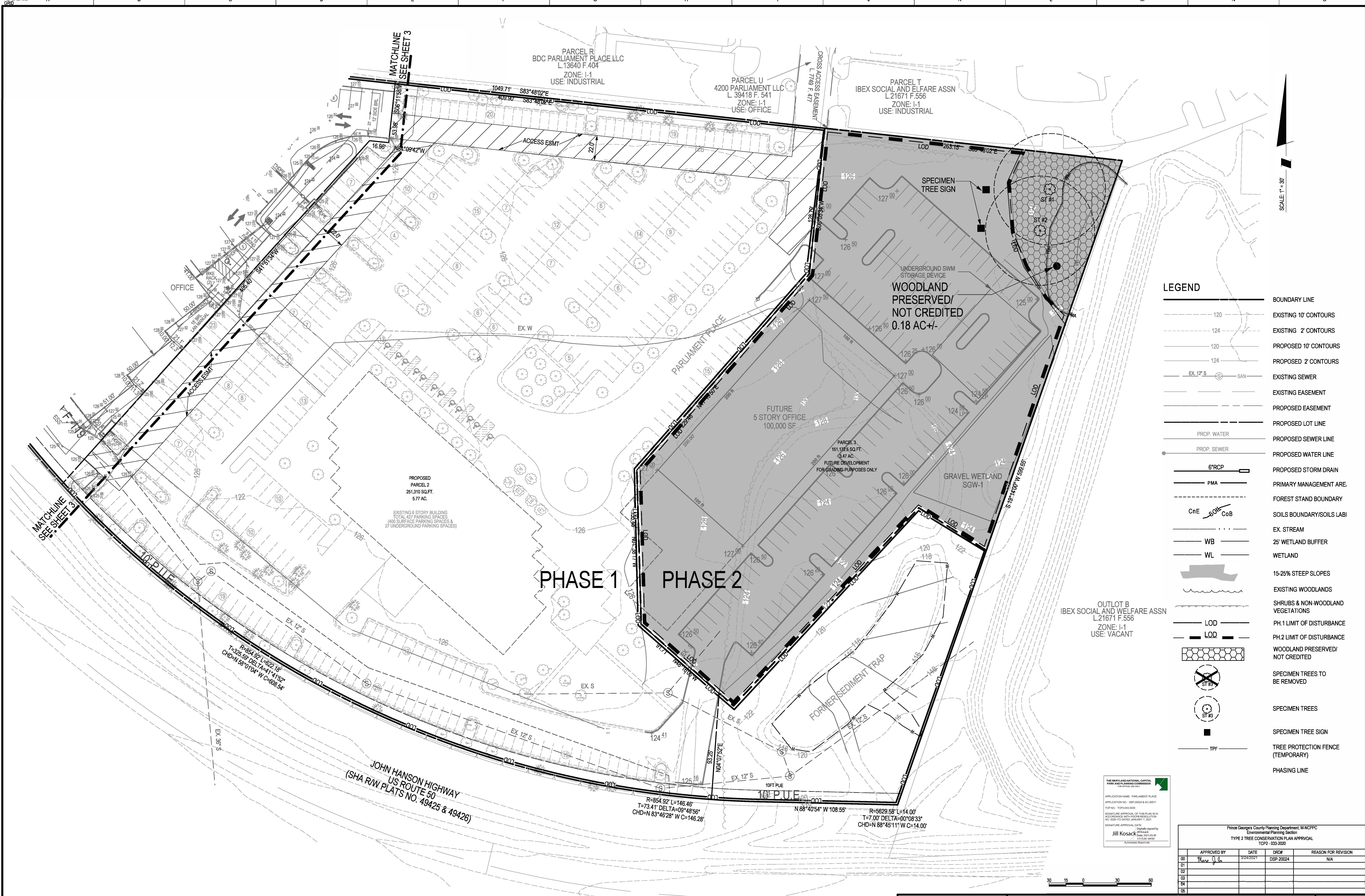
PARLIAMENT PLACE

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 2 OF 4

PROJECT NO. 35500100

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- LEGEND**
- BOUNDARY LINE
 - EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED 10' CONTOURS
 - PROPOSED 2' CONTOURS
 - EXISTING SEWER
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN
 - PRIMARY MANAGEMENT AREA
 - FOREST STAND BOUNDARY
 - SOILS BOUNDARY/SOILS LABI
 - EX. STREAM
 - 25' WETLAND BUFFER
 - WETLAND
 - 15-25% STEEP SLOPES
 - EXISTING WOODLANDS
 - SHRUBS & NON-WOODLAND VEGETATIONS
 - PH.1 LIMIT OF DISTURBANCE
 - PH.2 LIMIT OF DISTURBANCE
 - WOODLAND PRESERVED/ NOT CREDITED
 - SPECIMEN TREES TO BE REMOVED
 - SPECIMEN TREES
 - SPECIMEN TREE SIGN
 - TREE PROTECTION FENCE (TEMPORARY)
 - PHASING LINE

