

- GENERAL NOTES
1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-18003. IF DSP-18003 EXPIRES, THEN THIS TOP2 ALSO EXPIRES AND IS NO LONGER VALID.
 2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$5.00 PER SQUARE FOOT MITIGATION FEE.
 3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT (DPIE) SHALL BE PRESENT PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE THE IDENTIFICATION 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 SIGNED. FUTURE PROPERTY OWNERS MUST ALSO BE 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 DEVELOPED TIER AND IS ZONED R-20 & R-10.
 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 OR GREATER.
 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(i).

- TREE PRESERVATION AND RETENTION NOTES
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 TOP2.
 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 FENCINGS (TPF) 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 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 BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.
 14. 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.

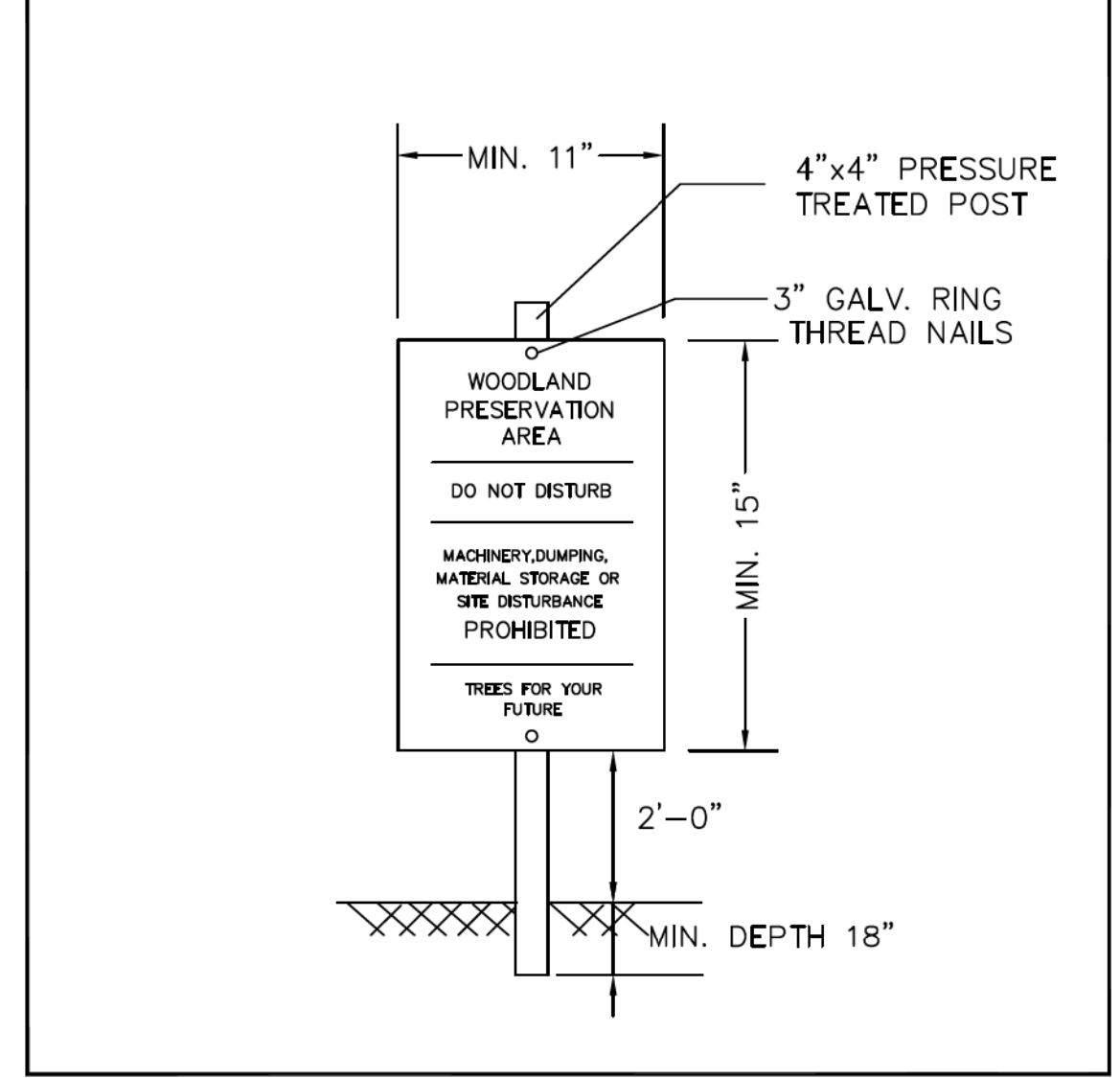
- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS
15. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
 16. 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 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.
 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 INHIBIT SPROUTING.
 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 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 PRUNINGS 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 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.

