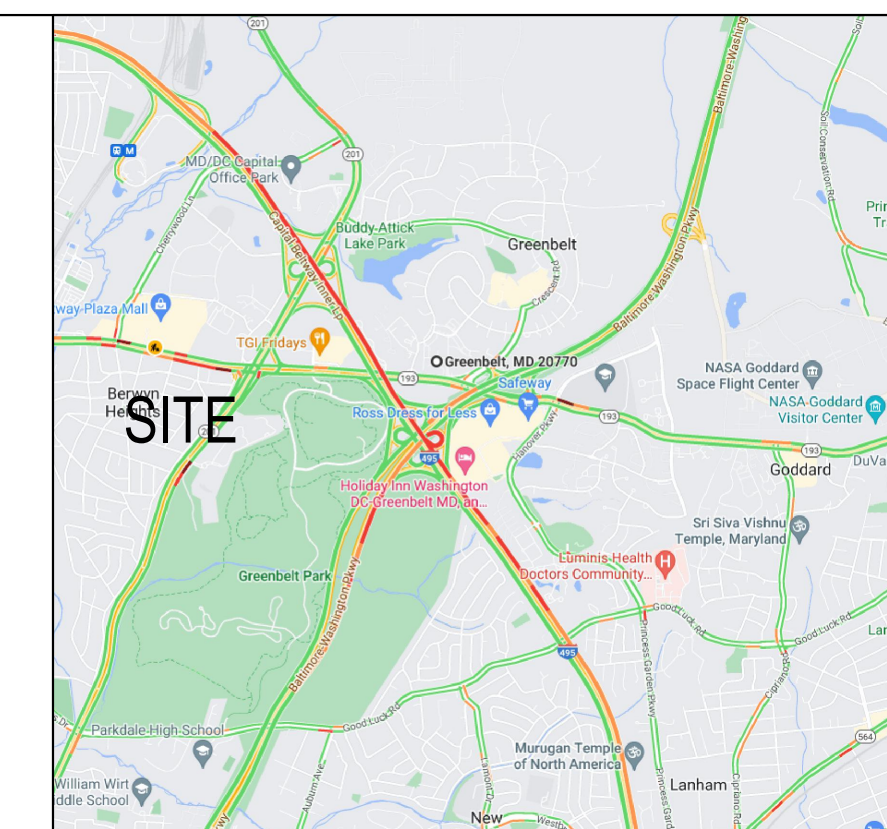




- GENERAL NOTES:
1. THIS SITE IS ZONED R-18 AND IS LOCATED IN THE DEVELOPED TIER AS DEFINED IN THE APPROVED GENERAL PLAN.
 2. PROPERTY BOUNDARIES AND TOPOGRAPHY BY CV, INC.
 3. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE STUDY SITE ONLY AND GENERATED ON NOV. 9, 2018.
 4. NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON SITE PER DEE LETTER OF VERIFICATION DATED 5/3/2022.
 5. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY MATTHEW WRIGHT, QUALIFIED PROFESSIONAL.
 6. THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED ON A REVIEW OF THE SSPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES AND VERIFIED IN A LETTER DATED MAY 13, 2022.
 7. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
 8. THE SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
 9. THERE ARE THREE (3) SPECIMEN TREES LOCATED ON THE PROPERTY. THESE TREES WERE LOCATED USING FIELD OBSERVATIONS.
 10. MARLBORO CLAY AND CHRISTINA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
 11. THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
 12. THE SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
 13. THE SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY MD DNR.
 14. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THE PROPERTY.
 15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
 16. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
 17. THE SITE IS LOCATED IN THE VICINITY OF A MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHER.
 18. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (ACUZ) STUDY FOR ANDREWS AIR FORCE BASE.
 19. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
 20. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).



