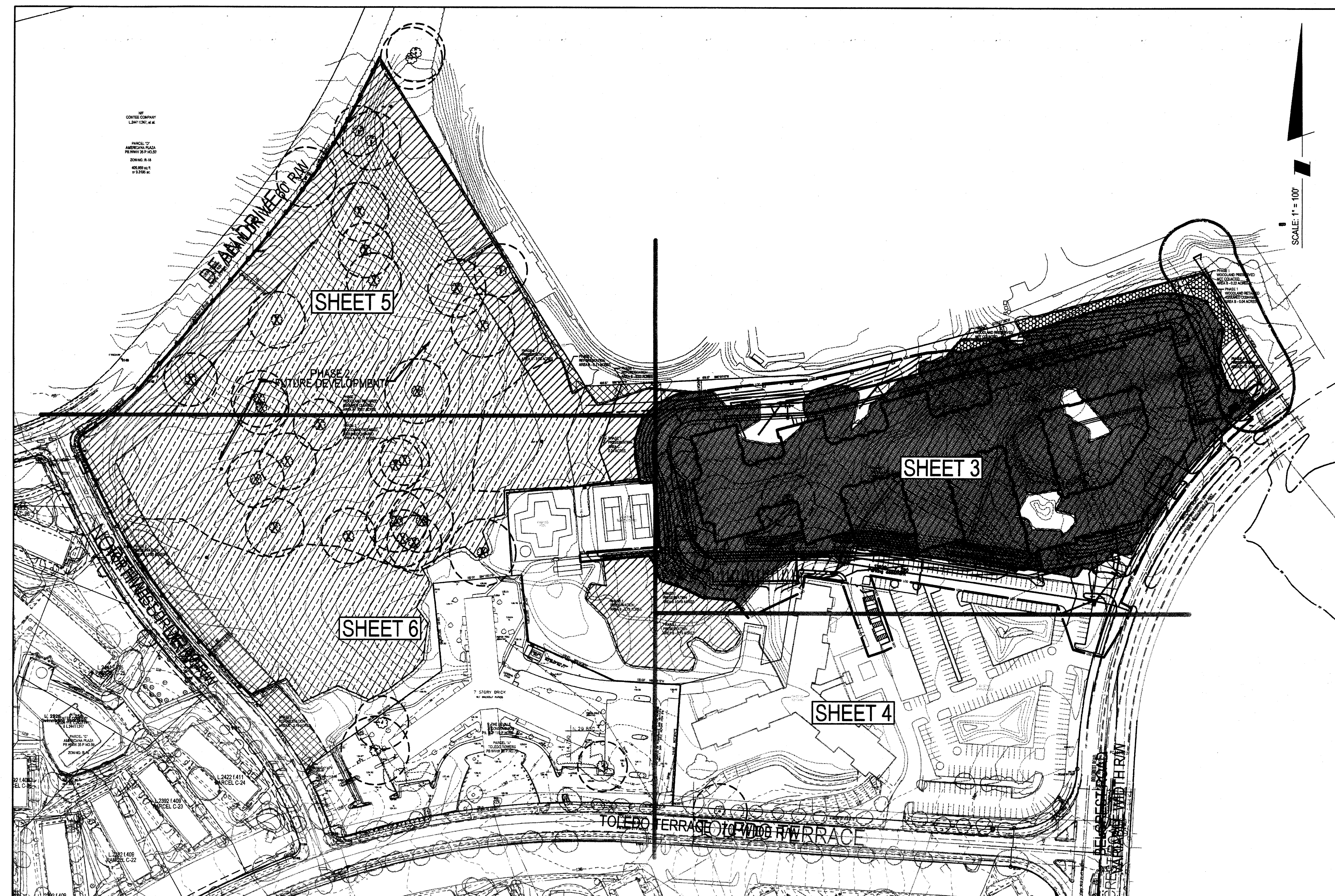
VICINITY MAP
 2014-11-2020

1 COVER SHEET
2 DETAIL SHEET
3-6 PLAN SHEETS

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-69048M01. IF DSP-69048M01 EXPIRES, THEN THIS TOPC ALSO EXPIRES AND IS NO LONGER VALID.
2. 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.
3. THE OWNERS OF THE PROPERTY SUBMITTED TO THIS CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE OF THE REQUIREMENTS CONTAINED HEREIN.
4. THE PROPERTY IS WITHIN THE DEVELOPED TER AND IS ZONED R-10.
5. THE SITE IS NOT ADJACENT OF A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
6. THE PROPERTY IS ADJACENT TO DEAN DRIVE (800' RIGHT OF WAY), NORTHWEST DRIVE (800' RIGHT OF WAY), TOLSON TERRACE (100' RIGHT OF WAY) AND BELMONT ROAD (VARIABLE RIGHT OF WAY WIDTH).
7. THE SOURCE OF THE SOLS INFORMATION IS THE USDA 1987 PRINCE GEORGES COUNTY SOIL SURVEY. SOIL TYPES INCLUDE: BELTSVILLE SILT LOAM, B1B2, PRINCE GEORGES COUNTY SANDY LOAM
B1B2 - BELTSVILLE SILT LOAM - Kwf Factor: 0.43
B0 - B1B2 SILT LOAM - Kwf Factor: 0.28
S82 - SUNNYSIDE FINE SANDY LOAM - Kwf Factor: 0.24
S02 - SUNNYSIDE FINE SANDY LOAM - Kwf Factor: 0.24
SC43 - SUNNYSIDE SANDY CLAY LOAM - Kwf Factor: 0.32
SWC - SUNNYSIDE URBAN LAND COMPLEX - Kwf Factor: 0.32
8. THE CLEARING LIMITS IN PHASE 1 WILL BE REEVALUATED AFTER OF DETAILED SITE PLAN SUBMISSION FOR PHASE 2 DEVELOPMENT. THE BUFFER AREAS SHOWN ON THE PLAN MEET THE TOPD REQUIREMENTS BUT WILL BE REEVALUATED AT A LATER DATE AFTER THE ADDITION OF DEVELOPMENT NEEDS, SUCH AS: LANDSCAPING, LOT LAYOUT, AND UTILITIES.



