GRASSLYN
TCP II-152-06
TREE CONSERVATION PLAN
TYPE II

SITE DATA

SUBDIVISION NAME: GRASSLYN
200 FOOT MAP REFERENCE: 203 & 204 SE 10
GRANTEE: 2614 RITCHIE MARLBORO LLC.

GRANTOR: COBRA, INC.
DATE OF LAST CONVEYANCE: APRIL 15, 2011 (3266/480)
SUBDIVIDED BY: 2614 RITCHIE MARLBORO LLC.
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036
PLANNING: GREENMAN-PEDERSEN, INC.
10977 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
410-880-3055
SEWAGE DISPOSAL: CATEGORY 4
WATER SOURCE: CATEGORY 4
STORMWATER MANAGEMENT: STORMWATER CONCEPT PLAN CSD# (PENDING)
TOPOGRAPHIC SURVEY: M-NCP&PC TOPOGRAPHY
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
SHOWN AT 5' CONTOUR INTERVALS
BOUNDARY: FROM DEEDS AND PLATS OF RECORD
FOREST STAND DELINEATION: GREENMAN-PEDERSEN, INC.
TRAFFIC ANALYSIS: STREET TRAFFIC STUDIES
400 CRANE HIGHWAY
GLEN BURNIE, MD 21061
PROPOSED NUMBER OF LOTS: 83
PROPOSED USE: SINGLE FAMILY DETACHED (CLUSTER)
100 YEAR FLOODPLAIN: AS SHOWN ON PLAN
WETLAND DELINEATION: McCARTHY AND ASSOCIATES
14458 OLD MILL ROAD #201
UPPER MARLBORO, MD. 20772
EXISTING ZONE: R-R
TOTAL ACREAGE: 60.24+/- Ac.
PROPOSED PARK DEDICATION: Ac.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Woodland Conservation Worksheet for Prince George's County

Zone:	R-R		
Gross Tract:	60.24		
Floodplain:	2.83		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	57.41	0.00	0.00

*include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name:	GRASSLYN TCP2/152/06
Is this site subject to the 1989 Ordinance?	N
Reforesation Requirement Reduction Questions	
Is this one (1) single family lot? (y,n)	N
Are there prior TCP approvals which include a combinationof this lot and/or other lots. (y,n)	N
Is this a Mitigation Bank	N
Break-even Point (preservation) =	18.32 acres
Clearing permitted w/o reforestion=	27.35 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		45.67	2.83	
Woodland Conservation Threshold (NTA) =	0.20	11.48		
Smaller of a or b		11.48		
Woodland above WCT		34.19		
Woodland cleared		33.01	0.93	0.00
Smaller of d or e		33.01		
Clearing above WCT (0.25 : 1) replacement requirement		8.25		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	0.15	0.00		
Woodland Conservation Required		**20.67**		

Woodland Conservation Provided:	(acres)		
Woodland Preservation	12.66	1.90	
Reforestation / Afforestation	1.38		
Natural Regeneration	0.70		
Area approved for fee-in-lieu	1.04		0.31
Credits for Off-site Mitigation on another property	4.89		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	**20.67**		

Area of woodland not cleared 12.66 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by:

Signed 8-4-14 Date

TCP II 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. 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 disturbances 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 will be posted with the Building Official prior to issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

5. 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 Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.

6. Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.

7. Approved sediment and erosion control measures may be substituted in lieu of TPDs shown on this plan. In-field location and substitutions must be approved by the DER Inspector.

8. Woodland Conservation – Tree Save Areas shall be posted at the same time as tree protective device installation. These signs shall remain in place in perpetuity.

9. See the forest stand delineation for detailed forest stand composition information.

10. If work on this project will be initiated in several phases, all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.

11. Reforestation and afforestation areas shall be delineated on-site through the use of two-rail split-rail fences or some other permanent device that is aesthetically compatible with the development. Fence locations and details shall be specified on the Type II TCP.

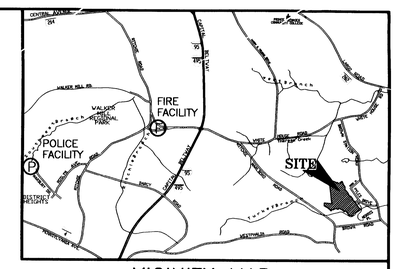
12. When trails are constructed through wooded areas, all trees shall be removed that are within two feet of the edge of the trail. Within 20 feet of the trail, (1) All trees shall be limbed to 12 feet in heigh; and (2) Other vegetation obstructing the view from the trail shall be removed (shrubs, fallen trees).

