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	0.84
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
LL	0.40
MM	0.16
NN	0.98
OO	1.01
TOTAL=32.73 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
28	0.95
29	0.68
30	2.13
31	0.62
32	0.28
33	1.90
34	10.94
35	0.17
36	0.01
TOTAL=74.92 ACRES	

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- EXISTING CONTOUR — 56
- LOT LINE
- EXISTING TREELINE
- MATCHLINE
- PHASE LINE
- MITIGATED 1.5 SAFETY FACTOR LINE — SS
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- 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 5 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

   PHASE 5

   GROSS TRACT: . . . . . 85.58 ACRES
   AREA OF FLOODPLAIN. . . . . 20.09 ACRES
   NET TRACT . . . . . 65.49 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 LOISDERMAN 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 8/17/03.
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
Floodplain:	92.28		for which there is a corresponding zone.
Previously Dedicated Land:	0.00		
Net Tract (NTA):	496.68	0.00	0.00

Property Description or Subdivision Name: Marlboro Ridge

Break-even Point (preservation acres) =	125.19
Acres of Net Tract clearing permitted w/o reforestion=	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-05035	DSP-05035	DSP-05075	DSP -06010	DSP-09018	DSP-07058	Future	
Plan Phase or Name:	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Phase 2	Phase 3 & 4	Phase 5	Phases	Total
Total area in this application (acres)	23.18	23.17	33.30	86.99	147.07	97.52	85.58	92.13	**588.94**
Floodplain area in this application (acres)	0.06	0.00	9.61	1.22	19.96	5.89	20.09	35.49	**92.32**
Net Tract area in the application (acres)	23.12	23.17	23.69	85.77	127.11	91.63	65.49	56.64	**496.62**
Woodland on the Net Tract for this phase (acres)	1.99	4.21	6.79	28.61	45.08	36.39	53.01	52.49	**228.57**
Woodland in the Floodplain for this phase	0.06	0.00	5.49	0.33	15.72	2.02	19.94	31.93	**75.49**
Woodland Cleared on Net Tract for this phase	0.37	2.16	0.66	15.41	31.27	13.25	34.64	28.25	**126.00**
Woodland Cleared in Floodplain for this phase	0.02	0.00	0.72	0.34	2.00	0.00	2.00	0.00	**5.08**
Off-site Woodland Clearing (1:1)	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	**0.18**
Off-site Mitigation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Cummulative acres of Net Tract Woodland cleared	0.37	2.53	3.19	18.60	49.87	63.11	97.75	126.00	
Cummulative acres of Floodplain woodland cleared	0.02	0.02	0.74	1.08	3.08	3.08	5.08	5.08	
Smaller of d or e	0.37	2.53	3.19	18.60	49.87	63.11	97.75	126.00	
Woodland Clearing below WCT	0.00	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	24.44	31.50	
Replacement for clearing below the WCT (2 : 1)	0.00	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	0.00	
Cumulative Woodland Conservation Required	**99.45**	**99.99**	**101.05**	**105.25**	**115.06**	**118.37**	**129.03**	**136.10**	

Latest phase indicates cumulative requirement through that phase of work

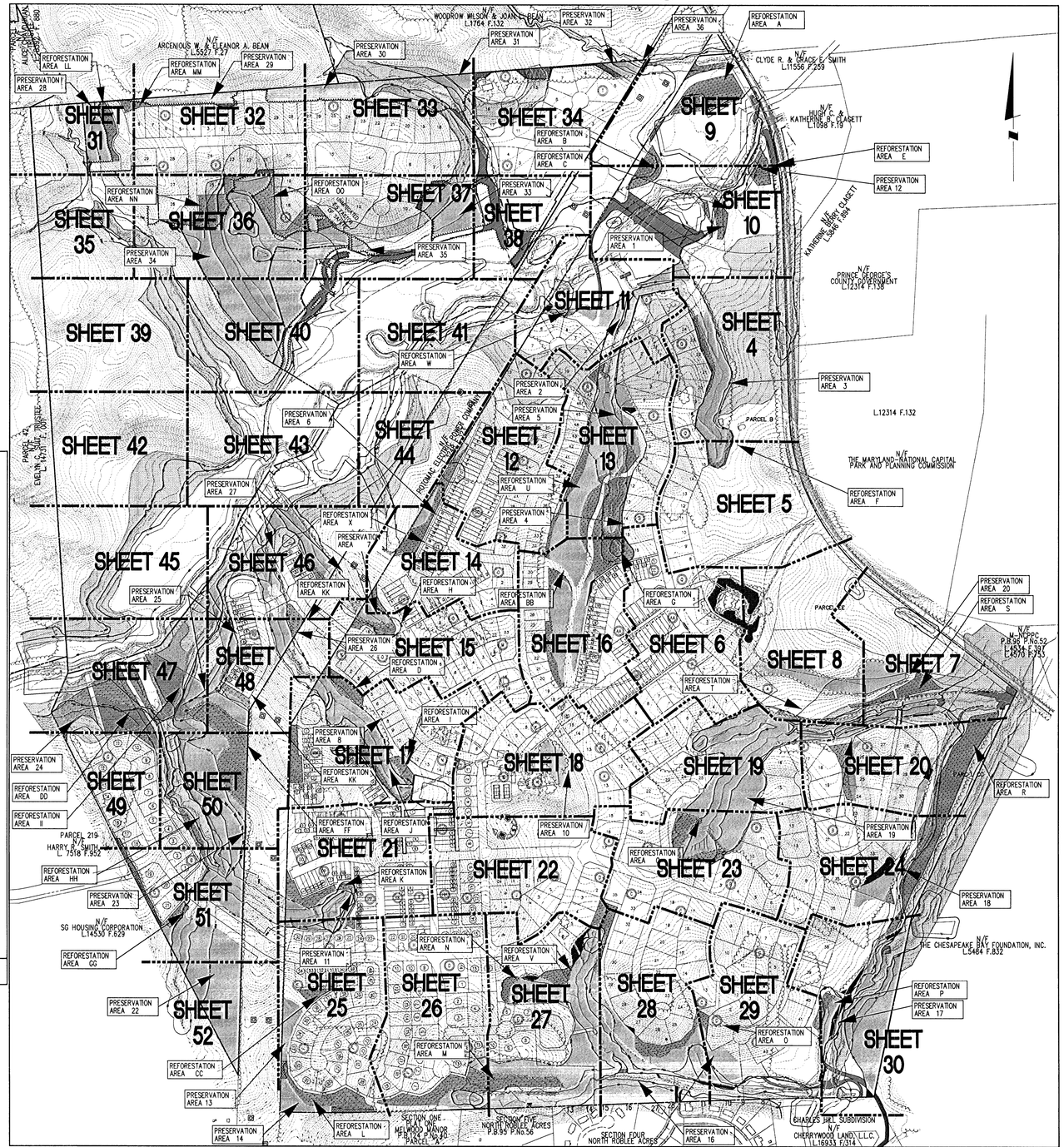
Woodland Conservation Provided:									Total
Preservation	0.83	2.05	5.67	13.12	13.34	22.23	17.68	24.19	**99.11**
Reforestation	0.18	0.62	4.14	5.01	6.89	13.34	2.55	5.91	**38.64**
Afforestation									**0.00**
Area approved for fee-in-lieu									**0.00**
Credit for Off-site Mitigation on another property									**0.00**
Off-site Mitigation provided on this property									**0.00**
Total Woodland Conservation Provided	**1.01**	**3.68**	**13.49**	**31.62**	**51.85**	**87.42**	**107.65**	**137.75**	**137.75**
Woodland saved on this phase but not counted	0.79	0.00	0.46	0.08	0.47	0.91	0.69	0.05	3.46
Existing Net Tract Woodland in later phases	226.6	222.39	215.6	186.99	141.91	105.52	52.51		

Prepared by: Kevin Kaufman 7/14/16
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. Ke is 0.32, soil is not highly erodible.
AkA---Adelphia Silt Loam	0-2% Slopes	This soil is moderately well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
Bn---Bibb Sandy Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
Bo---Bibb Silt Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
CmB2---Collington Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
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. Ke is 0.28, soil is not highly erodible.
CmD2---Collington Fine Sandy Loam	10-15% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
Fs---Fallsington Sandy Loam		Prime farmland if drained. This is a hydric soil. Ke is 0.24, soil is not highly erodible.
HdD3---Howell Clay Loam	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
HwB2---Howell Silt Loam	0-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
HwC2---Howell Silt Loam	5-10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
IaA---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. Ke is 0.37, soil is not highly erodible.
IaB---Iuka Silt Loam, Local Alluvium	2-5%	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Ke is 0.37, soil is not highly erodible.
Jo---Johnston Silt Loam		This soil is very poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
MdB2---Marr Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MdC3---Marr Fine Sandy Loam	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MdD3---Marr Fine Sandy Loam	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MfE---Marr Fine Sandy Loam	20-30% Slopes	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MnA---Matapeake Silt Loam	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
Mw---Mixed Alluvial Land		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
OcA---Ochlockonee Sandy Loam, Local Alluvium	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
OcB---Ochlockonee Sandy Loam, Local Alluvium	2-5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
SgE---Sandy Land	Steep	This soil is somewhat excessively drained. This is not a hydric soil. Ke is 0.17, soil is not highly erodible.
SnC2---Sassafras Sandy Loam	5-10% Slopes, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
SnA---Shrewsbury Fine Sandy Loam	0-2% Slopes	Farmland of statewide importance. This soil is poorly drained. This is a hydric soil. Ke is 0.32, soil is not highly erodible.
WaB2---Westphalia Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaC2---Westphalia Fine Sandy Loam	5-12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaC3---Westphalia Fine Sandy Loam	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaD3---Westphalia Fine Sandy Loam	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WbB2---Westphalia Very Fine Sandy Loam	Loam 0-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WbD3---Westphalia Very Fine Sandy Loam	12-20% Slope S, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeC3---Westphalia-Evesboro Complex	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeD3---Westphalia-Evesboro Complex	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WoB2---Woodstown Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Ke is 0.24, soil is not highly erodible.

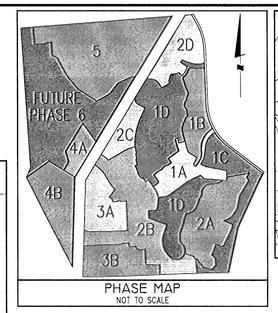


INDEX OF SHEETS

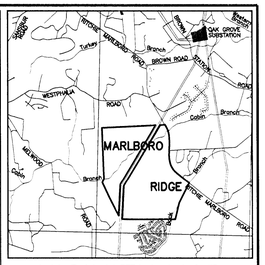
DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAILS	2-3
TCPII PLAN	4-52

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			TOWNHOUSE	% SMALL & TH LOTS
		SMALL LOT	OTHER	PERIMETER		
DSP-04088	VILLAGE OF CLAGETT FARM, PHASE I, PART A		A 1-13 B 1-5, 7 R 1-13		AA 1-10 BB 1-22	50.0%
		TOTAL 0	TOTAL 32	TOTAL 0	TOTAL 32	TOTAL 64
DSP-05035	VILLAGE OF CLAGETT FARM, PHASES 1B & 1C	N/A	N/A	N/A	N/A	N/A
DSP-05075	MARLBORO RIDGE, PHASE 1D	K 7 L 1 D 18-19 D 1-2 J 1-4 P 8-12 P 18 P 20-32 R 14-46	A 14-25 B 1 D 18-35 D 1-2 J 1 M 1, 23 P 30 P 5-7 P 13-17,19 Q 8-27 R 47 S 1-16		AA 11-25 CC 1-31	56.3%
		TOTAL 62	TOTAL 83	TOTAL 0	TOTAL 45	TOTAL 190
DSP-06010	MARLBORO RIDGE, PHASE II	F 47-54 H 1-30 K 2 L 2-7,9,11 L 13,15,16 M 2,3,5,7 M 9,10,13,14 M 15-18 W 20-21 X 1-15 O 5-8 O 11-13,16	B 2-43 C 1-17 D 3-14 D 9-11 J 2-13 K 3-6 L 8,10,12 L 14,17 M 4,8,11,12 M 15,19,22 Q 4,9,10 Q 14,15		DD 1-20 EE 1-34 FF 1-23	60.5%
		TOTAL 87	TOTAL 107	TOTAL 0	TOTAL 77	TOTAL 271
DSP-09018	MARLBORO RIDGE, PHASE 3 & 4	E 6	E 1-5 E 7-13 F 1-8 F 12-40 G 1-21		GG 1-8 HH 1-13 I 1-13 JJ 1-8 KK 1-13 LL 1-27 MM 1-17 NN 1-14 OO 1-15 PP 1-24 QQ 1-10 RR 1-17	72.0%
		TOTAL 1	TOTAL 70	TOTAL 0	TOTAL 179	TOTAL 250
DSP-07058	MARLBORO RIDGE, PHASE 5		T 1-4 T 8-12 T 16-30 U 1-8 V 1-10 V 12-29	T 5-7 T 13-15		0.0%
		TOTAL 0	TOTAL 60	TOTAL 6	TOTAL 0	TOTAL 66
	CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES					57.4%
		TOTAL 150	TOTAL 352	TOTAL 6	TOTAL 333	TOTAL 841