Preservation Area	Acreage	Reforestation Area	Acreage
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		TOTAL	0.33

Woodland Cleared	Acreage	Woodland Preserved Not Counted	Acreage
Area A	10.17	Area A	0.02
Area B	0.04	Area B	0.22
Area C	8.40		
TOTAL	18.61	TOTAL	0.24

Landy Property Specimen Tree List						
LSA No. 1866-00-00						
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	40		Good	REMAIN
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 tree	32		Good	CLEARED
8	Quercus phellos	willow oak	42		Fair	REMAIN
9	Quercus phellos	willow oak	31		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	21	twain	Good	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 falcata	southern red oak	34		Good	CLEARED
21	Liriodendron tulipifera	tulip tree	33		Good	CLEARED
22	Quercus alba	white oak	33	top missing	Poor	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		Good	REMAIN
26	Quercus alba	white oak	35		Fair	REMAIN
27	Quercus alba	white oak	37		Good	REMAIN
28	Liriodendron tulipifera	tulip tree	35	twain	Fair	REMAIN
29	Quercus alba	white oak	33	damaged	Good	REMAIN
30	Quercus alba	white oak	39		Good	CLEARED
31	Liriodendron tulipifera	tulip tree	35		Good	CLEARED
32	Liriodendron tulipifera	tulip tree	32		Good	REMAIN

[illegible]

DSP-99048/2
LANDY PROPERTY


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

APPROVED
PLAN

SHEET 1
OF 6

100

PROJECT NO.
1866.00.00

 **LS** Associates, Inc.
Lohedermar
Soltész Associates, Inc.

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

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Lanham
Waldorf
Leonardtown

www.LSAssociates.net

[illegible]

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES. INFORMATION 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 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

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PERMITTED USE NUMBER 21001200
MAP 5409 GRID 5G

TAX MAP 41/F1	ZONING CATEGORY R-10
WSSC 200' SHEET 208NE03	XXXX:
SITE DATUM HORIZONTAL:	XXXX:

TREE CONSERVATION PLAN - TYPE II

DS P-99048/2
LANDY PROPERTY

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

APPROVED
PLAN

SHEET 1
OF 6

100

PROJECT NO.
1866.00.00

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.

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 A PERSONAL INJURY OR PROPERTY DAMAGE.
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 ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES").
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 TO NEAR 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 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

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 GRINDINGS OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
2. 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, 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.

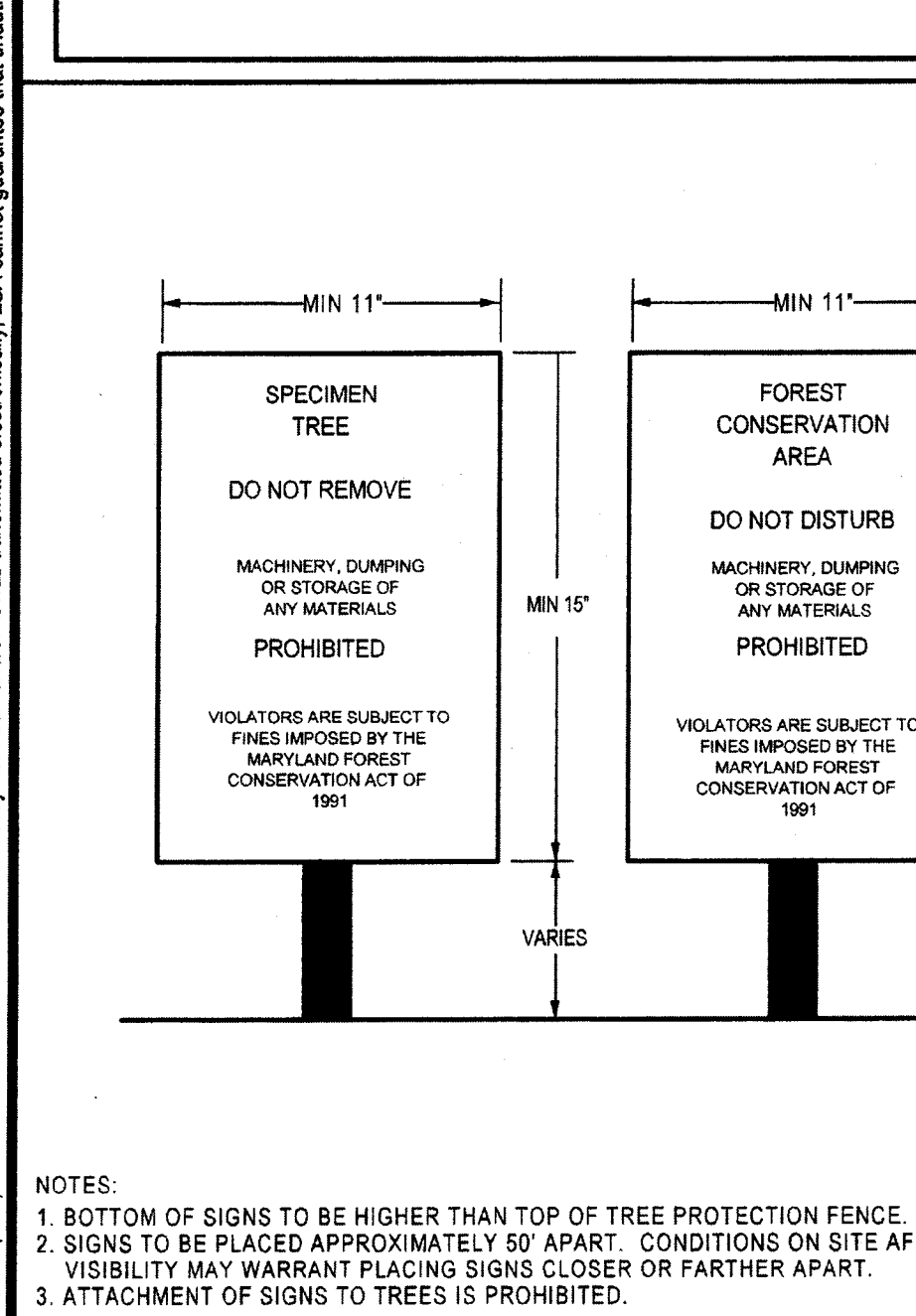
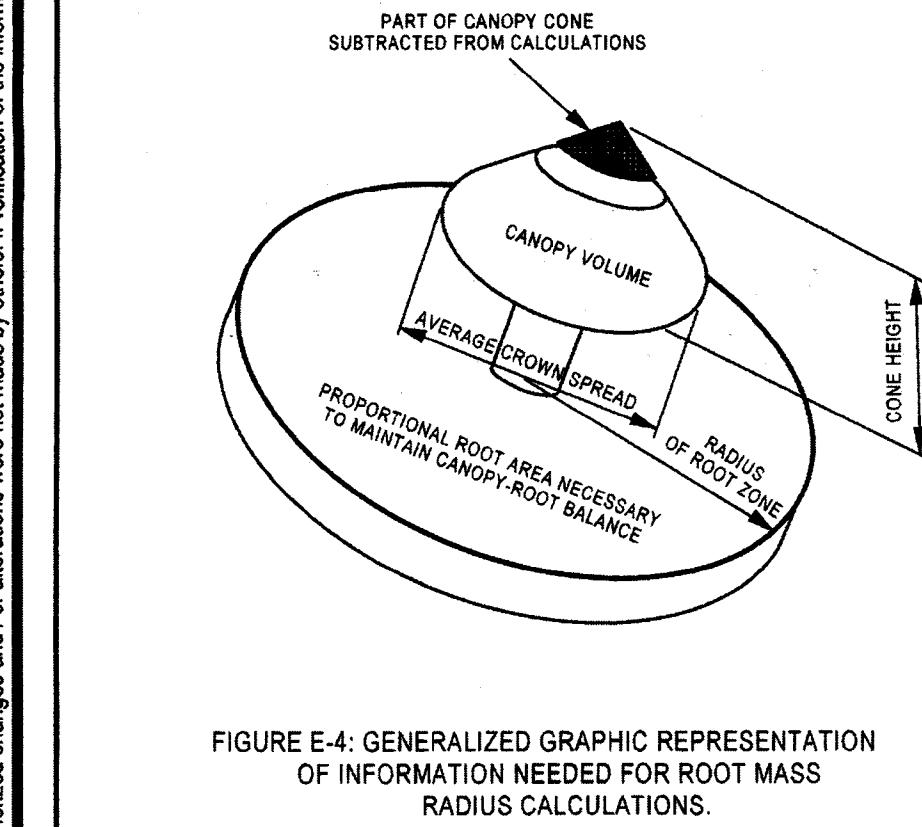
NOTE: THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

