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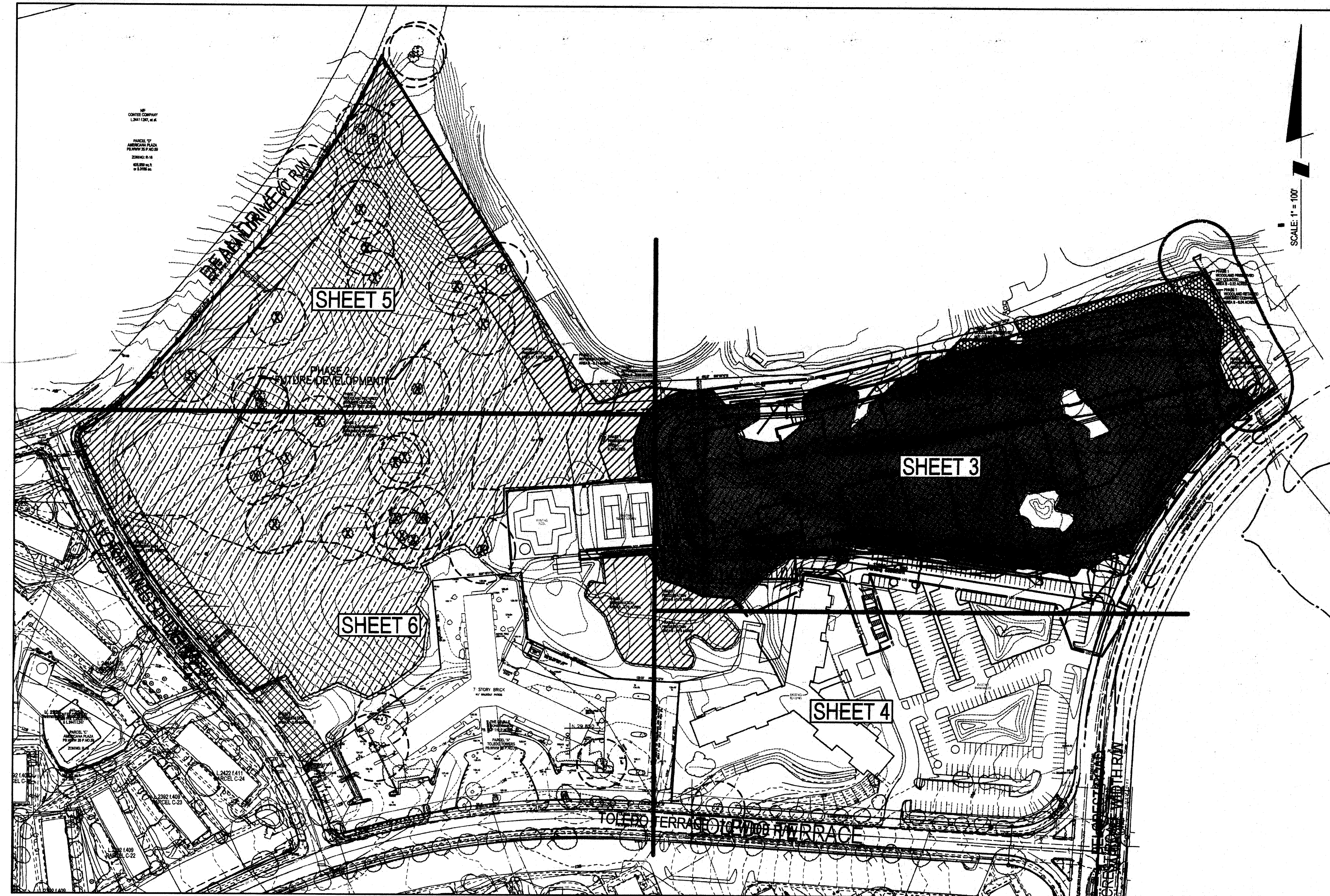
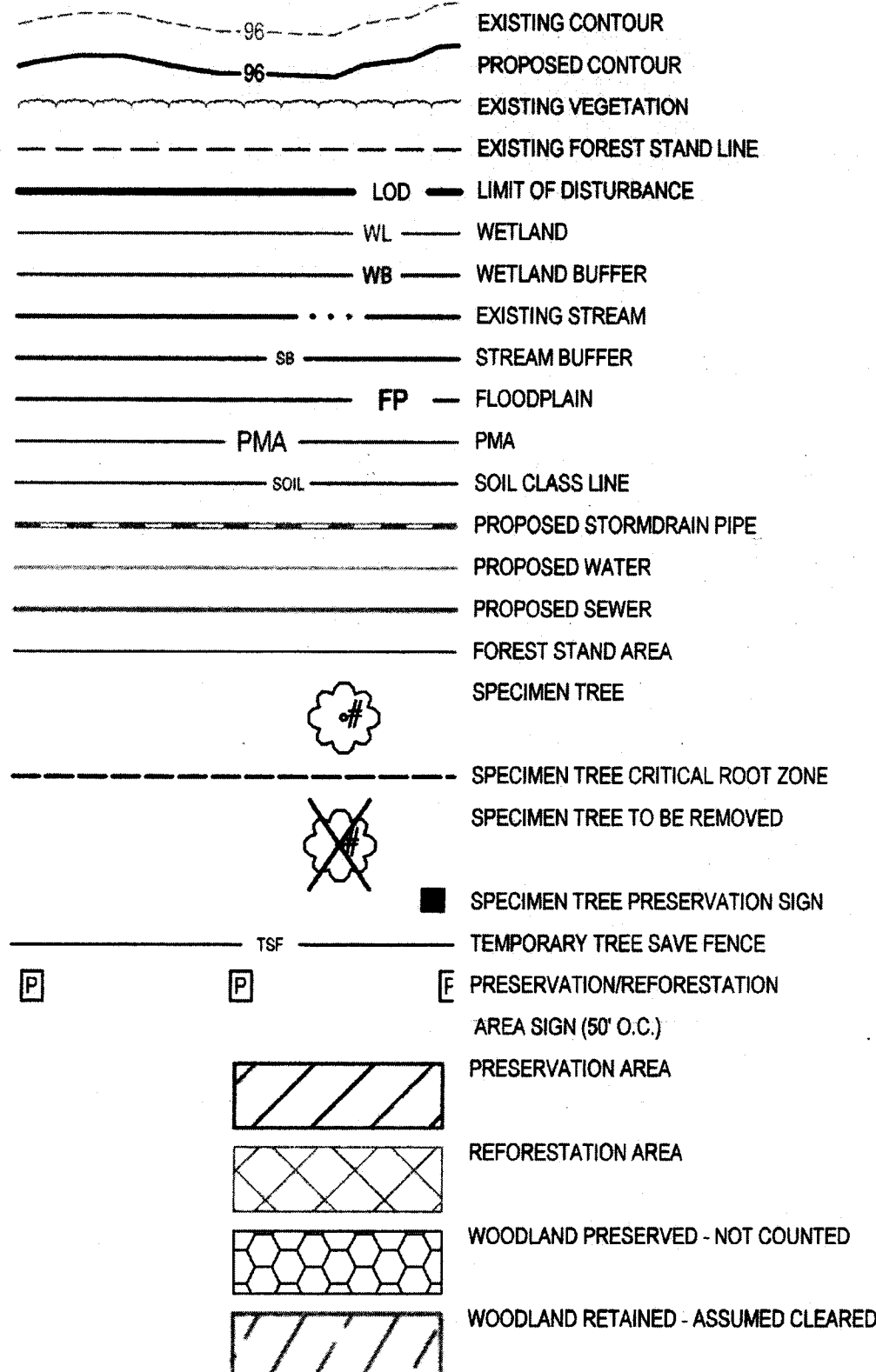
# SHEET INDEX

