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Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-R		
Gross Tract:	74.97		
Floodplain:	0.73		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	74.24	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name:	Marlboro Pointe		
Is this site subject to the 1989 Ordinance?	N		
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y,n)	N		
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)	N		
Is this a Mitigation Bank	N		
Break-even Point (preservation) =	16.61	acres	
Clearing permitted w/o reforestation =	7.06	acres	

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	23.67	0.72	
Woodland Conservation Threshold (NTA) =	20.00%	14.85	
Smaller of a or b		14.85	
Woodland above WCT		8.82	
Woodland cleared	13.29	0.00	0.16
Smaller of d or e		8.82	
Clearing above WCT (0.25 : 1) replacement requirement		2.21	
Clearing below WCT (2:1 replacement requirement)		4.47	
Afforestation Threshold (AFT) =	15.00%	0.00	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		21.68	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	9.23	
Afforestation / Reforestation	12.45	
Area approved for fee-in-lieu	0.00	\$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation Afforestation provided on this property	0.00	
Off-site Mitigation Preservation provided on this property	0.00	
Total Woodland Conservation Provided	21.68	

Area of woodland not cleared	10.38	acres
Woodland retained not part of requirements:	1.33	acres

Prepared by:		Signed		Date	
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Revised 9/1/04

NOTE: FEE-IN-LIEU MAY BE SUBSTITUTED FOR OFF-SITE CONSERVATION, IF THE TOTAL IS LESS THAN 1.00 ACRE.

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Floodplain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Cleared (WR-AC)
4	7.31	0.15	7.16	0.21	0.15	0.00	0.00	0.00	0.12	5.37	0.24	0.00
5	9.75	0.45	9.30	5.41	0.45	4.22	0.00	0.00	1.64	2.09	0.01	0.00
6	8.39	0.00	8.39	6.70	0.00	3.93	0.00	0.00	2.77	0.22	0.00	0.00
7	6.24	0.00	6.24	1.47	0.00	0.77	0.00	0.00	0.00	0.00	0.70	0.00
8	6.44	0.00	6.44	1.54	0.00	1.05	0.00	0.16	0.33	1.55	0.00	0.00
9	6.75	0.00	6.75	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
10	8.64	0.00	8.64	3.59	0.00	1.85	0.00	0.00	1.47	0.29	0.00	0.00
11	6.72	0.00	6.72	1.08	0.00	1.08	0.00	0.00	0.00	0.63	0.00	0.00
12	8.00	0.13	7.87	3.10	0.13	0.35	0.00	0.00	2.75	0.33	0.00	0.00
13	6.70	0.00	6.70	0.53	0.00	0.00	0.00	0.00	0.15	1.97	0.38	0.00
Total	74.97	0.73	74.97	23.67	0.73	13.29	0.00	0.16	9.23	12.45	1.33	0.00

FOREST CLEARED AREA (AC)

AA	1.71
BB	1.87
CC	0.91
DD	3.17
EE	5.22
FF	0.41
TOTAL	13.29

WOODLANDS RETAINED, NON FCA (AC)

A	0.87
B	0.18
C	0.14
D	0.14
TOTAL	1.33

OFFSITE FOREST AREA CLEARED (AC)

01	0.16
TOTAL	0.16

FOREST CONSERVATION AREA (AC)

A	4.21
B	0.60
C	2.87
D	0.53
E	1.02
TOTAL	9.23

AFF/REFORESTATION AREA (AC)

1	2.30
2	1.90
3	4.97
4	2.75
5	0.53
TOTAL	12.45

AFFORESTATION AREA #1										Acreage	2.30	Upland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking			
Acer rubrum	Red Maple		2.5"		3	B&B	15	45	1.9%			
Fagus grandifolia	American Beech		2.5"		3	B&B	15	45	1.9%			
Liquidambar styraciflua	Sweetgum		2.5"		3	B&B	15	45	1.9%			
Nyssa sylvatica	Black gum		2.5"		3	B&B	10	30	1.3%			
Platanus occidentalis	Sycamore		2.5"		3	B&B	10	30	1.3%			
Quercus alba	White Oak		2.5"		3	B&B	15	45	1.9%			
Quercus rubra	Red Oak		2.5"		3	B&B	10	30	1.3%			
Quercus palustris	Pin Oak		2.5"		3	B&B	5	15	0.6%			
Ambelachier canadensis	Eastern Redbud		1.5-1.75"		3	B&B	15	45	1.9%			
Ambelachier laevis	Allegheny Serviceberry		1.5-1.75"		3	B&B	15	45	1.9%			
Cercis canadensis	Eastern Redbud		1.5-1.75"		3	B&B	15	45	1.9%			
Cornus florida	Flowering Dogwood		1.5-1.75"		3	B&B	10	30	1.3%			
Hammamelis virginiana	Witch Hazel		1.5-1.75"		3	B&B	10	30	1.3%			
Ilex opaca	American Holly		6-8"		6	B&B	30	180	7.8%			
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	30	180	7.8%			
Pinus strobus	White Pine		6-8"		6	B&B	30	180	7.8%			
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	35	210	9.1%			
Abelia x grandiflora	Glossy Abelia		2"		1	cont	50	50	2.2%			
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	50	50	2.2%			
Ilex glabra	compact inkberry		2"		1	cont	80	80	3.5%			
Quercus rubra	Northern Red Oak		Seeding		1	Seeding	275	275	11.9%			
Liquidambar styraciflua	Sweetgum		Seeding		1	Seeding	250	250	10.8%			
Liriodendron tulipifera	Tulip Poplar		Seeding		1	Seeding	375	375	16.2%			
								Reforestation Units Provided	2,310			
								Total Reforestation Units Required	2,300			
								Excess	10			

AFFORESTATION AREA #2										Acreage	1.90	Bottomland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking			
Acer rubrum	Red Maple		2.5"		3	B&B	10	30	1.3%			
Fagus grandifolia	American Beech		2.5"		3	B&B	4	12	0.3%			
Liquidambar styraciflua	Sweetgum		2.5"		3	B&B	2	6	0.3%			
Nyssa sylvatica	Black gum		2.5"		3	B&B	2	6	0.3%			
Platanus occidentalis	Sycamore		2.5"		3	B&B	7	21	0.9%			
Quercus alba	White Oak		2.5"		3	B&B	11	33	1.4%			
Quercus rubra	Red Oak		2.5"		3	B&B	6	18	0.8%			
Quercus palustris	Pin Oak		2.5"		3	B&B	5	15	0.6%			
Acer rubrum	Red Maple		1.5"		3	B&B	20	60	2.6%			
Fagus grandifolia	American Beech		1.5"		3	B&B	15	45	1.9%			
Liquidambar styraciflua	Sweetgum		1.5"		3	B&B	20	60	2.6%			
Nyssa sylvatica	Black gum		1.5"		3	B&B	15	45	1.9%			
Platanus occidentalis	Sycamore		1.5"		3	B&B	20	60	2.6%			
Quercus alba	White Oak		1.5"		3	B&B	20	60	2.6%			
Quercus rubra	Red Oak		1.5"		3	B&B	25	75	3.2%			
Quercus palustris	Pin Oak		1.5"		3	B&B	20	60	2.6%			
Ilex opaca	American Holly		6-8"		6	B&B	8	48	2.1%			
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	5	30	1.3%			
Pinus strobus	White Pine		6-8"		6	B&B	26	156	6.8%			
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	23	138	6.0%			
Abelia x grandiflora	Glossy Abelia		2"		1	cont	32	32	1.4%			
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	31	31	1.3%			
Ilex glabra	compact inkberry		2"		1	cont	27	27	1.2%			
Liquidambar styraciflua	Sweetgum		Seeding		1	Seeding	275	275	14.5%			
Liriodendron tulipifera	Tulip Poplar		Seeding		1	Seeding	275	275	14.5%			
Quercus phellos	Willow Oak		Seeding		1	Seeding	275	275	14.5%			
								Reforestation Units Provided	1,900			
								Total Reforestation Units Required	1,900			
								Excess	2			

