# 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 TCP REFLECTS TOTAL ON-SITE CONSERVATION OBLIGATION FOR OVERALL DEVELOPMENT. TCP 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 LOEDERMAN 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 8/11/03.
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

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

Property Description or Subdivision Name: Marlboro Ridge TCP#-083-05

| | | |
|---|---|---|
| Is this site subject to the 1989 Ordinance? | N | |
| Break-even Point (preservation acres) = | 125.19 | |
| Acres of Net Tract clearing permitted w/o reforestation = | 103.40 | |

Woodland Conservation Requirement Calculations:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Existing Woodland on Net Tract (acres) | | | | | | | | 228.59 |
| 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) | | DSP-04088 | DSP-05035B | DSP-05035B | DSP-05075 | DSP-06010 | DSP-09018 | Future Phases |
| Plan Phase or Name: | | Phase 1A | Phase 1B | Phase 1C | Phase 1D | Phase 2 | Phases 3 & 4 | |
| Total area in this application (acres) | | 23.18 | 23.17 | 33.30 | 86.99 | 147.07 | 97.52 | 177.71 |
| Floodplain area in this application (acres) | | 0.06 | 0.00 | 9.61 | 1.22 | 19.96 | 5.88 | 55.68 |
| Net Tract area in the application (acres) | | 23.12 | 23.17 | 23.69 | 85.77 | 127.11 | 91.63 | 122.13 |
| Woodland on the Net Tract for this phase (acres) | | 1.96 | 4.21 | 6.79 | 28.61 | 45.08 | 36.38 | 105.50 |
| Woodland in the Floodplain for this phase | | 0.06 | 0.00 | 5.49 | 0.33 | 15.72 | 2.02 | 51.87 |
| Woodland Cleared on Net Tract for this phase | | 0.37 | 2.16 | 0.85 | 15.41 | 31.27 | 13.25 | 52.86 |
| Woodland Cleared in Floodplain for this phase | | 0.02 | 0.00 | 0.72 | 0.34 | 2.00 | 0.00 | 0.00 |
| Offsite Woodland Clearing (1:1) | | 0.00 | 0.00 | 0.18 | 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 |
| Cummulative acres of Net Tract Woodland cleared | | 0.37 | 2.53 | 3.19 | 18.60 | 49.87 | 63.12 | 126.00 |
| 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 | 49.87 | 63.12 | 126.00 |
| 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 | 12.47 | 15.78 | 31.50 |
| 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 | 105.25 | 115.06 | 116.38 | 134.10 |

Latest phase indicates cumulative requirement through that phase of work

| | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|
| Woodland Conservation Provided: | | | | | | | | |
| Preservation | | 0.83 | 2.05 | 5.67 | 13.12 | 13.34 | 22.23 | 41.87 | 99.11 |
| Refforestation | | 0.18 | 0.62 | 4.14 | 5.01 | 6.89 | 13.35 | 8.46 | 38.65 |
| Afforestation | | | | | | | | | 0.00 |
| Area approved for fee-in-lieu | | | | | | | | | 0.00 |
| Credit for Offsite Mitigation on another property | | | | | | | | | 0.00 |
| Offsite Mitigation provided on this property | | | | | | | | | 0.00 |
| Total Woodland Conservation Provided | | 1.01 | 3.68 | 13.49 | 31.62 | 51.85 | 87.43 | 137.76 | 137.76 |
| Woodland saved on this phase but not counted | | 0.79 | 0.00 | 0.46 | 0.08 | 0.47 | 0.91 | 0.75 | 3.46 |
| Existing Net Tract Woodland in later phases | | 226.6 | 222.39 | 215.6 | 186.99 | 141.91 | 105.52 | 0.02 | |

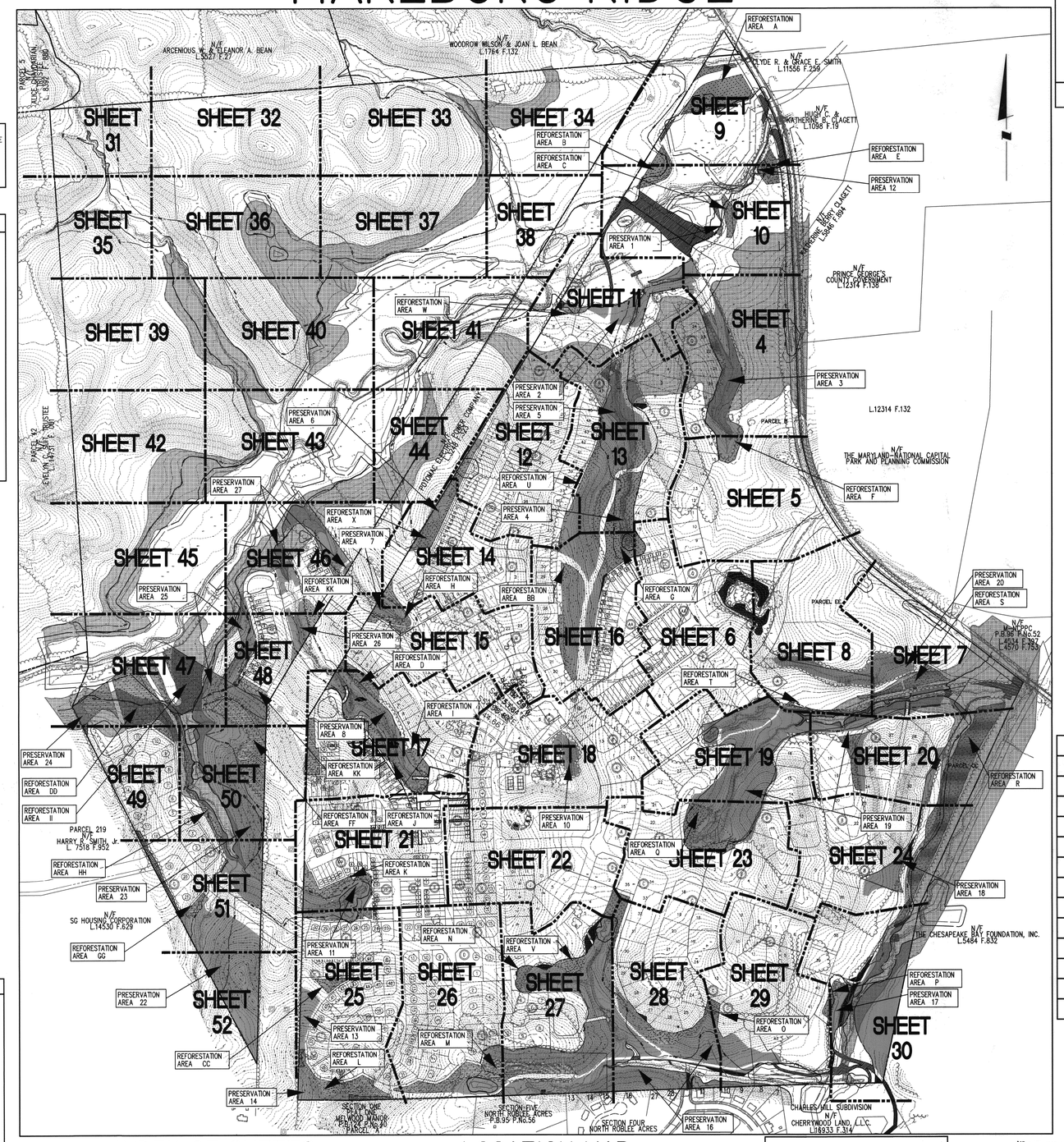
Revised 9/1/04

Prepared by: Kevin Kamberton 12/10/14
License Number: Signature Date

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. Kw is 0.32, soil is not highly erodible. |
| AnA—Adelphia Silt Loam | 0–2% Slopes | This soil is moderately well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible. |
| Bn—Bibb Sandy Loam | | This soil is poorly drained. This is a hydric soil. Kw is 0.20, soil is not highly erodible. |
| Bo—Bibb Silt Loam | | This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible. |
| CmB2—Collington Fine Sandy Loam | 2–5% Slopes, Moderately Eroded | All areas are prime farmlands. This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible. |
| CmC2—Collington Fine Sandy Loam | 5–10% Slopes, Moderately Eroded | Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible. |
| CmD3—Collington Fine Sandy Loam | 10–15% Slopes, Severely Eroded | This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible. |
| Fa—Fallsington Sandy Loam | | Prime farmland if drained. This is a hydric soil. Kw is 0.24, soil is not highly erodible. |
| HcG3—Howell Clay Loam | 12–20% Slopes, Severely Eroded | This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible. |
| HeB2—Howell Silt Loam | 0–5% Slopes, Moderately Eroded | All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible. |
| HeC2—Howell Silt Loam | 5–12% Slopes, Moderately Eroded | Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible. |
| IoA—Iuka Silt Loam, Local Alluvium | 0–2% Slopes | All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible. |
| IoB—Iuka Silt Loam, Local Alluvium | 2–5% | All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible. |
| Jo—Johnston Silt Loam | | This soil is very poorly drained. This is a hydric soil. Kw is 0.20, soil is not highly erodible. |
| MB2—Marr Fine Sandy Loam | 2–5% Slopes, Moderately Eroded | All areas are prime farmland. This is not a hydric soil. Kw is 0.32, soil is not highly erodible. |
| MC3—Marr Fine Sandy Loam | 5–12% Slopes, Severely Eroded | This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible. |
| MD3—Marr Fine Sandy Loam | 12–20% Slopes, Severely Eroded | This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible. |
| ME—Marr Fine Sandy Loam | 20–35% Slopes | This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible. |
| MnA—Mattapex Silt Loam | 0–2% Slopes | All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible. |
| Mw—Mixed Alluvial Land | | This soil is poorly drained. This is a hydric soil. Kw 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. Kw 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. Kw is 0.20, soil is not highly erodible. |
| SaE—Sandy Land | Steep | This soil is somewhat excessively drained. This is not a hydric soil. Kw 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. Kw 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. Kw 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. Kw 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. Kw is 0.49, soil is highly erodible. |
| WaC3—Westphalia Fine Sandy Loam | 6–12% Slopes, Severely Eroded | This soil is well drained. This is not a hydric soil. Kw 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. Kw is 0.49, soil is highly erodible. |
| WbB2—Westphalia Very Fine Sandy Loam | 0–5% Slopes, Moderately Eroded | All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible. |
| WbD2—Westphalia Very Fine Sandy Loam | 12–20% Slope S, Moderately Eroded | This soil is well drained. This is not a hydric soil. Kw 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. Kw 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. Kw 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. Kw is 0.24, soil is not highly erodible. |

