

VICINITY MAP
SCALE: 1" = 2000'

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PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5411 GRID H1-2, J1-2

GLENN DALE COMMONS
TYPE II TREE CONSERVATION PLAN

PRINCE GEORGES COUNTY, MD
14TH ELECTION DISTRICT

TAX MAP '96 GRIDES A1 & B1
2007 MAP REFERENCE 210NE09

KEY PLAN

0 100' 200'

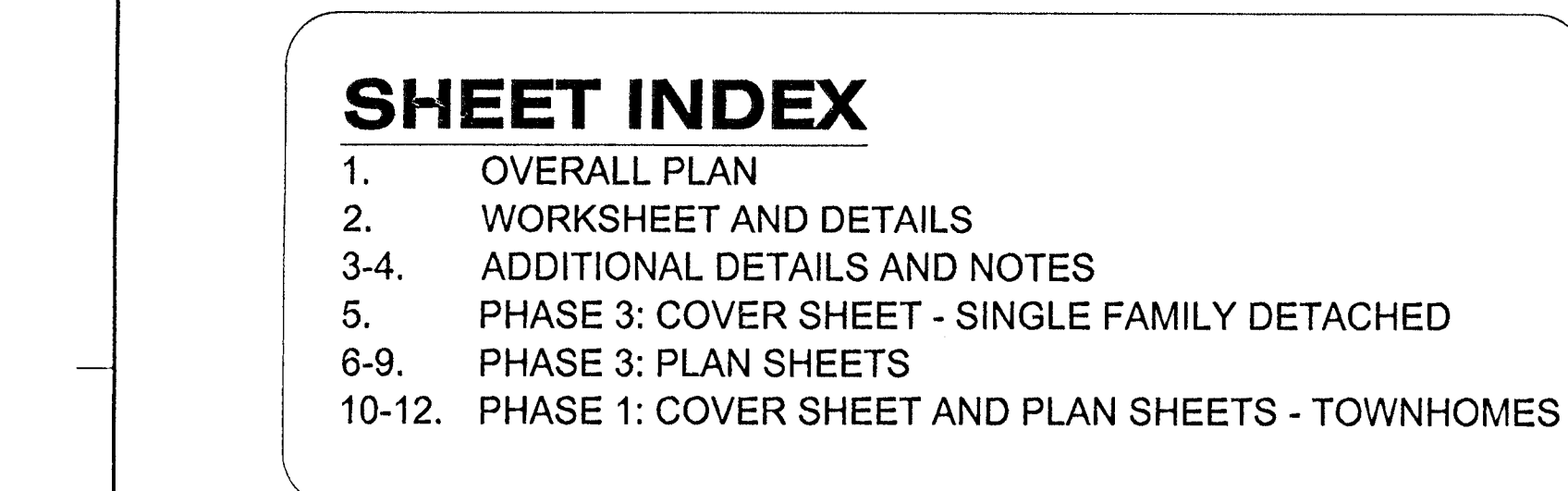
SCALE: 1"=100'

PLAN

DEWBERRY JOB NO. 50067613

1

SHEET NO. 1 OF



EXISTING PROPERTY BOUNDARY

EXISTING INTERIOR PROPERTY LINES

EXISTING ADJACENT PROPERTY

EXISTING BUILDING

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

EXISTING STREAM BUFFER

EXISTING TREE LINE

EXISTING HEDGEGROW

EXISTING WATER

EXISTING SANITARY SEWER

EXISTING STREAM BUFFER

EXISTING TREE LINE

EXISTING WATER EASEMENT

EXISTING STORM DRAIN

EXISTING CURB

EXISTING EDGE OF PAVEMENT

EXISTING SIDEWALK

EXISTING GAS LINE

EXISTING OVERHEAD UTILITY

EXISTING POWER POLE

EXISTING UNDERGR. TELE.


EXISTING SPECIMEN TREES


85 dBA Noise Contour Line

PHASE 3

PROJECT PHASE PER CSP 06/001/01

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-156-03/05			
	Approved by	Date	DRD#
	Lori Shirley	11/13/2003	
01	Lori Shirley	07/07/2004	
02	Katina Shoullars	10/27/2008	
03	Lori Shirley	11/13/2003	
04	Lori Shirley	07/07/2004	
05	<i>Margaret Reser</i>	7/7/16	DSP 15001
06			DSP-06071-0
07	Katina Shoullars	04/14/2016	PERMIT
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 <p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p>M-NCPPC</p> <p>APPROVAL</p>	<p>PRINCE GEORGE'S COUNTY PLANNING BOARD</p> <p>JUN 30 2016</p> <p>PLANNING BOARD APPROVAL</p> <p>APPROVED BY: _____ PLANNING BOARD</p>
<p>PROJECT NAME: GLENN DALE COMMONS</p>	
<p>PROJECT NUMBER: DSP-15001</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	

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- TREE PRESERVATION AND RETENTION NOTES**
- 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 IC2P.
 - TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
 - THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
 - ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
 - WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS**
- THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
 - A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR 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.
 - DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

- 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 RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE 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 APPROPRIATE 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 FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

if development is proposed to be completed in phases:

- WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

if existing trees are proposed for use as protection for preservation areas:

- TREE PROTECTION FENCING (TPFs) 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 BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS.

if debris piles are noted on the FSD and located in preservation areas:

- 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.

