TREE CONSERVATION PLAN TYPE II
PHASES 3 & 4
MARLBORO RIDGE

REFORESTATION/ AFFORESTATION AREAS (R/AA)	
LR.	AREA (ACRES)
A	1.50
B	0.57
C	0.37
D	0.64
E	0.38
F	0.62
G	2.78
H	0.49
I	0.24
J	0.39
K	0.74
L	0.85
M	2.02
N	0.22
O	0.70
P	0.25
Q	0.94
R	3.34
S	0.47
T	0.28
U	0.77
V	0.91
W	0.40
X	0.93
Y	0.08
Z	0.02
AA	0.30
BB	0.57
CC	0.20
DD	2.70
EE	0.45
FF	2.02
GG	0.20
HH	0.51
II	1.93
JJ	0.15
KK	0.26
TOTAL=30.19 ACRES	

TREE PRESERVATION AREAS (PA)	
NO.	AREA (ACRES)
1	0.02
2	1.54
3	2.05
4	0.12
5	6.19
6	0.21
7	0.30
8	2.07
9	eliminated
10	0.47
11	1.49
12	0.01
13	0.52
14	0.59
15	eliminated
16	12.35
17	3.61
18	0.67
19	8.76
20	1.67
21	eliminated
22	4.83
23	5.74
24	0.13
25	1.85
26	0.55
27	1.50
TOTAL=57.24 ACRES	

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- EXISTING CONTOUR — 96
- LOT LINE
- EXISTING TREELINE
- MATCHLINE
- PHASE LINE
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN

THIS TOP REFLECTS TOTAL ON-SITE CONSERVATION OBLIGATION FOR OVERALL DEVELOPMENT. TOP 2 WORKSHEET CALCULATIONS SUBJECT TO REVISION WITH FUTURE PHASES. IT IS THE INTENTION OF THIS PLAN TO REFLECT REQUIRED CONSERVATION OBLIGATION BY FINAL BUILD-OUT ON SITE.

NO PHASE 1 LOTS ARE IMPACTED BY THE 1.5 SAFETY FACTOR LINE ASSOCIATED WITH MARLBORO CLAYS

NOTES

1. ACREAGE OF TRACT
   TOTAL SITE
   GROSS TRACT: . . . . . 588.96 ACRES
   AREA OF FLOODPLAIN . . . . . 92.28 ACRES
   NET TRACT . . . . . 496.68 ACRES
   PHASES 3 & 4
   GROSS TRACT: . . . . . 97.52 ACRES
   AREA OF FLOODPLAIN. . . . . 5.89 ACRES
   NET TRACT . . . . . 91.63 ACRES
2. ZONE R-R
3. EXISTING USE: AGRICULTURE
4. THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
5. PROPERTY LINES AS SHOWN HEREON AS TAKEN FROM BOUNDARY SURVEY CONDUCTED BY LOISEDUMAN SOLTESZ ASSOCIATES IN THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
6. EXISTING FEATURES ARE BASED ON AERIAL TOPOGRAPHY AS FLOWN BY GDCI IN MAY 2003.
7. THE PROPERTY IS REFERENCED IN TAX MAP 91 GRIDS B2, B3, C2, D3, D4
8. THE SWM CONCEPT HAS BEEN APPROVED ON NOVEMBER 20, 2003.
9. PERENNIAL STREAMS ARE LOCATED ON THE PROPERTY.
10. 100 YEAR FLOODPLAIN BASED ON FPS #200322 AND #200323, BOTH APPROVED 8/01/03.
11. THE PREDOMINANT SOIL TYPES ARE; BIBB SILT LOAM, SANDY LAND, WESTPHALIA FINE SANDY LOAM.
12. EQUESTRIAN TRAILS SHOWN ARE CONCEPTUAL IN LAYOUT AND WILL BE FIELD LOCATED TO AVOID TREE REMOVAL AS MUCH AS POSSIBLE.

Woodland Conservation Worksheet for Prince George's County, Maryland

	R-R			
Zone:				
Gross Tract	588.96			Include acreages only in columns
Floodplain	92.28			for which there is a corresponding zone.
Previously Dedicated Land	0.00			
Net Tract (NTA)	496.68	0.00	0.00	

Property Description or Subdivision Name: Marlboro Ridge

Break-even Point (preservation acres) =	125.19
Acres of Net Tract clearing permitted w/o reforest	103.40

Woodland Conservation Requirement Calculations:

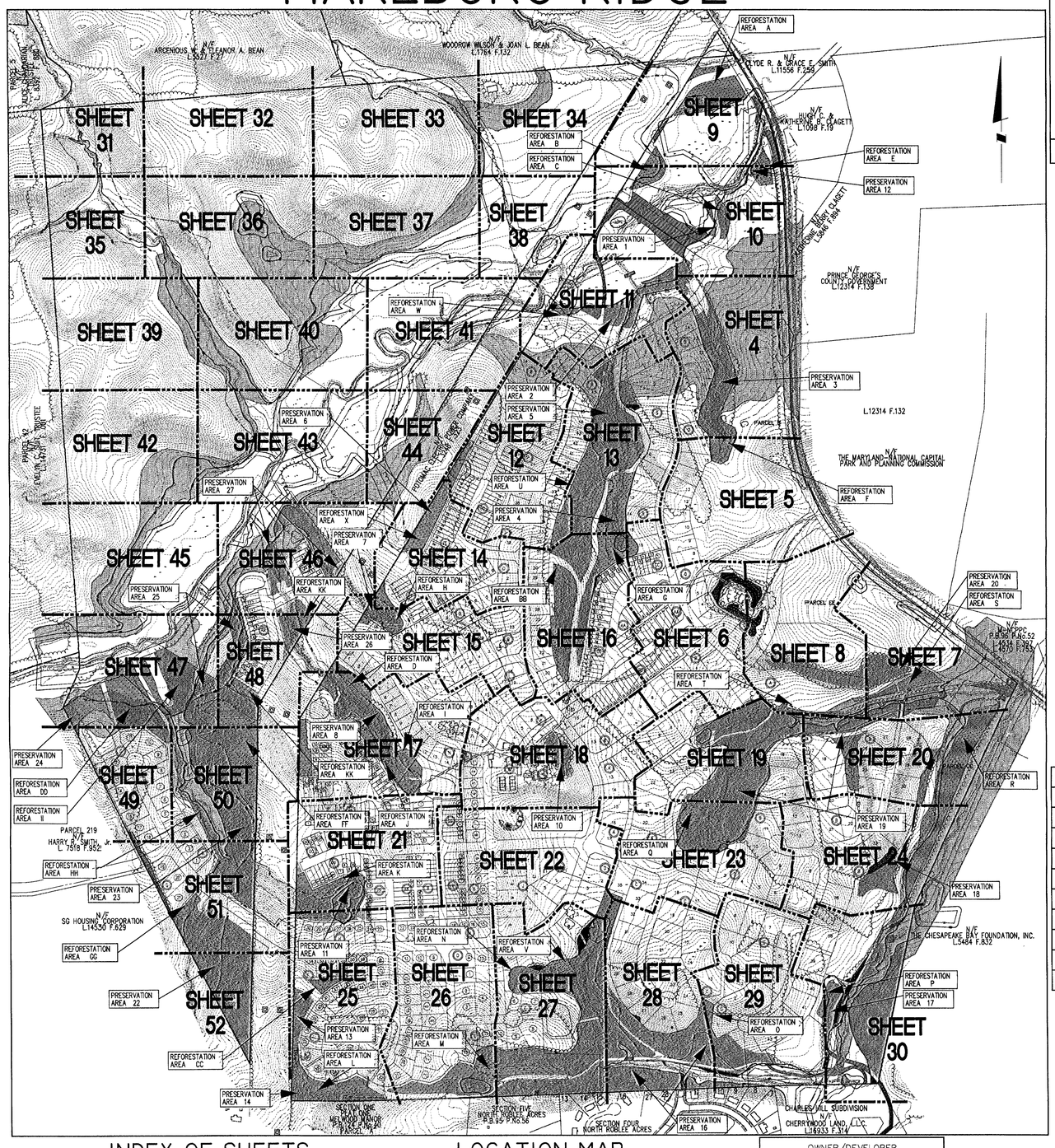
		DSP-04088 Phase 1A	DSP-05035 Phase 1B	DSP-05035 Phase 1C	DSP-05075 Phase 1D	DSP -06010 Phase 2	DSP-09018 Phase 3 & 4	Future Phases	Total
Existing Woodland on Net Tract (acres)		228.69							
Existing Woodland in Floodplain (acres)		75.93							
Woodland Conservation Threshold (NTA) =	20.00%	99.34							
Smaller of a or c		99.34							
Woodland above WCT		129.25							
Plan Number: (This must be completed for each phase)									
Plan Phase or Name:									
Total area in this application (acres)		23.18	23.17	33.30	85.99	147.07	97.52	177.71	588.94
Floodplain area in this application (acres)		0.00	0.00	9.61	1.22	19.36	5.89	55.24	92.32
Net Tract area in the application (acres)		23.12	23.17	23.69	85.77	127.11	91.63	122.13	496.62
Woodland on the Net Tract for this phase (acres)		1.99	4.31	6.79	28.61	45.98	38.38	105.61	228.67
Woodland in the Floodplain for this phase		0.06	0.00	5.49	0.33	15.72	2.02	51.87	75.49
Woodland Cleared on Net Tract for this phase		0.37	2.16	0.66	19.41	31.10	19.75	52.88	125.83
Woodland Cleared in Floodplain for this phase		0.00	0.00	0.72	0.34	1.99	0.00	0.03	3.08
Offsite Woodland Clearing (1:1)		0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.18
Offsite Mitigation provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cummulative acres of Net Tract Woodland cleared		0.37	2.53	3.19	18.60	49.70	62.95	125.83	
Cummulative acres of Floodplain woodland cleared		0.02	0.02	0.74	1.08	3.08	3.08	3.08	
Smaller of d or e		0.37	2.53	3.19	18.60	49.70	62.95	125.83	
Woodland Clearing below WCT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Replacement for clearing above the WCT (0.25 : 1)		0.09	0.63	0.80	4.65	12.43	15.74	31.46	
Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative Woodland Conservation Required		99.45	99.99	101.05	100.28	115.02	118.33	134.05	
		Latest phase indicates cumulative requirement through that phase of work							
Woodland Conservation Provided:									Total
Preservation		0.83	2.66	5.67	13.12	13.34	22.23	41.81	99.11
Reforestation		0.18	0.82	4.14	3.01	5.89	13.35	8.46	35.85
Afforestation		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area approved for fee-in-lieu		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Credit for Offsite Mitigation on another property		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite Mitigation provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Woodland Conservation Provided		1.01	3.48	13.49	31.62	51.85	87.43	137.76	137.76
Woodland saved on this phase but not counted		0.79	0.00	0.48	0.08	0.64	0.91	0.75	3.63
Existing Net Tract Woodland in later phases		226.8	222.39	215.8	186.99	141.91	105.52	0	
Shortage									

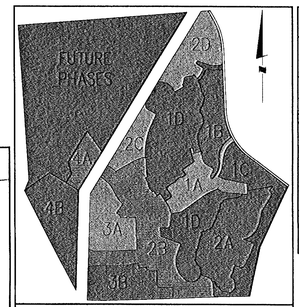
Prepared by: Kevin Knudsen 9/10/14
Signature Date
License Number:

NOTE: PHASE LINE INDICATES WHICH LOTS ARE INCLUDED IN APPLICATION. THE LOD INDICATES GRADING AND CLEARING NECESSARY TO SUPPORT PHASE. THE PHASE LINE AND THE LOD MAY NOT BE CONSISTENT WITH EACH OTHER INTENTIONALLY.

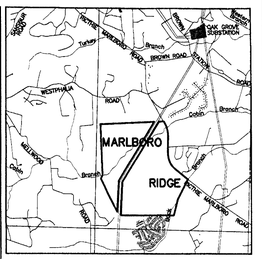
SOILS TABLE

Soil Type	Slope	Description
AdB2—Adelphia Fine Sandy Loam	2–5% Slopes, Moderately Eroded	This soil is moderately well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
AhA—Adelphia Silt Loam	0–2% Slopes	This soil is moderately well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
Bm—Bibb Sandy Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
Bo—Bibb Silt Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
CnB2—Collington Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
CnC2—Collington Fine Sandy Loam	5–10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
CnD3—Collington Fine Sandy Loam	10–15% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
Fe—Fallsington Sandy Loam		Prime farmland if drained. This is a hydric soil. Ke is 0.24, soil is not highly erodible.
HcD3—Howell Gravelly Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
HwB2—Howell Silt Loam	0–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
HwC2—Howell Silt Loam	5–12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
IsA—Issue Silt Loam, Local Alluvium	0–2% Slopes	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Ke is 0.37, soil is not highly erodible.
IsB—Issue Silt Loam, Local Alluvium	2–5%	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Ke is 0.37, soil is not highly erodible.
Jo—Johnston Silt Loam		This soil is very poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
MdB2—Marr Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MdC3—Marr Fine Sandy Loam	5–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MdD3—Marr Fine Sandy Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MdE—Marr Fine Sandy Loam	20–30% Slopes	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MnA—Matapeake Silt Loam	0–2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
Mw—Mixed Alluvial Land		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
OcA—Ochlockonee Sandy Loam, Local Alluvium	0–2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
OcB—Ochlockonee Sandy Loam, Local Alluvium	2–5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
SeE—Sandy Land	Steep	This soil is somewhat excessively drained. This is not a hydric soil. Ke is 0.17, soil is not highly erodible.
ShC2—Sassafras Sandy Loam	5–10% Slopes, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
SmA—Shrewsbury Fine Sandy Loam	0–2% Slopes	Farmland of statewide importance. This soil is poorly drained. This is a hydric soil. Ke is 0.32, soil is not highly erodible.
WaB2—Westphalia Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaC2—Westphalia Fine Sandy Loam	5–12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaC3—Westphalia Fine Sandy Loam	5–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaD3—Westphalia Fine Sandy Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WbB2—Westphalia Very Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WbC2—Westphalia Very Fine Sandy Loam	5–12% Slopes S, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeC3—Westphalia-Evesboro Complex	6–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeD3—Westphalia-Evesboro Complex	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WoB2—Woodstown Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Ke is 0.24, soil is not highly erodible.





PHASE MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1"=4000'

MARLBORO RIDGE PHASES 1–5 LOT DESIGNATION CHART

FILE NO.	PHASE & DESCRIPTION	SINGLE FAMILY DETACHED LOTS: SMALL LOT	SINGLE FAMILY DETACHED LOTS: OTHER	SINGLE FAMILY DETACHED LOTS: PERIMETER	TOWNHOUSE	% SMALL & TH LOTS
DSP-04088	VILLAGE OF CLAGETT FARM, PHASE I, PART A		A 1–13 Q 1–5, 7 R 1–13		AA 1–10 BB 1–22	50.0%
		TOTAL 0	TOTAL 32	TOTAL 0	TOTAL 32	TOTAL 64
DSP-05035	VILLAGE OF CLAGETT FARM, PHASES 1B & 1C	N/A	N/A	N/A	N/A	N/A
DSP-05075	MARLBORO RIDGE, PHASE 1D	K 7 L 1 L 18–19 O 1–2 P 1–4 P 8–12 P 18 P 20–32 R 14–46	A 14–25 B 1 C 18–35 D 1–2 J 1 M 1, 23 O 30 P 5–7 P 13–17 P 19 Q 8–27 R 47 S 1–16		AA 11–25 CC 1–31	56.3%
		TOTAL 62	TOTAL 83	TOTAL 0	TOTAL 45	TOTAL 190
DSP-06010	MARLBORO RIDGE, PHASE II	F 47–54 H 1–30 K 2–6 L 2–4 L 6–8 L 11–17 M 2–22 N 1–15 O 4–13 O 15–16	B 2–43 C 1–17 D 3–14 F 9–11 J 2–13 L 5 L 9–10 O 14		DD 1–20 EE 1–34 FF 1–23	66.8%
		TOTAL 104	TOTAL 90	TOTAL 0	TOTAL 77	TOTAL 271
DSP-09018	MARLBORO RIDGE, PHASE 3 & 4	E 6 F 12–20 F 22 F 27–29 F 31 F 36–46	E 1–5 E 7–13 F 1–8 F 21 F 23–26 F 30 F 32–35 G 1–21		GG 1–8 HH 1–13 II 1–13 JJ 1–8 KK 1–13 LL 1–27 MM 1–17 NN 1–14 OO 1–15 PP 1–24 QQ 1–10 RR 1–17	80.1%
		TOTAL 26	TOTAL 51	TOTAL 0	TOTAL 179	TOTAL 256
DSP-07058	MARLBORO RIDGE, PHASE 5		A 1–4 A 8–12 A 16–30 B 1–8 C 1–29	A 5–7 A 13–15		0.0%
		TOTAL 0	TOTAL 61	TOTAL 6	TOTAL 0	TOTAL 67
	CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES					61.9%
		TOTAL 192	TOTAL 317	TOTAL 6	TOTAL 333	TOTAL 848

NOTE: PHASE 5 INFORMATION IS SUBJECT TO CHANGE PENDING DSP-07058 CERTIFICATION.