BEINGS 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. THIS 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 TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
19. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFs REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
 20. PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TOP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP2 PLAN AND RECORDED AS AN EASEMENT IN THE RECORDS OF THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT. THE RECDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE MNCPPC, PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.
 21. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 1 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN (THIS PAGE) PREPARED BY JOHN P. MARKOVICH OF JM FORESTRY SERVICES, LLC, DATED APRIL 6, 2020.
 22. THE REMOVAL OF NOXIOUS, INVASIVE, AND NONNATIVE 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 THE MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NONNATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
 23. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NONNATIVE 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.

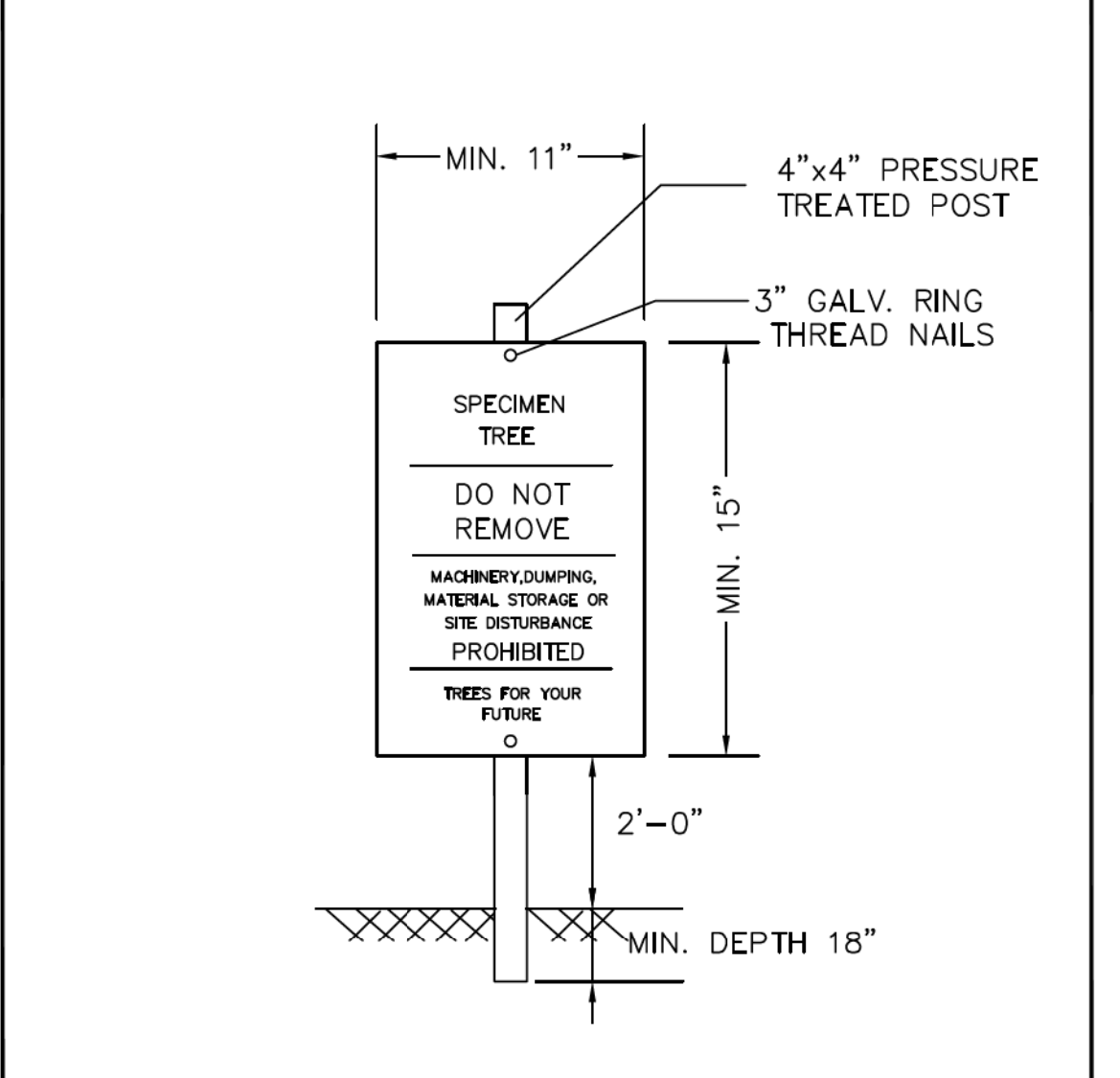
- POST DEVELOPMENT NOTES
24. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE REQUIRED 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.
 25. 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.
 26. 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 TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
 27. THE REMOVAL OF NOXIOUS, INVASIVE, AND NONNATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (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 NONNATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
 28. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NONNATIVE 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.
 29. 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.
 30. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED IN WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 43461 FOLIO 184. REVISIONS TO THIS TOP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.



- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

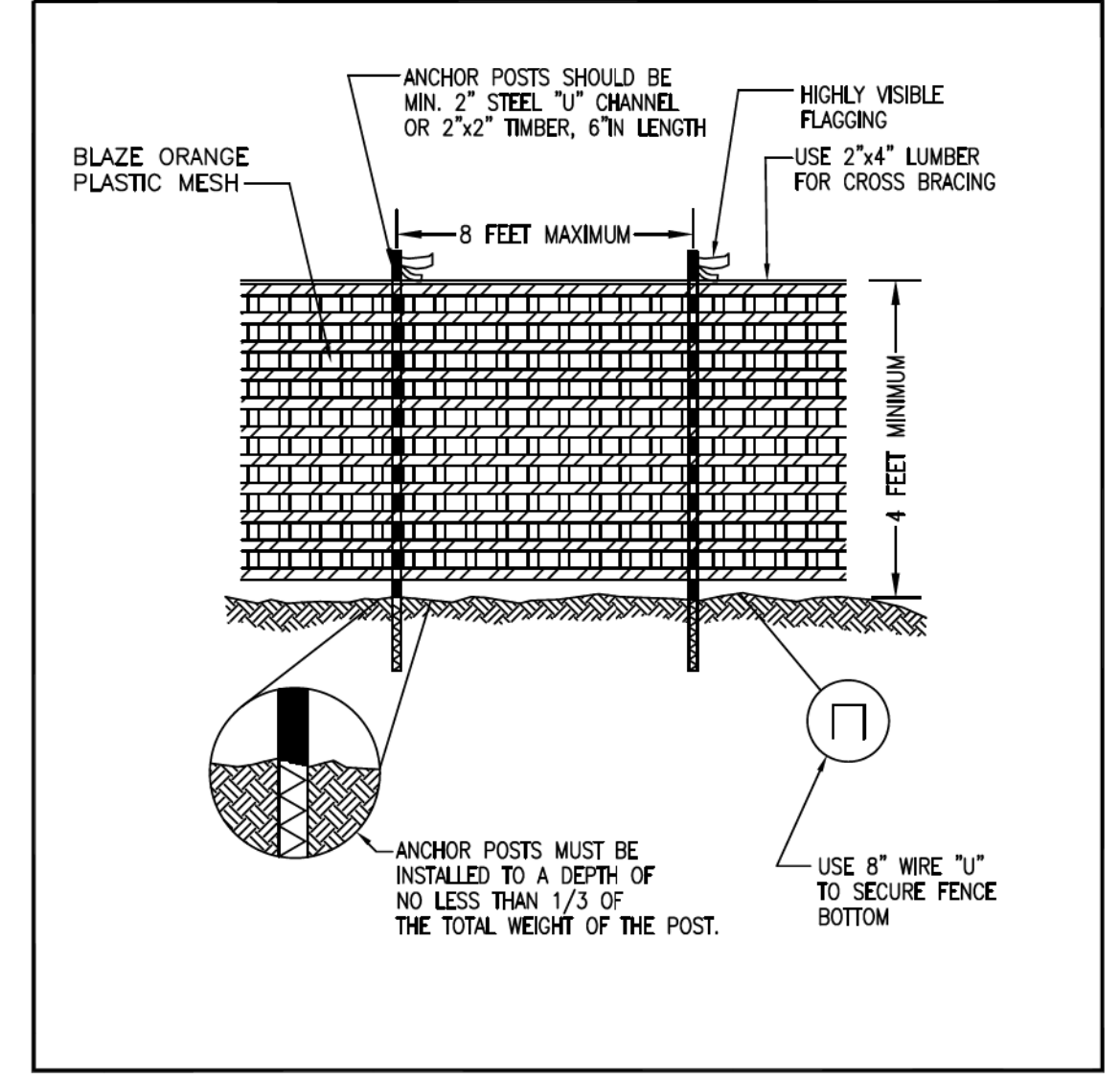
August 2010 A-4, DET-1



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1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
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 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