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02 Katina Shoulars	10/27/2008		
03 Lori Shirley	11/13/2003		
04 Lori Shirley	07/07/2004		
05 <i>Proposed Revision</i>	7/11/16	DSP-15001	
06 <i>J</i>		DSP-06072-01	
07 Katina Shoulars	04/14/2016	PERMIT	
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FOUR-YEAR MANAGEMENT PLAN FOR RE-AFFORESTATION AREAS

- FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1X IN SEPTEMBER-MIN)

YEAR 2-3: REFORESTMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST-MIN)

YEAR 4: REFORESTMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

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

AFFORESTATION AND REFORESTATION NOTES

- 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.
- 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 BY SPECIFIC TO ADDITIONAL BUILDING PERMITS ARE ADJUNCT 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. PLANT CALIPER WITH LARGER CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
- 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.
- 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.
- 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 WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT 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.
- 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.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
- AT 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 (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
- RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.
- 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 \$9.00 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:
- ALL EXISTING TURF, GROUND COVERS, AND INVASIVE SPECIES SHALL BE EXTERMINATED USING A GENERAL BROADCAST HERBICIDE SUCH AS "ROUND-UP" OR EQUIVALENT. SECONDARY APPLICATION SHALL BE APPLIED AS NECESSARY.
 - CARE SHALL BE TAKEN TO AVOID SPRAYING ANY HARDWOOD SEEDLINGS OR SAPLINGS.
 - ROTO-TILLING OF TURF AREAS AND MANUAL REMOVAL OF INVASIVE VINES SHALL BE COMPLETED TWO WEEKS AFTER CHEMICAL TREATMENTS ARE COMPLETED.
 - REFORESTATION SIGNS SHALL BE INSTALLED EVERY FIFTY FEET OR AS APPROPRIATE AND TWO STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE ROAD FRONTAGES ADJACENT TO ANY REFORESTATION AREAS.
 - REFORESTATION INTERNAL TO THE SITE SHALL BE POSTED AS REQUIRED IN THE DIRECTION OF ANY TRAILS USED TO REACH THOSE AREAS.
 - 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 ONE AND TWO YEARS ALL DESIRABLE SEEDLINGS AND SAPLINGS SHALL BE COUNTED AND FLAGGED WITH SURVEYORS TAPE IN THE LATE FALL.
 - IF IN TWO YEARS THERE IS LESS THAN ONE SEEDLING PER 60 SQUARE FEET AND THERE ARE INDICATIONS THAT NATURAL REGENERATION IS NOT OCCURRING ADEQUATELY THEN THE OWNERS SHALL PLANT THOSE AREAS WITH CONTAINER GROWN SEEDLINGS AT A RATE OF ONE PER 60 SQUARE FEET. ONLY NATURALLY OCCURRING SPECIES ALREADY PRESENT WITHIN THE SITE SHALL BE USED.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

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

POST DEVELOPMENT NOTES

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

- 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 "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND AND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
- IF 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.
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No.	DATE	BY	Description

REVISIONS

DRAWN BY RM

APPROVED BY RM

DATE December 18, 2015

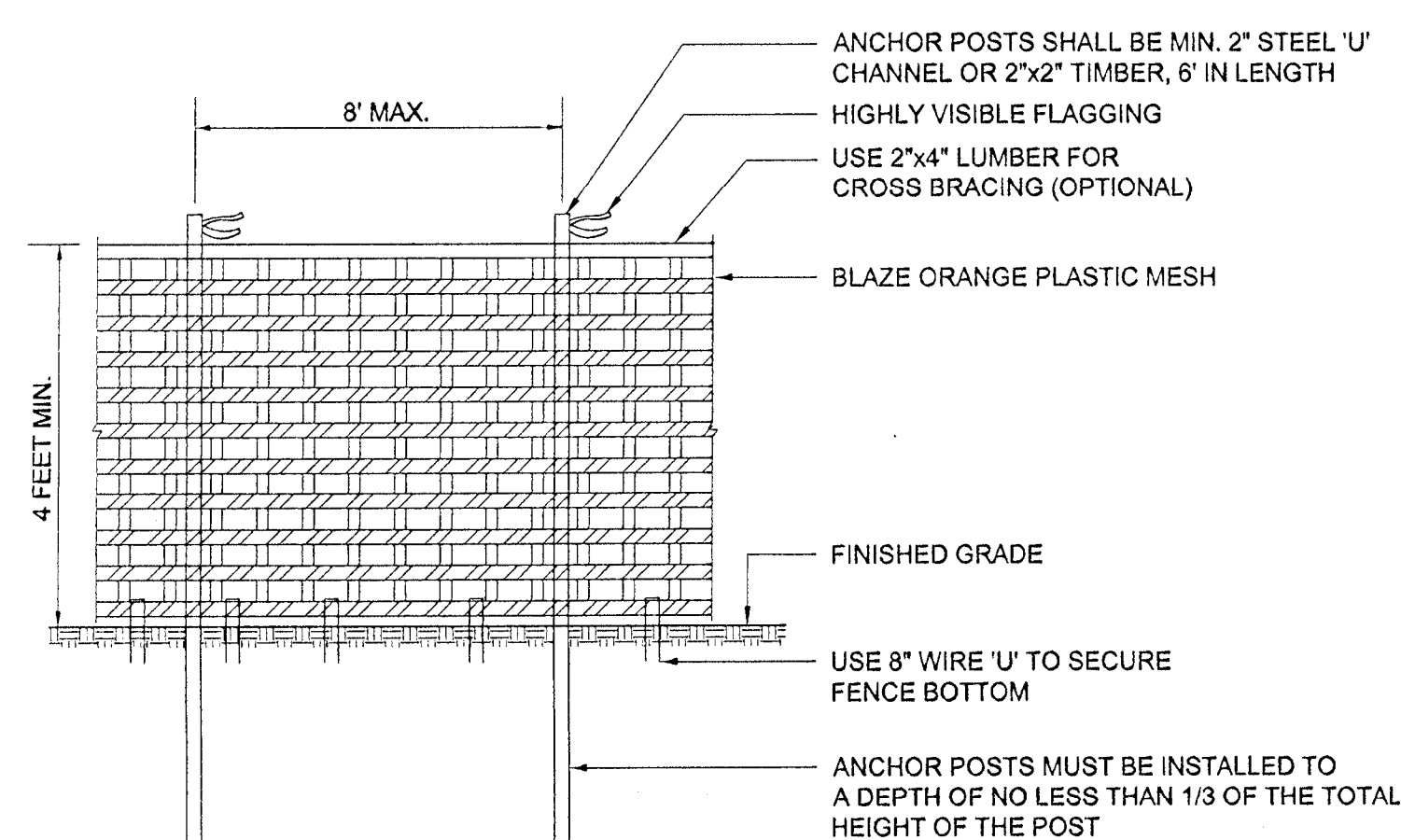
TITLE	
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TITLE
TYPE II TREE
CONSERVATION
PLAN