TCPII REVISION TRACKING TABLE

REVISION NO.	DSP	PURPOSE OF REVISION	TCPII SHEETS AFFECTED BY REVISION
00	DSP-04088	ORIGINAL APPROVAL FOR PHASE 1A	ALL SHEETS
01	DSP-05035	TO INCLUDE PHASES 1B & 1C ON PREVIOUSLY APPROVED PHASE 1A TCPII PLAN	ALL SHEETS
02	DSP-05075	TO INCLUDE PHASE 1D ON PREVIOUSLY APPROVED PHASE 1A, 1B & 1C TCPII PLAN	ALL SHEETS
03A	DSP-06010	TO INCLUDE PHASE 2 ON PREVIOUSLY APPROVED PHASE 1A, 1B, 1C, & 1D TCPII PLAN	ALL SHEETS
04	STAFF LEVEL REVIEW	TO UPDATE REFORESTATION AREA G AND PRESERVATION AREAS 4 & 5 FOR REVISED GRADING AT BRIDGE CROSSING	1 & 13
03B	DSP-05075-01	TO ADJUST LOT LINES	7, 8, 19 & 20
05	DSP-09018	TO INCLUDE PHASES 3 & 4 ON PREVIOUSLY APPROVED PHASE 1A, 1B, 1C, 1D, & 2 TCPII PLAN	ALL SHEETS
06	DSP-06010-04	TO ADJUST LOT LINES AND REVISED LIMITS OF PHASE 2	15, 17, 18, 22 & 26
07	DSP-09018-03	TO UPDATE PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS	1, 17, 21 & 25

INDEX OF SHEETS

DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAILS	2–3
TCPII PLAN	4–52

LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE (FEET)
300 150 0 300 600

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
06 C SCHNEIDER	11/5/12
07 Megan K. Reiser	9/11/14

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

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 RIDGE
PROJECT NUMBER: DSP - 09018 - 03

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE		
PROJECT NUMBER:	DSP - 09018		
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
7	REVISION #7 – UPDATED PRESERVATION AND REFORESTATION AREAS	ESE	SEPT. '13
6	DUE TO REVISED RETAINING WALLS	ESE	OCT. '10
5	REVISED PER RESOLUTION CONDITIONS	ESE	AUG. '09
4	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BPW	1/2/08
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BCG	5/30/06
2	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
1	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12–13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

PENNSYLVANIA 9318 KEVIN C. HARLOW STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II
MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1" = 300'
JOB NO.: 1414.45009
SHEET NO.: 01 OF 52

SIGNIFICANT TREE TABLE

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
1	47"	Pin Oak	Good	Removed
2	54"	Tulip Tree	Twin, Fair	Saved
3	45"	Red Maple	Fair	Saved
4	46"	Tulip Tree	Good	Saved
5	36"	Sweet Gum	Fair	Saved
6	30"	Tulip Tree	Good	Saved
7	42"	White Oak	Good	Saved
8	50"	Tulip Tree	Fair	Removed
9	31"	Tulip Tree	Good	Removed
10	37"	Sycamore	Fair	Removed
11	30"	Tulip Tree	Fair	Removed
12	30"	Tulip Tree	Good	Removed
13	30"	Tulip Tree	Good	Removed
14	32"	Tulip Tree	Fair	Removed
15	32"	Tulip Tree	Fair	Removed
16	39"	Black Oak	Fair	Removed
17	30"	Black Oak	Good	Saved
18	30"	White Oak	Good	Saved
19	33"	Black Oak	Good	Saved
20	49"	Tulip Tree	Good	Saved
21	34"	Black Oak	Fair	Saved
22	46"	Tulip Tree	Good	Saved
23	41"	Tulip Tree	Good	Saved
24	37"	Tulip Tree	Good	Removed
25	37"	Red Maple	Good	Saved
26	34"	Sycamore	Fair	Saved
27	38"	Tulip Tree	Good	Saved
28	32"	Tulip Tree	Good	Saved
29	32"	White Oak	Good	Saved
30	31"	Tulip Tree	Good	Saved
31	32"	Beech	Good	Saved
32	36"	Red Maple	Good	Saved
33	35"	Tulip Tree	Good	Saved
34	32"	Tulip Tree	Fair	Saved
35	33"	Beech	Good	Saved
36	30"	Beech	Good	Saved
37	33"	Tulip Tree	Good	Saved
38	32"	Tulip Tree	Good	Saved
39	30"	Beech	Good	Saved
40	34"	Tulip Tree	Good	Saved
41	30"	Black Gum	Good	Saved
42	32"	Tulip Tree	Good	Saved
43	30"	Sycamore	Fair	Saved
44	30"	Sweet Gum	Good	Saved
45	31"	Red Oak	Fair	Saved
46	33"	Beech	Good	Saved
47	42"	Tulip Tree	Good	Saved
48	37"	Tulip Tree	Good	Saved
49	30"	Sweet Gum	Good	Saved
50	30"	Red Maple	Fair	Saved
51	40"	Beech	Good	Saved
52	35"	Tulip Tree	Good	Saved
53	30"	Sweet Gum	Good	Saved
54	31"	Tulip Tree	Good	Saved
55	30"	Tulip Tree	Good	Saved
56	31"	Tulip Tree	Good	Saved
57	54"	Tulip Tree	Fair	Saved
58	31"	Tulip Tree	Fair	Saved
59	35"	Tulip Tree	Good	Saved
60	34"	Tulip Tree	Fair	Saved
61	32"	Tulip Tree	Good	Saved
62	30"	Sycamore	Fair	Saved
63	35"	Tulip Tree	Good	Saved
64	44"	Tulip Tree	Good	Saved
65	40"	Tulip Tree	Good	Saved
66	30"	Tulip Tree	Good	Saved
67	30"	Tulip Tree	Good	Saved
68	34"	Silver Maple	3 Stem, Fair	Saved
69	30"	Tulip Tree	Good	Saved
70	34"	Red Oak	Good	Saved
71	34"	Red Oak	Good	Saved
72	30"	Red Oak	Good, leaning	Saved
73	45"	Tulip Tree	Good	Saved
74	30"	Red Oak	Good	Saved
75	37"	Red Oak	Fair	Saved
76	30"	Tulip Tree	Good	Saved
77	30"	Beech	Good	Saved
78	42"	White Oak	Good	Saved
79	30"	Tulip Tree	Good	Saved
80	30"	Tulip Tree	Good	Saved
81	31"	Sweet Gum	Good	Saved
82	38"	Red Oak	Good	Saved
83	45"	Silver Maple	Good	Saved
84	30"	Tulip Tree	Good	Saved
85	30"	Tulip Tree	3 stem, Fair	Saved
86	42"	Tulip Tree	Fair	Saved
87	30"	Red Oak	Fair	Saved
88	31"	Tulip Tree	Good	Saved
89	35"	White Oak	2 stem, Fair	Saved
90	31"	Tulip Tree	Good	Saved
91	43"	White Oak	Fair	Saved
92	34"	Red Oak	Good	Saved
93	30"	Tulip Tree	Good	Saved
94	31"	Red Oak	Good	Saved
95	31"	Red Oak	Good	Saved
96	28"	Beech	Good	Saved
97	30"	Tulip Tree	Good	Saved
98	34"	White Oak	Poor	Saved
99	30"	Sweet Gum	Good	Saved
100	33"	Beech	Fair	Saved
101	40"	Red Oak	Poor	Saved
102	30"	Tulip Tree	Good	Saved
103	30"	Red Oak	Good	Saved
104	30"	Beech	Good	Saved
105	32"	Tulip Tree	Good	Saved
106	30"	Red Oak	Good	Saved
107	31"	Beech	Good	Saved
108	30"	Beech	Good	Saved
109	34"	Tulip Tree	Good	Saved
110	30"	Tulip Tree	Good	Saved
111	36"	Beech	Good	Saved
112	30"	Tulip Tree	Good	Saved
113	32"	Tulip Tree	Good	Saved
114	31"	Beech	Fair	Saved
115	30"	Tulip Tree	Good	Saved
116	34"	Tulip Tree	Fair	Saved
117	63"	Tulip Tree	Good	Saved
118	49"	Tulip Tree	Fair	Saved
119	38"	Tulip Tree	Good	Saved
120	33"	Tulip Tree	Fair	Saved
121	44"	Tulip Tree	Good	Saved
122	34"	Sycamore	Poor	Saved
123	33"	Tulip Tree	Good	Saved
124	30"	Sweet Gum	Good	Saved
125	39"	Red Maple	Good	Saved
126	33"	Tulip Tree	Good	Saved
127	36"	Tulip Tree	Good	Removed
128	51"	Tulip Tree	Good	Saved
129	33"	Tulip Tree	Good	Saved
130	40"	Tulip Tree	Good	Saved
131	43"	Tulip Tree	Good	Saved
132	34"	Hickory	Fair	Saved
133	33"	Tulip Tree	Good	Saved
134	40"	Tulip Tree	Good	Saved
135	45"	Tulip Tree	Good	Saved
136	33"	Tulip Tree	Fair	Saved
137	38"	Sycamore	Poor	Saved
138	32"	Tulip Tree	Good	Saved
139	37"	Tulip Tree	Fair	Saved
140	54"	White Oak	Fair	Saved
141	43"	Black Tupelo	Fair	Saved
142	55"	Tulip Tree	Good	Saved
143	30"	Sycamore	Fair	Saved
144	35"	Sycamore	Fair	Removed
145	30"	Red Maple	Good	Saved
146	33"	Tulip Tree	Fair	Saved
147	33"	Tulip Tree	Good	Saved
148	36"	Tulip Tree	Good	Saved
149	31"	Tulip Tree	Fair	Removed
150	31"	Sycamore	Fair	Removed
151	31"	Sycamore	Fair	Removed
152	31"	Sycamore	Fair	Removed
153	33"	Tulip Tree	Good	Removed
154	34"	Tulip Tree	Good	Removed
155	31"	Tulip Tree	Poor	Removed
156	39"	Tulip Tree	Good	Saved
157	31"	Sweet Gum	Good	Saved
158	37"	Sycamore	Poor	Saved
159	36"	Sycamore	Fair	Saved
160	30"	Sycamore	Good	Saved
161	46"	Sycamore	Fair	Saved
162	46"	Red maple	Fair	Removed
163	40"	Tulip Tree	Poor	Saved
164	57"	Tulip Tree	Poor, twin	Saved
165	42"	Tulip Tree	Fair, twin	Saved
166	32"	Tulip Tree	Good	Saved
167	36"	Red Maple	Good	Saved
168	30"	Tulip Tree	Good	Saved
169	34"	Tulip Tree	Good	Saved
170	32"	Tulip Tree	Good, twin	Saved
171	35"	Tulip Tree	Good	Saved
172	30"	Tulip Tree	Fair, 2 stem	Removed
173	41"	Red Maple	Poor	Removed
174	51"	Red Maple	Good	Removed
175	32"	Tulip Tree	Good	Saved
176	30"	Tulip Tree	Good	Saved
177	30"	Tulip Tree	Fair, Kudzu	Saved
178	Tag not in	Tulip Tree	Good	———
179	32"	Sycamore	Poor	Saved
180	35"	Tulip Tree	Fair	Saved
181	32"	Tulip Tree	Fair, Poison Ivy	Saved
182	35"	Tulip Tree	Good	Saved
183	32"	Tulip Tree	Good	Removed
184	32"	Tulip Tree	Good	Removed
185	34"	Tulip Tree	2 Stem, Fair	Removed
186	31"	Sweetgum	Fair	Removed
187	45"	Tulip Tree	Fair	Saved
188	49"	Tulip Tree	Fair, Kudzu	Saved
189	31"	Sycamore	3 stem, Fair	Saved
190	36"	Red Oak	Good	Removed
191	32"	Red Oak	Good	Removed
192	35"	Tulip Tree	Good	Removed
193	30"	Tulip Tree	Fair	Removed
194	32"	Tulip Tree	Fair	Removed
195	32"	Tulip Tree	Poor	Removed
196	32"	Tulip Tree	Good	Removed
197	32"	Sycamore	Fair	Removed
198	40"	American Elm	Good	Removed
199	34"	Tulip Tree	Fair, 2 stem	Saved
200	32"	Tulip Tree	Good	Removed
201	30"	Tulip Tree	Good	Removed
202	30"	Tulip Tree	Good	Removed
203	31"	Locust	Poor	Removed
204	30"	Sweetgum	Good	Removed
205	40"	Black Locust	Fair	Removed
206	32"	Black Locust	Poor	Removed
207	31"	Sweetgum	Good	Removed
208	33"	Willow Oak	Good	Saved
209	30"	Tulip Tree	Good	Saved
210	38"	Sweetgum	Good	Saved
211	36"	Sycamore	Fair, vine	Saved
212	44"	Tulip Tree	Good	Saved
213	30"	Tulip Tree	Good	Saved
214	36"	Tulip Tree	Good	Saved
215	37"	Tulip Tree	Good	Saved
216	36"	Tulip Tree	Good	Removed
217	37"	Tulip Tree	Fair, 2 stem	Saved
218	41"	Red Oak	Fair	Removed
219	34"	Red Oak	Good	Saved
220	31"	Sweet Gum	Good	Saved
221	32"	Red Oak	Good	Removed
222	31"	Tulip Tree	Fair	Saved
223	32"	Tulip Tree	Good	Removed
224	34"	Tulip Tree	Good	Removed
225	31"	# not assigned	Fair	Removed
226	X	Tulip Tree	Poor	Removed
227	39"	Tulip Tree	Fair	Removed
228	32"	Willow Oak	Good	Removed
229	51"	Tulip Tree	Fair	Removed
230	32"	Tulip Tree	Fair	Removed
231	38"	Sweet Gum	Good	Removed
232	31"	Tulip Tree	Good	Removed
233	35"	Tulip Tree	Good	Removed
234	37"	Tulip Tree	Good	Removed
235	30"	Sweet Gum	Good	Removed
236	32"	Tulip Tree	Good	Removed
237	37"	Tulip Tree	Good	Removed
238	30"	Tulip Tree	Good	Removed
239	31"	Tulip Tree	Good	Removed
240	40"	Tulip Tree	Good	Saved
241	41"	Tulip Tree	Fair	Saved
242	31"	Sweet Gum	Good	Saved
243	36"	Red Oak	Good	Saved
244	36"	Tulip Tree	Good	Removed
245	36"	Tulip Tree	Good	Removed
246	30"	White Oak	Good	Removed
247	34"	White Oak	Good	Removed
248	37"	Willow Oak	Fair	Removed
249	37"	Sweet Gum	Good	Removed
250	35"	Tulip Tree	Good	Removed
251	45"	Sycamore	Fair, 2 stem	Removed
252	51"	Hackberry	Good	Saved
253	42"	Sycamore	Good	Saved
254	33"	Sycamore	Good	Saved
255	35"	Sycamore	Fair	Saved
256	32"	Tulip Tree	Poor	Saved
257	40"	Tulip Tree	Good	Saved
258	40"	Sycamore	Good	Saved
259	30"	Tulip Tree		Saved
260	44"			Removed
261	28"	Linden	Good	Removed
262	30"	White Pine	Good	Removed
263	30"	Southern Red Oak	Good	Saved
264	36"	Linden	Good	Saved
265	46"	Linden	Good	Saved
266	28"	White Pine	Good	Removed
267	32"	Silver Maple	Poor	Saved
268	38"	Sweet Gum	Good	Saved
269	30"	Silver Maple	Good	Removed
270	32"	Black Walnut	Fair	Removed
271	30"+	Mulberry	Fair,2 stem,Ivy	Saved
272	41"	Black Walnut	Good	Removed
273	32"	Black Walnut	Good	Removed
274	32"	Red Maple	Good	Removed
275	32"	Black Walnut	Good	Saved
276	38"	Red Oak	Good	Removed
277	41"	Red Maple	Good	Saved
278	33"	Red Maple	Poor	Saved
279	49"	Beech	Good	Saved
280	42"	Red Maple	Good	Saved
281	33"	Red Maple	Good	Saved
282	38"	Silver Maple	Fair	Saved
283	32"	Silver Maple	Good	Removed
284	42"	Tulip Tree	Good	Saved
285	34"	Tulip Tree	Good	Saved
286	34"	Tulip Tree	Good	Saved
287	34"	Tulip Tree	Good	Saved
288	32"	Tulip Tree	Good	Saved
289	31"	Tulip Tree	Good	Removed
290	34"	Tulip Tree	Good	Saved
291	40"	Tulip Tree	Good	Removed
292	45"	Tulip Tree	Fair	Removed
293	40"	Tulip Tree	Good	Removed
294	59"	Tulip Tree	Good	Removed
295	31"	Tulip Tree	Good	Saved
296	36"	Tulip Tree	Good	Saved
297	31"	Tulip Tree	Good	Removed
298	30"	Tulip Tree	Good	Removed
299	35"	Tulip Tree	Good	Saved
300	33"	Tulip Tree	Good	Saved
301	37"	Tulip Tree	Good	Saved
302	40"	Sycamore	Poor	Saved
303	52"	Silver Maple	Fair	Saved
304	31"	Sycamore	Good	Saved
305	33"	River Birch	Good	Saved
306	48"	Tulip Tree	Fair	Saved
307	48"	Tulip Tree	Good	Saved
308	38"	Tulip Tree	Fair	Saved
309	37"	Red Maple	Fair	Saved
310	37"	Northern Red Oak	Poor	Saved
311	36"	Tulip Tree	Fair	Saved
312	45"	Sycamore	Fair, 3 Stem	Saved
313	30"	Northern Red Oak	Good	Saved
314	31"	Northern Red Oak	Poor	Saved
315	30"	Northern Red Oak	Good	Saved
316	36"	Tulip Tree	Fair	Saved
317	30"	Red Maple	Good	Saved
318	32"	Northern Red Oak	Good	Saved
319	52"/48"	Silver Maple	Fair,,Poison Ivy,2 Stem	Saved
320	30"	Sycamore	Poor	Saved
321	30"	White Oak	Fair	Saved
322	31"	White Oak	Poor	Saved
323	30"	Tulip Tree	Good	Saved
324	39"	Northern Red oak	Fair	Saved
325	32"	Northern Red Oak	Good	Saved
326	32"	Northern Red Oak	Good	Saved
327	32"	American Beech	Fair	Saved
328	33"	Tulip Tree	Poor	Saved
329	30"	Tulip Tree	Good	Saved
330	31"	Tulip Tree	Poor	Saved
331	31"	Beech	Poor	Saved
332	35"	Beech	Fair	Saved
333	30"	Beech	Fair	Saved
334	32"	Northern Red Oak	Good	Saved
335	32"	Tulip Tree	Fair	Saved
336	33"	Tulip Tree	Good	Saved
337	31"	Tulip Tree	Good	Saved
338	30"	Tulip Tree	Poor	Saved
339	30"	Tulip Tree	Good	Saved
340	30"	Tulip Tree	Fair	Saved
341	33"	Tulip Tree	Fair	Saved
342	32"	Tulip Tree	Fair	Saved
343	54"	Tulip Tree	Poor	Saved
344	35"	Northern Red Oak	Poor	Saved
345	34"	Sycamore	Poor	Saved
346	34"	Tulip Tree	Fair	Saved
347	35"	Tulip Tree	Fair	Saved
348	32"	Tulip Tree	Fair	Saved
349	30"	Tulip Tree	Fair	Saved
350	30"	Tulip Tree	Good	Saved
351	30"	Beech	Good	Saved
352	32"	Sweet Gum	Fair	Saved
353	30"	Tulip Tree	Good	Saved
354	30"	Tulip Tree	Good	Saved
355	35"	Tulip Tree	Fair	Removed
356	40"	Red Maple	Fair	Removed
357	36"	Basswood	Good	Removed
358	32"	Red Maple	Fair	Removed
359	34"	Red Maple	Good	Removed
360	38"	Cherry	Poor	Removed
361	32"	Red Maple	Good	Saved
362	38"	Sweet Gum	Fair	Saved
363	31"	Sweet Gum	Good	Saved
364	33"	Tulip Tree	Good	Saved
365	49"	Tulip Tree	Fair, 2 Stem	Saved
366	31"	Sycamore	Fair, 3 Stem	Saved
367	36"	Tulip Tree	Good	Saved
368	31"	Tulip Tree	Good	Saved
369	32"	Tulip Tree	Good	Saved
370	30"	Beech	Good	Saved
371	31"	Tulip Tree	Good	Saved
372	32"	Tulip Tree	Good	Saved
373	31"	Red Oak	Good	Saved
374	38"	Tulip Tree	Good	Saved
375	38"	Tulip Tree	Fair	Saved
376	31"	Tulip Tree	Good	Saved
377	31"	Red Oak	Good	Saved
378	30"	Tulip Tree	Good	Saved
379	36"	Tulip Tree	Good	Saved
380	30"	Tulip Tree	Good	Saved
381	37"	Beech Tree	Good	Saved
382	30"	Tulip Tree	Good	Saved
383	40"	Hickory	Fair, Poison Ivy	Saved
384	34"	Sweet Gum	Fair, 3 Stem	Saved
385	38"	Red Oak	Fair	Saved
386	32"	Sweet Gum	Good	Saved
387	31"	White Oak	Fair	Saved
388	34"	Tulip Tree	Good	Saved
389	32"	Tulip Tree	Good	Saved
390	32"	Sycamore	Good, Leaning	Saved
391	32"	Tulip Tree	Good	Saved
392	31"	Tulip Tree	Fair, 2 Stem	Saved
393	44"	Red Oak	Fair, 4 Stem	Saved
394	33"	Tulip Tree	Good	Saved
395	31"	Tulip Tree	Good	Saved
396	34"	Tulip Tree	Good	Saved
397	30"	Tulip Tree	Fair, Poison Ivy	Saved
398	31"	Tulip Tree	Fair, 2 Stem	Saved
399	33"	Tulip Tree	Good	Saved
400	31"	Tulip Tree	Good	Saved
401	40"	Red Oak	Fair, 2 Stem	Saved
402	31"	Tulip Tree	Fair, 2 Stem	Saved
403	37"	White Oak	Good	Saved
404	31"	Tulip Tree	Good	Saved
405	33"	Beech	Good	Saved
406	31"	Tulip Tree	Good	Saved
407	32"	Beech	Good	Saved
408	30"	Red Oak	Good	Saved
409	47"	Beech	Good	Saved
410	30"	Tulip Tree	Good	Saved
411	30"	Tulip Tree	Good	Saved
412	30"	Tulip Tree	Good	Saved
413	30"	Tulip Tree	Good	Saved
414	34"	Tulip Tree	Fair	Saved
415	37"	Tulip Tree	Good	Saved
416	32"	Tulip Tree	Good	Saved
417	31"	Red Oak	Fair	Saved
418	31"	Tulip Tree	Good	Saved
419	30"	Tulip Tree	Good	Saved
420	34"	White Oak	Good	Saved
421	38"	Tulip Tree	Good	Saved
422	30"	Red Oak	Good	Saved
423	34"	Beech	Good	Saved
424	38"	Tulip Tree	Good	Saved
425	32"	Beech	Good	Saved
426	32"	Red Oak	Good	Saved
427	30"	Red Oak	Good	Saved
428	38"	White Oak	Good	Saved
429	33"	Red Maple	Good	Saved
430	31"	Tulip Tree	Good	Saved
431	30"	Red Oak	Good	Saved
432	30"	Beech	Fair	Saved
433	33"	Sweet Gum	Poor	Saved
434	32"	Silver Maple	Fair, Poison Ivy	Saved
435	30"	Sycamore	Poor, Poison Ivy	Saved
436	38"	Tulip Tree	Fair, Poison Ivy	Saved
437	32"	Red Maple	Fair, Poison Ivy	Saved
438	36"	Tulip Tree	Fair, Green Brier	Saved
439	32"	Tulip Tree	Good	Saved
440	30"	Tulip Tree	Fair	Saved
441	30"	Sweet Gum	Poor	Saved
442	37"	Sweet Gum	Fair, 3 stem	Saved
443	30"	Sycamore	Fair, 3 stem	Saved
444	30"	Sweet Gum	Fair, Poison Ivy	Saved
445	38"	Tulip Tree	Good	Saved
446	32"	Tulip Tree	Fair, 2 stem	Saved
447	36"	Tulip Tree	Fair, 2 stem	Saved
448	37"	Tulip Tree	Fair, 2 stem	Saved
449	30"	Tulip Tree	Fair, 2 stem	Saved
450	31"	Red Maple	Good	Saved
451	35"	Red Maple	Good	Saved
452	37"	Tulip Tree	Fair, 2 stem	Saved
453	32"	Tulip Tree	Good	Saved
454	30"	Tulip Tree	Fair, Poison Ivy	Saved
455	30"	Red Maple	Poor	Saved
456	32"	Tulip Tree	Good	Saved
457	40"	Tulip Tree	Fair, 2 stem	Saved
458	33"	Tulip Tree	Good	Saved
459	31"	Tulip Tree	Good	Saved
460	40"	Tulip Tree	Fair, 2 stem	Saved
461	31"	Tulip Tree	Fair, 2 Stem	Saved
462	32"	Red Oak	Good	Saved
463	38"	Tulip Tree	Good	Saved
1a	35"	Tulip Tree	Fair	Saved
2a	36"	Black Walnut	Fair	Saved
3a	33"	Sweetgum	Good	Removed
4a	30"	Sweetgum	Fair	Removed
5a	80"	Tulip Tree	Poor, trunk damage	Removed
6a	38"	Tulip Tree	Fair, twin stem	Saved
7a	30"	Tulip Tree	Good	Saved
8a	32"	Tulip Tree	Good	Saved
9a	30"	Tulip Tree	Good	Saved
10a	36"	Tulip Tree	Fair	Saved