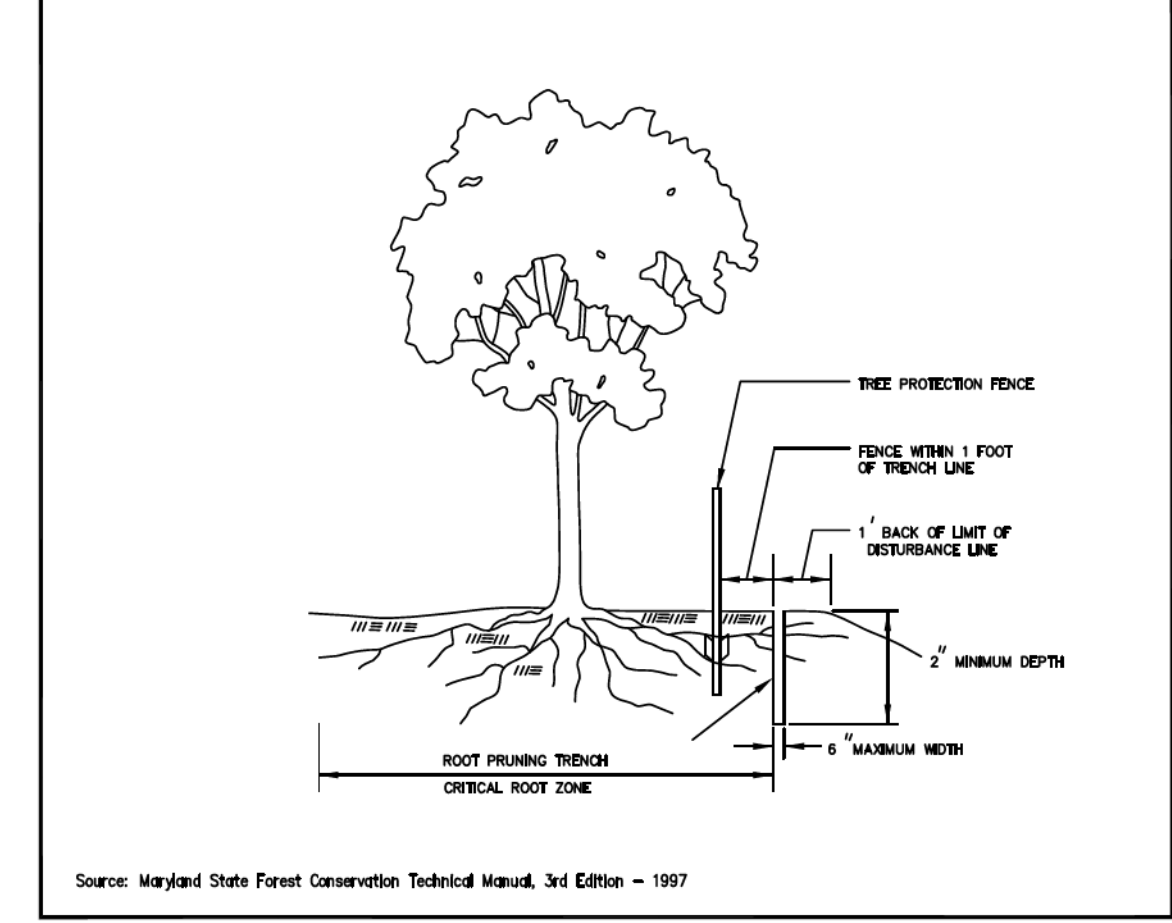
August 2010 A-4, DET-3



- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND PLACED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE INADEQUATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010 A-4, DET-10