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 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 BE MOVED, 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 FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GORVON OGDEN BOVIE 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 OVER SEEDING WITH NATIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.



NOTES:

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.

CONSTRUCTION SIGNS

FIGURE D-4

REFORESTATION AND AFFORESTATION AREA SIGNS

FIGURE D-4

Revised TOC WORKSHEET AND REFORESTATION DETAIL

2

1

NO

DATE

JUNE 2010

DESIGNED

BOG

TECHNICIAN

BOG

VERSION

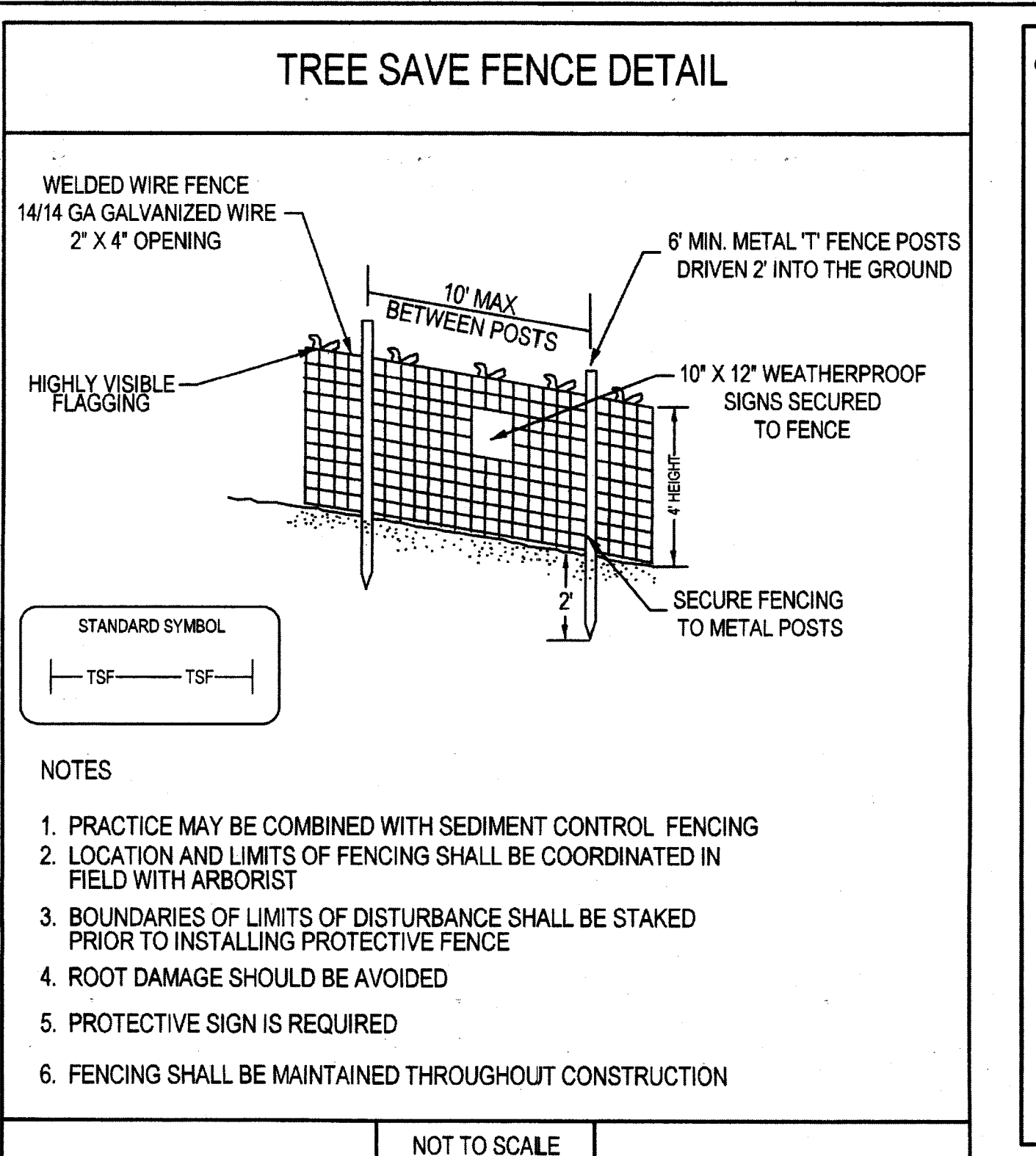
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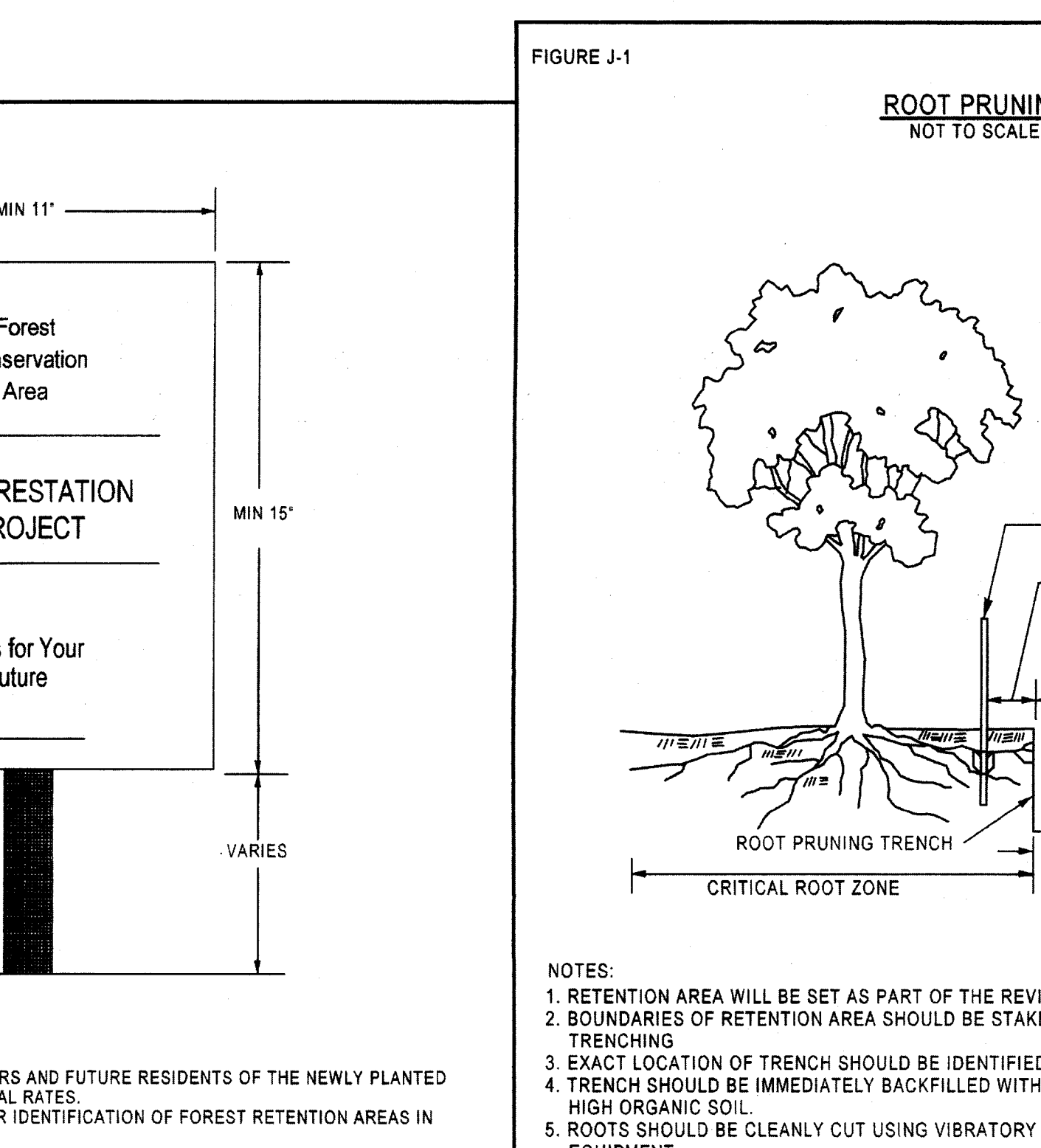
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TYPE II TREE CONSERVATION PLAN NOTES