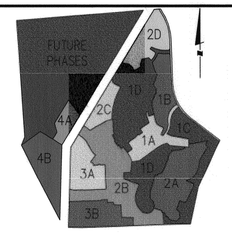



## INDEX OF SHEETS

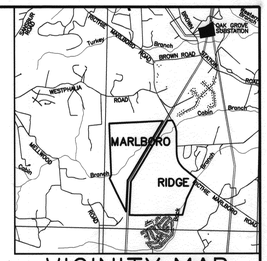

| DESCRIPTION | SHEET NO. |
|---|---|
| COVER SHEET | 1 |
| DETAILS | 2–3 |
| TCPII PLAN | 4–52 |


## LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE (FEET)
300 150 0 300 600




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<br>O 1–5, 7<br>R 1–13 | | AA 1–10<br>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<br>L 1<br>L 18–19<br>O 1–2<br>P 1–4<br>P 8–12<br>P 18<br>P 20–32<br>R 14–46 | A 14–25<br>B 1<br>C 18–35<br>D 1–2<br>J 1<br>M 1, 23<br>O 30<br>P 5–7<br>P 13–17<br>P 19<br>Q 8–27<br>R 47<br>S 1–16 | | AA 11–24<br>CC 1–31 | 56.1% |
| | | TOTAL 62 | TOTAL 83 | TOTAL 0 | TOTAL 44 | TOTAL 189 |
| DSP-06010 | MARLBORO RIDGE, PHASE II | F 47–54<br>H 1–30<br>K 2<br>L 2–7,9,11<br>L 13,15–16<br>M 2–3,5–7<br>M 9–10,13–14<br>M 16–19,20–21<br>N 1–15<br>O 5–8,11–13,16 | B 2–43<br>C 1–17<br>D 3–14<br>F 9–11<br>J 2–13<br>K 3–6<br>L 8,10,12,14,17<br>M 4,8,11–12<br>M 15,19,22<br>O 4,9–10,14–15 | | DD 1–20<br>EE 1–34<br>FF 1–23 | 60.5%<br>~~66.8%~~ |
| | | TOTAL ~~104~~ 87 | TOTAL ~~99~~ 107 | TOTAL 0 | TOTAL 77 | TOTAL 271 |
| DSP-09018 | MARLBORO RIDGE, PHASE 3 & 4 | E 6<br>F 12–20<br>F 22<br>F 27–29<br>F 31<br>F 36–46 | E 1–5<br>F 7–13<br>F 1–8<br>F 21<br>F 23–26<br>F 30<br>F 32–35<br>G 1–21 | | GG 1–8<br>HH 1–13<br>II 1–13<br>JJ 1–8<br>KK 1–13<br>LL 1–27<br>MM 1–17<br>NN 1–14<br>OO 1–15<br>PP 1–24<br>QQ 1–10<br>RR 1–17 | 80.1% |
| | | TOTAL 26 | TOTAL 51 | TOTAL 0 | TOTAL 179 | TOTAL 256 |
| DSP-07058 | MARLBORO RIDGE, PHASE 5 | | A 1–4<br>A 8–12<br>A 16–30<br>B 1–8<br>C 1–29 | A 5–7<br>A 13–15 | | 0.0% |
| | | TOTAL 0 | TOTAL 61 | TOTAL 6 | TOTAL 0 | TOTAL 67 |
| CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES | | 175<br>TOTAL ~~192~~ 182 | 334<br>TOTAL ~~317~~ 334 | TOTAL 6 | TOTAL 332 | 59.9%<br>~~61.9%~~<br>TOTAL 847 |

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 |
| 08 | STAFF LEVEL REVIEW | TO REMOVE WOODLAND SAVED (NOT COUNTED) AREA FROM LOTS 33 & 34, BLOCK B | 1 & 24 |
| 09 | DSP-05075-04 | TO REVISE LOT 25, BLOCK AA TO OPEN SPACE PARCEL PP | 1 & 6 |
| 10 | DSP-06010-05 | TO ADJUST LOT LINES | 1, 14–15 & 17–18 |

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

| APPROVED BY | DATE |
|---|---|
| J.U. STASZ | 10/5/05 |
| K SHOULARS | 9/14/06 |
| K SHOULARS | 11/15/06 |
| K FRITZ | 11/16/07 |
| K FRITZ | 1/15/08 |
| K FRITZ | 3/13/08 |
| K SHOULARS | 6/8/12 |
| C SCHNEIDER | 11/5/12 |
| MEGAN K. REISER | 9/11/14 |
| MEGAN K. REISER | 12/31/14 |
| MEGAN K. REISER | 6/17/15 |
| Megan K Reiser | 10/26/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR later verifies 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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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

MD. NATL. CAP. PK. & PL. COMM. PRINCE GEORGE'S COUNTY
RECEIVED
OCT 27 2015
ENVIRONMENTAL PLANNING SECTION

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 |
|---|---|---|---|
| 10 | REVISE LOT LINES IN PHASE 2D NORTH | ESE | 6/19/15 |
| 9 | REVISE LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION | ESE | JAN. '15 |
| 8 | REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS | ESE | DEC. '14 |
| 7 | UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS | ESE | SEPT. '13 |
| 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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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*

10/5/15

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 | 36" | 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 | 35" | 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 | 36" | 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 | 32" | 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 is | 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 | 31" | 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 | 38" | 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 | Removed |
| 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 | Saved |
| 298 | 30" | Tulip Tree | Good | Saved |
| 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 | Poor | 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 | 38" | 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 | 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 | Fair | 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 | 36" | 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 | Poor, 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 PROPOSED 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 2072; 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.

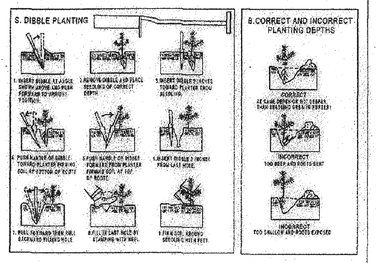
2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND 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 IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT

FIGURE 3.6.5

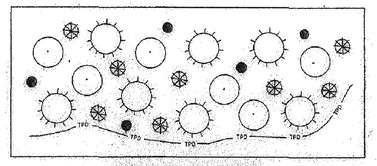
## SEEDLING PLANTING METHODS




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)

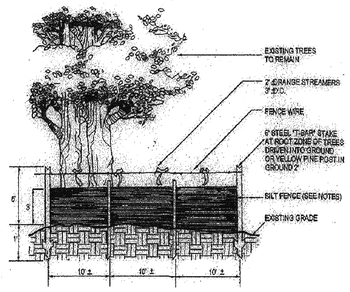
### PLANT LIST/RATIO FOR SEEDLINGS

| | TOTAL PER MANUAL | TOTAL THIS PLAN |
|---|---|---|
| REFORESTATION AREA PROVIDED | 1.0 ACRE | 21.28 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:

1090 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

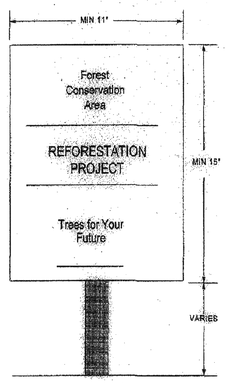



Notes:
1. Silt fence to be haveled into the soil.
2. Wire, snow fence, etc. for tree protection only.
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained during last 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



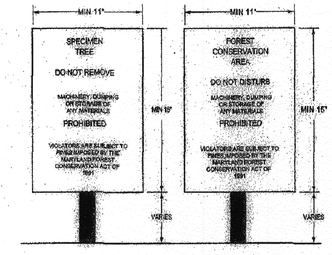

NOTES:

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

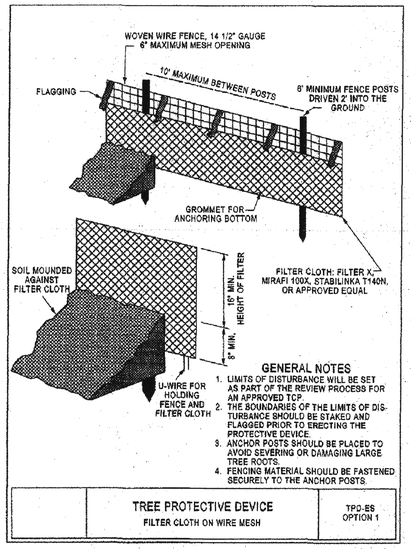



NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

## CONSTRUCTION SIGNS

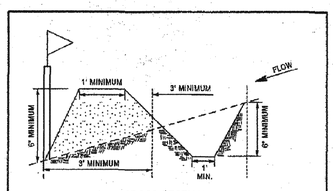
FIGURE C-4




### 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<br>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<br>PERIMETER OR SWALE | TPD-ES OPTION 3 |
|---|---|---|

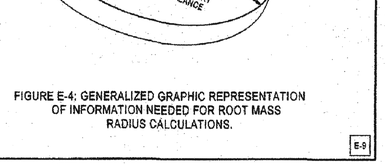


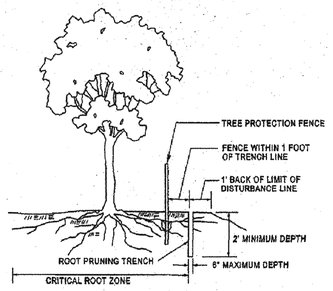

FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

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 KEITH G. HAMILTON STATE OF MARYLAND

10/5/15

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/26/15 |

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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.

Loiederman Soltesz 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 |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '15 |
| 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 | 5/30/08 |
| 2 | ADDRESSED MNCPPC 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: AND | CHECKED: WKD

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MAP 20,26 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGES 91, GRID 12, 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

1" = N/A

SHEET 3 OF 52

PROJECT NO. 0641-09-00

RITCHIE MARLBORO ROAD

65 dBA

PRESERVATION AREA 3

PRESERVATION AREA 2

REFORESTATION AREA F

REFORESTATION AREA F

PHASE 1B

PHASE 2

PHASE 3

PHASE 4

EASEMENT PB. PM219 P. 21

SHEET 5

SHEET 10

SHEET 11

SHEET 13

SCALE: 1" = 30'

## LEGEND

| | |
|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA |
| FLOODPLAIN | FP |
| STREAM | |
| STREAM BUFFER | SB |
| WETLAND | WL |
| 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 | 527 |
| 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

LANDSCAPE ARCHITECT 3818 LEVIN O. HAMILTON STATE OF MARYLAND
10/5/15

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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| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/06/15 |

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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)
30 15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4904 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Metsys

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

Rodgerman 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 Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.net

| NO | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | APR. '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 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 | 12/20/05 |

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

COPYRIGHT ASSC THE MAP PEOPLE PERMITTED USE NUMBER 20041021

MAP 20,26 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGE 91, GRID B2, B3, C2, 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~~

STATE OF MARYLAND WILLIAM KENT DURIN 3818 REGISTERED LANDSCAPE ARCHITECT
10/5/15

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 4 OF 52
PROJECT NO. 0641-09-00

SHEET 4

SHEET 13

SHEET 6

SHEET 8

PRESERVATION AREA 3

REFORESTATION AREA F

SURFACE DRAIN EASEMENT PB. PM236 P. 91

STORM DRAIN EASEMENT PB. PM218 P. 20

WSSC R/W L.28146 F.

PHASE 1D

PHASE 1B

SCREEN FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

NO CLIMB FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

SACRIFICE AREA 1 0.37 AC.

SACRIFICE AREA 2 0.20 AC.

SACRIFICE AREA 3 0.24 AC.

PASTURE AREA #3 2.30 AC.

PASTURE AREA #4 2.45 AC.

65 dBA

4 BOARD FENCE

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

MAINTENANCE GATE

CONTROL GATE

NO CLIMB FENCE

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRIC SERVICE

PIPE BOLLARD

MAY SHED

507x38' EQUIPMENT SHED

STABLE 204' X 36' FFE 172.0

INDOOR RING 230' X 110' FFE 172.0

BREEZEWAY

PARCEL B TO BE DEDICATED TO HOA

PARCEL C TO BE DEDICATED TO HOA

PHASE 1A

PHASE 1C

PHASE 1B

M-NCPPC L.12314 F.132

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 | |
| 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 PRSSV. 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/28/15 |

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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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.