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
6A	DSP-06010-04	TO ADJUST LOT LINES AND REVISED LIMITS OF PHASE 2	15, 17, 18, 22 & 26
6B	DSP-07058	TO INCLUDE PHASE 5 ON PREVIOUSLY APPROVED PHASE 1, 2, 3 & 4 TCPII PLAN	ALL SHEETS
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 REVSE LOT 25, BLOCK AA TO OPEN SPACE PARCEL PP	1 & 6
10	DSP-06010-05	TO ADJUST LOT LINES	1, 14-15 & 17-18
11	DSP-09018-04	TO ADJUST LOT LINES IN PHASE 3B WEST	1, 25 & 26

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
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
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
11 Megan K Reiser	7/20/16
12	
13	
14	

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code on file; this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

PRINCIPLE ARCHITECT 3318 KEVIN G. KAUFMAN STATE OF MARYLAND
7/14/16

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: RAH
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	38"	Red Oak	Good	Saved
83	45"	Silver Maple	Good	Saved
84	30"	Tulip Tree	Good	Saved
85	30"	Tulip Tree	3 stem, Fair	Saved
86	42"	Tulip Tree	Fair	Saved
87	30"	Red Oak	Fair	Saved
88	31"	Tulip Tree	Good	Saved
89	35"	White Oak	2 stem, Fair	Saved
90	31"	Tulip Tree	Good	Saved
91	43"	White Oak	Fair	Saved
92	34"	Red Oak	Good	Saved
93	30"	Tulip Tree	Good	Saved
94	31"	Red Oak	Good	Saved
95	31"	Red Oak	Good	Saved
96	28"	Beech	Good	Saved
97	30"	Tulip Tree	Good	Saved
98	34"	White Oak	Poor	Saved
99	30"	Sweet Gum	Good	Saved
100	33"	Beech	Fair	Saved
101	40"	Red Oak	Poor	Saved
102	30"	Tulip Tree	Good	Saved
103	30"	Red Oak	Good	Saved
104	30"	Beech	Good	Saved
105	32"	Tulip Tree	Good	Saved
106	30"	Red Oak	Good	Saved
107	31"	Beech	Good	Saved
108	30"	Beech	Good	Saved
109	34"	Tulip Tree	Good	Saved
110	30"	Tulip Tree	Good	Saved
111	36"	Beech	Good	Saved
112	30"	Tulip Tree	Good	Saved
113	32"	Tulip Tree	Good	Saved
114	31"	Beech	Fair	Saved
115	30"	Tulip Tree	Good	Saved
116	34"	Tulip Tree	Fair	Saved
117	63"	Tulip Tree	Good	Saved
118	49"	Tulip Tree	Fair	Saved
119	38"	Tulip Tree	Good	Saved
120	33"	Tulip Tree	Fair	Saved
121	44"	Tulip Tree	Good	Saved
122	34"	Sycamore	Poor	Saved
123	33"	Tulip Tree	Good	Saved
124	30"	Sweet Gum	Good	Saved
125	39"	Red Maple	Good	Saved
126	33"	Tulip Tree	Good	Saved
127	36"	Tulip Tree	Good	Removed
128	51"	Tulip Tree	Good	Saved
129	33"	Tulip Tree	Good	Saved
130	40"	Tulip Tree	Good	Saved
131	43"	Tulip Tree	Good	Saved
132	34"	Hickory	Fair	Saved
133	33"	Tulip Tree	Good	Saved
134	40"	Tulip Tree	Good	Saved
135	45"	Tulip Tree	Good	Saved
136	33"	Tulip Tree	Fair	Saved
137	38"	Sycamore	Poor	Saved
138	32"	Tulip Tree	Good	Saved
139	37"	Tulip Tree	Fair	Saved
140	54"	White Oak	Fair	Saved
141	43"	Black Tupelo	Fair	Saved
142	55"	Tulip Tree	Good	Saved
143	30"	Sycamore	Fair	Saved
144	35"	Sycamore	Fair	Removed
145	30"	Red Maple	Good	Saved
146	33"	Tulip Tree	Fair	Saved
147	33"	Tulip Tree	Good	Saved
148	36"	Tulip Tree	Good	Saved
149	31"	Tulip Tree	Fair	Removed
150	31"	Sycamore	Fair	Removed
151	31"	Sycamore	Fair	Removed
152	31"	Sycamore	Fair	Removed
153	33"	Tulip Tree	Good	Removed
154	34"	Tulip Tree	Good	Removed
155	31"	Tulip Tree	Poor	Removed
156	39"	Tulip Tree	Good	Saved
157	31"	Sweet Gum	Good	Saved
158	37"	Sycamore	Poor	Saved
159	36"	Sycamore	Fair	Saved
160	30"	Sycamore	Good	Saved
161	46"	Sycamore	Fair	Saved
162	46"	Red maple	Fair	Removed
163	40"	Tulip Tree	Poor	Saved
164	57"	Tulip Tree	Poor, twin	Saved
165	42"	Tulip Tree	Fair, twin	Saved
166	32"	Tulip Tree	Good	Saved
167	36"	Red Maple	Good	Saved
168	30"	Tulip Tree	Good	Saved
169	34"	Tulip Tree	Good, twin	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	ig not issue	Tulip Tree	Good	---------
179	32"	Sycamore	Poor	Saved
180	35"	Tulip Tree	Fair	Saved
181	32"	Tulip Tree	Fair, Poison Iv	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	Saved
195	32"	Tulip Tree	Poor	Saved
196	32"	Tulip Tree	Good	Removed
197	32"	Sycamore	Fair	Removed
198	40"	American Elm	Good	Removed
199	34"	Tulip Tree	Fair, 2 stem	Saved
200	32"	Tulip Tree	Poor	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	Removed
298	30"	Tulip Tree	Good	Removed
299	35"	Tulip Tree	Good	Saved
300	33"	Tulip Tree	Good	Saved
301	37"	Tulip Tree	Good	Saved
302	40"	Sycamore	Poor	Saved
303	52"	Silver Maple	Fair	Saved
304	31"	Sycamore	Good	Saved
305	33"	River Birch	Good	Saved
306	48"	Tulip Tree	Fair	Saved
307	48"	Tulip Tree	Good	Saved
308	38"	Tulip Tree	Fair	Saved
309	37"	Red Maple	Fair	Saved
310	37"	Northern Red Oak	Poor	Saved
311	36"	Tulip Tree	Fair	Saved
312	45"	Sycamore	Fair, 3 Stem	Saved
313	30"	Northern Red Oak	Good	Saved
314	31"	Northern Red oak	Poor	Saved
315	30"	Northern Red Oak	Good	Saved
316	36"	Tulip Tree	Fair	Saved
317	30"	Red Maple	Good	Saved
318	32"	Northern Red Oak	Good	Saved
319	52",48"	Silver Maple	Fair,Poison Ivy,2 Stem	Saved
320	30"	Sycamore	Poor	Saved
321	30"	White Oak	Fair	Saved
322	31"	White Oak	Poor	Saved
323	30"	Tulip Tree	Good	Saved
324	39"	Northern Red oak	Fair	Saved
325	32"	Northern Red Oak	Fair	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	Removed
363	31"	Sweet Gum	Good	Saved
364	33"	Tulip Tree	Good	Saved
365	49"	Tulip Tree	Fair, 2 Stem	Removed
366	31"	Sycamore	Fair, 3 Stem	Removed
367	36"	Tulip Tree	Good	Removed
368	31"	Tulip Tree	Good	Saved
369	32"	Tulip Tree	Good	Saved
370	30"	Beech	Good	Removed
371	31"	Tulip Tree	Good	Removed
372	32"	Tulip Tree	Good	Removed
373	31"	Red Oak	Good	Removed
374	38"	Tulip Tree	Good	Saved
375	38"	Tulip Tree	Fair	Removed
376	31"	Tulip Tree	Good	Removed
377	31"	Red Oak	Good	Removed
378	30"	Tulip Tree	Good	Removed
379	38"	Tulip Tree	Good	Removed
380	30"	Tulip Tree	Good	Removed
381	37"	Beech Tree	Good	Removed
382	30"	Tulip Tree	Good	Saved
383	40"	Hickory	Fair,Poison Ivy	Saved
384	34"	Sweet Gum	Fair, 3 Stem	Removed
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	Removed
394	33"	Tulip Tree	Good	Removed
395	31"	Tulip Tree	Good	Saved
396	34"	Tulip Tree	Good	Removed
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	Removed
402	31"	Tulip Tree	Fair, 2 Stem	Removed
403	37"	White Oak	Good	Saved
404	31"	Tulip Tree	Good	Saved
405	33"	Beech	Good	Saved
406	31"	Tulip Tree	Good	Saved
407	32"	Beech	Good	Saved
408	34"	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	Removed
413	30"	Tulip Tree	Good	Removed
414	34"	Tulip Tree	Fair	Saved
415	37"	Tulip Tree	Good	Saved
416	32"	Tulip Tree	Good	Saved
417	31"	Red Oak	Fair	Removed
418	31"	Tulip Tree	Good	Removed
419	30"	Tulip Tree	Good	Removed
420	34"	White Oak	Good	Removed
421	38"	Tulip Tree	Good	Removed
422	30"	Red Oak	Good	Removed
423	34"	Beech	Good	Removed
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	Fair	Saved
440	30"	Tulip Tree	Fair	Saved
441	30"	Sweet Gum	Poor	Saved
442	37"	Sweet Gum	Fair, 3 stem	Saved
443	30"	Sycamore	Fair, 3 stem	Saved
444	30"	Sweet Gum	Fair, Poison Ivy	Saved
445	38"	Tulip Tree	Good	Saved
446	32"	Tulip Tree	Fair, 2 stem	Saved
447	36"	Tulip Tree	Fair, 2 stem	Saved
448	30"	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	30"	Tulip Tree	Good	Saved
454	30"	Tulip Tree	Fair, Poison Ivy	Saved
455	30"	Red Maple	Poor	Saved
456	32"	Tulip Tree	Good	Saved
457	40"	Tulip Tree	Fair, 2 stem	Saved
458	33"	Tulip Tree	Good	Saved
459	31"	Tulip Tree	Good	Saved
460	40"	Tulip Tree	Fair, 2 stem	Saved
461	31"	Tulip Tree	Fair, 2 Stem	Removed
462	32"	Red Oak	Good	Removed
463	38"	Tulip Tree	Good	Removed
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

GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR DSP-07058.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITS, INSPECTION AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA ESA 2 OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED R-R.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-119 (G).
10. WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE WILL BE PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS.

WOODLAND PRESERVATION AND RETENTION NOTES

10. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
11. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
12. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFS MAY BEGIN.
13. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
14. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

15. THE DEVELOPER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
16. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
17. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
18. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

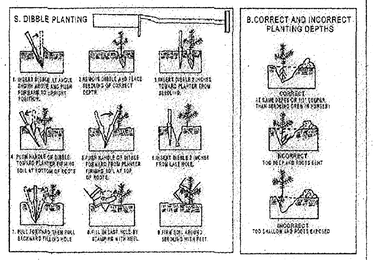
IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS

FIGURE 3.6.5

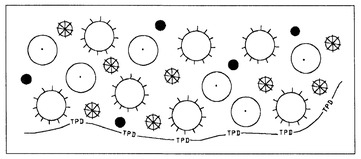
SEEDLING PLANTING METHODS



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

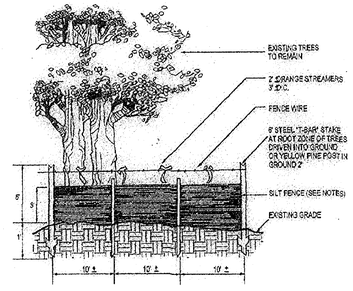
TULIP POPLAR

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

PLANT LIST/RATIO FOR SEEDLINGS

	TOTAL PER MANUAL	TOTAL THIS PLAN PHASE 3 AND 4	TOTAL ALL PHASES
REFORESTATION AREA PROVIDED	1.0 ACRE	15.34 ACRES	38.64 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	4402 SEEDLINGS	12751 SEEDLINGS
TULIP POPLAR	330 SEEDLINGS	4402 SEEDLINGS	12751 SEEDLINGS
SWEET GUM	230 SEEDLINGS	3608 SEEDLINGS	8887 SEEDLINGS
REDBUD	110 SEEDLINGS	1467 SEEDLINGS	4250 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	13340 SEEDLINGS	38640 SEEDLINGS

NOTES:
1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION
USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

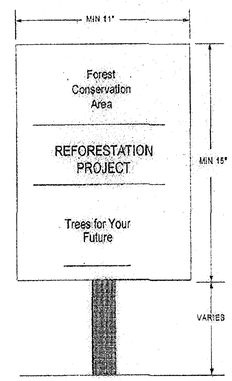


Notes:
1. Silt fence to be heeled into the soil.
2. Wire, snow fence, etc. for tree protection only.
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5.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

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

Silt Fence and Tree Protection

Figure C-8

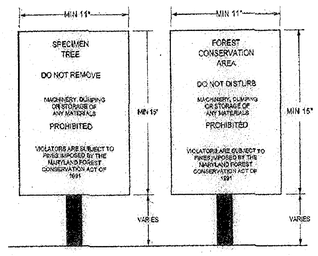


NOTES:
1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES' SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.