Note: Specimen trees are field located by L.S.A on July 2003.
Trees 260 - 271 were located in September 2006

WOODLAND CONSERVATION AREA MANAGEMENT NOTES
PREPARED BY THE ENVIRONMENTAL PLANNING SECTION, PLANNING DEPARTMENT, M-NCPPC
REVISED: 4/23/2003

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS 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 DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

1. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A LICENSED ARBORIST OR A 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 A PERSONAL INJURY OR PROPERTY DAMAGE.
2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE – STANDARD PRACTICES").
3. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
4. 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.

REMOVAL OF HAZARDOUS TREES, HAZARDOUS LIMBS, NOXIOUS PLANTS, INVASIVE PLANTS OR NON-NATIVE PLANTS IN WOODLAND CONSERVATION AREAS OWNED BY INDIVIDUAL HOMEOWNERS

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPER CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. 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.
2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

NOTE: THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. 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 II 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 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 GRADING INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.
2. REFORESTATION AREAS SHALL NOT BE MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

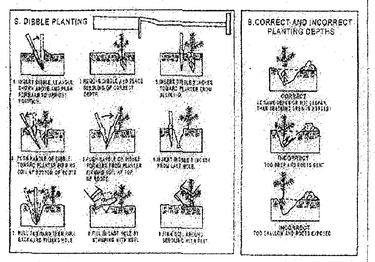
1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TCP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR ODEN BOWIE DRIVE, UPPER MARLBORO, MARYLAND 20772, PHONE 301-952-3650. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.
2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES: DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVER SEEDING WITH NATIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

TYPE II TREE CONSERVATION PLAN NOTES

1. CUTTING OR CLEARING OF WOODLAND NOT

FIGURE 3.6.5

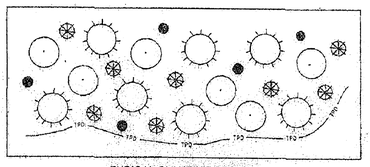
SEEDLING PLANTING METHODS



SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



TYPICAL PLANTING LEGEND

RED MAPLE — SWEET GUM

DOGWOOD — TULIP POPLAR

TPD — TREE PROTECTIVE DEVICE (TYPE TO BE SPECIFIED ON TCP PLAN IF REQUIRED)

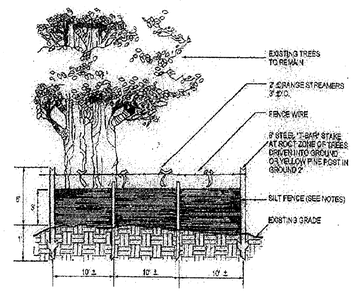
PLANT LIST/RATIO FOR SEEDLINGS

	TOTAL PER MANUAL	TOTAL THIS PLAN
REFORESTATION AREA PROVIDED	1.0 ACRE	27.28 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	7022 SEEDLINGS
TULIP POPLAR	330 SEEDLINGS	7022 SEEDLINGS
SWEET GUM	230 SEEDLINGS	4894 SEEDLINGS
REDBUD	110 SEEDLINGS	2342 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	21280 SEEDLINGS

NOTES:

1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

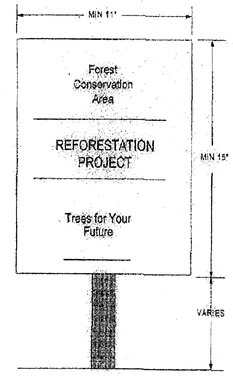
USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS



Notes:
1. Silt fence to be hooked into the soil
2. Wire, snow fence, etc. for root protection only.
3. Boundaries of Retention Area will be staked and flagged as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4
8. Locate fence outside the Critical Root Zone

Source: Adapted from Steve Clark & Associates/ ACRT, Inc.

Silt Fence and Tree Protection — Figure C-8

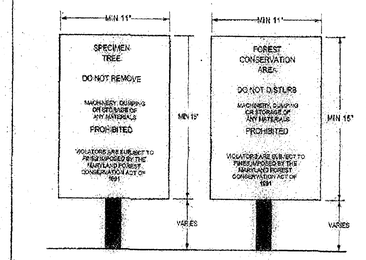


NOTES:

1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL IMPROVING THE TREES' SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.

Source: Adapted from Forest Conservation manual, 1991

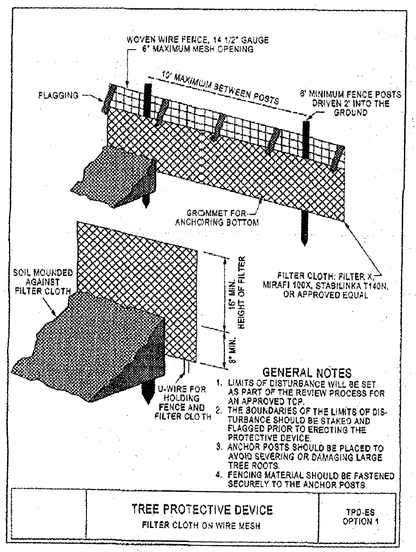
REFORESTATION AND AFFORESTATION AREA SIGNS — Figure C-21



NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY XX APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL 1991

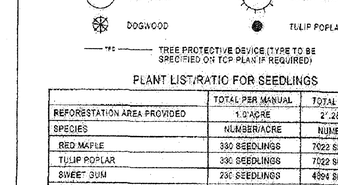
CONSTRUCTION SIGNS — FIGURE D-4



GENERAL NOTES

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS

TREE PROTECTIVE DEVICE — FILTER CLOTH ON WIRE MESH — TPD-ES OPTION 1



CROSS SECTION

GENERAL NOTES

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. FLAG POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. THE TOP OF SLOPE OR TOE OF SLOPE SHOULD ALWAYS BE OUTSIDE OF THE LIMITS OF DISTURBANCE.
5. ALL STANDARD MAINTENANCE FOR EARTH DIKES AND SWALES APPLY TO THESE DETAILS.
6. ALL STANDARD RECLAMATION PRACTICES FOR EARTH DIKES AND SWALES SHALL APPLY TO THESE DETAILS.

TREE PROTECTIVE DEVICE — PERIMETER OR SWALE — TPD-ES OPTION 3

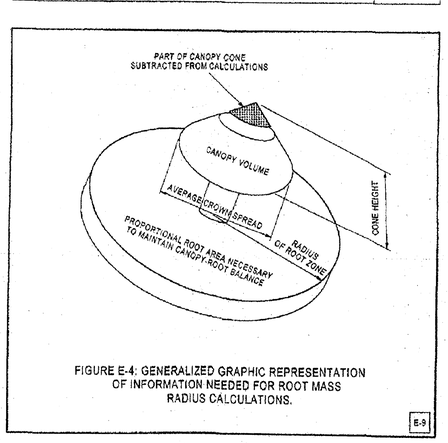


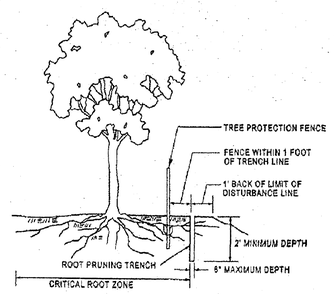
FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

E-9

FIGURE J-1

ROOT PRUNING

NOT TO SCALE



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

SOURCE: CITY OF GAITHERSBURG, MD; CITY TREE MANUAL AND THE MD DNR FOREST CONSERVATION MANUAL 1991

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND KEVIN G. HAMILTON

9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

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NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BCC	AUG. '14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCC	7/17/06
3	ADDRESSED PER M-NCPPC COMMENTS	BCC	5/5/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCC	4/1/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCC	12/2006

DATE: SEPTEMBER 2005 — CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCS — TECHNICIAN: ANC — CHECKED: MKD

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MAP 20,21 — GRID D13 & D13-12
TAX MAP PAGES, GRID 82, 83, 92, 93, 94 — ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — LANDSCAPE ARCHITECT — REGISTERED — 11/7/07

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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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 RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see 5 to Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/17/12

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Maseve

GRAPHIC SCALE (FEET): 30 15 0 30 60

1" = N/A

SHEET 3 OF 52

PROJECT NO. 0641-09-00

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	22"
TREE PRESERVATION	
REFORESTATION/ARFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

SHEET KEY MAP
NOT TO SCALE

RITCHIE MARLBORO ROAD

65 dBA

PRESERVATION AREA 2

PRESERVATION AREA 3

REFORESTATION AREA F

REFORESTATION AREA F

PHASE 1B

PHASE 1A

SHEET 10

SHEET 11

SHEET 13

SHEET 5

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND JOHN G HAMILTON

9/10/14

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

THIS BLOCK IS FOR OFFICIAL USE ONLY
I/We hereby 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 RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/12/12

GRAPHIC SCALE (FEET)
50 25 0 50 100

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-308-2000
ATTENTION: Tom Megaya

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NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARD VERSION: VS - 2009
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 20,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 81, GRID B2, B3, C2, C3, D4	RR
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND WILLIAM K. KOLASA REGISTERED LANDSCAPE ARCHITECT

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 4 OF 52
PROJECT NO. 0641-09-00

SHEET 4

PRESERVATION AREA 3

REFORESTATION AREA F

SURFACE DRAIN EASEMENT PB. PM218 P. 91

STORM DRAIN EASEMENT PB. PM218 P. 91

PHASE 1D

PHASE 1B

SURFACE DRAIN ESMT.