- COVER SHEET
- DETAIL SHEET
- PLAN SHEETS

## GENERAL NOTES

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-9904801. IF DSP-9904801 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
- 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.
- THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE OF THE REQUIREMENTS CONTAINED HEREIN.
- THE PROPERTY IS WITHIN THE DEVELOPED TERR AND IS ZONED R-10.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO DEAN DRIVE (800' RIGHT OF WAY), NORTHWEST DRIVE (800' RIGHT OF WAY), TOLEDO TERRACE (700' RIGHT OF WAY) AND BELCOST ROAD (VARIABLE RIGHT-OF-WAY WIDTH).
- THE SOURCE OF THE SOILS INFORMATION IS THE USDA 1987 PRINCE GEORGE'S COUNTY SOIL SURVEY. SOIL TYPES INCLUDE: BELTSVILLE SILT LOAM, BIBB SILT LOAM, SUNNYSIDE FINE SANDY LOAM  
BIBB - BELTSVILLE SILT LOAM - K<sub>w</sub> FACTOR: 0.43  
BIBB - BIBB SILT LOAM - K<sub>w</sub> FACTOR: 0.28  
SIB2 - SUNNYSIDE FINE SANDY LOAM - K<sub>w</sub> FACTOR: 0.24  
SID2 - SUNNYSIDE FINE SANDY LOAM - K<sub>w</sub> FACTOR: 0.24  
SVC3 - SUNNYSIDE SANDY CLAY LOAM - K<sub>w</sub> FACTOR: 0.32  
SWC - SUNNYSIDE URBAN LAND COMPLEX - K<sub>w</sub> FACTOR: 0.32
- THE CLEARING LIMITS IN PHASE 2 WILL BE REEVALUATED AT TIME OF DETAILED SITE PLAN SUBMISSION FOR PHASE 2 DEVELOPMENT. THE BUFFER AREAS SHOWN ON THIS PLAN MEET THE TDOP REQUIREMENTS BUT WILL BE REEVALUATED AT A LATER DATE FOR POTENTIAL ADDITION OF DEVELOPMENT NEEDS, SUCH AS ACCESS POINTS, UTILITIES AND STORMWATER MANAGEMENT.

## LEGEND



TREE CANOPY COVERAGE NOTE: THE TREE CANOPY COVERAGE REQUIREMENT ON THIS SITE IS BEING MET USING WOODLAND CONSERVATION AS FOLLOWS:

TREE CANOPY COVERAGE REQUIRED: 15% OR 221,784 SF +/-  
TREE CANOPY COVERAGE PROVIDED: 17% OR 250,743 S.F. +/-  
(SEE SHEET 2 FOR WORKSHEET)

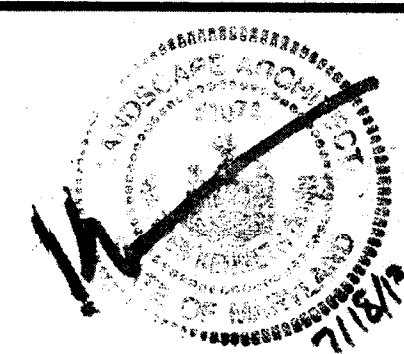
## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH 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 REVISIONS TO THIS PLAN.

## OWNER/DEVELOPER/APPLICANT

MARVIN BLUMBERG CO.  
7105 BROXBURN DR.  
BETHESDA, MD 20817  
PHONE #: 301-631-9477  
FAX #  
CONTACT NAME: MR. MARVIN BLUMBERG

COPYRIGHT AND THE MAP PEOPLE	
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TAX MAP	411F1
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200NEC3	
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	



## TREE CONSERVATION PLAN - TYPE II

DSP99048- 2  
LANDY PROPERTY

CHILLUM (17TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



Woodland Conservation Worksheet for Prince George's County, Maryland			
Zone:			
Gross Tract:			
Floodplain:			
Previously Dedicated Land:			
Net Tract (NTA):	33.94	0.00	0.00
Property Description or Subdivision Name:			
Is this site subject to the 1989 Ordinance?			
Break-even Point (preservation acres) =	10.03		
Acres of Net Tract clearing permitted with reforestation:	12.90		
Woodland Conservation Requirement Calculations:			
Existing Woodland on Net Tract (acres):	16.20		
Existing Woodland in Floodplain (acres):	0.00		
Woodland Conservation Threshold (NTA) =	20.00%	6.79	
Smaller of a or b:	6.79		
Woodland above WCT:	16.20		
Plan Phase or Name:			
Total area in this application (acres):	16.20		
Floodplain area in this application (acres):	0.00		
Net Tract area in the application (acres):	16.20		
Woodland on the Net Tract for this phase (acres):	16.20		
Woodland in the Floodplain for this phase:	0.00		
Woodland Cleared on Net Tract for this phase:	0.00		
Woodland Cleared in Floodplain for this phase:	0.00		
Off-site Woodland Cleared (1:1):	0.00		
Off-site Woodland provided on the property:	0.00		
Cumulative acres of Net Tract Woodland cleared:	0.00		
Cumulative acres of Floodplain woodland cleared:	0.00		
Smaller of d or e:	0.00		
Woodland Clearing below WCT:	0.00		
Replacement for clearing above the WCT (0.25:1):	2.17	4.00	
Replacement for clearing below the WCT (2:1):	0.00	4.76	
Aforestation Threshold (AFT) =	15.00%	0.00	
Cumulative Woodland Conservation Required:	8.80	13.20	
Label phase indicates cumulative requirement through that phase of work.			
Woodland Conservation Provided:			
Preservation:			
Reforestation:			
Aforestation:			
Area approved for fee-in-lieu:			
Credit for Off-site Mitigation on another property:			
Off-site Mitigation provided on this property:			
Total Woodland Conservation Provided:	1.20	13.20	
Woodland saved on this phase but not counted:	0.20	0.00	
Existing Net Tract Woodland in later phases:	13.19	0.00	
Requirement Status per Phase:			
Prepared by:			
License Number:			
Signature:			
Date:	7/18/13		

TREE CANOPY COVERAGE NOTE: THE TREE CANOPY COVERAGE REQUIREMENT ON THIS SITE IS BEING MET USING WOODLAND CONSERVATION AS FOLLOWS:

Preservation Area		Reforestation Area	
Area A	3.00	Area A	0.11
Area B	0.79	Area B	0.03
Area C	0.24	Area C	0.19
Area D	0.14		
TOTAL	4.17	TOTAL	0.33
REFORESTATION AREAS A AND B SHALL BE DESIGNED USING THE CRITERIA IN 25-122(c)(1)(i).			
Woodland Cleared		Woodland Preserved	
Area A	10.17	Not Counted	
Area B	0.04	Area A	0.02
Area C	8.40	Area B	0.22
TOTAL	18.61	TOTAL	0.24

## Landy Property Specimen Tree List

NO	Species	Common Name	DBH	Comments	Condition	Disposition
1	Quercus palustris	pin oak	33		Good	REMAIN
2	Quercus phellos	willow oak	30	multiple stem	Fair	REMAIN
3	Quercus alba	white oak	34		Good	CLEARED
4	Fagus grandifolia	beech	33		Good	CLEARED
5	Quercus falcata	southern red oak	34		Good	CLEARED
6	Quercus falcata	southern red oak	38	damaged, leaning	Poor	CLEARED
7	Liriodendron tulipifera	tulip	32		Good	CLEARED
8	Quercus phellos	willow oak	32		Fair	REMAIN
9	Quercus phellos	willow oak	41		Good	REMAIN
10	Quercus alba	white oak	37		Good	CLEARED
11	Fagus grandifolia	beech	30		Good	CLEARED
12	Quercus alba	white oak	33		Good	CLEARED
13	Quercus alba	white oak	35		Good	CLEARED
14	Fagus grandifolia	beech	34		Good	CLEARED
15	Fagus grandifolia	beech	34	triple stem	Fair	CLEARED
16	Quercus alba	white oak	31	twin	Fair	CLEARED
17	Liriodendron tulipifera	tulip tree	33		Good	CLEARED
18	Liriodendron tulipifera	tulip tree	34		Good	CLEARED
19	Quercus falcata	southern red oak	32		Good	CLEARED
20	Quercus alba	white oak	34		Good	CLEARED
21	Liriodendron tulipifera	tulip tree	33		Fair	CLEARED
22	Quercus alba	white oak	33		Good	CLEARED
23	Quercus falcata	southern red oak	35	top missing	Poor	CLEARED
24	Quercus falcata	southern red oak	36	damaged, road hazard	Very Poor	CLEARED
25	Fagus grandifolia	beech	30		Fair	REMAIN
26	Quercus alba	white oak	35	twin	Fair	REMAIN
27	Quercus alba	white oak	37		Good	REMAIN
28	Liriodendron tulipifera	tulip tree	35	twin	Fair	REMAIN
29	Quercus alba	white oak	32	damaged	Fair	CLEARED
30	Quercus alba	white oak	39		Good	CLEARED
31	Liriodendron tulipifera	tulip tree	32		Good	REMAIN
32	Liriodendron tulipifera	tulip tree	32		Good	REMAIN
33	Quercus alba	white oak	38		Good	CLEARED

