## KONTERRA AT SWEITZER LANE

EDGE MANAGEMENT NOTES

1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at ground level with a saw or clippers and then immediately applying a herbicide to the cut surface in accordance with the method approved for that registered heribicide.

Below is a list of species fitting this classification: Tall Fescue K31 Fescue Sericea Lespedeza Japanese Knotweed

Common Reed Mile-a-minute Vine Lesser Celandine Porceline Berry Cinnamon Vine Climbing Euonymus, Wintercreeper Japanese Honeysuckle Kudzu Periwinkle Westeria Japanese Barberry Russian Olive Autumn Olive Winged Euonymus Privet Bush Honeysuckles Common Buckthorn European Buckthorn Multiflora rose Wineberry Japanese Spiraea Coralberry Norway Maple Tree of Heaven White Mulberry Empress Tree Sweet Cherry

In addition the following native species may be cleared within 75 feet of an edge due to the nuisance nature of the plants when growing in the proximity of residences. Greenbrier Blackberry

WOODLAND CONSERVATION AREA MANAGEMENT NOTES Prepared by the Environmental Planning Section, Planning Department, M-NCPPC Revised: 4/23/2003 Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders 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 Department of Environmental Resources as dead, dying, or hazardous

1. 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 2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a 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 (ATree, Shrub, and Other Woody Plant Maintanance - Standard Prostices) 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 tonear 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 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners 1. If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or crimding of the stumps in the woodland conservation area is not permitted. e removal or grinding of the stumps in the woodland conservation area is not permitted

2. The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may 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 wo (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition. 3. 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.

Note: \*The use of chainsaws is extremely dangerous and should not be conducted with poly maintained equipment without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section. 2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation 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.

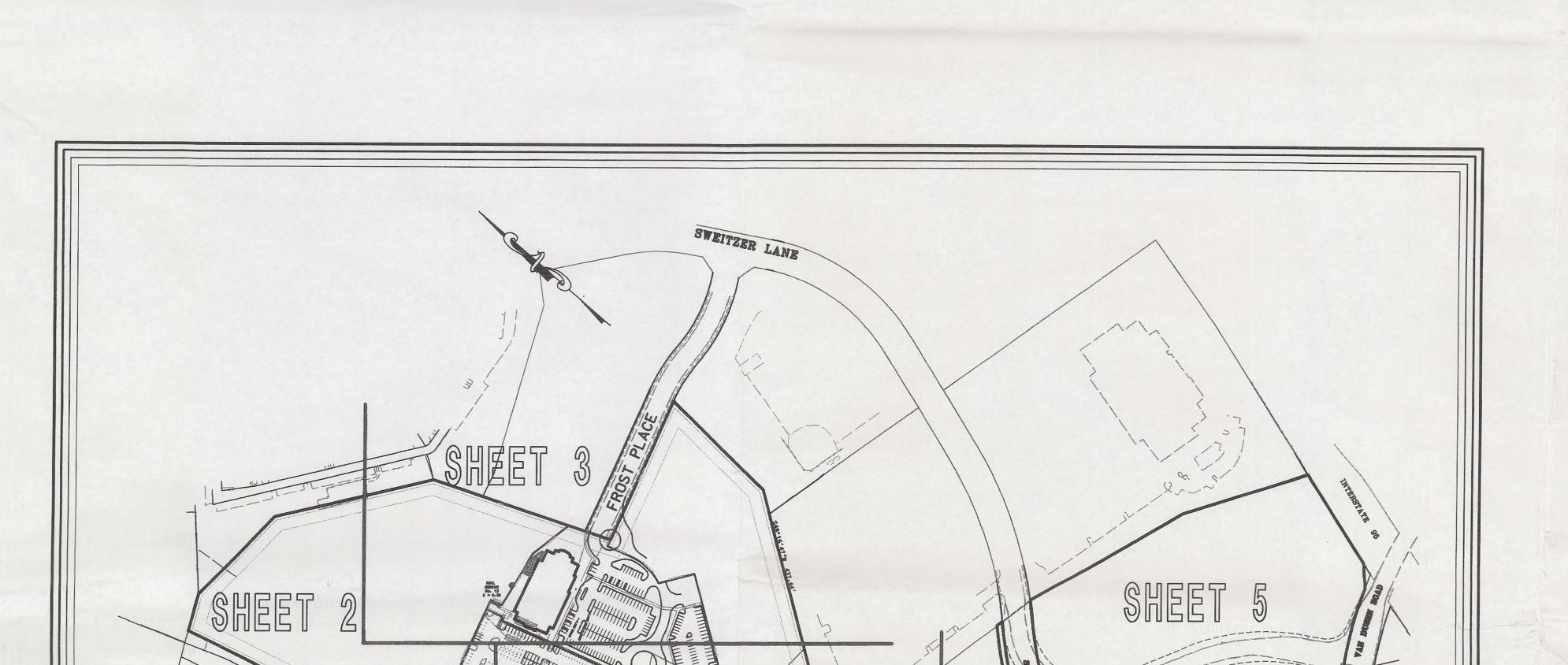
2. Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable. Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. 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 flood 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.