13. When possible, the trail shall be aligned to preserve trees of 12-inch or greater caliper.

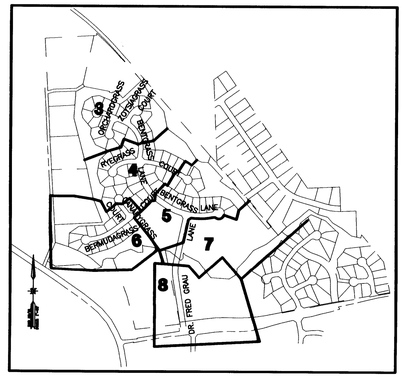
14. Shallow-rooted species, i.e., maples shall be a minimum of ten feet from the edge pavement.

15. The location of the trails shall be staked in the field and approved by the Department of Parks and Recreation and Environmental Planning Section prior to construction.

OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036



VICINITY MAP
1"=4000'
TAX MAP 83, PARCEL 12



KEY MAP
NOT TO SCALE

SHEET INDEX

LEGEND

- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LOD — LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE – PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 — SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by:	Date
01		
02		
03		
04		
05		
06		

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: **GRASSLYN**

PROJECT NUMBER: **DSP-05116**

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

CHRISTOPHER MASON REED #3068 LANDSCAPE ARCHITECT STATE OF MARYLAND

PROJ. MGR.	C.M.R.					
DESIGNED	SD					
DRAWN	EAE					
CHECKED	C.M.R.	7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE		
		11/13	REVISE PER COUNTY COMMENTS	EAE		
		DATE	REVISIONS	BY	DATE	REVISIONS BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II COVER SHEET

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
AS SHOWN	1 OF 8

N:\2002\2002058\DWG\SDP\TC01.DWG
Attached Xrefs; PC00, ba00, EC00, EF00, TC00.

SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock, nor from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall overage at least the middle of the range given in the plant list.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Cultivation

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-16-16 per unit to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

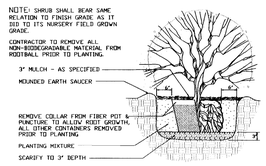
All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

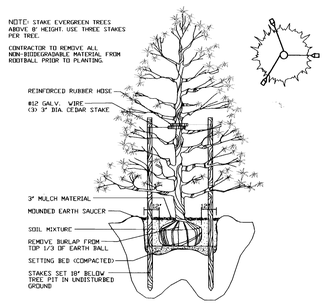
All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall be notified in writing when this work is to occur.

Plant Spacing

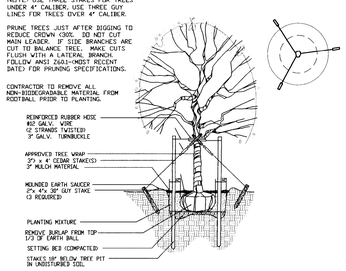
Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.



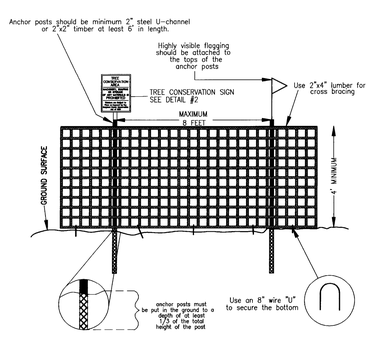
1 TYP **PLANTING DETAIL/SHRUBS** NTS



2 TYP **PLANTING DETAIL/EVERGREEN TREES** NTS

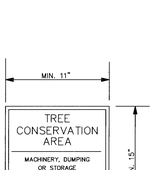


3 TYP **PLANTING DETAIL/DECIDUOUS TREES** NTS



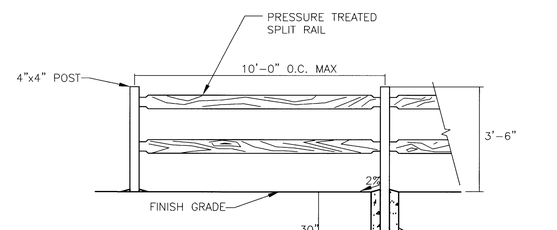
1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. FENCE POSTS WILL BE A MINIMUM OF 2" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE AT LEAST 6' IN LENGTH AND INSTALLED AT LEAST 2 FEET DEEP (1/3 OF THE TOTAL POST HEIGHT).
3. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY. AT LEAST ONE SIGN WILL BE LOCATED ON EACH LOT.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO NOTED ON THIS PLAN.
6. TREE PROTECTIVE DEVICES FOR AFFORESTATION/REFORESTATION WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) SURVIVAL CHECK. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED.

1 TYP **TREE PROTECTION DEVICE** BLAZE ORANGE PLASTIC MESH NTS



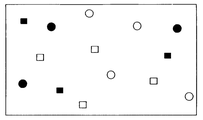
NOTES:
1. SIGN TO BE LAMINATED CARDBOARD WITH WHITE ON RED PRINT.
2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
3. SEE NOTE 4 UNDER TREE PROTECTION DEVICE.