VICINITY MAP
SCALE: NTS
WSSC 200 SHEET # 206SE06
PRINCE GEORGE'S COUNTY MAP NO. 5650, G-8, H-8

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP#:	DRD Case #:	Area (acres)
710 GREENBELT ROAD			
Site Calculations:	Zone 1:	R-18	4.51
	Zone 2:		0.00
	Zone 3:		0.00
	Zone 4:		0.00
	Total Acres:		4.51
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
4.51	15.0%	0.68	29450
A. TOTAL ON-SITE WC PROVIDED (acres) =			0
B. TOTAL AREA EXISTING TREES (non-WC acres) =			0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			30350
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			30350
E. TOTAL SQUARE FOOTAGE REQUIRED =			29450
		Requirement Satisfied	

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information - (Enter acres for each zone)

Zone:	R-18		
Gross Tract:	4.50		
Floodplain:	0.00		
Previously Dedicated Land:	0.00	0.00	0.00
Net Tract (NTA):	4.50	0.00	0.00

TCP Number: _____ Revision #: 2

Property Description or Subdivision Name: _____

Is this site subject to the 1989 or 1991 Ordinance: N

Is this site subject to the 1991 Ordinance Subject to 2010 Ordinance and in PFA (Priority Funding Area) is this one (1) single family lot? (Y or N): N

Are there prior TCP approvals which include a combination of this lot? (Y or N): N

Is any portion of the property in a WC Bank? (Y or N): N

Break-even point (preservation): 0.01 acres

Clearing permitted w/o restoration: 0.02 acres

Credit Categories for Landscape Trees

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2" - 3" = 65	0	0
3-3 1/2" = 75	0	0	
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7-9' in height	1-1/2" - 1-3/4" = 75	0	0
2-2 1/2" = 100	29	2900	
2-1/2" - 3" = 110	0	0	
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2" - 3" = 160	4	700
3-3 1/2" = 225	0	0	
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3-3 1/2" = 250	68	17000
6-8" = 40	0	0	
Evergreen - columnar tree (less than 30' height with spread less than 15')	8-10" = 50	83	6225
10-12" = 75	0	0	
6-8" = 75	0	0	
Evergreen - small tree (30-40' height with spread of 15-20')	8-10" = 100	0	0
10-12" = 125	0	0	
6-8" = 125	0	0	
Evergreen - medium tree (40-50' height with spread of 20-30')	8-10" = 150	9	1375
10-12" = 225	13	1950	
6-8" = 150	0	0	
Evergreen - large tree (50' height or greater with spread of over 30')	8-10" = 200	0	0
10-12" = 250	0	0	
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		206	30350

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
Existing Woodland	0.93		0.00	
Woodland Conservation Threshold (WCT) =	20.00%			
Smaller of 17 or 18	0.80			
Woodland above WCT	0.03			
Woodland cleared	0.93	0.00	0.00	
Woodland cleared above WCT (smaller of 16 or 17)	0.03			
Clearing above WCT (0.25 - 1) replacement requirement	0.01			
Woodland cleared below WCT	0.90			
Clearing below WCT (2:1 replacement requirement)	1.80			
Afforestation Required	Threshold (AFT) = 15.00%			
Off-site WCA being provided on this property	0.00			
Woodland Conservation Required		1.81		

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

	Column A	Column B	Bond amount
Woodland Preservation	0.00		
Afforestation / Reforestation	0.00		\$ 9,104.48
Natural Regeneration	0.00		
Landscape Credits	0.70		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00		
Forest Enhancement Credit (Area * 25)	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Area approved for fee-in-lieu	0.00		
Off-site Woodland Conservation Credits Required	1.11		\$0.00
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Woodland Conservation Provided		1.81	

LEGEND

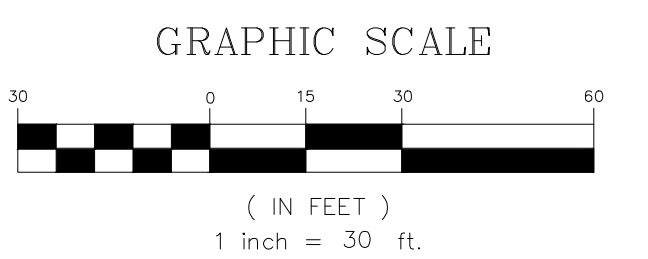
- PROPERTY BOUNDARY
- EXISTING SOILS
- POA(C/D)
- PRB(C/D)
- STEEP SLOPES 15% OR GREATER
- FSD DATA SAMPLE POINT
- A1
- WOODLAND PRESERVATION AREA
- WOODLAND RETAINED ASSUMED CLEARED
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE

PROPERTY OWNERS' AWARENESS CERTIFICATION

I, Michael Postal, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Prepared by: _____ Signed: _____ Date: 9/20/2022

Owner or Owners Representative: _____ Date: _____



Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-18
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	34/E 1
Administrative	WSSC Grid (Sheet 20)	210 NE 06
Administrative	Planning Area (Plan Area)	2-67 Greenbelt & Vicinity
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)	900
Administrative	Traffic Analysis Zone (PG)	4194

"If the site is within an APA, enter the name of the Airport. If the site is not within the APA, enter 'N/A'."