Project Name: Landy Property TCP2-097-00-02

INVASIVE SPECIES MANAGEMENT PLAN

SCOPE OF PLAN: THE REMOVAL OF THE INVASIVE SPECIES IDENTIFIED IN WPA-B AND FP WPA-A TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN TWENTY PERCENT OF THE HERBACEOUS LAYER PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL. NUMEROUS GRAPE AND POISON IVY VINES ARE PRESENT IN THE CANOPY AND ADVERSELY IMPACTING TREE HEALTH RESULTING IN BREAKAGE, DIEBACK AND MORTALITY.

Location	Ares (ac)	Invasive Species Observed	Layer	Invasive species % coverage	Invasive Species % Range
WPA-A	0.84	None*	NA	0%	0%
WPA-B	0.67	Japanese Honeysuckle, Tartarian Honeysuckle, Wineberry, Multiflora Rose, English Ivy, Asian Bittersweet, Grape, Poison Ivy	Herbaceous, Understory, Vines in canopy	30%	10%-40%
FP WPA-A	0.28	Japanese Honeysuckle, Japanese Baryberry, Tartarian Honeysuckle, Wineberry, Multiflora Rose, English Ivy, Grape	Herbaceous, Understory, Vines in canopy	54%	5%-70%

*Some invasive species were observed within the Dean Drive Right-of-Way. Those species observed included Japanese Honeysuckle, Asian Bittersweet, Multiflora Rose

FURTHER REDUCTION OF INVASIVES SPECIES IN THE HERBACEOUS LAYER TO 5 PERCENT OR LESS MAY QUALIFY FOR ADDITIONAL WOODLAND CONSERVATION CREDIT WITH THE APPROVAL OF THE ENVIRONMENTAL PLANNING SECTION.

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION

1. AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.
2. PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

BEST MANAGEMENT PRACTICES

3. THE RECOMMENDED GUIDANCE FOR BMPs FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN "BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVES" (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PRINCE GEORGE'S COUNTY.

PLANNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT: http://www.montgomeryparks.org/PPSD/Natural_Resources_Stewardship/Veg_Manage/mentdocuments/bestmanagementpractices.pdf or <http://www.maryland.gov/ansp/landandresources/landandresources/midatlantic/midatlantic.pdf>

INITIATION OF CONTROL MEASURES

4. PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.
5. PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.
6. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS GENERALLY 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 OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.
7. CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.
8. MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA. IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.
9. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATELY LICENSED / QUALIFIED PROFESSIONAL.
10. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL. ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

SUBSEQUENT SITE EVALUATIONS

11. THE SITE SHOULD BE EVALUATED IN MAY, JULY/AUGUST AND OCTOBER ONCE CONTROL MEASURES HAVE BEEN INITIATED IN ORDER TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.
12. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH

SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR

PROPOSED MAINTENANCE PLAN

13. MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE ANNUAL MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.
14. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN

(Add any specific control measures or recommendations here)

VINES IN THE CANOPY MAY BE CUT AT GROUND LEVEL AND AT 6-FOOT HEIGHT. THE CUT SEGMENT SHALL BE DISPOSED OF AS NOTED AND THE VINE ALLOWED TO DIE AND SLOWLY FALL OUT OF TREE. THE GROUND SIDE OF THE CUT VINE SHALL BE TREATED WITH AN APPROVED HERBICIDE WITHIN A MINUTE OF CUTTING TO MINIMIZE RESPROUTING.

Prepared By: John P. Markovich
Qualification: JM Forestry Services, LLC
Licensed Forester #153
Date: April 6, 2020



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 097 - 00				
	APPROVED BY	DATE	DR#	REASON FOR REVISION
00	S.L.	12/20/2001	DSP-99048	
01	K.S.	08/08/2013	DSP-99048-A1 & 02	REDESIGN OF SITE LAYOUT
02			DSP-18003	REDESIGN OF SITE LAYOUT
03				
04				
05				



Engineering
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Environmental Sciences

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NO.	REVISIONS	BY	DATE
DESIGNED:	GAM		MAY 2019
CAO STANDARDS VERSION:	V5 - 2009		
TECHNICIAN:	GAM		
CHECKED:	DJB		