SACRIFICE AREA 1 0.37 AC.

SACRIFICE AREA 2 0.20 AC.

SACRIFICE AREA 3 0.24 AC.

NO CLIMB FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

SCREEN FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

PASTURE AREA #3 2.39 AC.

PASTURE AREA #4 2.45 AC.

65 dBA

4 BOARD FENCE

RITCHIE MARLBORO ROAD

MAINTENANCE GATE

CONTROL GATE

HAY SHED

SCOUT EQUIPMENT SHED

PIPE BOLLARD

STABLE 204' X 36' FFE 172.0

BREEZEWAY

INDOOR RING 220' X 130' FFE 172.0

PARCEL B TO BE DEDICATED TO HOA

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRIC SERVICE

WSSC R/W L.2814 F.137

SHEET 13

SHEET 6

SHEET 8

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

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9/10/14
FOR ESE CONSULTANTS, INC. ONLY

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4384 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-3000
ATTENTION: Tom Maloya

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code certifies that this plan meets conditions of the approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/22/10

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www.LSAengineers.com

Engineering
Planning
Surveying
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Lanham
Frederick
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Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TC INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/08
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2005
DESIGNED: BCG | TECHNICIAN: KNC | CHECKED: WKD

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PERMITTED USE NUMBER 20411107

MAP 20/28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID B2, B3, C3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 5 OF 52
PROJECT NO. 0841-09-00

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	W
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J. L. STASZ	10/5/05
01	K. SHOULARS	9/14/06
02	K. SHOULARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
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06	C. SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

GRAPHIC SCALE (FEET)
30 15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Markey

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT
KAMUSCHE HAMILTON
STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

Lenhardt Soltesz Associates, Inc.
Engineering, Planning, Surveying, Environmental Sciences
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www.LSAssociates.net
Rockville, Upper Marlboro, Frederick, Waldorf, Leonardtown, Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/11/14
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DATE: SEPTEMBER 2006 | CAD STANDARDS VERSION: V8-2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID 82, 88, 02, 05, 04	R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9,10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND
KRISTEN REDMOND DUDEN
No. 21437
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
11/5/12

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 6 OF 52
PROJECT NO. 0641-09-00

RITCHIE MARLBORO ROAD

WSSC RIGHT OF WAY L. 2672 F. 418

WSSC RIGHT OF WAY L. 2672 F. 418

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION P.B.66 P.No.62 L.4634 F.387 L.4670 F.753

16' PUE

WSSC EASEMENT L.8665 F. 485

65 dBA

PARCEL 'B' TO BE DEDICATED TO M-NCPPC

WATERING STATION AND ASSOCIATED WITH RAIN AND ELECTRIC SERVICE

PARCEL 'A'

PARCEL 'C'

PARCEL 'D'

PARCEL 'E'

PARCEL 'F'

PARCEL 'G'

PARCEL 'H'

PARCEL 'I'

PARCEL 'J'

PARCEL 'K'

PARCEL 'L'

PARCEL 'M'

PARCEL 'N'

PARCEL 'O'

PARCEL 'P'

PARCEL 'Q'

PARCEL 'R'

PARCEL 'S'

PARCEL 'T'

PARCEL 'U'

PARCEL 'V'

PARCEL 'W'

PARCEL 'X'

PARCEL 'Y'

PARCEL 'Z'

PARCEL 'AA'

PARCEL 'BB'

PARCEL 'CC'

PARCEL 'DD'

PARCEL 'EE'

PARCEL 'FF'

PARCEL 'GG'

PARCEL 'HH'

PARCEL 'II'

PARCEL 'JJ'

PARCEL 'KK'

PARCEL 'LL'

PARCEL 'MM'

PARCEL 'NN'

PARCEL 'OO'

PARCEL 'PP'

PARCEL 'QQ'

PARCEL 'RR'

PARCEL 'SS'

PARCEL 'TT'

PARCEL 'UU'

PARCEL 'VV'

PARCEL 'WW'

PARCEL 'XX'

PARCEL 'YY'

PARCEL 'ZZ'

PARCEL 'AAA'

PARCEL 'BBB'

PARCEL 'CCC'

PARCEL 'DDD'

PARCEL 'EEE'

PARCEL 'FFF'

PARCEL 'GGG'

PARCEL 'HHH'

PARCEL 'III'

PARCEL 'JJJ'

PARCEL 'KKK'

PARCEL 'LLL'

PARCEL 'MMM'

PARCEL 'NNN'

PARCEL 'OOO'

PARCEL 'PPP'

PARCEL 'QQQ'

PARCEL 'RRR'

PARCEL 'SSS'

PARCEL 'TTT'

PARCEL 'UUU'

PARCEL 'VVV'

PARCEL 'WWW'

PARCEL 'XXX'

PARCEL 'YYY'

PARCEL 'ZZZ'

PARCEL 'AAAA'

PARCEL 'BBBB'

PARCEL 'CCCC'

PARCEL 'DDDD'

PARCEL 'EEEE'

PARCEL 'FFFF'

PARCEL 'GGGG'

PARCEL 'HHHH'

PARCEL 'IIII'

PARCEL 'JJJJ'

PARCEL 'KKKK'

PARCEL 'LLLL'

PARCEL 'MMMM'

PARCEL 'NNNN'

PARCEL 'OOOO'

PARCEL 'PPPP'

PARCEL 'QQQQ'

PARCEL 'RRRR'

PARCEL 'SSSS'

PARCEL 'TTTT'

PARCEL 'UUUU'

PARCEL 'VVVV'

PARCEL 'WWWW'

PARCEL 'XXXX'

PARCEL 'YYYY'

PARCEL 'ZZZZ'

REFORESTATION AREA S

REFORESTATION AREAS SHALL BE STAKED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS FROM WHICH THE SEDIMENT TRAP OR BASINS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

REFORESTATION AREA T

PRESERVATION AREA 20

PRESERVATION AREA 19

PHASE 1A

PHASE 1C

PHASE 2

SHEET 8

SHEET 20

STORMWATER MANAGEMENT POND #1

STORMWATER MANAGEMENT POND #2

STONE HEWER HERMAN SEE SHEET 7 FOR DETAILS

MARY ROSE SCHOOL

MARY ROSE SCHOOL

MARY ROSE SCHOOL

RITCHIE MARLBORO ROAD

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 6

MATCHLINE SHEET 20

SCALE: 1" = 30'

65 dBA

PHASE 1C
PHASE 1A
PHASE 1A
PHASE 1B

MARLBORO RIDGE ROAD

FARRIER DRIVE

PRESERVATION AREA 20

REFORESTATION AREA T

REFORESTATION AREA T

STORMWATER EASEMENT

SWM POND #2

10' ASPHALT HIKER/BIKER TRAIL

MAIN POOL 5435 Sq Ft.

WADING POOL 2875 SF

COMMUNITY BUILDING FFE 182.54 BF 170.50

WATERING STATION WITH HYDRANT WITH BASIN AND ELECTRICAL SERVICE

MAINTENANCE GATE

ALL WEATHER SURFACING (TYP.)

PASTURE GATE (TYP.)

NO CLIMB FENCE

PARCEL 'EE' TO BE DEDICATED TO HOA

MASONRY PIERS

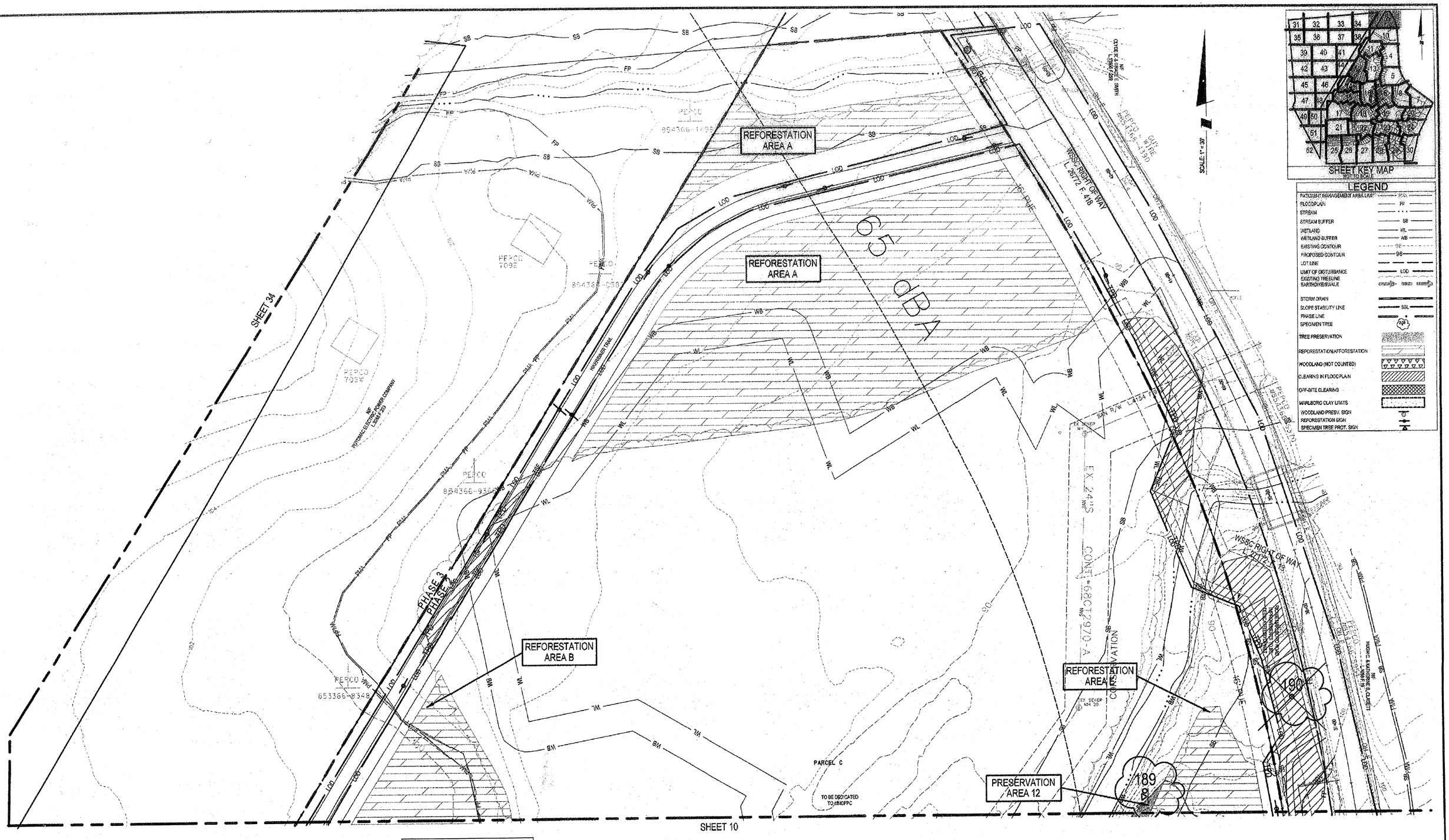
SEPTIC FIELD

STORM DRAIN EASEMENT L 2500 F 165

WSSC EASEMENT L 2500 F 165

WSSC EASEMENT L 2500 F 165

WSSC



M-NCPPC
PRINCE GEORGE'S (COUNTY) PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
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03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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05	K SHOULARS	6/8/12
06	C SCHNIDER	11/5/12
07	Megan K Reiser	9/11/14

FOR ESE CONSULTANTS, INC. ONLY

STATE OF MARYLAND — KEVIN G. HARTMAN — 3318 — LANDSCAPE ARCHITECT
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE			
PROJECT NUMBER:	DSP - 09018			
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APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE	
00	3/18/10	S.A.	5/12/12	

GRAPHIC SCALE (FEET)
90 45 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2900
ATTENTION: Tom Nateva

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ESE Consultants Inc.
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DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V3-2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP	20,23	GRID	C13 & D13-12
TAX MAP	PAGE 81, GRID B2, B3, C2, C3, D4	ZONING CATEGORY:	R-R
M-NCPPC SDP SHEET	205 SE 9, 10 206 SE 9,10		
WSSC 200' SHEET	205 SE 9, 10 206 SE 9, 10		

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — LAUREN E. DURN — 21214 — REGISTERED PROFESSIONAL ENGINEER
11/7/14

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 9 OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 9

MATCHLINE SHEET 34

MATCHLINE SHEET 38

MATCHLINE SHEET 11

MATCHLINE SHEET 4

REFORESTATION AREA B

PRESERVATION AREA 12

REFORESTATION AREA E

CONSERVATION

PARCEL C TO BE DEDICATED TO M-NCPPC

TRAIL CONNECTION TO BE CONSTRUCTED UPON EXTENSION OF NORTH RIDING ROAD ACROSS PEPCO

NORTH RIDING ROAD (PUBLIC 80' R/W)

PHASE 3

PHASE 2

PHASE 1D

PHASE 1B

16' ASPHALT FIREBRICK PATH

EQUESTRIAN TRAIL

PARCEL D TO BE DEDICATED TO M-NCPPC

RIGHT-OF-WAY FOR FUTURE PHASE

12" RCP ASTM C-361 B-25

WSSC R/W L.28146 F.508

PRESERVATION AREA 1

REFORESTATION AREA C

PRESERVATION AREA 2

EQUESTRIAN TRAIL

STORM DRAIN EASEMENT L.25219 P. 24

SWM POND #1
SEDIMENT BASIN #5

STORMWATER EASEMENT L.25309 F.711

PARCEL HH

PERPETUAL EASEMENT FOR DRAINAGE AREA

TEMPORARY CONSTRUCTION EASEMENT

RITCHIE MARLBORO ROAD

65 dBA

10' PUE

SD ESMT

SD EASEMENT

STORM DRAIN

12" W

15" RCP

18" RCP

21" RCP

181

182

184

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	(#24)
TREE PRESERVATION	
REFORESTATION/APPORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

SHEET KEY MAP
NOT TO SCALE

SCALE 1" = 30'

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

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FAX: (410) 872-4870

LANDSCAPE ARCHITECT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
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- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

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PROJECT NUMBER: DSP - 09018 - 03
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APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-9090
ATTENTION: Tom Matorya

GRAPHIC SCALE (FEET)
30 15 0 30 60

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DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 23 28 GRID C13 & D13 12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	RR
M-NCPPC 200' SHEET	
206 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
206 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