10/5/15
FOR ESE CONSULTANTS, INC. ONLY

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
www.LSAdesign.net

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Frederick
Waldorf
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 | 7/17/06 |
| 3 | ADDRESSED PSB 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 | 12/20/05 |

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411107
MAP 20,28 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGE 91, GRID B2, B3, C2, D3, D4 | R-R |
| M-NCPPC 200' SHEET: 205 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
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 5 OF 52
PROJECT NO. 0841-09-00

## LEGEND

| | |
|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA |
| FLOODPLAIN | FP |
| STREAM | ST |
| STREAM BUFFER | SB |
| WETLAND | WL |
| 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 | |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/6/15 |

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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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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 3318 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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)
30 15 0 30 60

Lenhart Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net

Rockville Lanham Frederick Waldorf Leonardtown Chantilly

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 9 | REVISE LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION | ESE | JAN. '15 |
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '05 |
| 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-NCPPC COMMENTS | BCG | 5/30/06 |
| 2 | ADDRESSED M-NCPPC COMMENT FOR SIGNATURE | BCG | 4/10/06 |
| 1 | PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C | BCG | 12/2/2005 |

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20111107

| | |
|---|---|
| MAP 20,28 | GRID C13 & D13-12 |
| TAX MAP | ZONING CATEGORY: |
| PAGE 91, GRID B2, B3, C2, D3, D4 | R-R |
| M-NCPPC 200' SHEET | |
| 205 SE 9, 10 | |
| 205 SE 9,10 | |
| WSSC 200' SHEET | |
| 205 SE 9, 10 | |
| 205 SE 9, 10 | |

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — KAREN REGINA DIXON — No. 21437 — REGISTERED LANDSCAPE ARCHITECT
11/4/15

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 HIGHLY 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 6 OF 52
PROJECT NO. 0641-09-00

RITCHIE MARLBORO ROAD

WSSC RIGHT OF WAY L. 26872 F. 418

WSSC RIGHT OF WAY L. 26772 F. 418

16' PUE

WSSC EASEMENT L. 26857 F. 495

65 dBA

PRESERVATION AREA 20

PRESERVATION AREA 19

REFORESTATION AREA S

REFORESTATION AREA T

PHASE 1A

PHASE 2

SHEET 6

SHEET 20

WATERING STATION WITH HYDRANT WITH BASIN AND ELECTRIC SERVICE

PARCEL 'E' TO BE DEDICATED TO HOA

PARCEL 'A'

PARCEL 'C' TO BE DEDICATED TO HOA

PARCEL 'B' TO BE DEDICATED TO HOA

RUNAWAY SHED

STONE WEAVER HEADWALL SEE DETAIL FT THIS SHEET

MEANDERING TRAIL

PAVED EQUESTRIAN TRAIL

HIKER/BIKER TRAIL

TRAIL HEADWALL SEE DETAIL

TREE PRESERVATION SIGN

PRESERVATION AREAS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS (OR WHOSE 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.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION P.G.CO. P.No.52 L.6870 F.753

PARCEL 'D' #85036396

## 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 | |

SCALE 1" = 30'

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
50 25 0 50 100

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

| | APPROVED BY | DATE |
|---|---|---|
| | K 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser 10/29/15 | |

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M-NCPPC
APPROVAL

| | |
|---|---|
| PROJECT NAME: | MARLBORO RIDGE PHASE 2 |
| PROJECT NUMBER: | DSP-06010-05 |

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

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
LANDSCAPE ARCHITECT 3318 JOHN C. HAMILTON STATE OF MARYLAND
10/5/15

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-309-2000
ATTENTION: Tom Mateya

REGISTERED LANDSCAPE ARCHITECT STATE OF MARYLAND

MISS UTILITY NOTE
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Loiederman Soltesz 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 Olney Frederick Waldorf Leonardtown Chantilly

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | MOS. '07 |
| 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 MNCPAPC COMMENTS | BCG | 6/30/06 |
| 2 | ADDRESSED MNCPPPC 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: V6 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157
MAP 20126 GRID C13 & D13-12
TAX MAP PAGE 64, 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
~~PHASE 2~~

TREE CONSERVATION PLAN TYPE II

# MARLBORO RIDGE

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

1" = 30'
SHEET 7 OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 6

MATCHLINE SHEET 20

MATCHLINE SHEET 19

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

FARRIER DRIVE

PHASE 1C
PHASE 1A

PHASE 1A
PHASE 1B

PHASE 1D

65 dBA

PRESERVATION AREA 20

REFORESTATION AREA T

REFORESTATION AREA T

STORMWATER EASEMENT

SWM POND #2

MAIN POOL 5,426 SQ. FT.

WADING POOL 2,025 SQ. FT.

COMMUNITY BUILDING FFE 182.00 BF 182.00

PARCEL 'EE' TO BE DEDICATED TO HOA

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRICAL SERVICE

MAINTENANCE GATE

ALL WEATHER SURFACING (TYP.)

PASTURE GATE (TYP.)

NO CLIMB FENCE

MASONRY PIERS

SEPTIC FIELD

OVERHEAD UTILITY EASEMENT

STORM DRAIN EASEMENT

10' ASPHALT HIKER/BIKER TRAIL

## 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 | ST# |
| 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

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/26/15 |

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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 3318 STEVE G. HAMILTON STATE OF MARYLAND
10/5/15

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.: 301-386-2009
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 60

Loiederman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Rockville Bellmawr Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.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 | BCS | 7/27/06 |
| 3 | ADDRESSED PER MNCP&PC COMMENTS | BCS | 6/30/06 |
| 2 | ADDRESSED MNCP&PC COMMENT FOR SIGNATURE | BCS | 4/10/06 |
| 1 | PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C | BCS | 12/20/05 |

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCS | TECHNICIAN: AMC | CHECKED: WKD

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

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGE 94, GRID B2, B3, C2, 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~~

STATE OF MARYLAND WARREN KENT DUPUY 21676 REGISTERED PROFESSIONAL ENGINEER
11/4/15

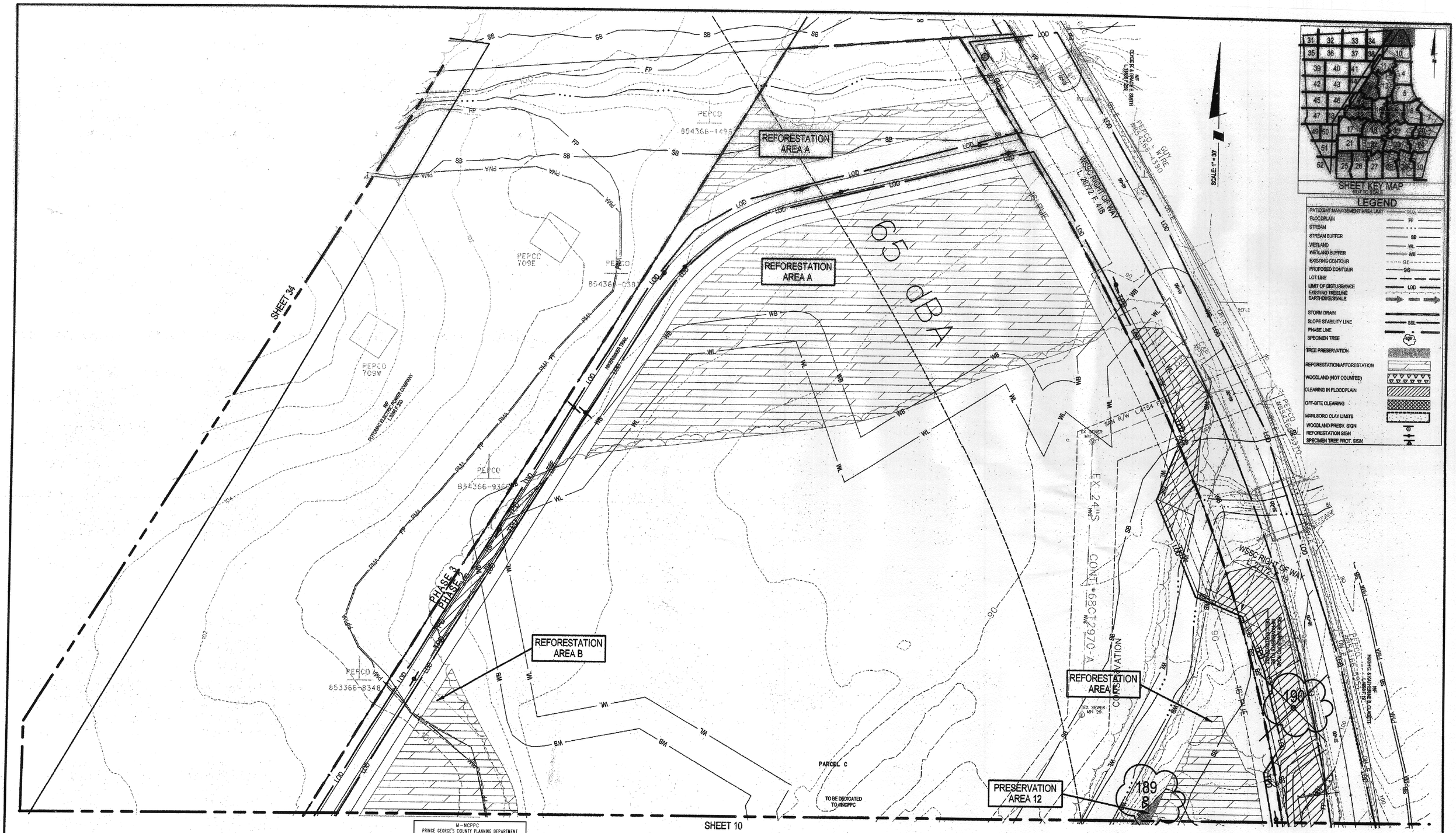
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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 8 OF 52
PROJECT NO. 0641-09-00




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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/30/15 |

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3816 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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



Loiederman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
LANDO OFFICES
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net
Rockville Lanham Frederick Waldorf 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, 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 | 12/2/2005 |

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411197
MAP 20,25 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGE 91, GRID B2, B3, C2, C3, D4 | R-R |
| M-NCPPC SDP SHEET | |
| 205 SE 9, 10 209 SE 9,10 | |
| WSSC 300' SHEET | |
| 205 SE 9, 10 206 SE 9, 10 | |

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND LAUREN DENISE DUNN 22014 REGISTERED PROFESSIONAL ENGINEER
11/17/15

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.

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in this Project Number

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

REFORESTATION AREA C

PRESERVATION AREA 1

PRESERVATION AREA 2

CONSERVATION

PHASE 3

PHASE 2

PHASE 1D

PHASE 1B

NORTH RIDING ROAD (PUBLIC) R/W

RITCHIE MARLBORO ROAD

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

8' ASPHALT RIVER/RIVER TRAIL

EQUESTRIAN TRAIL

PARCEL C TO BE DEDICATED TO M-NCPPC

PARCEL D TO BE DEDICATED TO M-NCPPC

PARCEL HH

SWM POND #1
SEDIMENT BASIN #5

STORMWATER EASEMENT L.25309 F.711

PERPETUAL EASEMENT FOR DRAINAGE AREA

TEMPORARY CONSTRUCTION EASEMENT

WSSC R/W L.28146 F.508

STORM DRAIN EASEMENT PRO.6M219 P. 24

72" RCP ASTM C-361, B-25

21"RCP

18"RCP

16" PUE

10' PUE

12" W

SD ESMT

SD EASEMENT

STORM DRAIN

65 dBA

181

182

183

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 | |
| EARTHDIKE/SWALE | |
| STORM DRAIN | |
| SLOPE STABILITY LINE | SSL |
| PHASE LINE | |
| SPECIMEN TREE | ST# |
| TREE PRESERVATION | |
| REFORESTATION/APPOREST'ATION | |
| 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

| | 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/22/15 |


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 3318 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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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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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Name.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2009
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 60


Loiederman Soltesz 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 |
|---|---|---|---|
| 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 | 7/17/06 |
| 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 STANDARDS VERSION: V8 - 2000
DESIGNED: BCG TECHNICIAN: ANC CHECKED: WKD


COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20011127


MAP 29,28 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGE 81, GRID B2, B3, C2, D3, D4 | R-R |
| M-NCPPC PG 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~~