Source: Adapted from Forest Conservation manual, 1991

REFORESTATION AND AFFORESTATION AREA SIGNS

Figure C-21

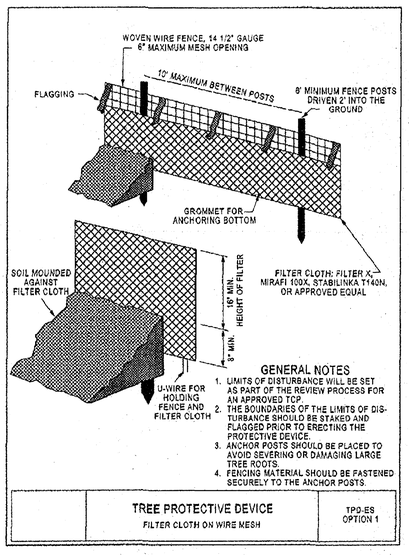


NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

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

FILTER CLOTH ON WIRE MESH

TPD-ES OPTION 1

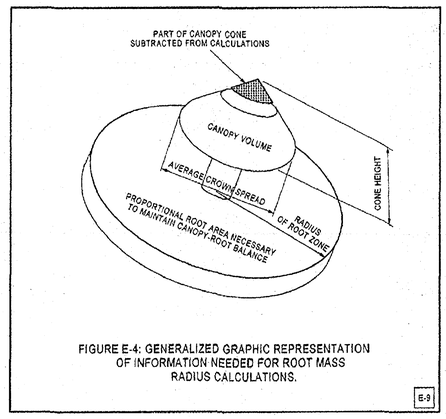


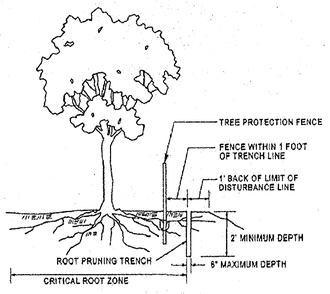
FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

E-9

FIGURE J-1

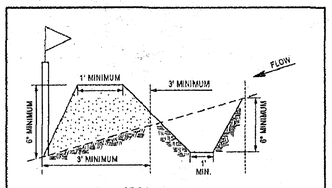
ROOT PRUNING

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



CROSS SECTION

GENERAL NOTES

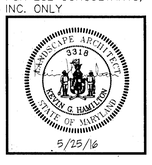
1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. FLAG POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. THE TOP OF SLOPE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

TREE PROTECTIVE DEVICE

PERIMETER OR SWALE

TPD-ES OPTION 3

FOR ESE CONSULTANTS, INC. ONLY



5/25/16

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Moteva

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Planning
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Environmental Sciences
Rockville
Upper Marlboro
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Waldorf
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
—	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/08
—	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: VKD

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MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES: GRID 62, 63, 02, 03, 04	R-R
M-NCPPC 200' SHEET	
208 SE 9, 10 208 SE 9,10	
WSSC 200' SHEET	
208 SE 9, 10 208 SE 9, 10	

PHASES 3 & 4

~~PHASE 2~~

STATE OF MARYLAND — KEVIN S. HAMILTON — LANDSCAPE ARCHITECT — REGISTERED PROFESSIONAL — 11/2/16

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

REFORESTATION AREA F

PRESERVATION AREA 3

REFORESTATION AREA F

PRESERVATION AREA 2

SHEET 5

SHEET 10

SHEET 11

SHEET 13

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	ST
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	
MITIGATED 1.5 SAFETY FACTOR LINE	
UNMITIGATED 1.5 SAFETY FACTOR 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	

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
50 15 0 30 60

FOR ESE CONSULTANTS, INC. ONLY

3318 STEVEN G. HAMILTON STATE OF MARYLAND
7/14/16

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

APPROVED BY	DATE
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11 Megan K Reiser	7/28/16
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13	
14	

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M-NCPPC
APPROVAL

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Leonardtown
Chantilly

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

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MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 82, 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~~

STATE OF MARYLAND WILLIAM K. DUNN REGISTERED LANDSCAPE ARCHITECT

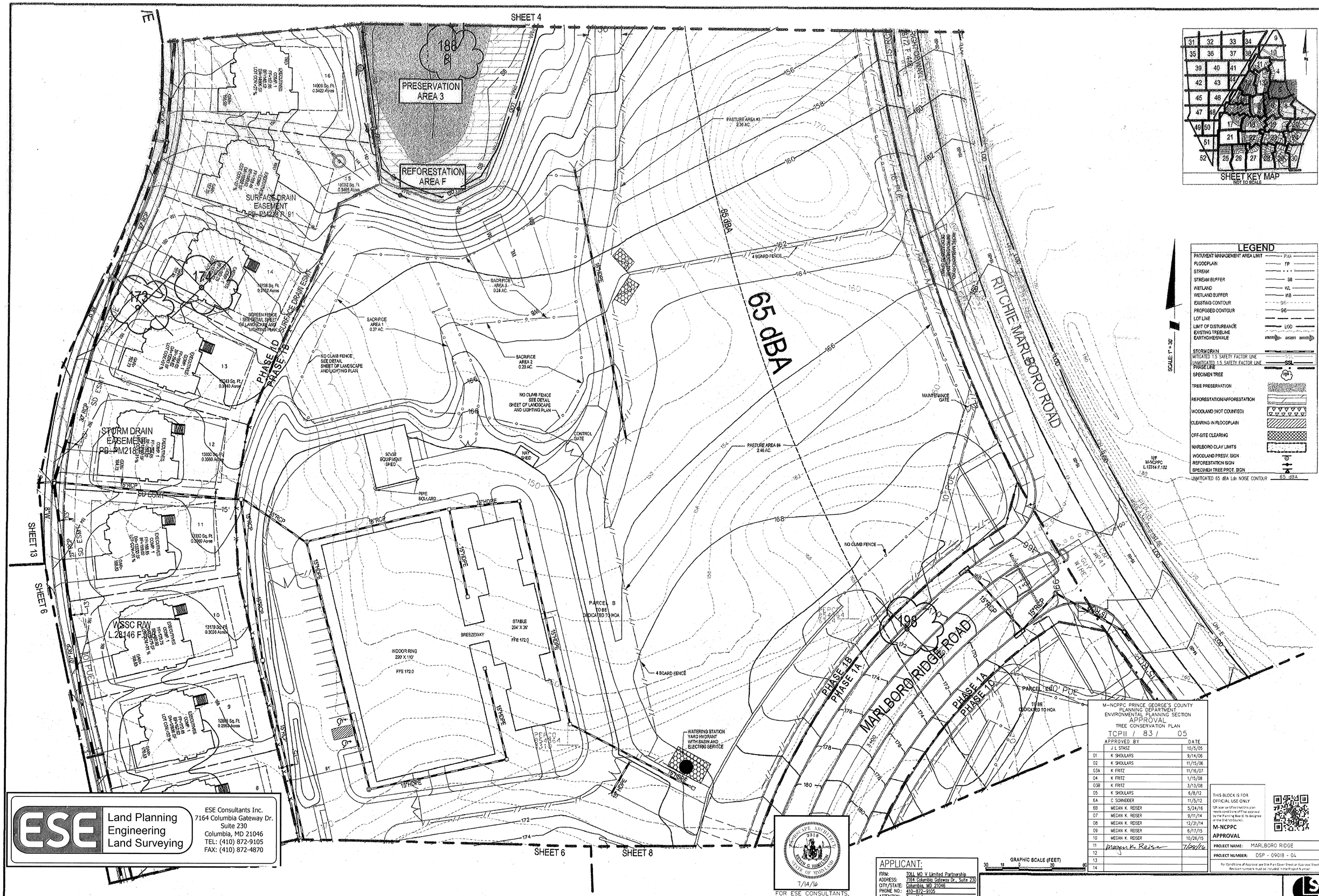
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SHEET 4 OF 52
PROJECT NO. 0641-09-00



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ST
- 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
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR 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
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

SCALE: 1" = 30'

GRAPHIC SCALE (FEET) 30 15 0 30 60

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M-NCPPC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
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	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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/08/16
12		
13		
14		

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04

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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

KEVIN G. HAMILTON 3312 PROFESSIONAL ENGINEER STATE OF MARYLAND
7/14/16
FOR ESE CONSULTANTS, INC. ONLY

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www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Lanham Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '07
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/05
	ADDRESSED PER M-NCPPC/PGC COMMENTS	BCG	5/30/05
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/03
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/03

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

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PERMITTED USE NUMBER 20411157

TAX MAP: 20 28 | GRID: C13 & D13-12
ZONING CATEGORY: RR

M-NCPPC 200' SHEET: PAGES 91, GRID 92, 93, D2, D3, D4
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 — REGISTERED LANDSCAPE ARCHITECT — 7/14/16

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
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 98
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTH DIKE/SWALE
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- PHASE LINE
- SPECIMEN TREE — FPS
- 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
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

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M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Dr, Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Matera

GRAPHIC SCALE (FEET): 30 15 0 30 60

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

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 5318 CRAIG G. HAMILTON STATE OF MARYLAND
7/14/16

Land Planning Engineering Surveying Environmental Sciences
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Lanham, MD 20706
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Rockville Upper Marlboro Frederick Waldorf Leonardtown Chantilly

NO.	REVISION	BY	DATE
9	REVISE LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '12
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	9/30/06
	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/13/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2005

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

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PERMITTED USE NUMBER 20411167

MAP 20,28 GRID C13,D13-12

TAX MAP	ZONING CATEGORY:
PARCEL 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~~

STATE OF MARYLAND — KAREN ROSE HOUCK — No. 21722 — REGISTERED PROFESSIONAL ENGINEER
11/8/16

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

RITCHIE MARLBORO ROAD

WSSC RIGHT OF WAY
L. 26772 F. 418

WSSC RIGHT OF WAY
L. 26772 F. 418

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
L.4534 F.387 L.4570 F.753

16' PUE

WSSC EASEMENT
L. 28857 F. 485

65 dBA

PARCEL 5B
TO BE DEDICATED TO HOA

WATERING STATION (HOSE) WITH BASIN AND ELECTRIC SERVICE

RUN OF SLOPE

REFORESTATION AREA S

REFORESTATION AREAS 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 20

REFORESTATION AREA T

PRESERVATION AREA 19

PHASE 1A

PHASE 1C PHASE 2

SHEET 8

SHEET 20

SHEET 19

SHEET 21

SHEET 22

SHEET 23

SHEET 24

SHEET 25

SHEET 26

SHEET 27

SHEET 28

SHEET 29

SHEET 30

SHEET 31

SHEET 32

SHEET 33

SHEET 34

SHEET 35

SHEET 36

SHEET 37

SHEET 38

SHEET 39

SHEET 40

SHEET 41

SHEET 42

SHEET 43

SHEET 44

SHEET 45

SHEET 46

SHEET 47

SHEET 48

SHEET 49

SHEET 50

SHEET 51

SHEET 52

SCALE 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
SPECIMEN TREE	291
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	

UNMITIGATED 65 dBA Ldn NOISE CONTOUR 65 dBA

SHEET KEY MAP
NOT TO SCALE

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/08/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04

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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

KEVIN G. HAMILTON 3318 PROFESSIONAL ENGINEER
7/14/16

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateva

Lenhart Traceman Soltesz Associates, Inc.
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t. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net
Rockville Bonham Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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

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MAP 20,25 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 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~~

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 7 OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 20

MATCHLINE SHEET 19

MATCHLINE SHEET 6

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

FARRIER DRIVE

PHASE 1C
PHASE 1A

PHASE 1A
PHASE 1B

PHASE 1A

PHASE 1B

65 dBA

PRESERVATION AREA 20

REFORESTATION AREA T

REFORESTATION AREA T

SWM POND #2

STORMWATER EASEMENT

MAINTENANCE GATE

WATERING STATION AND HYDRANT WITH BASIN AND ELECTRICAL SERVICE

PARCEL EE
TO BE DEDICATED TO HOA

PARCEL FF

ALL WEATHER SURFACING (TYP)

PASTURE GATE (TYP)

NO CLIMB FENCE

MAIN POOL 5,435 Sq. Ft.

