

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TC2P – 147 - 04				
	Approved by	Date	DRD #	Reason for Revision
00	J L STASZ	1/24/2005		N/A
01	J L STASZ	9/28/2008	DSP-04081	
02	MEGAN K REISER	7/19/2016	DSP-13045	
03	MEGAN K REISER	12/22/2016	DSP-0081-06	TRAIL REVISION
04	<i>Megan K. Reiser</i>	<i>9/14/2017</i>	<i>N/A</i>	<i>staff found for sign credits</i>

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10729, EXPIRATION DATE: JULY 14, 2015.



QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGES COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
8-8-2017
DATE:

SIGNED: *Torben Aagesen*
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STANDARD GENERAL NOTES AND APPLICATION SPECIFIC NOTES

1. THIS TREE CONSERVATION PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PRELIMINARY PLAN. SPECIFIC DETAILS AND THE TYPE II TCP WILL BE DEVELOPED AT PHASE TWO.
2. TYPES OF PROTECTIVE DEVICES TO BE USED WILL BE DETAILED DURING THE PLAN REVIEW.
3. NO TREE CUTTING OR CLEARING SHALL TAKE PLACE ON THIS SITE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF THE PRINCE GEORGES COUNTY PLANNING BOARD, ITS DESIGNEE, OR THE APPROVAL OF A TYPE II TCP.
4. ANY TREE CUTTING OR CLEARING ON THIS SITE WITHOUT THE AFOREMENTIONED APPROVAL SHALL BE SUBJECT TO THE MITIGATION FEE OF \$1.50 PER SQUARE FOOT.
5. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMDRAIN PLAN. IT IS UNDERSTOOD THAT FINAL DESIGN PLANS FOR STORMWATER MANAGEMENT WILL BE APPROVED PRIOR TO THE APPROVAL OF THE PLAN REVIEW.



Drawn by: ACO
Checked by: KDM
Designed by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoom: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
BRANCHVILLE LGTS, LOTS 6-15
BRANCHVILLE LGTS, LOTS 17-36
BRANCHVILLE LGTS, LOTS 42
PO BOX 19
POTOMAC, VA 20854
P 84

DEVELOPER
NVR MacGraw Greenbelt, LLC
17000 BRANCHVILLE LGTS, LOTS 6-15
POTOMAC, VA 20854
P 84

PHONE: 703.649.5100
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PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN
DETAILS
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-04081 & DSP-13045. IF THE GRADING PERMIT FOR THIS PROJECT EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES INCLUDING IMPLEMENTATION OF WOODLAND PRESERVATION 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 THE TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO 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 M-X-T, M-D-C.
7. "THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY."
8. THE PROPERTY IS ADJACENT TO GREENBELT STATION PARKWAY WHICH IS CLASSIFIED AS A COLLECTOR ROADWAY.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g).

TREE PRESERVATION AND RETENTION NOTES

- a. 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 TCP2.
- b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
- c. THE LOCATION OF ALL TREE PROTECTION FENCING (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 TPF MAY BEGIN.
- d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCING 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 TCP2.
- e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP2 INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- a. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY DESIGNATED PILES THEREBY DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
- b. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS TO A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
- c. 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 DEAD TREES USING A CHAIN SAW. CORRECTIVE MEASURES INCLUDING THE REMOVAL OF LIMBS OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
- d. 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. THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE TREE 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 PRUNING 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 APPROVED ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

IF DEVELOPMENT IS PROPOSED TO BE COMPLETED IN PHASES:
a. IF EXISTING TREES ARE PROPOSED FOR USE AS PROTECTION FOR PRESERVATION AREAS:
1. TREE PROTECTION FENCING (TPF) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BEHIND THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS.

IF DEBRIS PILES ARE NOTED ON THE PSD AND LOCATED IN PRESERVATION AREAS:
a. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

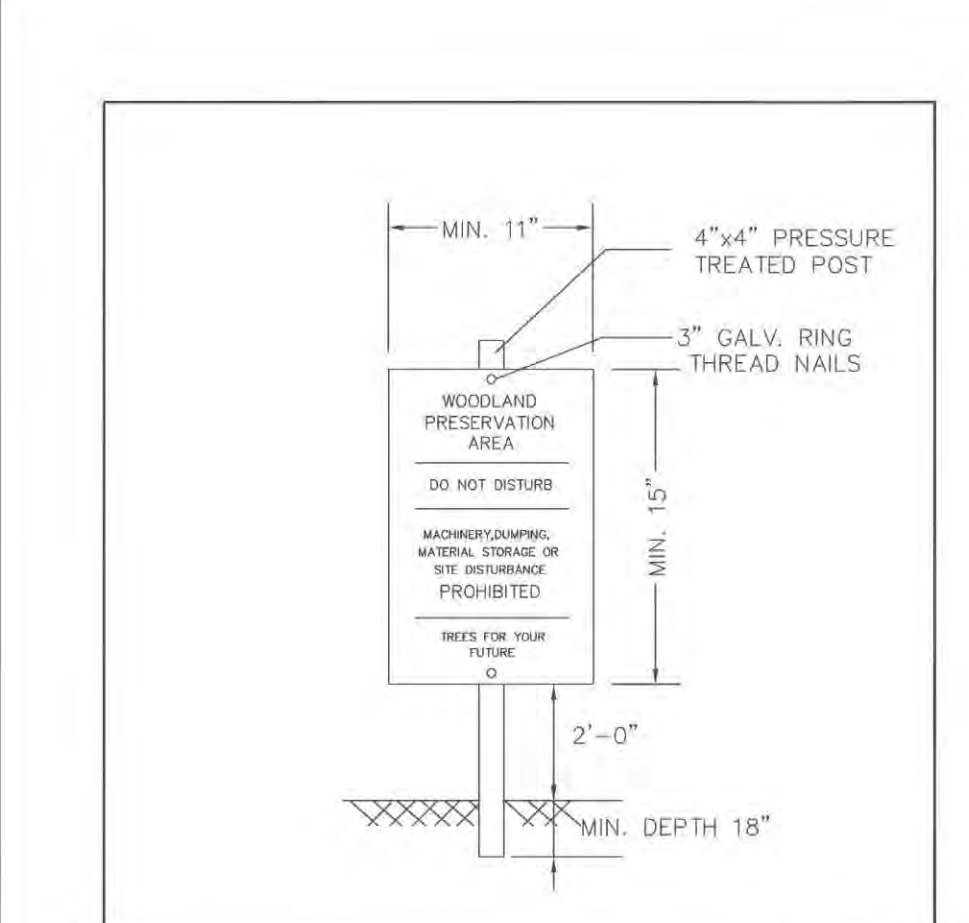
FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

1. FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:
YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2 X MONTHLY)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1 X IN SEPTEMBER MIN.)
YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST OR AS-BUILT BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.

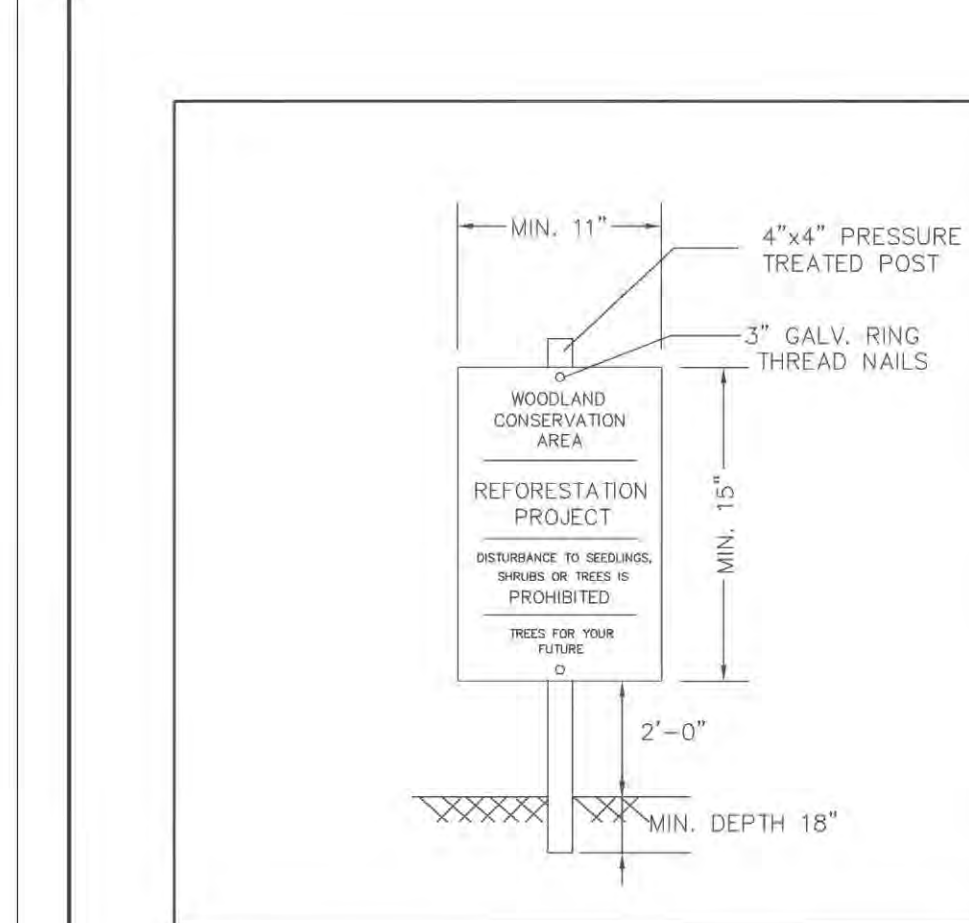
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.

3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AS NEEDED BASIS. SPECIAL RETURN OPERATION OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.



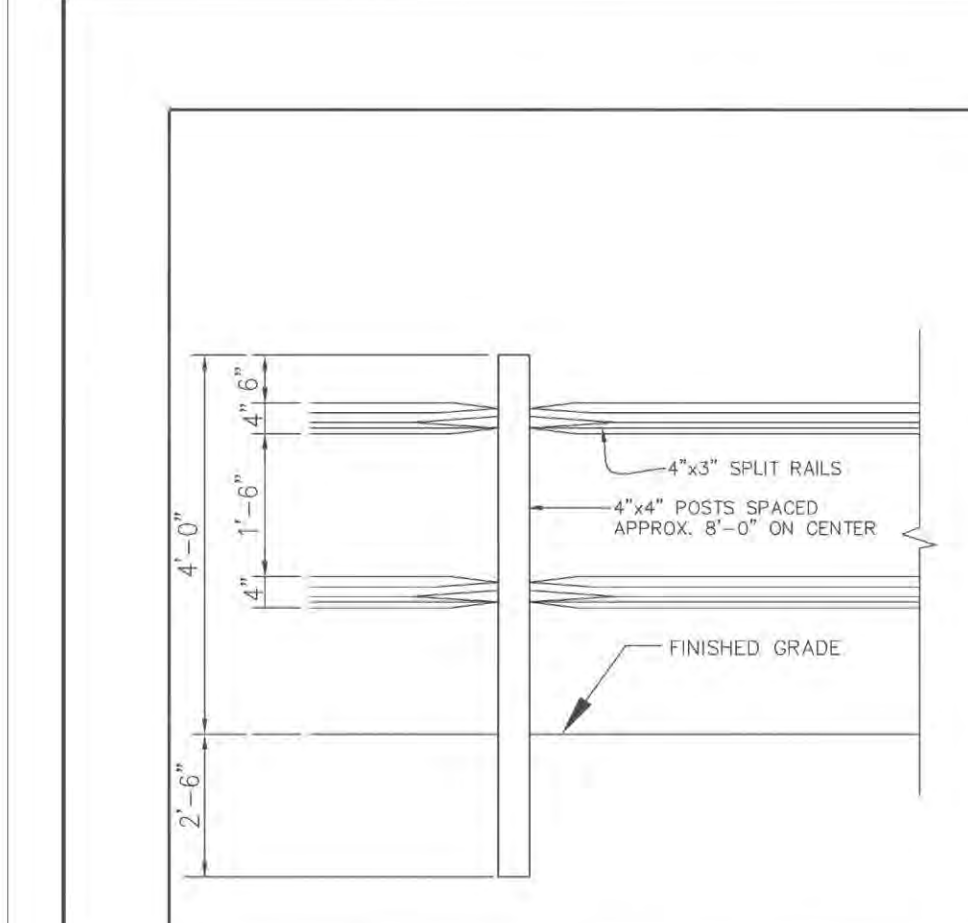
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING SIGNS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION 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



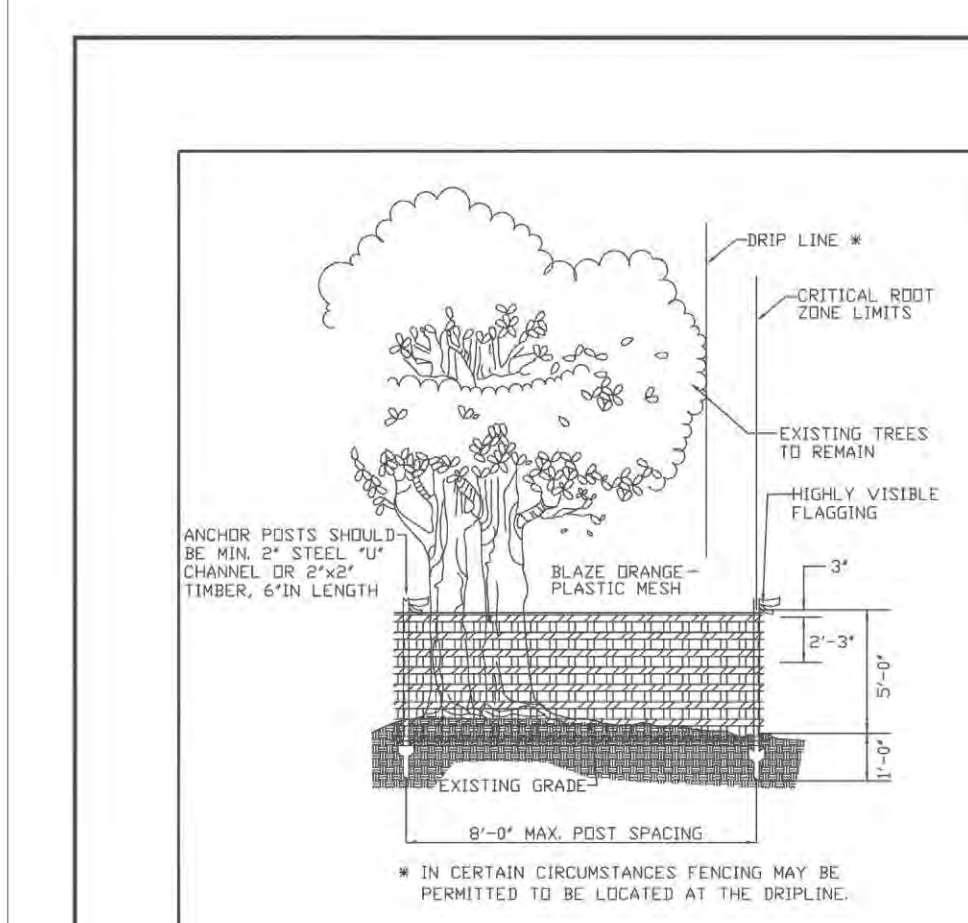
- NOTES:
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 3. AVOID INJURY TO ROOTS WHEN PLACING SIGNS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS 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.

REFORESTATION AREA SIGN



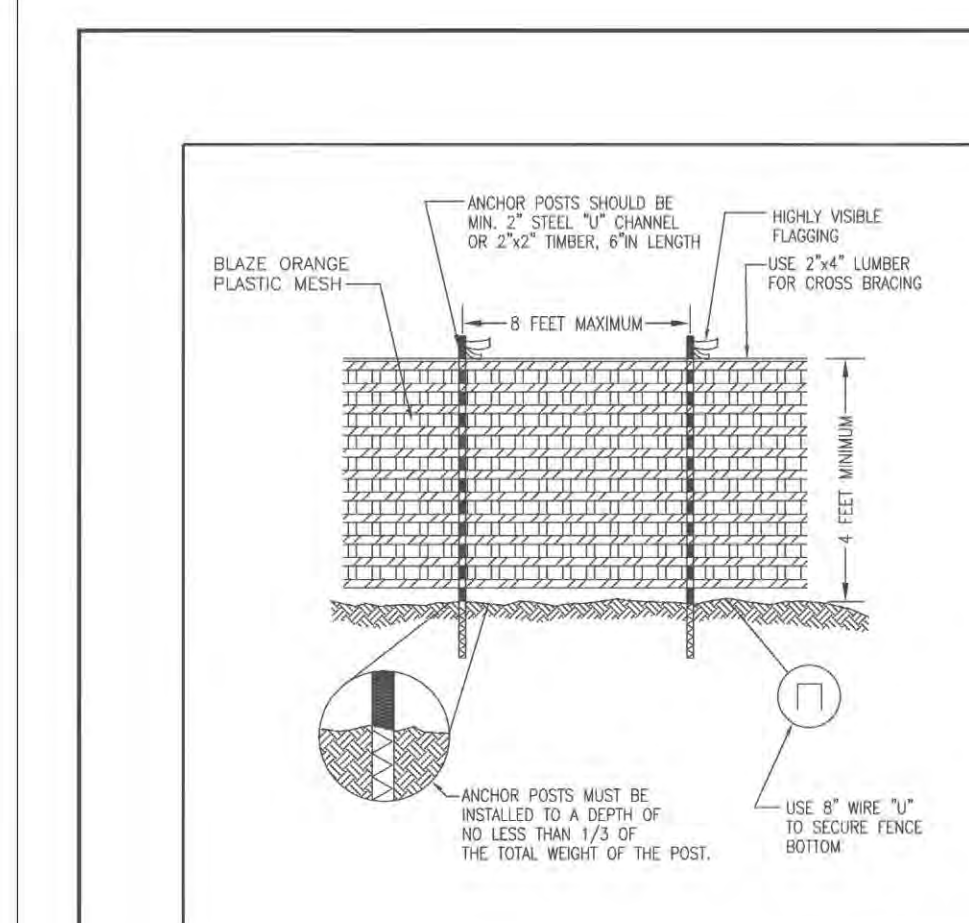
- NOTES:
1. POSTS SHALL STAND UPRIGHT.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE FOR REFORESTATION AREAS



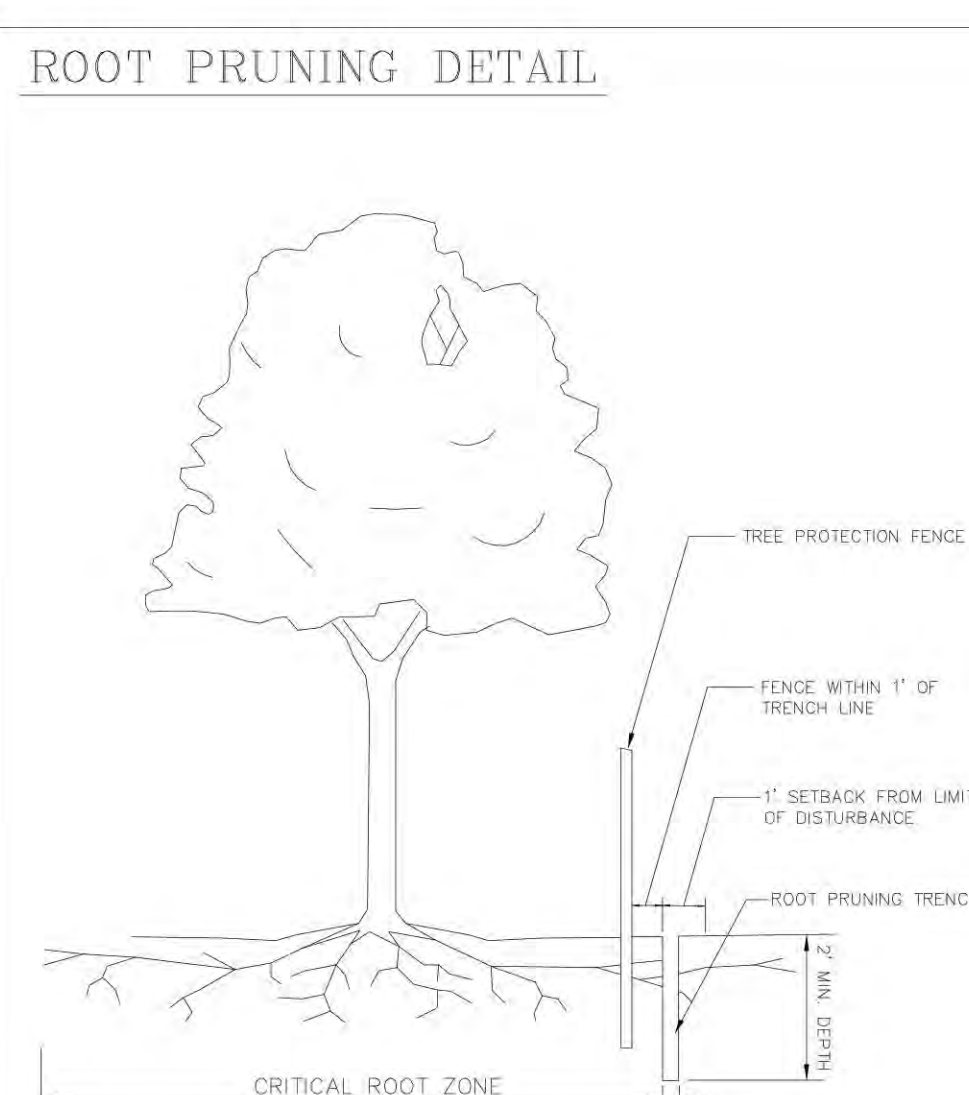
- NOTES: (MUST BE INCLUDED WITH DETAILS)
1. FOREST PROTECTION DEVICE ONLY.
 2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 3. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. PROTECTIVE SIGNS TO ALSO REQUIRED.