AFFORESTATION AREA #3										Acreage	4.97	Upland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking			
Acer rubrum	Red Maple		2.5"		3	B&B	2	15	0.6%			
Fagus grandifolia	American Beech		2.5"		3	B&B	2	15	0.6%			
Nyssa sylvatica	Black gum		2.5"		3	B&B	2	6	0.3%			
Platanus occidentalis	Sycamore		2.5"		3	B&B	7	21	0.9%			
Quercus alba	White Oak		2.5"		3	B&B	9	27	1.2%			
Quercus rubra	Red Oak		2.5"		3	B&B	6	18	0.8%			
Quercus palustris	Pin Oak		2.5"		3	B&B	7	21	0.9%			
Acer rubrum	Red Maple		1.5"		3	B&B	35	105	4.5%			
Fagus grandifolia	American Beech		1.5"		3	B&B	15	45	1.9%			
Liquidambar styraciflua	Sweetgum		1.5"		3	B&B	30	90	3.9%			
Nyssa sylvatica	Black gum		1.5"		3	B&B	30	90	3.9%			
Platanus occidentalis	Sycamore		1.5"		3	B&B	35	105	4.5%			
Quercus alba	White Oak		1.5"		3	B&B	35	105	4.5%			
Quercus rubra	Red Oak		1.5"		3	B&B	35	105	4.5%			
Quercus palustris	Pin Oak		1.5"		3	B&B	30	90	3.9%			
Ilex opaca	American Holly		6-8"		6	B&B	7	42	1.8%			
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	4	24	1.0%			
Pinus strobus	White Pine		6-8"		6	B&B	18	108	4.7%			
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	18	108	4.7%			
Abelia x grandiflora	Glossy Abelia		2"		1	cont	18	18	0.8%			
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	13	13	0.6%			
Ilex glabra	compact inkberry		2"		1	cont	23	23	1.0%			
Acer rubrum	Red Maple		Seeding		1	Container	615	615	12.4%			
Liquidambar styraciflua	Sweetgum		Seeding		1	Container	615	615	12.4%			
Liriodendron tulipifera	Tulip Poplar		Seeding		1	Container	625	625	12.6%			
Quercus alba	White Oak		Seeding		1	Container	625	625	12.6%			
Quercus rubra	Northern Red Oak		Seeding		1	Container	625	625	12.6%			
Quercus palustris	Pin Oak		Seeding		1	Container	675	675	13.6%			
								Reforestation Units Provided	4,974			
								Total Reforestation Units Required	4,970			
								Excess	4			

AFFOREST

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 1079,
EXPIRATION DATE: JULY 14, 2014.

SCALE

0' 30' 60'

1"=30'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY			SGT/NM
APPROVED BY			TA
CHECKED BY			SGT/AE
DATE			JULY 17, 2013