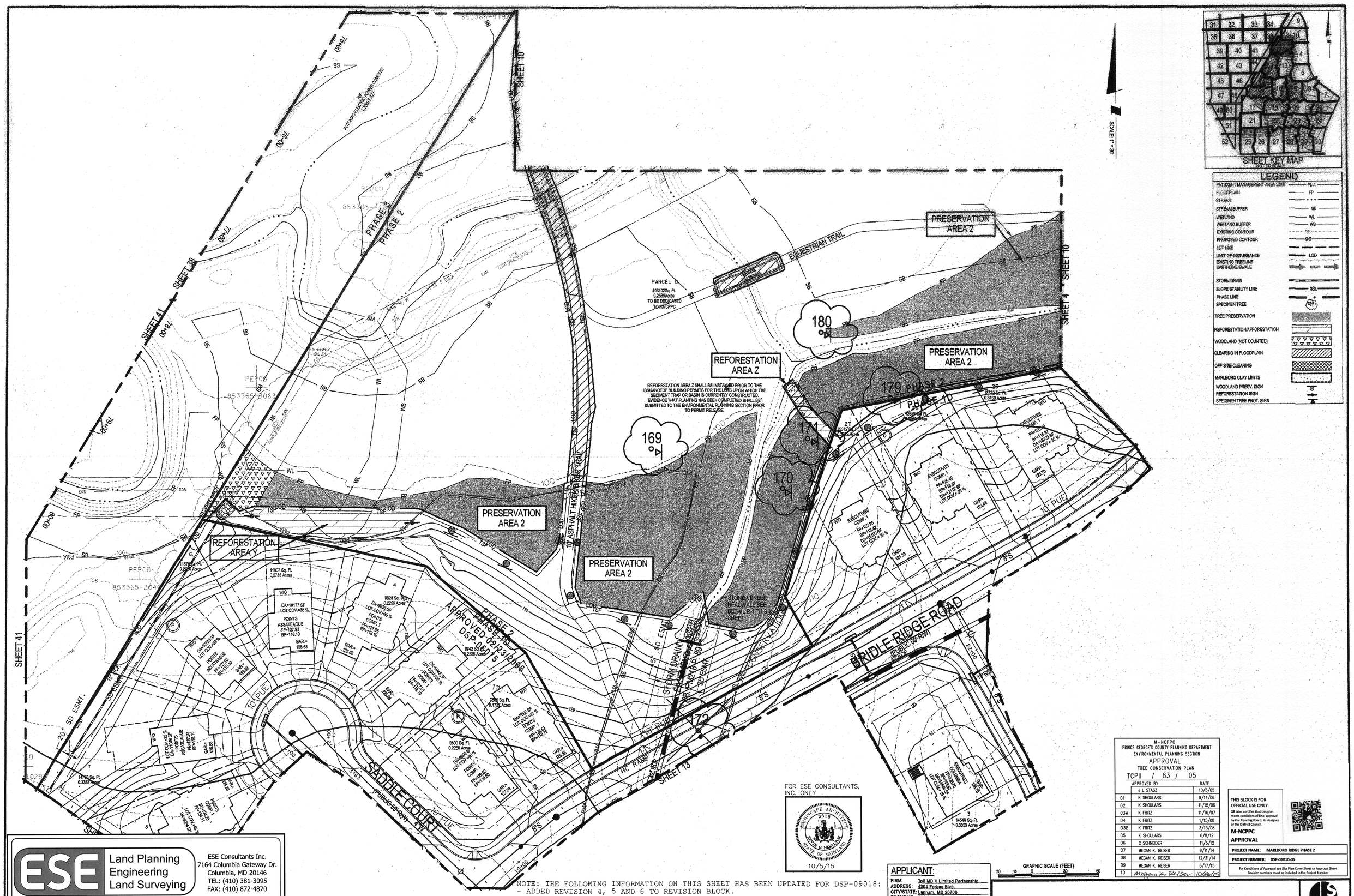
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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 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 | 95 |
| 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 | |

FOR ESE CONSULTANTS, INC. ONLY

ANNSCHE ARCHIBEY 3316 KEITH G. HAMILTON STATE OF MARYLAND

10/5/15

GRAPHIC SCALE (FEET)

30 15 0 30 60

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

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser 10/26/15 | |

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 PHASE 2
PROJECT NUMBER: DSP-06010-05

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

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

Lenhart Maltbie Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
Engineering Planning Surveying Environmental Sciences
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Rockville Waldorf Frederick Waldorf 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, 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 | 4/19/06 |
| 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 20041157

MAP 20,26 GRID D13 & D13-12

| 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
~~PHASE 2~~

STATE OF MARYLAND KEITH G. HAMILTON 21324 REGISTERED PROFESSIONAL ENGINEER 11/18/09

**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 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

RODEO COURT

BRIDLE RIDGE ROAD

RANCH ROAD (PRIVATE ROAD)

PHASE 1

PHASE 2

PHASE 3

SHEET 11

SHEET 12

SHEET 13

SHEET 14

SHEET 16

SHEET 41

SHEET 44

STORM DRAIN EASEMENT PB. PM218 P. 88

## 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 | 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 | |

SHEET KEY MAP
NOT TO SCALE

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 Maloye

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/20/15 |

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

PROFESSIONAL ENGINEER 3318 KEVIN C. HAMILTON STATE OF MARYLAND
10/5/15

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.

Loiederman Soltesz Associates, Inc.
Engineering, Planning, Surveying, Environmental Sciences
LANHAM OFFICE
4266 Forbes Boulevard
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t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net
Rockville, Bowie, Frederick, Waldorf, 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, 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 | 5/30/06 |
| 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 20411127

| | |
|---|---|
| MAP 20,26 | GRID C13 & D13-12 |
| TAX MAP PAGE 84, GRID B2, B3, C2, C3, 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~~

STATE OF MARYLAND — KEVIN KENNETH DUAN — 21417 — REGISTERED PROFESSIONAL ENGINEER

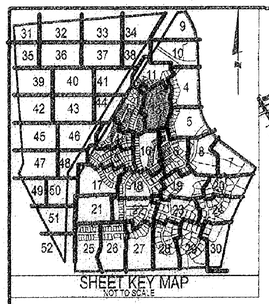
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY HAND-DUG TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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




SCALE: 1" = 30'

ROLLING PADDOCK DRIVE (PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SADDLE COURT (PUBLIC 50' R/W)

STORM DRAIN EASEMENT PB. PM218 P. 89

SURFACE DRAIN EASEMENT PB. PM218 P. 89

PRESERVATION AREA 4

PRESERVATION AREA 5

REFORESTATION AREA G

REFORESTATION AREA U

SEDIMENT TRAP #15

10' WIDE BITUMINOUS HERRING TRAIL

10' WIDE BITUMINOUS BRIDGE

REFORESTATION AREA G 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 G 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.

CONSERVATION

SHEET 4 SHEET 5 SHEET 11 SHEET 12 SHEET 16

## 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 — EDDIR / SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL —
- PHASE LINE
- SPECIMEN TREE (ST#)
- 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/5/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR scanner for instructions on revisions of the approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

GRAPHIC SCALE (FEET)
30 15 0 30 60

FOR ESE CONSULTANTS, INC. ONLY
STATE OF MARYLAND — 5318 — LANDSCAPE ARCHITECT — KEVIN G. HAMILTON
10/5/15

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

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.
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 Waldorf Frederick Leonardtown Chantilly

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '15 |
| 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 | 5/30/06 |
| 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: AWC | CHECKED: WKD

COPYRIGHT 2005 THE MAP PEOPLE PERMITTED USE NUMBER 20411167

| | |
|---|---|
| MAP 20,26 | GRID C13 & D13-12 |
| TAX MAP PAGE 91, GRID 92, 83, C2, D3, D4 | ZONING CATEGORY R-R |
| M-NCPPC 200' SHEET | 205 SE 9, 10 / 205 SE 9,10 |
| WSSC 200' SHEET | 205 SE 9, 10 / 206 SE 9, 10 |

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — 21736 — REGISTERED PROFESSIONAL ENGINEER — WILLIAM K. THOMPSON
10/5/15

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

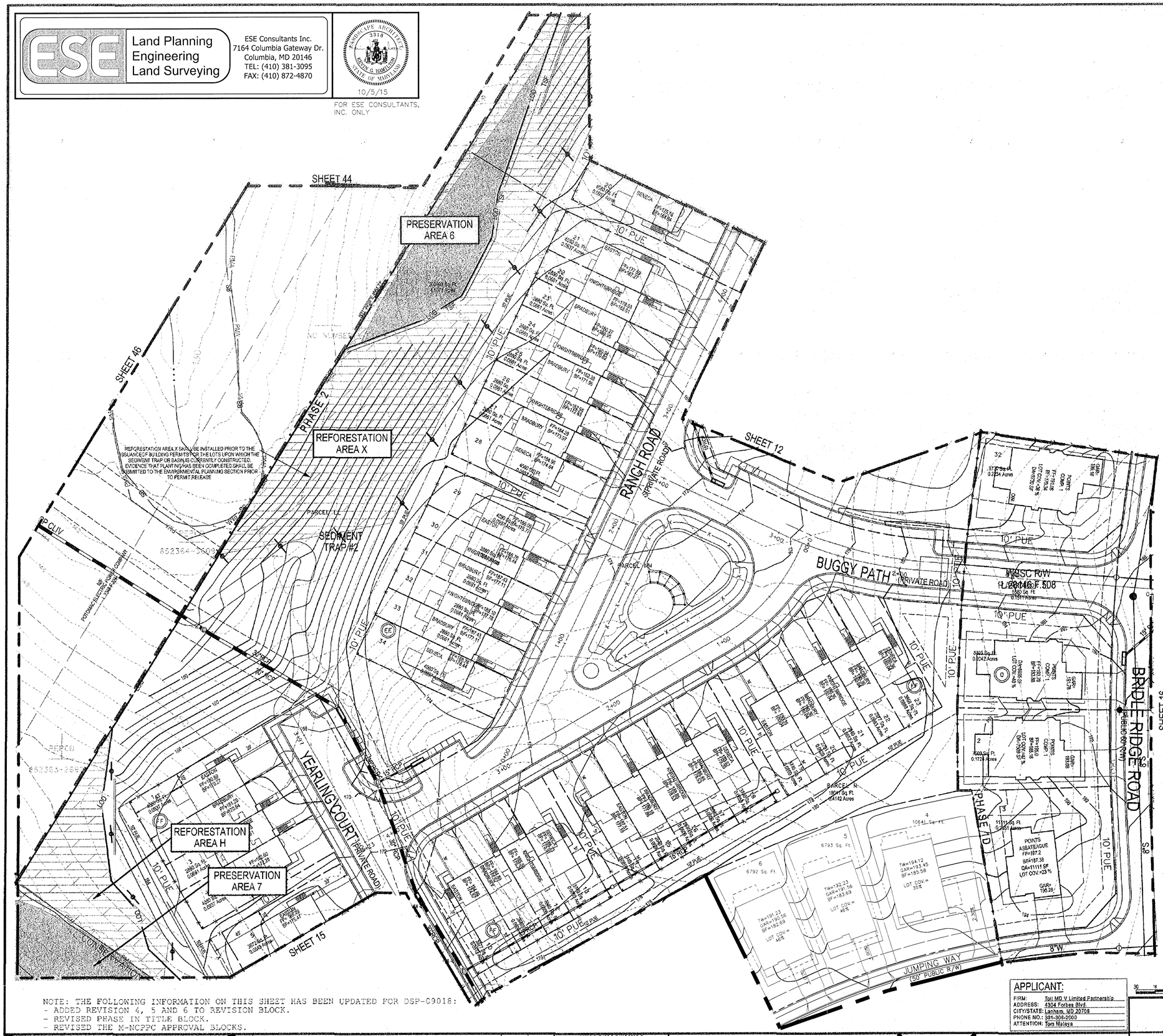
1" = 30'
SHEET 13 OF 52
PROJECT NO. 0641-09-00

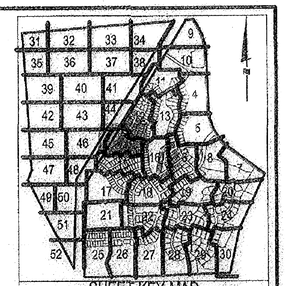
ESE
Land Planning
Engineering
Land Surveying

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

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND BRIAN G. HAMILTON 10/5/15

FOR ESE CONSULTANTS, INC. ONLY




## LEGEND

| | |
|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA |
| FLOODPLAIN | FP |
| STREAM | |
| STREAM BUFFER | SB |
| WETLAND | WL |
| WETLAND BUFFER | WB |
| EXISTING CONTOUR | EG |
| PROPOSED CONTOUR | PG |
| 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 | |

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.

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code verifies that is an approved version of the approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

GRAPHIC SCALE (FEET)
90 60 30 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 Maloya

Lenhart Traceman Soltesz 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, Ellicott, Frederick, Waldorf, Leonardtown, Chantilly

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | 6/19/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | ESE | AUG. '12 |
| 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 | 4/10/06 |
| 1 | PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C | BCG | 12/20/05 |

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

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MAP 20,28 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGES: 199,192, 83,C1, 28,D4 | R-R |

M-NCPPC DSP SHEET
206 SE 9, 10
206 SE 9,10

WSSC STMP SHEET
206 SE 9, 10
206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND BRIAN G. HAMILTON REGISTERED LANDSCAPE ARCHITECT 3318 10/5/15

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAINING 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. 0641-09-00

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 F TO BE DEDICATED TO HOA

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.