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

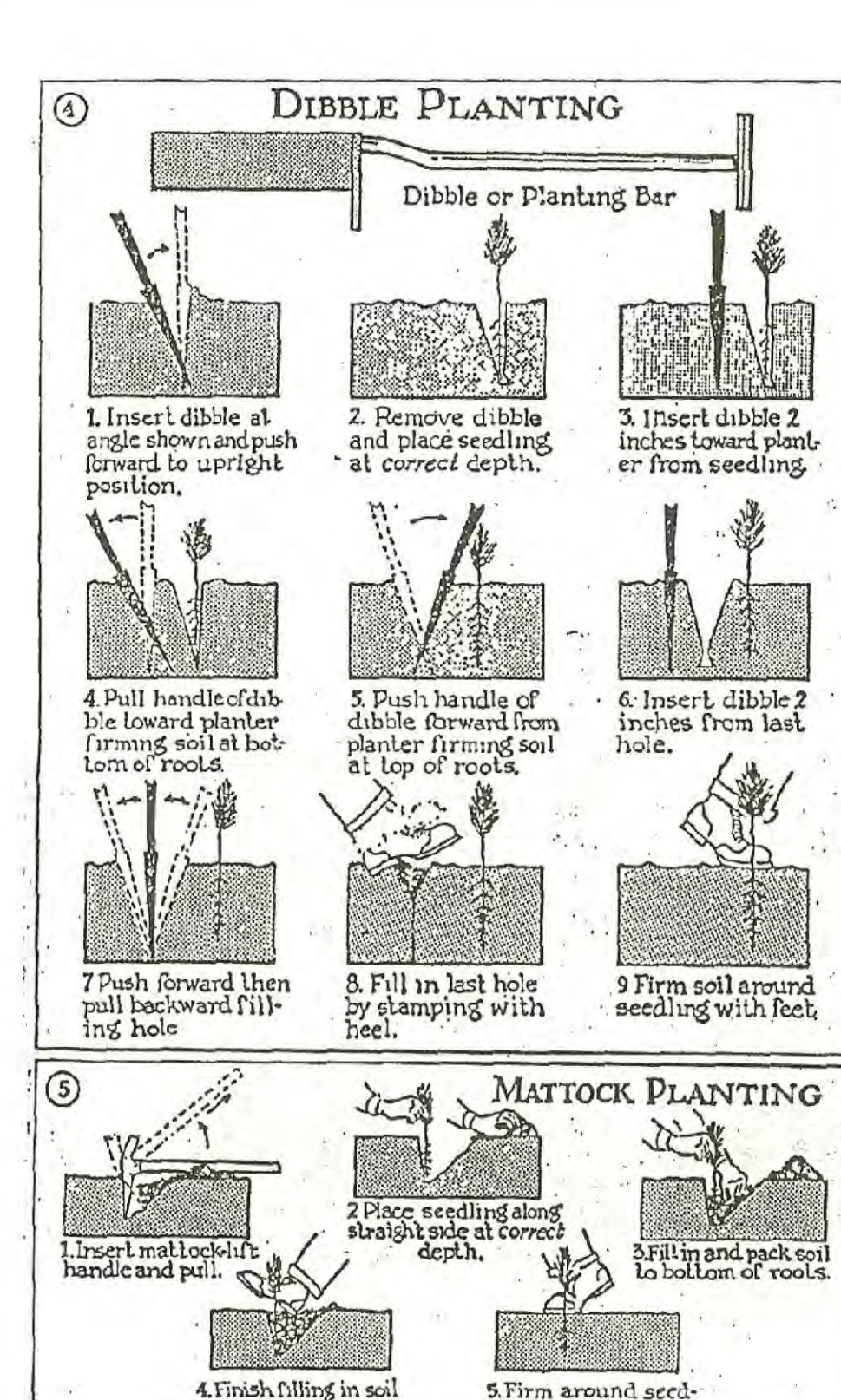


- NOTES: (MUST BE INCLUDED WITH DETAILS)
1. FOREST PROTECTION DEVICE ONLY.
 2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 3. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. PROTECTIVE SIGNS TO ALSO REQUIRED.

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

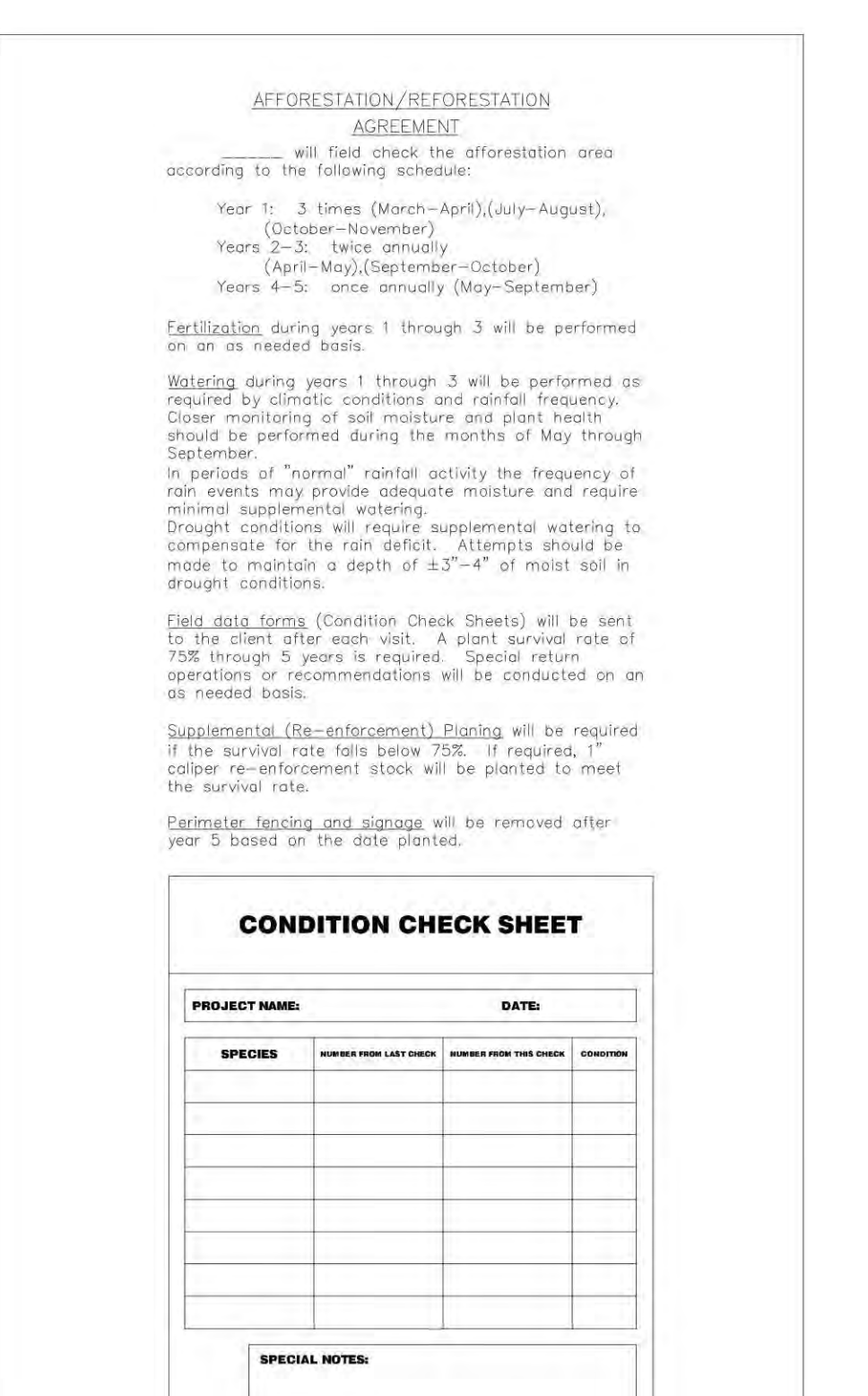


- NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS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



SEEDLING PLANTING TECHNIQUES (MANUAL)

1. SOURCE ADAPTED FROM FOREST CONSERVATION MANUAL, 1991.
2. MULCHING NEWLY PLANTED SEEDLINGS HELPS THE SOIL RETAIN MOISTURE AND PROTECTS THE SEEDLING FROM COMPACTION AND STEM INJURIES.



CONDITION CHECK SHEET

- AGREEMENT: all field check the afforestation area according to the following schedule:
- Year 1: 3 (Nov-Dec-Jan) (July-August), (October-November)
Year 2: once annually (May-September)
Year 3: once annually (May-September)
- Fertilization during years 1 through 3 will be performed on as needed basis.
- Watering during years 1 through 3 will be performed as needed based on soil moisture and plant health. Close monitoring of soil moisture and plant health should be performed during the months of May through September.
- Presence of "normal" rainfall activity the frequency of rain events may provide adequate moisture and require minimal supplemental watering.
- Drought conditions will require supplemental watering to compensate for the rain deficit. Attempts should be made to maintain a depth of 3-4" of moist soil in drought conditions.
- Field data forms (Condition Check Sheets) will be sent to the client after each inspection. A survey of the site at 75% through 5 years is required. Special return operations or recommendations will be conducted on as needed basis.
- Supplemental (fertilizer/enrichment) Planting will be required if the survival rate falls below 75%. If required, 1" color re-enforcement stock will be planted to meet the survival rate.
- Diameter fencing and signage will be removed after year 5 based on the data plotted.

Fig. 4. Typical tree-planting machine.

- (1) Rolling coupler. (2) Double moldboard plow or middle blade. Not essential in the absence of heavy ground cover. (3) Planting disc, which opens the trench. (4) Packing wheels, which close trench and firm the soil.

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS PROJECTS THAT ARE ADJACENT TO THE PROPOSED PLANTING AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. 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 2 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 OR BUILDER 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 COUNTY INSPECTOR.
4. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. AT THE TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME, ADDRESS, PHONE NUMBER, AND E-MAIL ADDRESS.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
10. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$500 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

NATURAL REGENERATION NOTES

- ALL AREAS DESIGNATED FOR REFORESTATION SHALL BE REFORESTED BY NATURAL REGENERATION.
- THE FOLLOWING REQUIREMENTS AND CONDITIONS APPLY:
1. ALL EXISTING TURF, GROUND COVERS, AND INVASIVE SPECIES SHALL BE EXTERMINATED USING A GENERAL-BROAD-SPECTRUM HERBICIDE SUCH AS "ROUND-UP" OR EQUIVALENT. SECONDARY APPLICATION SHALL BE APPLIED AS NECESSARY.
 2. CARE SHALL BE TAKEN TO AVOID SPRAYING ANY HARDWOOD SEEDLINGS OR SAPLINGS.
 3. MOWING OF TURF AREAS AND MANUAL REMOVAL OF INVASIVE VINES SHALL BE COMPLETED TWO WEEKS AFTER CHEMICAL TREATMENTS ARE COMPLETED.
 4. REFORESTATION SIGNS SHALL BE INSTALLED EVERY FIFTY FEET OR THEREABOUTS AND TWO STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE ROAD FRONTS ADJACENT TO ANY REFORESTATION AREAS.
 5. REFORESTATION INTERIORS TO THE OPEN SPACE AS REQUIRED IN THE DIRECTION OF ANY TRAILS USED TO REACH THOSE AREAS.
 6. NATURAL REGENERATION SHALL BE ENCOURAGED BY SEMI-ANNUAL MAINTENANCE OF THE DESIGNATED AREAS. THE MAINTENANCE SHALL AT A MINIMUM REQUIRE REMOVAL OF COMPETITIVE AND INVASIVE SPECIES FROM THE DESIRED INDIGENOUS HARDWOODS. THIS MAINTENANCE SHALL OCCUR FOR A PERIOD OF TWO YEARS AFTER TREE PLANTING.
 7. AFTER ONE AND TWO YEARS ALL DESIRABLE SEEDLINGS AND SAPLINGS SHALL BE COUNTED AND FLAGGED WITH SURVEYORS TAPE IN THE LATE FALL.
 8. IN TWO YEARS THERE IS LESS THAN ONE SEEDLING PER SQUARE FOOT AND THERE ARE INDICATIONS THAT NATURAL REGENERATION IS NOT OCCURRING ADEQUATELY THEN THE OWNERS SHALL TAKE THOSE AREAS WITH CONTAINER GROWN SEEDLINGS AT A RATE OF ONE PER SQUARE FOOT. ONLY NATURALLY OCCURRING SPECIES, ALREADY PRESENT WITHIN THE SITE SHALL BE USED.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- b. REFORESTATION AREAS SHALL NOT BE MOVED, HOWEVER, THE MANAGEMENT OF COMING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

POST DEVELOPMENT NOTES

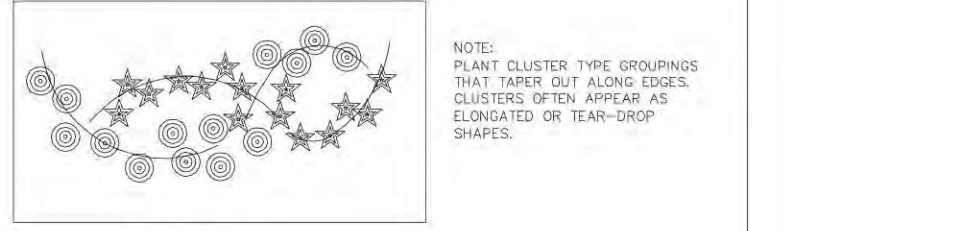
IN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- a. 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 PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT PROVIDED FOR PRINCE GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS, THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL NOT BE REMOVED OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
- b. A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS 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.
- c. 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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- d. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). 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 NON-NATIVE PLANTS GREATER THAN TWO INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- e. 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.
- f. 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.

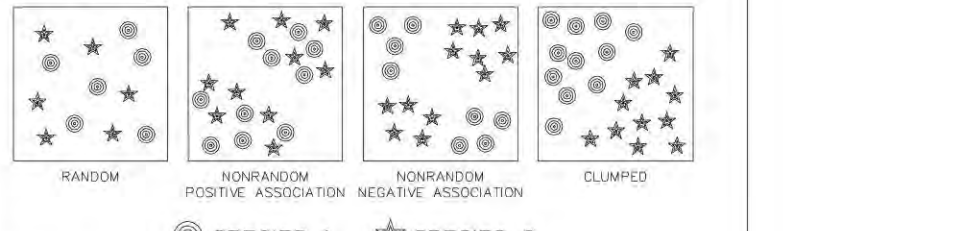
PLANTING DISTRIBUTION PATTERNS

AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



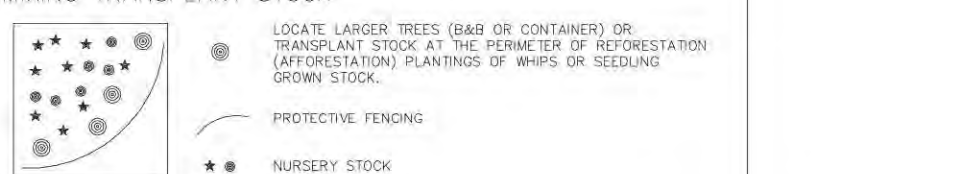
TYPICAL FOREST TREE DISTRIBUTION PATTERNS



NOTE:

NATURALLY OCCURRING REGENERATION OF TREES SHOULD BE FOUND IN WOODLANDS, GROUPINGS, A CLUSTER OF TREES IS REAL A MIMIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK



CALL "MISS UTILITY"
1-800-257-7777
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TYPE 2 TREE CONSERVATION (TCP2) PLAN

APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2 - 147 - 04

Approved by	Date	DRD #	Reason for Revision
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00 J L STASZ	12/24/2008		N/A
01 J L STASZ	9/28/2009	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 MEGAN K REISER	8/14/2017		
05			