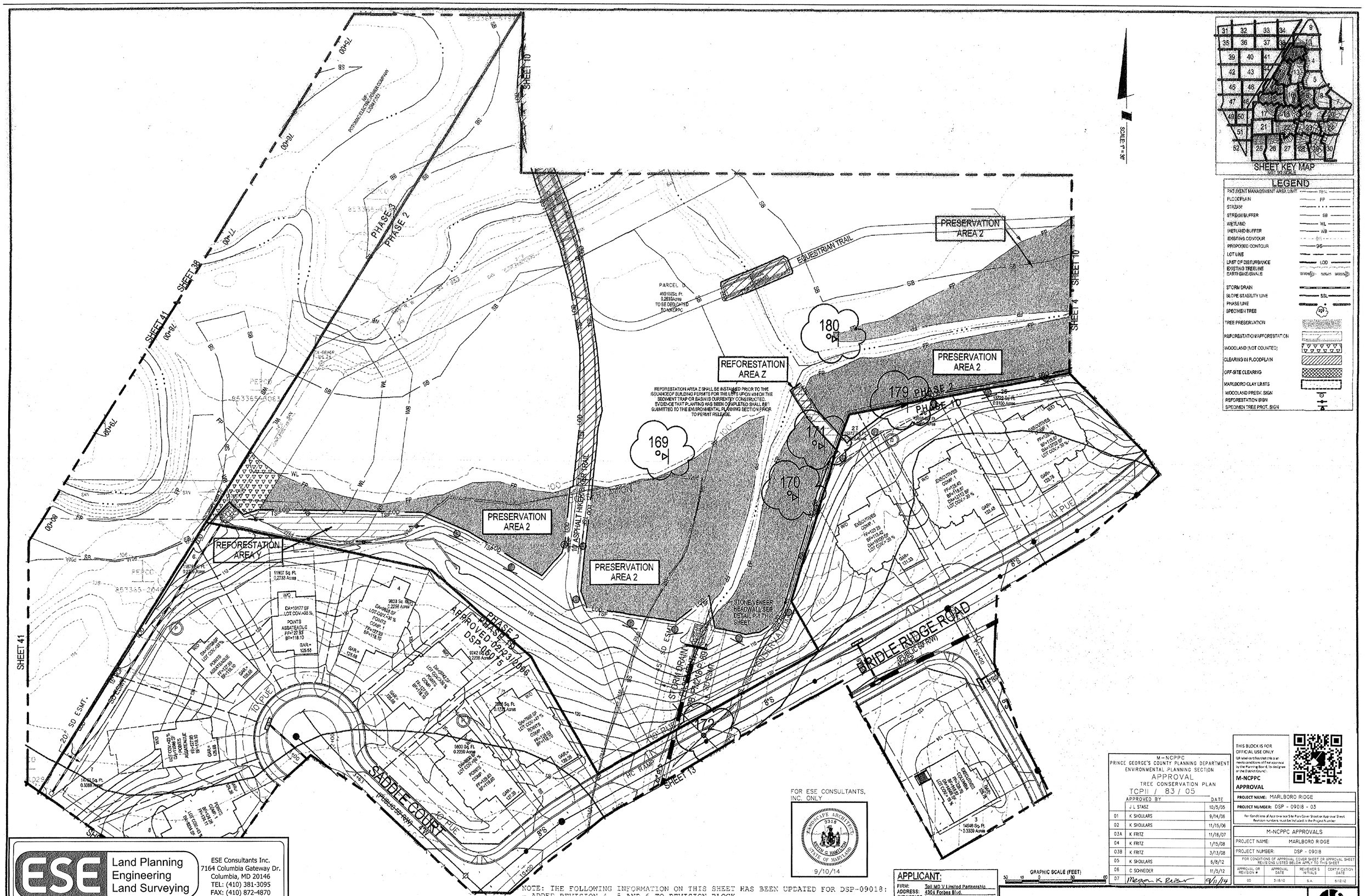
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REDESIGN TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 10 OF 52
PROJECT NO. 0641-09-00



LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	90
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	302
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

KENNETH S. HAMILTON — 9310 — PROFESSIONAL ENGINEER — STATE OF MARYLAND

9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET): 50 15 0 30 60

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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 RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

Lenhart Traceman Sollers Pedersen Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Upper Marlboro Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BSE	AUG. '13
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/19/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 2341011
MAP 20,29 GRID 013 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 91, GRID B2, B3, C3, D3, D4	RR
M-NCPPC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 11 OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

PRESERVATION AREA 5

PRESERVATION AREA 6

REFORESTATION AREA X

RODE COURT (PUBLIC ROW)

BRIDLE RIDGE ROAD (PUBLIC ROW)

RANCH ROAD (PRIVATE ROAD)

STORM DRAIN EASEMENT PB. PM218 P. 88

PHASE 1D

PHASE 2

PHASE 3

SHEET 11

SHEET 13

SHEET 14

SHEET 16

SHEET 41

SHEET 44

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 98
- PROPOSED CONTOUR — 98
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKES/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

SHEET KEY MAP
NOT TO SCALE

FOR ESE CONSULTANTS, INC. ONLY

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

LANDSCAPE ARCHITECT 3317 KEVIN O. HAMILTON STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

GRAPHIC SCALE (FEET)
90 -15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Matyva

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNIDER	11/5/12
07	Megan K Reiser	9/11/14

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I/We hereby certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO TH S SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/2/10

Land Planning
Engineering
Surveying
Environmental Sciences

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636

Rockville
Bowie
Frederick
Waldorf
Leonardtown
Chantilly

www.LSAdesign.net

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: | VB - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411157

MAP 20 28 GRID C13 & D13-12

TAX MAP PAGE 91, GRID B3, C3, C4, D4

ZONING CATEGORY: R-R

M-NCPPC 200' SHEET: 205 SE 9, 10

WSSC 200' SHEET: 205 SE 9, 10 / 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — KEVIN O. HAMILTON — 3317 — REGISTERED LANDSCAPE ARCHITECT

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 12
OF 52
PROJECT NO. 0641-09-00

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

ROLLING PADDOCK DRIVE
(PUBLIC 60' R/W)

BRIDLE RIDGE ROAD
(PUBLIC 60' R/W)

SADDLE COURT
(PUBLIC 50' R/W)

PRESERVATION AREA 4

PRESERVATION AREA 5

REFORESTATION AREA G

REFORESTATION AREA U

REFORESTATION AREA G SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP CRESTS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

STORM DRAIN EASEMENT PB. PM218 P. 89

SURFACE DRAIN EASEMENT PB. PM218 P. 89

SEDIMENT TRAP #15

SHEET 4 · SHEET 5 · SHEET 6 · SHEET 11 · SHEET 12 · SHEET 13

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 98
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

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ESE Consultants Inc.
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Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT — 3318 — KEVIN G. HAMILTON — STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
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- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

Lou Berman
Soltesz Associates, Inc.
LANDMOFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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Engineering
Planning
Surveying
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Rockville
Frederick
Waldorf
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '14
5	PREVIOUSLY APPROVED PHASES 3A-1D, TO INCLUDE PHASE 2	BCG	7/17/36
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/8/09
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	4/10/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	12/20/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	11/15/06

DATE: SEPTEMBER 2006 · CAD STANDARDS VERSION: V8 - 2000 · DESIGNED: BCG · TECHNICIAN: ANC · CHECKED: WKD

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PERMITTED USE NUMBER 20411115F

MAP 20,26 · GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID 92, 93, 02, 03, 04	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10; 206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10; 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/1/14

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DA hereby 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 RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

GRAPHIC SCALE (FEET)
30 15 0 30 60

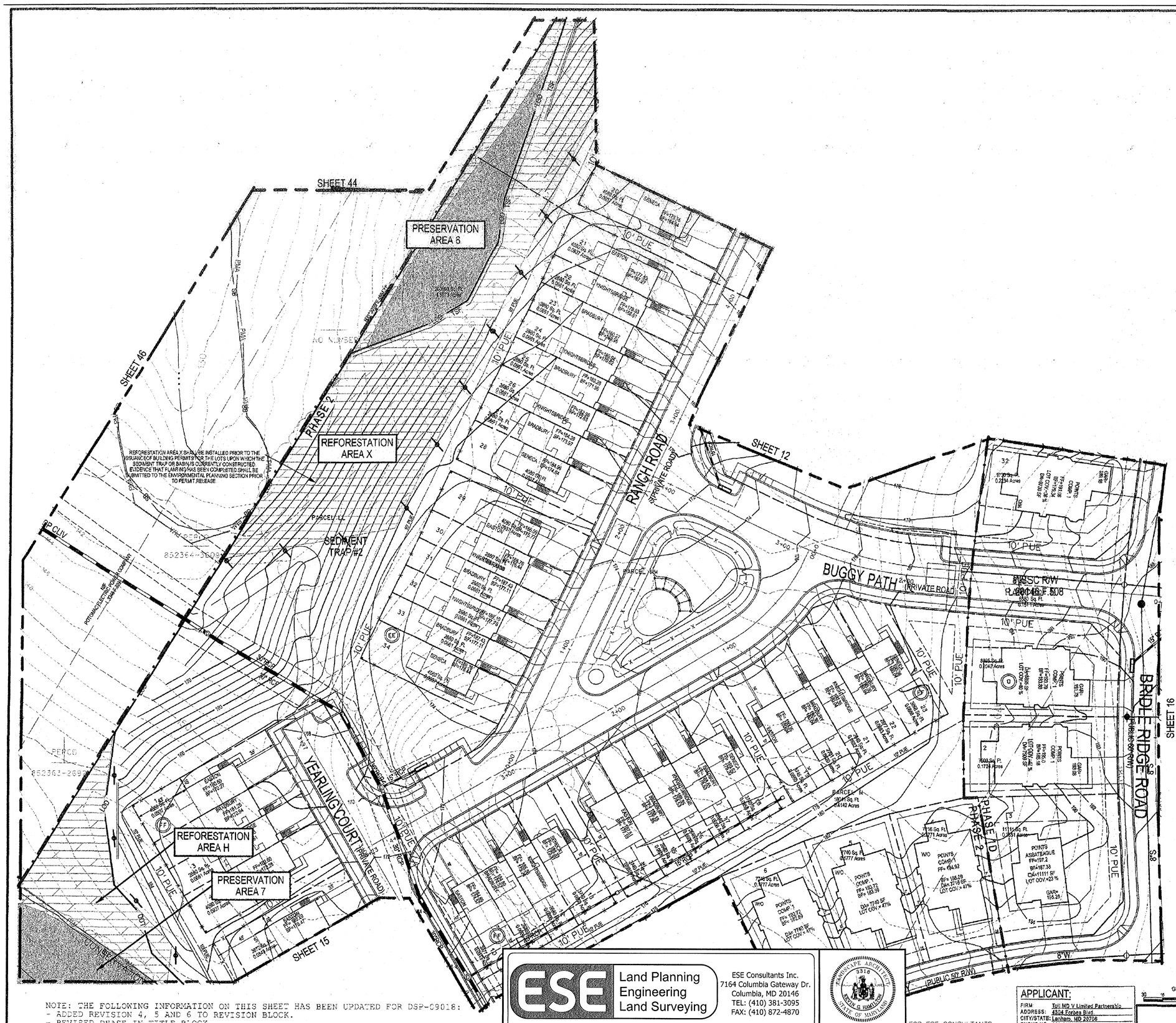
APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

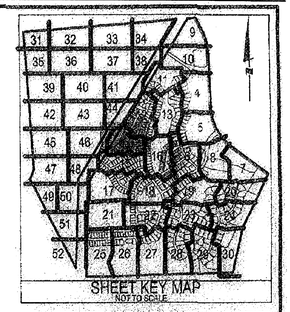
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 13 OF 52
PROJECT NO. 0641-09-00





LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE / EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	24"
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
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7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

LANDSCAPE ARCHITECT — 3318 — JOHN S. HAMILTON — STATE OF MARYLAND

9/10/14

FOR ESE CONSULTANTS, INC. ONLY

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Maloney

GRAPHIC SCALE (FEET) 30 15 0 30 60

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
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03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
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07 Megan K Reiser	9/11/14

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M-NCPPC APPROVAL

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A	6/12/12

Loiederman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
Rockville Waldorf Frederick Leonardtown Chantilly
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '14
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4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
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DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: | VB - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411107

MAP 20,28 GRID C13 & D13-12

TAX MAP PARCEL 69/82	ZONING CATEGORY:
83, C2, D3, D4	RR
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9,10	
WSSC 200' SHEET	
206 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

REGISTERED PROFESSIONAL ENGINEER — STATE OF MARYLAND — WILLIAM K. KOLASA — 21708 — LANDSCAPE ARCHITECT

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 14 OF 52
PROJECT NO. 0841-09-00

MATCHLINE SHEET 46

MATCHLINE SHEET 14

MATCHLINE SHEET 48

MATCHLINE SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 18

PRESERVATION AREA 7

REFORESTATION AREA H

REFORESTATION AREA D

PARCEL P TO BE DEDICATED TO HOA

POTOMAC ELECTRIC POWER COMPANY L3246 F333

PHASE 2 DSP-06010 PHASE 2B

PHASE 2C PHASE 2B

YEARLING COURT (PRIVATE 50' R/W)

FLYING CHANGE ROAD (PUBLIC 50' R/W)

JUMPING WAY (PUBLIC 50' R/W)

FILLY'S FORD CROSSING (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 2 DSP-06010 PHASE 3A

PHASE 1D PHASE 2 DSP-06010

PHASE 1D PHASE 2 DSP-06010

REFORESTATION AREA H SHOULD BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	96
PROPOSED CONTOUR	98
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K. Reiser	9/11/14

THIS BLOCK IS FOR OFFICIAL USE ONLY
I/We hereby certify that this plan meets second tone of Part approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 05
For Conditions of Approval see Site Plans Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
DC	5/18/10	S.A.	5-12-12

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND
9/10/14

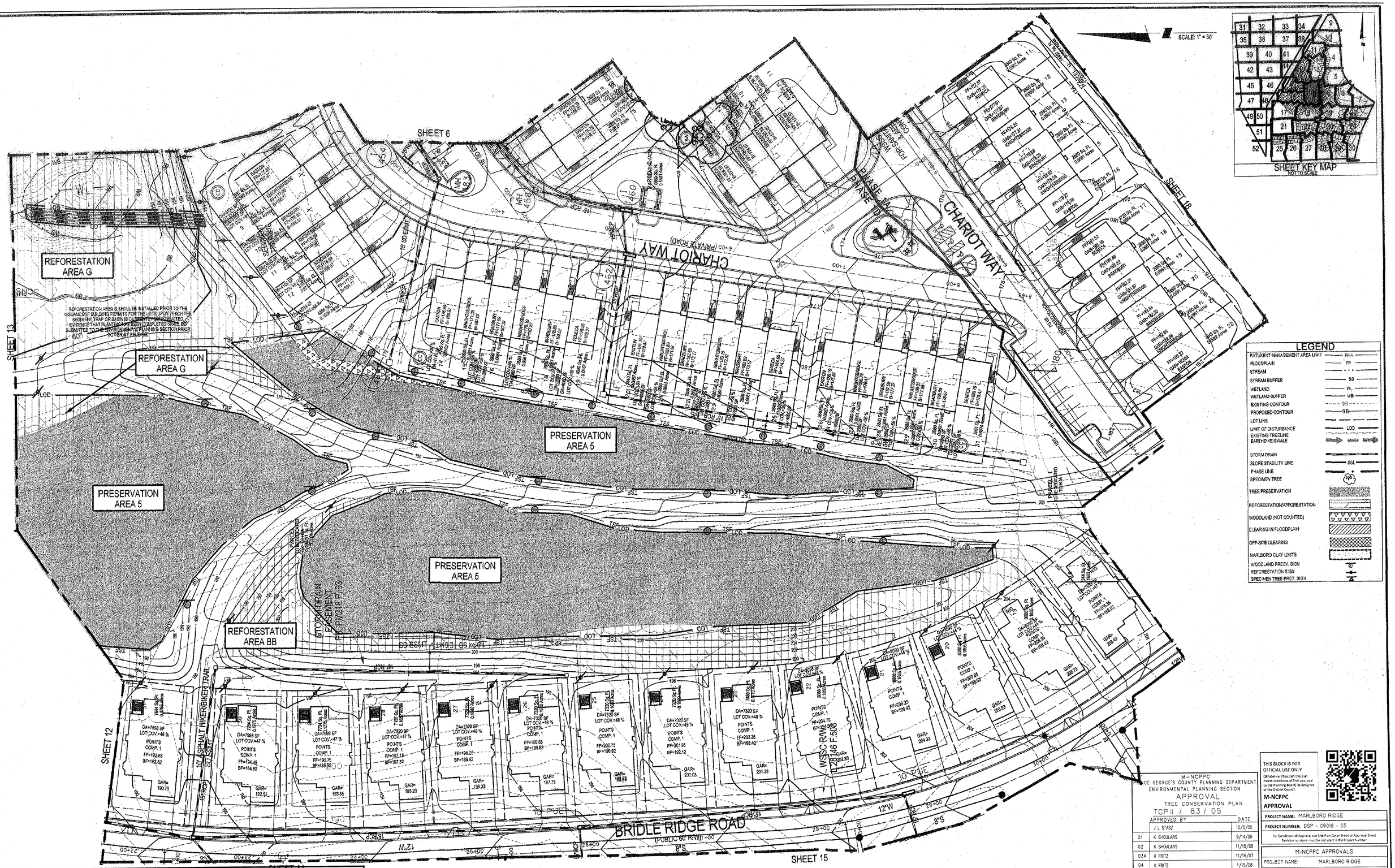
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 15 OF 52



M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J.L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	8/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

LANDSCAPE ARCHITECT 3319 Robert G. Hamilton STATE OF MARYLAND
9/10/14

FOR ESE CONSULTANTS, INC. ONLY

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4204 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Maloya