WADING POOL 297 S.F.

COMMUNITY BUILDING FFE 182.64 BF 175.50

MASONRY PIERS

SEPTIC FIELD

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	
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	29R
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	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

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
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
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
11 Megan K. Reiser	7/28/16
12	
13	
14	

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Matevi

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

KEVIN G. HAMILTON 33180 PROFESSIONAL ENGINEER STATE OF MARYLAND
7/14/16

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www.LSAssociates.net
Rockville
Bowie
Frederick
Waldorf
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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: JNC CHECKED: WKD

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PERMITTED USE NUMBER 20411157

MAP 20,28 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	
206 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — MEGAN K. REISER — 21676 — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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

TREE CONSERVATION PLAN TYPE II

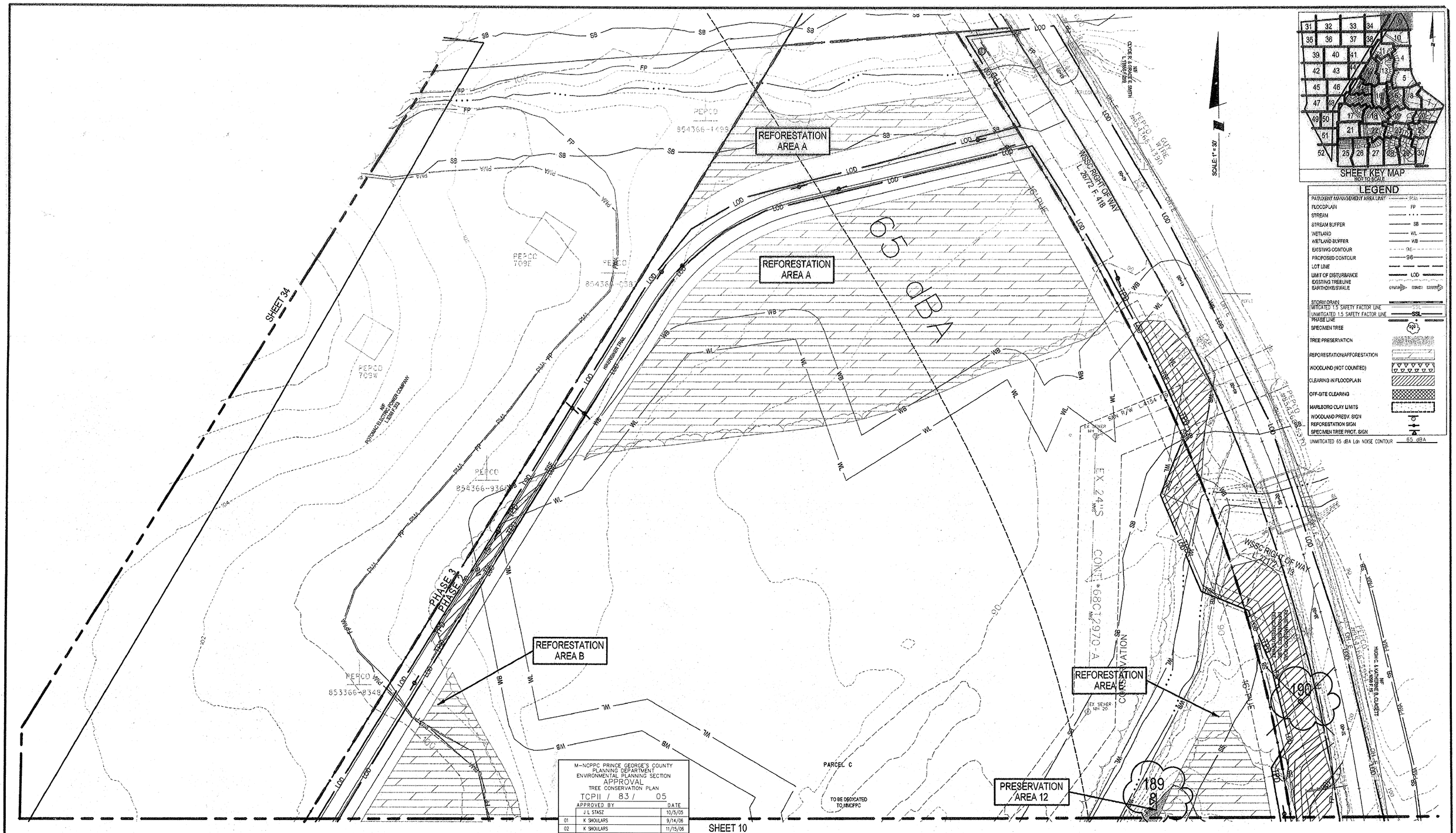
MARLBORO RIDGE

MELWOOD (16TH) 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
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10	MEGAN K. REISER	10/26/15
11	Megan Reiser	7/28/16
12		
13		
14		

FOR ESE CONSULTANTS, INC. ONLY

7/14/16

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
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TEL: (410) 872-9105
FAX: (410) 872-4870

Lenhart Traceman Soltesz Associates, Inc.
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Rockville, Frederick, Waldorf, Leonardtown, Chantilly
Engineering, Planning, Surveying, Environmental Sciences
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NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '05
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/19/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/29/05

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

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PERMITTED USE NUMBER 20411157

MAP 20/22 GRID C13 & D13-12	
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
~~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.

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

NORTH RIDING ROAD (PUBLIC 80' R/W)

RITCHIE MARLBORO ROAD

PHASE 3

PHASE 2

PHASE 1D

PHASE 1B

CONSERVATION

PARCEL C
TO BE DEDICATED TO M-NCPPC

PARCEL D
TO BE DEDICATED TO M-NCPPC

PARCEL HH

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

POTOMAC ELECTRIC POWER COMPANY L.5961 F.415

PEPCO 853366

PEPCO 853366-5214

EQUESTRIAN TRAIL

ASPHALT TIMBER BORDER TRAIL

INTERPRETIVE TRAIL

RIGHT-OF-WAY FOR FUTURE PHASE

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
RB.SM.219 P. 24

12" RCP
ASTM C-361,8-25

21"RCP

18"RCP

15"RCP

12" W

10' PUE

16' PUE

SD ESMT

SD EASEMENT

STORM DRAIN

181

182

183

184

65 dBA

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	
MITIGATED 1.5 SAFETY FACTOR LINE	
UNMITIGATED 1.5 SAFETY FACTOR 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	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	5/17/15
10	MEGAN K. REISER	10/26/15
11	Megan K. Reiser	7/28/16
12		
13		
14		

FOR ESE CONSULTANTS, INC. ONLY

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

7/14/16

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QR Version of this sheet. This plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 60

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t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net

Engineering
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Surveying
Environmental Sciences

Rockville
Waldorf
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 3	BCG	7/17/06
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1C	BCG	5/30/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	4/19/06
	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	12/20/05
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C		

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

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PERMITTED USE NUMBER 20411187

MAP 20,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, C3, D4	R-R
M-NCPPC DSP SHEET	
205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SHEET 10 OF 52

PROJECT NO. 0641-09-00

SCALE: 1" = 80'

SHEET KEY MAP
NOT TO SCALE

LEGEND

- PAVEMENT 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
- EARTHBERM/SWALE
- STORM DRAIN
- MITIGATED 1.5 SAFETY FACTOR LINE
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- PHASE LINE
- SPECIMEN TREE — 45"
- 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
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

SHEET 41
SHEET 10
SHEET 4
SHEET 13
SHEET 38

PHASE 3
PHASE 2
PHASE 1D

PARCEL D
403102Sq. Ft.
9.2539Acres
TO BE DEDICATED TO M-NCPPC

EQUESTRIAN TRAIL

PRESERVATION AREA 2
PRESERVATION AREA Z
REFORESTATION AREA Z
REFORESTATION AREA Y

REFORESTATION AREA Z 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.

10' ASPHALT HIKER/BIKER TRAIL

STONE VENEER HEADWALL SEE DETAIL P1 THIS SHEET

STORM DRAIN & SD ESMT.

20' SD ESMT.

SADDLE COURT (Public 50'-R/W) 4 LN

RIDLE RIDGE ROAD (Public 80'-R/W) 4 LN

APPROVED 09/23/2005
DSP-05015

169 | 170 | 171 | 172 | 179 | 180

169	9623 Sq. Ft. 0.2258 Acres
170	9742 Sq. Ft. 0.2236 Acres
171	9600 Sq. Ft. 0.2250 Acres
172	7048 Sq. Ft. 0.1724 Acres
179	13722 Sq. Ft. 0.3150 Acres
180	11907 Sq. Ft. 0.2733 Acres
3	14546 Sq. Ft. 0.3339 Acres
6	11875 Sq. Ft. 0.2465 Acres
7	14145 Sq. Ft. 0.3388 Acres

POINTS ASSATEAGUE — FF=127.95 BF=118.10 — GAR= 125.66
POINTS COMP 1 — FF=127.95 BF=118.10 — GAR= 125.66
EXECUTIVES COMP 1 — FF=135.40 BF=115.97 DA=13110 SF LOT COV.=38 % — GAR= 123.48
EXECUTIVES COMP 1 — FF=135.40 BF=115.97 DA=13722 SF LOT COV.=38 % — GAR= 123.78
EXECUTIVES COMP 1 — FF=135.40 BF=115.97 DA=15100 SF LOT COV.=38 % — GAR= 121.39
DA=10177 SF LOT COV.=35 %
DA=9623 SF LOT COV.=38 %
DA=9742 SF LOT COV.=38 %
DA=9600 SF LOT COV.=38 %
DA=7048 SF LOT COV.=47 %
DA=7048 SF LOT COV.=35 %
DA=14145 SF LOT COV.=45 %

FOR ESE CONSULTANTS, INC. ONLY

3313 — PROFESSIONAL ENGINEER — KEVIN G. HAMILTON — STATE OF MARYLAND
7/14/16

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET) 30 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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/08/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04

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

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Engineering, Planning, Surveying, Environmental Sciences
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t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net
Rockville, Upper Marlboro, Frederick, Waldorf, Leonardtown, Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	NOV. '10
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2005

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

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PERMITTED USE NUMBER 20111127

MAP 20,28	GRID C13 & D13-12
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B4, D2, E3, 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 — LAUREN KONRAD DUNN — No. 21437 — REGISTERED PROFESSIONAL ENGINEER — 11/8/05

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SCALE: 1" = 30'

PRESERVATION AREA 5

PRESERVATION AREA 6

REFORESTATION AREA X

ROUEC COURT (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

RANCH ROAD (PRIVATE ROAD)

PHASE 1D

PHASE 2

PHASE 3

STORM DRAIN EASEMENT PB. PM218 P. 88

WSSC R/W L. 2814 F. 508

PARCEL 11

SHEET 11

SHEET 13

SHEET 14

SHEET 16

SHEET 41

SHEET 44

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	98
PROPOSED CONTOUR	98
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
STORM DRAIN	
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	29*
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

7/14/16

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Columbia, MD 21046
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FAX: (410) 872-4870

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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

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ATTENTION: Tom Moteva

GRAPHIC SCALE (FEET)
30 15 0 30 60

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NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BCG	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC 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 20411157

MAP 20,26 GRID C13 & D13-12

TAX MAP
PARCEL/GRID/BL
83, C3, 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~~

STATE OF MARYLAND
KAREN KEOUGH DAUCH
21914
REGISTERED
PROFESSIONAL ENGINEER

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'

SHEET 12 OF 52

PROJECT NO. 0641-09-00

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

ROLLING PADDOCK DRIVE
(PUBLIC 60' R/W)

SHEET 4 | SHEET 5 | SHEET 6 | SHEET 11 | SHEET 12 | SHEET 16

PRESERVATION AREA 4
PRESERVATION AREA 5
REFORESTATION AREA G
REFORESTATION AREA U
CONSERVATION

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

BRIDLE RIDGE ROAD
(PUBLIC 50' R/W)
SADDLE COURT
(PUBLIC 50' R/W)

STORM DRAIN EASEMENT PB. PM218 P. 90
STORM DRAIN EASEMENT PB. PM218 P. 89
SURFACE DRAIN EASEMENT PB. PM218 P. 93
STORM DRAIN EASEMENT PB. PM218 P. 93

10' WIDE PEPSI/FIBEROPTICS/GRUCE

5' WIDE HIKER/BIKE TRAIL

SEDIMENT TRAP #15

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
- EARTHDIKES/SWALE
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- STORM DRAIN
- MITIGATED 1.5 SAFETY FACTOR LINE
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- 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

7/14/16

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Rockville Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER M/NCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED M/NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20111157

MAP 20,28 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 — KEVIN G. HAMILTON — 21317 — PROFESSIONAL ENGINEER — 11/8/06

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.