Date	Sheet
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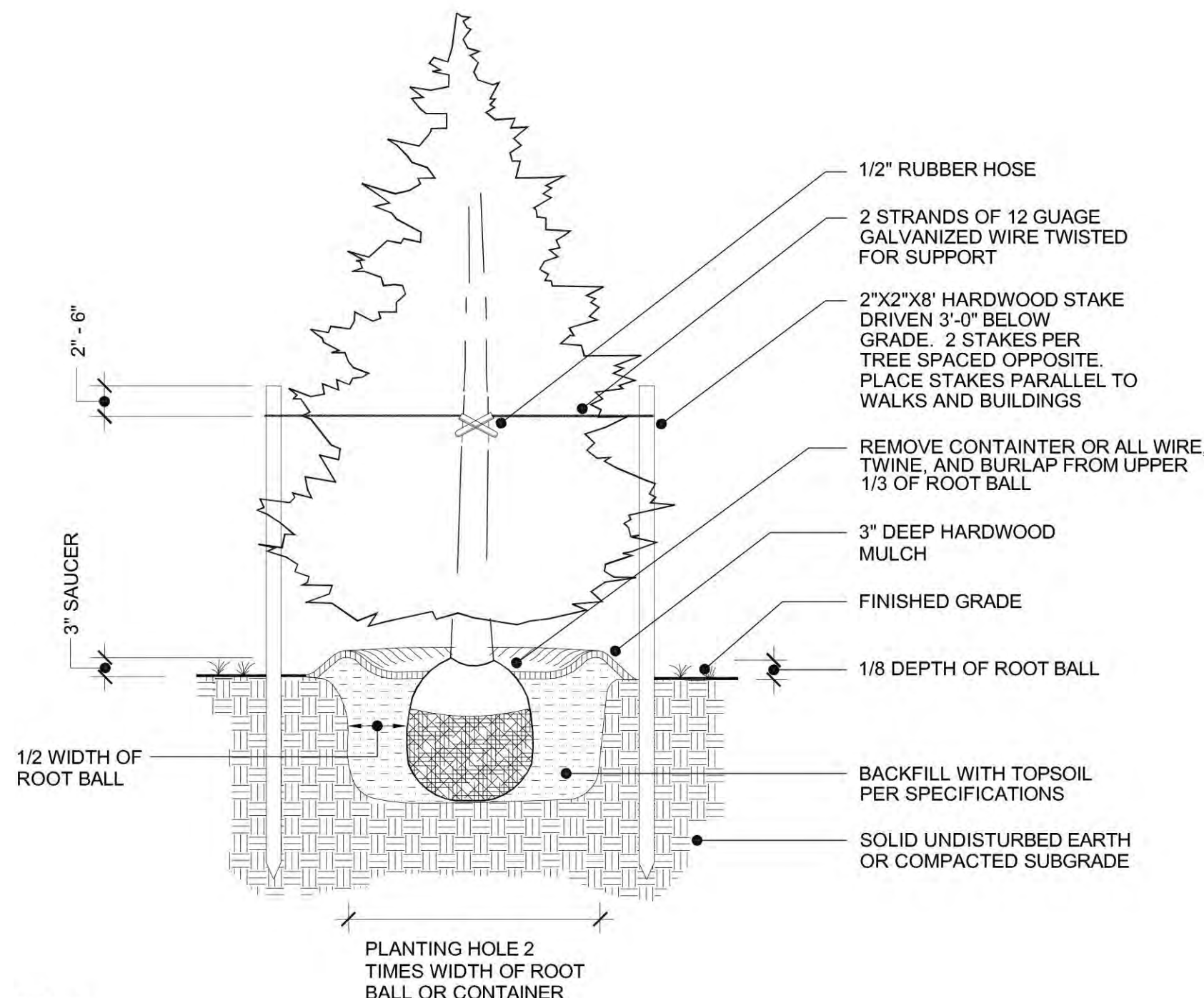
Sept 2006	2 of 16
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Scale	File number
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1"=200'	
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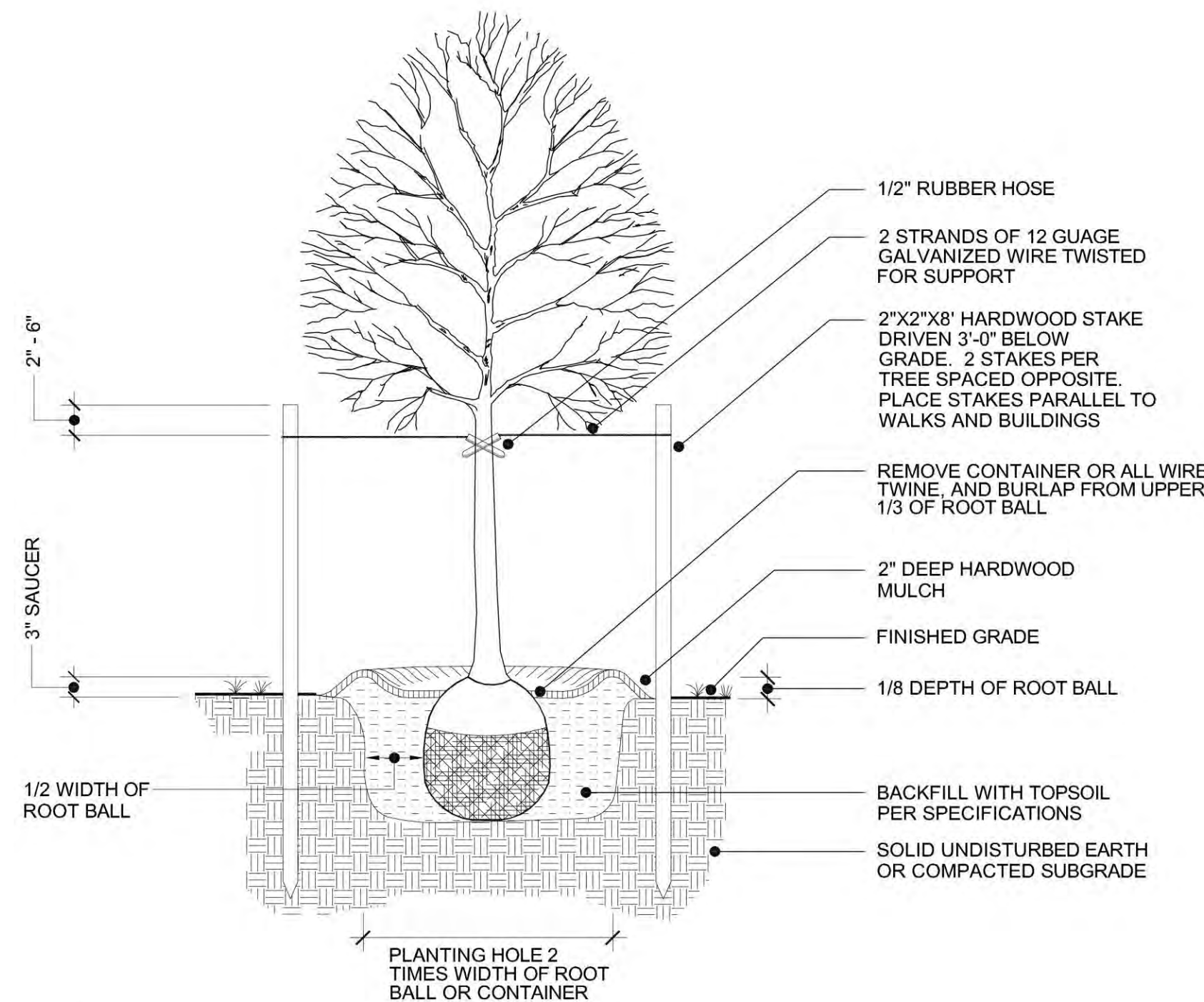
ON-SITE AFFORESTATION AREA A									
Species							Acreage	0.99	Upland Plant
Botanical Name	Common Name	Caliper	Size	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	15	45	4.6%	
Quercus rubra	Northern Red Oak	1-1.5"		3	B&B	15	45	4.6%	
Quercus coccinea	Scarlet Oak	1-1.5"		3	B&B	15	45	4.6%	
Diospyros virginiana	American Persimmon	1-1.5"		3	B&B	12	36	3.6%	
Cercis canadensis	Eastern Redbud	1-1.5"		3	B&B	15	45	4.6%	
Ilex opaca (M)	American Holly	1-1.5"		3	B&B	15	45	4.6%	
Ilex opaca (F)	American Holly	1-1.5"		3	B&B	12	36	3.6%	
Liriodendron tulipifera	Tulip Poplar	Seedling 6"-18" HT		1	BARE ROOT	140	140	14.1%	
Quercus rubra	Northern Red Oak	Seedling 6"-18" HT		1	BARE ROOT	140	140	14.1%	
Quercus coccinea	Scarlet Oak	Seedling 6"-18" HT		1	BARE ROOT	135	135	13.6%	
Diospyros virginiana	American Persimmon	Seedling 6"-18" HT		1	BARE ROOT	143	143	14.4%	
Cercis canadensis	Eastern Redbud	Seedling 6"-18" HT		1	BARE ROOT	135	135	13.6%	
Credits for proposed landscaping							990		
Total Reforestation Units Required							990		
Excess							0		

OFF-SITE AFFORESTATION AREA A									
Species							Acreage	0.12	Upland Plant
Botanical Name	Common Name	Caliper	Size	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	
Liriodendron tulipifera	Tulip Poplar	1-1.5"		3	B&B	2	6	5.0%	
Quercus coccinea	Scarlet Oak	1-1.5"		3	B&B	2	6	5.0%	
Diospyros virginiana	American Persimmon	1-1.5"		3	B&B	2	6	5.0%	
Cercis canadensis	Eastern Redbud	1-1.5"		3	B&B	2	6	5.0%	
Ilex opaca (M)	American Holly	1-1.5"		3	B&B	2	6	5.0%	
Ilex opaca (F)	American Holly	1-1.5"		3	B&B	2	6	5.0%	
Liriodendron tulipifera	Tulip Poplar	Seedling 6"-18" HT		1	BARE ROOT	15	15	12.9%	
Quercus rubra	Northern Red Oak	Seedling 6"-18" HT		1	BARE ROOT	22	22	18.4%	
Quercus coccinea	Scarlet Oak	Seedling 6"-18" HT		1	BARE ROOT	15	15	12.9%	
Diospyros virginiana	American Persimmon	Seedling 6"-18" HT		1	BARE ROOT	12	12	10.0%	
Cercis canadensis	Eastern Redbud	Seedling 6"-18" HT		1	BARE ROOT	20	20	16.6%	
Credits for proposed landscaping							120		
Total Reforestation Units Required							120		
Excess							0		



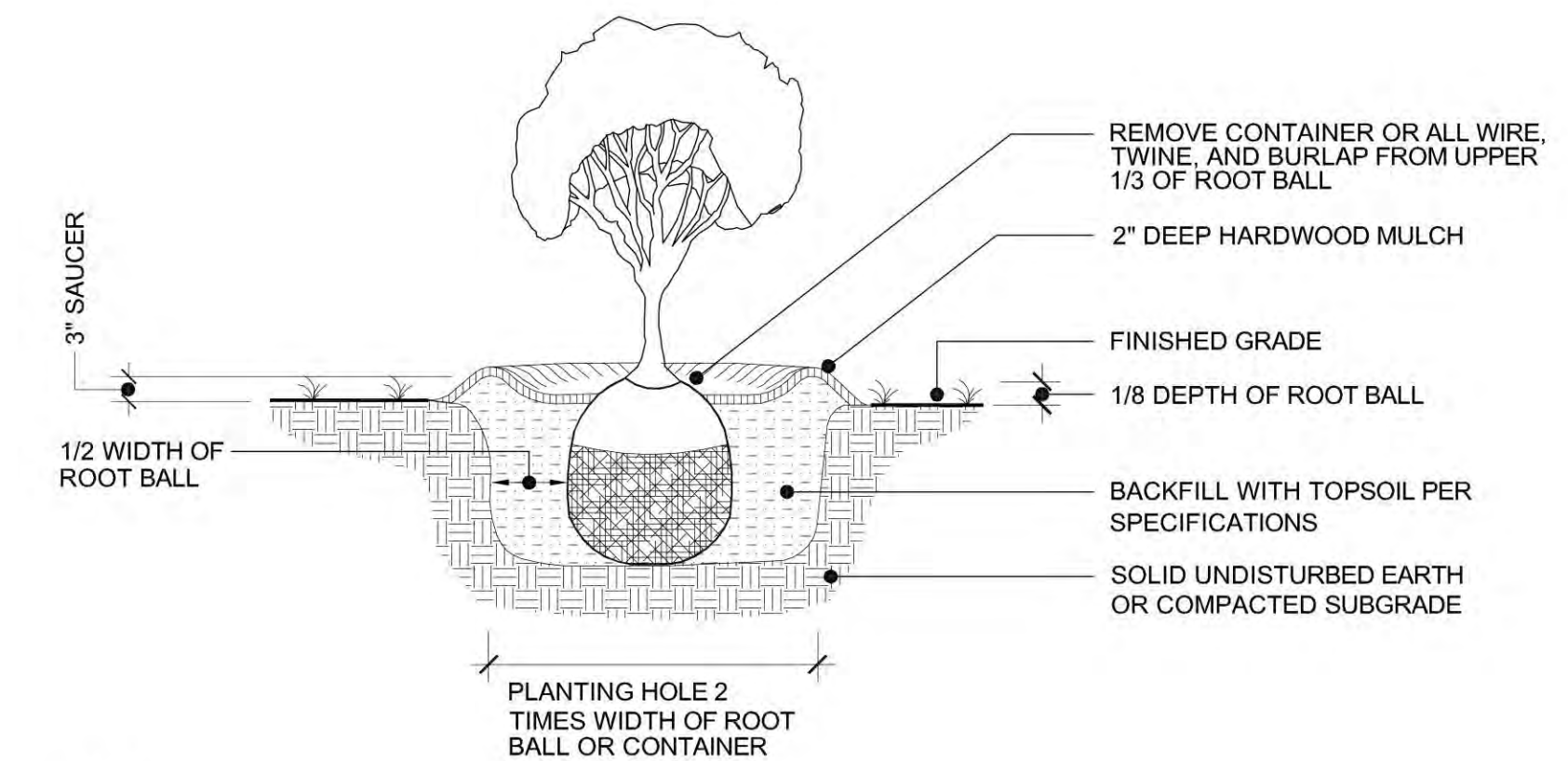
- NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
 2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
 3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
 4. STAKES AND WIRE SHALL ONLY BE USED AS NEEDED.

EVERGREEN TREE PLANTING DETAIL (NOT TO SCALE)



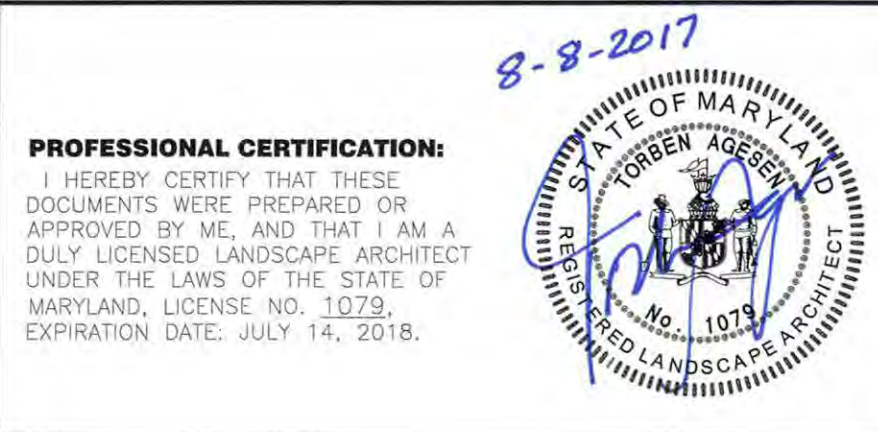
- NOTES:
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 2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
 3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
 4. STAKES AND WIRE SHALL ONLY BE UTILIZED AS NEEDED.

DECIDUOUS TREE PLANTING DETAIL (NOT TO SCALE)



- NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
 2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
 3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

SHRUB PLANTING DETAIL (NOT TO SCALE)