Lot Lehman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net
Rockville Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '14
5	PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/29/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V9 - 2009
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411157

MAP 20,26	GRID C13 & D13,12
TAX MAP PAGE 91, GRID 92, B4, C2, D3, D4	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	205 SE 9, 10 206 SE 9,10
WSSC 200' SHEET	205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT 'MISS UTILITY' AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CAD INDEX
1" = 30'
SHEET 16
OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 48

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 50

MATCHLINE SHEET 21

REFORESTATION AREA D

REFORESTATION AREA J

REFORESTATION AREA EE

REFORESTATION AREA I

PRESERVATION AREA 8

REFORESTATION AREA D

PHASE 3A

PHASE 4A

PHASE 2 DSP-06010

FLYING CHANGE ROAD (PUBLIC 50' R/W)

FILLY'S FORD CROSSING (PUBLIC 50' R/W)

LARIAT LOOP ONE (PRIVATE 50' R/W)

LARIAT LOOP TWO (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

POTOMAC ELECTRIC POWER COMPANY L.3268 F.322

PARCEL 'KK' TO BE CONVEYED TO HOME OWNER'S ASSOCIATION

POND 5A

140 141 132 133 139 138 134 137 135 136 273 272

CLEARING FOR SEDIMENT TRAP #5 IN PREVIOUS PHASE

REFORESTATION AREA D SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

31	32	33	34	9
35	36	37	38	10
39	40	41	42	11
42	43	44	45	12
45	46	47	48	13
47	48	49	50	14
49	50	51	52	15

1 2 3 4 5 6 7 8 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05

01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K. Reiser	9/11/14

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QR code certifies that this plan meets conditions of TCP approval by the Planning Board, its designee or the District council
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/2/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
7	REVISION #1 - UPDATED PRESERVATION AND REFORESTATION AREAS	ESE	SEPT. '13
6	DUE TO REVISED RETAINING WALLS	ESE	OCT. '10
5	REVISED PER RESOLUTION CONDITIONS	ESE	AUG. '09
4	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BPW	1/2/08
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BCG	5/30/06
2	ADDRESSED PER MNCP&PC COMMENTS	BCG	4/10/06
1	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

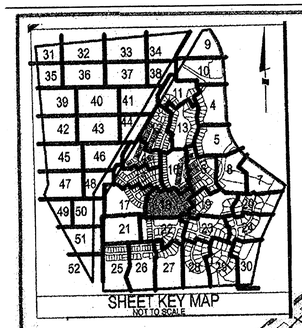
LICENSE APPLICANT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 17 OF 52



ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

LANDSCAPE ARCHITECT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14
FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 50'

CROSS COUNTRY TERRACE
FLYING CHANGE COURT
MARLBORO RIDGE ROAD
BRIDLE RIDGE ROAD
PRESERVATION AREA 10
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 1D
PHASE 2
PHASE 3
SHEET 15
SHEET 16
SHEET 17
SHEET 19
SHEET 21
SHEET 22
WSSC R/W L 28146 F 147
PARCEL J 20,481 Sq. Ft. 0.4700 Acres TO BE DEDICATED TO HOA

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE	TREE PRESERVATION	CLEARING FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	95	TREE PROTECTION DEVICE	REFORESTATION/AFFORESTATION	OFF-SITE CLEARING	REFORESTATION SIGN
STREAM		PROPOSED CONTOUR	95	STORM DRAIN	WOODLAND (NOT COUNTED)	MARLBORO CLAY LIMITS	SPECIMEN TREE PROT. SIGN
STREAM BUFFER	SB	LOT LINE		SLOPE STABILITY LINE			SPECIMEN TREE
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	PHASE LINE			

GRAPHIC SCALE (FEET) 50 0 50 100

APPLICANT:

FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

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

M-NCPPC
APPROVAL

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Maya K Reiser	9/11/14

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/2/10

Lenhardt Maguigan O'Hara Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
Rockville Bowie Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.net

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESZ	8/15/14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DES SNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411157

MAP 20,28 GRID C13 & D13-12
TAX MAP PAGE 99, GRID B2, B3, C2, C3, C4
ZONING CATEGORY R-R
M-NCPPC 2007 SHEET 206 SE 9, 10 208 SE 9,10
WSSC 200' SHEET 205 SE 9, 10 208 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 18 OF 52
PROJECT NO. 0641-09-00

MARLBORO RIDGE ROAD

SHEET 6

SHEET 18

SHEET 8

SHEET 23

SHEET 30

SCALE 1" = 30'

SHEET KEY MAP
NOT TO SCALE

PRESERVATION AREA 19

CONSERVATION EASEMENT

10' WIDE TECHTONICS BRIDGE

PHASE 1A APPROVED

PHASE 1D APPROVED 02/23/2006

USP-09-05 PHASE 2

STORM DRAIN EASEMENT L.25309 F.688

10' ASPHALT HIKER/BIKER TRAIL

EXMOOR COURT (PUBLIC 50' R/W)

WSSC R/W 6" S 20' W 4864' 7" E

REFORESTATION AREA W

PARLIAMENT PLACE (PUBLIC 50' R/W)

PARLIAMENT PLACE

10' PUE

15' PUE

15' RCP

24" RCP

EXECUTIVES COMP 1

ESTATES COMP 1

GARR 168.3

GARR 167.8

GARR 168.5

GARR 168.6

PARCEL A (NOT A PART) 0.4405 Acres

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	RPT
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS BLOCK IS FOR OFFICIAL USE ONLY
Ok to issue sediment control permits that are consistent with conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.L.	6/12/12

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/9/12
06	C SCHNEIDER	11/5/12
07	Maya K Reiser	9/11/14

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Maloya

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY
PROFESSIONAL ENGINEER 3318 STEVEN G. HAMILTON STATE OF MARYLAND
9/10/14

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Clinton Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. 19
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	6/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

ZONE(S) AS OF THE MAY 29, 2004 COMPREHENSIVE ZONING ORDINANCE
PERMITTED USE NUMBER 2041167
MAP 30,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 32: 93, D2, D3, D4	R-R
M-NCPPC 200' SHEET: 205 SE 9, 10; 206 SE 9,10	
WSSC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — WILLIAM K. DEISTER — REG. NO. 21437 — PROFESSIONAL ENGINEER — 11/8/07

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR IS NOT DETERMINING THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THESE UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 19 OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

SHEET 8

SHEET 7

SHEET 24

SHEET 19

PHASE 1D
APPROVED 02/23/2006
DSP-05075

PHASE 2

PRESERVATION AREA 19

REFORESTATION AREA W

REFORESTATION AREA R

CONSERVATION AREA

PEGASUS COURT
PUBLIC ROAD - 26' R/W

PALOMINO CROSSING
PUBLIC ROAD - 26' R/W

10' PUE

24' SD ESMT

REFORESTATION AREA MUST BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO SILT RELEASE

PARCEL BB
TO BE DEDICATED
TO M-NCPPC

PARCEL CC
TO BE DEDICATED
TO M-NCPPC

THE GREENSPRING AT MELWOOD, INC.
LIBER 5882 FOLIO 562

DEPARTMENT OF PUBLIC WORKS

252
253
254
255
256
257
201

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS BLOCK IS FOR OFFICIAL USE ONLY
Signature certifying that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J.L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/05	S.A.	6/12/12

FOR ESE CONSULTANTS, INC. ONLY

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

LANDSCAPE ARCHITECT
3318
WAYNE G. HAMILTON
STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Matoya

Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd., Suite 204
Severna Park, MD 21146
(301) 809-4512

Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
Engineering, Planning, Surveying, Environmental Solutions
Rockville, Waldorf, Leonardstown, Chantilly
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/10/14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	BCG	7/31/08
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/30/08
3	ADDRESSED PER MNCPPC COMMENTS	BCG	4/10/08
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	12/20/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	11/15/06

DATE: SEPTEMBER 2006 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411167

MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 91, GRID B2, B3, C2, C3, C4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CAD Dwg: L-1
SCALE 1" = 30'
SHEET 20
OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 17

MATCHLINE SHEET 18

MATCHLINE SHEET 50

MATCHLINE SHEET 51

MATCHLINE SHEET 22

MATCHLINE SHEET 25

MATCHLINE SHEET 26

LARIAT LOOP TWO (PRIVATE 50' R/W)

PHASE 2 DSP-06010
PHASE 3A

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY
(PRIVATE 50' R/W)

N/F
POTOMAC ELECTRIC POWER COMPANY
LIBER 7514 FOLIO 514

PHASE 3A

ADDITIONAL REFORESTATION

REFORESTATION AREA K

REFORESTATION AREA K

REFORESTATION AREA K SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION, PRIOR TO PERMIT RELEASE.

PRESERVATION AREA 11

PRESERVATION AREA 11

REVISED PRESERVATION LIMITS

CLEARING FOR SEDIMENT BASIN/TRAP OUTFALLS

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
7	REVISION #1 - UPDATED PRESERVATION AND REFORESTATION AREAS	ESE	SEPT. '13
	DUE TO REVISED RETAINING WALLS		
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP PAGE 9', GRID B2, B3, C2, D3, D4

ZONING CATEGORY: R-R

M-NCPPC 200' SHEET
205 SE 9, 10
206 SE 9, 10

WSSC 200' SHEET
205 SE 9, 10
206 SE 9, 10

PHASES 3 & 4

ANNAPOLIS ARCHITECTURE 3318 ANNAPOLIS, MARYLAND 21403 JOHN G. HAMILTON
9/10/14

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 21 OF 52

MATCHLINE SHEET 18

MATCHLINE SHEET 21

MATCHLINE SHEET 23

MATCHLINE SHEET 26

MATCHLINE SHEET 27

MATCHLINE SHEET 28

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A
PHASE 2
DSP-06010

PHASE 2 DSP-06010
PHASE 1D

PHASE 1D
PHASE 2 DSP-06010

REFORESTATION AREA V

PRESERVATION AREA 16

REFORESTATION AREA SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS OR PARCELS CONTAINED WITHIN THE PLAN AREA WHICH IS DESIGNATED TO RECEIVE THE REFORESTATION PLANTING SHOWN FROM THAT AREA.

PRESERVATION AREA SHALL BE ESTABLISHED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS OR PARCELS CONTAINED WITHIN THE PLAN AREA WHICH IS DESIGNATED TO RECEIVE THE ENVIRONMENTAL PLANTING SHOWN FROM THAT AREA.

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

31	32	33	34	9					
35	36	37	38	10					
39	40	41	11	4					
42	43	44	12	13	5				
45	46	14	15	16	6	8	7		
47	48	17	18	19	20				
49	50	21	22	23	24				
51									
52		25	26	27	28	29	30		

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	
PROPOSED CONTOUR	
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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07	Megan K Reiser	9/1/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plans Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

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00	5/18/10	S.A.	5/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4

LANDSCAPE ARCHITECT 3318 REVOR G HAMILTON STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 22 OF 52

SHEET 18

SHEET 19

SHEET 22

SHEET 28

SHEET 29

10' ASPHALT HIKER/BIKER TRAIL

SURFACE DRAIN ESMT

SURFACE DRAIN EASEMENT PB. 218 P. 86

PARCEL 12617 Sq. Ft. 0.2897 Acres TO BE DEDICATED TO HOA

REFORESTATION AREA Q

REFORESTATION AREA Q SHALL BE STAKED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE

PRESERVATION AREA 19

PHASE TO PHASE 2 APPROVED 02231-2005-00 APPROVED 4/4/06

EXMOORE COURT (PUBLIC 50' R/W)

PEGASUS COURT (PUBLIC 50' R/W)

10' PUE

15" RCP

24" RCP

36" RCP

48" RCP

8" S

8" W

SIGN ESMT

WSSC R/W L 28146 F 486

STORM DRAIN EASEMENT PB. PM218 P.85

SD ESMT

DAPPLED GREY WAY (PUBLIC 60' R/W)

WSSC R/W L 28246 F 486

PHASE TO PHASE 2

REFORESTATION AREA V

COURT

SCALE: 1" = 50'

SHEET KEY MAP
NOT TO SCALE

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

FOR ESE CONSULTANTS, INC. ONLY

9/10/14

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA
FLOODPLAIN — FP
STREAM — ST
STREAM BUFFER — SB
WETLAND — WL
WETLAND BUFFER — WB
EXISTING CONTOUR — 95
PROPOSED CONTOUR — 96
LOT LINE
LIMIT OF DISTURBANCE — LOD
EXISTING TREELINE
TREE PROTECTION DEVICE — TPD
STORM DRAIN
SLOPE STABILITY LINE
PHASE LINE
TREE PRESERVATION
REFORESTATION/AFFORESTATION
WOODLAND (NOT COUNTED)
CLEARING FLOODPLAIN
OFF-SITE CLEARING
MARLBORO CLAY LIMITS
WOODLAND PRESV. SIGN
REFORESTATION SIGN
SPECIMEN TREE PROT. SIGN
SPECIMEN TREE

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2090
ATTENTION: Tom Maloya

GRAPHIC SCALE (FEET) 30 15 0 30 60

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
06 C SCHNEIDER	11/5/12
07 Megan K. Reiser	9/11/14

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 RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be indicated in the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7565
www.LSAstudios.net
Rockville Upper Marlboro Frederick Waldorf Leonardtown Chantilly
Engineering Planning Surveying Environmental Sciences

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 2 & 3, TO INCLUDE PHASES 3 & 4	BOS	AUG. '14
5	PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2	BOS	7/17/06
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1C	BOS	5/30/06
3	ADDRESSED PER MNCP&PC COMMENTS	BOS	4/10/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BOS	12/20/05
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOS	9/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BOS | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20411167

MAP 20,23 GRID C13 & D13-12

TAX MAP PAGES: (200) 82	ZONING CATEGORY:
83 C2, D3,D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY AT 1 800.257.7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 23 OF 52

PROJECT NO. 0841-09-00

SHEET 19

SHEET 20

SHEET 23

SHEET 29

SHEET 30

REFORESTATION AREA W

REFORESTATION AREA R

REFORESTATION AREA P

PRESERVATION AREA 18

PEGASUS COURT (PUBLIC 60' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

PALOMINO CROSSING (PUBLIC 60' R/W)

PHASE 2

PHASE 1C

LOD

SSL

WB

WL

SB

10' PUE

15' RCP

8" W

8" S

12" W

WSSC R&A L.28146 F.486

100 YEAR EVENT EMERGENCY OUTFALL

UNPAVED EQUESTRIAN TRAIL

CONSERVATION

DOWNSLOPE

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE — SPT
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 KEVIN S. HAMILTON STATE OF MARYLAND

9/10/14

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M-NCPPC
APPROVAL

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K. Reiser	9/11/14

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

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00	3/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7650
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Waldorf Chantilly Lanham Frederick Leonardtown

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '12
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 20,26 GRID C13 & D13-12
2014 ADC MAP PAGES 91, GRID B2, C2, D2, D4
ZONING CATEGORY: RR
M-NCPPC 200' SHEET: 206 SE 9, 10; 208 SE 9,10
WSSC 200' SHEET: 206 SE 9, 10; 208 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND WILLIAM K. DOLL 21074 PROFESSIONAL ENGINEER

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 24 OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

MATCHLINE SHEET 26

PHASE 3A

PHASE 2 DSP-06010

PHASE 3B

ADDITIONAL REFORESTATION

PRESERVATION AREA 11

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SWEET APPLE COURT (PUBLIC 50' R/W)

REFORESTATION AREA L

SECTION NINE
MELWOOD MANOR
LOT 1
P.B.124 P.NO.40

PHASE 3B

MATCHLINE SHEET 21

ADDITIONAL REFORESTATION

REFORESTATION AREA K SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

REFORESTATION AREA K

REFORESTATION AREA CC

PRESERVATION AREA 13

REFORESTATION AREA L

PRESERVATION AREA 14

PHASE 2 DSP-06010

PHASE 3B

POTOMAC ELECTRIC POWER COMPANY
L.2748 F.514

MATCHLINE SHEET 51

MATCHLINE SHEET 52

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE		STORM DRAIN	TREE PRESERVATION	WOODLAND CLEARED IN FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	GC	EARTHDIKE/SWALE		PHASE LINE	REFORESTATION/AFFORESTATION	OFF-SITE CLEARING	REFORESTATION SIGN
STREAM		PROPOSED CONTOUR	PC	TREE SAVE FENCE	TSF	SPECIMEN TREE	WOODLAND SAVED (NOT COUNTED)	MARLBORO CLAY LIMITS	SPECIMEN TREE PROT. SIGN
STREAM BUFFER	SB	LOT LINE		UNMITIGATED 1.5 SF LINE	SSL	MATCHLINE			
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	MITIGATED 1.5 SF LINE	SSL				

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K. Reiser	9/11/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

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PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

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00	3/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
7	REVISION #1 - UPDATED PRESERVATION AND REFORESTATION AREAS	ESE	SEPT. '13
	DUE TO REVISED RETAINING WALLS		
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4