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: PARLIAMENT PLACE
APPLICATION NO.: DSP-2022-04 & AC-2021
TOP NO.: TOP-000-0000
REMARKS: APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH THE COMMISSION'S AND THE STATE DEPARTMENT OF THE ENVIRONMENT AND NATURAL RESOURCES' POLICY.
SIGNATURE APPROVAL DATE: 11/15/2022
Jill Kosack
11/15/2022
AUTHORIZED SIGNATURE

Prince George's County Planning Department, M&NPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-033-2020			
APPROVED BY	DATE	DR#	REASON FOR REVISION
00	None		
01	None	DSP-2022-04	N/A
02			
03			
04			
05			

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NO.		REVISIONS		BY		DATE	
1		NOVEMBER 2019		YOR		NOVEMBER 2019	
2		NOVEMBER 2019		YOR		NOVEMBER 2019	

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OWNER/DEVELOPER/APPLICANT

4200 PARLIAMENT LLC
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1344 ASHTON RD STE 105
HANOVER MD 21076

TAX MAP	ZONING CATEGORY
52, F1 & F2	I-1
WSSC 200' SHEET	XXXX
206 NE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERTICAL	XXXX



PLAN VIEW

TREE CONSERVATION PLAN-TYPE 2

PARLIAMENT PLACE

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 3 OF 4

PROJECT NO. 35500100

General Notes

- This plan is submitted to fulfill the woodland conservation requirements for TCP2-033-2020. If TCP2-033-2020 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 \$8.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits, the department of public works and transportation or the department of environmental resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lot 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 (ESA 2) of plan Prince George's 2035 (formerly the developing tier).
- The property is adjacent to John Hanson Highway (US Route 50), which is a designated freeway.
- The property is adjacent to Martin Luther King Jr. Highway which is a designated as arterial.
- This plan is not grandfathered under cb-27-2010, section 25-117(g).

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 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, if a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage, then the certification is not required and the permittee shall take corrective action immediately, the condition of the area shall be fully documented through photographs prior to corrective action being taken, the photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2, the work is required to be conducted by a licensed tree expert.
- 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 allow contact with the ground, thus encouraging decomposition.
- 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 top, 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 this equipment for the pruning and/or cutting of trees.

Tree Preservation and Retention Notes

- A. 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.
- B. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- C. The location of all Temporary Tree Protection Fencing (TPPF) 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 tpf may begin.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. During the initial stages of clearing and grading, if hazardous trees are present, or trees are Present that are not hazardous but are leaning into the disturbed area, the permittee shall Remove said trees using a chain saw, corrective measures requiring the removal of the Hazardous tree or portions thereof shall require authorization by the county inspector, only After approval by the inspector may the tree be cut by chainsaw to near the existing ground level, the stump shall not be removed or covered with soil, mulch or other materials that Would inhibit sprouting.
- I. If a tree or trees become hazardous prior to bond release for the project, due to storm events Or other situations not resulting from an action by the permittee, prior to removal, a certified Arborist or a licensed tree expert must certify that the tree or the portion of the tree in Question has a potential to fall and strike a structure, parking area, or other high use area and May result in personal injury or property damage, if a tree or portions thereof are in imminent Danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage, then the certification is not required and the permittee shall take Corrective action immediately, the condition of the area shall be fully documented through Photographs prior to corrective action being taken, the photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the certified arborist or a licensed tree expert may proceed without further authorization, the pruning must be done in accordance with the latest edition of the appropriate and a-300 pruning standards, the Condition of the area shall be fully documented through photographs prior to corrective action being taken, the photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods, all Debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition, the smaller materials shall be placed into Brush piles that will serve as wildlife habitat.

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

J. All existing debris shall be removed from the woodland preservation areas and all proposed impact areas shall have all nuisance debris (bottles, cans, plastics and metal objects) removed.

When 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-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

When invasive plant species are to be removed by the permittee -An investigation was performed and no invasive species were present.

Invasive plant removal shall be completed prior to and conform to the recommendations of the invasive plant removal plan shown on the plan prepared by _____ dated _____.