2 TYP **TREE CONSERVATION SIGN** NTS



6 TYP **SPLIT RAIL FENCE** NTS

WOOD FENCE TO BE PLACED AT PERIMETER OF REFORESTATION AREAS



REFORESTATION DETAIL

LEGEND

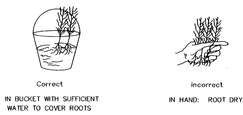
- ● RED MAPLE
- ■ AMERICAN HOLLY
- ○ PIN OAK
- □ SWEETGUM

Reforestation Notes:

1. Seedlings/Whips will be hand planted using random distribution of species and locations, at an average of 1,000 inch calipers per acre, utilizing the "Dibble Planting" or "Mattock Planting" methods.
2. Seedlings/Whips will be graded for quality, especially root systems, before planting, and come from local sources.
3. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
4. Any tree shown by inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner's option.
5. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.
6. Contractor will locate all existing utilities prior to start of operations.
7. Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
8. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
10. The edges of reforestation areas shall be defined with larger plant materials.

HANDLING AND PLANTING OF SEEDLING

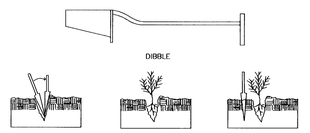
HANDLING SEEDLINGS IN THE FIELD



NOTE:
Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

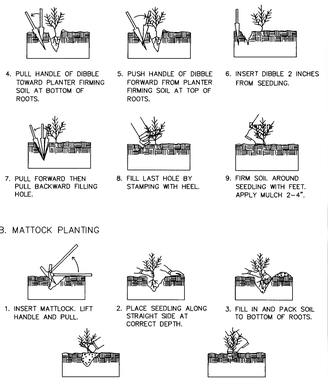
SEEDLING PLANTING METHODS

A. DIBBLE PLANTING

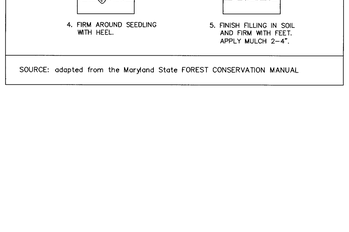


SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING (CONT.)



B. MATTOCK PLANTING



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

AFFORESTATION AREA A PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	14.4 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	21.6 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	21.6 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	14.4 (20%)

0.144 acres x 1,000 inch calipers/acre = 144 x 1/2 inch average caliper = 72

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA B PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	4.3 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	6.45 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	6.45 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	4.3 (20%)

0.043 acres x 1,000 inch calipers/acre = 43 x 1/2 inch average caliper = 21.5

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA C PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	3.8 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	5.7 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	5.7 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	3.8 (20%)

0.038 acres x 1,000 inch calipers/acre = 38 x 1/2 inch average caliper = 19

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA D PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	2 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	3 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	3 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	2 (20%)

0.02 acres x 1,000 inch calipers/acre = 20 x 1/2 inch average caliper = 10

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA E PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	1.2 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	1.8 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	1.8 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	1.2 (20%)

0.012 acres x 1,000 inch calipers/acre = 12 x 1/2 inch average caliper = 6

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA F PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	1.2 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	1.8 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	1.8 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	1.2 (20%)

0.012 acres x 1,000 inch calipers/acre = 12 x 1/2 inch average caliper = 6

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA G PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	0.80 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	1.20 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	1.20 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	0.80 (20%)

0.008 acres x 1,000 inch calipers/acre = 80 x 1/2 inch average caliper = 4

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA H PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	18.10 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	27.15 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	27.15 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	18.10 (20%)

0.181 acres x 1,000 inch calipers/acre = 181 x 1/2 inch average caliper = 90.5

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA I PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	5.4 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	8.1 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	8.1 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	5.4 (20%)

0.054 acres x 1,000 inch calipers/acre = 54 x 1/2 inch average caliper = 27

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA J PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	2.3 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	3.45 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	3.45 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	2.3 (20%)

0.023 acres x 1,000 inch calipers/acre = 23 x 1/2 inch average caliper = 11.5

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA K PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	1.70 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	2.55 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	2.55 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	1.70 (20%)

0.017 acres x 1,000 inch calipers/acre = 17 x 1/2 inch average caliper = 8.5

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA L PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	4.0 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	6.0 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	6.0 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	4.0 (20%)

0.04 acres x 1,000 inch calipers/acre = 40 x 1/2 inch average caliper = 20

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA M PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	3.10 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	4.65 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	4.65 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	3.10 (20%)