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code 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
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
50 15 0 30 60

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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

LANDSCAPE ARCHITECT 3318 KEVIN G HAMILTON STATE OF MARYLAND
7/14/16
FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PAVEMENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	GE
PROPOSED CONTOUR	GG
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	

PRESERVATION AREA 6
REFORESTATION AREA X
REFORESTATION AREA H
PRESERVATION AREA 7
SEDIMENT TRAP #2
PHASE 2
RANCH ROAD
BUGGY PATH (PRIVATE ROAD)
YEARLING COURT (PRIVATE ROAD)
BRADLE RIDGE ROAD
JUMPING WAY (50' PUBLIC R/W)
PHASE 1D
MDSC R/W L.2804 F.508
PONTS ASSATEAGUE FF=197.2 BF=187.38 GAR=196.28'
SHEET 44
SHEET 46
SHEET 12
SHEET 16
SHEET 15
10' PUE
REFORESTATION AREA X 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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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11	Megan K Reiser	7/08/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Dr., Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateva

GRAPHIC SCALE (FEET)
30 15 0 30 60

Lenhart Traceman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556
Engineering Planning Surveying Environmental Sciences
Rockville Waldorf Frederick Leonardtown Chantilly
www.LSA3000.net

NO.	REVISION	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '07
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	1/22/2006

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411137
MAP 20,28 GRID C13 & D13-12
TAX MAP: PAGE 91, GRID B2, B3, C2, C3, 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~~

STATE OF MARYLAND REGISTERED LANDSCAPE ARCHITECT KEVIN G HAMILTON 3318

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 46

MATCHLINE SHEET 48

MATCHLINE SHEET 14

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.

YEARLING COURT (PRIVATE 50' R/W)

FLYING CHANGE ROAD (PUBLIC 50' R/W)

JUMPING WAY (PUBLIC 50' R/W)

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

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 2

PHASE 3A

PHASE 3B

PHASE 4

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
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
EXISTING CONTOUR	25'
PROPOSED CONTOUR	26'
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

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

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	megan k reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 99018 - 04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision number is must be included in the Project Number.

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

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: RAH
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

STORMDRAIN EASEMENT PER LIBER 2128 FOLIO 53

10' ASPHALT HIKER/BIKER TRAIL

SHEET 6

SHEET 12

SHEET 13

SHEET 14

SHEET 15

SHEET 18

CHARIOT WAY

CHARIOT WAY (PRIVATE ROAD)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE LINE

WSSC R/W VARIES

10' PUE

30' DUE

12'W

8'S

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	90
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
STORM DRAIN	
MITIGATED 1.5 SAFETY FACTOR LINE	
UNMITIGATED 1.5 SAFETY FACTOR 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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	megan K Reiser	7/29/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

MANUSCRIPTS AND CHARTS PREPARED UNDER THE DIRECTION OF KEVIN S. HAMILTON 3312 STATE OF MARYLAND 7/14/16

FOR ESE CONSULTANTS, INC. ONLY

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Dr, Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 90

Lou Hartman Soltesz Associates, Inc.
LAND PLANNING OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
Rockville Bowie Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1E	BCG	7/17/96
	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/29/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: | 18-2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 21411167

MAP 20,26 GRID C13 & D13-12

TAX MAP: PAGE 94, GRID 32; 83, 03, 04
ZONING CATEGORY: R-R

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

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

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SCALE 1" = 30'
SHEET 16 OF 52
PROJECT NO. 0841-09-00

MATCHLINE SHEET 48

MATCHLINE SHEET 50

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 21

REFORESTATION AREA D

PRESERVATION AREA 8

REFORESTATION AREA J

REFORESTATION AREA EE

REFORESTATION AREA D

REFORESTATION AREA I

POTOMAC ELECTRIC POWER COMPANY L2248 F425

PHASE 3A

POND 3A-2
PERM. POOL=158.00
100-YR WSEL=160.60
BOTTOM=48'X66'

PARCEL UUU
TO BE CONVEYED TO HOME OWNER'S ASSOCIATION
29242 Sq. Ft.
0.6715 Acres

PARCEL AAA
TO BE CONVEYED TO HOME OWNER'S ASSOCIATION
196405 Sq. Ft.
4.5088 Acres

PARCEL FFF
TO BE CONVEYED TO HOME OWNER'S ASSOCIATION

PARCEL WWW
TO BE CONVEYED TO HOME OWNER'S ASSOCIATION
37036 Sq. Ft.
0.8502 Acres

PARCEL VVVV
TO BE CONVEYED TO HOME OWNER'S ASSOCIATION

FLYING CHANGE ROAD (PUBLIC 50' R/W)

FILLYS FORD CROSSING (PUBLIC 50' R/W)

PHASE 3A PHASE 2 DSP-06010

PHASE 3A PHASE 2 DSP-06010

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

LARIAT LOOP ONE (PRIVATE 50' R/W)

LARIAT LOOP TWO (PRIVATE 50' R/W)

PROPOSED CLUSTER MAILBOX LOCATION

BRICK PIER

6' PRIVACY FENCE

GATE (TYP)

10' PUE

4' SIDEWALK

5' SIDEWALK

24" RCP

15" RCP

18" RCP

6' ASPHALT HIKER/BIKER TRAIL

POND 3A-1
PERM. POOL=170.60
100-YR WSEL=174.33
BOTTOM=20'X80'

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

CLEARING FOR SEDIMENT TRAP #5 IN PREVIOUS PHASE

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

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ST
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE
- 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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/08/16
12		
13		
14		

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

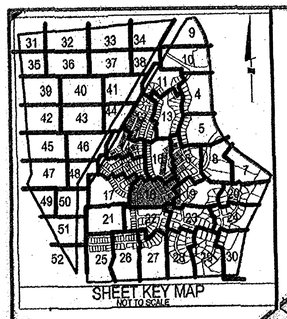
MISS UTILITY NOTE

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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: RAH
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

7/14/16

FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 30'

CROSS COUNTRY TERRACE
FLYING CHANGE COURT
MARLBORO RIDGE ROAD
BRIDLE RIDGE ROAD
PRESERVATION AREA 10
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 1D
PHASE 2
PHASE 3
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 21
SHEET 22
WSSC R/W L 2814 F 174
PARCEL J 29081 Sq. Ft. 0.6690 Acres TO BE DEDICATED TO HOA

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/14/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

LEGEND

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
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
TREE PROTECTION DEVICE — TPD
STORM DRAIN
UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE
PHASE LINE
TREE PRESERVATION
REFORESTATION/AFFORESTATION
WOODLAND (NOT COUNTED)
CLEARING FLOODPLAIN
OFF-SITE CLEARING
MARLBORO CLAY LIMITS
WOODLAND PRESV. SIGN
REFORESTATION SIGN
SPECIMEN TREE PROT. SIGN
SPECIMEN TREE

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Dr, Suite 230
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateva

GRAPHIC SCALE (FEET) 30 15 0 30 60

Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd., Suite 215
Severna Park, MD 21146
t. 301.809.4500 f. 301.809.4501
www.lenharttraffic.com

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Bethesda
Frederick
Waldorf
Leonardtown
Chantilly

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

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	RSE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCPPC'S 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: WND

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MAP	20,28	GRID	C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 12; 93, C2, D3, D4	RR
M-NCPPC 200' SHEET	
206 SE 9, 10 208 SE 9,10	
WSSC 200' SHEET	
206 SE 9, 10 208 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 18 OF 52
PROJECT NO. 0841-09-00

MARLBORO RIDGE ROAD

SHEET 6

SHEET 18

SHEET 8

SHEET 23

SHEET 24

10' ASPHALT HIKER/BIKER TRAIL

10' PUE

EXMOOR COURT
(PUBLIC 50' R/W)
6400

W/SC ROW
(PUBLIC 40' R/W)
8400

10' WIDE TECHTONICS BRIDGE

CONSERVATION EASEMENT

PRESERVATION AREA 19

PRESERVATION AREA 19

REFORESTATION AREA W

STORM DRAIN EASEMENT L.25309 F.688

SSE

PHASE 1A
PHASE 1D

PHASE 1D
APPROVED 02/23/2006
USE PERMIT #5615-2005-01
PHASE 2

EXECUTIVES COMP 1
FF=177.35
BF=168.12
W/O

EXECUTIVES COMP 1
FF=175.16
BF=165.92
W/O

EXECUTIVES COMP 1
FF=172.35
BF=163.02
W/O

EXECUTIVES COMP 1
FF=169.35
BF=159.62
W/O

EXECUTIVES COMP 1
FF=167.35
BF=157.62
W/O

EXECUTIVES COMP 1
FF=165.85
BF=155.62
W/O

ESTATES COMP 1
FF=170.22
BF=160.39
DAH=2000? SF
LOT COV.=27 %

ESTATES COMP 1
FF=169.72
BF=159.89
DAH=2000? SF
LOT COV.=28%

ESTATES COMP 1
FF=169.35
BF=159.52
DAH=2000 SF
LOT COV.=28%

ESTATES COMP 1
FF=167.35
BF=157.52
DAH=2000 SF
LOT COV.=28%

GARF 168.3

GARF 167.9

GARF 168.3

GARF 168.3

FF=144.10
BF=134.27

FF=140.49
BF=131.71

FF=139.49
BF=130.71

FF=135.49
BF=126.71

FF=135.49
BF=126.71

FF=135.49
BF=126

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	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
STORM DRAIN	
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR 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	

SCALE: 1" = 50'

SHEET KEY MAP
NOT TO SCALE

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

PHASE 2

CONSERVATION AREA

PRESERVATION AREA 19

REFORESTATION AREA W

REFORESTATION AREA R

PRESERVATION AREA 19

PRESERVATION AREA 19

REFORESTATION AREA W

REFORESTATION AREA R

REFORESTATION AREA

REFORESTATION AREA R

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

PROPERTY LINE

SHEET 8

SHEET 7

SHEET 24

SHEET 15

PEGASUS COURT
(PUBLIC ROW) 40' R/W

PERKINS CROSSING
(PUBLIC ROW) 40' R/W

10' HUE

8" S

10" PVC

24" SD ESMT

24" RCP

18" RCP

15" RCP

8" W

WATER

WID

LOD

SSL

CONSERVATION AREA

UNPAVED PEDESTRIAN TRAIL

PARCEL BB
TO BE DEDICATED
TO M-NCPPC

PARCEL CC
TO BE DEDICATED
TO M-NCPPC

THE CHESAPEAKE BAY FOUNDATION, INC.
LIBER 7404 FOLIO 652

18
24461 Sq. Ft.
0.5615 Acres

24
24685 Sq. Ft.
0.5731 Acres

26
22965 Sq. Ft.
0.5249 Acres

25
25413 Sq. Ft.
0.5597 Acres

27
29000 Sq. Ft.
0.6612 Acres

28
28963 Sq. Ft.
0.6499 Acres

30
22997 Sq. Ft.
0.5187 Acres

201

252

253

254

255

256

257

FOR ESE CONSULTANTS, INC. ONLY

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

LANDSCAPE ARCHITECT
3318
KEVIN G. HAMILTON
STATE OF MARYLAND
7/14/16

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
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11	Megan K. Reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Maleve

GRAPHIC SCALE (FEET)
30 15 0 30 60

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 3 & 4, TO INCLUDE PHASES 3 & 4	BSB	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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PERMITTED USE NUMBER 20411167

MAP 20,28 GRID C13 & D13-12

TAX MAP: PAGES 91, 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~~

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SHEET 20 OF 52

PROJECT NO. 0641-08-00

MATCHLINE SHEET 17

MATCHLINE SHEET 18

MATCHLINE SHEET 50

MATCHLINE SHEET 51

MATCHLINE SHEET 22

MATCHLINE SHEET 25

MATCHLINE SHEET 26

LARIAT LOOP TWO (PRIVATE 50' R/W)

PROPOSED CLUSTER MAILBOX LOCATION

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

DAPPLED GREY WAY (PRIVATE 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

PHASE 2 DSP-06010

PHASE 3A

PARCEL AAA TO BE CONVEYED TO HOME OWNER'S ASSOCIATION
196405 Sq. Ft.
4.5088 Acres

PARCEL III
16336 Sq. Ft.
0.3750 Acres

POTOMAC ELECTRIC POWER COMPANY
L.2746 F.514

EX. PEPCO POLE

ADDITIONAL REFORESTATION

REFORESTATION AREA K

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

PRESERVATION AREA 11

REVISED PRESERVATION LIMITS

PAD TO BE RECONVEYED

CLEARING FOR SEDIMENT BASIN/TRAP OUTFALLS

PROPOSED CLUSTER MAILBOX LOCATION

BRICK PIER

6' PRIVACY FENCE

GATE (TYP)

10' PUE

20' PUE

4' SIDEWALK

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
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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
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03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
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NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 21 OF 52

MATCHLINE SHEET 18

MATCHLINE SHEET 21

MATCHLINE SHEET 23

MATCHLINE SHEET 26

MATCHLINE SHEET 27

MATCHLINE SHEET 28

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A

PHASE 2 DSP-06010

PHASE 1B

PHASE 1C

30 X 55 PICNIC SHELTER

PROPOSED CLUSTER MAILBOX LOCATION

PARCEL HHH
14,164 Sq. Ft.
0.3252 Acres

REFORESTATION AREA V
12919 Sq. Ft.