NOTE: ALL SPECIMEN TREES ARE FIELD LOCATED  
THIS TOP2 APPROVED BY L&S FOR DSP-99048-2  
DATE 8/22/13 BY EBS

APPROVED  
PLAN

M-NCPPC  
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL PLANNING SECTION  
APPROVAL  
TREE CONSERVATION PLAN  
TOP2 / 97 / 00  
APPROVED BY: DATE  
J. Shaw 02/04/13  
K. Shaw 8/8/13

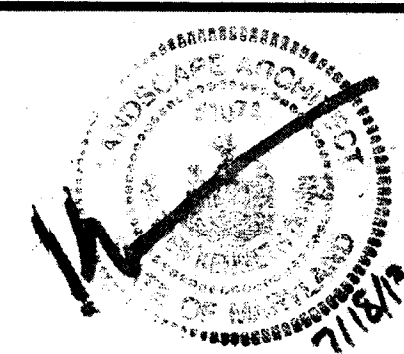
**L&S**  
Laidman  
Schaefer Associates, Inc.  
Rockville  
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Leonardtown  
LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
t. 301.794.7555 f. 301.794.7656  
www.LSAssociates.net

REVISIONS	
NO.	REVISION
2	REVISED CONSERVATION WORKSHEET AND REFORESTATION CHART
1	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS
DATE	JUNE 2010
DESIGNED	BOG
TECHNICIAN	BOG
CHECKED	KAS

**MISS UTILITY NOTE**  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH 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 REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
MARVIN BLUMBERG CO.  
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HORIZONTAL	
VERTICAL	



## TREE CONSERVATION PLAN - TYPE II

DSP99048- 2  
LANDY PROPERTY

CHILLUM (17TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



SHEET  
1  
OF  
6

PROJECT NO.  
1666-00-00

LSAPLOT COMMENTS



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 MAY BE REMOVED.

- 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 A PERSONAL INJURY OR PROPERTY DAMAGE.
- 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 (TREES, SHRUBS, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES).

- 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 NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

- DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE RE-MOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 15 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 WILD-LIFE HABITAT.

#### REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- 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 OR PARTS THEREOF MAY 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 GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE 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 (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND. THIS ENCOURAGING DECOMPOSITION.

- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DIS-COURAGE 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 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.

#### PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

- 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.

#### 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 GORDON ROAD, UPPER MARLBORO, MARYLAND 20772, PHONE 301-552-3850. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT RE-CTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL RE-QUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

- 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 OVER SEEDING WITH NATIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

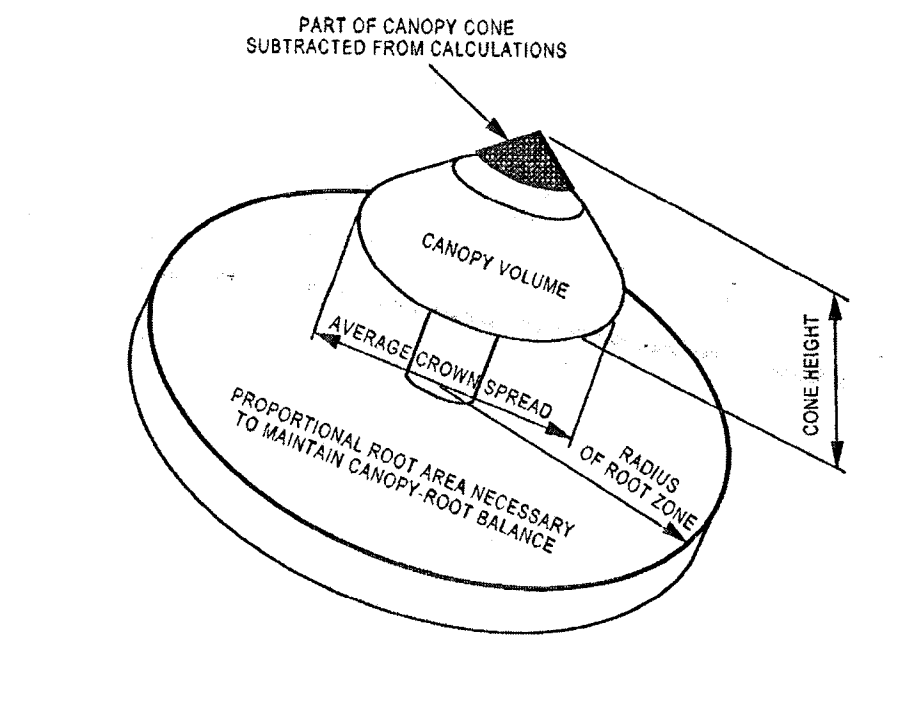
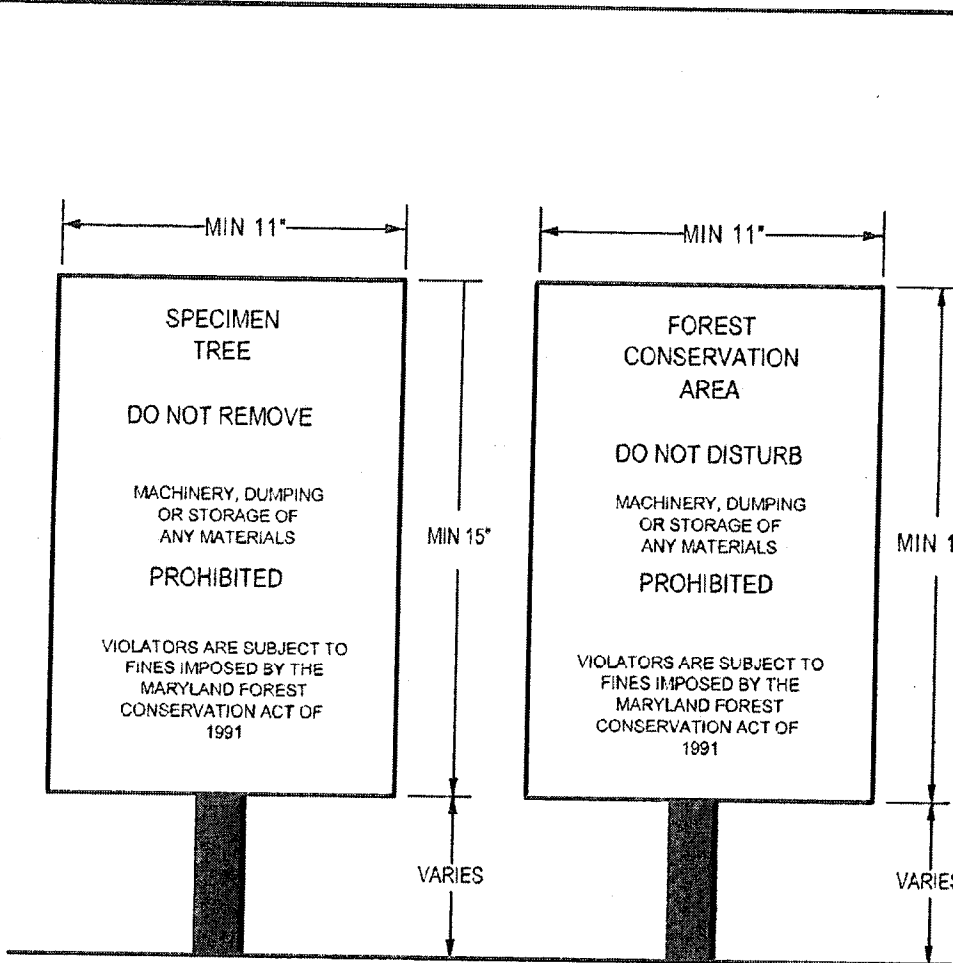


FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS



1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

#### CONSTRUCTION SIGNS

FIGURE D-4

#### NOTES:

1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREE SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

#### REFORESTATION AND AFFORESTATION AREA SIGNS

#### TYPE II TREE CONSERVATION PLAN NOTES

- 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.
- THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
- PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
- ALL APPROPRIATE BONDS SHALL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL REMAIN AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
- ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCP/CP FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY PRIOR TO THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR.
- THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPDs) 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.
- 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.
- 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.
- WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE IN PERPETUITY.
- ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$150 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE DER INSPECTOR.
- THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THAT SITE.
- PRIOR TO THE ISSUANCE OF ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

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#### TREE/WOODLAND CONSERVATION AREA MANAGEMENT GUIDANCE FOR HOMEOWNERS

PREPARED BY THE ENVIRONMENTAL PLANNING SECTION, PLANNING DEPARTMENT, M-NCPPC

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

- 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 OR PARTS THEREOF MAY 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 GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

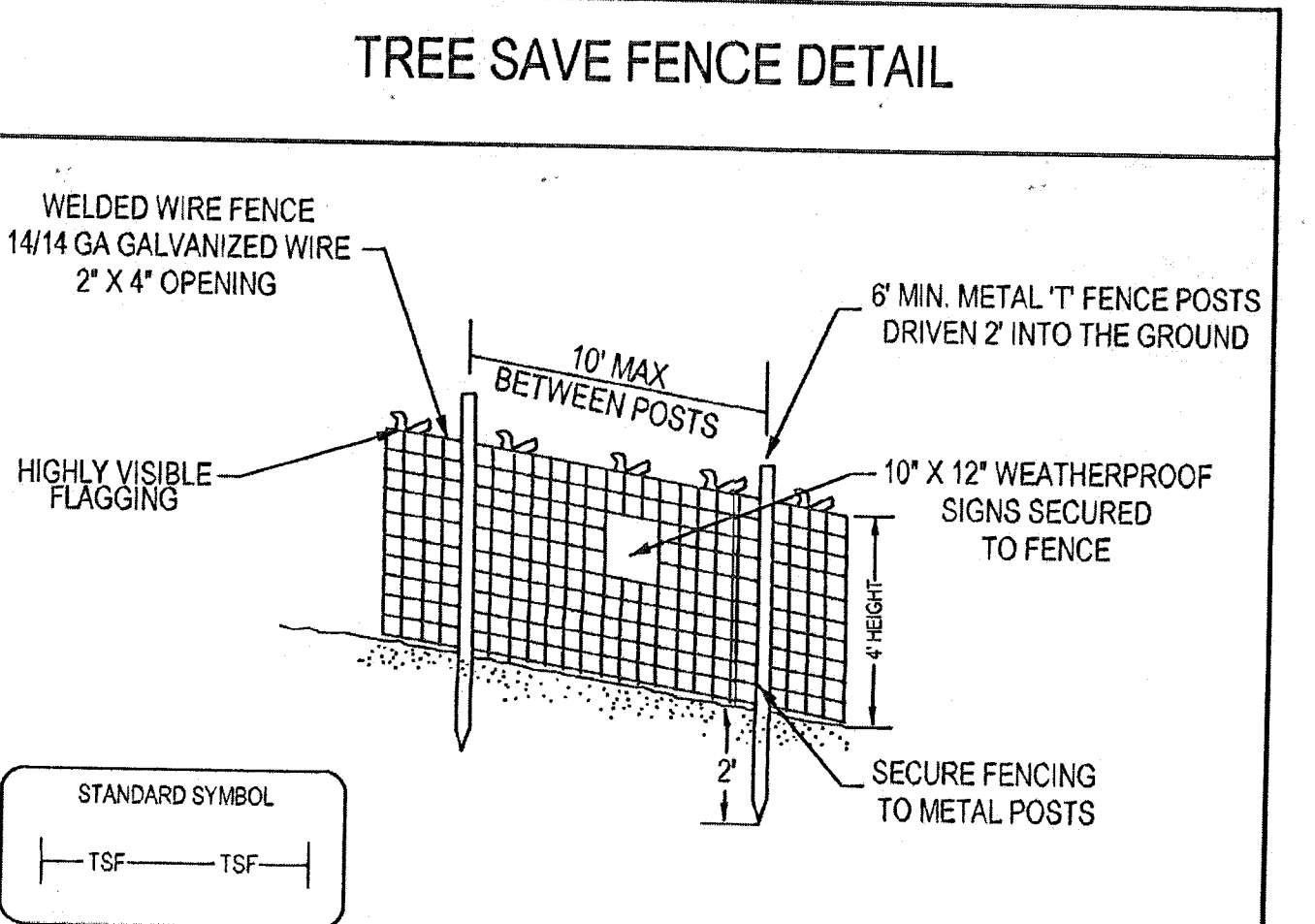
- THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO INCHES IN DIAMETER MAY BE REMOVED FROM THE 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 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 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.

- EXCEPT FOR THE REMOVAL OF HAZARDOUS TREES OR LIMBS AS DESCRIBED ABOVE, 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 GORDON ROAD, UPPER MARLBORO, MARYLAND 20772, PHONE 301-552-3850. 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 RE-QUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