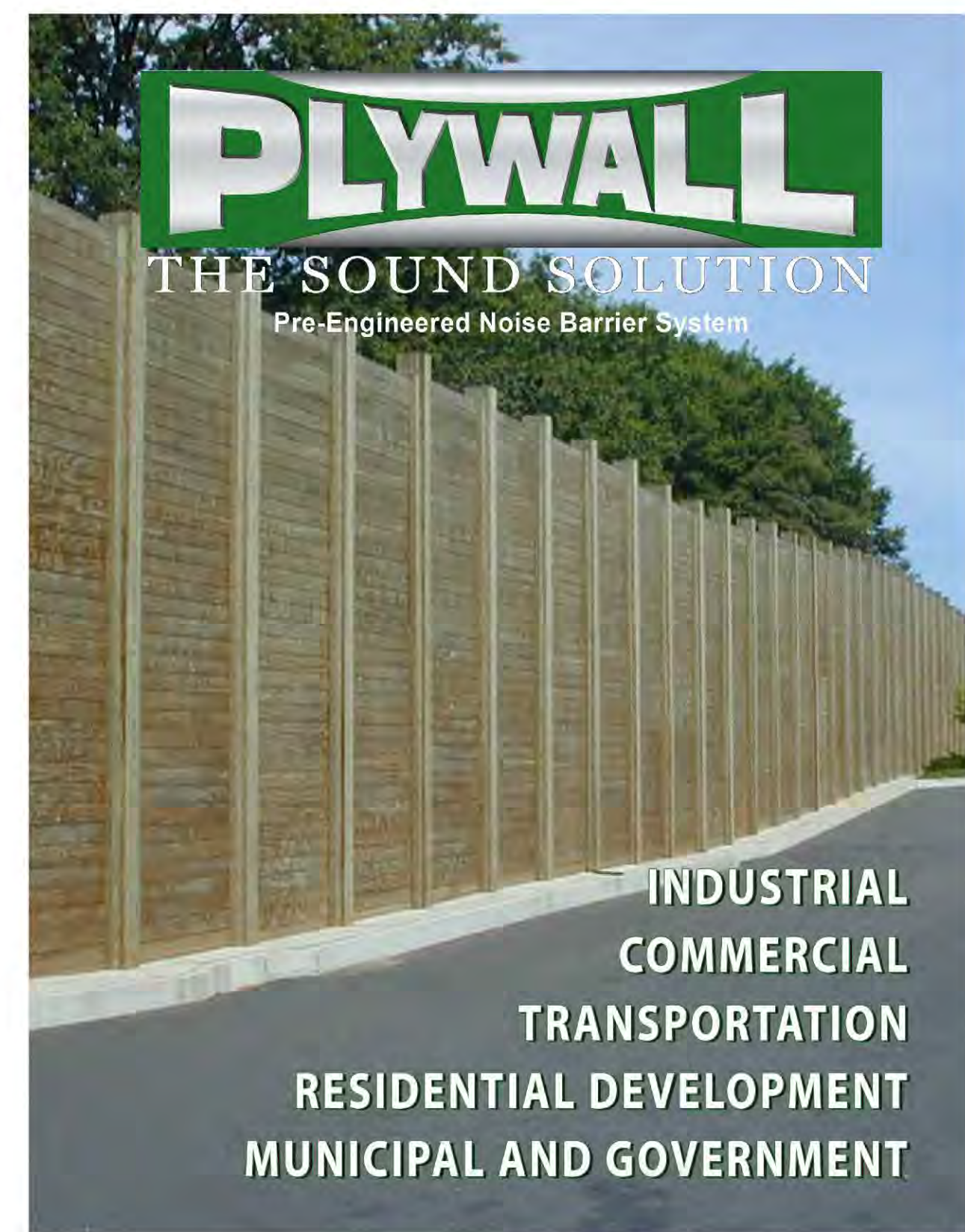


QUALIFIED PROFESSIONAL CERTIFICATION

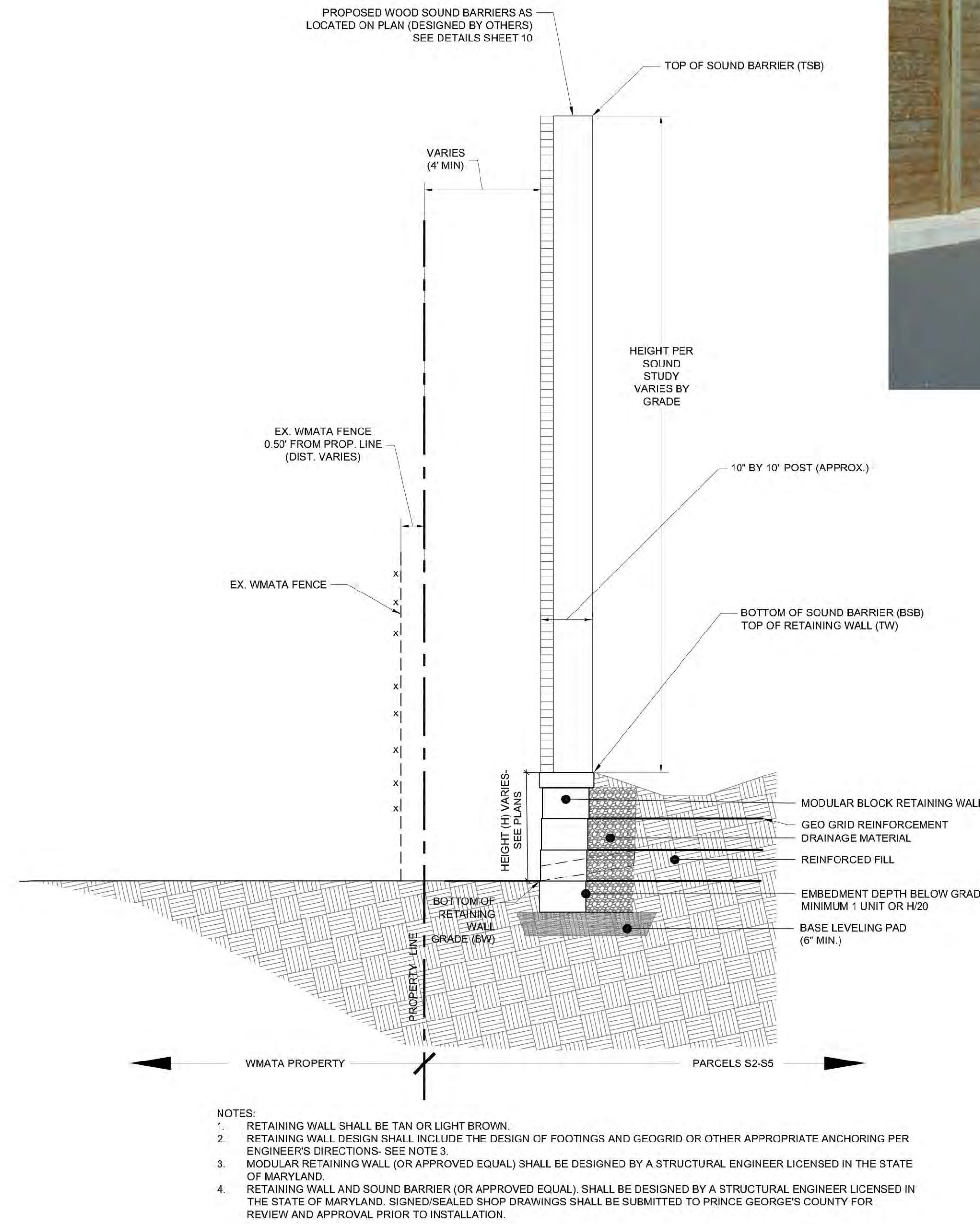
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Torben Agesen* DATE: *8-8-2017*

TORBEN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1884
tagesen@dewberry.com

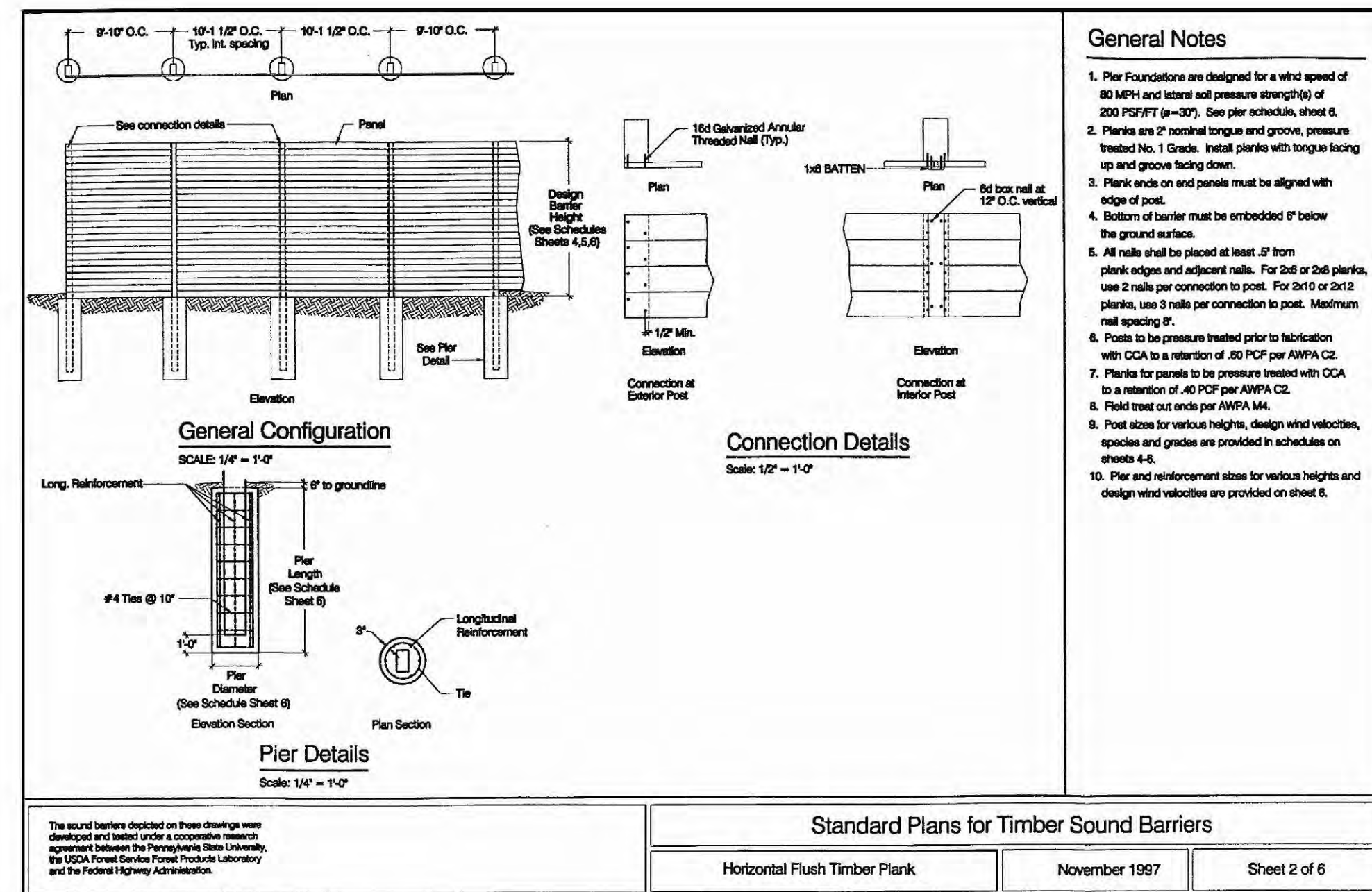


SOUND BARRIER (PICTURE) (NOT TO SCALE)



- NOTES:
1. RETAINING WALL SHALL BE TAN OR LIGHT BROWN.
 2. RETAINING WALL DESIGN SHALL INCLUDE THE DESIGN OF FOOTINGS AND GEOGRID OR OTHER APPROPRIATE ANCHORING PER ENGINEER'S DIRECTIONS. SEE NOTE 3.
 3. MODULAR RETAINING WALL (OR APPROVED EQUAL) SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
 4. RETAINING WALL AND SOUND BARRIER (OR APPROVED EQUAL) SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND. SIGNED/SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO PRINCE GEORGE'S COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

RETAINING WALL / SOUND BARRIER (NOT TO SCALE)



STANDARD TIMBER SOUND BARRIER BY PLYWALL (NOT TO SCALE)

NOTE: TIMBER SOUND BARRIER (OR APPROVED EQUAL) SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND. SIGNED/SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO PRINCE GEORGE'S COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

NOTE:
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN, OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 147 - 04				
Approved by	Date	DRD #	Reason for Revision	
00 J L STASZ	1/24/2008		N/A	
01 J L STASZ	9/28/2008	DSP-04081		
02 MEGAN K REISER	7/19/2016	DSP-13045		
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION	
04 <i>Megan K Reiser</i>	8/14/2017			
05				

TYPE 2 TREE CONSERVATION PLAN DETAILS PHASE 1 (SOUTH CORE) GREENBELT STATION; DSP-04081; DSP-13045 21ST ELECTION DISTRICT

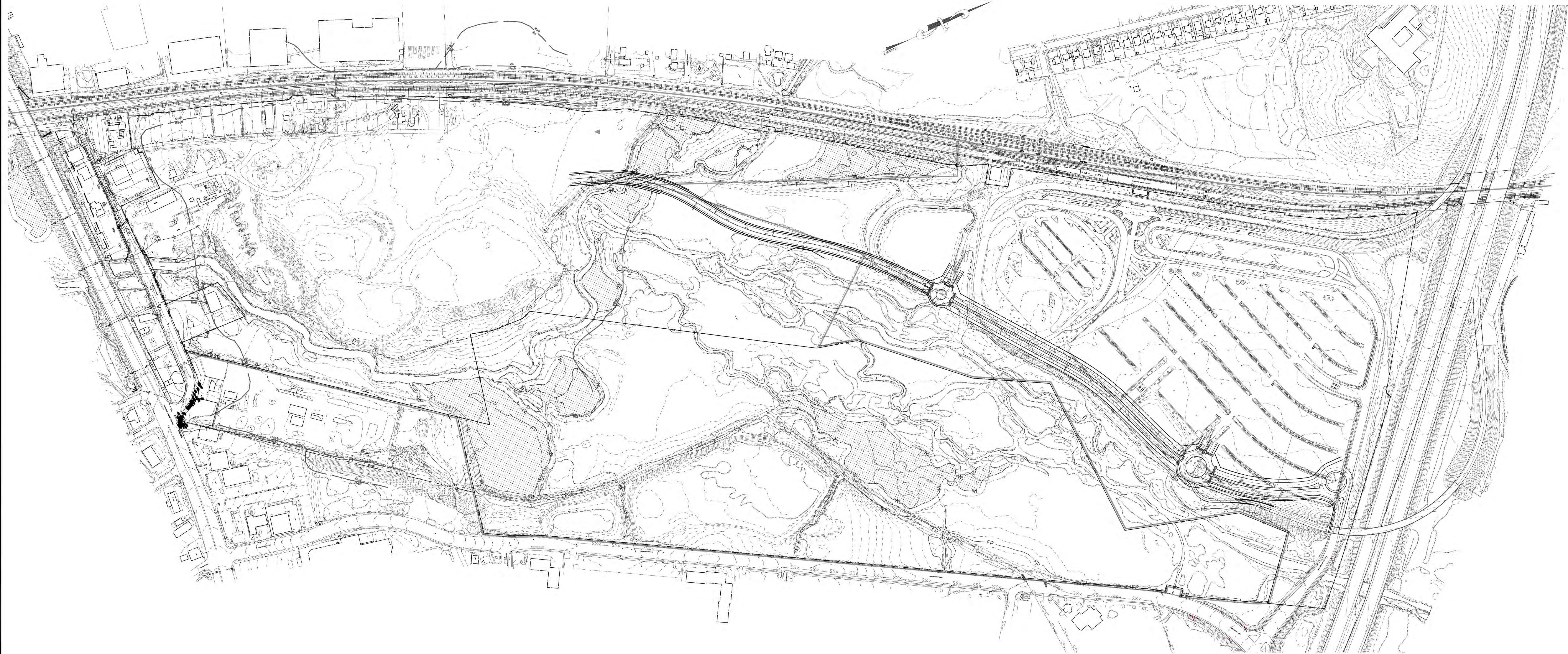
Date:	Sheet:
Sept 2006	3 of 16
Scale:	File number:
1"=200'	

LEGAL DESCRIPTION
BRANCHVILLE HGTS, LOTS 6-15
BRANCHVILLE HGTS, LOTS 17-36
BRANCHVILLE HGTS, LOTS 37-42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
1700 PHILADELPHIA BLVD, SUITE 310
BETHESDA, MD 20814
PHONE: 703-649-5100
FAX: 703-649-6070

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

Dewberry
1000 DEREKWOOD LANE
LANHAM, MD 20706
301-731-8550 (P)X0
www.dewberry.com
Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10739.
EXPIRATION DATE: JULY 14, 2018.



QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE
GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Torben Aagesen* DATE: 8-8-2017

TORBEN AAGESEN, RLA,
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
17700 Philomont Road, Suite 310
Reston, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN
PHASES 1 & 2 - OVERALL PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

CALL "MISS UTILITY"
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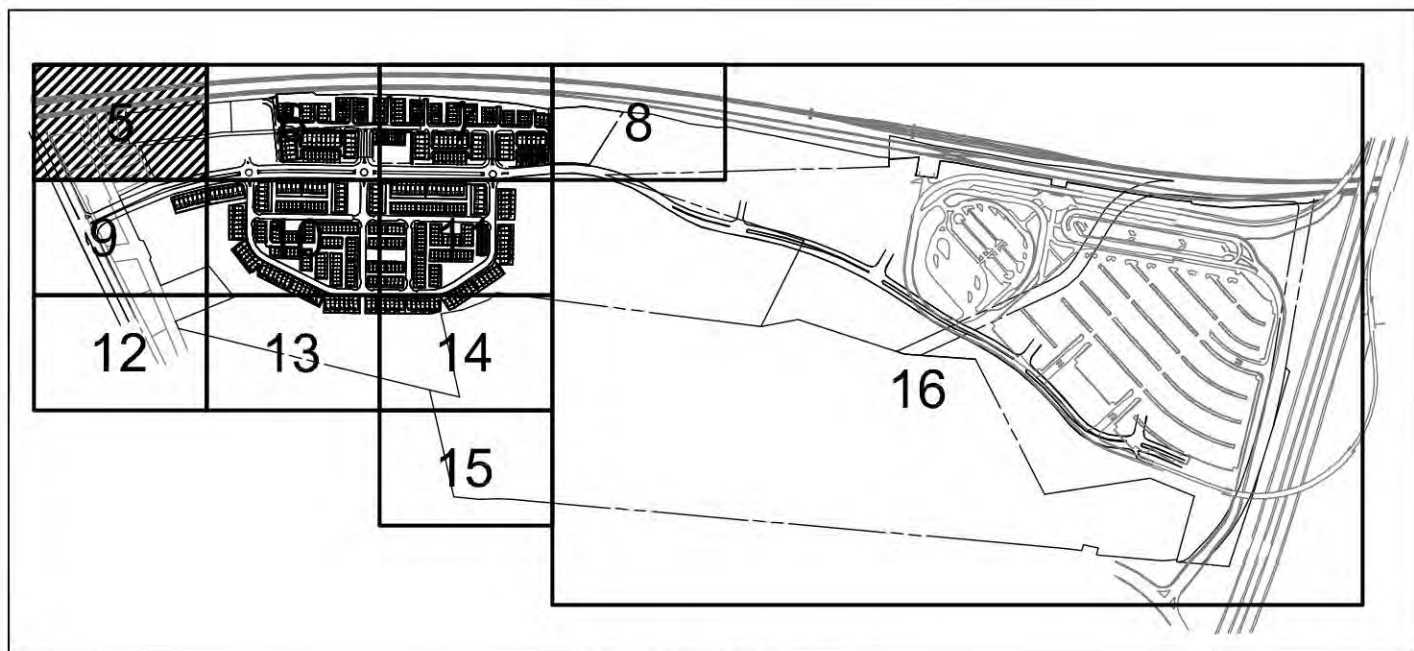
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EXCAVATION. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN OR TWELVE
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TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 147 - 04

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 Megan K. Reiser	8/14/2017		
05			

Date: Sept 2006
Scale: 1"=200'
Sheet: 4 of 16
File number:



KEY MAP

PROFESSIONAL CERTIFICATION:
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UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10029,
EXPIRATION DATE: JULY 14, 2018.



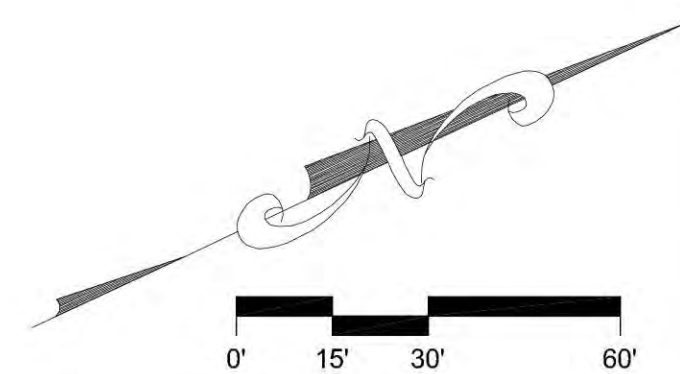
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GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL
SIGNED: *Torben Agesen* DATE: 8-8-2017

TORBEN AGESSEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- EXISTING TRACT BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING HYDRANT
- EXISTING SEWER
- FOREST PRESERVATION AREA FLOODPLAIN
- FOREST PRESERVATION AREA NON-FLOODPLAIN
- REFORESTATION AREA
- NATURAL REGENERATION AREA
- CLEARING AREA FLOODPLAIN
- CLEARING AREA NON-FLOODPLAIN
- OVERALL SUBJECT PROPERTY
- TREE PROTECTION FENCING
- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



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APPROVAL BLOCK

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 147 - 04

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
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Preliminary Plan #: 4-01026

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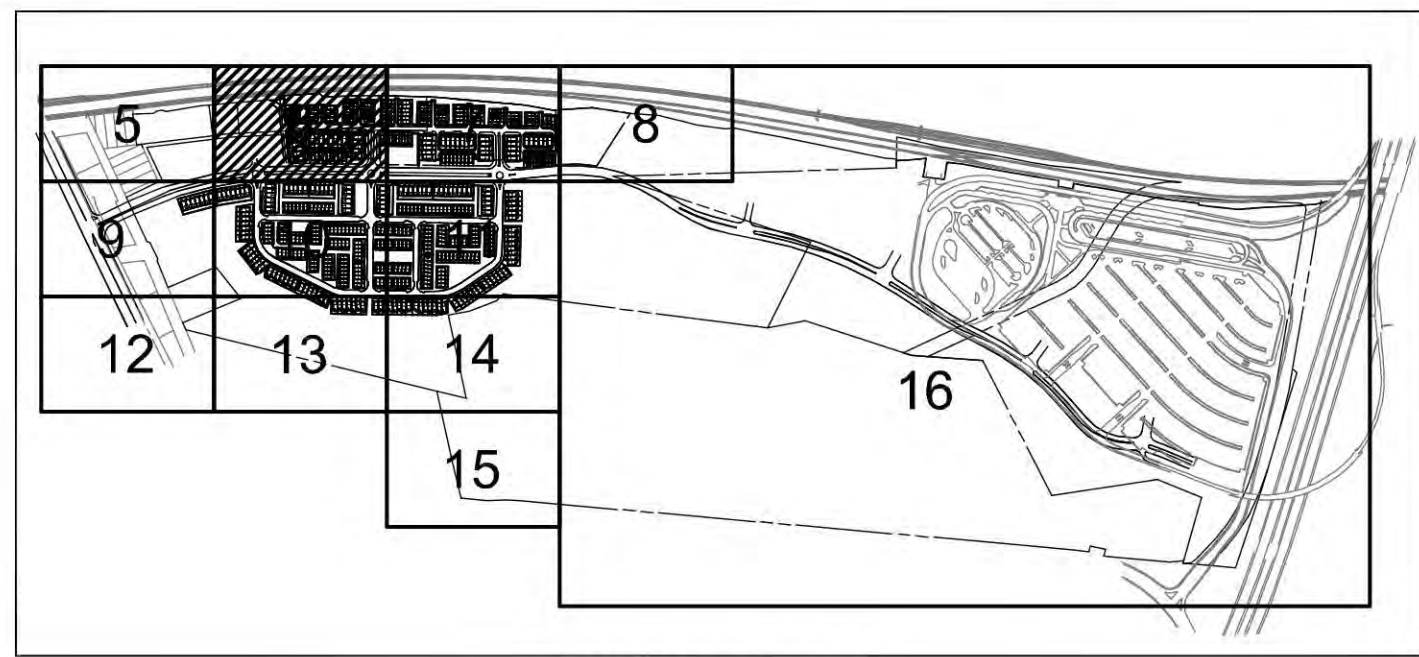
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BRANCHVILLE HTGS, LOTS 17-36
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
1700 Phillips Avenue, Suite 310
Farmingdale, NY 11735
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND
21ST ELECTION DISTRICT