0.031 acres x 1,000 inch calipers/acre = 31 x 1/2 inch average caliper = 15.5

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA N PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	43.0 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	64.5 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	64.5 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	43.0 (20%)

0.43 acres x 1,000 inch calipers/acre = 430 x 1/2 inch average caliper = 215

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA O PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	26.0 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	39.0 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	39.0 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	26.0 (20%)

0.26 acres x 1,000 inch calipers/acre = 260 x 1/2 inch average caliper = 130

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA P PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	4.80 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	7.20 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	7.20 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	4.80 (20%)

0.048 acres x 1,000 inch calipers/acre = 48 x 1/2 inch average caliper = 24

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

AFFORESTATION AREA Q PLANT SCHEDULE

SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	2.60 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	3.90 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	3.90 (30%)
ILEX OPACA – AMERICAN HOLLY	WHIP	2.60 (20%)

0.026 acres x 1,000 inch calipers/acre = 26 x 1/2 inch average caliper = 13

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by	Date
01		
02		
03		
04		
05		
06		

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: GRASSLYN

PROJECT NUMBER: DSP-05116

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LANDSCAPE ARCHITECT #3066 STATE OF MARYLAND 12-31-14

PROJ. MGR. C.M.R.						
DESIGNED SD						
DRAWN EAE						
CHECKED C.M.R.	7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE			
	11/13	REVISE PER COUNTY COMMENTS	EAE			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

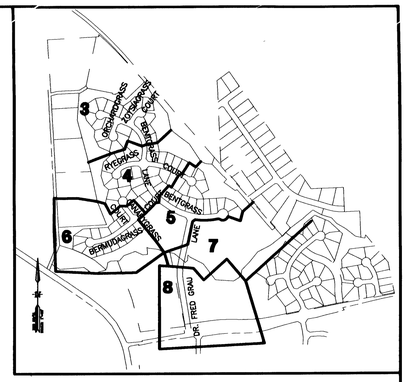
TREE CONSERVATION PLAN TYPE II DETAILS AND SPECIFICATIONS

DATE	PROJECT No.
7/7/2014	2002058
SCALE	SHEET
AS SHOWN	2 OF 8

N:\2002\2002058\DWG\DSP\TC01.DWG
Attached Xrefs; PC00, ba00, EC00, EF00, TC00.

OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036

	1	2	3	4	5	6	7	TOTAL
PRESERVATION	2.749	0.592	0.555	0.379				4.275 AC
REFORESTATION & AFFORESTATION	0.144	0.043	0.038	0.02	0.012	0.012	0.008	0.278 AC
WOODLAND SAVED, NOT COUNTED	0.009	0.00	0.00	0.00	0.00	0.00	0.00	0.009 AC
FLOODPLAIN PRESERVATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 AC
REGENERATION AREA	0.071	0.061	0.033	0.023	0.02	0.008	0.008	0.228 AC



LEGEND
- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE – PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06
Approved by — Date 7/1/14

01		
02		
03		
04		
05		
06		

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVALS
PROJECT NAME: GRASSLYN
PROJECT NUMBER: DSP-05116
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RIDER STATE OF MARYLAND V-14

PROJ. MGR. C.M.R.						
DESIGNED SD						
DRAWN EAE						
CHECKED C.M.R.						
7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE				
11/13	REVISE PER COUNTY COMMENTS	EAE				
DATE	REVISIONS	BY	DATE	REVISIONS		BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE 1" = 30'	SHEET 3 OF 8

N:\2002\2002058\DWG\SDP\TC01.DWG
Attached Xrefs; PC00, ba00, EC00, EF00, TC00.

	1	2	3	4	TOTAL
PRESERVATION	1.197	1.062	0.503		2.76 AC
REFORESTATION & AFFORESTATION	0.181	0.054	0.023	0.017	0.275 AC
WOODLAND SAVED, NOT COUNTED	0.006	0.00	0.00	0.00	0.006 AC
FLOODPLAIN PRESERVATION	0.00	0.00	0.00	0.00	0.00 AC
REGENERATION AREA	0.05	0.039	0.027	0.00	0.116 AC

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: **GRASSLYN**

PROJECT NUMBER: **DSP-05116**

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LANDSCAPE ARCHITECT CHRISTOPHER MASON RIZZI No. 2306 STATE OF MARYLAND 6-14

PROJ. MGR: C.M.R.						
DESIGNED SD						
DRAWN EAE						
CHECKED C.M.R.						
7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE				
11/13	REVISE PER COUNTY COMMENTS	EAE				
DATE	REVISIONS	BY	DATE	REVISIONS		BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
1" = 30'	4 OF 8

N:\2002\2002058\DWGSDP\TCO1.DWG
Attached Xrefs; PC00, ba00, EC00, EF00, TC00.