PRESERVATION AREA 16
13062 Sq. Ft.
0.2999 Acres

16797 Sq. Ft.
0.3856 Acres

13075 Sq. Ft.
0.3002 Acres

15743 Sq. Ft.
0.3614 Acres

16409 Sq. Ft.
0.3767 Acres

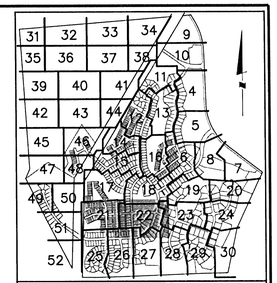
15731 Sq. Ft.
0.3611 Acres

14052 Sq. Ft.
0.3226 Acres

12585 Sq. Ft.
0.2889 Acres

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
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/28/16
12		
13		
14		

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of the approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 22 OF 52

SHEET 18

SHEET 19

SHEET 22

SHEET 28

SHEET 29

F-496

L.28146 F.496

SCALE 1" = 50'

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 02/25/05 TCPII/83/05

REFORESTATION AREA V

PARCEL 'A' 12817 Sq. Ft. 0.2937 Acres TO BE DEDICATED TO HOA

13138 Sq. Ft. 0.3030 Acres

13105 Sq. Ft. 0.3009 Acres

21093 Sq. Ft. 0.4843 Acres

16811 Sq. Ft. 0.4318 Acres

20455 Sq. Ft. 0.4716 Acres

20795 Sq. Ft. 0.4774 Acres

20725 Sq. Ft. 0.4758 Acres

23085 Sq. Ft. 0.5300 Acres

21721 Sq. Ft. 0.4988 Acres

21701 Sq. Ft. 0.4983 Acres

19048 Sq. Ft. 0.4373 Acres

19107 Sq. Ft. 0.4386 Acres

15680 Sq. Ft. 0.3875 Acres

15580 Sq. Ft. 0.3965 Acres

6047 Sq. Ft. 0.4363 Acres

10' ASPHALT HIKER/BIKER TRAIL

SURFACE DRAIN ESMT.

SURFACE DRAIN EASEMENT PB. 218 P. 86

STORM DRAIN EASEMENT PB. PM218 P.85

SIGN ESMT.

10' PUE

50' ESMT.

MOORE COURT (PUBLIC 50' R/W)

PEGASUS COURT (PUBLIC 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

15" RCP

24" RCP

36" RCP

48" RCP

WSSC R/W L.28146 F.486

PHASE 1B PHASE 2

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=34%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=44%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=32%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=21%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=20%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=25%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=25%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=25%

ESTATES COMP. 1 FF=169.18 BF=159.18 DAYLIGHT LOT COV.=25%

FF=174.69 BF=164.17

FF=163.45 BF=153.62

FF=159.50 BF=149.67

FF=150.00 BF=150.17

FF=181.50 BF=171.67

FF=181.50 BF=171.67

FF=159.50 BF=149.67

FF=159.50 BF=149.67

FF=163.45 BF=153.62

FF=169.50 BF=159.67

FF=169.50 BF=159.67

FF=169.50 BF=159.67


SHEET 19
SHEET 20
SHEET 23
SHEET 29
SHEET 30
REFORESTATION AREA W
REFORESTATION AREA R
REFORESTATION AREA R
PRESERVATION AREA 18
PEGASUS COURT
PUBLIC R/W
PEGASUS COURT
PUBLIC R/W
DAPPLED GREY WAY
PUBLIC R/W
PALOMINO CROSSING
PUBLIC 50' R/W
PHASE 2
PHASE 2
CONSERVATION TRAIL
UNPAVED EQUESTRIAN TRAIL
WSSC F&I L.28146 F.486
100 YEAR EVENT EMERGENCY OUTFALL
10' PUE
8"W
8"S
15' PROP
SSI
LOD
201
202
203
204
205
206
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240

SCALE: 1" = 30'

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

PHASE 3A DSP-06010

PHASE 2 DSP-06010

PHASE 3B

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SWEET APPLE COURT (PUBLIC 50' R/W)

PROP. 6' CONCRETE HIKER/BIKER TRAIL

PROP. 6' ASPHALT HIKER/BIKER TRAIL

PROP. 10' EQUESTRIAN TRAIL

PROP. 4' ASPHALT TRAIL

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

MATCHLINE SHEET 21

MATCHLINE SHEET 26

MATCHLINE SHEET 51

MATCHLINE SHEET 52

PRESERVATION AREA 11

REFORESTATION AREA K

REFORESTATION AREA CC

REFORESTATION AREA L

PRESERVATION AREA 13

PRESERVATION AREA 14

ADDITIONAL REFORESTATION

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

PARCEL HHH TO BE CONVEYED TO MELWOOD PROPERTY OWNERS ASSOCIATION

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

PMA

LOD

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

PATUXENT MANAGEMENT AREA LIMIT — PMA

FLOODPLAIN — FP

STREAM — ST

STREAM BUFFER — SB

WETLAND — WL

WETLAND BUFFER — WB

EXISTING CONTOUR — 96

PROPOSED CONTOUR — 96

LOT LINE

LIMIT OF DISTURBANCE — LOD

EXISTING TREELINE

EARTHDIKE/SWALE — TSF

TREE SAVE FENCE

UNMITIGATED 1.5 SF LINE — SSL

MITIGATED 1.5 SF LINE — SSL

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/28/16
12		
13		
14		

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OR label as attachment to plan
Insert Icons of final approval by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASES 3 & 4

LANDSCAPE ARCHITECT 3319 KEVIN C. HAMILTON STATE OF MARYLAND
7/14/16

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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 25 OF 52

SCALE: 1" = 30'

MATCHLINE SHEET 27

MATCHLINE SHEET 22

MATCHLINE SHEET 21

MATCHLINE SHEET 25

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

FURLONG COURT (PUBLIC 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

GRAZING WAY (PUBLIC 50' R/W)

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

PHASE 3A DSP-06010

PHASE 2 DSP-06010

PHASE 3B

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA M

SECTION FIVE NORTH ROBLEE ACRE P.B.95 P.No.98

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

PARCEL TO BE CONVEYED TO HOME OWNERS ASSOC. 20,547 Sq. Ft. 0.4717 Acres

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

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA	SPECIMEN TREE 209
FLOODPLAIN — FP	MATCHLINE
STREAM	TREE PRESERVATION
STREAM BUFFER — SB	REFORESTATION/AFFORESTATION
WETLAND — WL	WOODLAND SAVED (NOT COUNTED)
WETLAND BUFFER — WB	WOODLAND CLEARED IN FLOODPLAIN
EXISTING CONTOUR — 96	OFF-SITE CLEARING
PROPOSED CONTOUR — 96	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	

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA —

SHEET KEY MAP
NOT TO SCALE

M-NCPPC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
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	APPROVED BY	DATE
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10	MEGAN K. REISER	10/26/15
11	Megan K Reiser	7/06/16
12		
13		
14		

GRAPHIC SCALE (FEET)
30 15 0 30 60

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TOLL MD V LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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

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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
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MAP 20, 26 GRID C13 & D12-13

TAX MAP PAGE 91, GRID B2 — ZONING CATEGORY: R-R

M-NCPPC 200' SHEET 206 SE 10

WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

PRINCIPLE ARCHITECT 3318 DONALD G. HAMELIUS STATE OF MARYLAND
7/14/16

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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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 26 OF 52

MATCHLINE SHEET 28

MATCHLINE SHEET 22

MATCHLINE SHEET 22

REFORESTATION AREA V

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

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA V

REFORESTATION AREA N

REFORESTATION AREA M

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FURLONG COURT (PUBLIC 50' R/W)

PHASE 2 DSP-06010
PHASE 3B

PHASE 2 DSP-06010
PHASE 3B

PHASE 2 DSP-06010
PHASE 3B

PHASE 3B

POND 3B
PERM. POOL=170.00
TOP OF RISER=171.00
BOTTOM=89'X141'

PARCEL XXX
TO BE CONVEYED TO
HOME OWNER'S ASSOCIATION
60732 Sq. Ft.
1.3942 Acres

PHASE 2 DSP-06010
PHASE 3B
LOT COV.= 24%
16615 Sq. Ft.
0.3814 Acres

19608 Sq. Ft.
0.4501 Acres
LOT COV.= 21%

EXECUTIVES COMPOSITE 1
EXECUTIVES COMPOSITE 2
EXECUTIVES COMPOSITE 3

KATHRYN O ALTON
L16954 F.582 ZONE R-R
USE: SINGLE FAMILY HOME

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

GERALD D. & JOAN R BENFIELD TRUSTEE
L.14390 F.88 ZONE R-R
USE: SINGLE FAMILY HOME

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

EX. WIRE FENCE

PROP. 10' EQUESTRIAN TRAIL

PROP. 8' ASPHALT HIKER/BIKER TRAIL

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.

MATCHLINE SHEET 26

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

PATUXENT MANAGEMENT AREA LIMIT —PMA—	SPECIMEN TREE (209)
FLOODPLAIN —FP—	MATCHLINE
STREAM —•••—	TREE PRESERVATION
STREAM BUFFER —SB—	REFORESTATION/AFFORESTATION
WETLAND —WL—	WOODLAND SAVED (NOT COUNTED)
WETLAND BUFFER —WB—	WOODLAND CLEARED IN FLOODPLAIN
EXISTING CONTOUR —95—	OFF-SITE CLEARING
PROPOSED CONTOUR —95—	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	

UNMITIGATED 65 dBA Ldn NOISE CONTOUR __ 65 dBA __

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

THIS BLOCK IS FOR OFFICIAL USE ONLY
Signature verifies that site plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 27 OF 52

SCALE: 1" = 30'

PRESERVATION AREA 16

REFORESTATION AREA O

REFORESTATION AREA V

PHASE 2

PHASE 1D

SHEET 23

SHEET 29

SHEET 22

SHEET 27

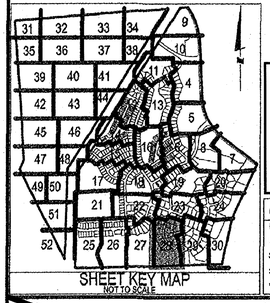
10' ASPHALT HIKER/BIKER TRAIL

WELSH COURT (PUBLIC 50' R/W)

EXMOOR COURT (PUBLIC 50' R/W)

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.

REFORESTATION AREA O 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.



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FAX: (410) 872-4870

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE		CLEARING FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	96	TREE PROTECTION DEVICE	TPD		REFORESTATION SIGN
STREAM		PROPOSED CONTOUR	96	STORM DRAIN		OFF-SITE CLEARING	SPECIMEN TREE PROT. SIGN
STREAM BUFFER	SB	LOT LINE		MITIGATED 1.5 SAFETY FACTOR LINE	SSL		
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL	MARLBORO CLAY LIMITS	SPECIMEN TREE
				PHASE LINE			
				TREE PRESERVATION		WOODLAND (NOT COUNTED)	
				REFORESTATION/APFORESTATION			

FOR ESE CONSULTANTS, INC. ONLY

7/14/16

GRAPHIC SCALE (FEET)
90 15 0 30 60

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mylesa

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to Plans must be included in the Project Number.

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '10
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
	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 AND THE MAP PEOPLE PERMITTED USE NUMBER 20411157

MAP 20,28 GRID C13 & D13-12
TAX MAP: PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: 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
~~PHASE 2~~

STATE OF MARYLAND — LAUREN NORMAN OLSON — No. 21414 — 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 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.