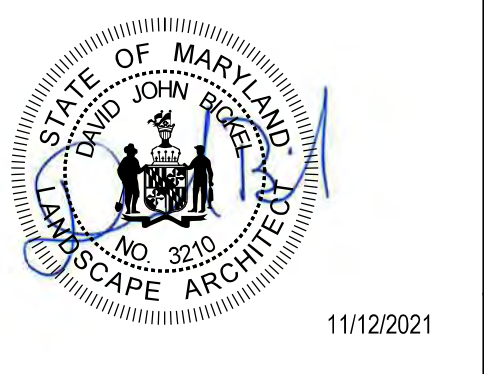
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS BY DIGGING 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

BLUMBERG LANDY FAMILY TRUST
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5877
CONTACT: SETH BLUMBERG

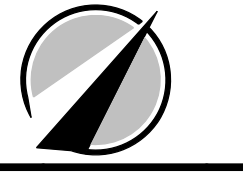
MAP	S409	GRID	5G
TAX MAP	431F1		
431F1	42/A1		
WBC 200 SHEET			
	208NE03		
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



NOTES AND DETAILS SHEET

TREE CONSERVATION PLAN TYPE 2
LANDY PROPERTY

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



SHEET	2
OF	6
PROJECT NO.	1865-00-00

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Pinns George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 097 - 00			
APPROVED BY	DATE	DRW#	REASON FOR REVISION
00	S.L.	12/20/2011	DSP-99048
01	K.S.	08/08/2013	DSP-99048 & 02 REDESIGN OF SITE LAYOUT
02			DSP-18003 REDESIGN OF SITE LAYOUT
03			
04			
05			

- PROPERTY BOUNDARY
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- WETLAND
- 25' WETLAND BUFFER
- TCP2 PHASE LINE
- PRIMARY MANAGEMENT AREA (PMA)
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- TREE PROTECTION DEVICE (TEMPORARY TREE PROTECTION FENCING)
- WOODLAND PRESERVATION AREA SIGN
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED ASSUMED CLEARED
- WOODLAND RETAINED - NOT CREDITED
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVED IN FLOODPLAIN
- SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED (WITH SPECIMEN TREE SIGN)
- SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE (TDBH=150%)

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	MAY 2019	CAD STANDARDS VERSION: V8 - 2008		
2				
3				
4				
5				
6				
7				
8				
9				
10				

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 UTILITIES CROSSINGS 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 18" 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
BLUMBERG LANDY FAMILY TRUST
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5947
CONTACT: SETH BLUMBERG

MAP	TAX MAP	GRID	5G
5409	410/1 42/1		
WBC 200 SHEET	208NE03		
SITE DATUM			
HORIZONTAL:			
VERTICAL:			

11/12/2021

PLAN VIEW

TREE CONSERVATION PLAN TYPE 2
LANDY PROPERTY

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

SHEET 4
OF 6
PROJECT NO.
1866-00-00

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SHEET 4
SHEET 5

SHEET 3
SHEET 4

N/F
ONTEE COMPANY
99 f.16, L.2422 f.411,
& L.2441 f.247

PARCEL "C"
AMERICANA PLAZA
PB.WWW 35 P.NO.59

ZONING: R-18

348,292 sq.ft.
or 7.9957 ac.

- PROPERTY BOUNDARY
REGULATED STREAM (TOP OF BANK)
REGULATED STREAM BUFFER
EXISTING 100-YEAR FLOODPLAIN
PROPOSED 100-YEAR FLOODPLAIN
WETLAND
25' WETLAND BUFFER
TOP2 PHASE LINE
PRIMARY MANAGEMENT AREA (PMA)
LIMIT OF DISTURBANCE
EXISTING TREE LINE
TREE PROTECTION DEVICE (TEMPORARY
TREE PROTECTION FENCING)
WOODLAND PRESERVATION AREA SIGN
WOODLAND PRESERVATION AREA (WPA)
WOODLAND RETAINED
ASSUMED CLEARED
WOODLAND RETAINED - NOT CREDITED
CLEARED FLOODPLAIN AREA (CFP)
WOODLAND PRESERVED IN FLOODPLAIN
SPECIMEN CHAMPION, HISTORIC TREE
PROPOSED FOR REMOVAL (X OVER TREE)
SPECIMEN CHAMPION, HISTORIC TREE
TO BE SAVED (WITH SPECIMEN TREE SIGN)
SPECIMEN CHAMPION, HISTORIC TREE
WITH CRITICAL ROOT ZONE
(TDBR+1.5'X2')

PROPOSED
R-O-W DEDICATION
3,826 SF (0.09 AC.)