DETAIL SHEET
DEWBERRY JOB NO. 50067613

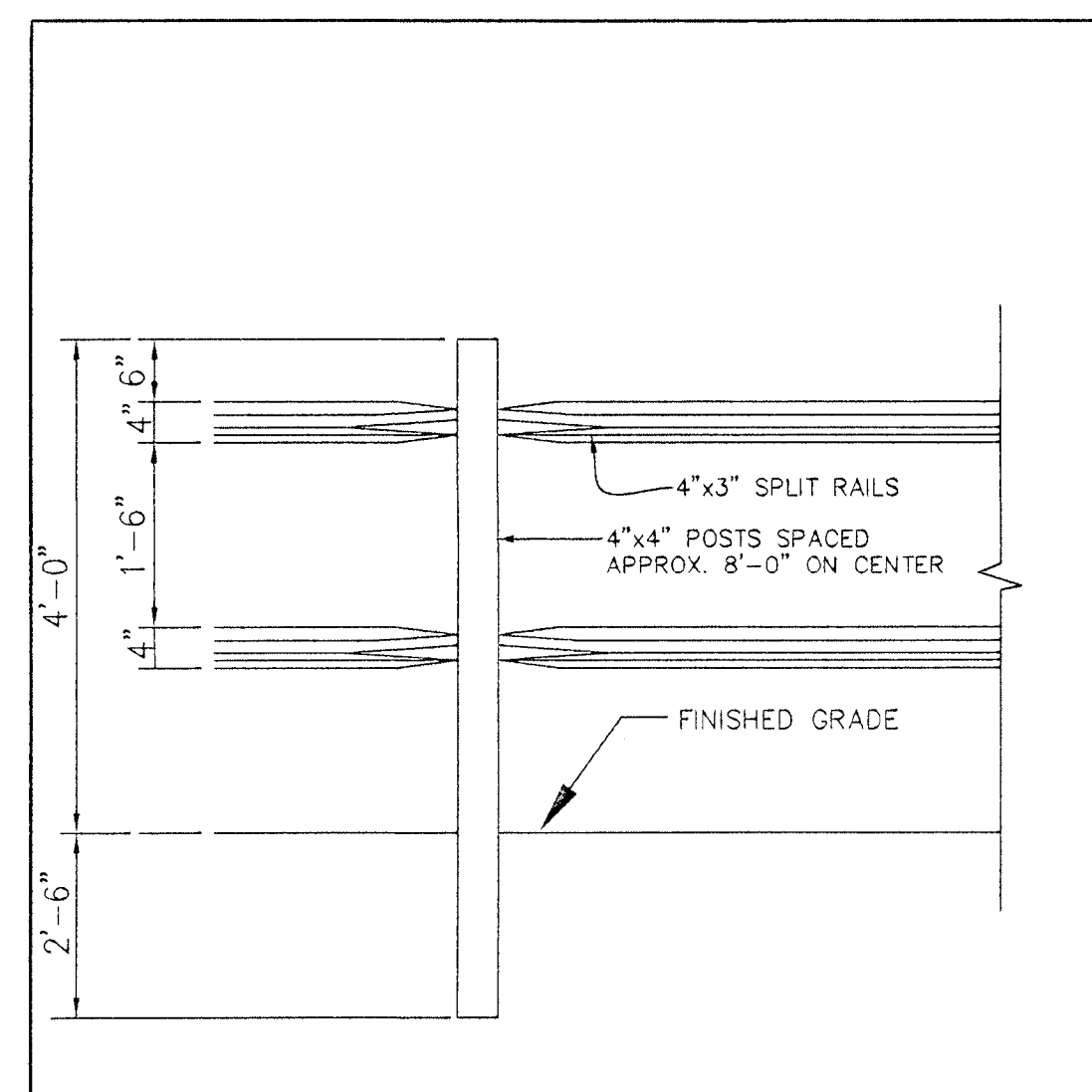
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SHEET NO. 4 OF 12