	1	2	3	4	5	TOTAL
PRESERVATION	1.036	0.715	0.075	0.066	0.055	1.949 AC
REFORESTATION & AFFORESTATION	0.04	0.031				0.071 AC
WOODLAND SAVED, NOT COUNTED	0.274	0.02	0.02	0.007		0.322 AC
FLOODPLAIN PRESERVATION	0.018	0.00	0.00	0.00	0.00	0.018 AC
REGENERATION AREA	0.122	0.061	0.0145	0.003	0.002	0.202 AC

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 8

MATCHLINE SHEET 7

0.007 AC.

0.122 AC.

0.061 AC.

0.03 AC.

0.04 AC.

0.715 AC.

1.036 AC.

0.02 AC.

0.02 AC.

0.055 AC.

0.066 AC.

0.003 AC.

0.002 AC.

0.274 AC.

0.075 AC.

0.018 AC.

BENTGRASS LANE

DR. FRED GRAU LANE

8' TRAIL

PROP 30' WSSC SEWER R/W

PROP WSSC WATER R/W

8' ASPHALT TRAIL

15' NON-WOOD BUFFER

LOT 10, BLOCK C CHARLES H. GLENN JR. & ROBERT M. WIGTON PLAT NO. A-12181 L.12181 F.51

LOT 9, BLOCK C KATHRYN & JANET GALLAHAN PLAT NO. A-12212

LOT 6, BLOCK C ERIC & KATHRYN WICKER PLAT NO. A-12212

MARLBORO CLAY AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036

LEGEND

- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE - PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by	Date
01		7/1/14
02		
03		
04		
05		
06		

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVALS

PROJECT NAME: GRASSLYN

PROJECT NUMBER: DSP-05116

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

PROJ. MGR. C.M.R						
DESIGNED S.D.						
DRAWN EAE						
CHECKED C.M.R.						
7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE				
11/13	REVISE PER COUNTY COMMENTS	EAE				
DATE	REVISIONS	BY	DATE	REVISIONS		BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

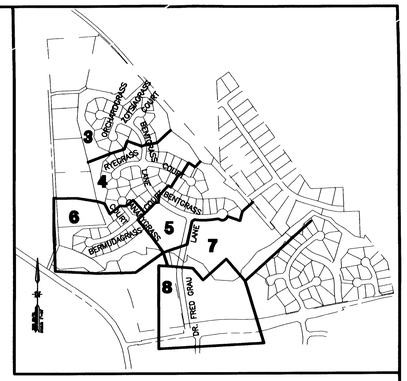
PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
1" = 30'	5 OF 8

FN
AX

	1	2	3	4	5	6	7	TOTAL
PRESERVATION	0.383	0.331	0.307	0.238	0.053	0.015	0.008	1.335 AC
REFORESTATION & AFFORESTATION	0.43	0.26	0.048	0.026				0.764 AC
WOODLAND SAVED, NOT COUNTED	0.714	0.03	0.03	0.02	0.02	0.02		0.837 AC
FLOODPLAIN PRESERVATION	0.50	0.033	0.016					0.555 AC
REGENERATION AREA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 AC



LEGEND

- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE – PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by	Date
01		7/7/14
02		
03		
04		
05		
06		

OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVALS

PROJECT NAME: GRASSLYN

PROJECT NUMBER: DSP-05116

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

CHRISTOPHER M. RIZZI #30681 LANDSCAPE ARCHITECT STATE OF MARYLAND

9-14

PROJ. MGR.						
C.M.R.						
DESIGNED						
SD						
DRAWN						
EAE						
CHECKED						
C.M.R.						
	7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE			
	11/13	REVISE PER COUNTY COMMENTS	EAE			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
GPI ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