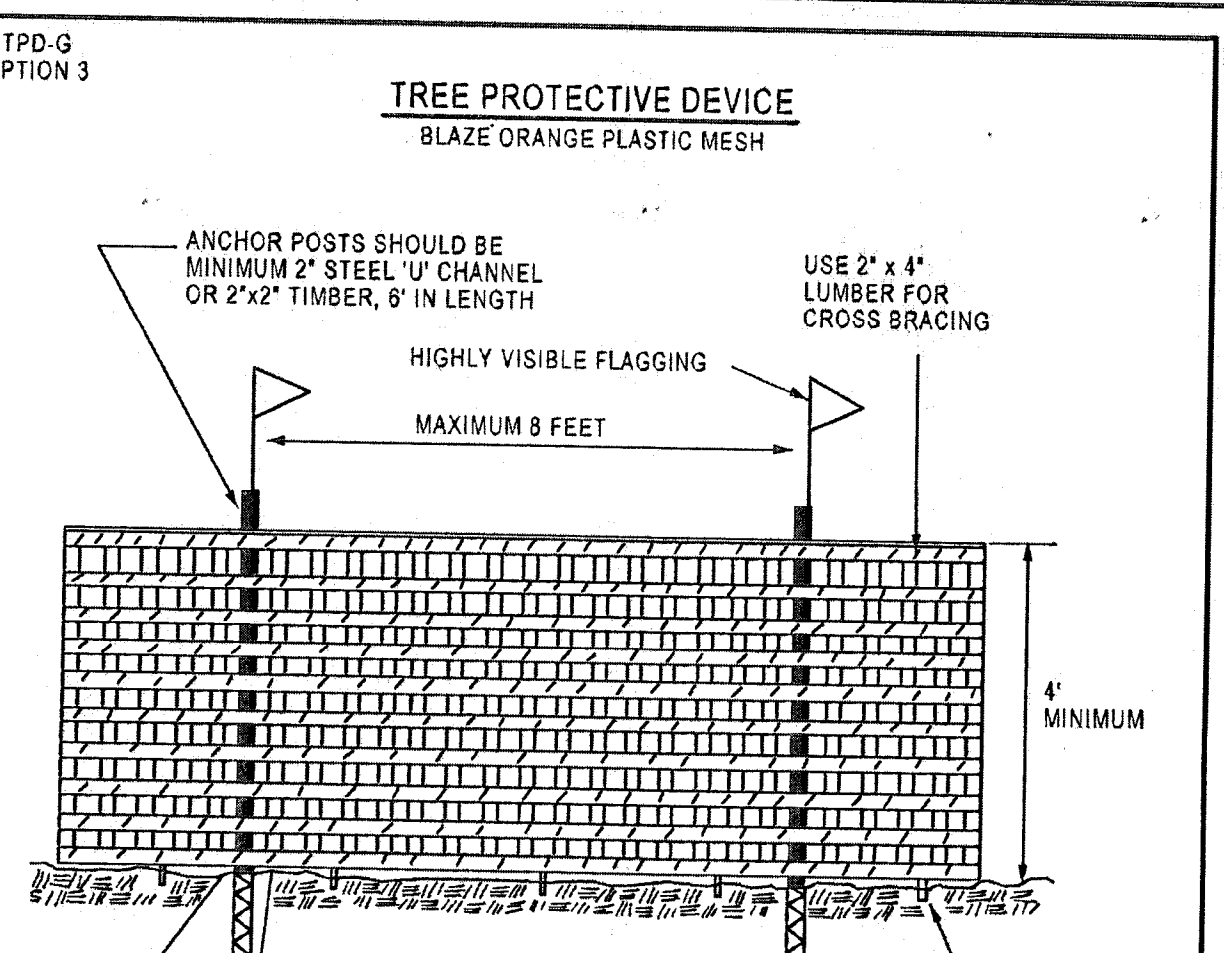
PREPARED: APRIL 21, 2003



#### NOTES:

1. PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING
2. LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST
3. BOUNDARIES OF LIMITS OF DISTURBANCE SHALL BE STAKED PRIOR TO INSTALLING PROTECTIVE FENCE
4. ROOT DAMAGE SHOULD BE AVOIDED
5. PROTECTIVE SIGN IS REQUIRED
6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION

NOT TO SCALE

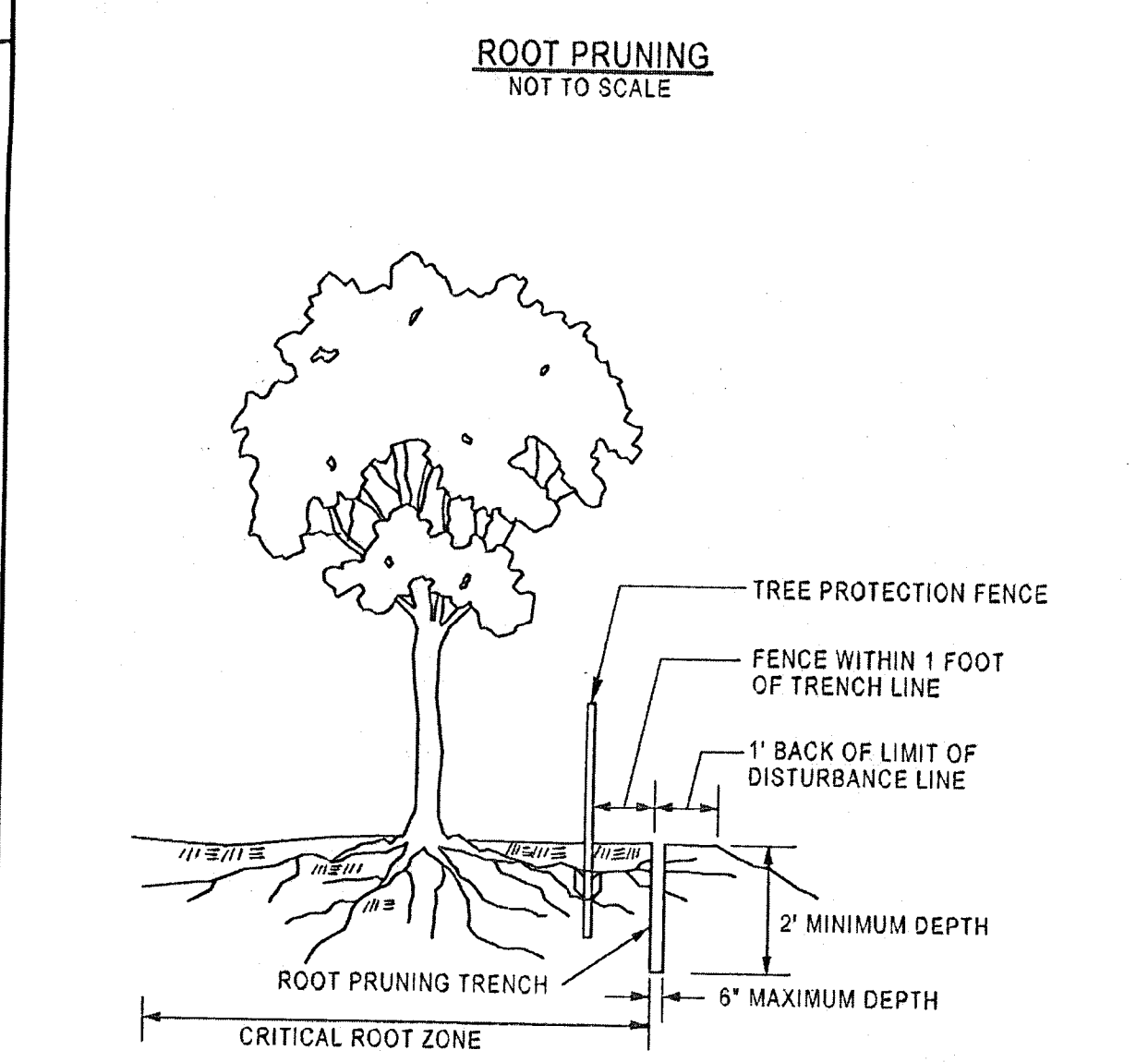


#### NOTES:

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO THE INSTALLATION OF 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 GROUND.

NOT TO SCALE

FIGURE J-1



#### NOTES:

1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT

SOURCE: CITY OF GAITHERSBURG, MD; CITY TREE MANUAL AND THE MD DNR FOREST CONSERVATION MANUAL 1991

Tree Canopy Coverage Schedule for Site, 25-128				
Project Name:	Land Property:	TCCP:	DRD Case #:	Area (Acres)
Site Calculations:				
Zone 1:				
Zone 2:				
Zone 3:				
Zone 4:				
Total Area:				
TCC Required (Acres):				
TCC Provided (Acres):				
TCC Shortfall (Acres):				
TCC Credit per Tree Based on Size at Planting:				
Deciduous - columnar shade tree (50' or less height):				
Deciduous - ornamental tree (20' or less height with equal spread):				
Deciduous - minor shade tree (25-50' height with equal spread or greater):				
Deciduous - major shade tree (50' or greater height, with spread equal to or greater than height):				
Deciduous - small tree (30-40' height with spread of 15-20'):				
Evergreen - medium tree (40-50' height with spread of 20-30'):				
Evergreen - large tree (50' height or greater with spread of 30-40'):				
Total Number of Trees/TCC Credit (\$):				
Manually enter information/figures into shaded areas:				
Prepared by:				
Date:				

#### REFORESTATION INSPECTION AND PLANTING NARRATIVE

- REFORESTATION INSPECTION SCHEDULE THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.

- A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURE. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION POSSESSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTIVE DEVICES.
- B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTIVE DEVICES AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE DEVICES.
- C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS, CHOICE OF PLANT MATERIAL, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIAL SHOULD NOT BE MADE UNTIL AFTER THE INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
- D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.
- E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE END OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

#### 2. PRE-PLANTING CONSIDERATIONS

- A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOVED PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO MOWING, PERIODIC MOWING AFTER THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO WEED CONTROL MEASURES ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
- B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PIT WILL BE DUG IN AREAS OF UNDERLIE TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING LOCATIONS SHOULD BE DUE TO THE INCREASED CHANCES OF SOIL BORN DISEASES. THE PLANTING FIELD SHOULD BE COVERED WITH 2 TO 4 INCHES OF MULCH.
- C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS, NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.
- D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

#### 3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

#### 4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

#### 5. PLANTING SPECIFICATIONS

- A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS GREATLY LOOSENED FROM THE SOILS. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. IN LIMITED TO WEED CONTROL MEASURES ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
- B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.
- C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD. AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
- D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

#### 6. POST-PLANTING CONSIDERATIONS

- A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING AN ON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
- B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCES. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED FROM ENTERING THESE AREAS.
- C. IN AREAS WHERE A SIGNIFICANT