PEPCO ELECTRIC POWER COMPANY L.1048 F.323

YEARLING COURT (PRIVATE 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

FLYING CHANGE ROAD (PUBLIC 50' R/W)

JUMPING WAY (PUBLIC 50' R/W)

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

PHASE 1D PHASE 2 DSP-06010

PHASE 2 DSP-06010 PHASE 3A

PHASE 2B

PHASE 2C

PHASE 2E

PHASE 2F

PHASE 2G

PHASE 2H

PHASE 2J

PHASE 2K

PHASE 2L

PHASE 2M

PHASE 2N

PHASE 2P

PHASE 2Q

PHASE 2R

PHASE 2S

PHASE 2T

PHASE 2U

PHASE 2V

PHASE 2W

PHASE 2X

PHASE 2Y

PHASE 2Z

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 | |

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/20/15 |

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

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05

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


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 |
|---|---|---|---|
| 10 | REVISED LOT LINES IN 2B NORTH | ESE | 6/19/15 |
| 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 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

KENNETH G. HAMILTON 3318 PROFESSIONAL ENGINEER STATE OF MARYLAND
10/5/15

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

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

REFORESTATION AREA G

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

REFORESTATION AREA G

PRESERVATION AREA 5

PRESERVATION AREA 5

PRESERVATION AREA 5

REFORESTATION AREA BB

STORM DRAIN EASEMENT PM218 PG 93

10' ASPHALT HIKER/BIKER TRAIL

SHEET 6

SHEET 12

SHEET 13

SHEET 14

SHEET 15

SHEET 16

CHARIOT WAY

CHARIOT WAY (PRIVATE ROAD)

PHASE 1A

PHASE 1B

PHASE 1C

WSSC R/W 1.5

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

10' PUE

12"W

8"S

## 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 | |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/22/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
Or see certification plan sheets conditions of the approval by the Planning Board, its designee or the Clerk of Court.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4804 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2030
ATTENTION: Tom Maloya

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

3318 KENNETH G. HAMILTON STATE OF MARYLAND
10/5/15

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.

Lenhart Pratt 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 Frederick Waldorf Leonardtown Chantilly
www.LPSAssociates.net

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | 8/25/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1C | SCG | 7/17/06 |
| 3 | ADDRESSED PER MNCP&PC COMMENTS | BCG | 5/2006 |
| 2 | ADDRESSED MNCP&PC COMMENT FOR SIGNATURE | BCG | 4/1006 |
| 1 | PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C | BCG | 12/2005 |

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

COPYRIGHT 2002 THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

| MAP | 20,26 | GRID | C13 & D13-12 |
|---|---|---|---|
| TAX MAP | PAGE 91 GRID 32, 93, D2, E3, D4 | ZONING CATEGORY | R-R |
| MNCPPC 200' SHEET | 205 SE 9, 10<br>206 SE 9,10 | | |
| WSSC 200' SHEET | 205 SE 9, 10<br>206 SE 9, 10 | | |

PHASES 3 & 4
~~PHASE 2~~

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 16
OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 48

MATCHLINE SHEET 50

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 21

POTOMAC ELECTRIC POWER COMPANY L.1368 F.133

PHASE 3A

REFORESTATION AREA D

REFORESTATION AREA J

REFORESTATION AREA EE

PRESERVATION AREA 8

REFORESTATION AREA D

REFORESTATION AREA I

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.

PHASE 2 DSP-06010

PHASE 3A

PHASE 3A 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)

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
- 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

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/20/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code sent for instructions on how to confirm certificate approval by the Planning Board, its designee or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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

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.


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 |
|---|---|---|---|
| 10 | REVISED LOT LINES IN 2B NORTH | ESE | 6/19/15 |
| 7 | REVISION #1 – UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS | ESE | SEPT. '13 |
| 6 | REVISED PEP 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 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

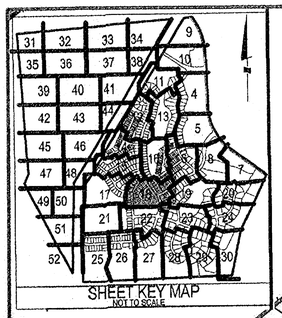
PHASES 3 & 4

LANDSCAPE ARCHITECT 1313 EDWIN G. HAMILTON STATE OF MARYLAND
10/5/15

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 STATE OF MARYLAND — 10/5/15

FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 30'

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FLYING CHANGE COURT (PUBLIC 50' R/W)

MARLBORO RIDGE ROAD

BRIDLE RIDGE ROAD

PRESERVATION AREA 10

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 2

PHASE 3

PARCEL 'J' 20,481 Sq. Ft. 0.4700 Acres TO BE DEDICATED TO HOA

WSSC R/W L.2814 F.184

SHEET 15

SHEET 16

SHEET 17

SHEET 19

SHEET 21

SHEET 22

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.

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR as set forth in staff memo dated [illegible] subject to conditions of the approval by the Planning Board, its designee or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

## LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA | WETLAND BUFFER | WB | EXISTING TREELINE | | CLEARING FLOODPLAIN | | WOODLAND PRESV. SIGN | |
| FLOODPLAIN | FP | EXISTING CONTOUR | 95 | TREE PROTECTION DEVICE | TPD | OFF-SITE CLEARING | | REFORESTATION SIGN | |
| STREAM | | PROPOSED CONTOUR | 96 | STORM DRAIN | | 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 | | | | | |

TREE PRESERVATION
REFORESTATION/AFFORESTATION
WOODLAND (NOT COUNTED)

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

GRAPHIC SCALE (FEET): 30 15 0 30 60

Dewberry Soltesz 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 Waldorf Frederick Leonardtown Chantilly

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 7 | REVISED LOT LINES N PHASE 2B NORTH | ESE | 6/19/15 |
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '13 |
| 5 | PREVIOUSLY APPROVED PHASE 1A-1C, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | BCG | 7/17/06 |
| 3 | ADDRESSED PER WNCP&PC COMMENTS | BCG | 5/30/06 |
| 2 | ADDRESSED WNCP&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

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PERMITTED USE NUMBER 03411157

MAP 20,26 | GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY |
|---|---|
| PAGE 91, GRID 82, B1, C2, D8, 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 18 OF 52

PROJECT NO. 0641-09-00

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/26/15 |

FOR ESE CONSULTANTS, INC. ONLY

10/5/15

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.

THIS BLOCK IS FOR OFFICIAL USE ONLY
Certain conditions on plans require action by the Planning Board, its designee or the District Council
M-NCPPC
APPROVAL

| | |
|---|---|
| PROJECT NAME: | MARLBORO RIDGE PHASE 2 |
| PROJECT NUMBER: | DSP-06010-05 |

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

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)
30 15 0 30 60

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

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | BCG | 7/27/08 |
| 3 | ADDRESSED PER M-NCPPC COMMENTS | BCG | 6/30/08 |
| 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 2006 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 23411867

| MAP | GRID |
|---|---|
| 20 25 | C13 & C13-12 |

| TAX MAP | ZONING CATEGORY |
|---|---|
| PAGES 91, 92, 93, 02, 09, 04 | R-R |
| M-NCPPC 200' SHEET | |
| 205 SE 9, 10 208 SE 9,10 | |
| WSSC 200' SHEET | |
| 205 SE 9, 10 208 SE 9,10 | |

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — WILLIAM K. SHOULARS — No. 21437 — DISTRICT LAND SURVEYOR — LANDSCAPE ARCHITECT — 11/9/04

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 19
OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

PHASE 1D
APPROVED 02/23/2006
DSP-05075
PHASE 2C

PRESERVATION AREA 19

REFORESTATION AREA W

REFORESTATION AREA R

REFORESTATION AREA

PEGASUS COURT
(PUBLIC 50' R/W)

RATHMINO CROSSING
(PUBLIC 50' R/W)

10' PUE

24' SD ESMT

SHEET 8

SHEET 7

SHEET 24

SHEET 15

PARCEL BB
TO BE DEDICATED
TO M-NCPPC

PARCEL CC
TO BE DEDICATED
TO M-NCPPC

UNPAVED EQUESTRIAN TRAIL

CONSERVATION EASEMENT

REFORESTATION AREAS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASINS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTINGS HAVE BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

LEGEND

| | |
|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA |
| FLOODPLAIN | FP |
| STREAM | |
| STREAM BUFFER | SB |
| WETLAND | WL |
| 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 | |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/9/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
Signature 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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

GRAPHIC SCALE (FEET)
50 25 0 30 60

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 STATE OF MARYLAND KEVIN G. HAMILTON
10/5/15

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: 4306 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2009
ATTENTION: Tom Mateya

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

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | 10/5/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | BCG | 7/31/08 |
| 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 | 12/20/06 |

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

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PERMITTED USE NUMBER 23411667
MAP 20,28 GRID C13 & D13-12
TAX MAP: PAGES 91, GRID B2, B3, C2, C3, D4
ZONING CATEGORY: R-R
M-NCPPC DSP SHEET: 205 SE 9, 10; 206 SE 9, 10
ASSC DSP SHEET: 205 SE 9, 10; 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND WILLIAM K. WINEGRAD 21360 REGISTERED LANDSCAPE ARCHITECT
11/7/15

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 20 OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 17

LARIAT LOOP TWO (PRIVATE 50' R/W)

PHASE 2 DSP-06010
PHASE 3A

MATCHLINE SHEET 18

MATCHLINE SHEET 50

N/F
POTOMAC ELECTRIC POWER COMPANY
L.2746 F.514

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

SCALE: 1" = 30'

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY
(PRIVATE 50' R/W)

MATCHLINE SHEET 22

ADDITIONAL REFORESTATION

PHASE 3A

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.

REFORESTATION AREA K

PRESERVATION AREA 11

PRESERVATION AREA 11

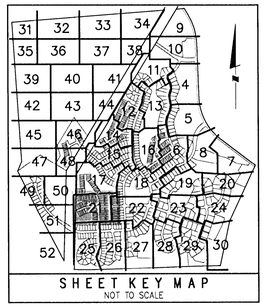
REVISED PRESERVATION LIMITS

CLEARING FOR SEDIMENT BASIN/TRAP OUTFALLS

MATCHLINE SHEET 51

MATCHLINE SHEET 25

MATCHLINE SHEET 26




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 | |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR see certification 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 PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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 DUE TO REVISED RETAINING WALLS | ESE | SEPT. '13 |
| 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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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

KEVIN G. HAMILTON — 9318 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
10/5/15

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 26

MATCHLINE SHEET 27

MATCHLINE SHEET 23

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 V SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE LOD CONTROL PERMIT FOR THE ADJACENT PHASE OF DEVELOPMENT. A DESIGNATED TREE PLANTING SECTION SHALL BE SUBMITTED TO THE PLANNING SECTION PRIOR TO THE ISSUANCE OF THE LOD CONTROL PERMIT FOR THE ADJACENT PHASE OF DEVELOPMENT.