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

Date: Sept 2006
Sheet: 5 of 16
Scale: 1"=30'



KEY MAP

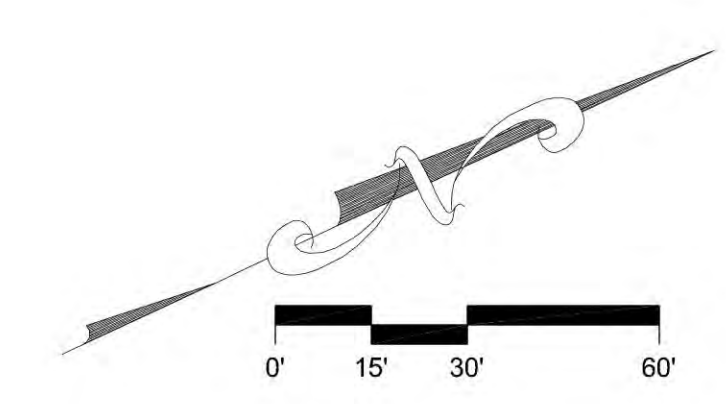
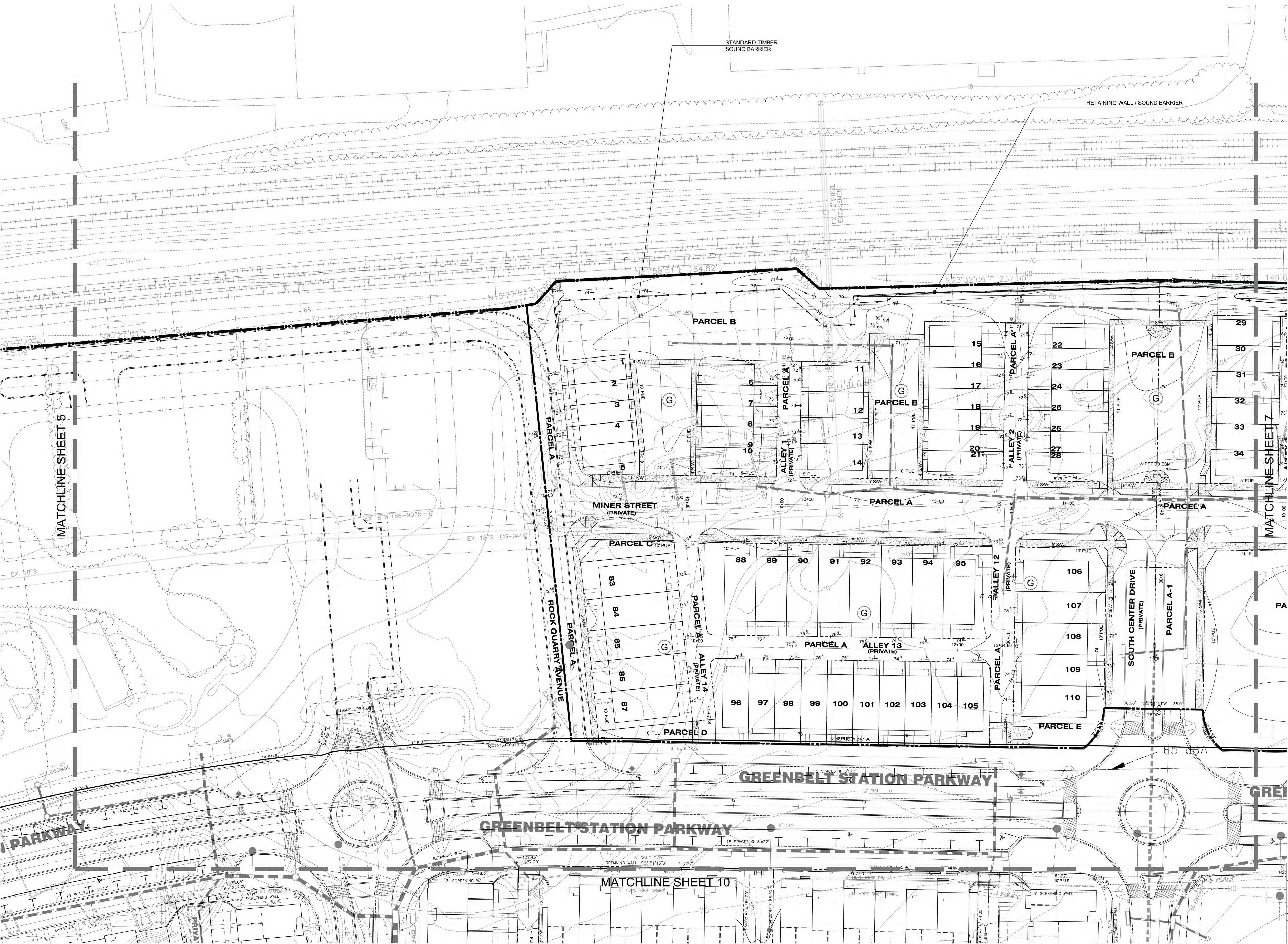
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8-8-2017
TORBEN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
t.agesen@dewberry.com

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
SIGNED: *[Signature]* 8-8-2017 DATE:
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10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
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t.agesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
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- CLEARING AREA FLOODPLAIN
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- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



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BEGINNING CONSTRUCTION

NOTE
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TYPE 2 TREE CONSERVATION (TC2P) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TC2P - 147 - 04

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 <i>Megan K. Reiser</i>	8/14/2017		

Dewberry
10003 DEREKWOOD LANE
LANHAM, MD 20706
301.731.8551
www.dewberry.com

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

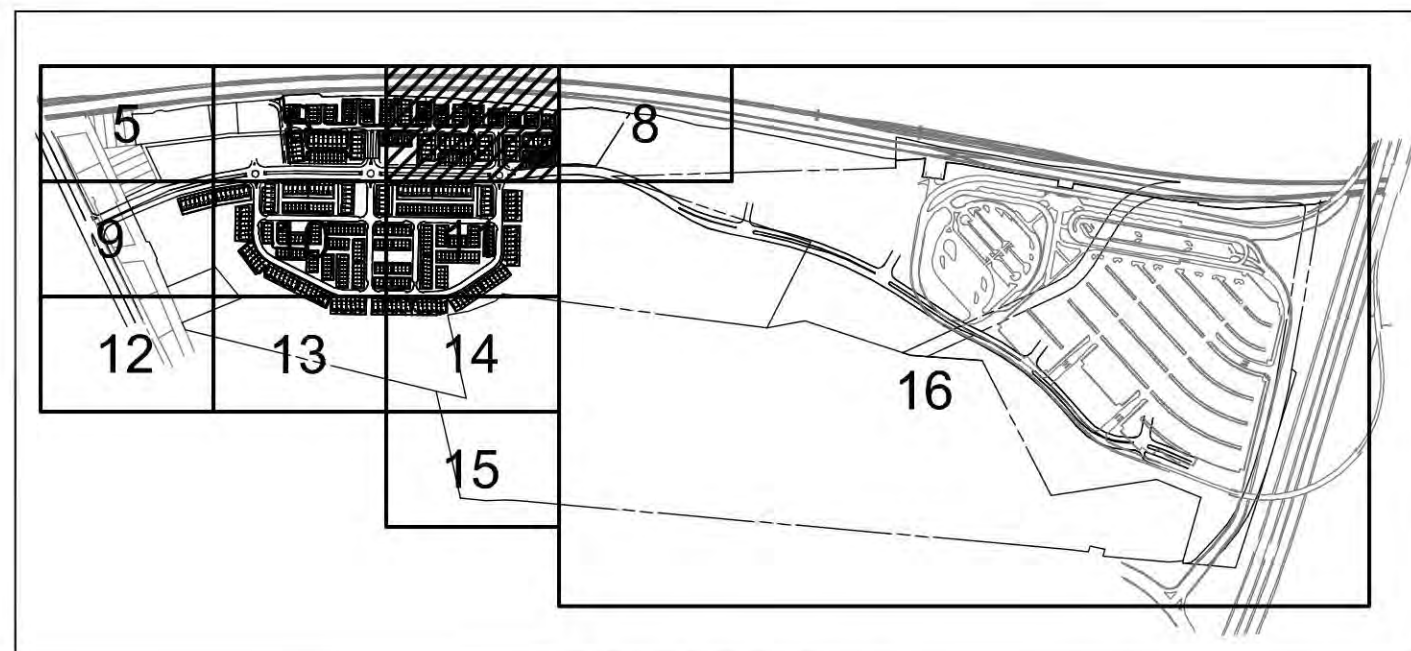
LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
17700 Philomont Road, Suite 310
Greenbelt, MD 20740
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

Date: Sept 2006
Sheet: 6 of 16
Scale: 1"=30'



KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10239. EXPIRATION DATE: JULY 14, 2018.



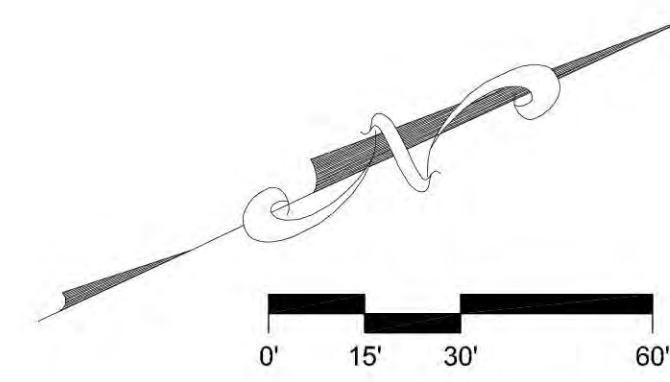
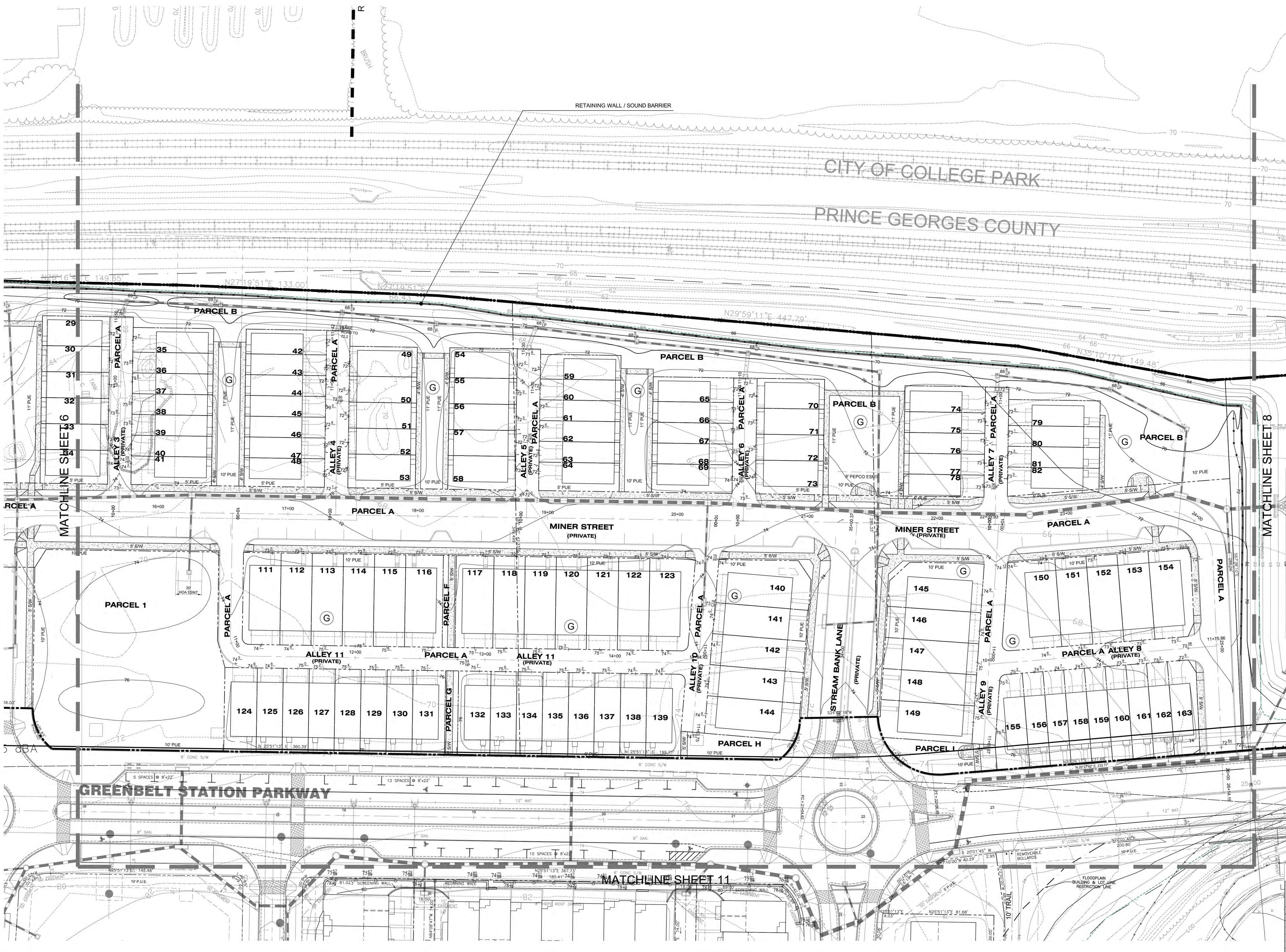
QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Torben Aagesen* DATE: 8-8-2017
TORBEN AAGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
taagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- EXISTING TRACT BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING HYDRANT
- EXISTING SEWER
- FOREST PRESERVATION AREA FLOODPLAIN
- FOREST PRESERVATION AREA NON-FLOODPLAIN
- REFORESTATION AREA
- NATURAL REGENERATION AREA
- CLEARING AREA FLOODPLAIN
- CLEARING AREA NON-FLOODPLAIN
- OVERALL SUBJECT PROPERTY
- TREE PROTECTION FENCING
- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

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TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, MNCPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-147-04

Approved by	Date	DRD #	Reason for Revision
01 J L STASZ	1/24/2008		N/A
02 J L STASZ	9/28/2008	DSP-04081	
03 MEGAN K REISER	7/19/2016	DSP-13045	
04 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
05 <i>Megan K Reiser</i>	8/14/2017		



Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

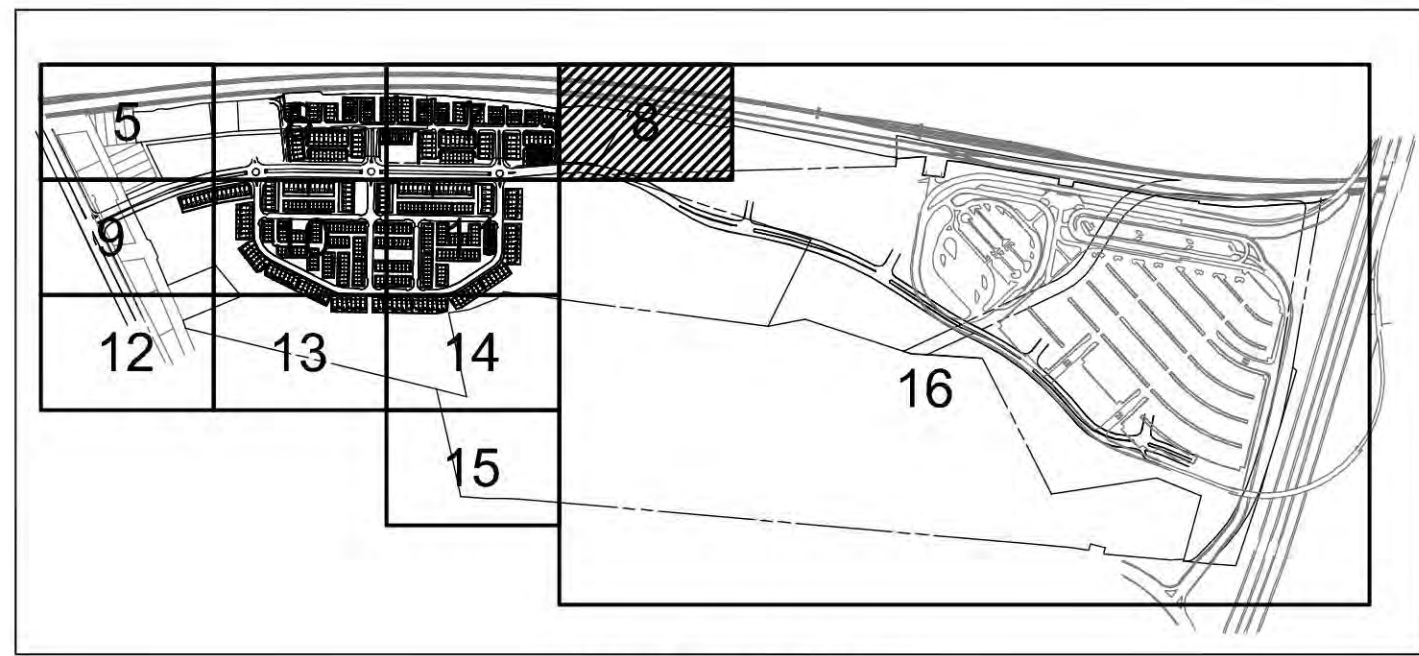
LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 37-42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
17700 PHILADELPHIA BLVD, SUITE 310
FARMERSVILLE, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

Date: Sept 2006
Sheet: 7 of 16
Scale: 1"=30'



KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
FULLY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10223.
EXPIRATION DATE: JULY 14, 2018.