2. Homeowners or property owners may remove trees less than two (2) inches 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.

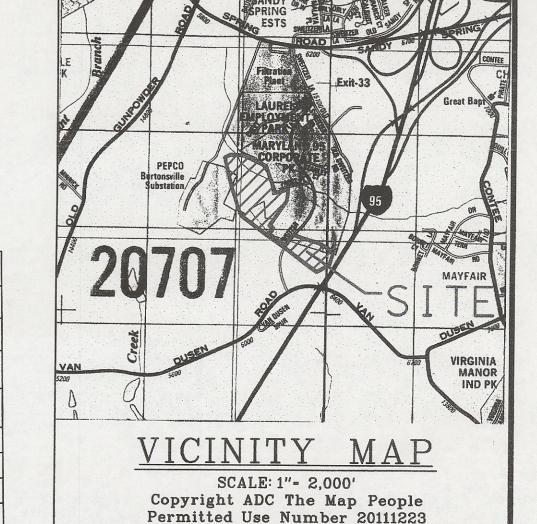
EX. LOT 2 AND PARCEL "A" PROPOSED LOTS 3 - 6 AND OUTPARCEL "B"

1ST / LAUREL ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND



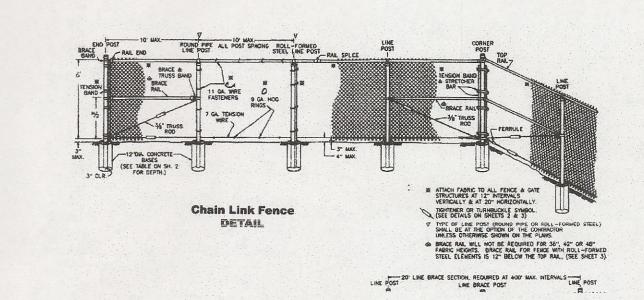
LOCATION MAP

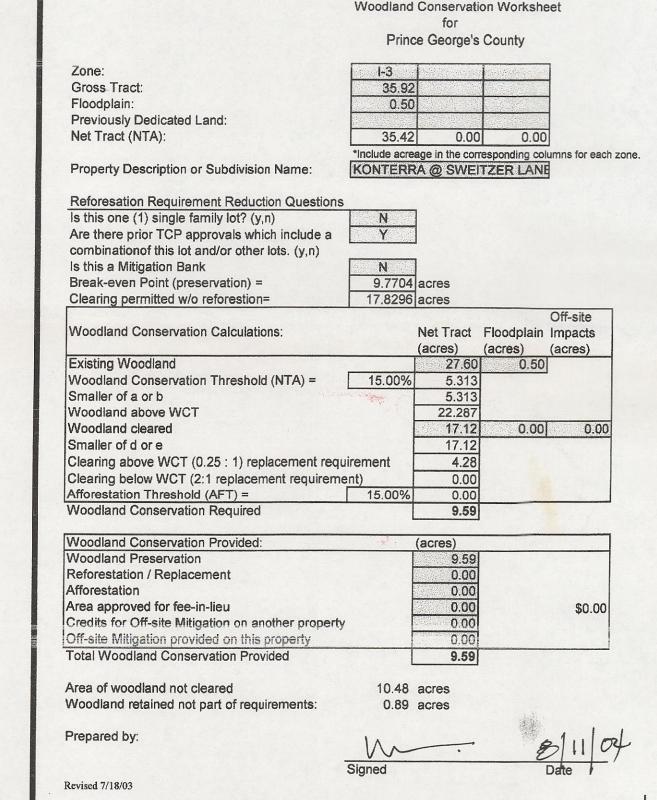
## M-NCPPC APPROVALS PROJECT NAME: KONTERRA AT SWEITZER LANE PROJECT NUMBER: DSP-99027 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet Certification Reviewer's Date Date Initials R.G. 08/17/04 06/24/04



LEGEND

SHEET No.
1
2
3
4
5





Type II Tree Conservation Plan 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 mitigation fee.
- 2. The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-731-8290) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan 3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (ie.: Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel of land and their associated fines for unauthorized disturbance to these areas. Upon the sale of the property, the Owner/Developer or Owner's Representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- 4. 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.
- 5. The location of all Tree Protective Devices (TPD's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to the installation of the initial sediment controls. No cutting or clearing of trees may begin before final approval of