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

## 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 | |

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/06/15 |

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

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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


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 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

10/5/15

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.: 22 OF 52

SHEET 18

SHEET 19

SHEET 22

SHEET 28

SHEET 28

SCALE 1" = 50'

PARCEL 'Z'
12671 Sq. Ft.
0.2907 Acres
TO BE DEDICATED
TO HOA

13198 Sq. Ft.
0.3030 Acres

13106 Sq. Ft.
0.3009 Acres

10' ASPHALT HIKER/BIKER TRAIL

SURFACE DRAIN ESMT

SURFACE DRAIN EASEMENT PB. 218 P. 86

21130 Sq. Ft.
0.4851 Acres

18811 Sq. Ft.
0.4318 Acres

20913 Sq. Ft.
0.4716 Acres

EXMOORE COURT (PUBLIC 60' R/W)

15" RCP

24" RCP

STORM DRAIN EASEMENT PB. PM218 P.85

10' PUE

SD ESMT

WSSC R/W L.28146 F.486

36" RCP

SIGN ESMT

REFORESTATION AREA Q

REFORESTATION AREA Q 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 19

PHASE 1D APPROVED 02/25/10 PHASE 2

209

220

222

221

223

246

PEGASUS COURT (PUBLIC 50' R/W)

229

247

248

249

251

250

40' PUE

24" RCP

48" RCP

DAPPLED GREY WAY (PUBLIC 60' R/W)

WSSC R/W L.28146 F.486

10' ASPHALT HIKER/BIKER TRAIL

PHASE 1B PHASE 2

REFORESTATION AREA V

GOURDHURST PKWY

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

STATE OF MARYLAND — KEVIN G. HAMILTON — 3318 — PROFESSIONAL ENGINEER
10/5/15

## LEGEND

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

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 Maleya


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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR now certifies that the plan meets conditions of the approval by the Planning Board, its designee or the Circuit Court.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05

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

| NO | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 3 & 4, TO INCLUDE PHASES 3 & 4 | BCE | 10/5/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | BCE | 10/5/15 |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1B | BCE | 10/5/15 |
| 3 | ADDRESSED PER MNCPPC COMMENTS | BCG | 5/9/06 |
| 2 | ADDRESSED MNCPPC COMMENT FOR SIGNATURE | BCG | 4/10/06 |
| 1 | PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C | BCG | 12/30/05 |

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V8 - 2009
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD


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PERMITTED USE NUMBER 20411617


MAP 20,22 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY |
|---|---|
| PAGES 91, GRID 92, 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
~~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.


Loiederman Soltesz 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, Leonardstown, Chantilly


# TREE CONSERVATION PLAN TYPE II

# MARLBORO RIDGE

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

1" = 50'
SHEET 23 OF 52
PROJECT NO. 0641-09-00

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

LANDSCAPE ARCHITECT 3918 ROBIN B. HAMILTON STATE OF MARYLAND
10/5/15

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/26/15 |

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OR any certificate that is not approved by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Certifications of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 8 | REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS | ESE | DEC. '14 |
| 7 | UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS | ESE | SEPT. '13 |
| 6 | PREVIOUSLY APPROVED PHASES 3 & 2, TO INCLUDE PHASES 3 & 4 | ESE | AUG. '13 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | BCG | 7/17/06 |
| 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 | 12/20/05 |

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

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

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| MAP | 20,26 | GRID | 013 & 015-12 |
|---|---|---|---|
| TAX MAP | PAGES 61, GRIDS 2, 3, 12, 13, 24 | ZONING CATEGORY: | R-R |
| MARLBORO SSD 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 KENNETH CLARK — No. 1074 — REGISTERED PROFESSIONAL ENGINEER — 10/5/15

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 24 OF 52
PROJECT NO. 0841-09-00

SCALE: 1" = 30'

THOROUGHBRED DRIVE
(PRIVATE 50' R/W)

THOROUGHBRED DRIVE
(PUBLIC 50' R/W)

MATCHLINE SHEET 26

PHASE 3A
PHASE 2 DSP-06010

P.H.A.S.E 2 DSP-06010
PHASE 3B

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

ADDITIONAL REFORESTATION

PRESERVATION AREA 11

BRIDLE RIDGE ROAD
(PUBLIC 60' R/W)

SWEET APPLE COURT (PUBLIC 50' R/W)

REFORESTATION AREA L

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 CC

REFORESTATION AREA K

PHASE 2A
PHASE 2 DSP-06010

PHASE 2 DSP-06010

PHASE 2 DSP-06010
PHASE 3B

PRESERVATION AREA 13

REFORESTATION AREA L

PRESERVATION AREA 14

PHASE 3B

N/F
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 | | EARTHDIKE/SWALE | | PHASE LINE | REFORESTATION/AFFORESTATION | OFF-SITE CLEARING | REFORESTATION SIGN |
| STREAM | | PROPOSED CONTOUR | | TREE SAVE FENCE | TSF | SPECIMEN TREE | 209 | 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/29/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR see certificate stating conditions of the approval by the Planning Board & Resolution by the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05

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

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 MNCPP&PC COMMENT FOR SIGNATURE | BCG | 4/10/06 |
| 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 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

PRINCIPAL ARCHITECT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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.: 25 OF 52

MATCHLINE SHEET 27

SCALE: 1" = 30'

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

MATCHLINE SHEET 22

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A
PHASE 2
DSP-06010

PHASE 2 DSP-06010
PHASE 3B

FURLONG COURT (PUBLIC 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

GRAZING WAY (PUBLIC 50' R/W)

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA M

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.

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

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

MATCHLINE SHEET 21

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

MATCHLINE SHEET 25

## 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
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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY

Please see the attached sheet for additional conditions of this approval by the Planning Board or its designee or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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


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: 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

KENNETH G. HAMILTON
3319
LANDSCAPE ARCHITECT
STATE OF MARYLAND
10/5/15

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.: 26 OF 52

MATCHLINE SHEET 28

MATCHLINE SHEET 22

MATCHLINE SHEET 22

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FURLONG COURT (PUBLIC 50' R/W)

MATCHLINE SHEET 26

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

REFORESTATION AREA V

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.

PRESERVATION AREA 16

PHASE 2 DSP-06010 PHASE 3B

PHASE 2 DSP-06010 PHASE 3B

PHASE 2 DSP-06010 PHASE 3B

PRESERVATION AREA 16

REFORESTATION AREA M

REFORESTATION AREA M

PRESERVATION AREA 16

KATHRYN O ALTON
L.16954 F.582 ZONE R-R
USE: SINGLE FAMILY HOME
15

ALBERT W. GRAYBILL
L.7305 F.682 ZONE R-R
USE: SINGLE FAMILY HOME
14

13

GERALD D & JOAN R BENFIELD TRUSTEE
L.14,930 F.398 ZONE R-R
USE: SINGLE FAMILY HOME

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

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 | 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

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/26/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR scan confirms 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 PHASE 2
PROJECT NUMBER: DSP-06010-05

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


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 | 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

JEANNE E. HAMILTON 3318 STATE OF MARYLAND
10/5/15

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.: 27 OF 52

SCALE: 1" = 50'

PRESERVATION AREA 16

REFORESTATION AREA O

REFORESTATION AREA V

PRESERVATION AREA 16

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

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

WELSH COURT PUBLIC 50' R/W

EXMOOR COURT PUBLIC 60' R/W

PHASE 2

PHASE 1D

PHASE 1D

PHASE 2

10' ASPHALT HIKER/BIKER TRAIL

WSSC R/W

SHEET 29

SHEET 23

SHEET 22

SHEET 27

SHEET KEY MAP
NOT TO SCALE

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/6/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
I/We 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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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
STATE OF MARYLAND
KEVIN G. HAMILTON
3318
PROFESSIONAL ENGINEER
10/5/15

LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PATUXENT MANAGEMENT AREA LIMIT | PMA | WETLAND BUFFER | WB | EXISTING TREELINE | | TREE PRESERVATION | CLEARING FLOODPLAIN | WOODLAND PRESV. SIGN |
| FLOODPLAIN | FP | EXISTING CONTOUR | 96 | TREE PROTECTION DEVICE | TPD | REFORESTATION/AFFORESTATION | OFF-SITE CLEARING | REFORESTATION SIGN |
| STREAM | | PROPOSED CONTOUR | 96 | 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)
30 15 0 30 60

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4904 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | 10/5/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2 | BCG | 6/17/08 |
| 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 | 12/20/05 |

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

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PERMITTED USE NUMBER 20411ST

MAP 20,28 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PARCEL (GRID 82, 83, C2, 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~~

STATE OF MARYLAND
KAREN KEITH HOLLAND
No. 21474
REGISTERED LANDSCAPE ARCHITECT
11/9/05

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 TYPICAL UTILITIES, 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

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

Land Planning
Engineering
Environmental Sciences
Surveying
Landscape Architecture
Land Development Services
Transportation Planning

LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556
www.LSAssociates.net

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

## 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 — ST-1
- 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

STORMWATER MANAGEMENT POND #3
L. 26458 F. 283
PARCEL GG
7426 SQ. FT. (0.1704 AC.) DEDICATED TO HOA

DAPPLED GREY WAY (PUBLIC 50' R/W)

WELSH COURT (PUBLIC 50' R/W)

CONVERGING CROSSING (PUBLIC 50' R/W)

PHASE 1C

PHASE 2

WSSC R/W L.28146 F.486

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

SHEET 23 SHEET 24 SHEET 28 SHEET 30

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/30/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
Conditions of this approval may be found in the Planning Board's Resolution and the Staff Report.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05

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

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
PAMELA VE ARCHITECT 5318 REGISTERED LANDSCAPE ARCHITECT STATE OF MARYLAND
10/5/15

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

Land Planning Engineering Environmental Sciences
Rockville Lanham Frederick Waldorf Leonardtown Chantilly
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7565
www.LSAssociates.net

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | BSE | AUG. 2015 |
| 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 - 2003
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKO

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411957

MAP 20,26 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY: |
|---|---|
| PAGES 91 (200 SE), 92, 92 (24, 24 | R-R |
| M-NCPPC 200' SHEET | |
| 208 SE & 10, 209 SE 9,10 | |
| WSSC 200' SHEET | |
| 208 SE & 10, 209 SE 9, 10, 208 SE 9, 10 | |

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND REGISTERED LANDSCAPE ARCHITECT
11/5/15

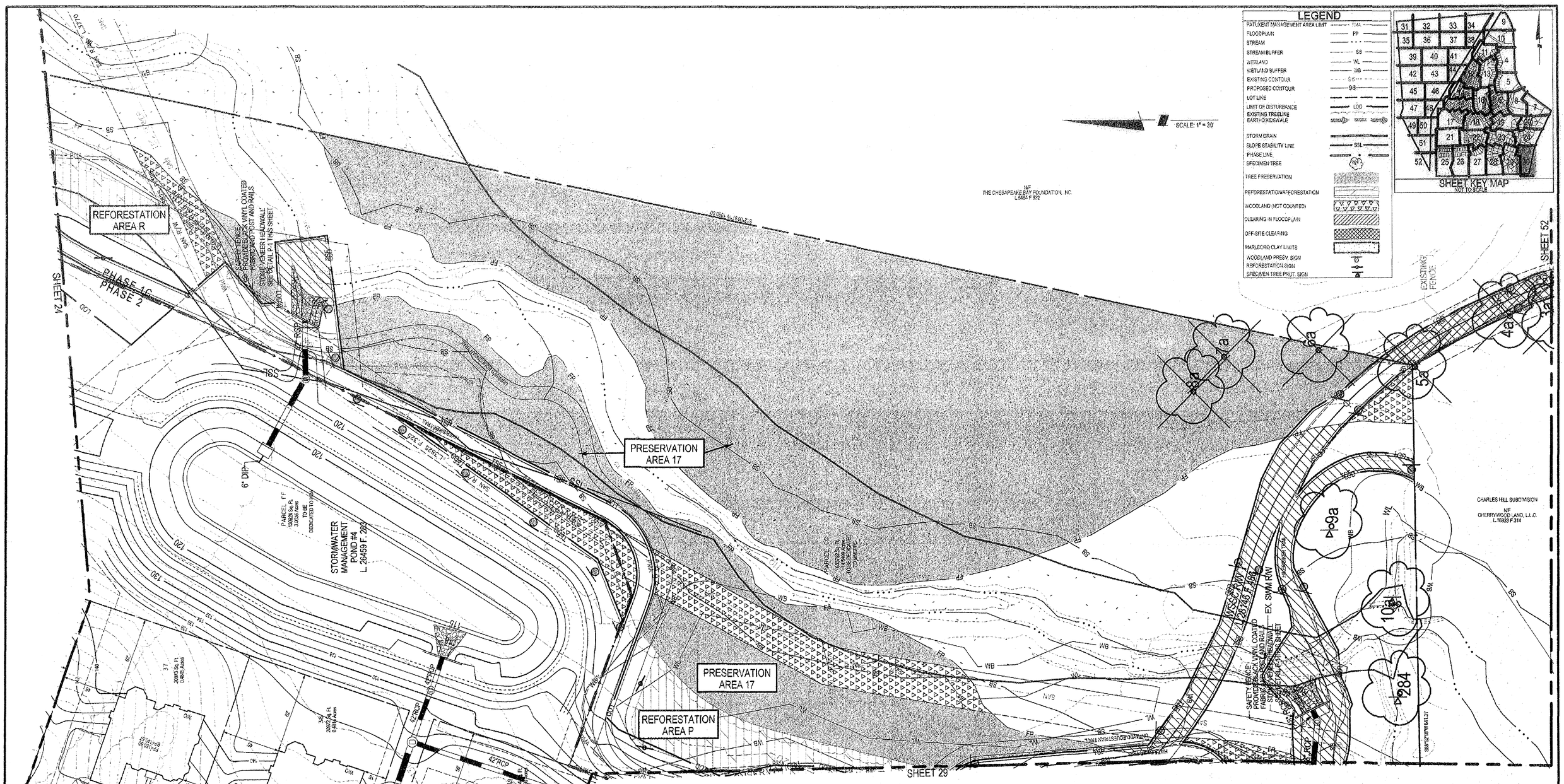
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT '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 29 OF 52
PROJECT NO. 0641-09-00