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) 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 (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCE TO 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.
4. ALL APPROPRIATE BONDS SHALL 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. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCP 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 ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.
6. 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. INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S 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 TPD'S REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
7. 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.
8. 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 \$1.50 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE DER INSPECTOR.
9. THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
10. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THAT SITE.
11. PRIOR TO THE ISSUANCE OF ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED: NAME: BUSINESS NAME: ADDRESS: PHONE NUMBER:



- 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



- 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

MISS UTILITY NOTE

OWNER/DEVELOPER/APPLICANT

MARVIN BLUMBERG CO.

7105 BROOKBURN DR.

BETHESDA, MD 20817

PHONE: 301-631-9477

FAX: CONTACT NAME: MR. MARVIN BLUMBERG

TREE/WOODLAND CONSERVATION AREA MANAGEMENT GUIDANCE FOR HOMEOWNERS

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

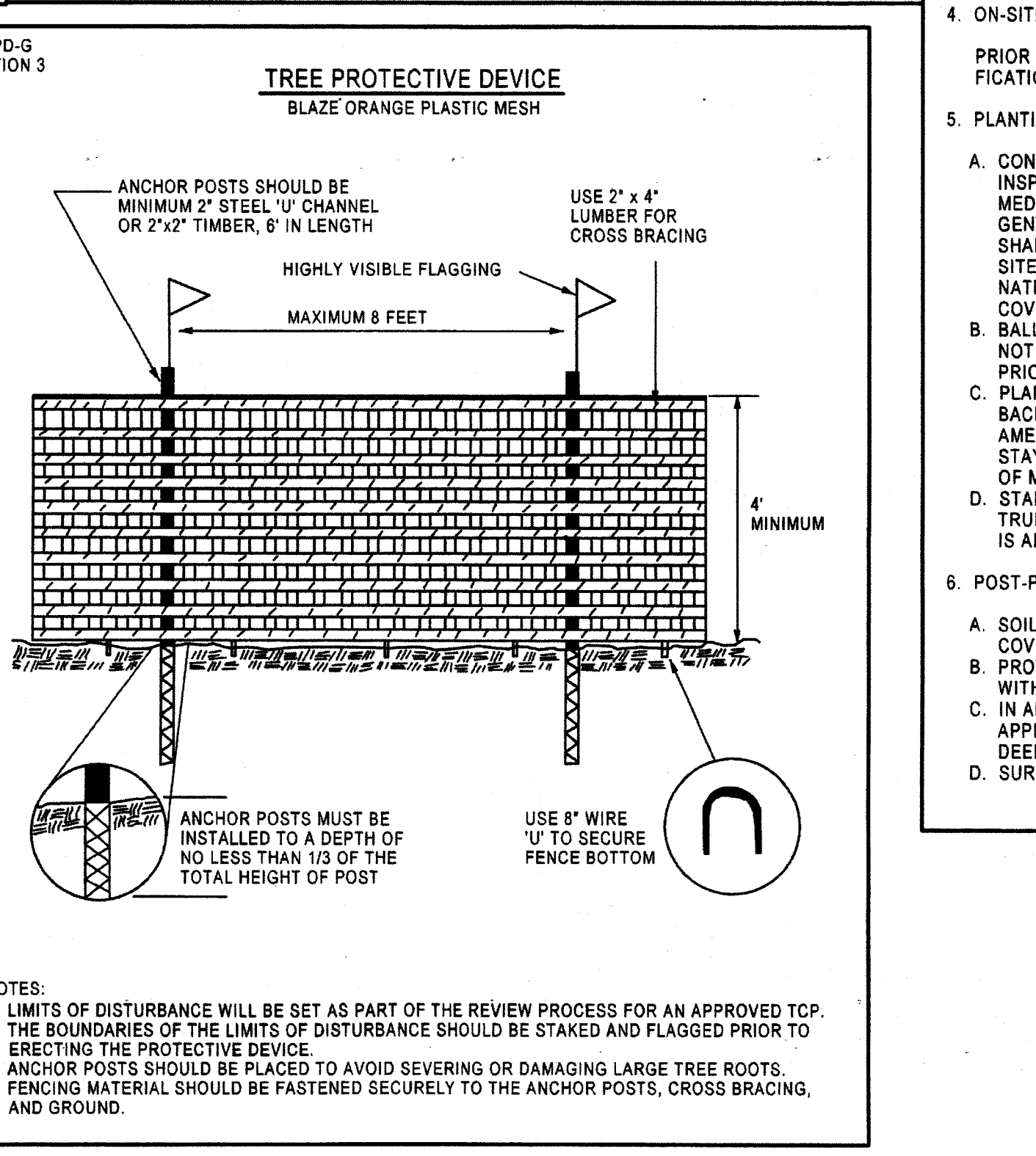
REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

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 GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
2. 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 MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIALS 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.
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 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.