SPECIMEN TREES

TREE#	COMMON NAME	BOTANICAL NAME	DBH(IN)	CONDITION	STATUS
ST-1	RED MAPLE	ACER RUBRUM	30.5	POOR - SPLIT/VINES	REMOVE
ST-2	PIN OAK	QUERCUS PALUSTRIS	47.5	FAIR	REMOVE
ST-3	RED MAPLE	ACER RUBRUM	33	POOR - VINES	REMOVE

ALL SPECIMEN TREES WERE FIELD LOCATED

OWNER / DEVELOPER / APPLICANT

ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206

CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@enacitygroup.com

SITE STATISTICS

GROSS TRACT AREA	4.50 acres (sq. ft.)
EXISTING 100-YEAR FLOODPLAIN	0.00 acres
EXISTING WOODLAND IN FLOODPLAIN	0.00 acres
EXISTING WOODLAND IN NET TRACT	0.93 acres (sq. ft.)
EXISTING WOODLAND IN TOTAL	0.93 acres (sq. ft.)
EXISTING PMA	0.00 acres
REGULATED STREAMS	0.00 l.f. (0.00 sq. ft.)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 200501, EXPIRATION DATE: 09/01/2023.

CV, INC.

610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: GREENBELT SQUARE
TYPE 2 TREE CONSERVATION PLAN

PROJECT NO. 20201034
SCALE: NTS
DATE: 9/20/2022
DRAWN BY: _____
CHECKED BY: _____
SHEET: 08 OF 10

QUALIFIED PROFESSIONAL CERTIFICATION
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

[Signature] Date: 9/09/2022

Silvia D. Silverman, A.I.C.P.
Phone: 301-637-2510
E-mail: silvsilverman@cvinc.com

CV, Inc.
610 Professional Drive, Suite 108
Gaithersburg MD 20879

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start of Construction

Standard Type 2 Tree Conservation Plan Notes

- This TCP2 is prepared to fulfill the requirements of a grading permit "DSP-21044". If the permit expires, and then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- 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 shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within ESA 3 (formerly the Rural Tier) and is zoned R-A.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is adjacent to Route 201 which is a freeway classification.
- The site is grandfathered by CR272010, Section 25-119(g).

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 secondary 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.
- 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 (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the county inspector, installation of the TPF 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 plan at the same time as the temporary TPF 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 tree 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 may 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 photos 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 to be completed by a Licensed Tree Expert shall be initiated in several phases. All temporary TPF required for a given phase shall be installed prior to any disturbance within that phase of work.

- 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 5-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation area. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary, or if installation of TPF will be required.

Standard Type 2 Tree Conservation Plan Notes

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for DSP-19056. If DSP-19056 expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- 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 shown on this plan will be discussed in detail.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for the conformance to the requirements contained herein.
- The property is within the Developed Tier and is zoned C-O.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or scenic byway.
- The property is adjacent to Beech Road which is classified as arterial or greater roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-117 (g).
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of temporary 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.
- Prior to the issuance of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site easement shall be provided to the M-NCPPC Planning Department prior to issuance of any permit for the associated plan.

NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY IF RECOMMENDED ON THE PLANT SCHEDULE OR UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING DETAIL SHOWN ONLY IF RECOMMENDED.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.

- CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.
- BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

DECIDUOUS B&B TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING OR DAMAGED LEADERS SHALL BE REJECTED.
- STAKE TREES ONLY IF RECOMMENDED ON THE PLANT SCHEDULE OR UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING DETAIL SHOWN ONLY IF RECOMMENDED.
- DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.