TITLE

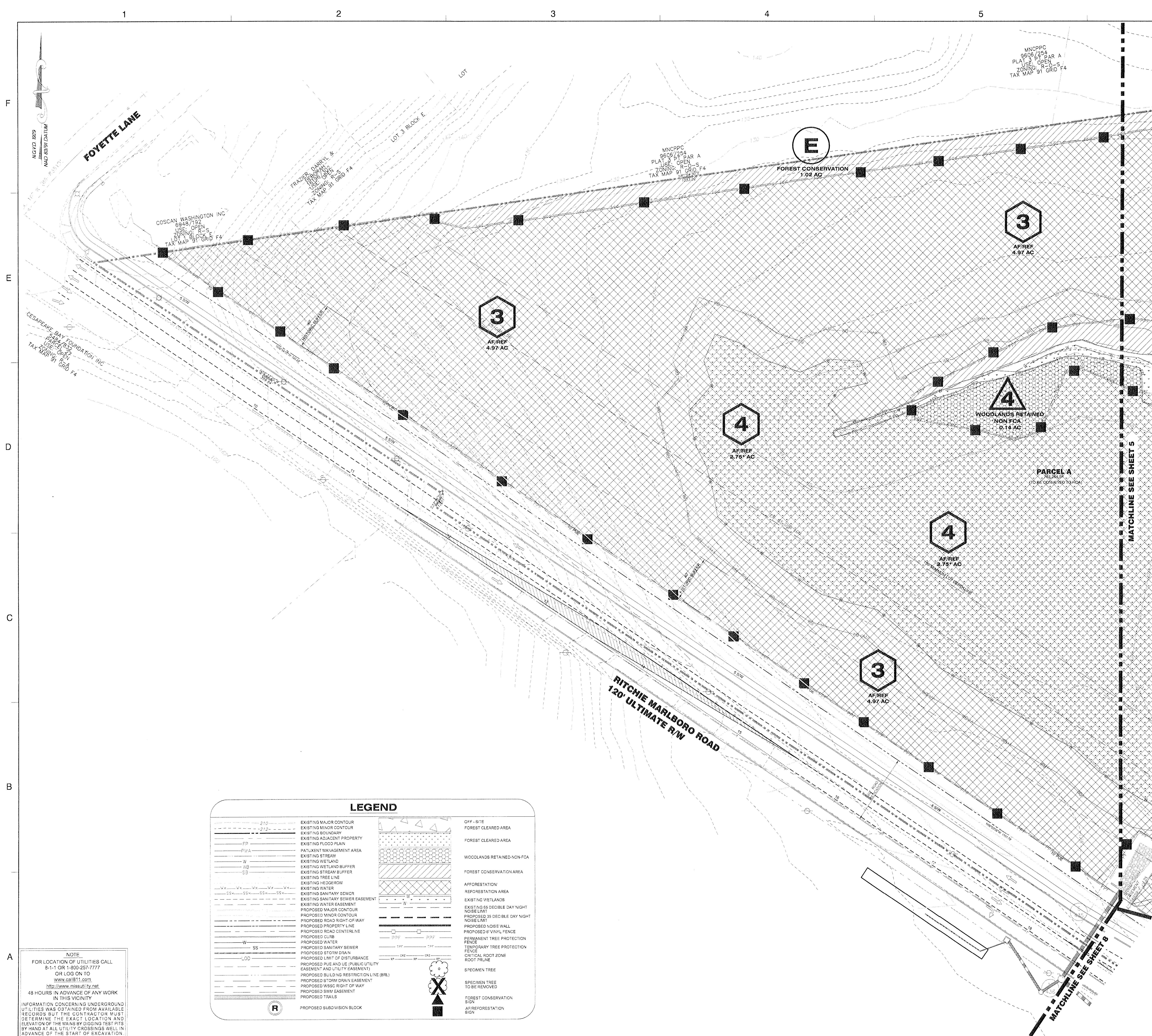
TYPE II TREE
CONSERVATION
PLAN

PLAN SHEET

DEWBERRY JOB NO. 50053279

4

SHEET NO. 4 OF 13



F

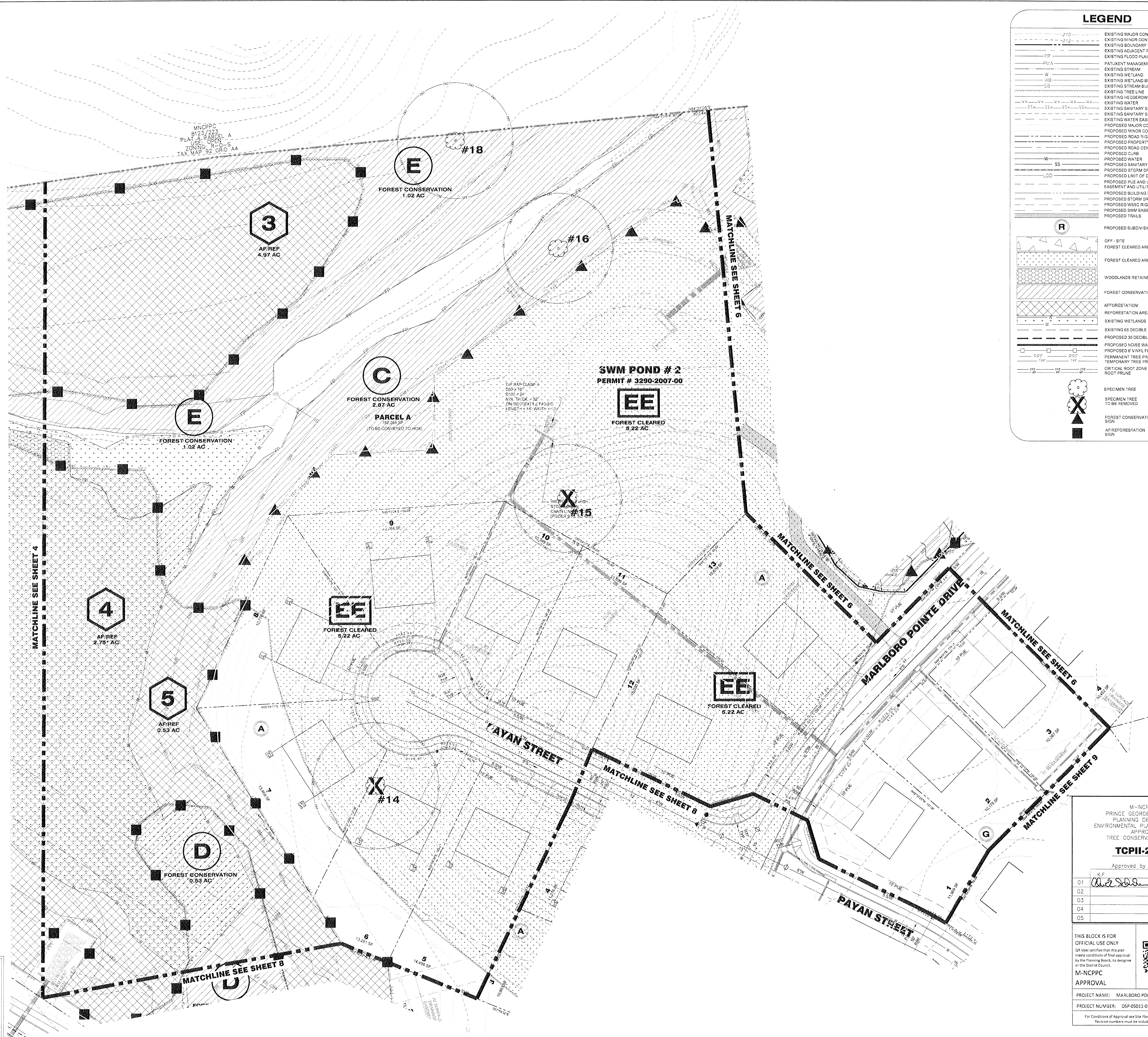
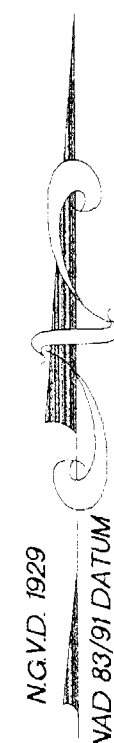
E

D

C

B

A



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.ci811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	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
---	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 PUE AND LE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED WSSC RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED TRAILS
---	PROPOSED SUBDIVISION BLOCK
---	OFF - SITE
---	FOREST CLEARED AREA
---	WOODLANDS RETAINED NON-FCA
---	FOREST CONSERVATION AREA
---	AFFORESTATION
---	REFORESTATION AREA
---	EXISTING WETLANDS
---	EXISTING 65 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED 35 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED NOISE WALL
---	PROPOSED 6" VINYL FENCE
---	PERMANENT TREE PROTECTION FENCE
---	TEMPORARY TREE PROTECTION FENCE
---	CRITICAL ROOT ZONE
---	ROOT PRUNE
---	SPECIMEN TREE
---	SPECIMEN TREE TO BE REMOVED
---	FOREST CONSERVATION SIGN
---	AF/REFORESTATION SIGN



Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10023 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5555
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
PH: (703) 965-5000
FAX: (703) 715-8076

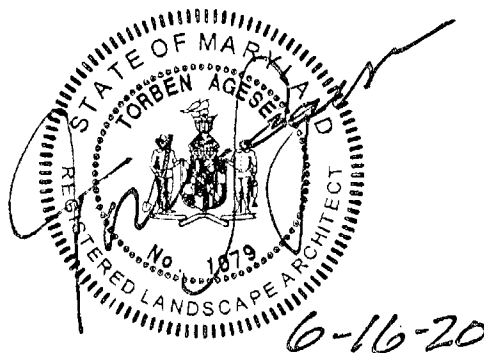
MARLBORO POINTE CLUSTER
LOTS 1-18 A, 1-17 B, 1-4 C, 1-16 D, 1-10 E, 1-14 F, 1-27 G

PARCELS A, B, C, D, E, & G

PRINCE GEORGE'S COUNTY
MARYLAND

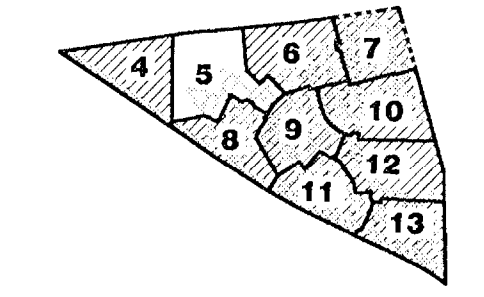
TAX MAP 82, GRID 14
ELECTION DISTRICT 15
WSSC 2007 MAP REFERENCE: 2008E11, 2073E11

SEAL



PROFESSIONAL CERTIFICATION:
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DOCUMENTS WERE PREPARED OR
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DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10278
EXPIRATION DATE: JULY 14, 2014

KEY PLAN



SCALE

0' 30' 60'
1"=30'

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN

TCPII-22-05

Approved by

Date

01	K.F.	3-19-08
02	[Signature]	8/21/14
03		
04		
05		

THIS BLOCK IS FOR
OFFICIAL USE ONLY

Q3 label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee,
or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME: MARLBORO POINTE CLUSTER

PROJECT NUMBER: DSP-05011-01

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



TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279

5

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10729.
EXPIRATION DATE: JULY 14, 2014.