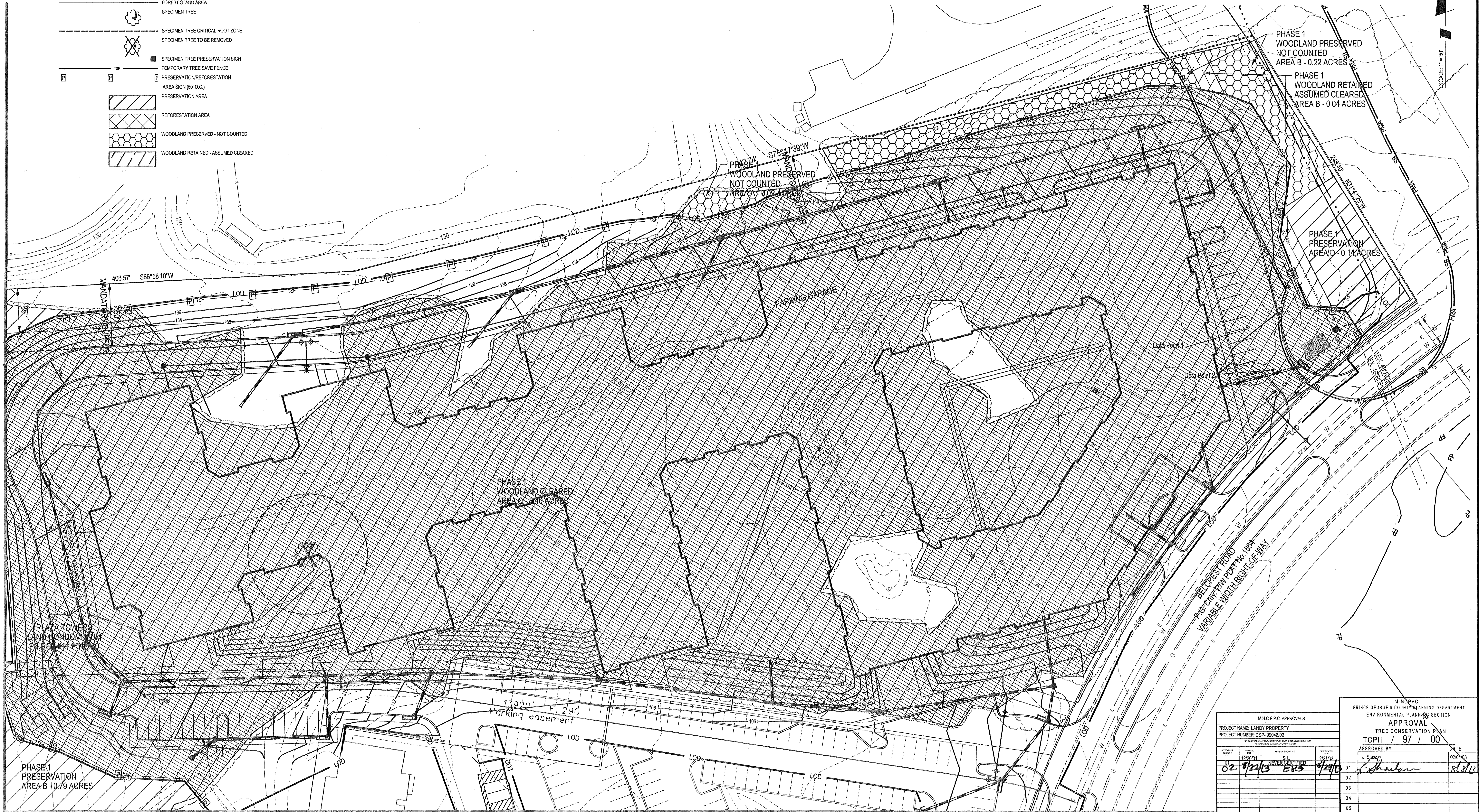


REFERENCE  
GRID

MATCHLINE - SEE SHEET 5

# LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- EXISTING FOREST STAND LINE
- LOD - LIMIT OF DISTURBANCE
- WL - WETLAND
- WB - WETLAND BUFFER
- EXISTING STREAM
- SB - STREAM BUFFER
- FP - FLOODPLAIN
- PMA - PMA
- 90L - SOIL CLASS LINE
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATER
- PROPOSED SEWER
- FOREST STAND AREA
- SPECIMEN TREE
- SPECIMEN TREE CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PRESERVATION SIGN
- TEMPORARY TREE SAVE FENCE
- PRESERVATION/REFORESTATION AREA SIGN (5'0" O.C.)
- PRESERVATION AREA
- REFORESTATION AREA
- WOODLAND PRESERVED - NOT COUNTED
- WOODLAND RETAINED - ASSUMED CLEARED



MATCHLINE - SEE SHEET 4

MNCPPC APPROVALS	
PROJECT NAME: LANDY PROPERTY	
PROJECT NUMBER: DSP 9904802	
DATE	APPROVED BY
01 12/20/01	J. Shaker
02 02/24/03	EKS
03 02/24/03	EKS
04 02/24/03	EKS
05 02/24/03	EKS

M-NRPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 97 / 00	
DATE	APPROVED BY
01 02/24/03	J. Shaker
02 02/24/03	EKS
03 02/24/03	EKS
04 02/24/03	EKS
05 02/24/03	EKS

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Rockville  
Lanham  
Waldorf  
Leonardtown

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NO.	DATE	REVISIONS	BY	DATE
2	JUNE 2010	REVISED REFORESTATION AREA B	BCG	7/19/13
1	JUNE 2010	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS	DUB	3-19-13

**MISS UTILITY NOTE**

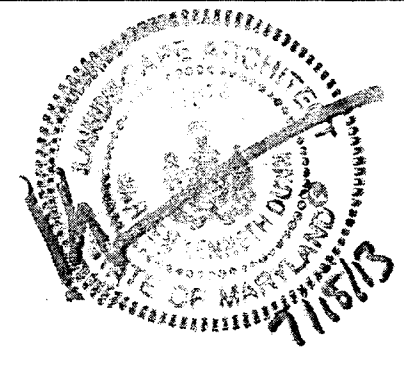
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, INCLUDING ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-251-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER 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**

MARVIN BLUMBERG CO.  
7105 BROXBURN DR.  
BETHESDA, MD 20817

PHONE # 301-631-9477  
FAX #  
CONTACT NAME: MR. MARVIN BLUMBERG

COPYRIGHT ADD THE MAP PEOPLE	PROJECT NO.
MAP 5409 - 0410	59
TAX MAP	ZONING CATEGORY
41/F1	R-10
WASS 200 SHEET	XXXX
208H203	XXXX
SITE DATUM	XXXX
HORIZONTAL	XXXX
VERT CAL	XXXX