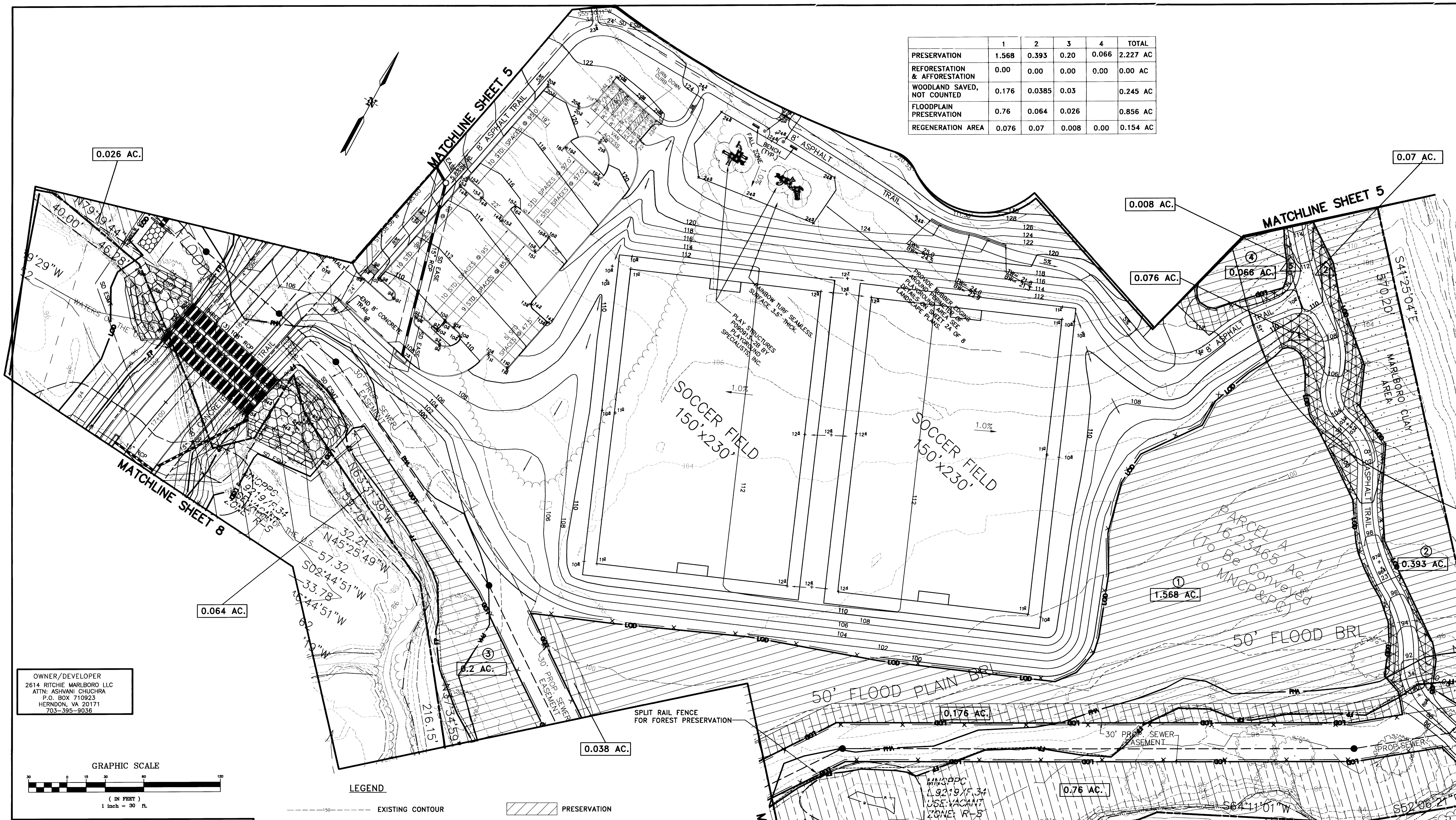
PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
1" = 30'	6 OF 8