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — W
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE — DIKE — SWALE
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- STORM DRAIN — STORM DRAIN
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- PHASE LINE
- SPECIMEN TREE — RPC
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

REFORESTATION AREA P

REFORESTATION AREA O

PRESERVATION AREA 16

PRESERVATION AREA 16

STORMWATER MANAGEMENT POND #3
L. 26499 F. 283
PARCEL GG
74998 Sq. Ft.
1.7214 Acres
TO BE CONVEYED TO HOA

DAPPLED GREY WAY (PUBLIC 60' R/W)

PALOMINO CROSSING (PUBLIC 60' R/W)

WELSH COURT (PUBLIC 60' R/W)

PHASE 1C

PHASE 2

PHASE 2

WSSC R/W L.28146 F.486

STORM DRAIN EASEMENT

UNPAVED PEDESTRIAN TRAIL

CONSERVATION

SHEET 23

SHEET 24

SHEET 25

SHEET 26

SHEET 28

SHEET 30

CHARLES HILL SUBDIVISION — MF CHERRYWOOD LAND L.L.C. L.18600 F.514

ANNAPOLIS & H BERNARD B RAWITZ L.5000 F.283 ZONE R-R USE: SINGLE FAMILY HOME

MICHAEL J CASEY L.5000 F.283 ZONE R-R USE: SINGLE FAMILY HOME

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	Megan K Reiser	7/28/16
12		
13		
14		

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3319 ROBIN G. HAMILTON STATE OF MARYLAND
7/14/16

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Moteva

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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

Lenhart Maraman 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 Lanham Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6B	PREMOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	KSE	AUG. '10
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/11/06
	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 — GAD STANDARDS VERSION: V8 - 2000
DESIGNED: BCG — TECHNICIAN: ANC — CHECKED: WKO

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157

MAP 20,26 — ORD. C13 & D13-12

TAX MAP: PAGE 91, GRID B2, B3, C2, C3, D4
ZONING CATEGORY: R-R
M-NCPPC 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 — REGISTERED LANDSCAPE ARCHITECT — 11/8/10

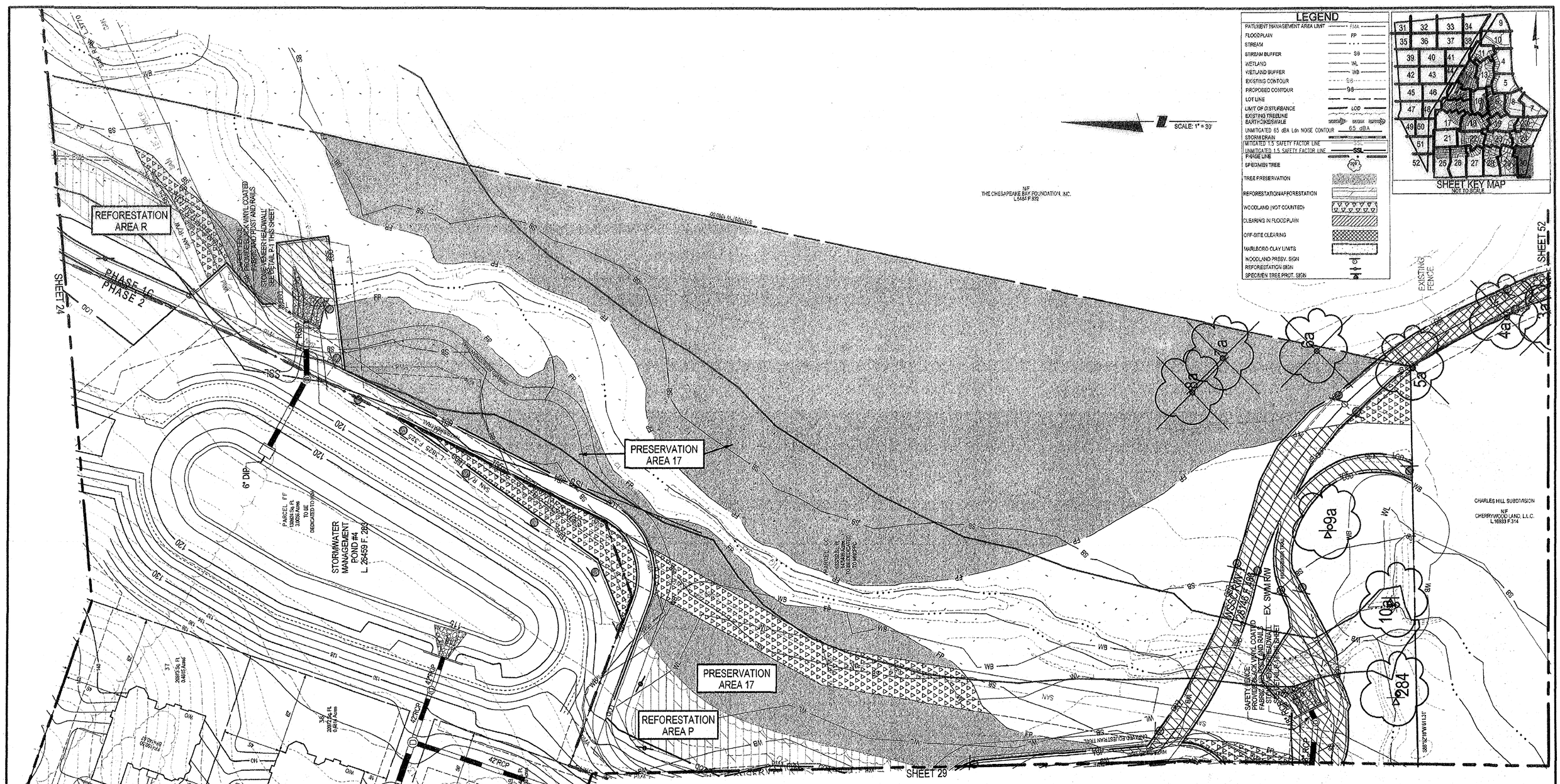
MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



FOR ESE CONSULTANTS, INC. ONLY

7/14/16

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/6/16
12		
13		
14		

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

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

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: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET) 30 15 0 30 60

ESE Land Planning Engineering Land Surveying
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Landman Soltesz Associates, Inc.
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NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
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	ADDRESSED MNCP&PC 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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MAP 20,28 GRID C13 & D13-12

TAX MAP PAGE 91, 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 — WILLIAM KENNETH KEATLEY — LANDSCAPE ARCHITECT

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

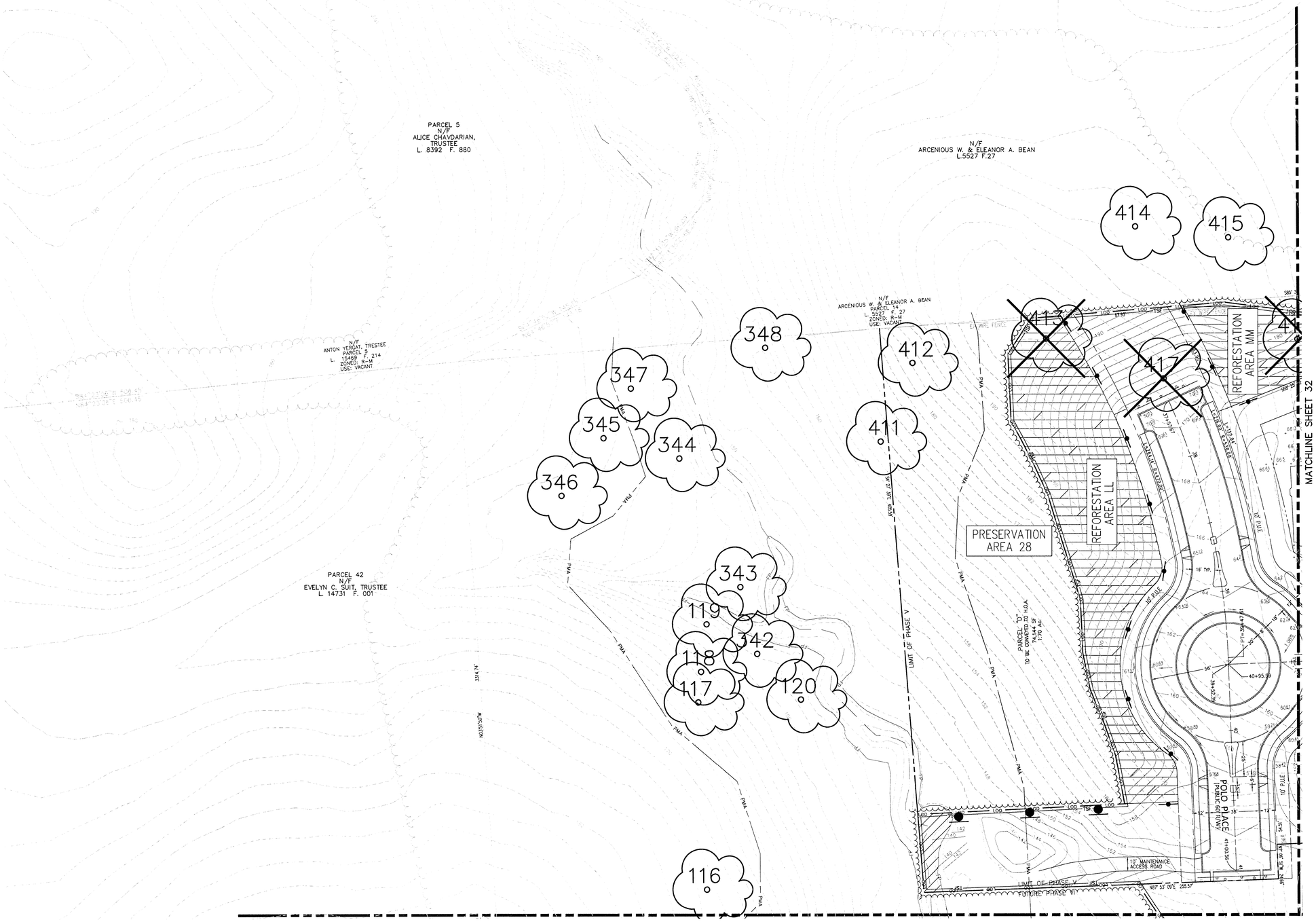
MARLBORO RIDGE

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

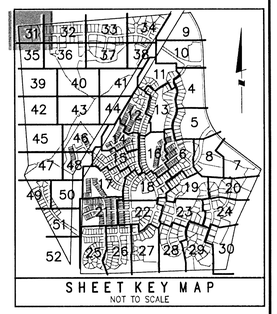
1" = 30'

SHEET 30 OF 52

PROJECT NO. 0841-09-00



SCALE: 1" = 30'



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — • • •
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — **SSL**
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR — 36
- PROPOSED CONTOUR — 36
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE — 209
- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	Megan K Reiser	7/08/16
12		
13		
14		

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(Q4 label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council)
M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	8/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 3 & 4
~~*PHASE 5*~~