4. 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 GORVON OGDEN BOVIE 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.

PREPARED: APRIL 21, 2003



- 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 ERECTING 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.

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TC2P2:	DDC Class B:	Area (acres)
Family Property:			
Zone 1:	10-15		98.34
Zone 2:			
Zone 3:			
Total Acres:			33.94

Total Acres (gross acres)	% of TCC required	TCC Required (acres)	TCC Required (sq ft)
A. TOTAL ON-SITE WC PROVIDED (acres) =	15.0%	5.091	221,764
B. TOTAL AREA EXISTING TREES (non-WC) =	0.6%	0.204	8,660
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			10,454.0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			34,250
E. TOTAL SQUARE FOOTAGE REQUIRED =			240,724
			23,734.6

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-3/2 - 5' = 65	232	13,780
	3-3/2 - 7.5		0
Deciduous - ornamental tree (20' or less height with equal spread)	1-3/2 - 1-3/4 - 7.5	378	13,350
	2-3/2 - 100		0
Deciduous - minor shade tree (25-50' height with equal spread or greater)	2-3/2 - 5' = 160	0	0
	3-3/2 - 175		0
Deciduous - major shade tree (50' and greater height with spread equal to or greater than height)	3-3/2 - 225	0	0
	3-3/2 - 250		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6-8' = 60	178	7,120
	10-12' = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6-8' = 75	0	0
	10-12' = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6-8' = 125	0	0
	10-12' = 150		0
Evergreen - large tree (50' height or greater with spread of 30' or more)	6-8' = 150	0	0
	10-12' = 350		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)			34,250

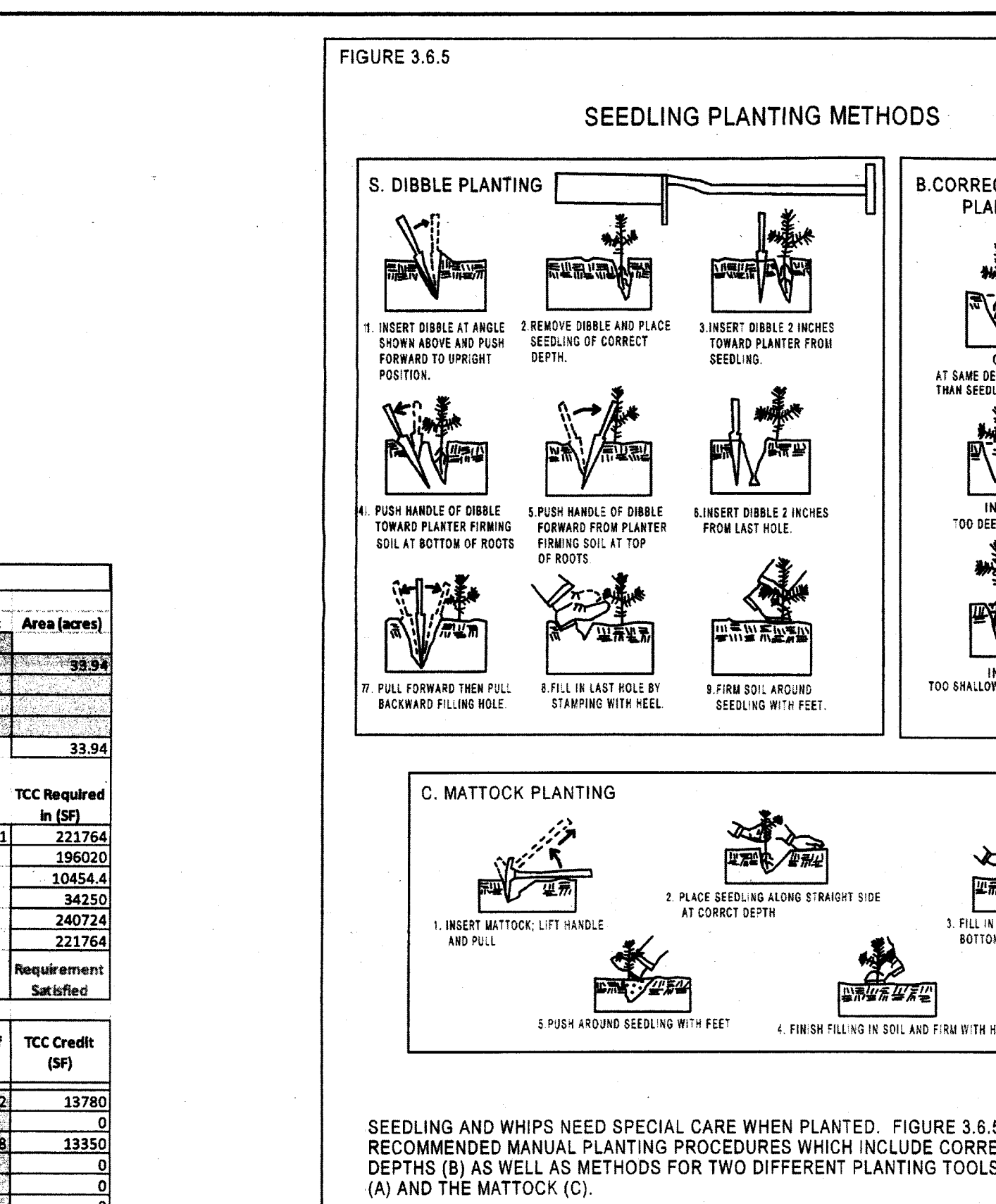
Manually enter information/figures into shaded areas

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. 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 AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM MNCPPC AND MDCOP WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.
 - B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.
 - 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 TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS 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 COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS 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 MOWN 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 AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
 - B. A SOIL ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGRAN LAYER IS PRESENT. IF FRAGRAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
 - C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TPD 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