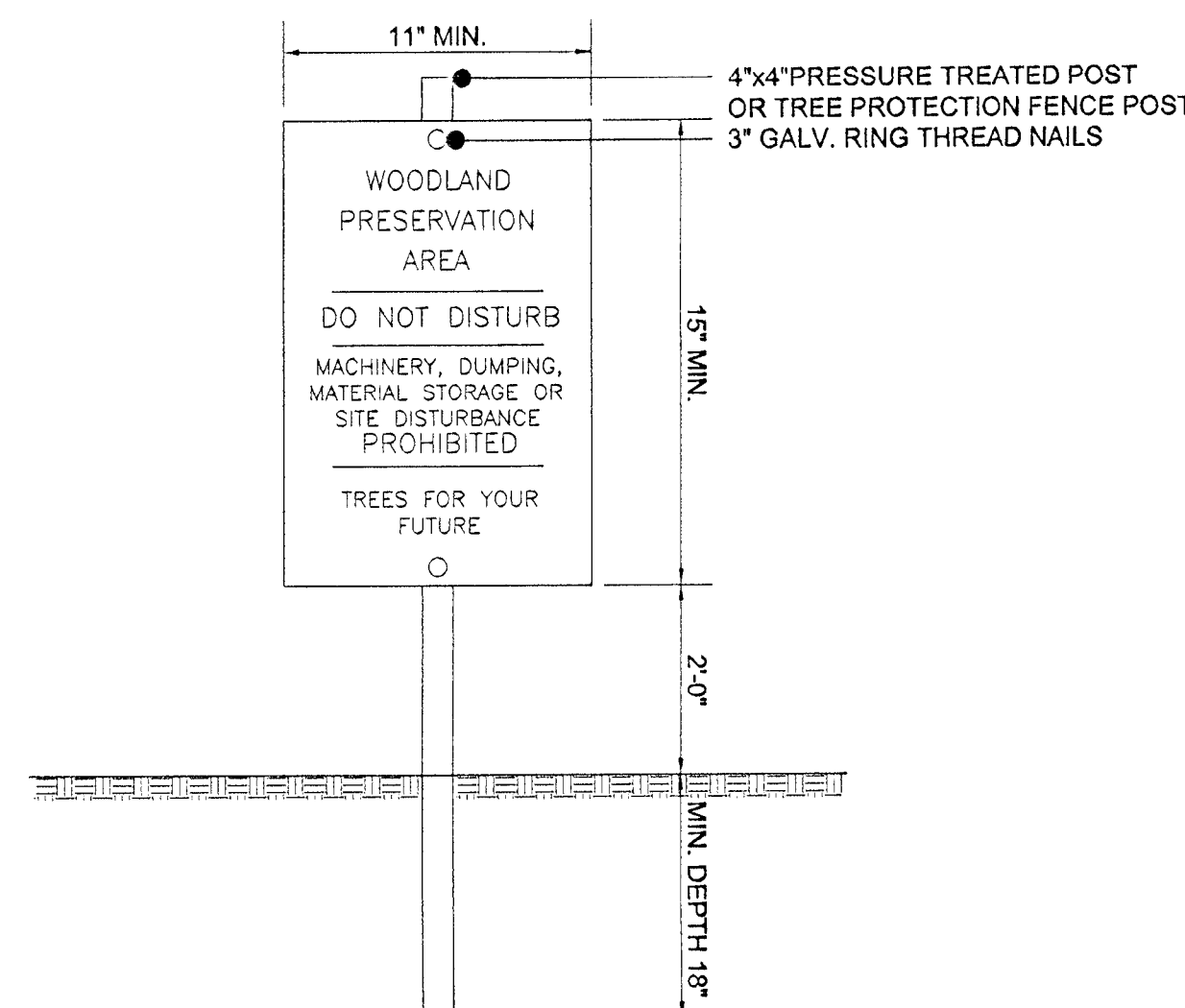
- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.
 7. MAY BE USED IN PLACE OF TYPE 2 (TEMPORARY) TREE PROTECTION FENCE. (SEE DETAIL 4B THIS SHEET)