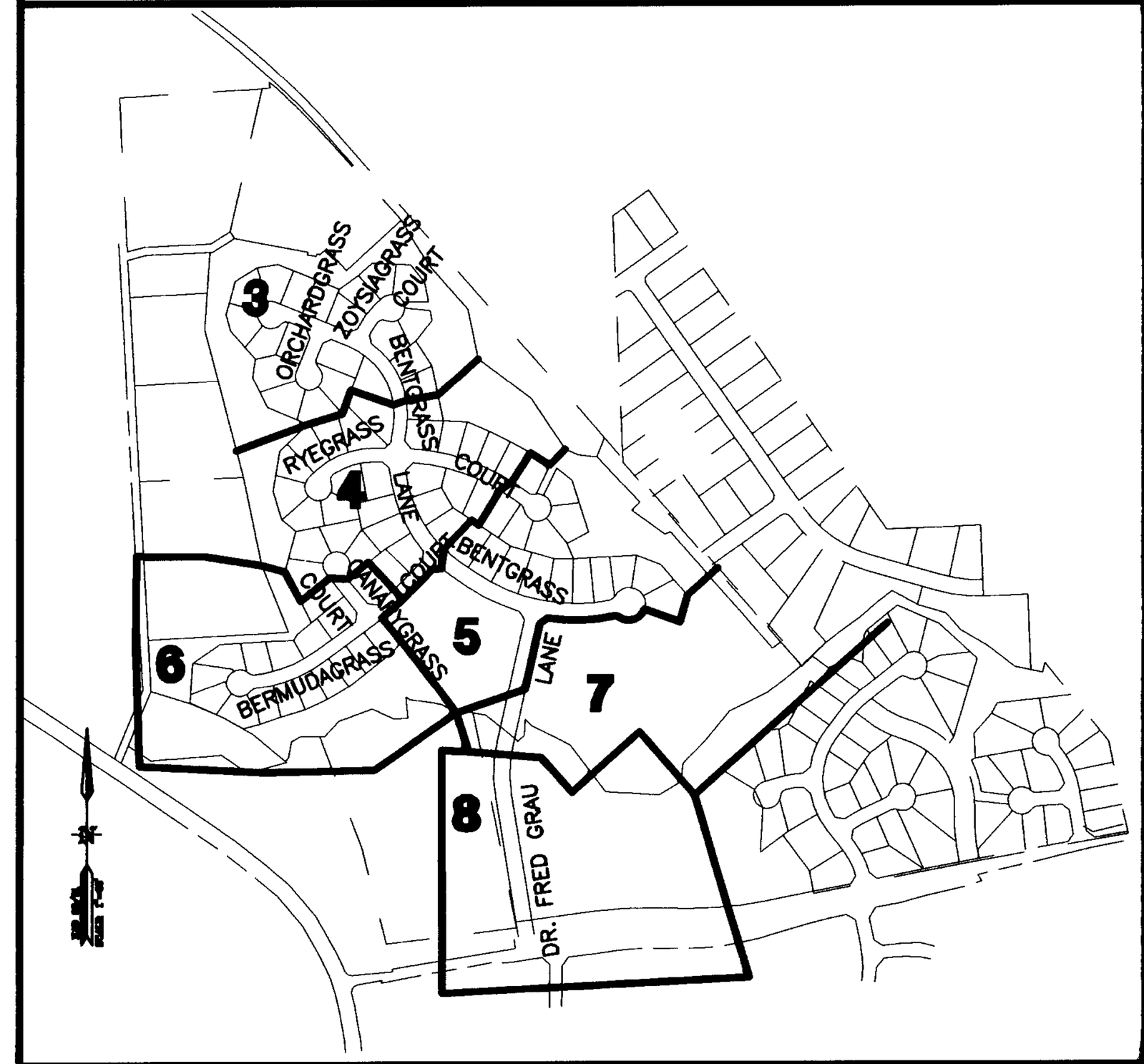
N:\2002\2002058\DWG\SDP\TCC
Attached Xrefs: PC00, ba00, EC00, EF00,

	1	2	3	4	TOTAL
PRESERVATION	1.568	0.393	0.20	0.066	2.227 AC
REFORESTATION & AFFORESTATION	0.00	0.00	0.00	0.00	0.00 AC
WOODLAND SAVED, NOT COUNTED	0.176	0.0385	0.03		0.245 AC
FLOODPLAIN PRESERVATION	0.76	0.064	0.026		0.856 AC
REGENERATION AREA	0.076	0.07	0.008	0.00	0.154 AC



OWNER/DEVELOPER
2614 RITCHIE MARLBORO LLC
ATTN: ASHVANI CHUCHRA
P.O. BOX 710923
HERNDON, VA 20171
703-395-9036

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



LEGEND

- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE - PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by	Date
	[signature]	7/1/14
01		
02		
03		
04		
05		
06		

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: GRASSLYN

PROJECT NUMBER: DSP-05116

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LANDSCAPE ARCHITECT STATE OF MARYLAND 8-14

PROJ. MGR. C.M.R.	DATE	REVISIONS	BY
DESIGNED SD	7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE
DRAWN EAE	11/13	REVISE PER COUNTY COMMENTS	EAE
CHECKED C.M.R.			