No.	DATE	BY	Description

REVISIONS

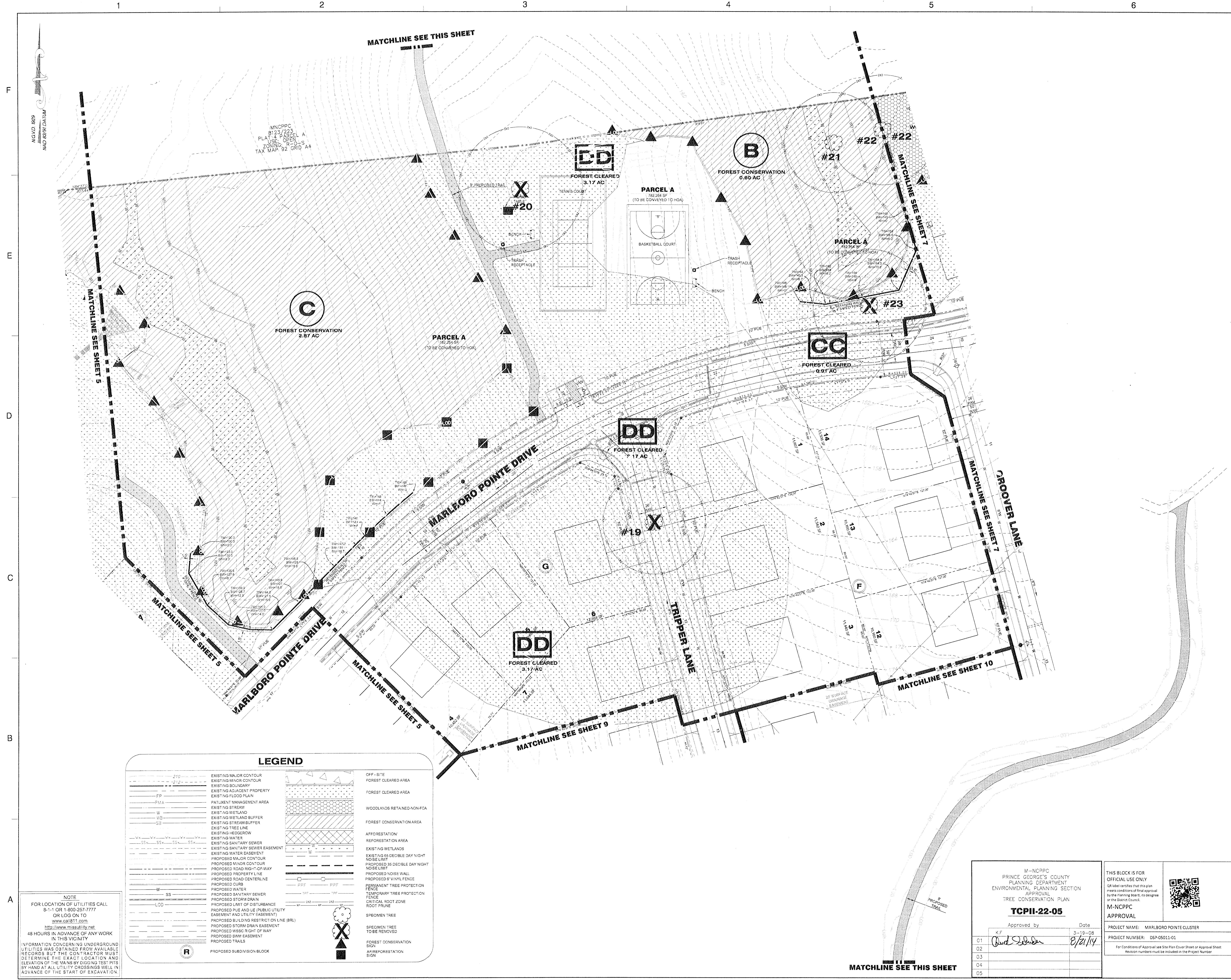
TITLE

TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279

6

SHEET NO. 6 OF 13



NOTE
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WSSC 200' MAP REFERENCE: 206SE11, 207SE11

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FULLY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
VIRGINIA, LICENSE NO. 1079.
EXPIRATION DATE: JULY 14, 2014.

SCALE

0' 30' 60'

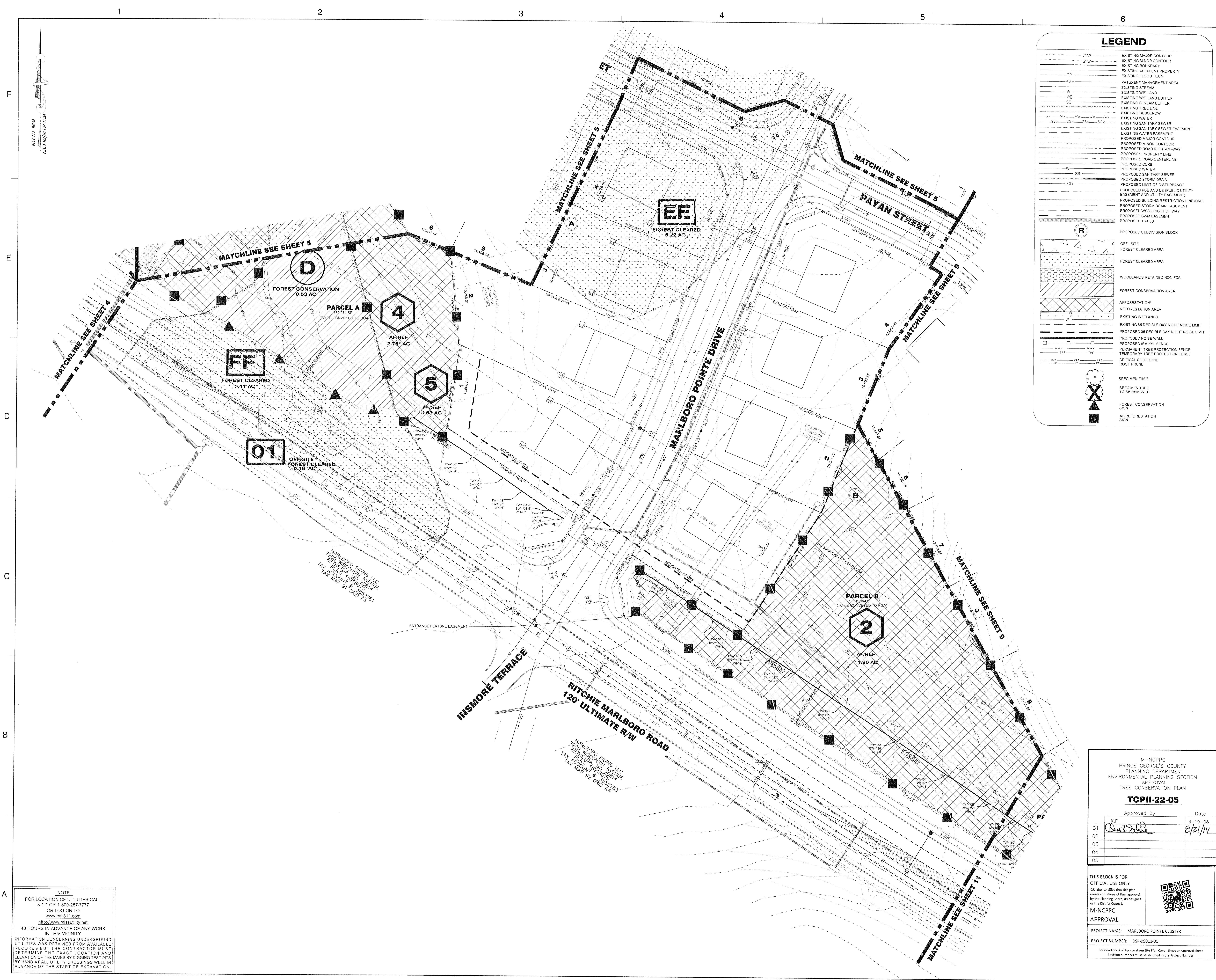
1"=30'

[illegible]

AWN BY	SGT/NM
PROVED BY	TA
CHECKED BY	SGT/AE
DATE	JULY 17, 2013

TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

WBERRY JOB NO. 50053279





LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	PATIENT MANAGEMENT AREA
---	EXISTING STREAM
---	EXISTING WETLAND
---	EXISTING WETLAND BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
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---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
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---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED WWSR RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED TRAILS
---	PROPOSED SUBDIVISION BLOCK

OFF-SITE

---	FOREST CLEARED AREA
---	FOREST CLEARED AREA
---	WOODLANDS RETAINED-NON-FCA
---	FOREST CONSERVATION AREA
---	AFFORESTATION/REFORESTATION AREA
---	EXISTING WETLANDS
---	EXISTING 55 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED 55 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED NOISE WALL
---	PROPOSED 8' VINYL FENCE
---	PERMANENT TREE PROTECTION FENCE
---	TEMPORARY TREE PROTECTION FENCE
---	CRITICAL ROOT ZONE
---	ROOT PRUNE

SPECIMEN TREE

---	SPECIMEN TREE TO BE REMOVED
---	FOREST CONSERVATION SIGN
---	AFFORESTATION SIGN

Dewberry
Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
JANAM, MD 20708
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
PH: (703) 965-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER
LOTS 1-19A, 1-17B, 1-14C, 1-16D, 1-10E, 1-14F, 1-27G
PARCELS A, B, C, D, E, & G

PRINCE GEORGES COUNTY
MARYLAND
TAX MAP 42, GRID M4
ELECTION DISTRICT 15
WSSC 200 MAP REFERENCE: 2805E11, 2075E11

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10229, EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

SCALE

0' 30' 60'

1"=30'

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com
http://www.missat.ny.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION


M-NCPPC
PRINCE GEORGES COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-22-05

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
APPROVAL

PROJECT NAME: MARLBORO POINTE CLUSTER
PROJECT NUMBER: DSP-05011-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Approved by: K.F. [Signature] Date: 3-19-08
01 [Signature] 8/21/14
02
03
04
05

No.	DATE	BY	Description
REVISIONS			
DRAWN BY	SGT/NM		
APPROVED BY	TA		
CHECKED BY	SGT/AE		
DATE	JULY 17, 2013		
TITLE			
TYPE II TREE CONSERVATION PLAN			
PLAN SHEET			
DEWBERRY JOB NO. 50053279			
9			
SHEET NO. 9 OF 13			

 6-16-2014

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1079.