1 4 TYPE 1 (TEMPORARY) TREE PROTECTION FENCE SCALE: NTS



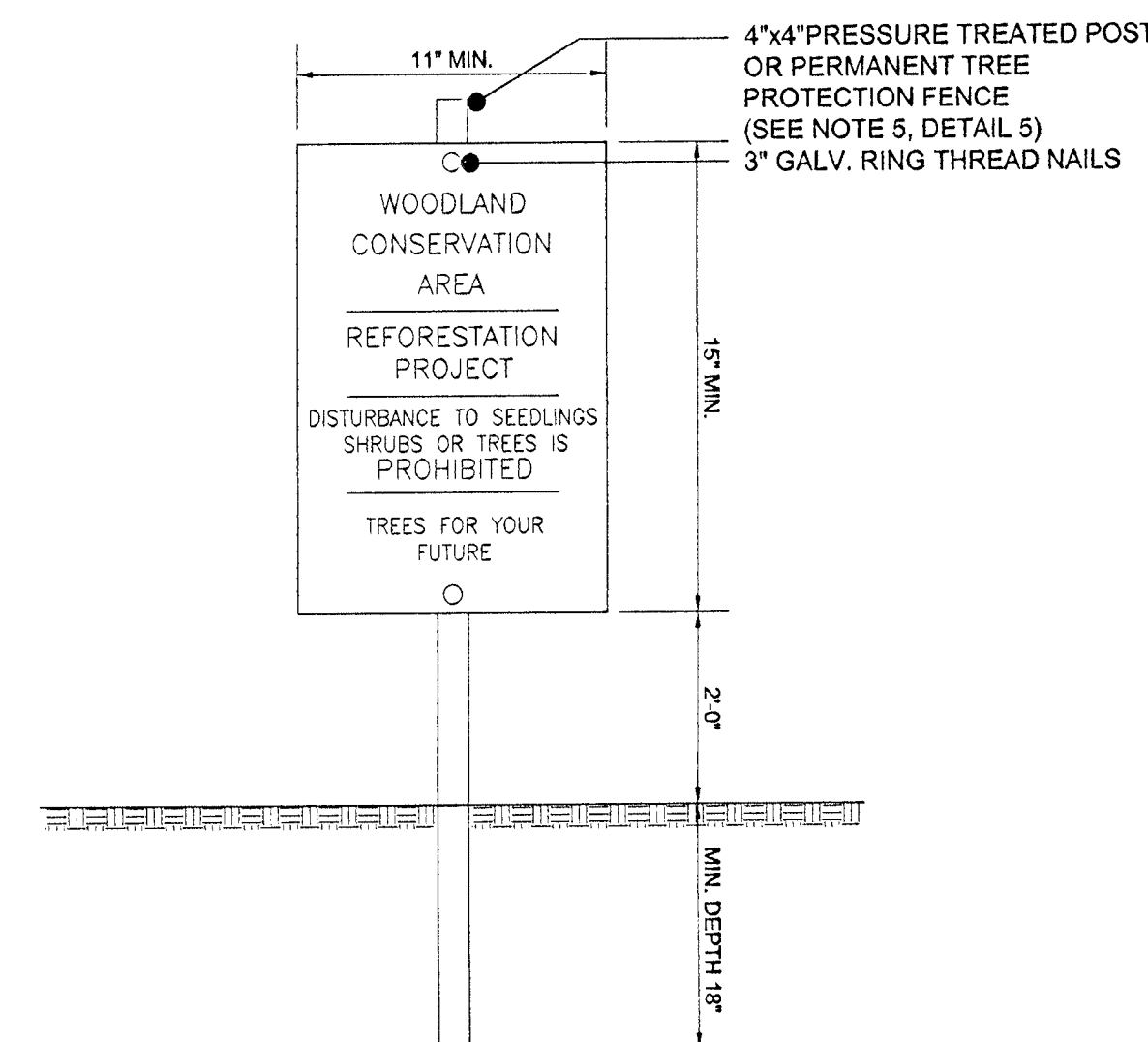
- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET..
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE
FOR REFORESTATION AREAS



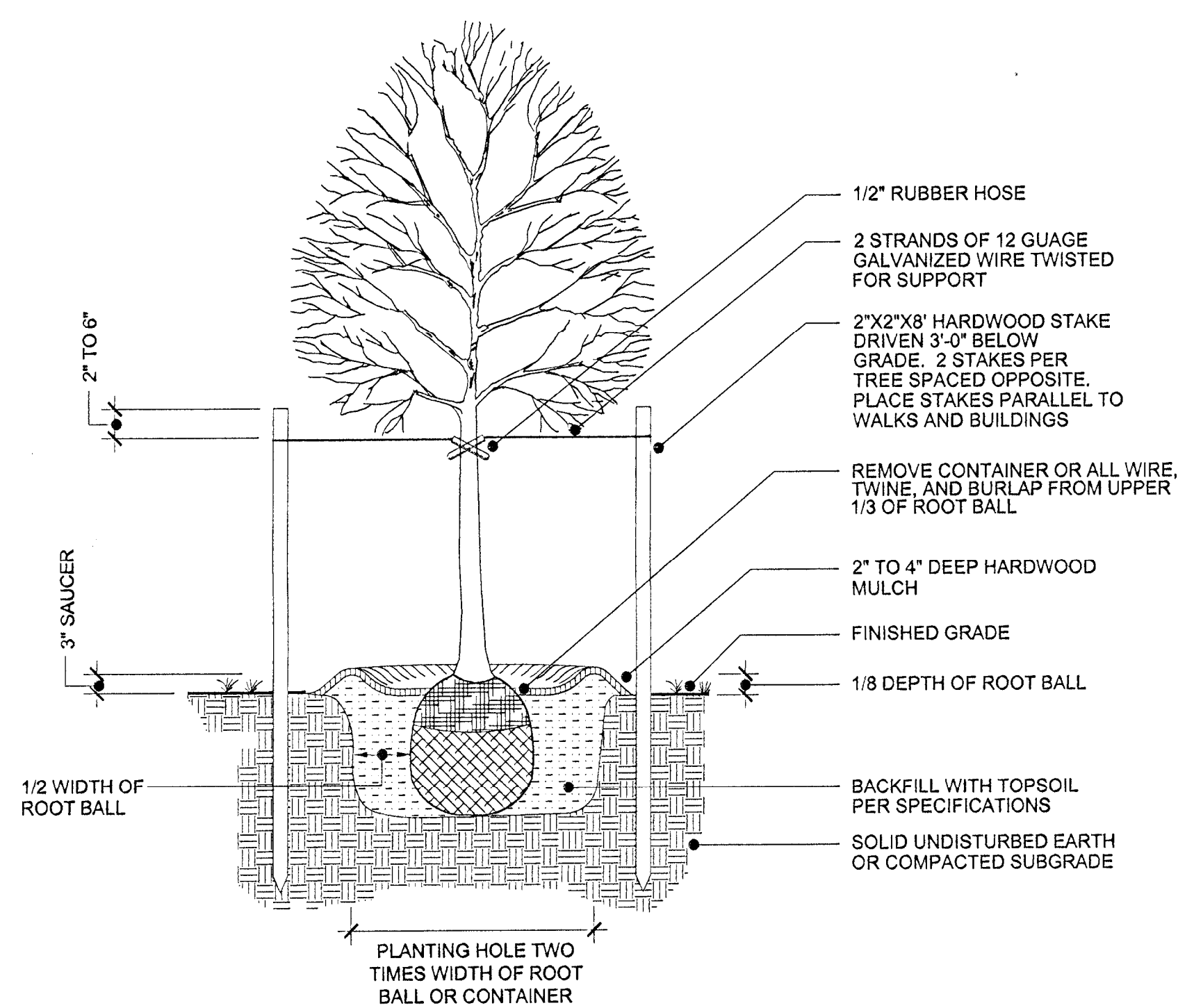
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50' 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
SCALE: NTS



