

<h1 style="text-align: center;">TREE CONSERVATION PLAN TYPE 2</h1> <h1 style="text-align: center;">LANDY PROPERTY</h1> <p style="text-align: center;">.</p> <p style="text-align: center;">CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND</p>	
	SHEET <u>3</u>
	OF <u>6</u>
	PROJECT NO. 1866-00-00

SCALE: 1" = 30'

405,959 sq.ft.
or 9.3195 ac.

BOARD OF EDUCAT
L. 1080 f. 135

- SHEET 3
SHEET 4

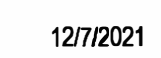
PARCEL H
0.11 AC.

www.solteszoo.com

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES IS 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 1-800-267-7777, 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.

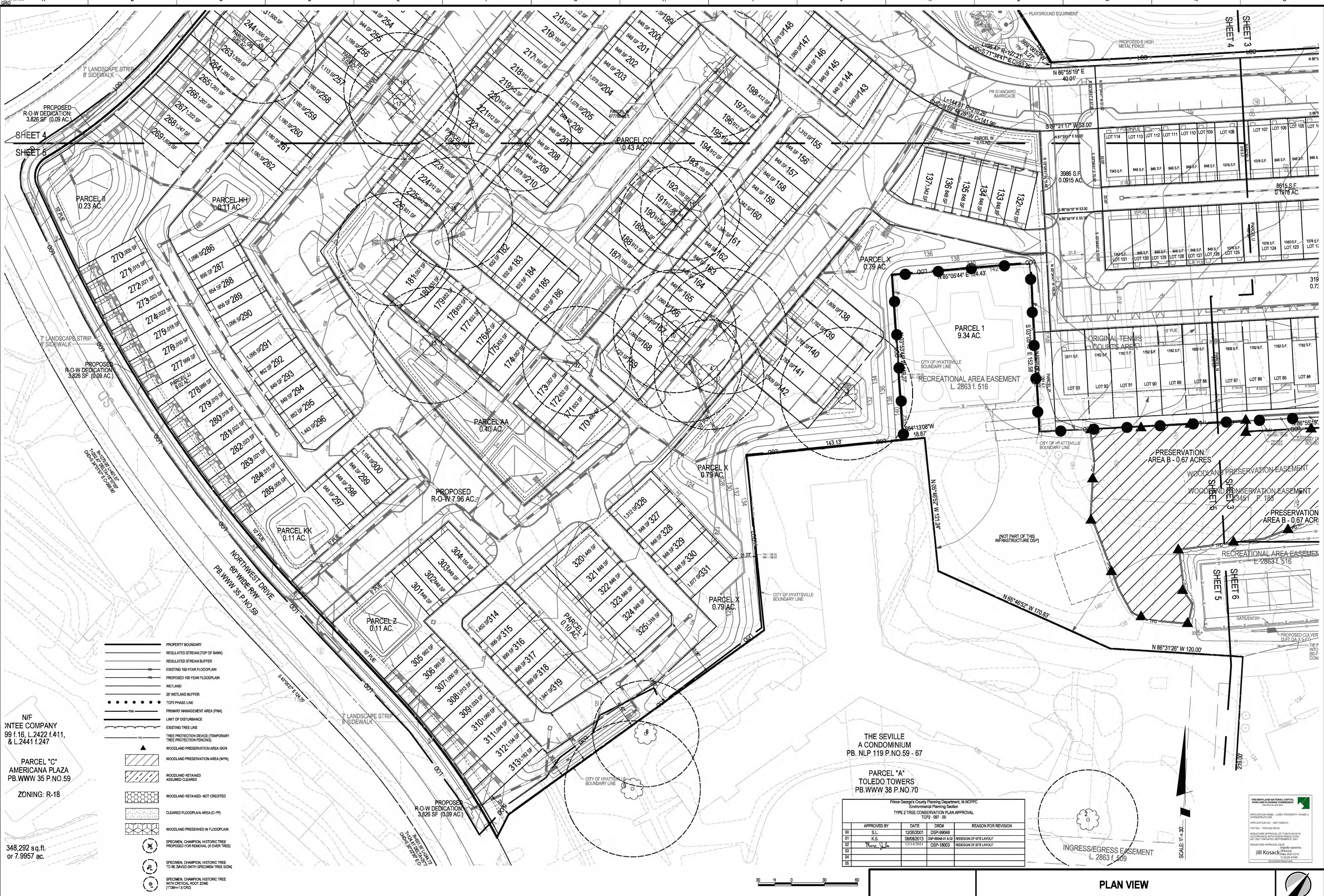
MAP <u>5409</u> GRID <u>5G</u>	
TAX MAP 41/F1 42/A1	ZONING CATEGORY: R-20
WSSC 200' SHEET 208NE03	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	



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

P:\18660000\ENGINEERING\TCD\PI-04.sht Scale= 30'00000"1/in. User= GMI61 PLTdrv= PDF_Grey_150.pltcfg PenTbl= TEXT_SUB.tbl 12/7/2021 10:58:36 AM

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- 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 ASSURED CLEARED
- WOODLAND RETAINED - NOT CREDITED
- CLEARED FLOODPLAIN AREA (C-FP)
- 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 (1708H=1.5 OR)