EXPIRATION DATE: JULY 14, 2014.

SCALE

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No.	DATE	BY	Description

REVISIONS

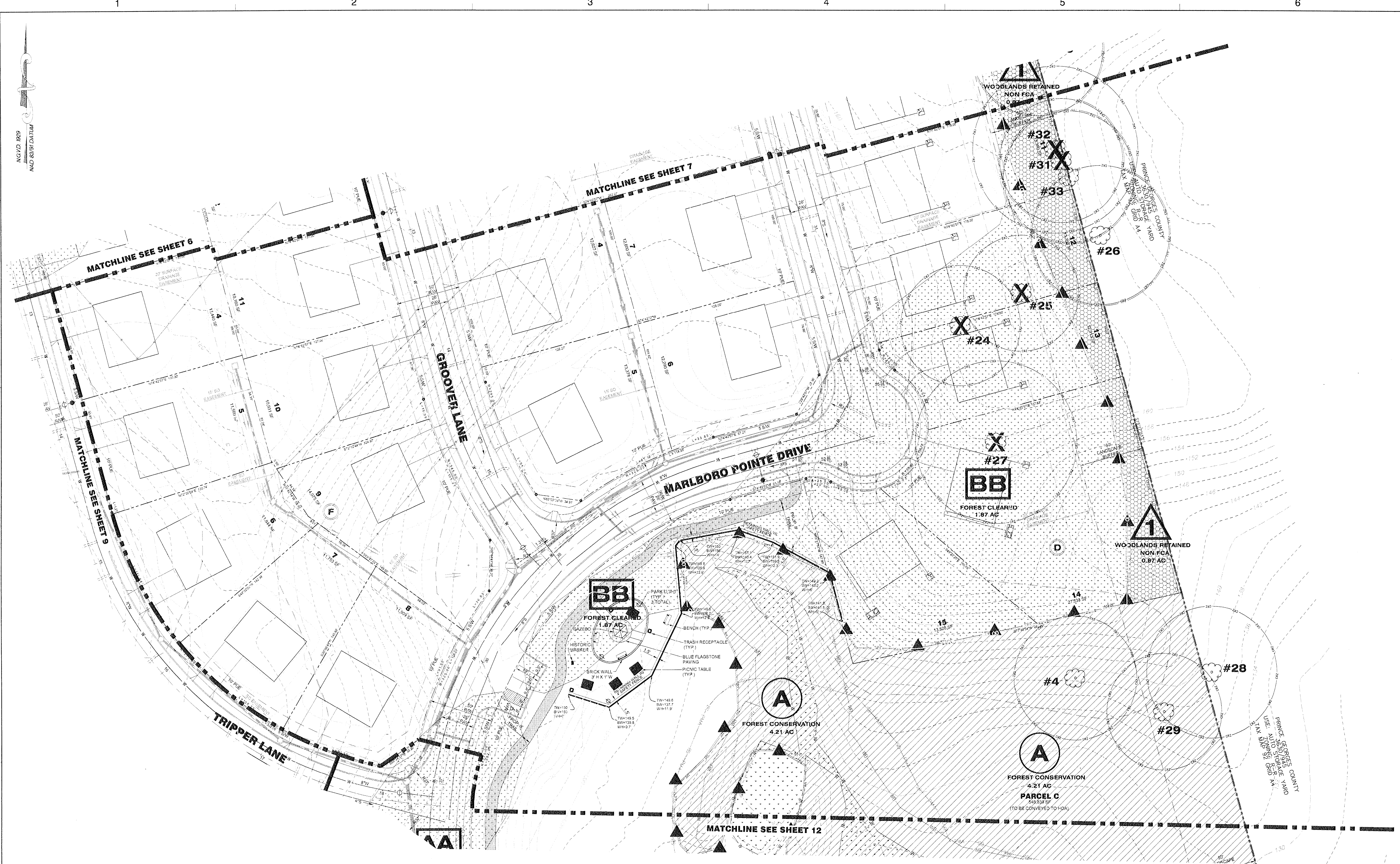
DRAWN BY SGT/NM
APPROVED BY TA
CHECKED BY SGT/AE
DATE JULY 17, 2013

TITLE
TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279

10

SHEET NO. 10 OF 13







210	EXISTING MAJOR CONTOUR	OFF- SITE
212	EXISTING MINOR CONTOUR	FIRST CLEARED AREA
FP	EXIST NG BOUNDARY	
PM-L	EXISTING ADJACENT PROPERTY	FOREST CLEARED AREA
W	EXISTING FLOOD PLAIN	
NS	PATUXENT MANAGEMENT AREA	WOODLANDS RETAINED-NON PCA
CS	EXISTING STREAM	
W-W	EXISTING WETLAND	FOREST CONSERVATION AREA
SS	EXISTING WETLAND BUFFER	
SS	EXISTING STREAM BUFFER	APPROFESTATION
SS	EXISTING TREE LINE	REFORESTATION AREA
SS	EXISTING HEDGEROW	
SS	EXISTING WATER	EXISTING WETLANDS
SS	EXISTING SANITARY SEWER	EXISTING 6% DECIBLE DAY NIGHT
SS	EXISTING SANITARY SEWER EASEMENT	NO SE/LMT
SS	EXISTING WATER EASEMENT	PROPOSED 3% DECIBLE DAY NIGHT
SS	PROPOSED MAJOR CONTOUR	NO SE/LMT
SS	PROPOSED MINOR CONTOUR	PROPOSED NO SE/HALL
SS	PROPOSED ROAD RIGHT-OF-WAY	PROPOSED 5' VINYL FENCE
SS	PROPOSED PROPERTY LINE	PERMANENT TREE PROTECTION FENCE
SS	PROPOSED ROAD CENTERLINE	TEMPORARY TREE PROTECTION FENCE
SS	PROPOSED CURB	CRITICAL RPT ZONE
SS	PROPOSED WATER	ROUT PRUNE
SS	PROPOSED SANITARY SEWER	
SS	PROPOSED STORM DRAIN	SPECIMEN TREE
SS	PROPOSED LIMIT OF DISTURBANCE	TO BE REMOVED
SS	PROPOSED PUB AND USE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)	
SS	PROPOSED BUILDING RESTRICTION LINE (BRL)	FOREST CONSERVATION
SS	PROPOSED STORM DRAIN EASEMENT	SI/R FORESTATION SIGN
SS	PROPOSED X33% RIGHT OF WAY	
SS	PROPOSED SWM EASEMENT	
SS	PROPOSED TRAILS	
SS	PROPOSED SUBDIVISION BLOCK	

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ADVANCE OF THE START OF EXCAVATION.