THE SEVILLE
A CONDOMINIUM
PB. NLP 119 P.NO.59 - 67

PARCEL "A"
TOLEDO TOWERS
PB.WWW 38 P.NO.70

APPROVED BY			
S.L.	12/20/2001	DSP-99048	REDESIGN OF SITE LAYOUT
K.S.	08/08/2013	DSP-99048-01 & 02	REDESIGN OF SITE LAYOUT
		DSP-18003	REDESIGN OF SITE LAYOUT

INGRESS/EGRESS EASEMENT
L. 2863 f. 516

SCALE: 1" = 30'

PLAN VIEW



Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
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www.soltesz.com

NO.	REVISIONS			BY	DATE
DATE:	MAY 2019	CAD STANDARDS VERSION: V8 - 2000			
DESIGNED:	GAM	TECHNICIAN:	GAM	CHECKED:	DJR

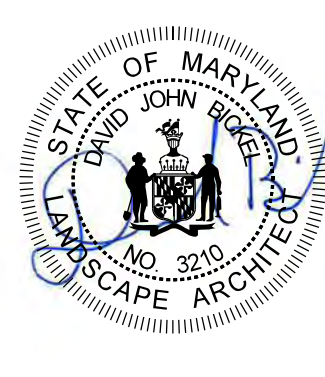
MISS UTILITY NOTE

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 DIGGING TEST
PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION.
CONTACT MISS UTILITY AT 1-800-221-7777 48 HOURS PRIOR TO
THE START OF CONSTRUCTION. IF CLEARANCES ARE LESS THAN
THOSE 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

BLUMBERG LANDY FAMILY TRUST
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.631.5407
CONTACT: SETH BLUMBERG

MAP	5409	GRID	5G
TAX MAP	41/1	ZONING CATEGORY:	R-20
WSDC 200 SHEET	208NE03		
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



11/12/2021

TREE CONSERVATION PLAN TYPE 2 LANDY PROPERTY

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



1" = 30'

SHEET 5
OF 6

PROJECT NO.
1866-00-00

P:\18660000\ENGINEERING\T2\CPH-05.sht Scale: 30,0000 1/1 in. User: GMDict PLT.dwg PDF: Grey_150.plt by Penth TEXT SUB 11/12/2021 10:03:35 AM

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- PROPERTY BOUNDARY
- REGULATED STREAM (TOP OF BANK)
- REGULATED STREAM BUFFER
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- WETLAND
- 20' WETLAND BUFFER
- TOP2 PHASE LINE
- PRIMARY MANAGEMENT AREA (PMA)
- LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- TREE PROTECTION DEVICE (TEMPORARY TREE PROTECTION FENCING)
- WOODLAND PRESERVATION AREA SIGN
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- SPECIMEN, CHAMPION, HISTORIC TREE TO BE SAVED (WITH SPECIMEN TREE SIGN)
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE (TDBH+1.5 CRZ)

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC2P-097-00			
APPROVED BY	DATE	DRUP	REASON FOR REVISION
00	S.L.	12/20/2003	DSP-99048
01	K.S.	08/08/2013	DSP-99048-21 & 22 REVISION OF SITE LAYOUT
02			DSP-18003 REVISION OF SITE LAYOUT
03			
04			
05			



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www.solteszco.com

NO.		REVISIONS		BY		DATE	
DESIGNED:		GAM		CHECKED:		DJB	
DATE:		MAY 2019		CAO STANDARDS VERSION:		V8 - 2009	
TECHNICIAN:		GAM					

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.631.5917
CONTACT: SETH BLUMBERG

MAP	5409	GRID	5G
TAX MAP	41/1		
	42/A1		
WSDC 200 SHEET	208NE03		
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



PLAN VIEW

TREE CONSERVATION PLAN TYPE 2
LANDY PROPERTY

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

SHEET **6**
OF **6**

PROJECT NO.
1866-00-00