- CONSTRUCT 3" SAUCER ALL AROUND PLANTING HOLE. FLOOD WITH WATER TWICE WITHIN 24 HOURS.
- BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. REMOVE WIRE BASKET PRIOR TO PLANTING.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

EVERGREEN B&B TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

- SEE PLANTING SPECIFICATIONS FOR PREPARATION OF PLANTING BED.
- DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.
- DIG PLANTING PIT 12" WIDER THAN THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 18".
- FOR B&B SHRUBS: REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP OF ROOT BALL.
- ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.

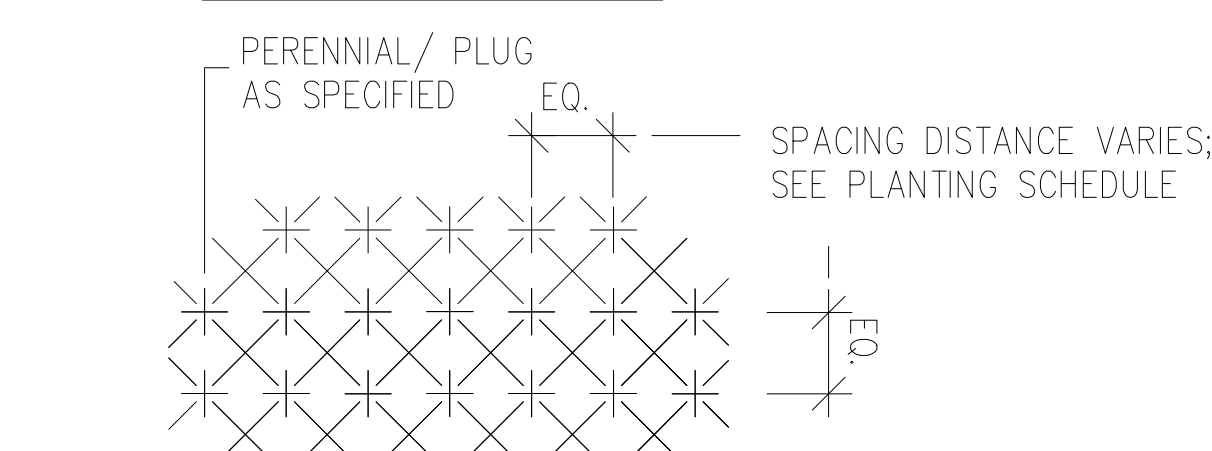
- DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB TRUNK OR BRANCHES.
- FINAL GRADE.
- TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THE ROOT BALL DOES NOT SHIFT.
- SCARIFY ROOT BALL TO A DEPTH OF 3/4" ON ALL SIDES OR BUTTERFLY CUT CONTAINER PLANTS.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