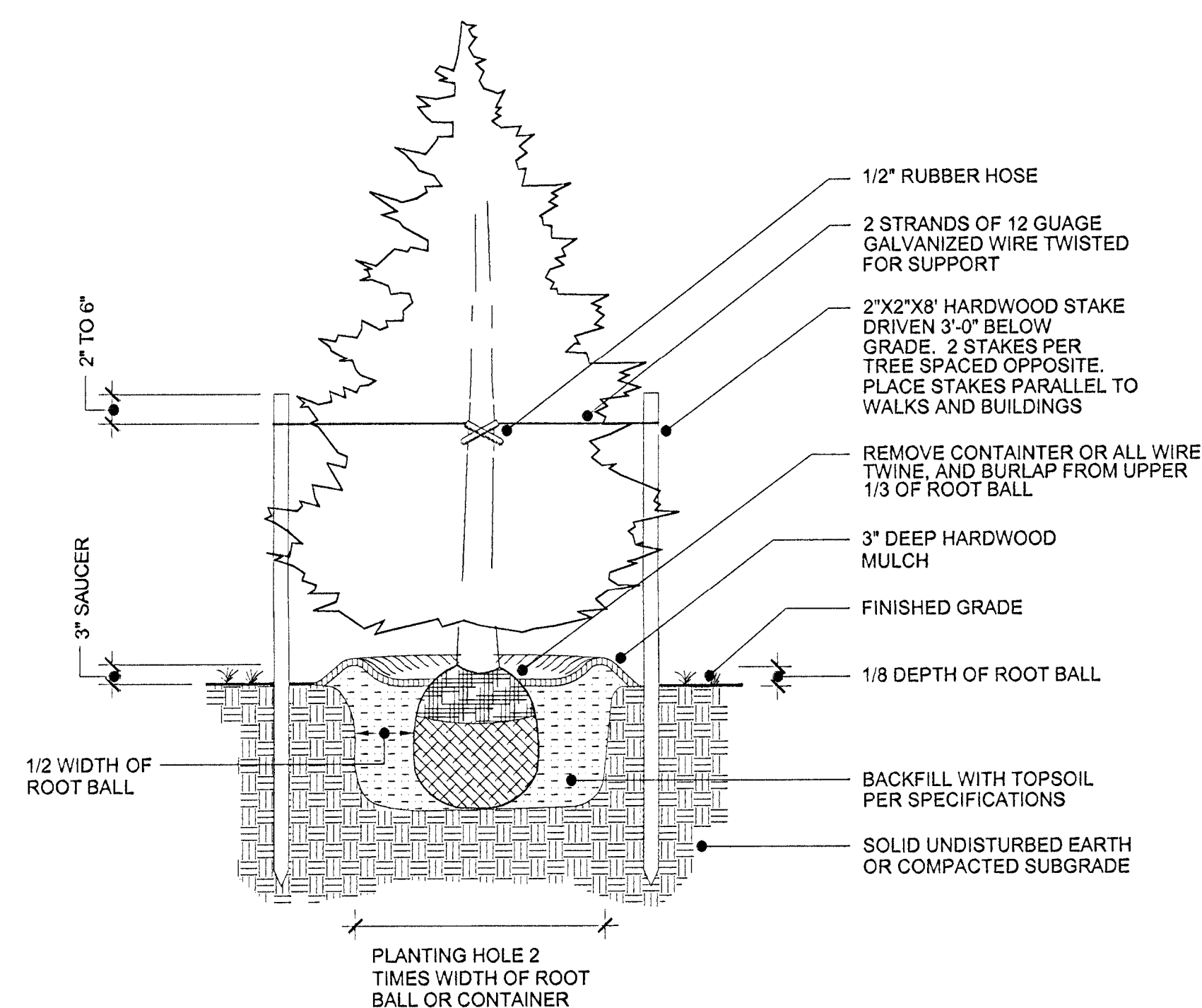
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4 REFORESTATION AREA SIGN
4 SCALE: NTS