**TREE CONSERVATION PLAN - TYPE II**

**DSP99048- 2**

**LANDY PROPERTY**

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

**APPROVED PLAN**

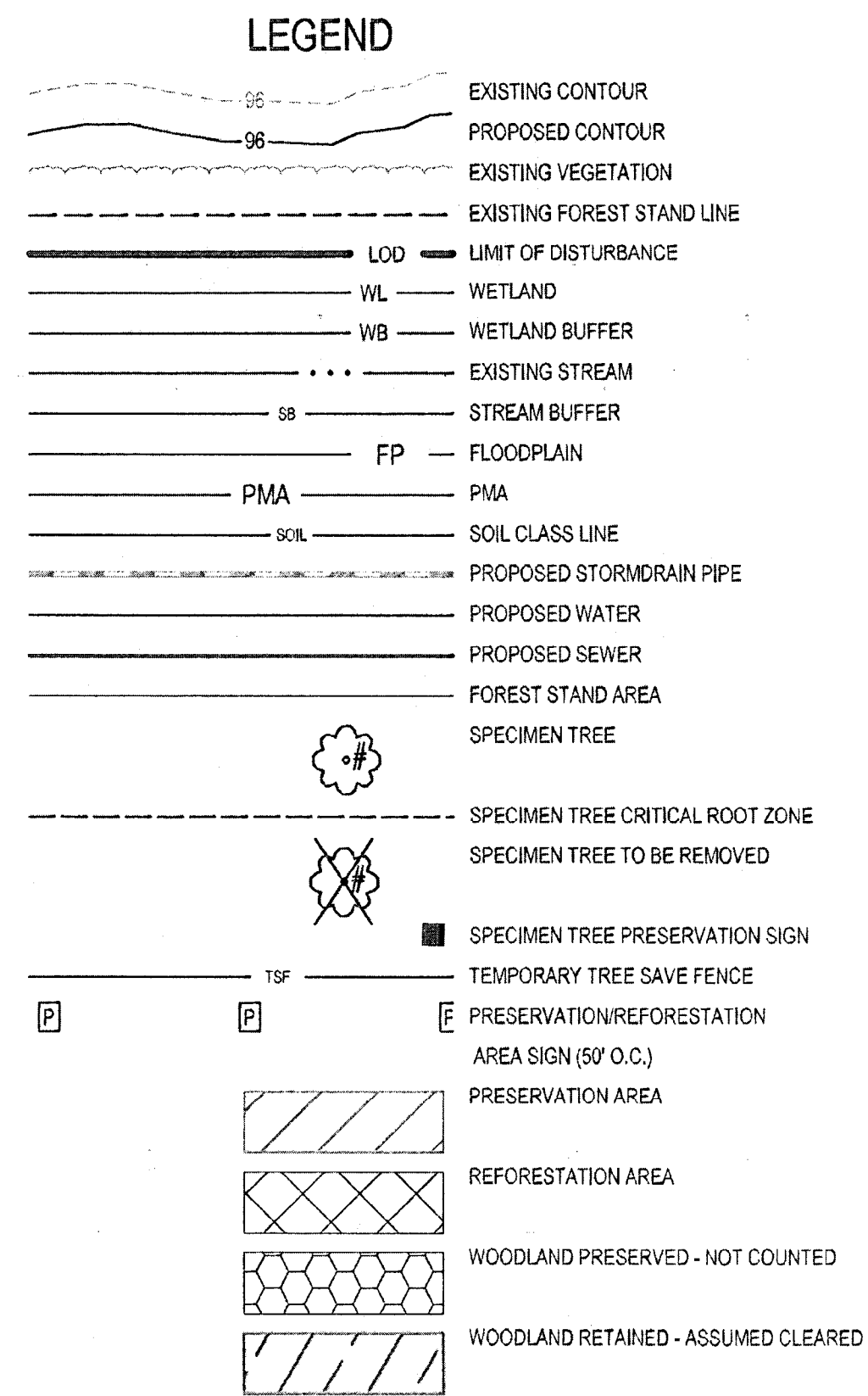
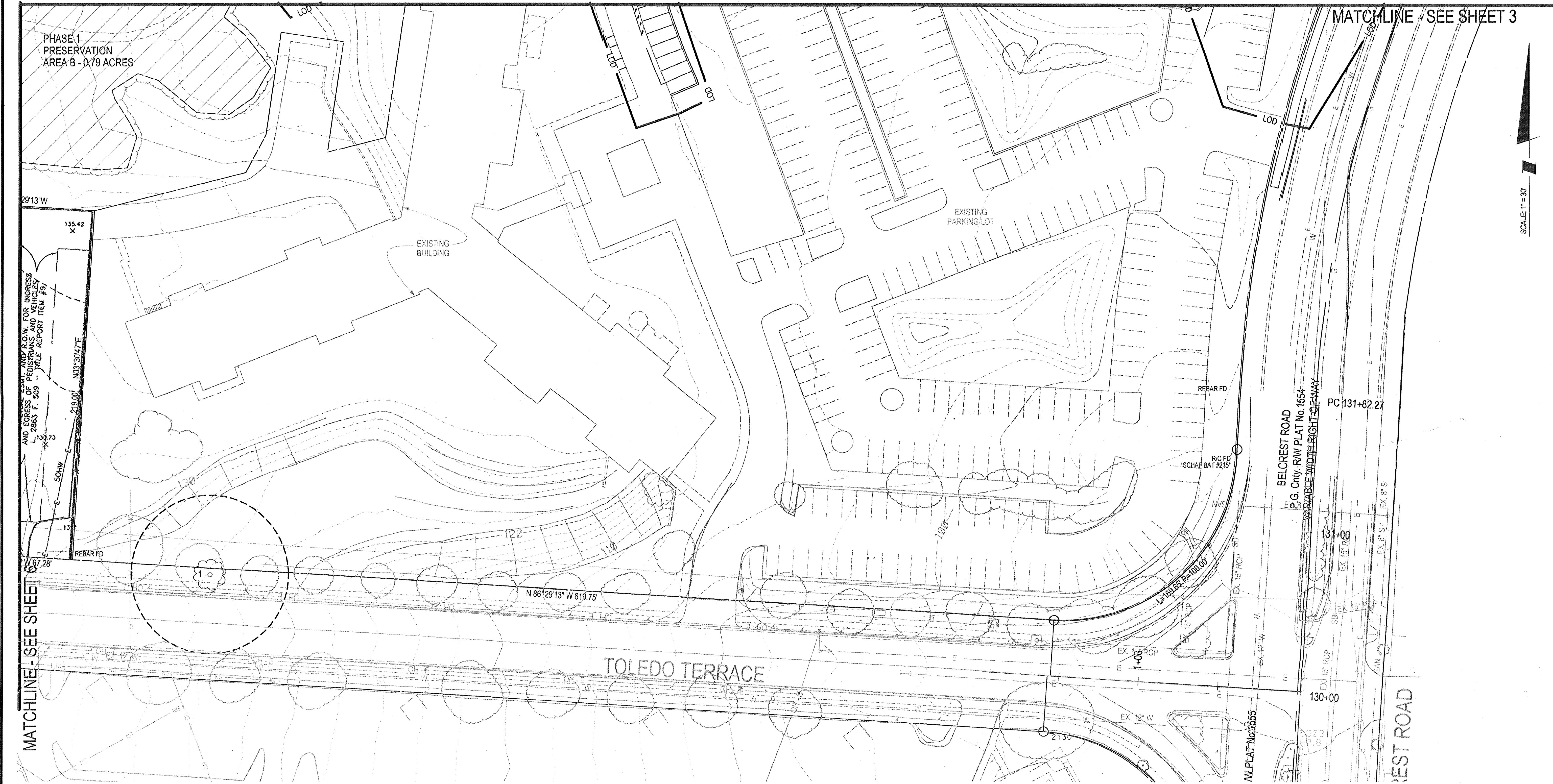
1" = 30'

SHEET 3 OF 6

PROJECT NO. 1868-00-00

SLSPLOT/COMMENTS





M.N.C.P.P.C. APPROVALS	
PROJECT NAME: LANDY PROPERTY	
PROJECT NUMBER: DSP.99048/02	
APPROVED BY: J. Shaw	
DATE: 02/04/13	
APPROVED BY: J. Shaw	
DATE: 02/04/13	
APPROVED BY: J. Shaw	
DATE: 02/04/13	
APPROVED BY: J. Shaw	
DATE: 02/04/13	

**LS** Loidman Soltesz Associates, Inc.  
Engineering  
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Environmental Sciences

Rockville  
Lanham  
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Leonardtown

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REVISIONS			
NO.	DATE	BY	DATE
1	JUNE 2010	DJB	3-19-13
REVISED TO ADDRESS COUNTY COUNCIL COMMENTS			
DESIGNED	BOG	TECHNICIAN	BOG
CAD STANDARDS VERSION	V8 - 2000	CHECKED	KAS

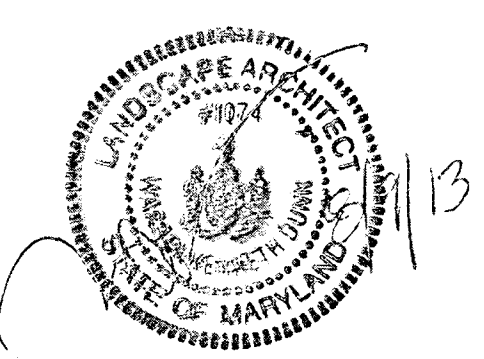
**MISS UTILITY NOTE**

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**OWNER/DEVELOPER/APPLICANT**

MARVIN BLUMBERG CO.  
7105 BROXBURN DR.  
BETHESDA, MD 20817  
PHONE #: 301-631-0477  
FAX #  
CONTACT NAME: MR. MARVIN BLUMBERG

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TAX MAP 41F1	R-10
WSSC 200 SHEET 208NE03	XXXX
SITE DATUM	XXXX
HORIZONTAL	
VERTICAL	



TREE CONSERVATION PLAN - TYPE II	
DSP99048- 2	
LANDY PROPERTY	
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	
APPROVED PLAN	
SHEET 4	OF 6
PROJECT NO. 1866-00-00	

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N/F  
CONTEE COMPANY  
L.2441 f.247, et al.