NOT TO SCALE

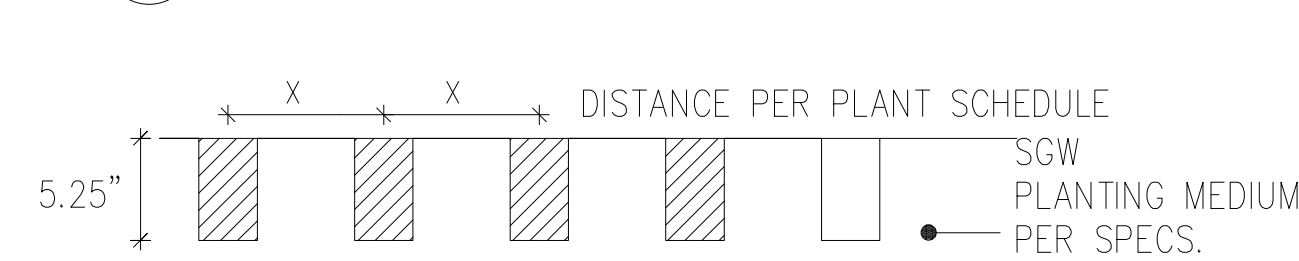
PLANTING FOR GRADED SLOPES DETAIL

NOT TO SCALE
1:5 SLOPES OR MORE



PERENNIAL / PLUG SPACING

NOT TO SCALE



PLUG PLANTING DETAIL

NOT TO SCALE

Standard Type 2 Tree Conservation Plan Notes

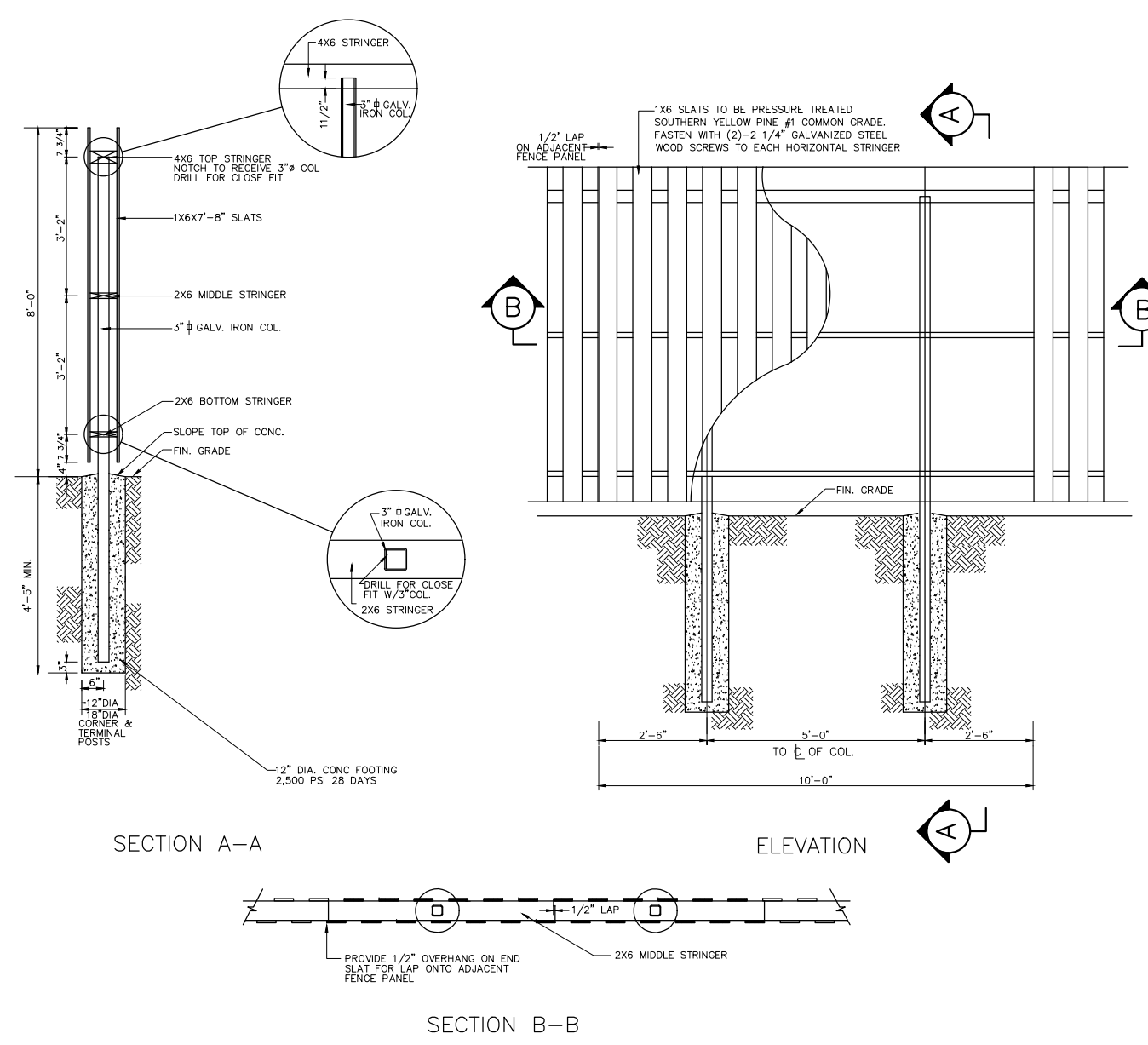
- This plan is submitted to fulfill the woodland conservation requirements for DSP-19059. If expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
- 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 shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within ESA-1 (formerly the Developed Tier) and is zoned R-80.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to Spittland Road which is classified as an arterial roadway.
- This plan is not grandfathered by CR27-2010, Section 25-119(g).