- 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

DECIDUOUS TREE PLANTING DETAIL



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EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-156-03/05			
	Approved by	Date	DRD#
	Lori Shirley	11/13/2003	
01	Lori Shirley	07/07/2004	
02	Katina Shoulars	10/27/2008	
03	Lori Shirley	11/13/2003	
04	Lori Shirley	07/07/2004	
05	<i>Wagner & Rios</i>	7/7/11	DSP-15001
06			DSP-06072-01
07	Katina Shoulars	04/14/2016	PERMIT
08			
09			
10			
11			
12			

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OFFICIAL USE ONLY**

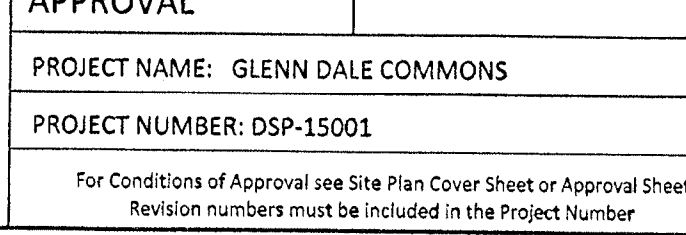
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



PROJECT NAME: GLENN DALE COMMONS

PROJECT NUMBER: DSP-15001

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



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
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<http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY WORK
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INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
DEPTH OF THE MAINS BY DIGGING TEST PITS
AT HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



APPLICANT
SLDM, LLC
448 VIKING DRIVE
VIRGINIA BEACH, VA 23452

GLENN DALE COMMONS
TYPE II TREE CONSERVATION PLAN
DETAILED SITE PLAN 15001 SINGLE FAMILY
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRIDES A1 & B1
2007 MAP REFERENCE 210NE09

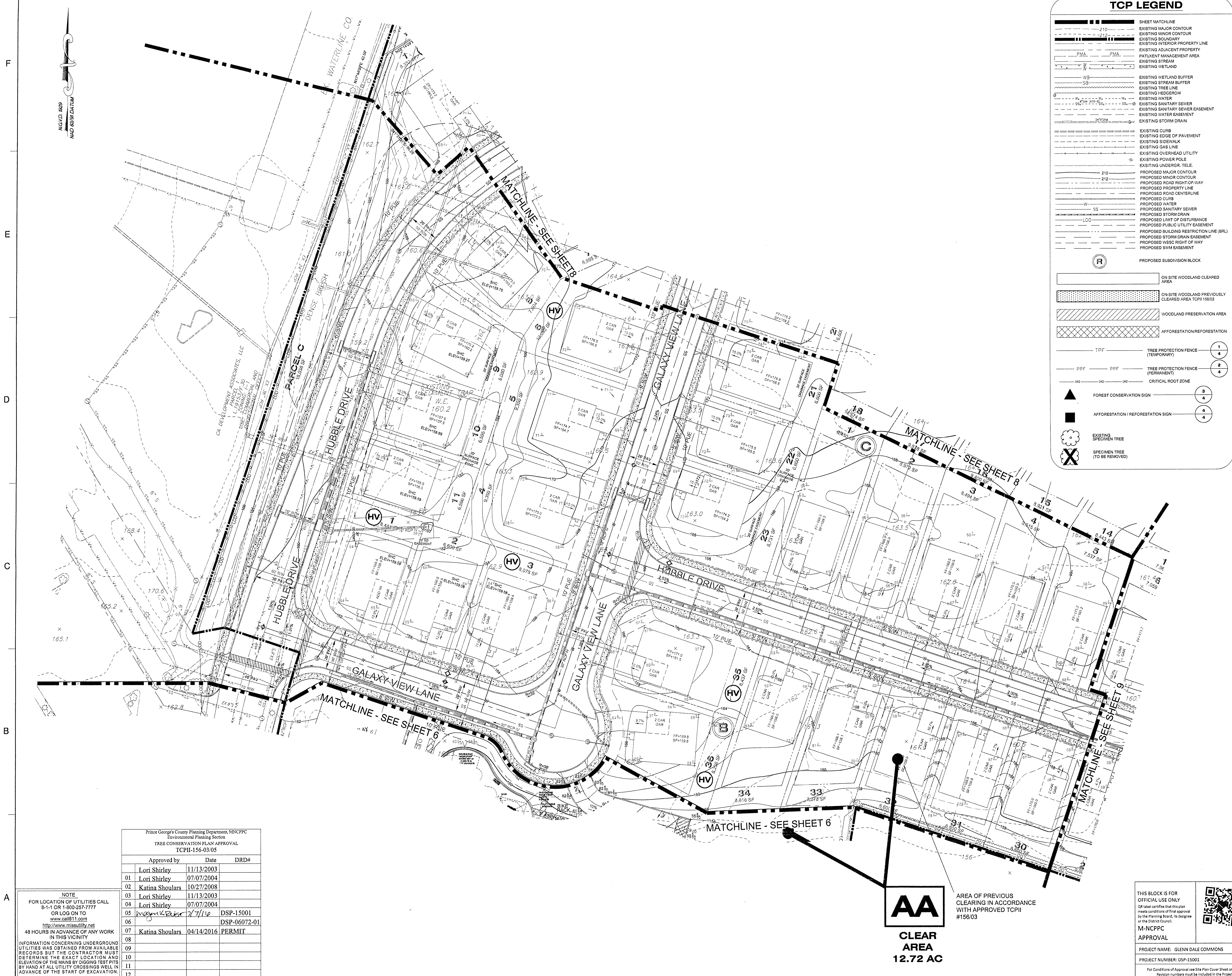
STATE OF MARYLAND
DEPARTMENT OF THE TREASURY
REGISTERED LANDSCAPE ARCHITECT
No. 3772
C. 14.16