- 6. Woodland Conservation Tree Save Areas and /or Reforestation Areas shall be posted and shown at the same time as Tree Protection Device installation and/or start of reforestation activities. These signs shall remain in place in perpetuity. 7. Tree Protection Devices shall remain in place as found on the TCP II until the completion of all construction activity with the associate building on Lot 4.
- 8. All required off-site mitigation shall be identified on an approved TCP II for the off-site location and shall be recorded as an off-site easement in the lands records of Prince George's County prior to issuance of any permits for the subject

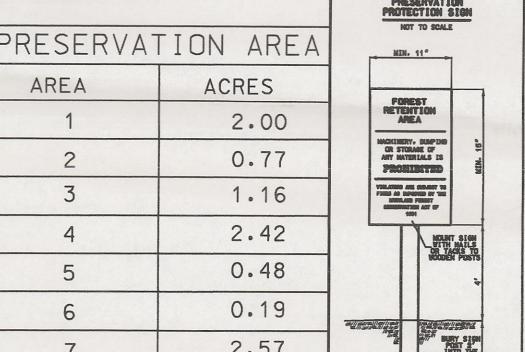
GNIFICANT TREE LIST	
34" DBH Tulip Tree (Lirodendron tulipifera) - to be saved	
30" DBH Tulip Tree (Liriodendron tulipifera) - to be saved 39" DBH Tulip Tree (Liriodendron tulipifera) - to be saved 44" DBH Tulip Tree (Liriodendron tulipifera) - to be saved	

10. 30" DBH Red Maple (Acer rubrum) - to be saved 13. 36" DBH Tulip Tree (Liriodendron tulipifera) - to be saved 6. 37" DBH Red Oak (Quercus rubra) - to be removed

 29" DBH Black Gum (Nyssa sylvatica) - to be saved 18. 37" DBH Oak (Quercus spp.) Poor Condition - to be saved
19. 31" DBH Silver Maple (Acer saccharinum) Poor Condition - to be saved
• All measurements are in diameter at breast height (DBH), measured in inches. All trees are in good health unless otherwise noted.
Specimen trees are 30 inches DBH or at 75% of the diameter size of the currently listed State Champion for a given species. · Numbers associated with each tree correspond to numbered aluminum tags attached to trees in the field.