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 tree 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 may 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.

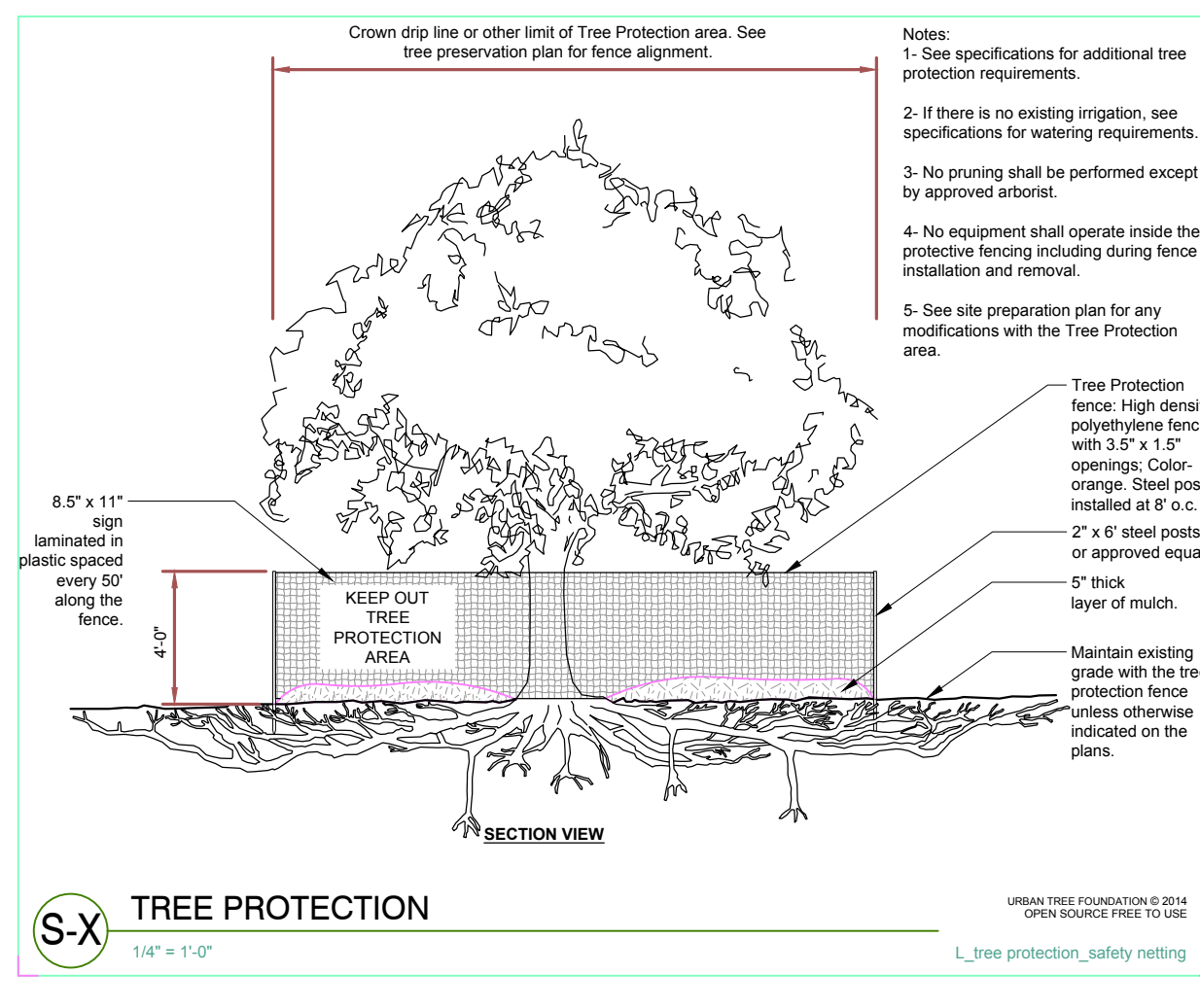
a. If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photographs shall be submitted to the inspector for documentation of the damage.