No.	DATE	BY	Description

DRAWN BY RM
APPROVED BY RM
CHECKED BY NB
DATE December 18, 2015

7

SHEET NO. 7 OF 12



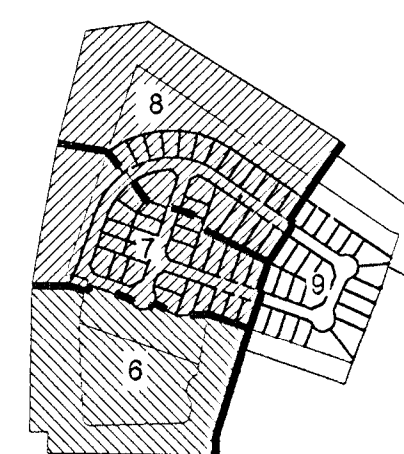
GLENN DALE COMMONS
TYPE II TREE CONSERVATION PLAN
DETAILED SITE PLAN 15001 SINGLE FAMILY
PRINCE GEORGE'S COUNTY, MD
14TH ELECTION DISTRICT
TAX MAP 36 GRDES A1 & B1
2007 MAP REFERENCE 210N69

SEAL

6.14.16

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2016.

KEY PLAN



SCALE

0 30' 60'

SCALE: 1"=30'

No.	DATE	BY	Description

No.	DATE	BY	Description
REVISIONS			

DRAWN BY RM
APPROVED BY RM
CHECKED BY NB
DATE December 18, 2015

TITLE
TYPE II TREE
CONSERVATION
PLAN


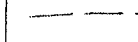


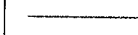
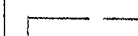
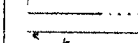


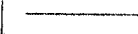

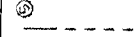
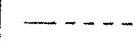


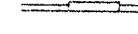





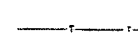

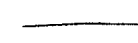

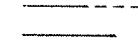
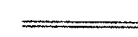

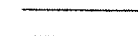
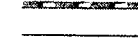
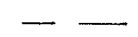

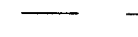
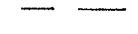
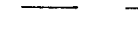


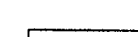


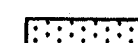


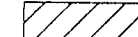
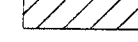


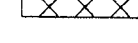

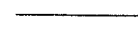


DEWBERRY JOB NO. 50067613

9

SHEET NO. 9 OF 12



TCP LEGEND

 SHEET MATCH LINE
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING BOUNDARY
 EXISTING INTERIOR PROPERTY LINE
 EXISTING ADJACENT PROPERTY
 PATENT MANAGEMENT AREA
 EXISTING STREAM
 EXISTING WETLAND
 EXISTING WETLAND BUFFER
 EXISTING STREAM BUFFER
 EXISTING TREE LINE
 EXISTING HEDGEROW
 EXISTING WATER
 EXISTING SANITARY SEWER
 EXISTING SANITARY SEWER EASEMENT
 EXISTING WATER EASEMENT
 EXISTING STORM DRAIN
 EXISTING CURB
 EXISTING EDGE OF PAVEMENT
 EXISTING SIDEWALK
 EXISTING GAS LINE
 EXISTING OVERHEAD UTILITY
 EXISTING POWER POLE
 EXISTING UNDERGR. TELE
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED ROAD RIGHT-OF-WAY
 PROPOSED PROPERTY LINE
 PROPOSED ROAD CENTERLINE
 PROPOSED CURB
 PROPOSED WATER
 PROPOSED SANITARY SEWER
 PROPOSED STORM DRAIN
 PROPOSED LIMIT OF DISTURBANCE
 PROPOSED PUBLIC UTILITY EASEMENT
 PROPOSED BUILDING RESTRICTION LINE (BRL)
 PROPOSED STORM DRAIN EASEMENT
 PROPOSED VSSIC RIGHT OF WAY
 PROPOSED SWM EASEMENT
 PROPOSED SUBDIVISION BLOCK
 ON-SITE WOODLAND CLEARED AREA
 ON-SITE WOODLAND PREVIOUSLY CLEARED AREA (CPH 15603)
 WOODLAND PRESERVATION AREA
 AFFORESTATION/REFORESTATION
 TREE PROTECTION FENCE (TEMPORARY)
 TREE PROTECTION FENCE (PERMANENT)
 CRITICAL ROOT ZONE
 FOREST CONSERVATION SIGN
 AFFORESTATION / REFORESTATION SIGN
 EXISTING SPECIMEN TREE
 SPECIMEN TREE (TO BE REMOVED)

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPII-156-03/05

	Approved by	Date	DRD#
	Lori Shirley	11/13/2003	
01	Lori Shirley	07/07/2004	
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M-NCPPC
APPROVAL

PROJECT NAME: GLENN D

PROJECT NUMBER: DSP-15

For Conditions of Approval se
Revision numbers must



PROJECT NAME: GLENN DALE COMMONS
PROJECT NUMBER: DSP-15001
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number