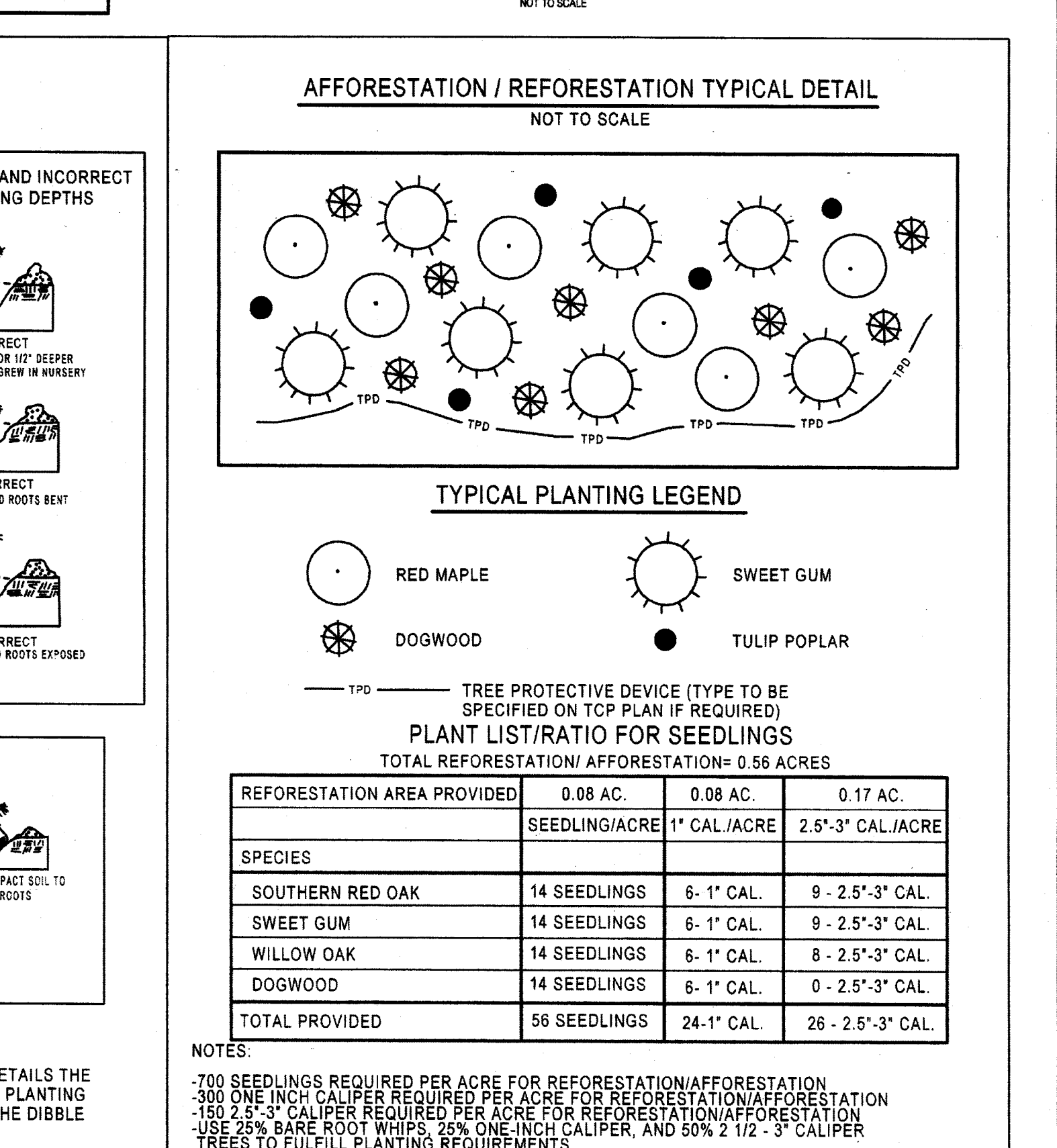
PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.
5. PLANTING SPECIFICATIONS
 - A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS GROWLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
 - B. BALLED AND BURKAPPED TREES: BALLED AND BURKAPPED 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 BACKFILL AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. 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 IN THESE AREAS.
 - C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.
 - D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 100% AT THE END OF THE SECOND GROWING SEASON.



- SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

REFORESTATION MANAGEMENT NOTES

1. HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING IN A MANNER CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEET ALL APPLICABLE LAWS.
2. SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT. AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10-FOOT TO ANY EXISTING TREE 7-INCHES OR MORE IN DIAMETER BREAST HEIGHT.
3. SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6-FEET X 7-FEET OR 5-FEET X 8-FEET). SEE PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.
4. SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM, BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.
5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE WATER. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HELED-IN AND WELL WATERED.
6. ALL TREE PLANTING SHALL BE ON A WEATHER PERMITTING BASIS. MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL DURING HANDLING AND PLANTING, INCLUDING SITE DRAINAGE AND SOIL CONDITIONS.
7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE STAND MAY BE RESEEDING WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS. THE TOTAL COST OF THE TREES AND THE PLANTING RE-PAID TO THE OWNER, AT THE OWNERS OPTION.
8. SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE THIRD GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANTING.
9. PLANTS TO BE WATERED NCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).



PLANT LIST/RATIO FOR SEEDLINGS

TOTAL REFORESTATION/AFFORESTATION = 0.56 ACRES

REFORESTATION AREA PROVIDED	0.08 AC.	0.08 AC.	0.08 AC.	0.17 AC.
SPECIES	SEEDLING/ACRE	1" CAL/ACRE	2.5" 3" CAL/ACRE	
SOUTHERN RED OAK	14 SEEDLINGS	6-1" CAL.	9-2.5" 3" CAL.	
SWEET GUM	14 SEEDLINGS	6-1" CAL.	9-2.5" 3" CAL.	
WILLOW OAK	14 SEEDLINGS	6-1" CAL.	8-2.5" 3" CAL.	
DOGWOOD	14 SEEDLINGS	6-1" CAL.	0-2.5" 3" CAL.	
TOTAL PROVIDED	56 SEEDLINGS	24-1" CAL.	26-2.5" 3" CAL.	

NOTES:

1. 700 SEEDLINGS REQUIRED PER ACRE FOR REFORESTATION/AFFORESTATION
2. ONE INCH CALIPER REQUIRED PER ACRE FOR REFORESTATION/AFFORESTATION
3. 150 2.5" 3" CALIPER REQUIRED PER ACRE FOR REFORESTATION/AFFORESTATION
4. USE 25% BARE ROOT WHIPS, 25% 1 INCH CALIPER, AND 50% 2 1/2" 3" CALIPER TREES TO FULFILL PLANTING REQUIREMENTS