LANDSCAPE ARCHITECT 3316 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 25 OF 52

SCALE: 1" = 30'

MATCHLINE SHEET 27

MATCHLINE SHEET 22

MATCHLINE SHEET 21

MATCHLINE SHEET 25

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

FURLONG COURT (PUBLIC 50' R/W)

PHASE 3A PHASE 2 DSP-06010

PHASE 2 DSP-06010 PHASE 3B

GRAZING WAY (PRIVATE 50' R/W)

GRAZING WAY (PUBLIC 50' R/W)

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA M

SECTION FIVE NORTH PUBLIC CORE P.B.99 PNO.58

SECTION ONE PLAT ONE MELWOOD MANOR P.B.124 P.No.40 PARCEL 'A'

REFORESTATION AREA M SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA —	SPECIMEN TREE 209
FLOODPLAIN — FP —	MATCHLINE
STREAM	TREE PRESERVATION
STREAM BUFFER — SB —	REFORESTATION/AFFORESTATION
WETLAND — WL —	WOODLAND SAVED (NOT COUNTED)
WETLAND BUFFER — WB —	WOODLAND CLEARED IN FLOODPLAIN
EXISTING CONTOUR	OFF-SITE CLEARING
PROPOSED CONTOUR	MARLBORO CLAY LIMITS
LOT LINE	WOODLAND PRESV. SIGN
LIMIT OF DISTURBANCE — LOD —	REFORESTATION SIGN
EXISTING TREELINE	SPECIMEN TREE PROT. SIGN
EARTHDIKE/SWALE	
TREE SAVE FENCE — TSF —	
STORM DRAIN	
UNMITIGATED 1.5 SF LINE — SSL —	
MITIGATED 1.5 SF LINE — SSL —	
PHASE LINE	

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J L STASZ	10/5/05
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07	Megan K Reiser	9/10/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

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ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREMOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP: PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10
WSSC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10

PHASES 3 & 4

ANNE TYPE ARNDT 3318 STATE OF MARYLAND ROBIN G HAMILTON
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 26 OF 52

MATCHLINE SHEET 28

MATCHLINE SHEET 22

MATCHLINE SHEET 22

REFORESTATION AREA V

REFORESTATION AREA V SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA V

PHASE 2 DSP-06010
PHASE 3B

PHASE 2 DSP-06010
PHASE 3B

PHASE 2 DSP-06010
PHASE 3B

PHASE 3B

REFORESTATION AREA M

REFORESTATION AREA M

REFORESTATION AREA N

REFORESTATION AREA N SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FURLONG COURT (PUBLIC 50' R/W)

KATHRYN O ALTON
L.10954 F.592 ZONE R-R
USE: SINGLE FAMILY HOME
15

ALBERT W. CRAYBILL
L.7305 F.692 ZONE R-R
USE: SINGLE FAMILY HOME
14

GERALD D. & JOAN R BENFIELD TRUSTEE
L.14390 F.98 ZONE R-R
USE: SINGLE FAMILY HOME
13

SECTION FIVE
NORTH ROBLEE ACRES
P.B.95 P.No.56

MATCHLINE SHEET 26

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA —	SPECIMEN TREE 209
FLOODPLAIN — FP —	MATCHLINE
STREAM • • •	TREE PRESERVATION
STREAM BUFFER — SB —	REFORESTATION/AFFORESTATION
WETLAND — WL —	WOODLAND SAVED (NOT COUNTED)
WETLAND BUFFER — WB —	WOODLAND CLEARED IN FLOODPLAIN
EXISTING CONTOUR — 80 —	OFF-SITE CLEARING
PROPOSED CONTOUR — 82 —	MARLBORO CLAY LIMITS
LOT LINE	WOODLAND PRESV. SIGN
LIMIT OF DISTURBANCE — LOD —	REFORESTATION SIGN
EXISTING TREELINE	SPECIMEN TREE PROT. SIGN
EARTHDIKE/SWALE	
TREE SAVE FENCE — TSF —	
STORM DRAIN	
UNMITIGATED 1.5 SF LINE — SSL —	
MITIGATED 1.5 SF LINE — SSL —	
PHASE LINE	

SHEET KEY MAP
NOT TO SCALE

ESE Land Planning Engineering Land Surveying

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Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
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4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MHCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4

ZOUHAIR G. HAMDAN
3318
PROFESSIONAL ENGINEER
STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN, OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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QR code contains text that is subject to amendment by the Planning Board or District Council.

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be indicated in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/18/12

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 27 OF 52

SCALE: 1" = 30'

PRESERVATION AREA 16

REFORESTATION AREA O

REFORESTATION AREA V

PHASE 1D

PHASE 2

10' ASPHALT HIKER/BIKER TRAIL

WSSC R/W

SEDIMENT TRAP #27

SHEET 22

SHEET 23

SHEET 27

SHEET 29

SHEET KEY MAP
NOT TO SCALE

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

FOR ESE CONSULTANTS, INC. ONLY

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE			
FLOODPLAIN	FP	EXISTING CONTOUR	96	TREE PROTECTION DEVICE	TPD	TREE PRESERVATION	CLEARING FLOODPLAIN
STREAM		PROPOSED CONTOUR	96	STORM DRAIN		REFORESTATION/AFFORESTATION	OFF-SITE CLEARING
STREAM BUFFER	SB	LOT LINE		SLOPE STABILITY LINE		WOODLAND (NOT COUNTED)	MARLBORO CLAY LIMITS
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	PHASE LINE			

WOODLAND PRESV. SIGN
REFORESTATION SIGN
SPECIMEN TREE PROT. SIGN
SPECIMEN TREE

GRAPHIC SCALE (FEET)
90 15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2030
ATTENTION: Tom Maloya

9/10/14

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
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03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/9/14

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M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/2/10

Lenhart Traffic Consulting, Inc.
Solutions Across States
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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www.LSAsolutions.net

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Bethesda
Frederick
Waldorf
Leonardtown
Chantilly

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	ADD. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/06
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20111137

MAP 20,25 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 91, GRID B2, B3, C3, D3, D4	R-R

M-NCPPC 200' SHEET
205 SE 9, 10
206 SE 9,10

WSSC 200' SHEET
205 SE 9, 10
206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND
KEVIN NEIL HOLLOWAY
No. 21708
REGISTERED
PROFESSIONAL ENGINEER
11/6/09

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE HAS BEEN DAMAGE TO ANY UTILITY, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 28
OF 52
PROJECT NO. 0641-09-00

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — W
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 98
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE / EARTHDIKE/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE — RPT
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

REFORESTATION AREA P

REFORESTATION AREA O

PRESERVATION AREA 16

PRESERVATION AREA 16

STORMWATER MANAGEMENT POND #3
L. 26489 F. 283
PARCEL 'GG'
7488 Sq. Ft.
TO BE CONVEYED TO HOA

DAPPLEDGREY WAY (PUBLIC 50' R/W)

WELSH COURT (PUBLIC 50' R/W)

PALOMINO CROSSING (PUBLIC 50' R/W)

WSSC R/W L.28146 F.486

WSSC R/W L.28146 F.486

WSSC R/W L.28146 F.486

STORM DRAIN EASEMENT

CONSERVATION

PHASE 1C

PHASE 2

PHASE 1C

CHARLES HILL DEBENSON
OBSERVATION ROAD, L.L.C.
18693/314

MICHAEL J. CASEY
LIBER 5834 FOLIO 84
USE: SINGLE FAMILY HOME

ADAM M. & DEBORAH S. HUNTZ
LIBER 5834 FOLIO 84
USE: SINGLE FAMILY HOME

WILLIE W. LANDERS
LIBER 5834 FOLIO 84
USE: SINGLE FAMILY HOME

SHEET 23 SHEET 28 SHEET 30 SHEET 24 SHEET 23 SHEET 28

FOR ESE CONSULTANTS, INC. ONLY

9/10/14

GRAPHIC SCALE (FEET)
30 15 0 30 60

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision number must be indicated in the Project Number.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/1/14

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

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- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Bowie Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BOE	AUG. '14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1D, TO INCLUDE 1D	BOG	7/17/06
3	ADDRESSED PER M-NCPPC COMMENTS	BOG	5/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05

DATE: SEPTEMBER 2005 | GIS STANDARDS VERSION: V6 - 2000
DESIGNED: BOG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20031107

MAP 20/26 GRID C13 D13 D12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID B2, B3, C2, C4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
209 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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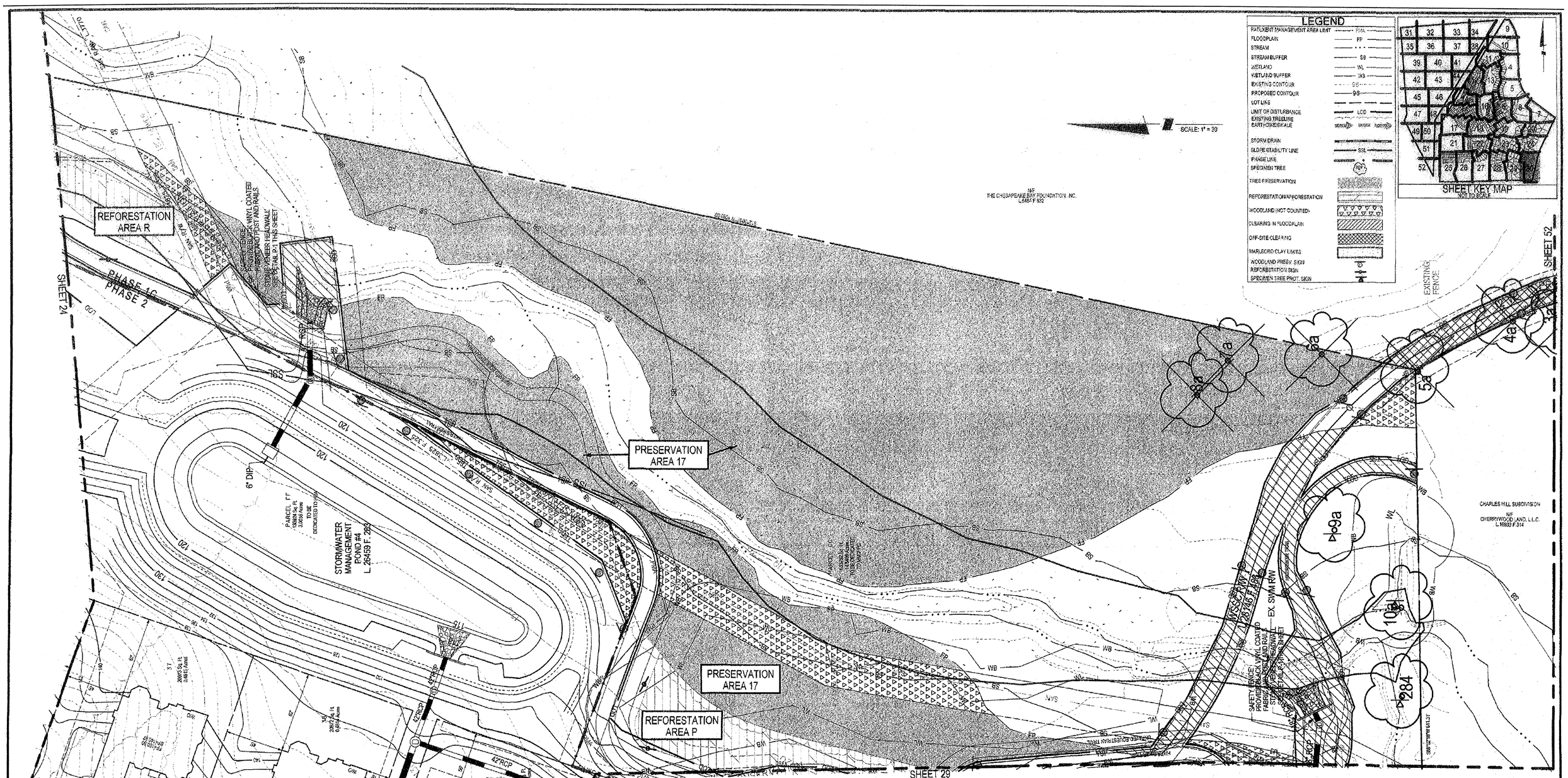
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 29 OF 52
PROJECT NO. 0641-09-00



6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	8/25/06
5	PREVIOUSLY APPROVED PHASES 1A- D, TO INCLUDE PHASE 2	BCG	7/27/06
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	1/27/06
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/2006
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/1006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2005
NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2006 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 20,26	GRID C3 & D1-3-12
TAX MAP PAGES 91, GRID 22, 23 C2, 23, D4	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	
205 SE 9, 10 209 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10 209 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 3918 REGISTERED PROFESSIONAL KEITH G. HAMILTON STATE OF MARYLAND
9/10/14

GRAPHIC SCALE (FEET) 30 15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Matoya

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
05	C SCHNEIDER	11/5/12
07	Magak Reiser	9/1/14

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M-NCPPC APPROVAL

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
Rockville Waldorf Frederick Leonardtown Chantilly
www.LSAassociates.net

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 30 OF 52
PROJECT NO. 0841-09-00

MATCHLINE SHEET 40

MATCHLINE SHEET 42

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 46

SCALE 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	SPT
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / - 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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07	Megan K Reiser	9/11/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision number must be included in the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
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00	3/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY
PROFESSIONAL ENGINEER 33179 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4204 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
50 25 0 30 60

Lenhart Soltesz Associates, Inc.
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t. 301.794.7555 f. 301.794.7556
www.LSAssociates.net
Engineering, Planning, Surveying, Environmental Sciences
Rockville, Upper Marlboro, Frederick, Waldorf, Leonardtown, Chantilly

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/10/14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/08
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8-2000 | CHECKED: WKD
DESIGNED: BCG | TECHNICIAN: ANC

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PERMITTED USE NUMBER 20411657
MAP 20,26 GRID 013 B,013-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 12, B5, C2, D3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND LANDSCAPE ARCHITECT 1074 KENNETH ALAN KOHLER

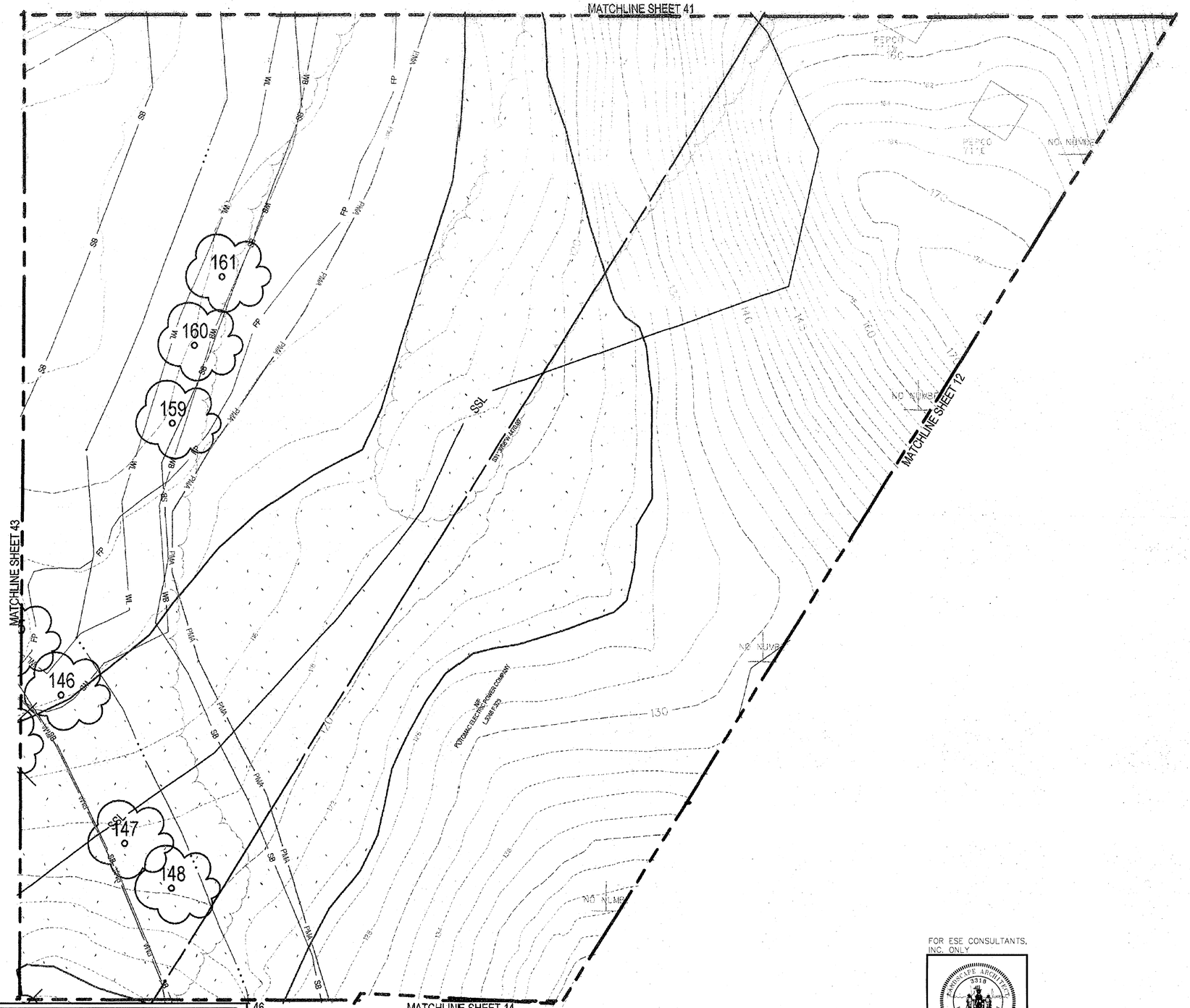
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THIS UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