FOR ESE CONSULTANTS, INC. ONLY

| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/26/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR see sheet for instructions on inserts condition of final approval by the Planning Board or his designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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 Maraya

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

Lenhart Traceman 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 Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.net

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASE 3 & 4 | ESE | AUG. '06 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | BCG | 9/27/06 |
| 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 | 12/2006 |

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20041157

| MAP 20,28 | GRID C13 & D13-12 |
|---|---|
| TAX MAP PAGE 91, GRID B2, B3, C2, C3, D3 | ZONING CATEGORY: 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 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 | |
| EARTH DIKE/SWALE | |
| STORM DRAIN | |
| SLOPE STABILITY LINE | SSL |
| PHASE LINE | |
| SPECIMEN TREE | 999 |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/06/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR see certified site plan for all applicable conditions of the approval by the Planning Board, its designee or the District Council
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

FOR ESE CONSULTANTS, INC. ONLY

10/5/15

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 Mariva

GRAPHIC SCALE (FEET)
50 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

Lenhart Soltesz 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 |
|---|---|---|---|
| 6 | PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4 | ESE | 10/5/15 |
| 5 | PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2 | | |
| 4 | PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D | ECG | 7/17/08 |
| 3 | ADDRESSED PER MVCP&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
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

COPYRIGHT 2002 THE MAP PEOPLE
PERMITTED USE NUMBER 21411167
MAP 20,26 GRID C13 & D13-12

| TAX MAP | ZONING CATEGORY |
|---|---|
| PAGE 91, GRID 12, B8, C2, D5, D6 | 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~~

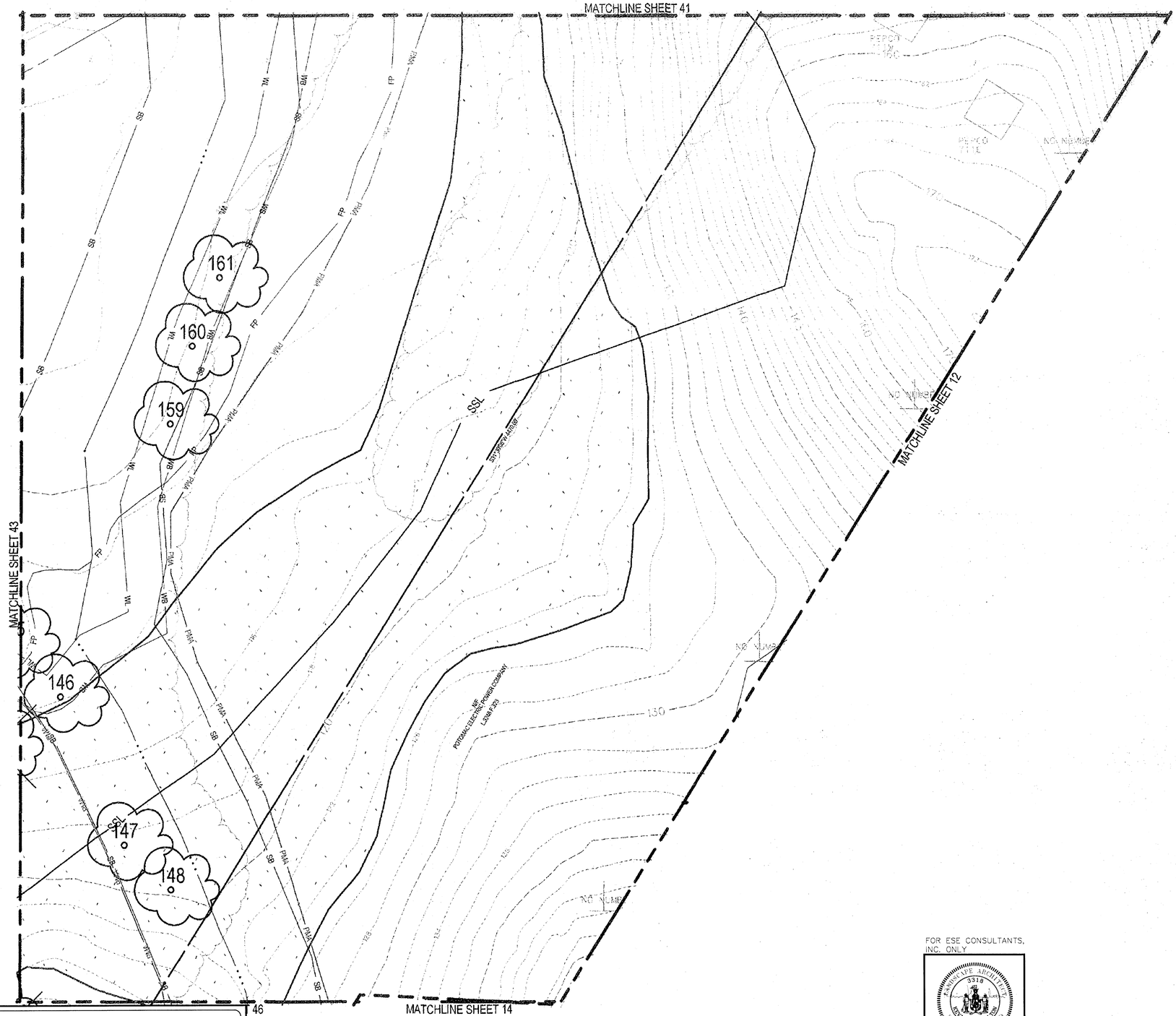
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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 43 OF 52
PROJECT NO. 0641-09-00


MATCHLINE SHEET 41
MATCHLINE SHEET 43
MATCHLINE SHEET 12
MATCHLINE SHEET 14
161
160
159
146
147
148
SSL
SSL
SSL

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

127

128

121

149

150

151

152

153

154

SWM POND #9

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

REFORESTATION AREA JJ

REFORESTATION AREA KK

PRESERVATION AREA 26

FUTURE PHASE PHASE 4A

FUTURE PHASE PHASE 4A

FUTURE PHASE

PHASE 4A

FLYING CHANGE ROAD (PRIVATE 50' R/W)

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

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

N/F POTOMAC ELECTRIC POWER COMPANY L.3408 F.83

LOD

PMA

SB

WL

WB

SSL

TSF

SCALE: 1" = 30'

| | | | |
|---|---|---|---|
| 31 | 32 | 33 | 34 |
| 35 | 36 | 37 | 38 |
| 39 | 40 | 41 | 42 |
| 42 | 43 | 44 | 45 |
| 45 | 46 | 47 | 48 |
| 47 | 48 | 49 | 50 |
| 49 | 50 | 51 | 52 |

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 | |
| 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 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/29/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR use certification is an approval by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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 |

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, 10 208 SE 9, 10 | |
| WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10 | |

PHASES 3 & 4

PRINCE LEE VALENTINE 3318 STATE OF MARYLAND
10/5/15

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.: 46 OF 52

MATCHLINE SHEET 45

MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 50

PARCEL 42
N/F
EVELYN C. SUIT, TRUSTEE
L. 14731 F. 001

FUTURE PHASE

FUTURE PHASE
PHASE 1B

REFORESTATION AREA II

PRESERVATION AREA 25

REFORESTATION AREA DD

PRESERVATION AREA 24

REFORESTATION AREA DD

PRESERVATION AREA 23

PMA

LOD

SSL

60 67 68 69 66 71 70 61 62 49 47 46 48 45 44 43 50 52 53

## 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
- 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

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/26/15 |

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 PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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


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 MNCPP&PC COMMENTS | BCG | 5/30/06 |
| 2 | ADDRESSED MNCPP&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

JOSEPH E. HAMILTON 3318 PROFESSIONAL ENGINEER STATE OF MARYLAND
10/5/15

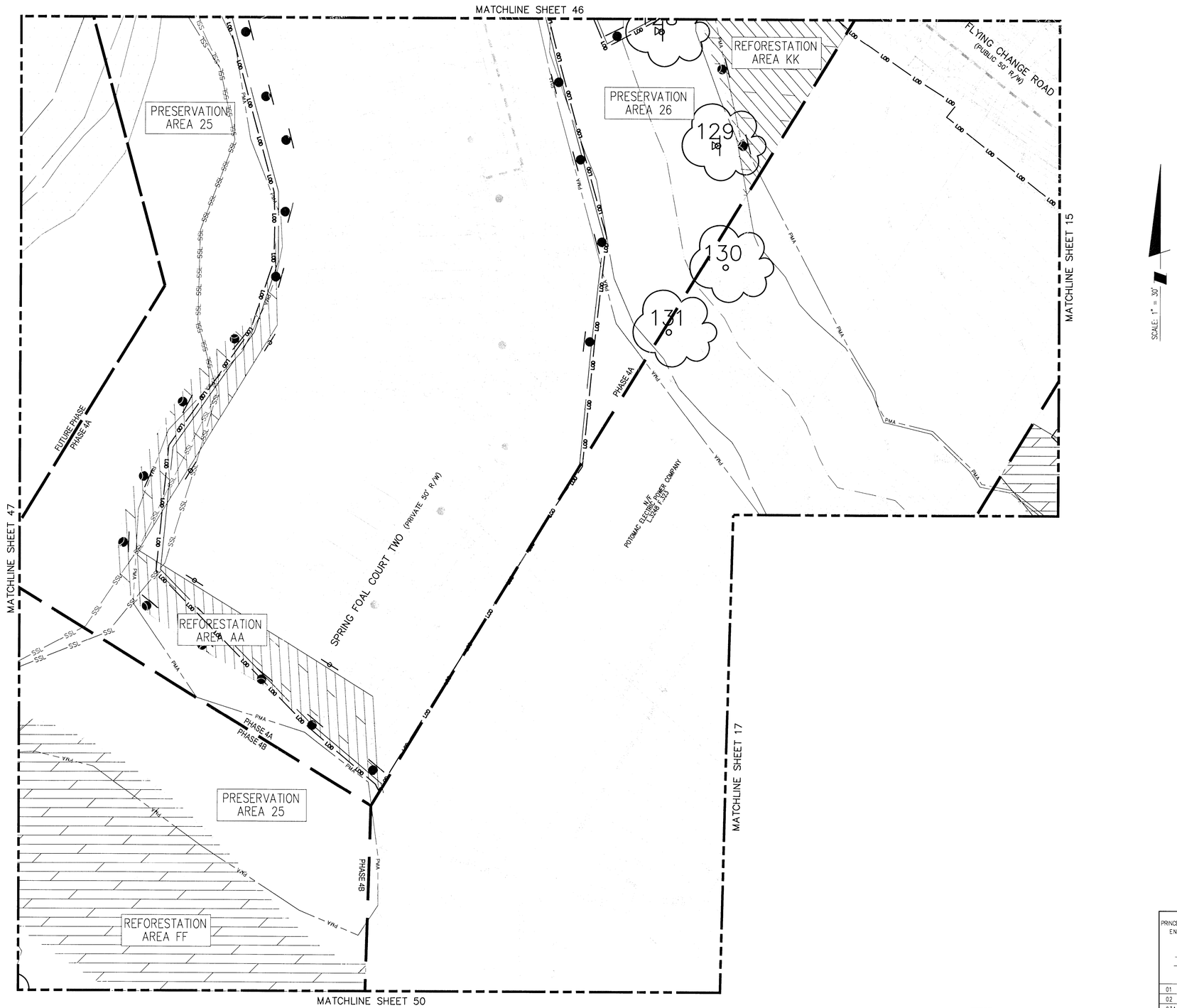
MISS UTILITY NOTE

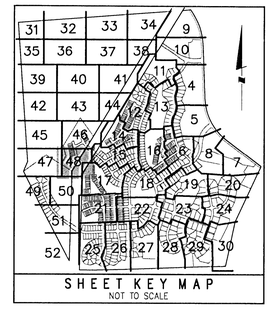
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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.: 47 OF 52




SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

## 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 | |

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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/20/15 |

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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 |
|---|---|---|---|
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| 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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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

3316 PROFESSIONAL ENGINEER WESLEY G. HAMILTON STATE OF MARYLAND
10/5/15

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

REFORESTATION AREA DD

PHASE 3

PHASE 4B

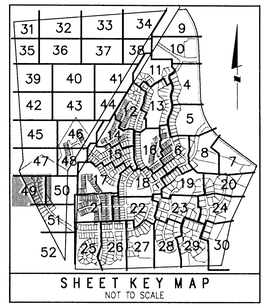
PARCEL 219
N/F
HARRY R. SMITH, Jr.
L. 7518 F.952

MATCHLINE SHEET 50

BRIDLE RIDGE ROAD
(PUBLIC 50' R/W)

MATCHLINE SHEET 51

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 | 50 |
| PROPOSED CONTOUR | 50 |
| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/28/15 |

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QR code text: Yes that is a permit conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.