PARCEL 'D'  
AMERICANA PLAZA  
PB.WWW 35 P.NO.59

ZONING: R-18

405,959 sq.ft.  
or 9.3195 ac.

#### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- EXISTING FOREST STAND LINE
- LOD - LIMIT OF DISTURBANCE
- WL - WETLAND
- WB - WETLAND BUFFER
- EXISTING STREAM
- STREAM BUFFER
- FP - FLOODPLAIN
- PMA - FLOODPLAIN
- SOIL - SOIL CLASS LINE
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATER
- PROPOSED SEWER
- FOREST STAND AREA
- SPECIMEN TREE
- SPECIMEN TREE CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PRESERVATION SIGN
- TEMPORARY TREE SAVE FENCE
- PRESERVATION/REFORESTATION AREA SIGN (50' O.C.)
- PRESERVATION AREA
- REFORESTATION AREA
- WOODLAND PRESERVED - NOT COUNTED
- WOODLAND RETAINED - ASSUMED CLEARED

SCALE 1" = 30'

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

M.N.C.P.P.C. APPROVALS		PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 97 / 00	
PROJECT NAME: LANDY PROPERTY PROJECT NUMBER: DSP-9904802		APPROVED BY: J. Slaz DATE: 02/04/03	
DATE: 12/20/01	BY: [Signature]	DATE: 02/04/03	BY: [Signature]
02/04/03	NEVER CERTIFIED	02/04/03	NEVER CERTIFIED
03		03	
04		04	
05		05	

**LS** Laidman Soltesz Associates, Inc.  
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Waldorf  
Leonardtown

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Engineering  
Planning  
Surveying  
Environmental Sciences

NO.	REVISIONS	BY	DATE
2	REVISED REFORESTATION AREA B	BOG	7/19/13
1	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS	DUB	3-18-13
1		BY	DATE
DATE:	JUNE 2010	CAD STANDARDS VERSION:	VB - 2000
DESIGNED:	BOG	TECHNICAL:	BOG
CHECKED:	KAS		

**MISS UTILITY NOTE**

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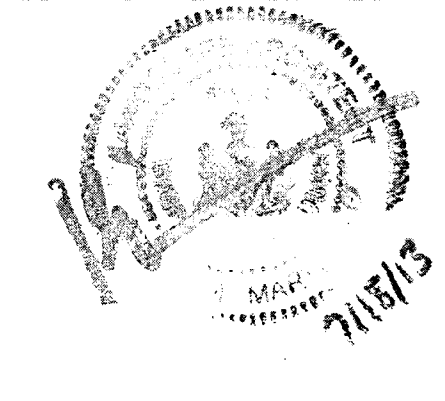
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7105 BROXBURN DR.  
BETHESDA, MD 20817

PHONE #: 301-631-8477  
FAX #  
CONTACT NAME: MR. MARVIN BLUMBERG

30 15 0 30 60

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MAP: 5409	GRID: 5G
TAX MAP: 41/F1	ZONING CATEGORY: R-10
WSSC 200 SHEET: 208ME03	XXXX:
SITE DATUM: XXXX:	
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VERTICAL:	

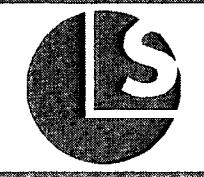


#### TREE CONSERVATION PLAN - TYPE II

**DSP99048-2**  
**LANDY PROPERTY**

**APPROVED PLAN**

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'  
SHEET **5**  
OF **6**  
PROJECT NO: 1866-00-00  
SLSA/PT/COMMENTS



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

SCALE 1" = 50'

# LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION
- EXISTING FOREST STAND LINE
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- WL - WETLAND
- WB - WETLAND BUFFER
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- SB - STREAM BUFFER
- FP - FLOODPLAIN
- PMA - PMA
- SOIL CLASS LINE
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATER
- PROPOSED SEWER
- FOREST STAND AREA
- SPECIMEN TREE
- SPECIMEN TREE CRITICAL ROOT ZONE
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PRESERVATION SIGN
- TEMPORARY TREE SAVE FENCE
- PRESERVATION/REFORESTATION AREA SIGN (50' O.C.)
- PRESERVATION AREA
- REFORESTATION AREA
- WOODLAND PRESERVED - NOT COUNTED
- WOODLAND RETAINED - ASSUMED CLEARED

PHASE 2  
REFORESTATION  
AREA C - 0.19 ACRES

PHASE 2  
WOODLAND RETAINED  
ASSUMED CLEARED  
AREA A - 10.17 ACRES

PHASE 2  
PRESERVATION  
AREA A - 3.00 ACRES

PHASE 1  
PRESERVATION  
AREA C -  
0.24 ACRES

PHASE 1  
PRESERVATION  
AREA B - 0.79 ACRES

7 STORY BRICK  
W/ WALKOUT PATIOS

3 THE SEWELLE  
CONDOMINIUM  
PB. BLP 1113 P. NO. 55 - 87.23  
PARCEL "A"  
TOLEDO TOWERS  
PB. WWW 88 P. NO. 70

M-NCPPC APPROVALS			
PROJECT NAME: LANDY PROPERTY			
PROJECT NUMBER: DSP-9904802			
DATE	BY	DATE	BY
12/20/01	SI	2/1/02	SI
02/12/03	EKS	9/24/03	SI

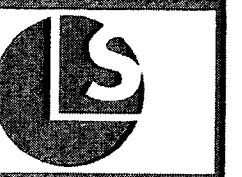
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 / 97 / 00			
APPROVED BY	DATE	APPROVED BY	DATE
J. Stang	02/04/03	K. Stang	7/31/03

TREE CONSERVATION PLAN - TYPE II

DSP99048- 2  
LANDY PROPERTY

APPROVED  
PLAN

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 30'

SHEET 6

OF 6

PROJECT NO.  
1856-00-00

DATE  
1856-00-00

DATE  
1856-00-00

DATE  
1856-00-00



LANHAM OFFICE  
4300 Forbes Boulevard, Suite 230  
Lanham, MD 20706  
t. 301.794.7555 f. 301.794.7656

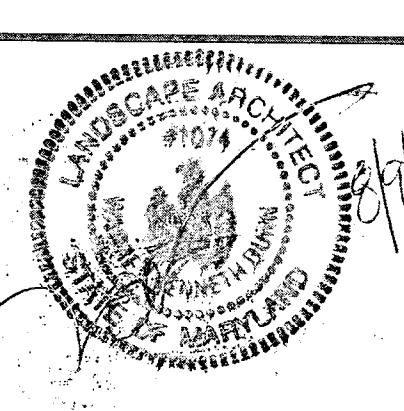
Rockville  
Lanham  
Waldorf  
Leonardtown

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	JUNE 2010	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS	DUB

MISS UTILITY NOTE  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES  
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR  
MUST RECONSTRUCT THE EXACT LOCATION AND ELEVATION OF ALL  
EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST  
PIES BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION.  
CONTACT MISS UTILITY AT 1-800-251-7711 48 HOURS PRIOR TO  
THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN  
SHOWN ON THIS PLAN OR TWO FEET (2) FEET, THE CONTRACTOR  
MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY  
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS  
THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT  
MARVIN BLUMBERG CO.  
7105 BROXBURN DR.  
BETHESDA, MD 20817  
PHONE #: 301-431-9477  
FAX #: 301-431-9477  
CONTACT NAME: MR. MARVIN BLUMBERG

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 5403	GRID 50
TAX MAP 41/1	ZONING CATEGORY: R-10
MSDC 200 SHEET 208NE03	XXXX
SITE DATA	XXXX
HORIZONTAL:	
VERTICAL:	



LSA/PL01/COMMENTS