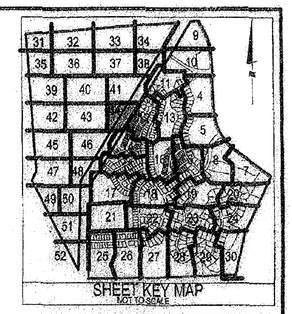
MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 43 OF 52
PROJECT NO. 0641-09-00



SCALE: 1" = 30'



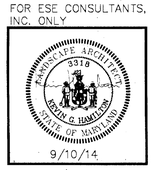
LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	24"
TREE PRESERVATION	
REFORESTATION/APPORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY



NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
- ADDED REVISION 4, 5 AND 6 TO REVISION BLOCK.
- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
50 15 0 30 60

THIS BLOCK IS FOR OFFICIAL USE ONLY
Of record certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

Lenhart Pattan Softesz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net

Rockville
Frederick
Waldorf
Leonardtown
Chantilly

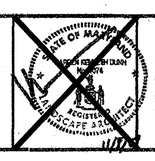
NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 3 & 4, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/13/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/02/08
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/06

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157
MAP 20,26 | GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 81, GRID B2 65, C2, D3, D4	R-R
M-NCPPC 200' SHEET 206 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET 206 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~



MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 44 OF 52
PROJECT NO. 0841-09-00

MATCHLINE SHEET 43

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 14

MATCHLINE SHEET 15

MATCHLINE SHEET 48

302

303

122

123

124

125

126

121

127

120

149

150

151

152

153

154

SWM POND #9

POND 4A-2
PERM. POOL=119.00
100-YR WSEL=121.05
BOTTOM=117.00

PHASE 4A
TO BE CONVERTED TO SWM POND #9

FUTURE PHASE

PHASE 4A

PRESERVATION AREA 27

PRESERVATION AREA 26

REFORESTATION AREA JJ

REFORESTATION AREA KK

FLYING CHANGE ROAD (PRIVATE 50' R/W)

SPRING FOAL COURT ONE (PRIVATE 50' R/W)

SPRING FOAL COURT TWO (PRIVATE 50' R/W)

POTOMAC ELECTRIC POWER COMPANY
LIBER 7133 FOLIO 233

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

31	32	33	34	9
35	36	37	38	10
39	40	41	11	4
42	43	44	12	13 5
45	46	14	15	16 6 8 7
47	48	17	18	19 20
49	50	1	21	22 23 24
51	2	3	26	27 28 29 30
52	25			

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	98
PROPOSED CONTOUR	98
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Mary K. Reiser	9/11/14

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QR Validation Text: This is an electronic representation of the approval by the Planning Board or its designee of the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plan Cover Sheet or Addendum Sheet. Revision numbers must be included in the Project number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	7/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/08
2	ADDRESSED MNCOP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 — GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4 — ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT 3319 BRUCE G. HAMILTON
9/10/14

MISS UTILITY NOTE
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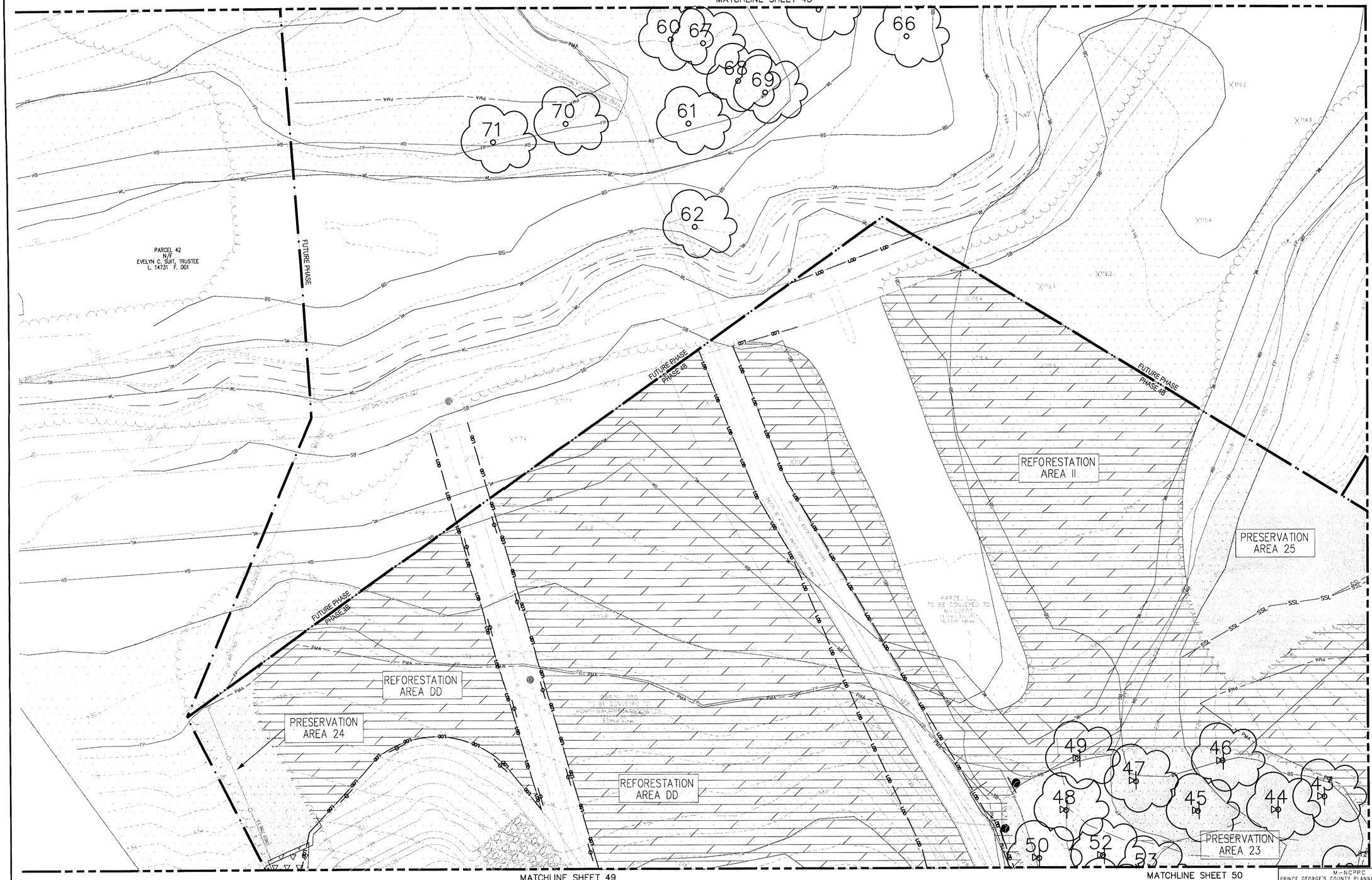
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1" = 30'
JOB NO.: 1414.45009
SHEET NO.: 46 OF 52

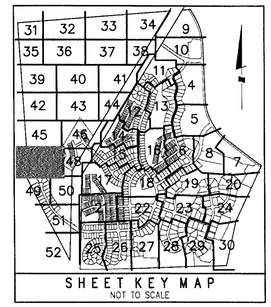
MATCHLINE SHEET 45



MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 50



SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
05	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/1/14

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M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/2/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
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NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

STATE OF MARYLAND — 3319 — LANDSCAPE ARCHITECT — KEVIN G. HAMILTON
9/10/14

MISS UTILITY NOTE

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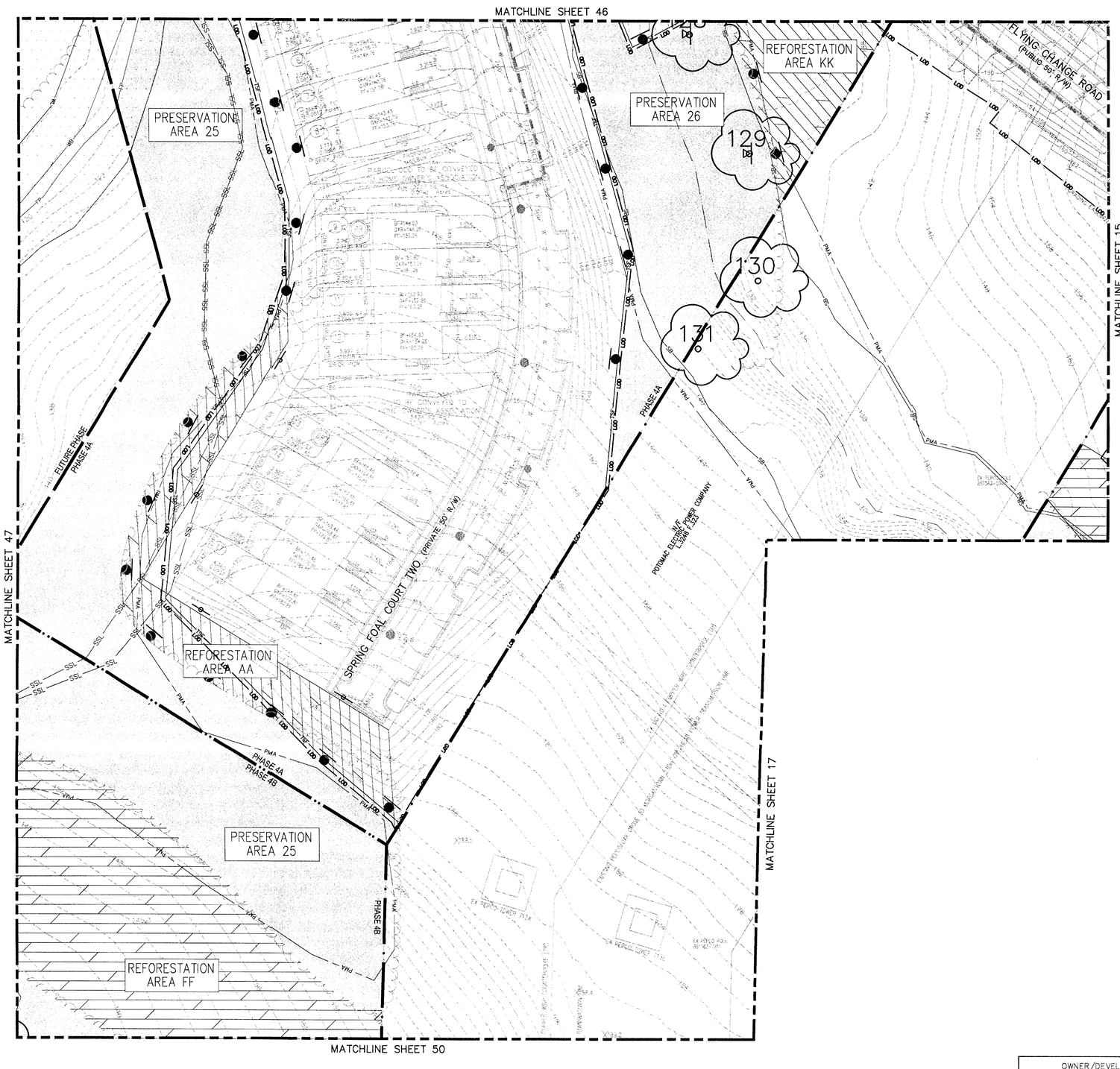
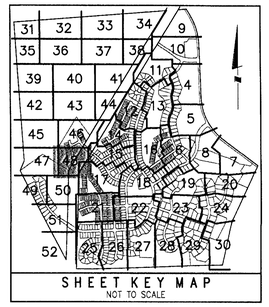
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 47 OF 52





SCALE: 1" = 30'

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE (209)
- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY		DATE
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06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/11/14

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M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

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00	3/18/10	S.A.	5/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R

PHASES 3 & 4

LANDSCAPE ARCHITECT 3318 JESSE G. HAMILTON STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 48 OF 52

MATCHLINE SHEET 47

MATCHLINE SHEET 50

MATCHLINE SHEET 51

REFORESTATION AREA DD

PARCEL 400 TO BE CONVEYED TO COMMUNITY'S ASSOCIATION
58724 Sq. Ft.
1.348 Acres

POND 4B
PERM. POOL=134.00
100-YR WSEL=136.72
BOTTOM=41'X91'

PARCEL 219
N/F
HARRY R. SMITH, Jr.
L. 7518 F. 952

BRIDLE RIDGE ROAD
(Public 50' R/W)

PHASE 3B

PHASE 4

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
FAX: 410-872-9141

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Maggie Ries	9/11/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCOP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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MAP 20, 26 GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

LANDSCAPE ARCHITECT 331 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 49 OF 52

MATCHLINE SHEET 47

MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 17

MATCHLINE SHEET 21

MATCHLINE SHEET 51

REFORESTATION AREA HH

REFORESTATION AREA FF

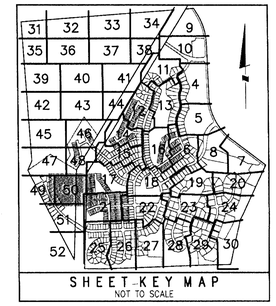
PRESERVATION AREA 23

REFORESTATION AREA HH

PHASE 4B

POTOMAC ELECTRIC POWER COMPANY L.3248 F.323

SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- EXISTING CONTOUR — 95
- PROPOSED CONTOUR — 98
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE — 209
- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

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07	Megan K Reiser	9/11/14

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

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PROJECT NUMBER: DSP - 09018
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MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4

DONALD LEE APPLEGATE 5918 REGISTERED PROFESSIONAL ENGINEER STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 50 OF 52

MATCHLINE SHEET 49

MATCHLINE SHEET 50

MATCHLINE SHEET 25

MATCHLINE SHEET 52

PARCEL 219
N/F
HARRY R. SMITH, Jr.
L. 7518 F. 952

FUTURE ROAD
(PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

N/F
SG HOUSING CORPORATION
L.14530 F.629

PRESERVATION AREA 23

REFORESTATION AREA GG

PRESERVATION AREA 22

BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

N/F
POTOMAC ELECTRIC POWER COMPANY
L.2748 F.514

EX PEPCO TOWER THIS

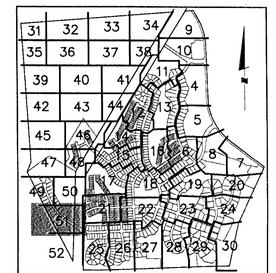
PHASE 4B

PHASE 4B

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE



LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
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LOT LINE	
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07	Mary K Reiser	9/11/14

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PHASES 3 & 4

9/10/14

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUGUST 2009
DESIGN: KGH
DRAWN: TPC
SCALE: 1" = 30'
JOB NO.: 1414.45009
SHEET NO.: 51 OF 52

MATCHLINE SHEET 51

MATCHLINE SHEET 30

MATCHLINE SHEET 25

PRESERVATION AREA 22

PHASE 4A

PHASE 4B

N/F SG HOUSING CORPORATION L14530 F.629

N/F POTOMAC ELECTRIC POWER COMPANY L2748 F.514

EX. 4' WOOD RAIL FENCE

EX. 6' WIRE FENCE

EX. 500 KV OVERHEAD TRANSMISSION LINE

EX. 230 KV OVERHEAD TRANSMISSION LINE

EX. 69 KV OVERHEAD TRANSMISSION LINE

EX. 13.2 KV OVERHEAD TRANSMISSION LINE

EX. 34.5 KV OVERHEAD TRANSMISSION LINE

EX. 4" WATER LINE TO BE ABANDONED

EX. 6" WATER LINE TO BE ABANDONED

EX. 8" WATER LINE TO BE ABANDONED

EX. 12" WATER LINE TO BE ABANDONED

EX. 16" WATER LINE TO BE ABANDONED

EX. 20" WATER LINE TO BE ABANDONED

EX. 24" WATER LINE TO BE ABANDONED

EX. 30" WATER LINE TO BE ABANDONED

EX. 36" WATER LINE TO BE ABANDONED

EX. 42" WATER LINE TO BE ABANDONED

EX. 48" WATER LINE TO BE ABANDONED

EX.