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


| NO. | REVISIONS | BY | DATE |
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| 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 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

10/5/15

MISS UTILITY NOTE

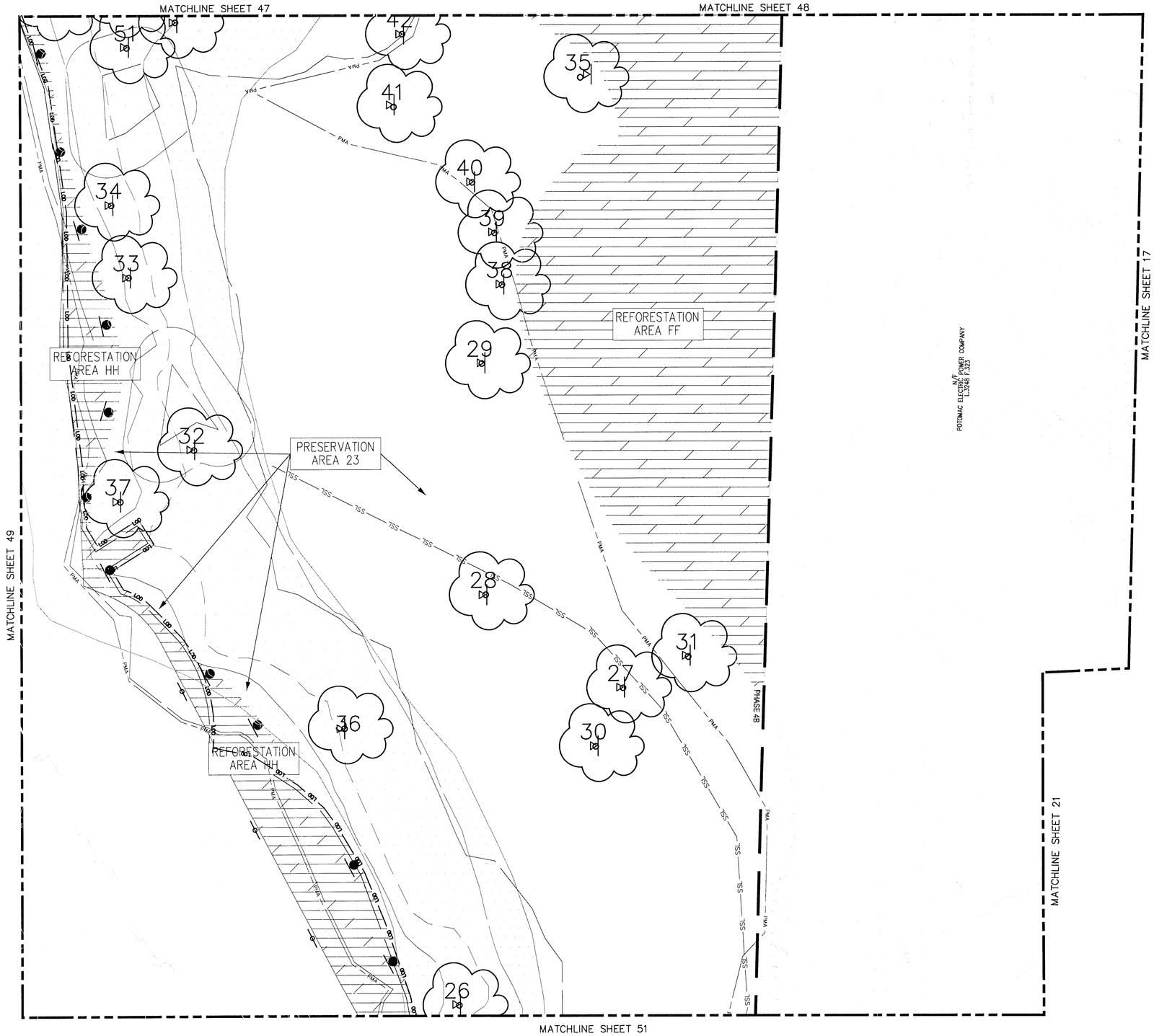
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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.

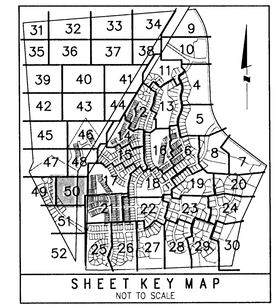
*TREE CONSERVATION PLAN TYPE II*

# *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.: 49 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
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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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K. Reiser | 10/6/15 |

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Proiect Number.

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 |
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| 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: 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

PROFESSIONAL ENGINEER 33181 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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.14533 F.629

PRESERVATION AREA 23

REFORESTATION AREA GG

PRESERVATION AREA 22

PHASE 1A

PHASE 1B

PHASE 2A

PHASE 2B

PHASE 3A

PHASE 3B

PHASE 4B

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

BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

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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| 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 |
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| 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 |
| 08 | MEGAN K. REISER | 12/31/14 |
| 09 | MEGAN K. REISER | 6/17/15 |
| 10 | Megan K Reiser | 10/5/15 |

THIS BLOCK IS FOR OFFICIAL USE ONLY
Or approval of this plan means conditions of the approval by the Planning Board, its designee or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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


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ESE Consultants Inc.
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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

10/5/15

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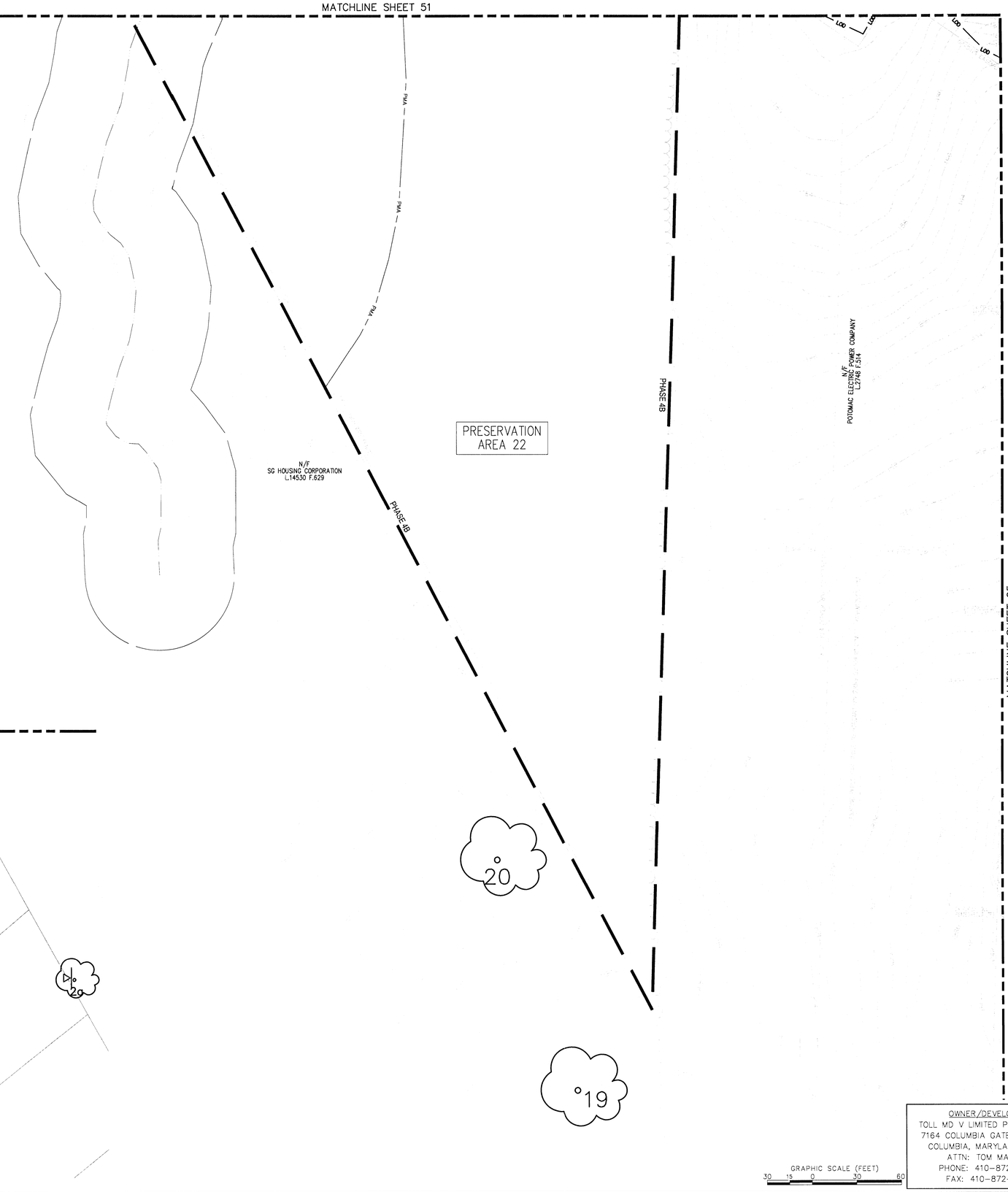
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 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.

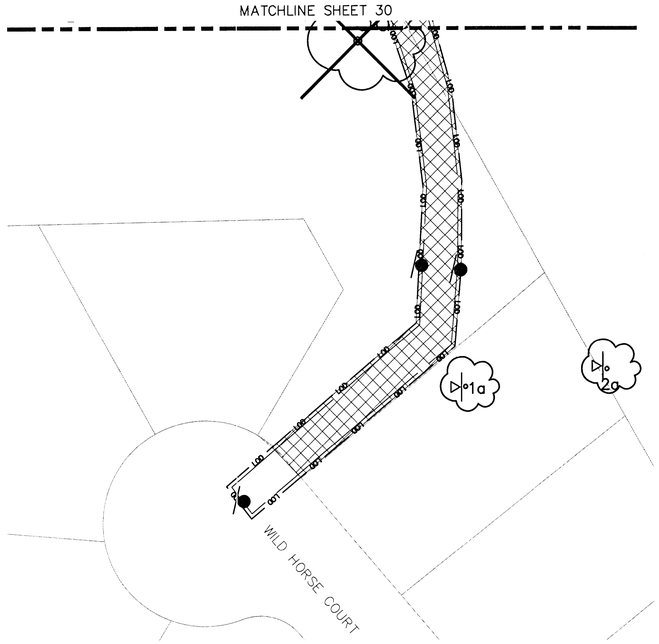
*TREE CONSERVATION PLAN TYPE II*

***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.: 51 OF 52

MATCHLINE SHEET 51





MATCHLINE SHEET 30
LOD
LOD
LOD
LOD