QUALIFIED PROFESSIONAL CERTIFICATION

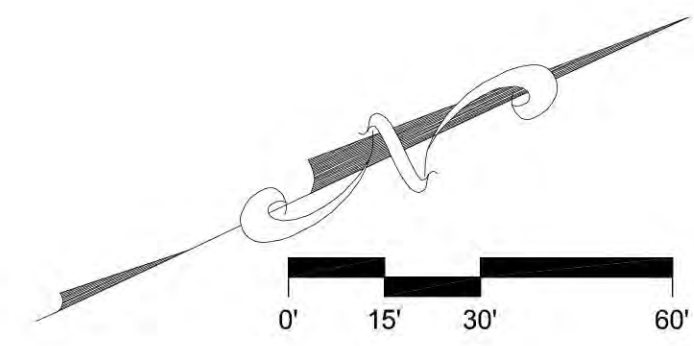
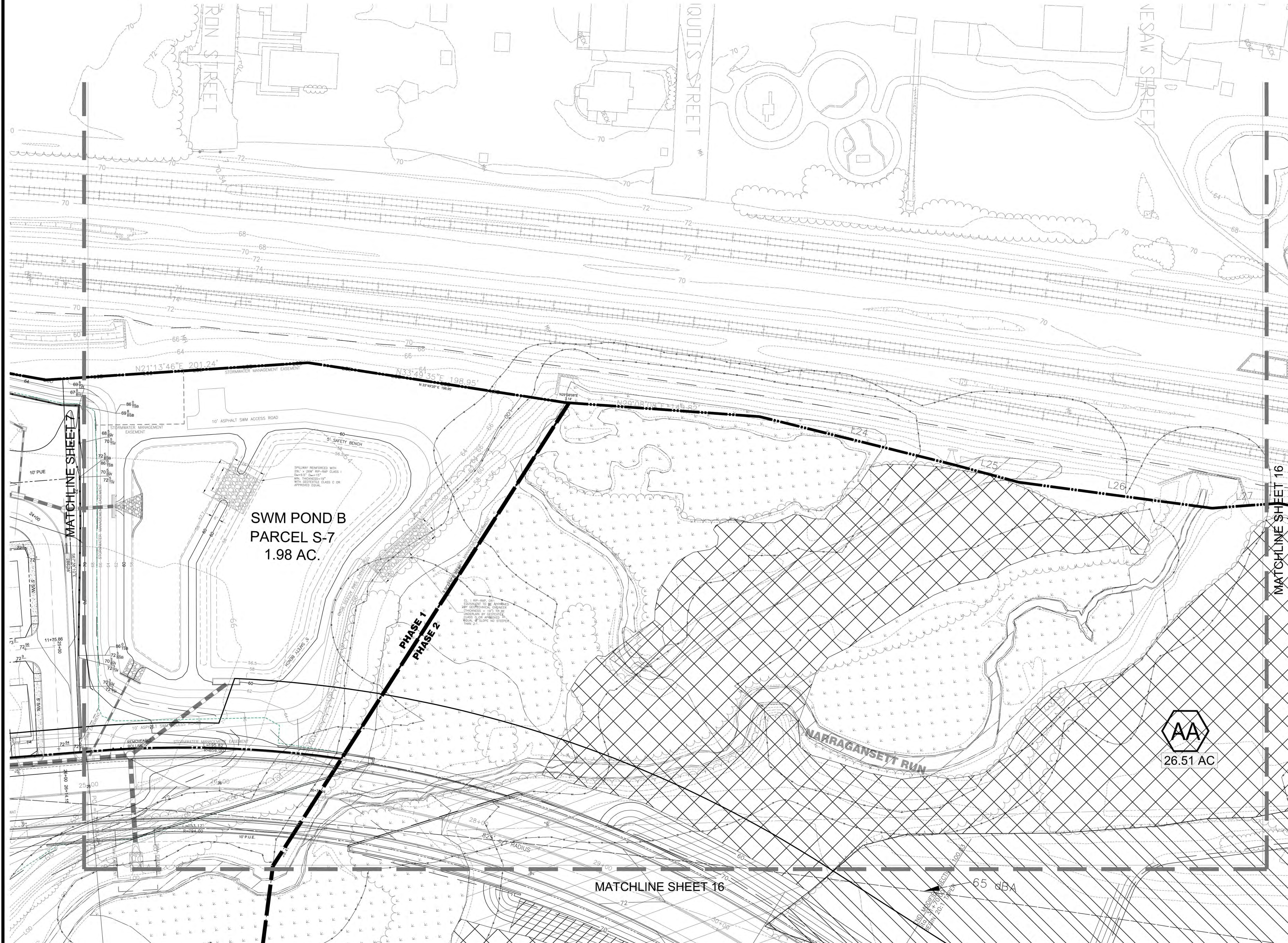
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE
GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Torben Agesen* DATE: 8-8-2017

TORBEN AGESSEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1684
tagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- EXISTING TRACT BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING HYDRANT
- EXISTING SEWER
- FOREST PRESERVATION AREA FLOODPLAIN
- FOREST PRESERVATION AREA NON-FLOODPLAIN
- REFORESTATION AREA
- NATURAL REGENERATION AREA
- CLEARING AREA FLOODPLAIN
- CLEARING AREA NON-FLOODPLAIN
- OVERALL SUBJECT PROPERTY
- TREE PROTECTION FENCING
- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



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1-800-257-7777
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(12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY
BEFORE PROCEEDING WITH CONSTRUCTION.

TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-147-04

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 Megan K. Reiser	8/14/2017		
05			

TYPE 2 TREE CONSERVATION PLAN

PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

Date:	Sept 2006	Sheet:	8 of 16
Scale:	1"=30'	File number:	

Dewberry
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC
1000 DEREKWOOD LANE
LANHAM, MD 20706
301.731.0550 FAX 301.731.0550
www.dewberry.com

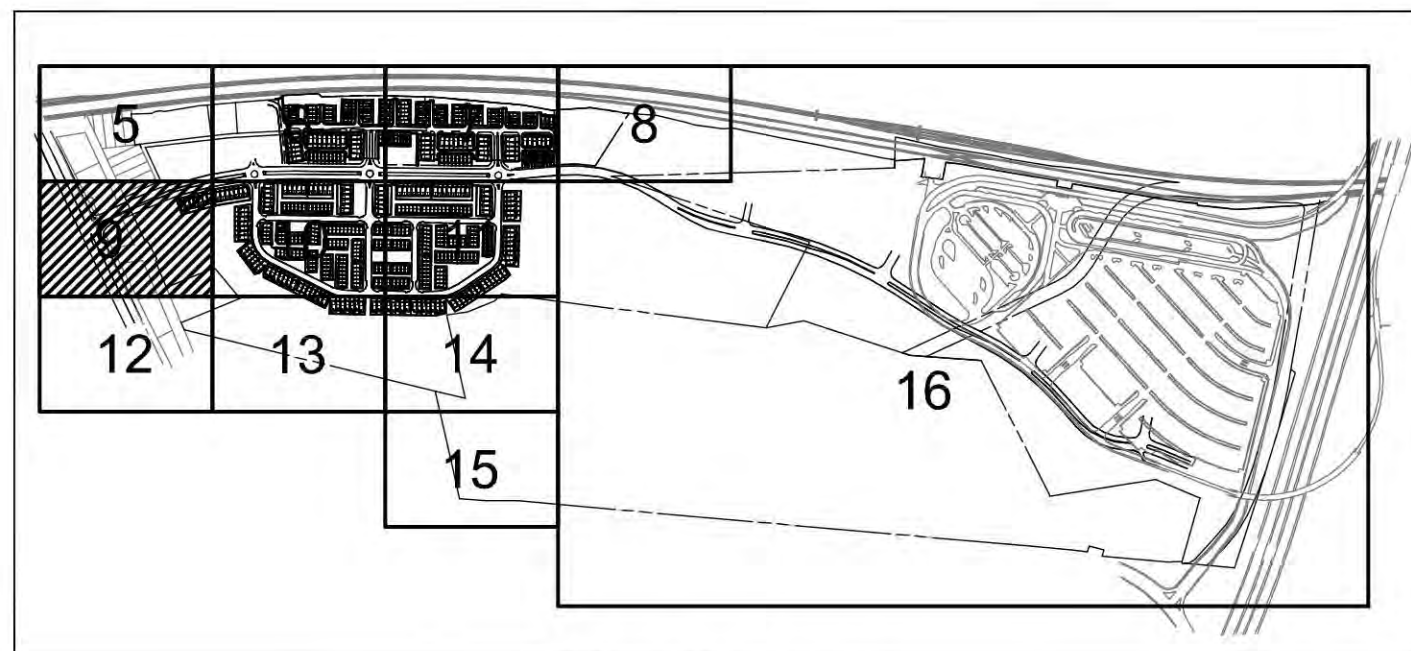
Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026

Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
1700 PHILADELPHIA BLVD, Suite 310
BETHESDA, MD 20814
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND



KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1073, EXPIRATION DATE: JULY 14, 2018.

8-8-2017

TORBEN AGESSEN, PLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

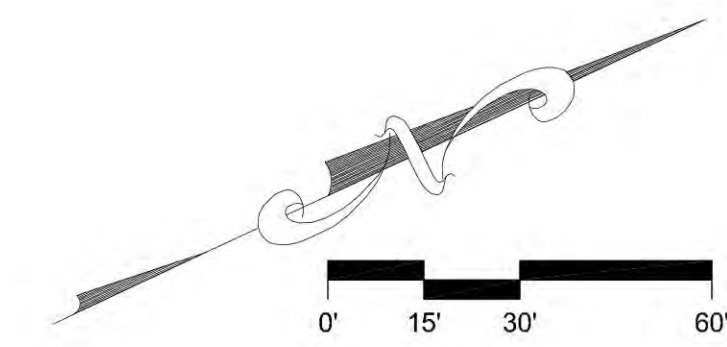
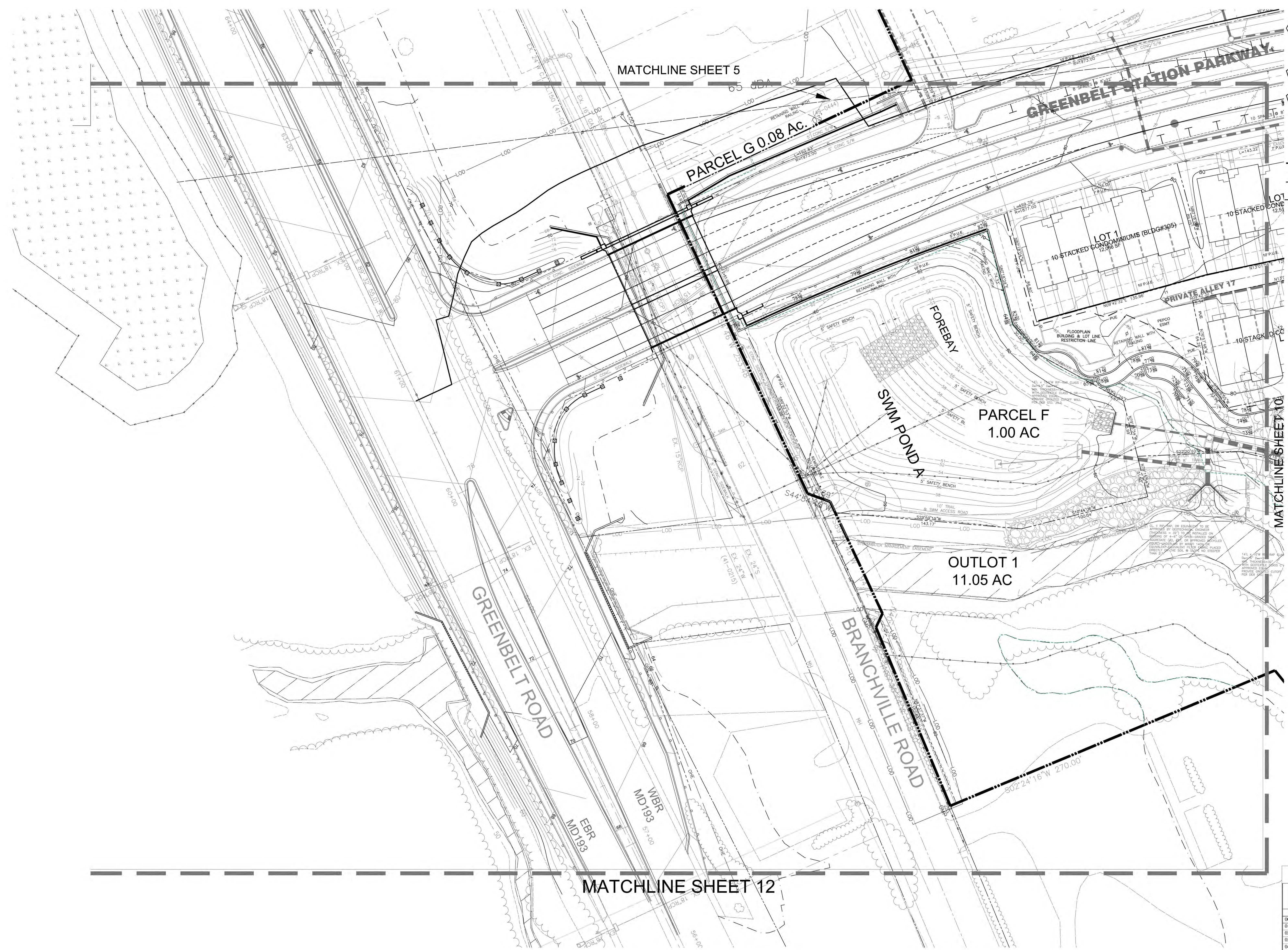
QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGES COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *[Signature]* DATE: 8-8-2017

TORBEN AGESSEN, PLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- EXISTING TRACT BOUNDARY
- EXISTING GAS
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- CLEARING AREA FLOODPLAIN
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- OVERALL SUBJECT PROPERTY
- TREE PROTECTION FENCING
- REFORESTATION
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



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TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 Megan K. Reiser	8/14/2017		
05			

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LANHAM, MD 20706
301.364.1864
www.dewberry.com

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
POP 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
1700 PHILADELPHIA AVE, Suite 310
FARMERSVILLE, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND
21ST ELECTION DISTRICT

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

Date: Sept 2006
Scale: 1"=30'

Sheet: 9 of 16
File number:

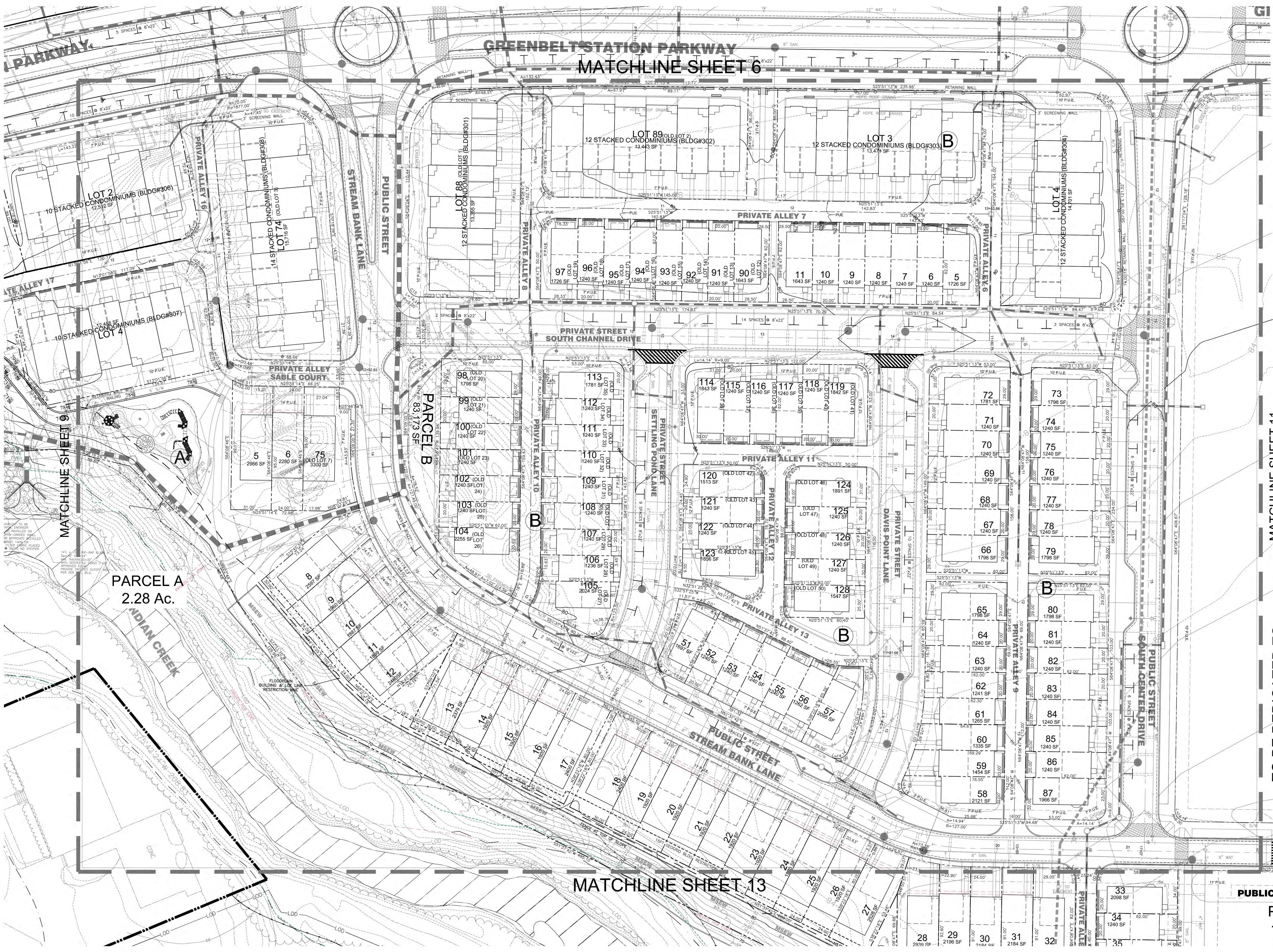


8-8-2017



	WETLANDS
	25' WETLAND BUFFER
	EXTENDED ENVIRONMENTAL BUFFER
	EXISTING TREE LINE
	EXISTING SCRUB LINE
	WATERS OF US LIMITS
	FLOOD PLAIN LIMITS
	EXISTING TRACT BOUNDARY
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	OVERALL SUBJECT PROPERTY
	TREE PROTECTION FENCING
	REFORESTATION FENCING
	REFORESTATION AREA SIGN
	WOODLAND CONSERVATION AREA SIGN

Scale: 1"=30'	File number: .
------------------	-------------------





8-8-2017



TORBEN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

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	EXISTING SCRUB LINE
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	FLOOD PLAIN LIMITS
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	REFORESTATION FENCING
	REFORESTATION AREA SIGN
	WOODLAND CONSERVATION AREA SIGN

Drawn by:	ACO
Designed by:	KDM
Checked by:	MRS
Preliminary Plan #:	4-01026

Tax Map #:	25, 26
------------	--------

Zoned: M-X-T
D-D-O Overlay

Seal & Signature

LEGAL DESCRIPTION
 BRANCHVILLE HGTS, LOTS 6-15
 BRANCHVILLE HGTS, LOTS 17-36
 BRANCHVILLE HGTS, LOTS 42
 P/O P 19
 P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
11700 Plaza America Drive, Suite 310
Reston, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

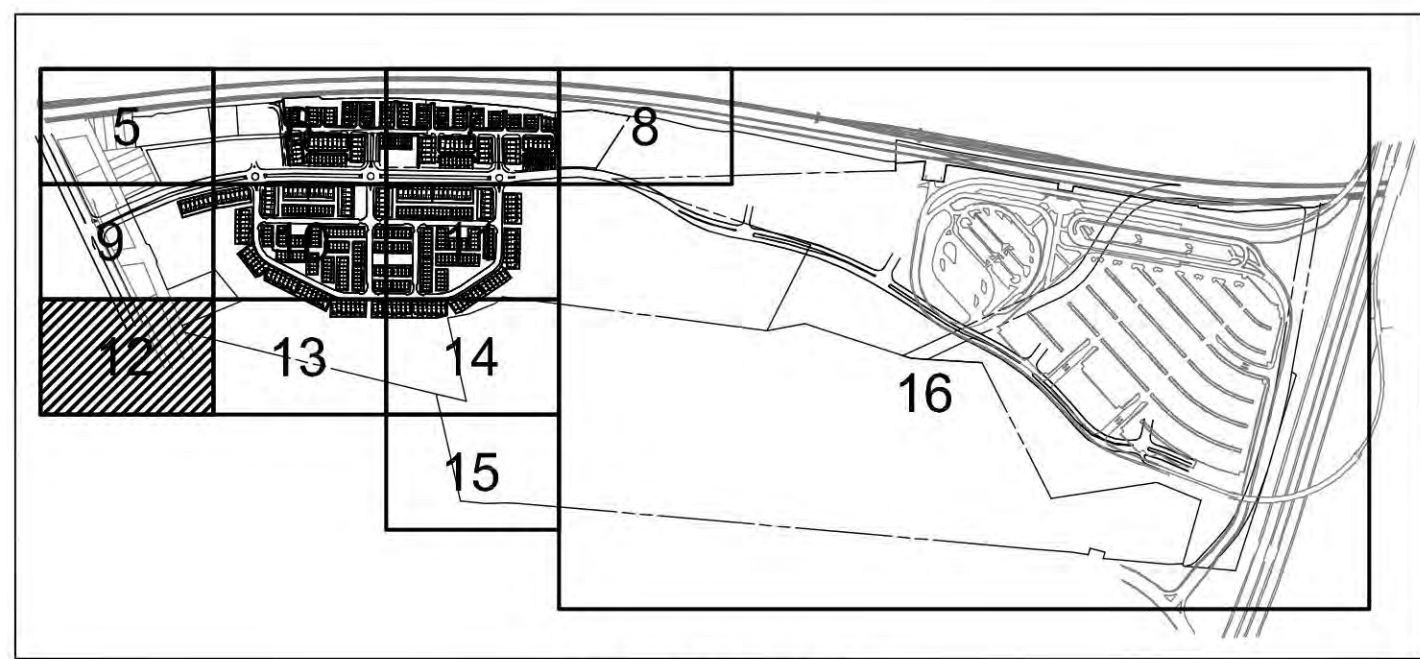
PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN

PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045
21ST ELECTION DISTRICT

Date: Sept 2006	Sheet: 11 of 16
Scale: 1"=30'	File number:





KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1023, EXPIRATION DATE: JULY 15, 2018.