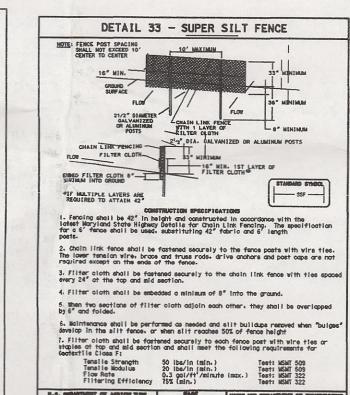
\* Trees with asterisks were originally recorded on 1999 approved FSD,

but have since been removed via authorized development.



Notes:
1. Forest protection device only.
2. Retention Area will be set as part of the review process
5. Retention Area should be staked and flagged / 4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction. UPHILL TREE PROTECTION DEVICE Sources Prince George's County. Marylands Moodland Conservation Manual

NOTE: THE EXISTING WOODLAND ACREAGE VARIES BETWEEN THE FSD AND TCP-1. THE TCP-I REFLECTS THE ORIGINAL TRACT AND THE AMOUNT OF WOODLAND FOUND AT THE TIME OF THE ORIGINAL DEVELOPMENT. THIS ALLOWS THE ORIGINAL CONSERVATION OBLIGATIONS TO BE CARRIED FORWARD. THE FSD HAS BEEN UPDATED TO REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF THIS CURRENT REVISION SUBMITTAL, WHICH ACCOUNTS FOR THE LOSS OF WOODED LAND WHEN COMPARING TO THE TCP-I WORKSHEET.



TCPII / 67 / 99 JOHN MACKONICH OWNER / APPLICANT

M-NCPPC

Prince George's County Planning Department

**Environmental Planning Section** 

APPROVAL

TREE CONSERVATION PLAN

1325 G STREET ASSOCIATES, LLLF C/O KONTERRA REALTY, LLC 6985 MUIRKIRK MEADOWS DRIVE BELTSVILLE, MD 20705 301-210-5230

ATTN: ED McEVOY

DSP-99027 4

PROPOSED LOTS 3 - 6 & OUTPARCEL B

Engineering Planning Surveying Environmental Sciences

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

Soltesz Associates, Inc.

Frederick Waldorf

www.LSAssociates.net

Rockville Lanham 6 REVISED PER REVIEW COMMENTS 4 REVISED PER CONDITIONS OF APPROVAL Leonardtown

Copyright ADC The Map People Permitted Use Number 21103184 Page 3 Grid J-5, K-5&6 Zoning Category: 5 REVISED PRESERVATION AREA 7 AND CALCS 5 GRID: B-4 I-3 3 PLAN MODIFIED PER M-NCPPC COMMENTS M-NCPPC 200' Sheet 2 REV. PLAN FROM 50' SCALE TO 30' SCALE PER MNPPPC COMMENTS 218 NE 6 REV. PARKING AREAS AND LOT LAYOUT 219 NE 6 WSSC 200' Sheet 218 NE 6 CAD Standards Version: MICROSTATION 8.1 219 NE 6 Technician: BAM Checked: NML

CONSERVATION PLAN TYPE II



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 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