<p>M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN</p> <p><u>TCPII-22-05</u></p> <p>Approved by _____ Date _____</p> <table><tr><td>01</td><td>KF</td><td>3-19-08</td></tr><tr><td>02</td><td></td><td>8/21/14</td></tr><tr><td>03</td><td></td><td></td></tr><tr><td>04</td><td></td><td></td></tr><tr><td>05</td><td></td><td></td></tr></table>		01	KF	3-19-08	02		8/21/14	03			04			05			<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 APPROVAL</p> 
01	KF	3-19-08															
02		8/21/14															
03																	
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05																	
<p>PROJECT NAME: MARLBORO POINTE CLUSTER</p> <p>PROJECT NUMBER: DSP-0501-01</p> <p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>																	

WSSC 200' MAP REFERENCE: 206SE11, 207SE11

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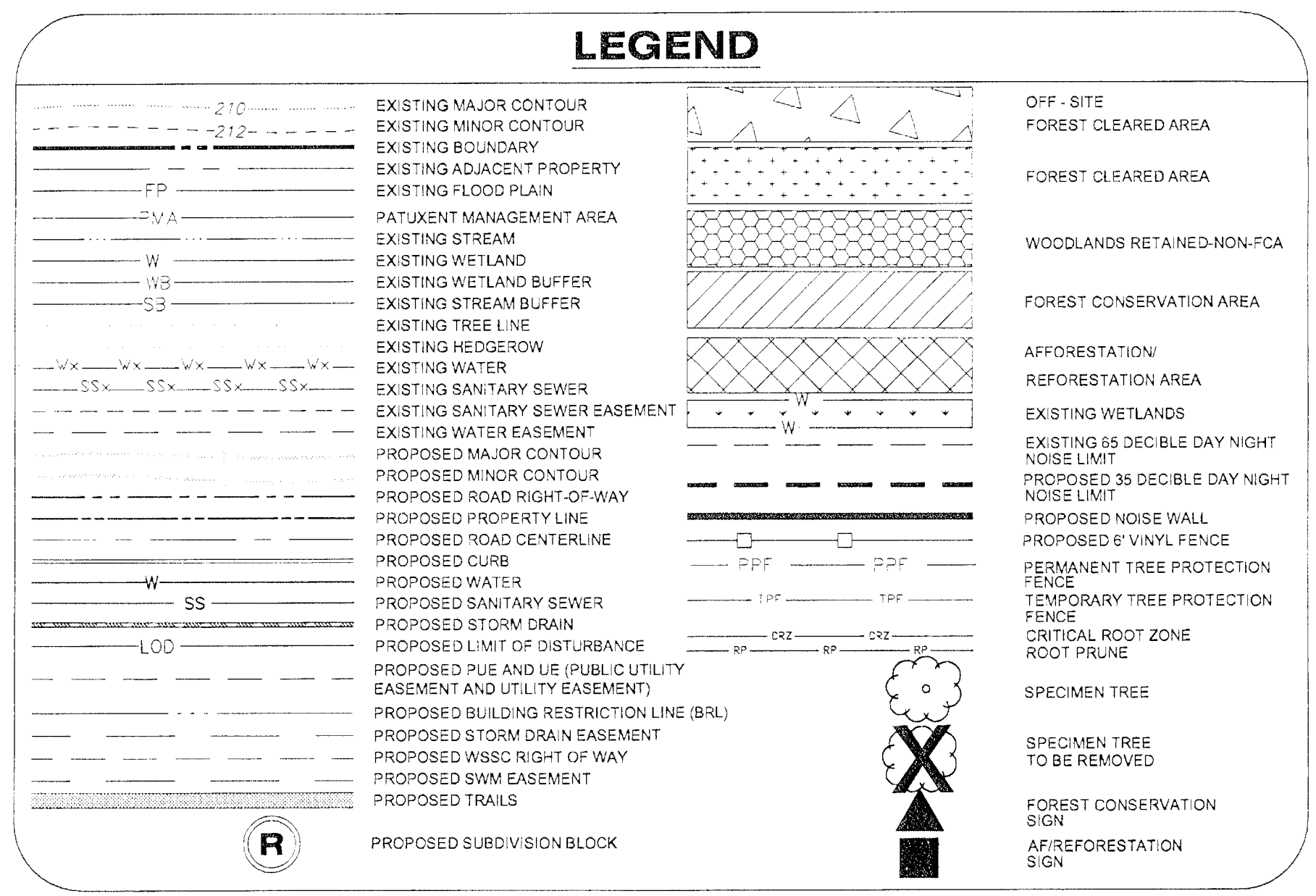
CALE

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1"=30'

TITLE


SHEET NO. 11 OF 13



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<p>PROJECT NAME: MARLBORO POINTE CLUSTER</p> <p>PROJECT NUMBER: ASP-05011-01</p> <p><i>For Conditions of Approval see the Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</i></p>	

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MAD 8751 DATUM

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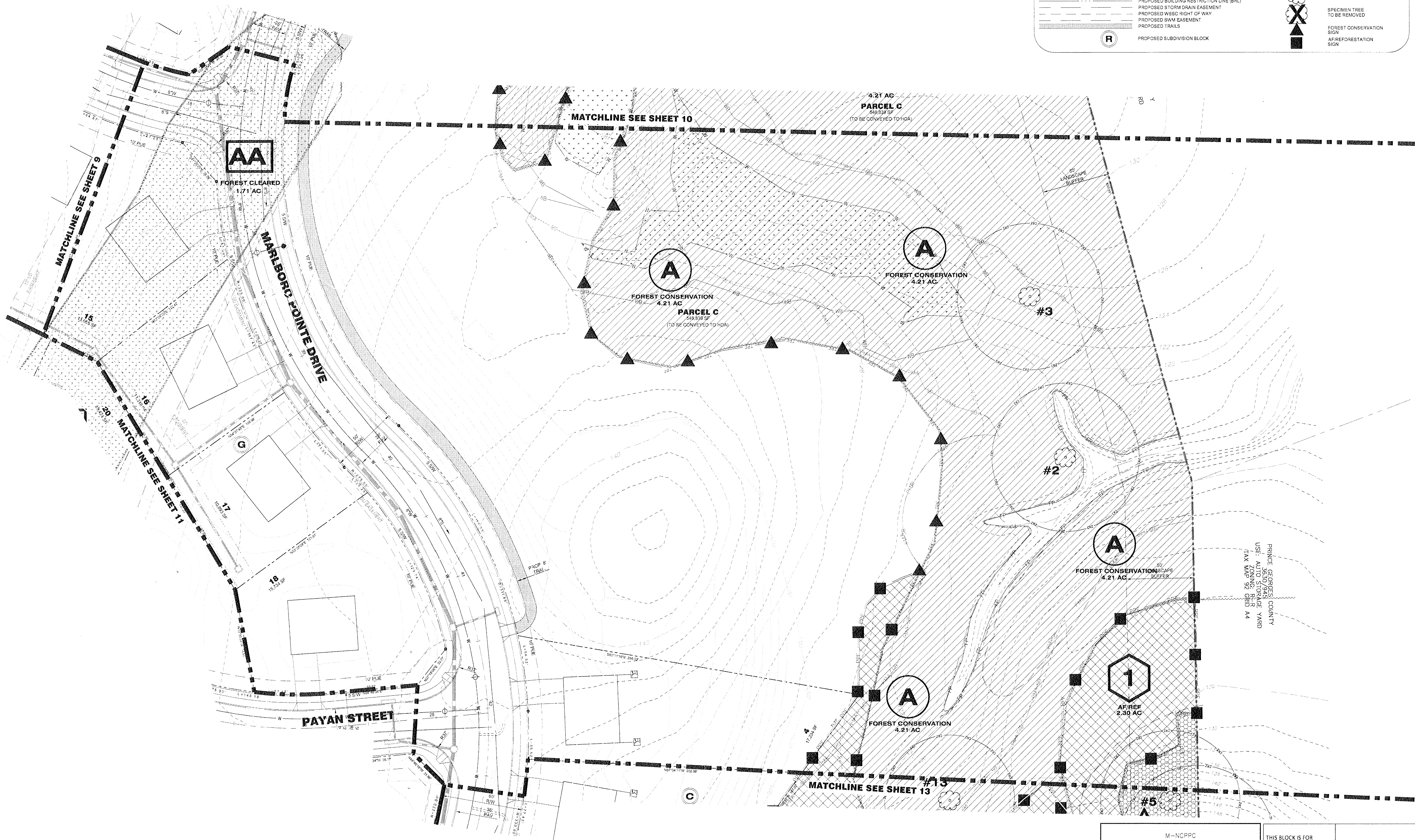
E