8-8-2017

TORREN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

QUALIFIED PROFESSIONAL CERTIFICATION

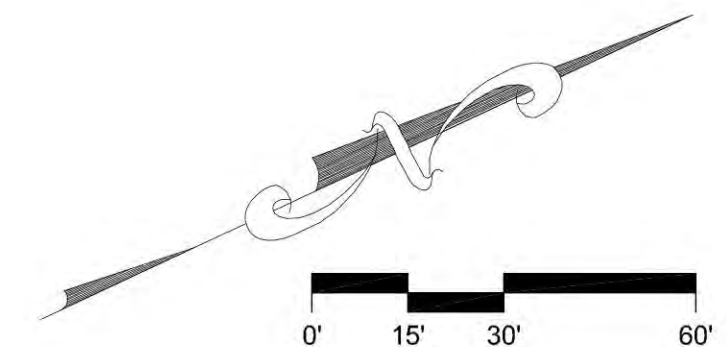
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *[Signature]* DATE: 8-8-2017

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10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
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TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 147 - 04

Approved by	Date	DRD #	Reason for Revision
00 J L STASZ	1/24/2008		N/A
01 J L STASZ	9/28/2008	DSP-04081	
02 MEGAN K REISER	7/19/2016	DSP-13045	
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
04 Megan K. Reiser	8/14/2017		
05			

Dewberry
10003 DEREKWOOD LANE
LANHAM, MD 20706
301.731.8555 (PA)
www.dewberry.com

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026

Tax Map #: 25, 26

Zoned: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
NVR MS Cavalier Greenbelt, LLC
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 42
PO P 19
P 84

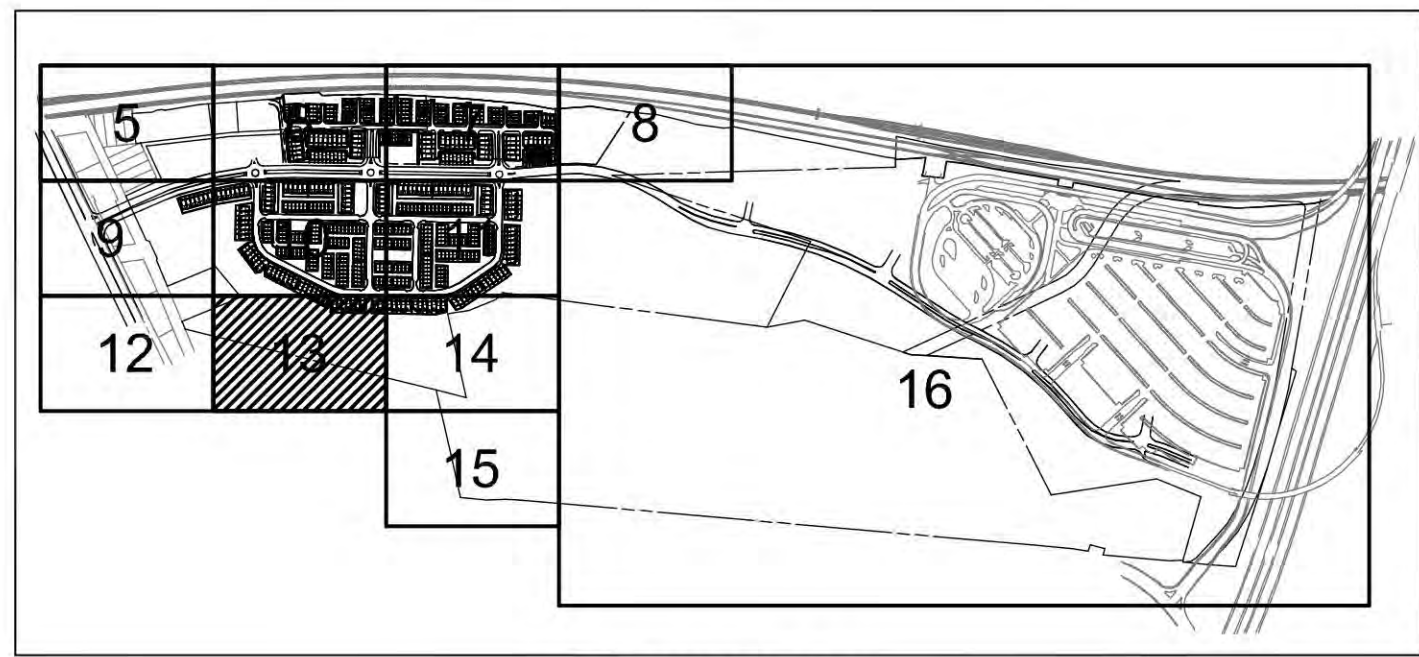
DEVELOPER
NVR MS Cavalier Greenbelt, LLC
17700 Phillips Road, Suite 310
Reston, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND
21ST ELECTION DISTRICT

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

Date: Sept 2006
Scale: 1"=30'

Sheet: 12 of 16
File number:



KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1073, EXPIRATION DATE: JULY 14, 2018.

8-8-2017

TORBEN AGESSEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
lagessen@dewberry.com

QUALIFIED PROFESSIONAL CERTIFICATION

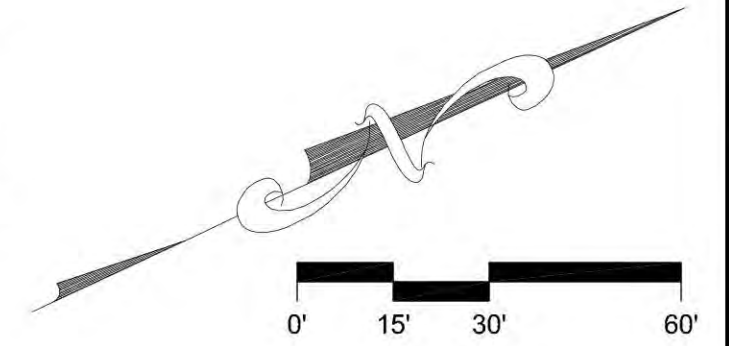
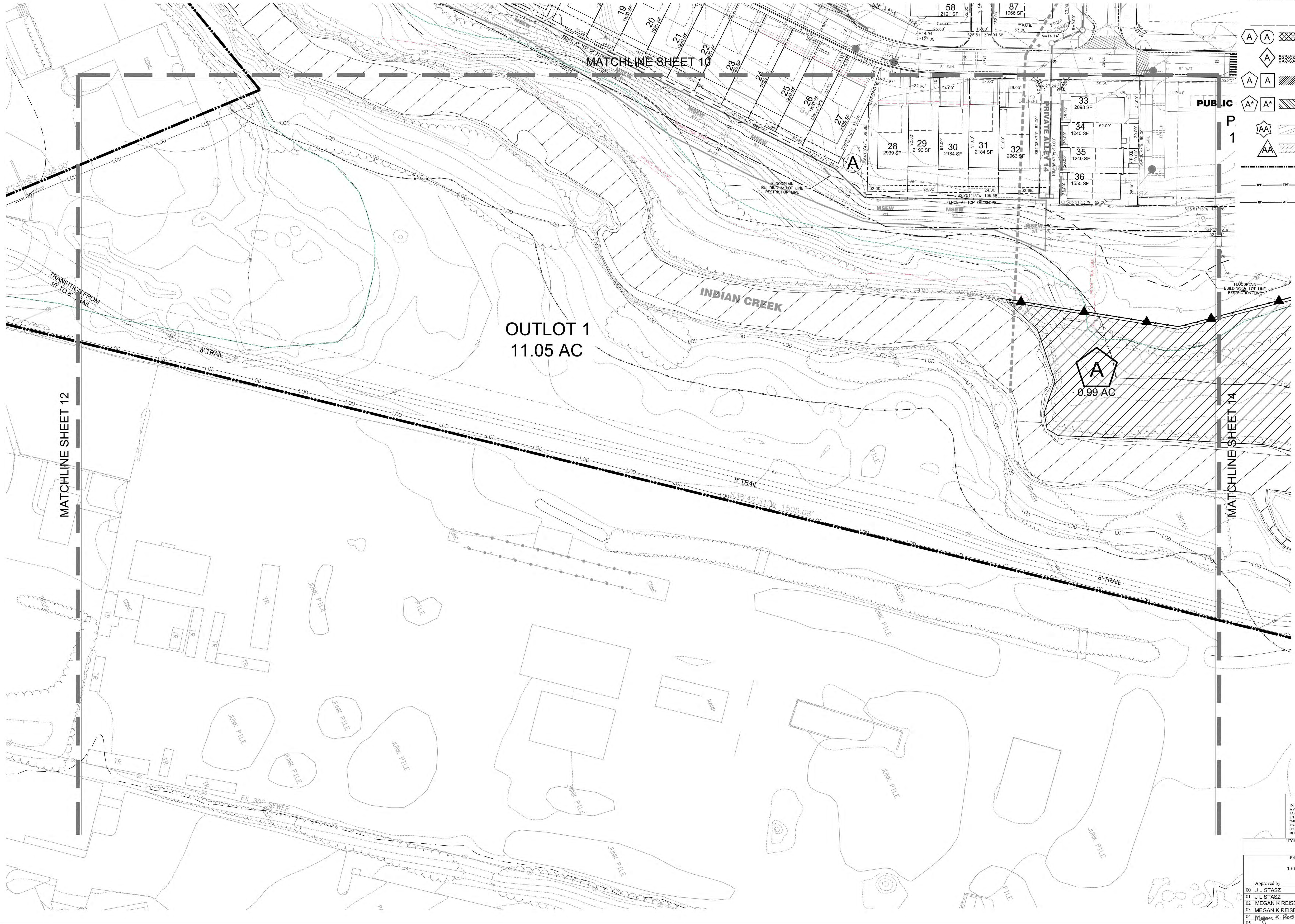
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *[Signature]* 8-8-2017 DATE:

TORBEN AGESSEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
lagessen@dewberry.com

LEGEND

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- WOODLAND CONSERVATION AREA SIGN



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FOR UTILITY LOCATIONS
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TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK				
Prince George's County Planning Department, MNCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2 - 147 - 04				
Approved by	Date	DRD #	Reason for Revision	
00 J L STASZ	1/24/2008		N/A	
01 J L STASZ	9/28/2008	DSP-04081		
02 MEGAN K REISER	7/19/2016	DSP-13045		
03 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION	
04 Megan K. Reiser	8/14/2017			
05				

Dewberry
10003 DEREKWOOD LANE
LANHAM, MD 20706
301.364.1864
www.dewberry.com

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026
Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

LEGAL DESCRIPTION
BRANCHVILLE HTS, LOTS 6-15
BRANCHVILLE HTS, LOTS 17-36
BRANCHVILLE HTS, LOTS 37-42
POP 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
1700 Philadelphia Blvd, Suite 310
Farmingdale, VA 20640
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND

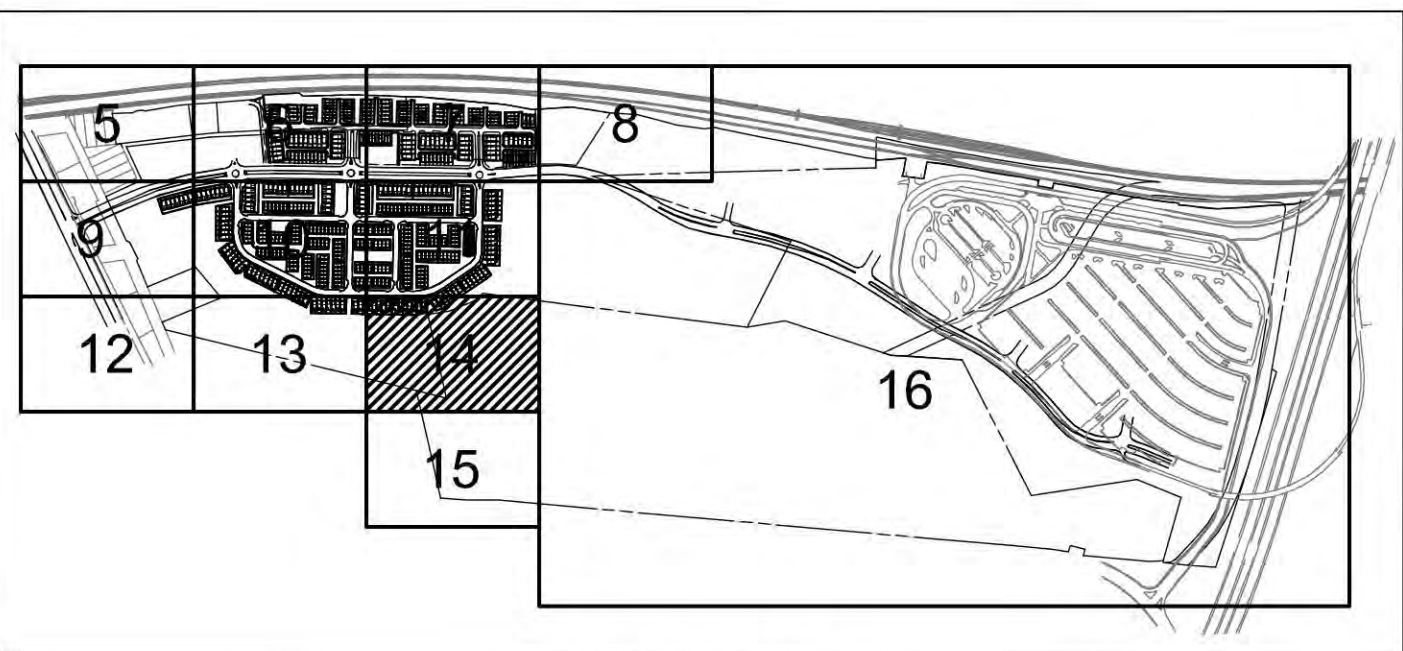
21ST ELECTION DISTRICT

PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

TYPE 2 TREE CONSERVATION PLAN

Date: Sept 2006
Scale: 1"=30'

Sheet: 13 of 16
File number:



KEY MAP

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10279, EXPIRATION DATE: JULY 14, 2018.



QUALIFIED PROFESSIONAL CERTIFICATION

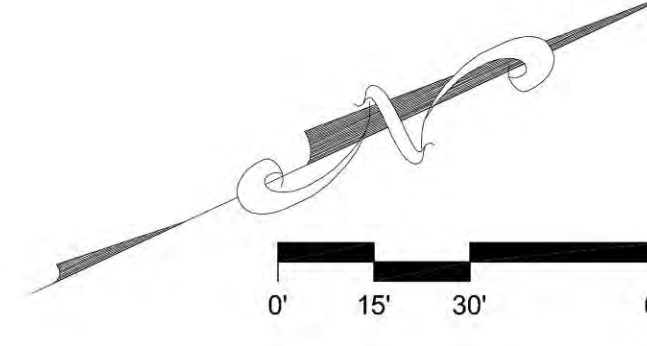
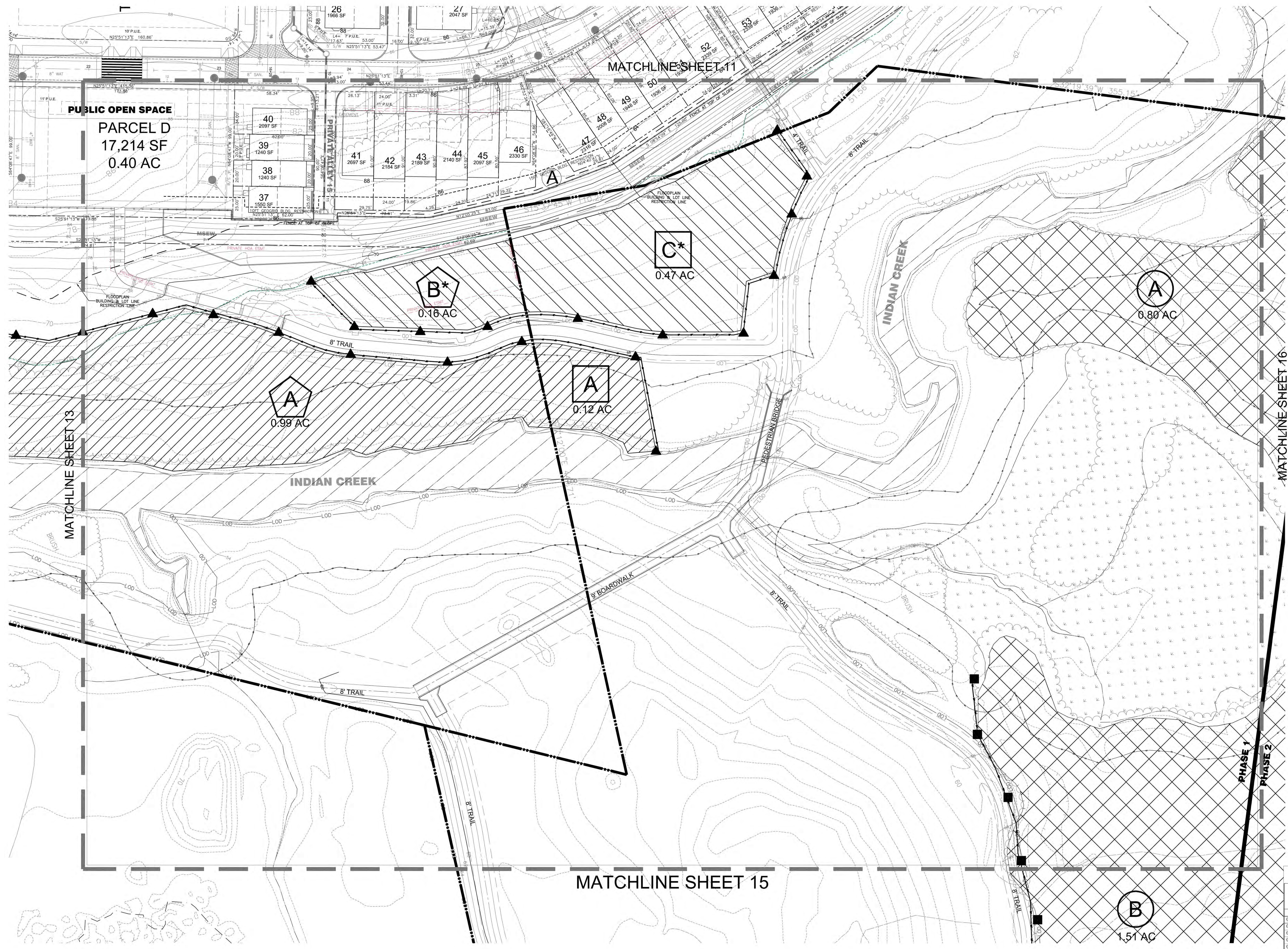
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Torben Ageesen* DATE: 8-8-2017