MISS UTILITY NOTE

Blaze Crango Plactic Mach

HIGHLY VIBABLE PLAGGING

MAXIMUM & PAST

Minimum 2' otest 'u' channel or 2'x2' timber, 6' in length

SWEITZER

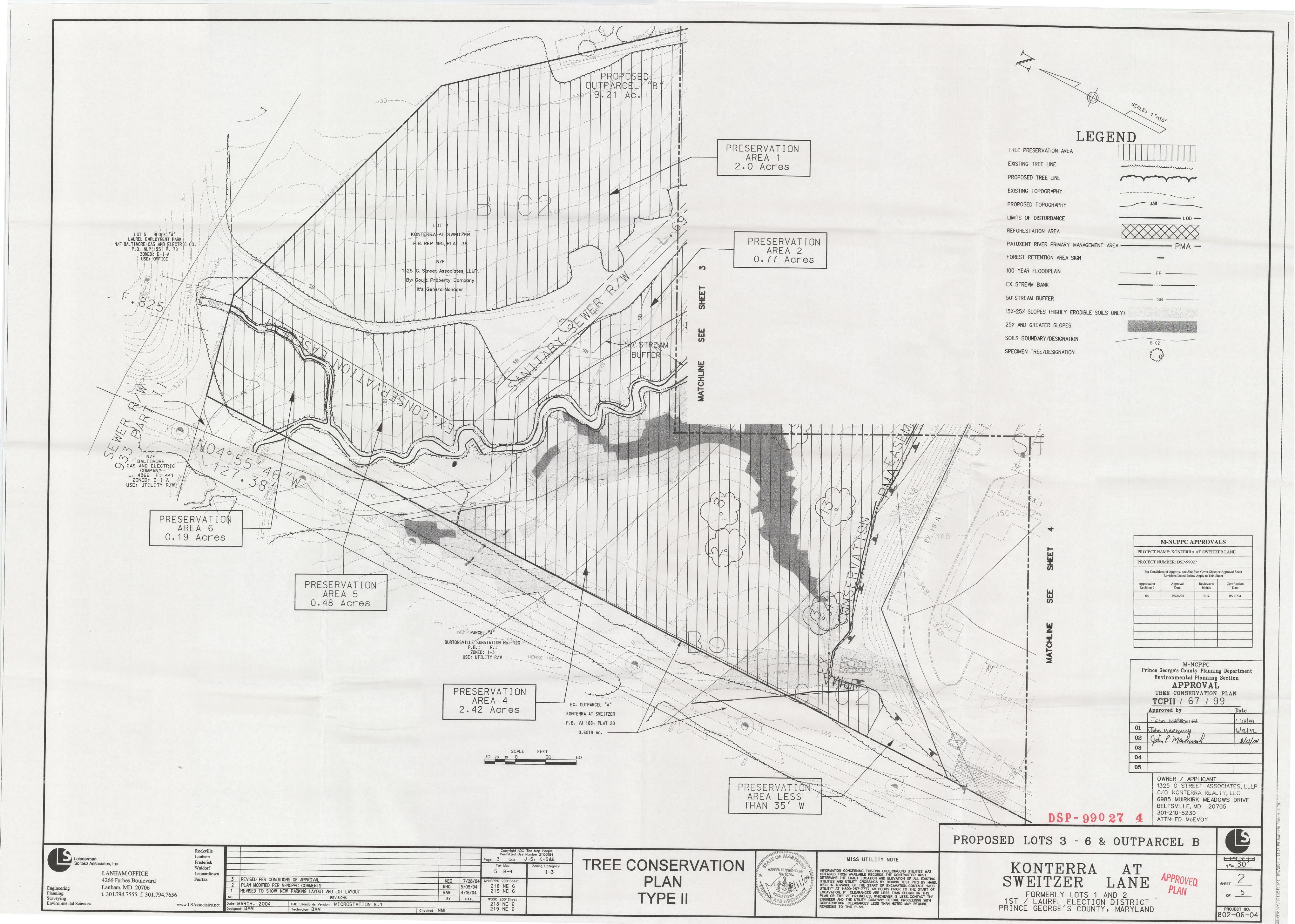
1ST / LAUREL ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