D

C

B

A



LEGEND

210	EXISTING MAJOR CONTOUR	OFF-SITE
212	EXISTING MINOR CONTOUR	FOREST CLEARED AREA
FP	EXISTING ADJACENT PROPERTY	FOREST CONSERVATION AREA
PMA	PATIENT MANAGEMENT AREA	WOODLANDS RETAINED-NON-PCA
W	EXISTING STREAM	AF/REF/STATION
W	EXISTING WETLAND	REFORESTATION AREA
W	EXISTING WETLAND BUFFER	EXISTING WETLANDS
W	EXISTING STREAM BUFFER	EXISTING 65 DECIBEL DAY/NIGHT NOISE LIMIT
W	EXISTING TREE LINE	PROPOSED 35 DECIBEL DAY/NIGHT NOISE LIMIT
W	EXISTING HEDGEROW	PROPOSED NOISE WALL
W	EXISTING SANITARY SEWER	PROPOSED 6" VINYL FENCE
W	EXISTING SANITARY SEWER EASEMENT	PERMANENT TREE PROTECTION FENCE
W	EXISTING WATER EASEMENT	TEMPORARY TREE PROTECTION FENCE
W	PROPOSED MAJOR CONTOUR	CRITICAL ROOT ZONE
W	PROPOSED MINOR CONTOUR	ROOT PRUNE
W	PROPOSED ROAD RIGHT-OF-WAY	SPECIMEN TREE
W	PROPOSED PROPERTY LINE	SPECIMEN TREE TO BE REMOVED
W	PROPOSED ROAD CENTERLINE	FOREST CONSERVATION SIGN
W	PROPOSED CURB	AF/REFORESTATION SIGN
W	PROPOSED WATER	
W	PROPOSED SANITARY SEWER	
W	PROPOSED STORM DRAIN	
W	PROPOSED LIMIT OF DISTURBANCE	
W	PROPOSED PUE AND USE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)	
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Approved by K.F. <i>[Signature]</i>	Date 3-19-08 8/21/14
01 02 03 04 05	

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PROJECT NUMBER: DGP-05011-01	
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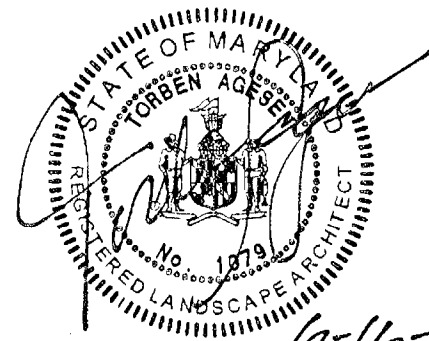


Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC
10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.721.5351
301.731.0186 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
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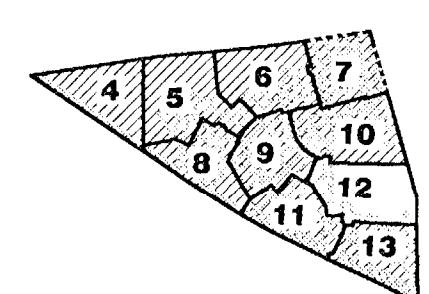
MARLBORO POINTE CLUSTER
LOTS 1-13 A, 1-17 B, 1-4 C, 1-16 D, 1-10 E, 1-14 F, 1-27 G,
1-11 H, 1-12 I, 1-13 J, 1-14 K, 1-15 L, 1-16 M, 1-17 N, 1-18 O, 1-19 P, 1-20 Q, 1-21 R, 1-22 S, 1-23 T, 1-24 U, 1-25 V, 1-26 W, 1-27 X, 1-28 Y, 1-29 Z, 1-30 AA, 1-31 AB, 1-32 AC, 1-33 AD, 1-34 AE, 1-35 AF, 1-36 AG, 1-37 AH, 1-38 AI, 1-39 AJ, 1-40 AK, 1-41 AL, 1-42 AM, 1-43 AN, 1-44 AO, 1-45 AP, 1-46 AQ, 1-47 AR, 1-48 AS, 1-49 AT, 1-50 AU, 1-51 AV, 1-52 AW, 1-53 AX, 1-54 AY, 1-55 AZ, 1-56 BA, 1-57 BB, 1-58 BC, 1-59 BD, 1-60 BE, 1-61 BF, 1-62 BG, 1-63 BH, 1-64 BI, 1-65 BJ, 1-66 BK, 1-67 BL, 1-68 BM, 1-69 BN, 1-70 BO, 1-71 BP, 1-72 BQ, 1-73 BR, 1-74 BS, 1-75 BT, 1-76 BU, 1-77 BV, 1-78 BW, 1-79 BX, 1-80 BY, 1-81 BZ, 1-82 CA, 1-83 CB, 1-84 CC, 1-85 CD, 1-86 CE, 1-87 CF, 1-88 CG, 1-89 CH, 1-90 CI, 1-91 CJ, 1-92 CK, 1-93 CL, 1-94 CM, 1-95 CN, 1-96 CO, 1-97 CP, 1-98 CQ, 1-99 CR, 1-100 CS, 1-101 CT, 1-102 CU, 1-103 CV, 1-104 CW, 1-105 CX, 1-106 CY, 1-107 CZ, 1-108 DA, 1-109 DB, 1-110 DC, 1-111 DD, 1-112 DE, 1-113 DF, 1-114 DG, 1-115 DH, 1-116 DI, 1-117 DJ, 1-118 DK, 1-119 DL, 1-120 DM, 1-121 DN, 1-122 DO, 1-123 DP, 1-124 DQ, 1-125 DR, 1-126 DS, 1-127 DT, 1-128 DU, 1-129 DV, 1-130 DW, 1-131 DX, 1-132 DY, 1-133 DZ, 1-134 EA, 1-135 EB, 1-136 EC, 1-137 ED, 1-138 EE, 1-139 EF, 1-140 EG, 1-141 EH, 1-142 EI, 1-143 EJ, 1-144 EK, 1-145 EL, 1-146 EM, 1-147 EN, 1-148 EO, 1-149 EP, 1-150 EQ, 1-151 ER, 1-152 ES, 1-153 ET, 1-154 EU, 1-155 EV, 1-156 EW, 1-157 EX, 1-158 EY, 1-159 EZ, 1-160 FA, 1-161 FB, 1-162 FC, 1-163 FD, 1-164 FE, 1-165 FF, 1-166 FG, 1-167 FH, 1-168 FI, 1-169 FJ, 1-170 FK, 1-171 FL, 1-172 FM, 1-173 FN, 1-174 FO, 1-175 FP, 1-176 FQ, 1-177 FR, 1-178 FS, 1-179 FT, 1-180 FU, 1-181 FV, 1-182 FW, 1-183 FX, 1-184 FY, 1-185 FZ, 1-186 GA, 1-187 GB, 1-188 GC, 1-189 GD, 1-190 GE, 1-191 GF, 1-192 GG, 1-193 GH, 1-194 GI, 1-195 GJ, 1-196 GK, 1-197 GL, 1-198 GM, 1-199 GN, 1-200 GO, 1-201 GP, 1-202 GQ, 1-203 GR, 1-204 GS, 1-205 GT, 1-206 GU, 1-207 GV, 1-208 GW, 1-209 GX, 1-210 GY, 1-211 GZ, 1-212 HA, 1-213 HB, 1-214 HC, 1-215 HD, 1-216 HE, 1-217 HF, 1-218 HG, 1-219 HH, 1-220 HI, 1-221 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LF, 1-322 LG, 1-323 LH, 1-324 LI, 1-325 LJ, 1-326 LK, 1-327 LL, 1-328 LM, 1-329 LN, 1-330 LO, 1-331 LP, 1-332 LQ, 1-333 LR, 1-334 LS, 1-335 LT, 1-336 LU, 1-337 LV, 1-338 LW, 1-339 LX, 1-340 LY, 1-341 LZ, 1-342 MA, 1-343 MB, 1-344 MC, 1-345 MD, 1-346 ME, 1-347 MF, 1-348 MG, 1-349 MH, 1-350 MI, 1-351 MJ, 1-352 MK, 1-353 ML, 1-354 MM, 1-355 MN, 1-356 MO, 1-357 MP, 1-358 MQ, 1-359 MR, 1-360 MS, 1-361 MT, 1-362 MU, 1-363 MV, 1-364 MW, 1-365 MX, 1-366 MY, 1-367 MZ, 1-368 NA, 1-369 NB, 1-370 NC, 1-371 ND, 1-372 NE, 1-373 NF, 1-374 NG, 1-375 NH, 1-376 NI, 1-377 NJ, 1-378 NK, 1-379 NL, 1-380 NM, 1-381 NN, 1-382 NO, 1-383 NP, 1-384 NQ, 1-385 NR, 1-386 NS, 1-387 NT, 1-388 NU, 1-389 NV, 1-390 NW, 1-391 NX, 1-392 NY, 1-393 NZ, 1-394 OA, 1-395 OB, 1-396 OC, 1-397 OD, 1-398 OE, 1-399 OF, 1-400 OG, 1-401 OH, 1-402 OI, 1-403 OJ, 1-404 OK, 1-405 OL, 1-406 OM, 1-407 ON, 1-408 OO, 1-409 OP, 1-410 OQ, 1-411 OR, 1-412 OS, 1-413 OT, 1-414 OU, 1-415 OV, 1-416 OW, 1-417 OX, 1-418 OY, 1-419 OZ, 1-420 PA, 1-421 PB, 1-422 PC, 1-423 PD, 1-424 PE, 1-425 PF, 1-426 PG, 1-427 PH, 1-428 PI, 1-429 PJ, 1-430 PK, 1-431 PL, 1-432 PM, 1-433 PN, 1-434 PO, 1-435 PP, 1-436 PQ, 1-437 PR, 1-438 PS, 1-439 PT, 1-440 PU, 1-441 PV, 1-442 PW, 1-443 PX, 1-444 PY, 1-445 PZ, 1-446 QA, 1-447 QB, 1-448 QC, 1-449 QD, 1-450 QE, 1-451 QF, 1-452 QG, 1-453 QH, 1-454 QI, 1-455 QJ, 1-456 QK, 1-457 QL, 1-458 QM, 1-459 QN, 1-460 QO, 1-461 QP, 1-462 QQ, 1-463 QR, 1-464 QS, 1-465 QT, 1-466 QU, 1-467 QV, 1-468 QW, 1-469 QX, 1-470 QY, 1-471 QZ, 1-472 RA, 1-473 RB, 1-474 RC, 1-475 RD, 1-476 RE, 1-477 RF, 1-478 RG, 1-479 RH, 1-480 RI, 1-481 RJ, 1-482 RK, 1-483 RL, 1-484 RM, 1-485 RN, 1-486 RO, 1-487 RP, 1-488 RQ, 1-489 RR, 1-490 RS, 1-491 RT, 1-492 RU, 1-493 RV, 1-494 RW, 1-495 RX, 1-496 RY, 1-497 RZ, 1-498 SA, 1-499 SB, 1-500 SC, 1-501 SD, 1-502 SE, 1-503 SF, 1-504 SG, 1-505 SH, 1-506 SI, 1-507 SJ, 1-508 SK, 1-509 SL, 1-510 SM, 1-511 SN, 1-512 SO, 1-513 SP, 1-514 SQ, 1-515 SR, 1-516 SS, 1-517 ST, 1-518 SU, 1-519 SV, 1-520 SW, 1-521 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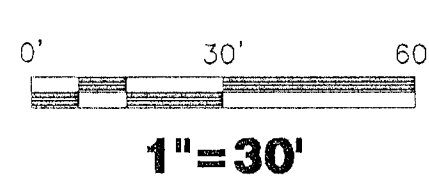