TORBEN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.364.1864
tagesen@dewberry.com

LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- EXTENDED ENVIRONMENTAL BUFFER
- EXISTING TREE LINE
- EXISTING SCRUB LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- EXISTING TRACT BOUNDARY
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- REFORESTATION AREA
- NATURAL REGENERATION AREA
- CLEARING AREA FLOODPLAIN
- CLEARING AREA NON-FLOODPLAIN
- OVERALL SUBJECT PROPERTY
- TREE PROTECTION FENCING
- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN



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TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 147 - 04

Approved by	Date	DRD #	Reason for Revision
01 J L STASZ	1/24/2008		N/A
02 J L STASZ	9/28/2008	DSP-04081	
03 MEGAN K REISER	7/19/2016	DSP-13045	
04 MEGAN K REISER	12/2/2016	DSP-04081-08	TRAIL REVISION
05 <i>Megan K Reiser</i>	8/14/2017		

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Drawn by: ACO
Designed by: KDM
Checked by: MRS
Preliminary Plan #: 4-01026

Tax Map #: 25, 26
Zoned: M-X-T
D-D-O Overlay

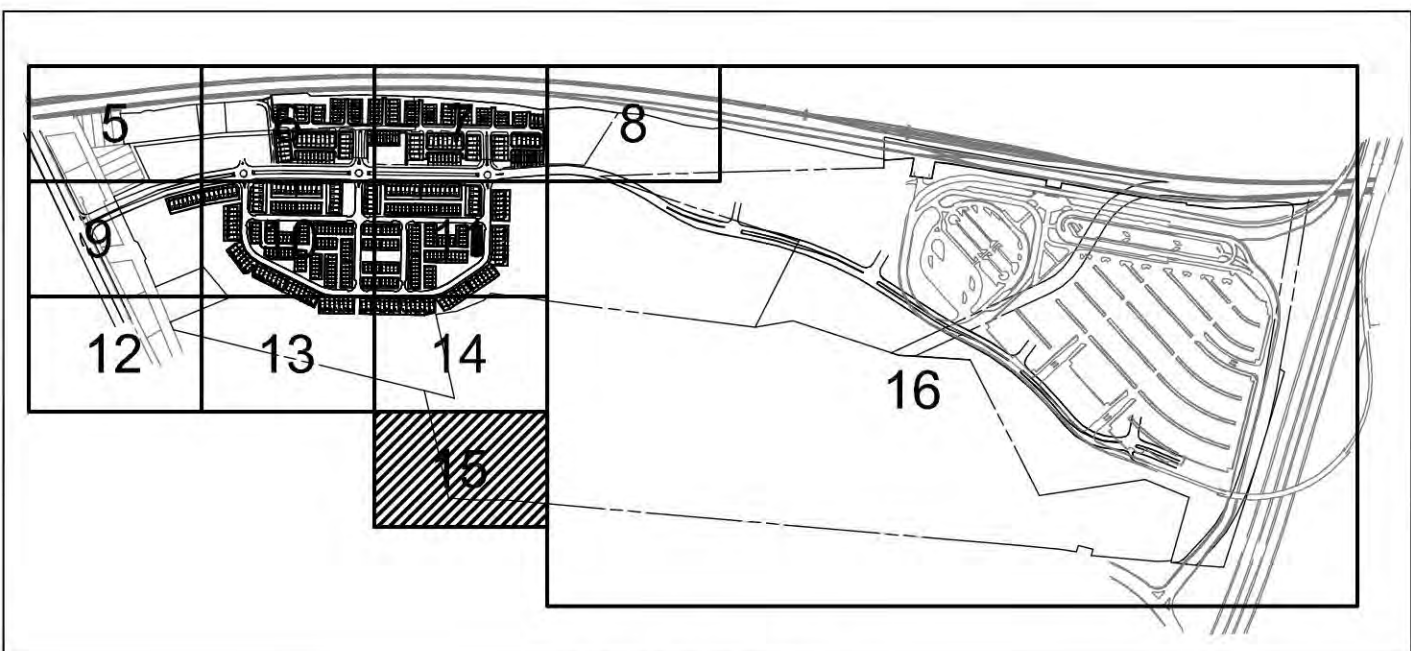
LEGAL DESCRIPTION
BRANCHVILLE HTGS, LOTS 6-15
BRANCHVILLE HTGS, LOTS 17-36
BRANCHVILLE HTGS, LOTS 42
PO P 19
P 84

DEVELOPER
NVR MS Cavalier Greenbelt, LLC
17700 Philomont Road, Suite 310
Poolesville, VA 20130
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGES COUNTY, MARYLAND
21ST ELECTION DISTRICT

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

Date: Sept 2006
Scale: 1"=30'
Sheet: 14 of 16
File number:



KEY MAP

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HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10723, EXPIRATION DATE: JULY 14, 2018.

8-8-2017

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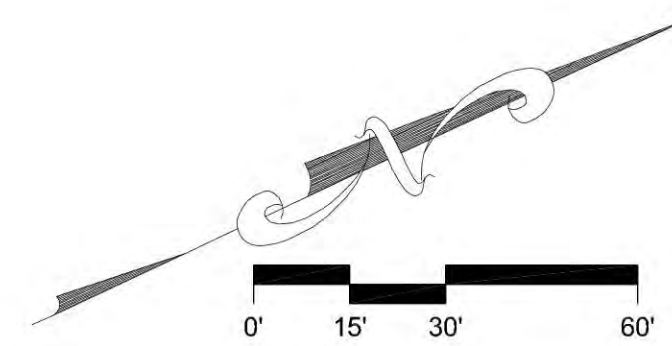
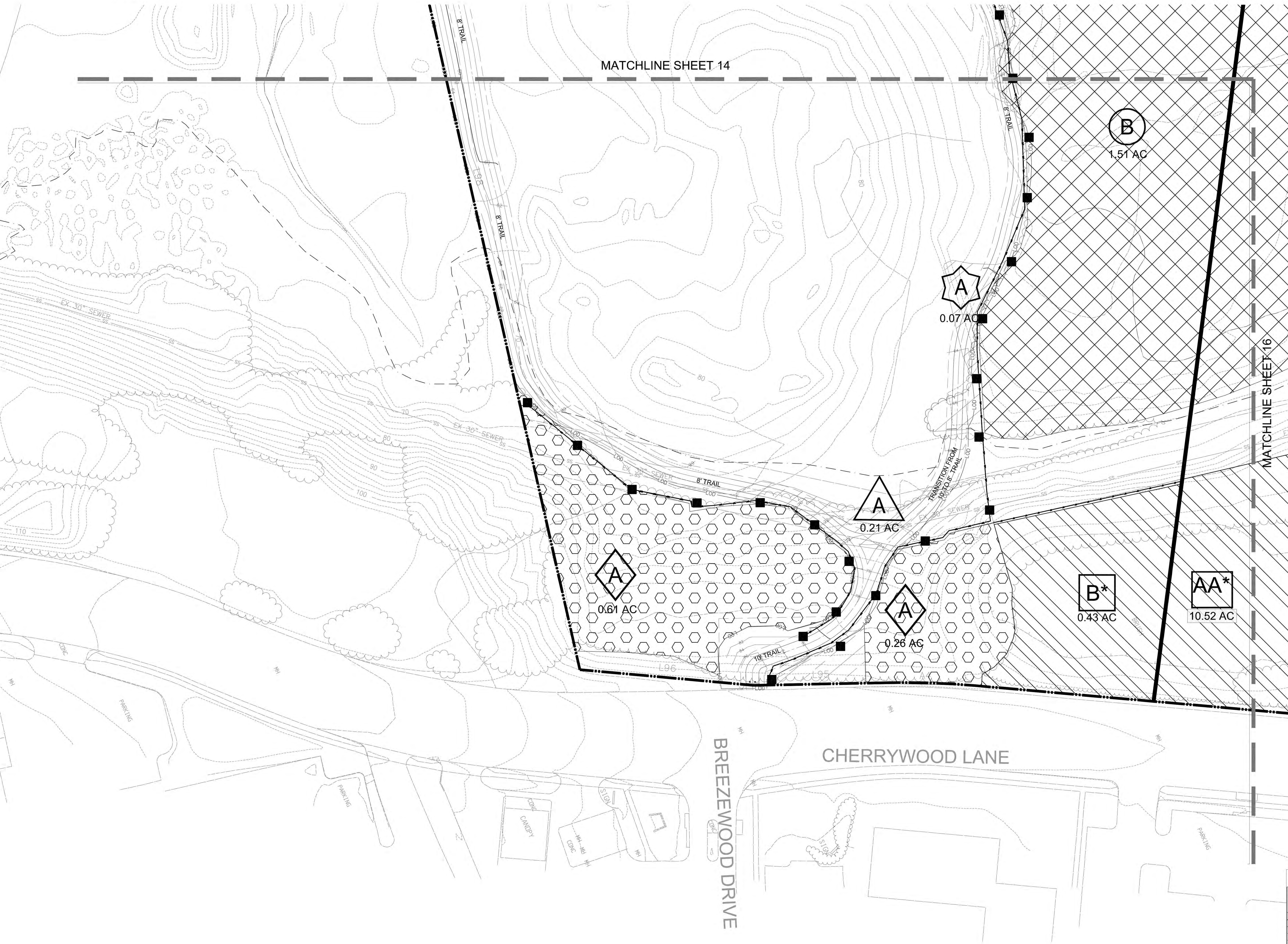
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SIGNED: *[Signature]* DATE: 8-8-2017

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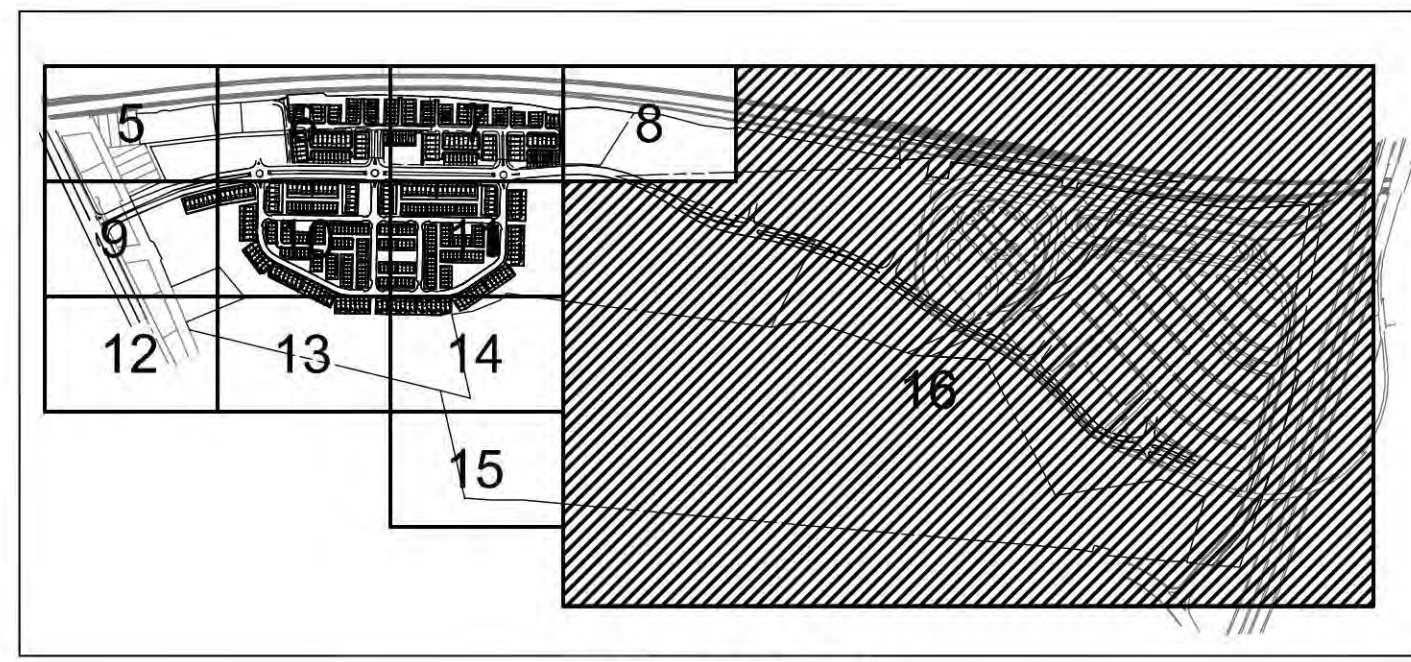
PRINCE GEORGES COUNTY, MARYLAND

21ST ELECTION DISTRICT

TYPE 2 TREE CONSERVATION PLAN

PHASE 1 (SOUTH CORE)
GREENBELT STATION; DSP-04081; DSP-13045

Date: Sept 2006
Sheet: 15 of 16
Scale: 1"=30'



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8-8-2017

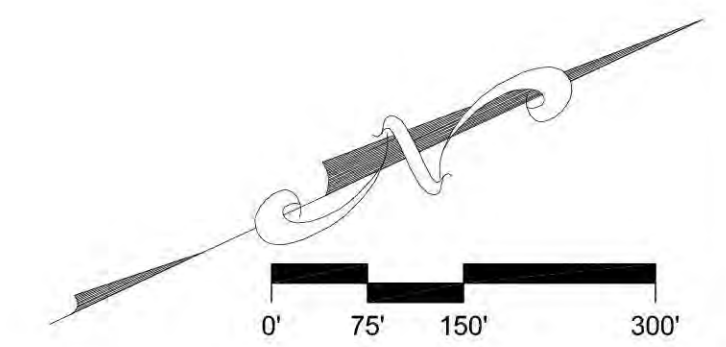
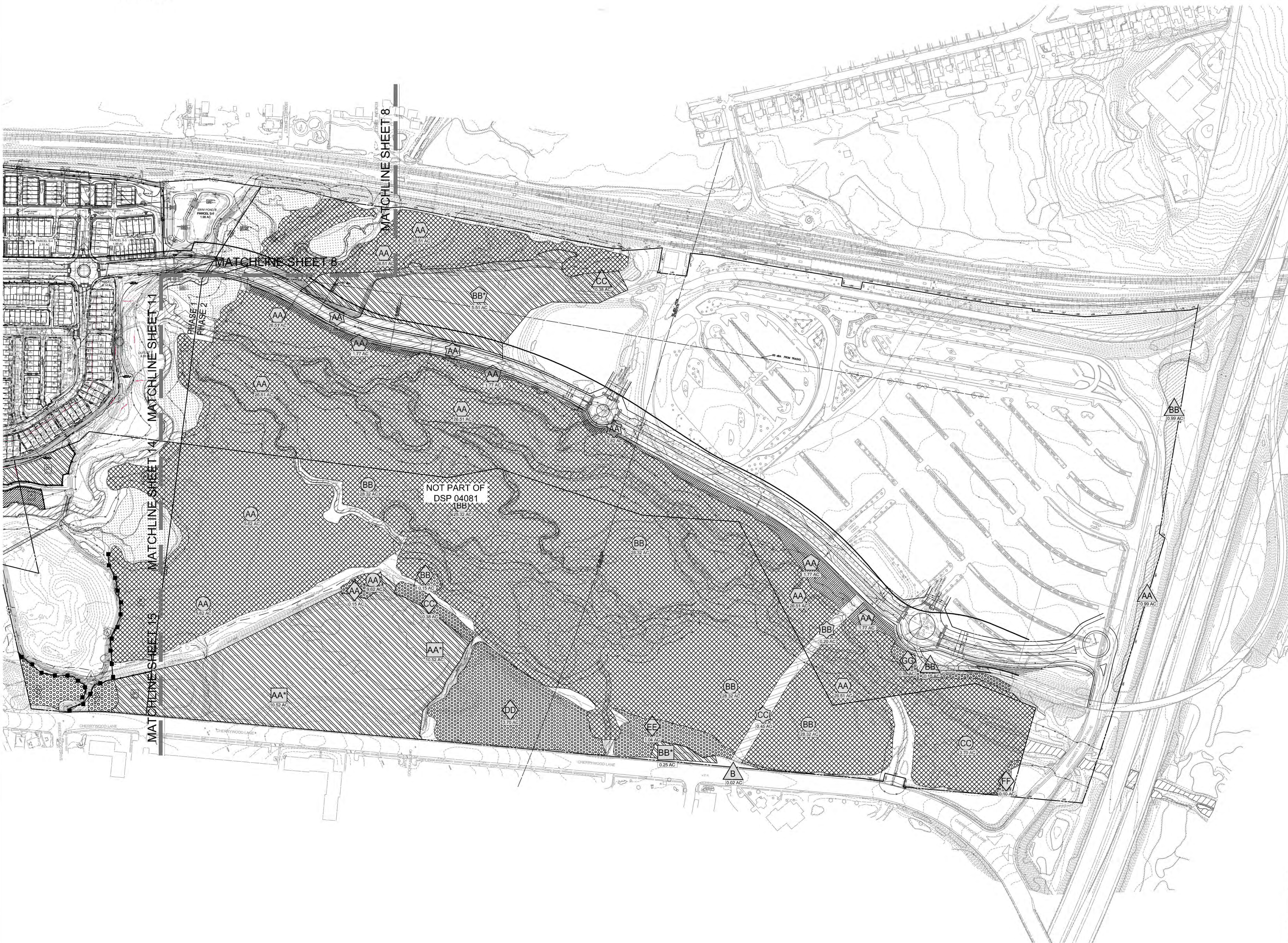
STATE OF MARYLAND
LANDSCAPE ARCHITECT
TORBEN AGESEN, RLA
10003 DEREKWOOD LN STE 204
LANHAM, MD 20706
301.384.1864
tagesen@dewberry.com

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SIGNED: *Torben Agesen* 8-8-2017 DATE:

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17000 Philadel Road, Suite 310
Reston, VA 20190
PHONE: 703.649.5100
FAX: 703.649.6070

PRINCE GEORGE'S COUNTY, MARYLAND
21ST ELECTION DISTRICT

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