LEGEND	
	LIMIT OF DISTURBANCE
	PROPERTY BOUNDARY
	ASPHALT PAVEMENT (PROP.)
	CONCRETE PAVEMENT (PROP.)
	TREELINE (EXISTING)
	EXISTING EASEMENT
	STEEP SLOPES (15% OR GREATER)
	ROOT PRUNING
	SUPER SILT FENCE USED AS TEMP TREE PROTECTION
	PUE
	WSC EASEMENT



BOARD ON BOARD FENCE

SCALE: 1/8\"/>



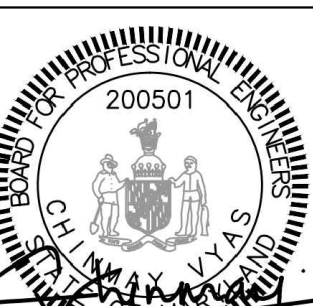
TREE PROTECTION

SCALE: 1/4\"/>

OWNER / DEVELOPER / APPLICANT
ARMORY PLACE, LLC
4909 Cordell Ave
Bethesda, MD 21206
CONTACT: Ian Black
PHONE: 301-775-8598
EMAIL: ian@enacitygroup.com

Rev. No.	Revision	Rev. Date

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 200501, EXPIRATION DATE: 09/01/2023.

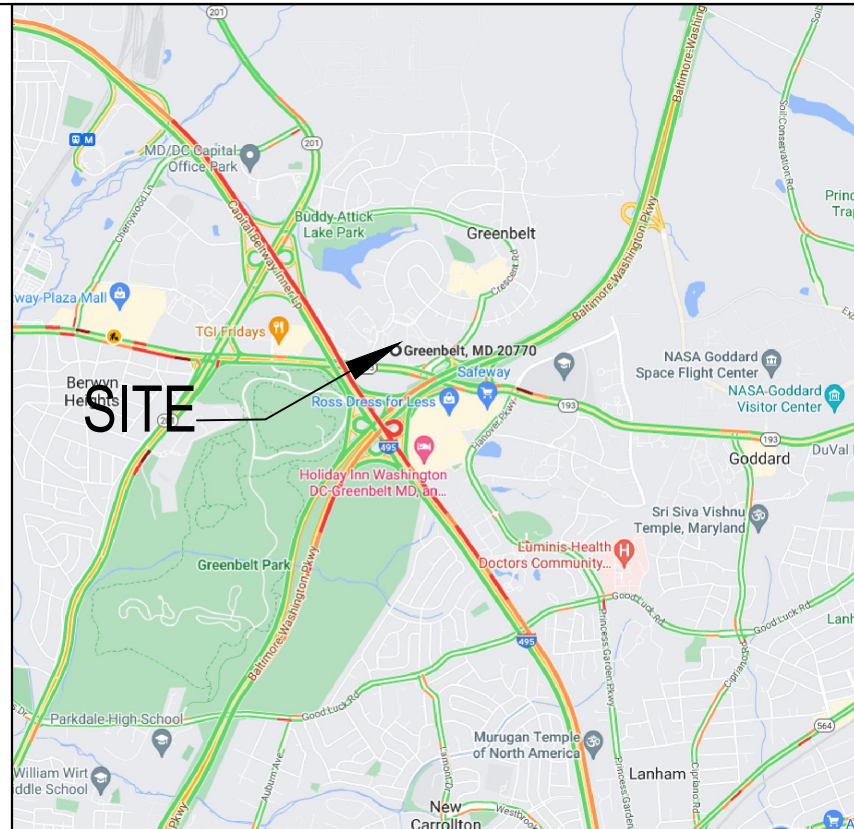


CV, INC.
610 PROFESSIONAL DR., SUITE 108
GAITHERSBURG, MARYLAND 20877
PHONE: (301) 637-2510
WWW.CVINC.COM

PROJECT: GREENBELT SQUARE TYPE 2 TREE CONSERVATION PLAN NOTES & DETAILS
CHARLESTOWNE VILLAGE, PARCEL G
7010 GREENBELT RD
GREENBELT 1 AND 20710
PRINCE GEORGE'S COUNTY, MD
3RD ELECTION DISTRICT

PROJECT NO. 20201034
SCALE: 1/8\"/>

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction



VICINITY MAP

SCALE: NTS
WSSC 200 SHEET # 206SE06
PRINCE GEORGE'S COUNTY MAP NO.5650, G-8, H-8