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

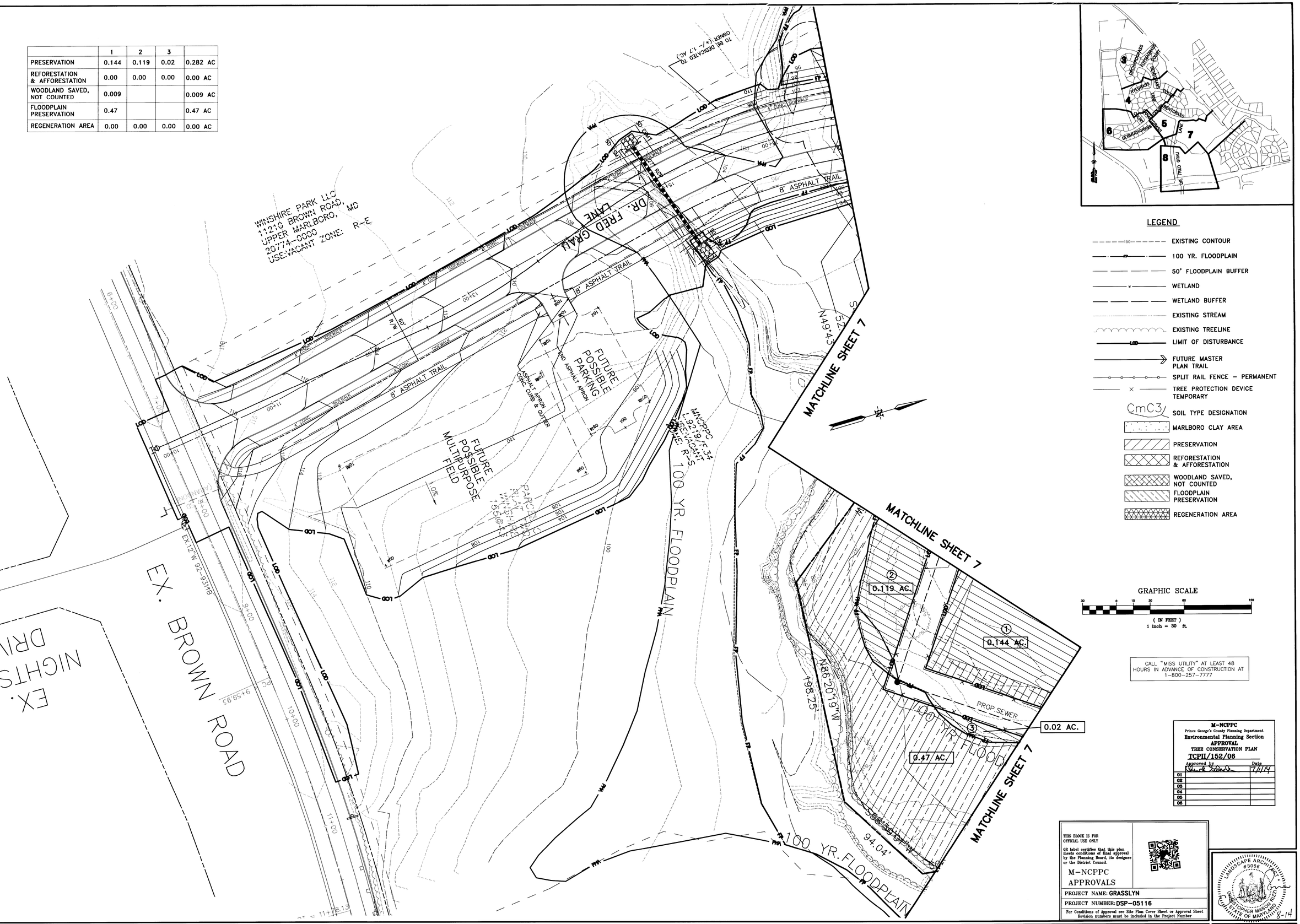
PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
1" = 30'	7 OF 8

N:\2002\2002058\DWG\SDP\TC01.DV
Attached Xrefs; PC00, ba00, EC00, EF00, TC

	1	2	3	
PRESERVATION	0.144	0.119	0.02	0.282 AC
REFORESTATION & AFFORESTATION	0.00	0.00	0.00	0.00 AC
WOODLAND SAVED, NOT COUNTED	0.009			0.009 AC
FLOODPLAIN PRESERVATION	0.47			0.47 AC
REGENERATION AREA	0.00	0.00	0.00	0.00 AC



LEGEND

- EXISTING CONTOUR
- 100 YR. FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FUTURE MASTER PLAN TRAIL
- SPLIT RAIL FENCE - PERMANENT
- TREE PROTECTION DEVICE TEMPORARY
- CmC3 — SOIL TYPE DESIGNATION
- MARLBORO CLAY AREA
- PRESERVATION
- REFORESTATION & AFFORESTATION
- WOODLAND SAVED, NOT COUNTED
- FLOODPLAIN PRESERVATION
- REGENERATION AREA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/152/06

	Approved by	Date
01		
02		
03		
04		
05		
06		

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

PROJECT NAME: **GRASSLYN**

PROJECT NUMBER: **DSP-05116**

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

CHRISTOPHER MASOLA #3066 STATE OF MARYLAND LANDSCAPE ARCHITECT 8-14

PROJ. MGR.	
	C.M.R.
DESIGNED	SD
DRAWN	EAE
CHECKED	C.M.R.

DATE	REVISIONS	BY
7/7/2014	Remove prop. treeline & add LOD line to the legend	EAE
11/13	REVISE PER COUNTY COMMENTS	EAE

DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
GPI
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

GRASSLYN

PRINCE GEORGE'S COUNTY, MARYLAND (5th) ELECTION DISTRICT

TREE CONSERVATION PLAN TYPE II

DATE	PROJECT No.
May, 2013	2002058
SCALE	SHEET
1" = 30'	8 OF 8

N:\2002\2002058\DWG\SDP\TC01
Attached Xrefs; PC00, ba00, EC00, EF00,