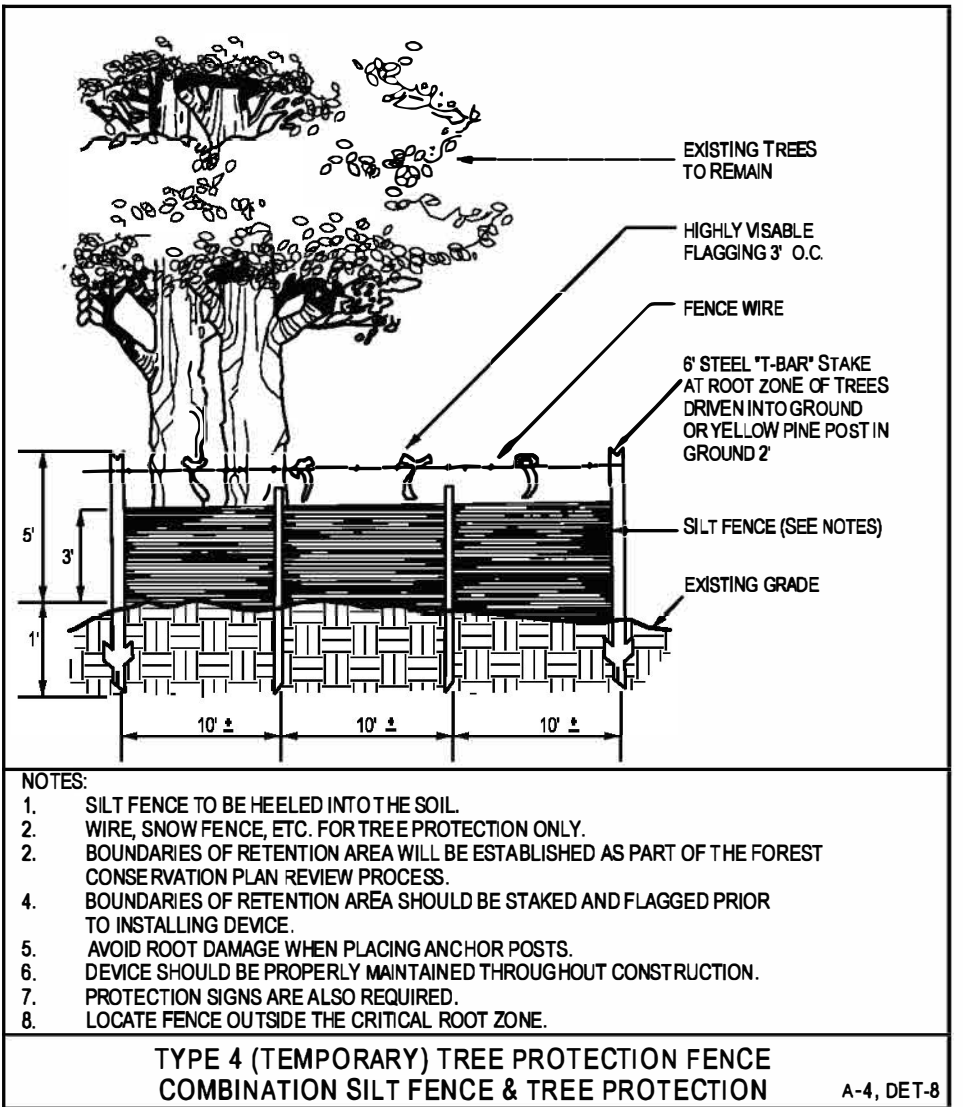
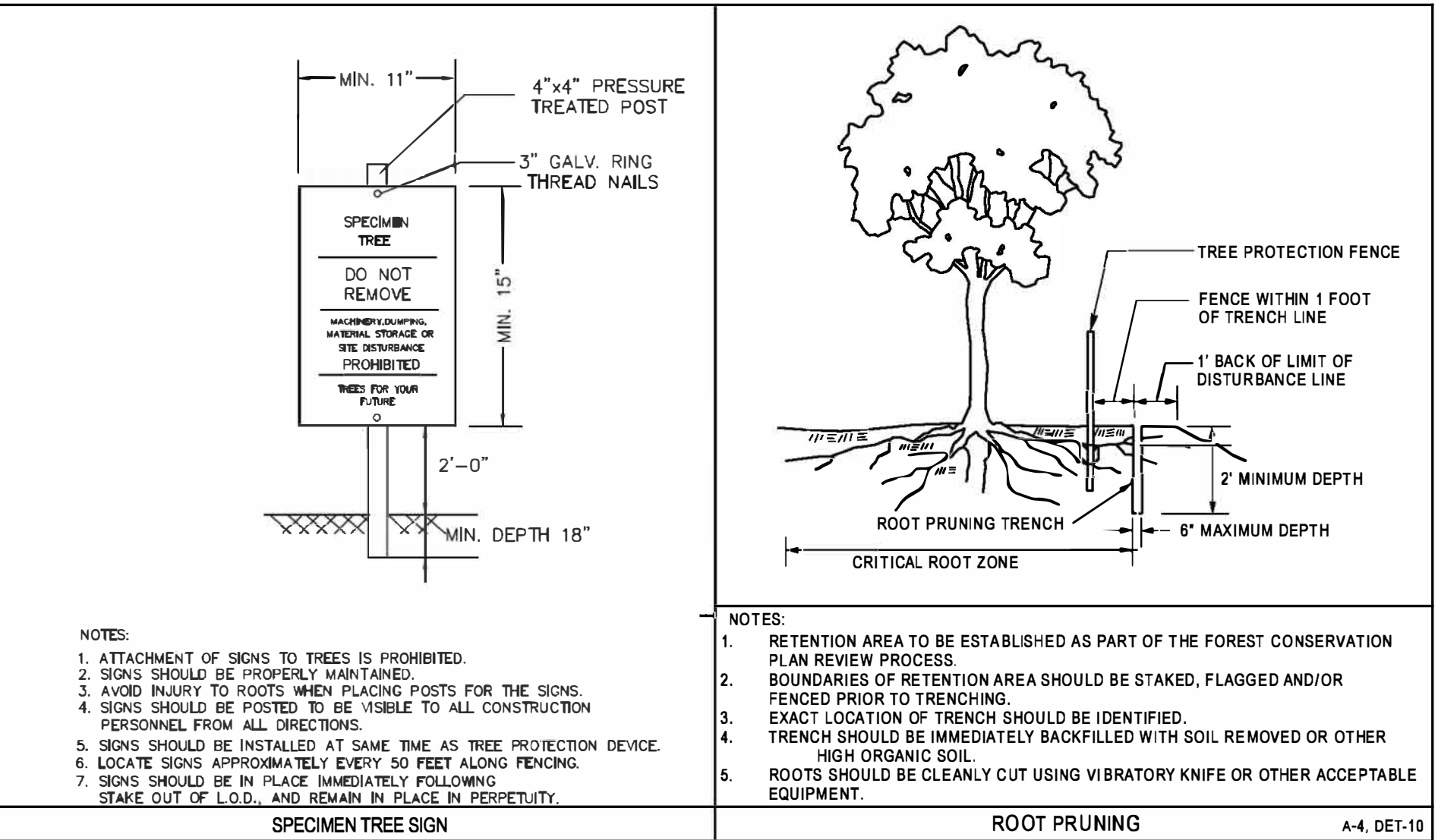
The removal of noxious, invasive, and non-native plant species shall be done with the use of hand-held equipment only such as pruners or a chain saw, these plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately, all material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