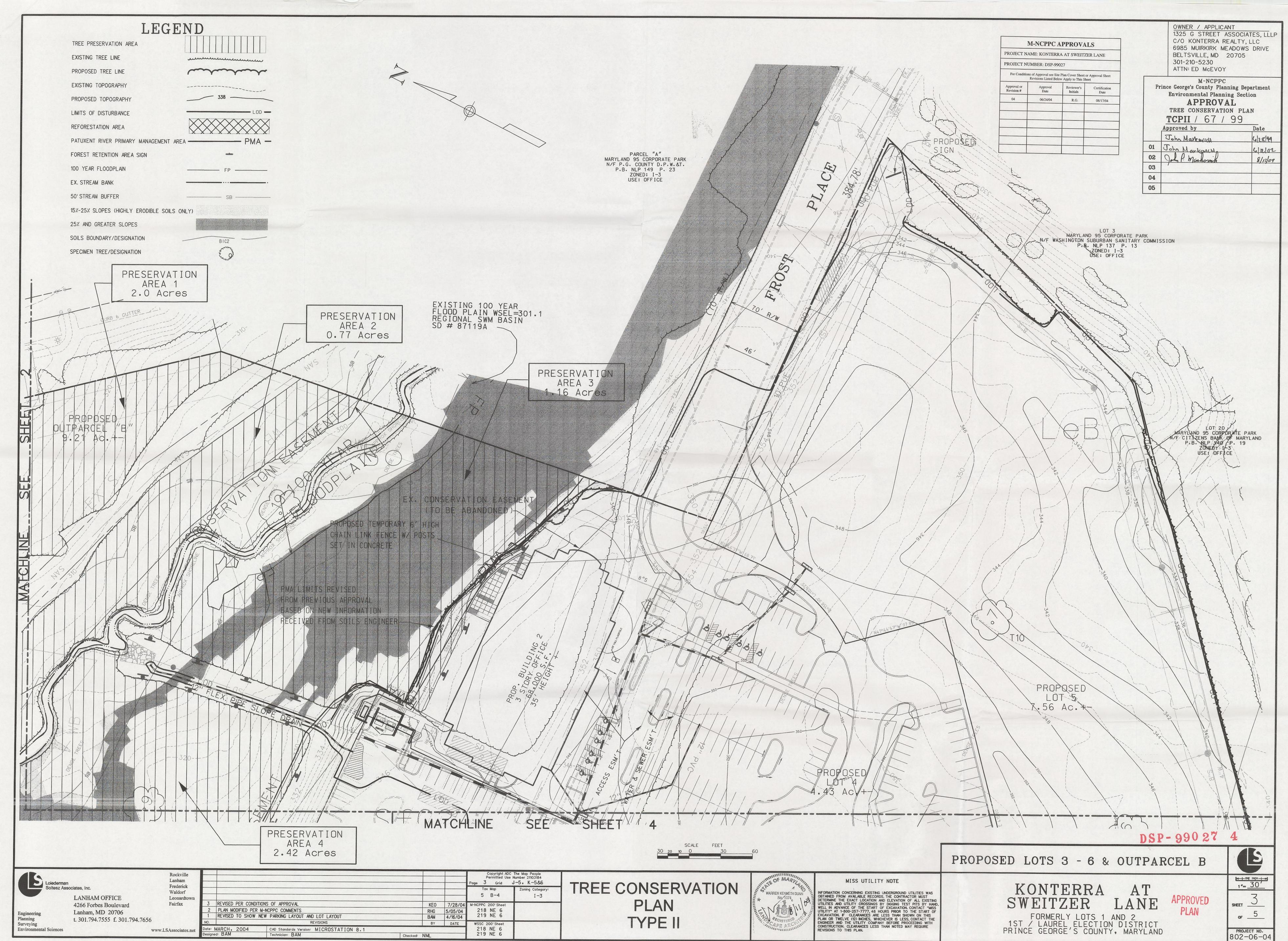
PROJECT NO. 802-06-04

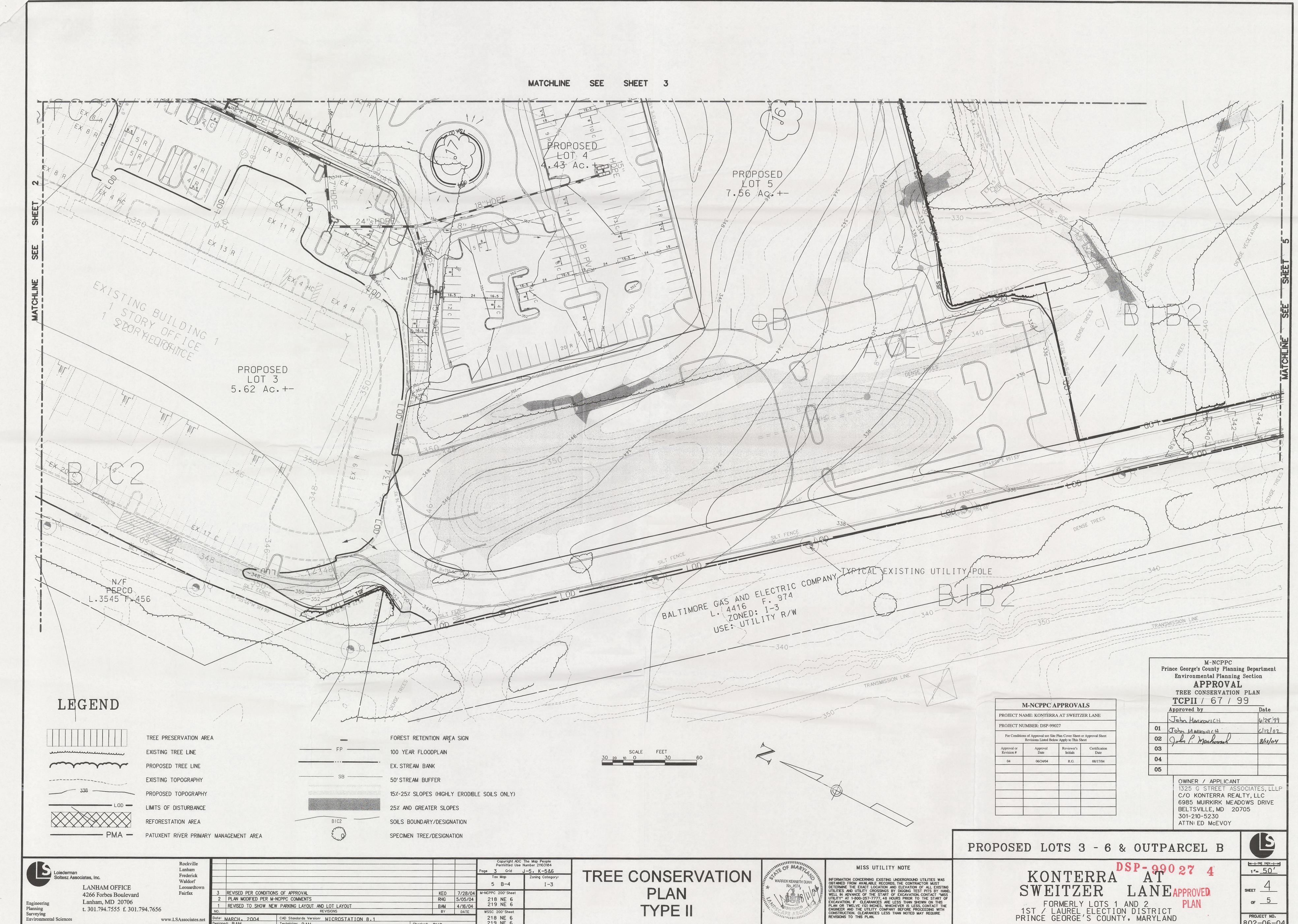
ONE INCH

1"=100'

SHEET







TYPE II

Lanham, MD 20706

Planning

Surveying

Environmental Sciences

t. 301.794.7555 f. 301.794.7656

REVISED TO SHOW NEW PARKING LAYOUT AND LOT LAYOUT

www.LSAssociates.net Designed: BAM CAD Standards Version: MICROSTATION 8.1

Designed: BAM Technician: BAM

BAN 4/16/04

Checked: RHG

BY DATE

WSSC 200' Sheet

218 NE 6 219 NE 6

PROJECT NO.

802-06-04