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KEY PLAN



SCALE



No. DATE BY Description

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DRAWN BY SGT/NM

APPROVED BY TA

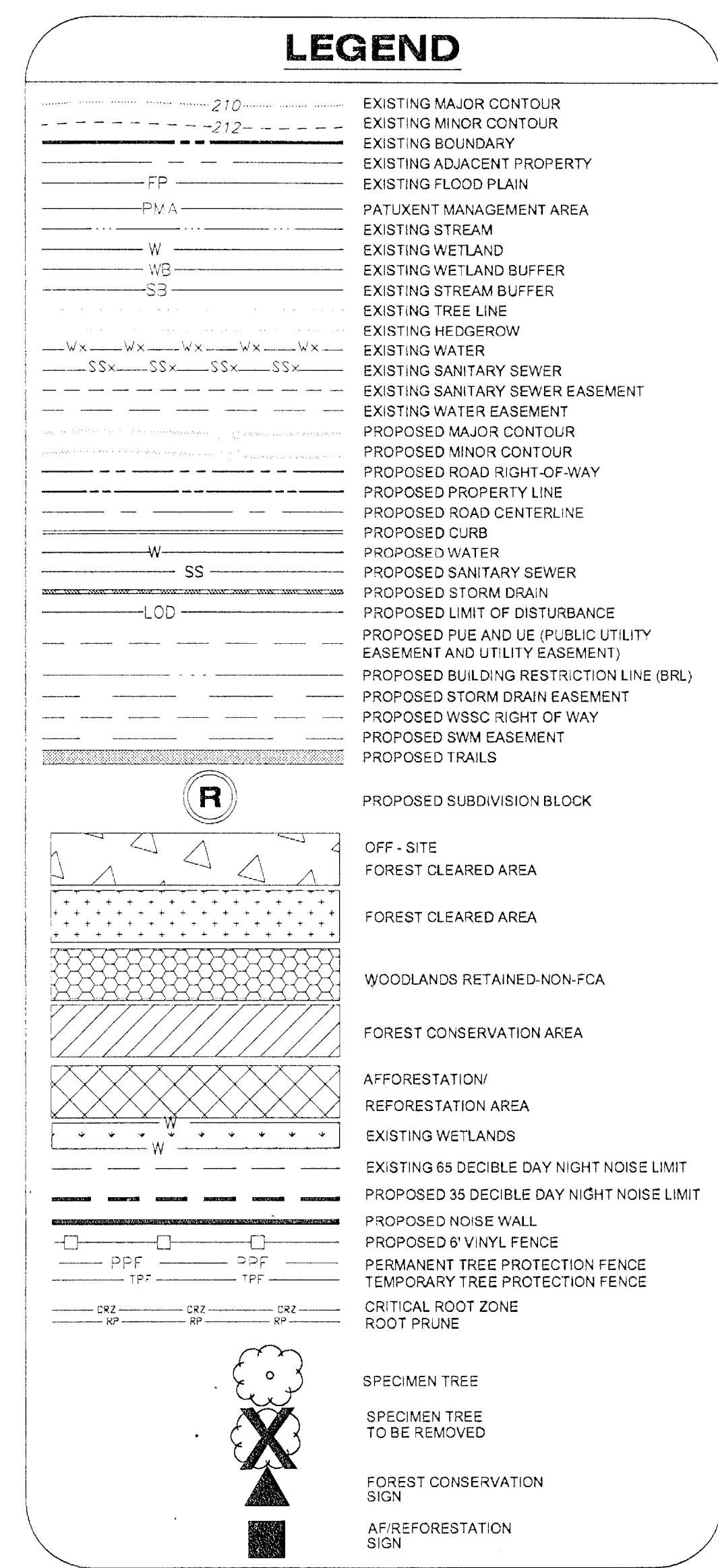
CHECKED BY SGT/AE


DATE JULY 17, 2013

TITLE

TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279



<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 APPROVAL</p>	
<p>PROJECT NAME: MARLBORO POINTE CLUSTER</p>	
<p>PROJECT NUMBER: DSP-05011-01</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	