The use of broadcast spraying of herbicides is not permitted, however, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant top, the use of any herbicide shall be done in accordance with the label instructions and be applied by a certified pesticide applicator.

*A REPORT DATED 12/20/2021 BY AN FORESTRY SERVICES, LLC IT WAS ADJUDICATELY DEMONSTRATED THAT THE AREA OF WETLANDS AND ASSOCIATED BUFFERS BENEFIT LIMITEDLY PRESERVED DOES NOT MEET THE 5% OR GREATER THRESHOLD OF WETLAND COVERAGE THAT WOULD WARRANT AN INVASIVE SPECIES MANAGEMENT PLAN AT THIS TIME, HOWEVER, A 10% OR GREATER REVIEW OF THE SITE WILL BE RE-EVALUATED TO DETERMINE IF AN INVASIVE SPECIES MANAGEMENT PLAN IS REQUIRED AT THAT TIME.

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

- a. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw, All Virginia pines greater than 40 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department, This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed, A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.



SOLTESZ, LLC

Engineering
Surveying
Planning
Environmental Sciences

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www.solteszco.com

NO.	REVISIONS	BY	DATE
1	NOVEMBER 2019	CAO STANISLAV VESNIN	V8 - NCS
DESIGNED:	YOR	1	1
CHECKED:	YOR	1	1

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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CHESAPEAKE BL EST GRP LLC
1344 ASHTON RD STE 105
HANOVER MD 21076

TAX MAP	ZONING CATEGORY
52, F1 & F2	I-1
WSBC 200 SHEET	XXXX
206 NE 09	XXXX
SITE DATUM	XXXX
HORIZONTAL:	XXXX
VERTICAL:	XXXX



DETAILS

TREE CONSERVATION PLAN-TYPE 2

PARLIAMENT PLACE

KENT (13TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED BY	DATE	DRW#	REASON FOR REVISION
Wesley J. Yin	3/24/2021	DSP-2024	N/A
01			
02			
03			
04			
05			

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

PROJECT NO. 35500-100