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCPII / 97 / 00

APPROVED BY

J. Stoltz

DATE

02/04/03

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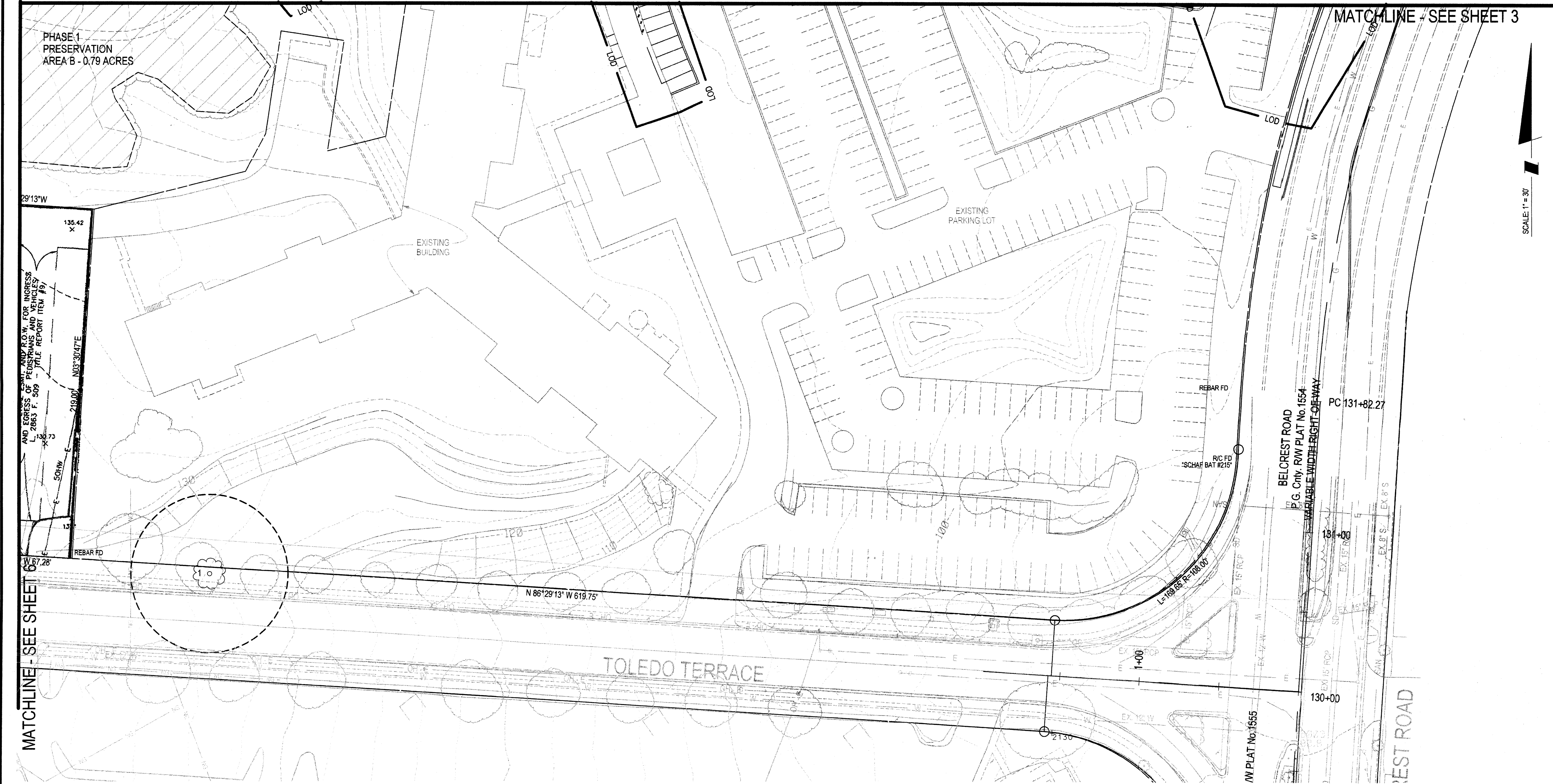
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- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING VEGETATION
 - EXISTING FOREST STAND LINE
 - LOD - LIMIT OF DISTURBANCE
 - WL - WETLAND
 - WB - WETLAND BUFFER
 - EXISTING STREAM
 - FP - FLOODPLAIN
 - PMA - PMA
 - SKL - SOIL CLASS LINE
 - 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

M-NCPPC APPROVALS			
PROJECT NAME: LANDY PROPERTY			
PROJECT NUMBER: DSP-99048/2			
APPROVED BY: J. Stange			
DATE: 8/20/13			
APPROVED BY: J. Stange			
DATE: 8/20/13			
APPROVED BY: J. Stange			
DATE: 8/20/13			
APPROVED BY: J. Stange			
DATE: 8/20/13			

LS Loiderman Soltesz Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

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

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS	DJB	3-15-13
DATE: JUNE 2010			
DESIGNED: BCG			
CHECKED: KAS			

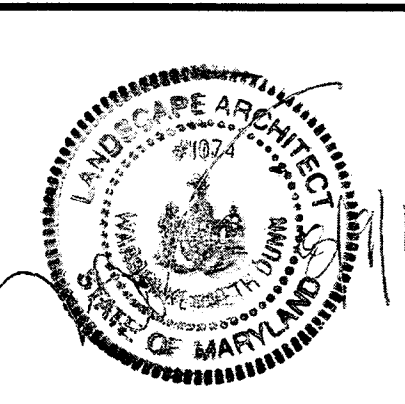
MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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

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MAP: 5009 - ONTO - SC	
TAX MAP	ZONING CATEGORY:
41/F1	R-10
WSSC 200 SHEET	XXXX:
208NE03	XXXX:
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	