N/F
INTEE 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

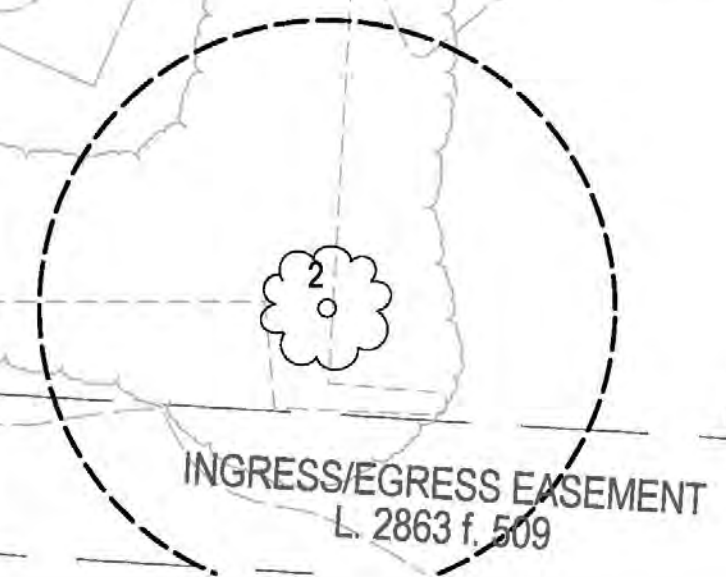
348,292 s.q.ft.
or 7.9957 ac.

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

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

APPROVED BY	DATE	DSP#	REASON FOR REVISION
S.L.	12/20/2001	DSP-99048	
K.S.	06/08/2013	DSP-99048-01 & 02	REDESIGN OF SITE LAYOUT
M. J. Co.	12/14/2021	DSP-18003	REDESIGN OF SITE LAYOUT

Price George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TOP2 - 097 - 00



THE MARYLAND NATIONAL CAPITAL
PLANNING AND DESIGN COMMISSION
1000 WASHINGTON AVENUE
SUITE 200
BETHESDA, MD 20814
410-326-7000
WWW.MDPLDC.COM

APPLICATION: LAND PROPERTY, PHASE 2
REDESIGN
TOP2 - 097 - 00
BOUNDARY APPROVAL OF THIS PLAN IS
APPROVED BY THE COMMISSIONER
DATE: 12/20/2021
Jill Kosack
12/20/2021

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.		REVISIONS		BY		DATE	
1		MAY 2019		GAM			
DESIGNED:		GAM		TECHNICIAN:		GAM	
DATE:		MAY 2019		CAD STANDARDS VERSION:		V8 - 2000	
CHECKED:		DJB					

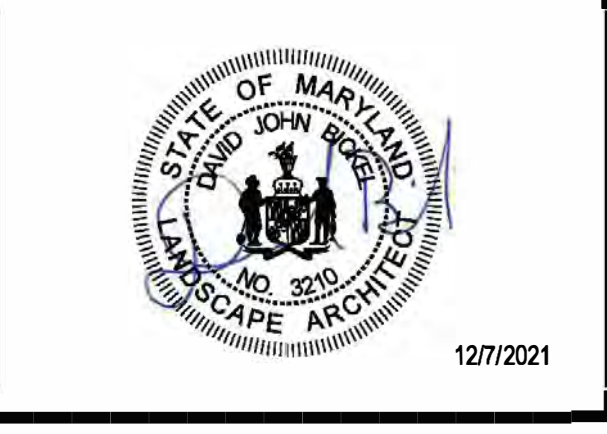
MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

BLUMBERG LANDY FAMILY TRUST
4102 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.631.9477
CONTACT: BETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 4101	ZONING CATEGORY: R-20
42A1	
WSSC 200 SHEET: 208NE03	
SITE DATUM:	
HORIZONTAL:	
VERTICAL:	



TREE CONSERVATION PLAN TYPE 2

LANDY PROPERTY

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

12/7/2021

PROJECT NO: 1866-00-0

SHEET 5 OF 6

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Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOPIC - 097 - 00			
NO.	APPROVED BY	DATE	REASON FOR REVISION
00	S.L.	12/22/2021	DSP-18003
01	K.S.	08/08/2013	REDESIGN OF SITE LAYOUT
02	Marie J.	12/14/2021	DSP-18003
03			REDESIGN OF SITE LAYOUT
04			
05			

THE MARYLAND NATURAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICANT NAME: LANDY PROPERTY PHASE 2
INFRASTRUCTURE
APPLICATION NO.: DSP-18003-01
TOPIC NO.: TOPIC-097-00-03
SIGNATURE APPROVAL OF THIS PLAN IN
ACCORDANCE WITH THE RESOLUTION
NO. 2021-004 DATED SEPTEMBER 9, 2021
Digitally signed by
Jill Kosack
DN: cn=Jill Kosack, o=Prince Georges County, ou=Environmental Planning Section, email=j.kosack@princegeorgescountymd.gov, c=US



Engineering
Surveying
Planning
Environmental Sciences

4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7556
www.solteszco.com

NO.		REVISIONS		BY		DATE	
1		REVISED		GAM		MAY 2019	
2		REVISED		GAM		MAY 2019	
3		REVISED		GAM		MAY 2019	
4		REVISED		GAM		MAY 2019	
5		REVISED		GAM		MAY 2019	
6		REVISED		GAM		MAY 2019	
7		REVISED		GAM		MAY 2019	
8		REVISED		GAM		MAY 2019	
9		REVISED		GAM		MAY 2019	
10		REVISED		GAM		MAY 2019	

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402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.631.9477
CONTACT: SETH BLUMBERG

MAP	5409	GRID	5G
TAX MAP	41/1		
	42/A1		
WBSG 200' SHEET			
20BNED03			
SITE DATUM			
HORIZONTAL			
VERTICAL			



PLAN VIEW

**TREE CONSERVATION PLAN TYPE 2
LANDY PROPERTY**

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

12/27/2021

SHEET 6 OF 6

PROJECT NO. 1886-00-00

SCALE: 1" = 30'