TREE CONSERVATION PLAN - TYPE II

LANDY PROPERTY

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

DSP-99048/2

APPROVED PLAN

SHEET **4** OF **6**

PROJECT NO. 1866-00-00

LSAPLOT COMMENTS

REFERENCE GRID: A B C D E F G H I J K L M N O

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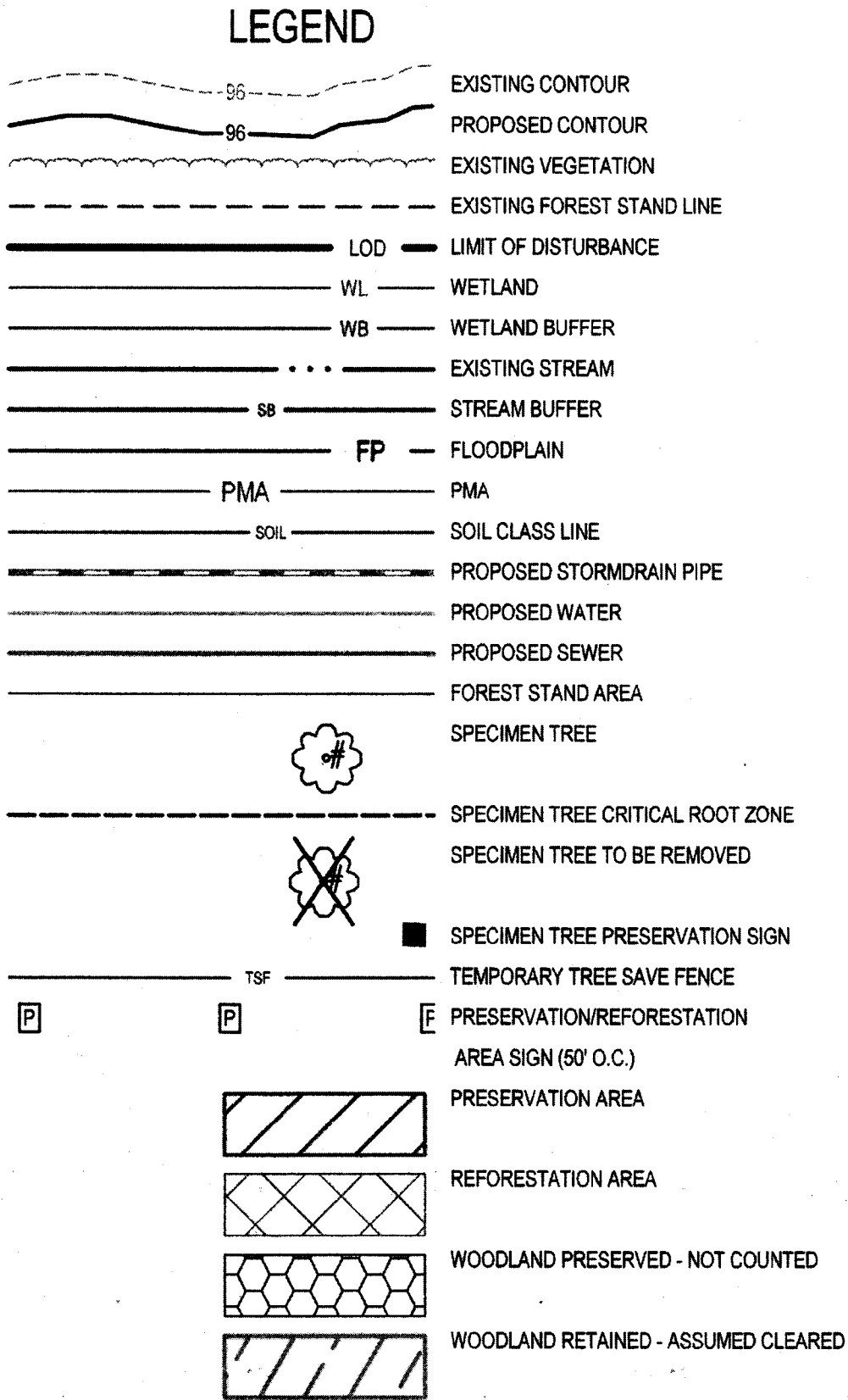
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N/F
CONTEE COMPANY
L.2441 f.247, et al.

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

ZONING: R-18

405,959 sq.ft.
or 9.3195 ac.



SCALE 1" = 30'

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LANDY PROPERTY			
PROJECT NUMBER: DSP-99048/2			
APPROVED BY: J. Slaz			
DATE: 02/04/03			
APPROVED BY: J. Slaz			
DATE: 02/04/03			
APPROVED BY: J. Slaz			
DATE: 02/04/03			
APPROVED BY: J. Slaz			
DATE: 02/04/03			

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

www.LSAssociates.net

NO.	DATE	REVISIONS
2	REVISED REFORESTATION AREA B	BCG 7/18/13
1	REVISED TO ADDRESS COUNTY COUNCIL COMMENTS	DJB 3-19-13
NO.	DATE	REVISIONS
DATE: JUNE 2010	CAD STANDARDS VERSION: V8 - 2000	
DESIGNED: BCG	TECHNICIAN: BCG	CHECKED: KAS

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

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PERMITTED JOB NUMBER: 1100100	
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TAX MAP: 41/F1	ZONING CATEGORY: R-10
WSSC 200 SHEET: 20BNE03	XXXX
SITE DATUM: XXXX	XXXX
HORIZONTAL: XXXX	XXXX
VERTICAL: XXXX	XXXX



TREE CONSERVATION PLAN - TYPE II



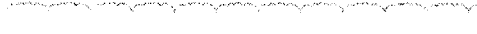





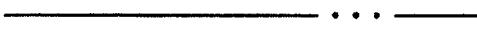


















LANDY PROPERTY
DSP-99048/2
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
APPROVED PLAN

SHEET 5	
OF 6	
PROJECT NO. 1866-00-00	
SLSAPLOT COMMENTS	

MATCHLINE - SEE SHEET 3



LEGEND

 EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING VEGETATION
 EXISTING FOREST STAND LINE
 LOD LIMIT OF DISTURBANCE
 WL WETLAND
 WS WETLAND BUFFER
 WS EXISTING STREAM
 SB STREAM BUFFER
 FP FLOODPLAIN
 PMA PMA
 SOL 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' C.C.)
 PRESERVATION AREA
 REFORESTATION AREA
 WOODLAND PRESERVED - NOT COUNTED
 WOODLAND RETAINED - ASSUMED CLEARED


MNCPPG APPROVALS				ENVIRONMENTAL PLANNING SECTION	
PROJECT NAME: LANCY PROPERTY				APPROVAL	
PROJECT NUMBER: DSG-484802				TREE CONSERVATION PLAN	
APPROVING AGENCY: METRO OF SAN JOSE (LOCAL AGENCY)				TCPII / 97 / 00	
APPROVING AGENCY: METRO OF SAN JOSE (LOCAL AGENCY)					
APPROVAL DATE	APPROVAL	APPROVAL BY	DATE		
01	12/24/03	SL	02/04/03		
02	NEVER CERTIFIED	9/24/03			
01		J. Stinez	8/5/13		
02					
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DSP-99048/2
PROPERTY

~~APPROVED
PLAN~~

SHEET	<u>6</u>
OF	<u>6</u>
PROJECT NO. 1866-00-00	

\$\$\$APLOTCOMMENTS

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MISS UTILITY NOTE

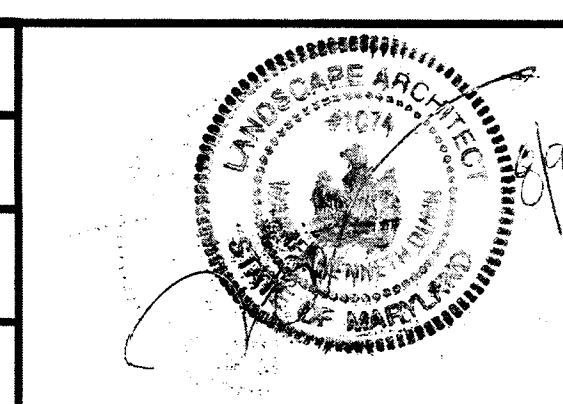
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MARVIN BLUMBERG CO.
7105 BROXBURN DR.
BETHESDA, MD 20817

PHONE #: 301-831-8477
FAX #
CONTACT NAME: MR. MARVIN BLUMBERG

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MAP: 5409	GRID: 5G
TAX MAP 41F1F	ZONING CATEGORY: R-10
WSSC 200' SHEET	XXXX
208NE03	
SITE DATUM	XXXX
HORIZONTAL: _____	
VERTICAL: _____	



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LANDY PROPERTY

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

DSP-99048/2

APPROVE

Scale: 1" = 30'

SHEET 6

OF 6

PROJECT NO.
1588 (01-00)