3319 PROFESSIONAL ENGINEER JOHN G. HAMILTON STATE OF MARYLAND
7/14/16

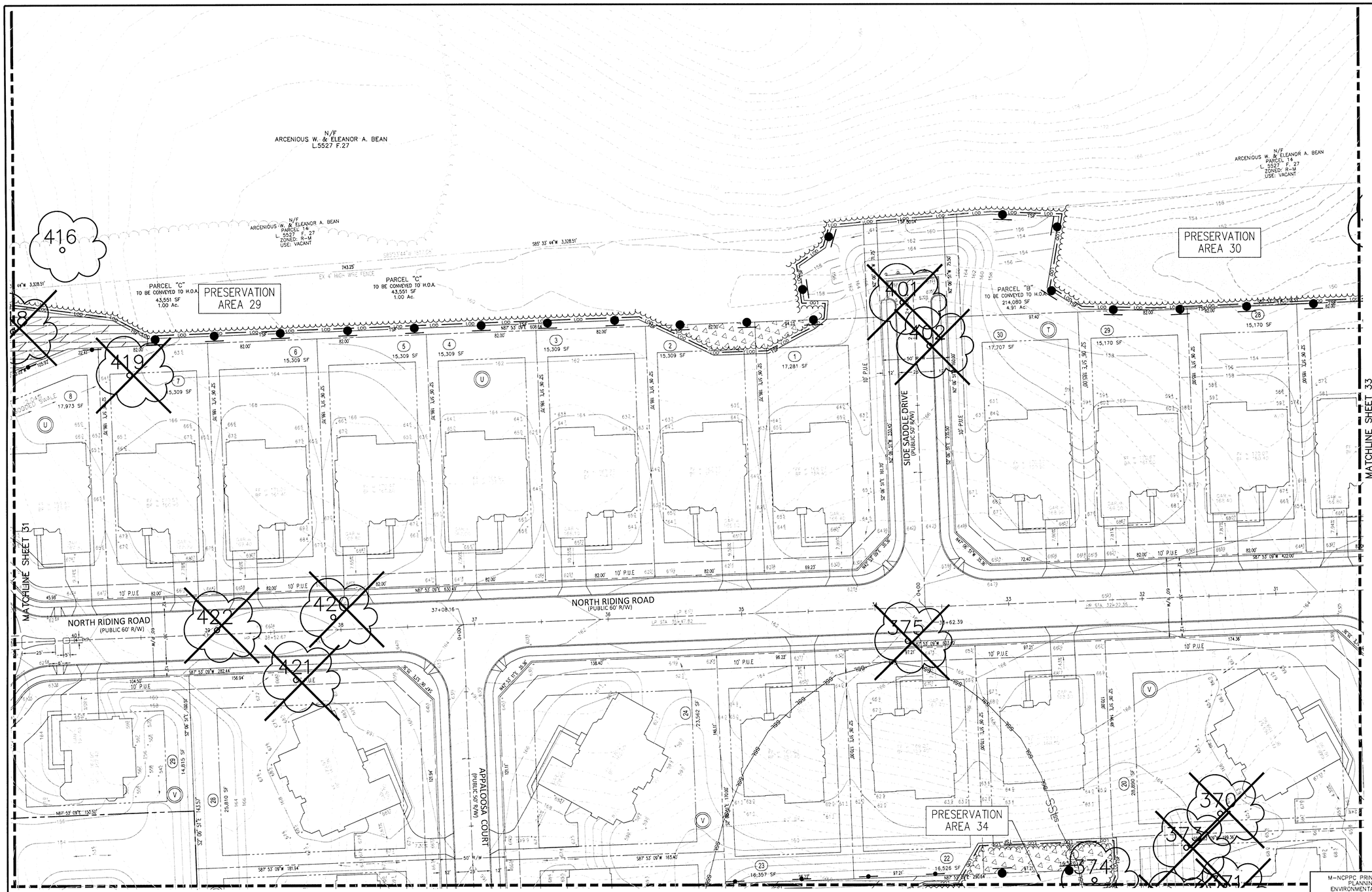
MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE:	OCTOBER 2015
DESIGN: KGH	DRAWN: KKP
SCALE:	1"=30'
JOB NO.:	1414.45009
SHEET NO.:	31 OF 52



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ST
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- 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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code on Infrastructure plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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
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TEL: (410) 872-9105
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	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
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	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCOP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
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MAP 20, 26	GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 3 & 4
~~*PHASE 5*~~

7/14/16

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TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH | DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 32 OF 52

MATCHLINE SHEET 32

MATCHLINE SHEET 34

MATCHLINE SHEET 37

N/F
WOODROW WILSON & JOAN L. BEAN
L.1764 F.132

N/F
ARCENIOUS W. & ELEANOR A. BEAN
L.5527 F.27

N/F
WOODROW WILSON BEAN & JOAN L. BEAN
PARCEL 27
L.22536 F. 182
ZONED: R-E
USE: RESIDENTIAL / AGRICULTURE

PRESERVATION AREA 31

PRESERVATION AREA 30

PARCEL "B"
TO BE CONVEYED TO H.O.A.
214,080 SF
4.91 Ac.

PARCEL "D"
TO BE CONVEYED TO H.O.A.
214,080 SF
4.91 Ac.

NORTH RIDING ROAD
(PUBLIC 60' R/W)

OLDENBURG COURT
(PUBLIC 50' R/W)

WHISPER HILL COURT
(PUBLIC 50' R/W)

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
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
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- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
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- 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
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04	K FRITZ	1/15/08
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6A	C SCHNEIDER	11/5/12
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10	MEGAN K. REISER	10/26/15
11	Megan K Reiser	7/28/16
12		
13		
14		

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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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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

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Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
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	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

PHASE 3 & 4
~~PHASE 5~~

KEVIN G. HAWLEY 33118 PROFESSIONAL ENGINEER STATE OF MARYLAND
7/14/16

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TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 33 OF 52

N/F
WOODROW WILSON & JOAN L. BEAN
L.1764 F.132

N/F
WOODROW WILSON BEAN
& JOAN L. BEAN
PARCEL 27
L.22536 F. 182
ZONED: R-E
USE: RESIDENTIAL / AGRICULTURE

N/F
WOODROW WILSON BEAN
& JOAN L. BEAN
PARCEL 27
L.22536 F. 182
ZONED: R-E
USE: RESIDENTIAL / AGRICULTURE

PRESERVATION AREA 36

PRESERVATION AREA 32

PARCEL "A"
TO BE CONVEYED TO H.O.A.
0.39± AC.

MARTINGALE COURT
(PUBLIC 50' R/W)

CONNEMARA COURT
(PUBLIC 50' R/W)

NORTH RIDING ROAD
(PUBLIC 60' R/W)

POTOMAC ELECTRIC POWER COMPANY

MATCHLINE SHEET 33

MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 38

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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

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
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11	Megan K Reiser	7/6/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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TOLL MD V LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046
ATTN: TOM MATEYA
PHONE: 410-872-9105
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NO.	REVISIONS	BY	DATE
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	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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TAX MAP PAGE 91, GRID B2 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
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PHASE 3 & 4
~~PHASE 5~~

7/14/16

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 34 OF 52

MATCHLINE SHEET 31

MATCHLINE SHEET 36

MATCHLINE SHEET 39

N/F
EVELYN C. SUIT, TRUSTEE
PARCEL 42
L. 14731 F. 001
ZONED: R-A
USE: RESIDENTIAL / AGRICULTURE

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

TOLL MD V LIMITED PARTNERSHIP
L. 24586 F. 690
PARCEL B

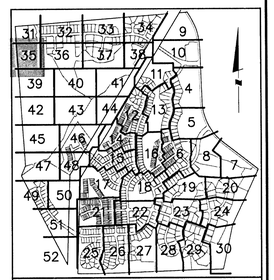
(SCHEDULE B - SECTION 2
TRACT 1 - PARCEL B)

115 349 108 109 110 410 107 111 112 105 106 114 113 102 104 101

PMA FP SB WL WB 100' BRL 50' BRL

GRAPHIC SCALE (FEET)
30 15 0 30 60

SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA —
- FLOODPLAIN — FP —
- STREAM — • • • —
- STREAM BUFFER — SB —
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- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL —
- MITIGATED 1.5 SAFETY FACTOR LINE — **SSL** —
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M-NCPPC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
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09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	Megan K. Reiser	7/28/16
12		
13		
14		

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TOLL MD V LIMITED PARTNERSHIP
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ATTN: TOM MATEYA
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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
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	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

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

~~PHASE 3 & 4~~
~~PHASE 5~~

KENNETH S. HAMILTON
3318
REGISTERED LANDSCAPE ARCHITECT
STATE OF MARYLAND
7/14/16

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: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 35 OF 52

MATCHLINE SHEET 32

MATCHLINE SHEET 35

MATCHLINE SHEET 37

MATCHLINE SHEET 39

MATCHLINE SHEET 40

APPALOOSA COURT
(PUBLIC 50' R/W)

REFORESTATION AREA NN

REFORESTATION AREA OO

PRESERVATION AREA 34

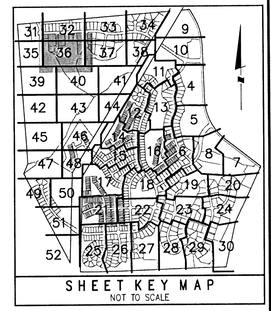
FUTURE PHASE V LIMIT OF PHASE V

PARCEL "E" TO BE CONVEYED TO H.O.A. 583,787 SF 13.40 AC.

PARCEL "G" TO BE CONVEYED TO M.N.C.P.P.C. 1,040,559 SF 23.89 AC.

PARCEL "G" TO BE CONVEYED TO M.N.C.P.P.C. 1,040,559 SF 23.89 AC.

SCALE: 1" = 30'



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ...
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- 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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/8/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision number is not required in the Project Number.

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

PHASE 3 & 4
~~PHASE 5~~

STATE OF MARYLAND — 3318 — STEVEN G. HAMILTON — PROFESSIONAL ENGINEER
7/14/16

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 36 OF 52

MATCHLINE SHEET 33

MATCHLINE SHEET 36

MATCHLINE SHEET 38

MATCHLINE SHEET 40

MATCHLINE SHEET 41

OLDENBURG COURT (PUBLIC 50' R/W)

WHISPER HILL COURT (PUBLIC 50' R/W)

REFORESTATION AREA 00

PRESERVATION AREA 33

PRESERVATION AREA 34

PRESERVATION AREA 35

PARCEL "E" TO BE CONVEYED TO H.O.A. 583,787 SF 13.40 Ac.

PARCEL "G" TO BE CONVEYED TO M.N.C.P.P.C. 1,040,559 SF 23.89 Ac.

PROP. 10' HIKER/BIKER TRAIL

PROP. TO EQUESTRIAN TRAIL

376 377 378 446 447 448 449 451 452 454

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
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR — 95
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE — 209
- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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
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FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
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7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 3 & 4
~~PHASE 5~~

MARYLAND LICENSED LANDSCAPE ARCHITECT 3318 KEVIN G. HAMILTON
7/14/16

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: OCTOBER 2015
DESIGN: KGH | DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 37 OF 52

MATCHLINE SHEET 34

MATCHLINE SHEET 37

MATCHLINE SHEET 10

MATCHLINE SHEET 11

MATCHLINE SHEET 41

PRESERVATION AREA 33

PARCEL "F"
TO BE CONVEYED TO HOA
78,691 SF
1.81 Ac.

PARCEL "G"
TO BE CONVEYED TO M-NCPPC
1,040,559 SF OR 23.89 Ac.

PROP. 10' HIKER/BIKER TRAIL

PROP. 10' PEDESTRIAN TRAIL

PROP. 5-RAIL WHITE VINYL FENCE

50' BUFFER (MIN.)

15,319 SF

15,331 SF

POTOMAC ELECTRIC POWER COMPANY
L.4248 F.323

PEPCO
PARCEL 46
L. 3314 F. 314
ZONED: E-I-A
USE: PUBLIC UTILITY

365 365 365

MATCHLINE SHEET 35

MATCHLINE SHEET 36

MATCHLINE SHEET 40

MATCHLINE SHEET 42

SCALE: 1" = 30'

N03°50'W 3314.74'

TOLL MD V LIMITED PARTNERSHIP
L. 24596 F. 690
PARCEL B

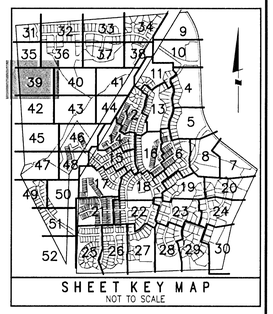
(SCHEDULE B – SECTION 2
TRACT 1 – PARCEL 'B')

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

ZONED: R-M
USE: RESIDENTIAL / AGRICULTURE

PMA

FP



LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/15
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
11	Megan K Reiser	7/05/16
12		
13		
14		

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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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV FW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

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

PHASE 3 & 4
~~PHASE 5~~

7/14/16

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 39 OF 52

MATCHLINE SHEET 36

MATCHLINE SHEET 37

MATCHLINE SHEET 39

MATCHLINE SHEET 41

MATCHLINE SHEET 43

PARCEL "E"
TO BE CONVEYED TO H.O.A.
583,782 SF
13.40 Ac.

PARCEL "G"
TO BE CONVEYED TO M.N.C.P.P.C.
1,040,559 SF
23.89 Ac.

PRESERVATION AREA 34

LIMIT OF PHASE V
FUTURE PHASE VI

S66°44'00"E 901.8'

S76°16'15"E 599.9'

PROP. 10' ASPHALT HIKER/BIKER TRAIL

INV. 108.4
EL. 111.0

INV. 108.0
EL. 108.6

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
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR — 5F
- PROPOSED CONTOUR — 5F
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE — 209
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- REFORESTATION/AFFORESTATION
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- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
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PROJECT NAME: MARLBORO RIDGE
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GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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NO.	REVISIONS	BY	DATE
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9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
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MAP 20, 26 GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2 — ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASE 3 & 4
PHASE 5

KEVIN G. HAMILTON
3318
PROFESSIONAL ENGINEER
STATE OF MARYLAND
7/14/16

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: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 40 OF 52

MATCHLINE SHEET 37

MATCHLINE SHEET 38

MATCHLINE SHEET 40

MATCHLINE SHEET 11

MATCHLINE SHEET 12

MATCHLINE SHEET 44

PARCEL "G"
TO BE CONVEYED TO M.N.C.P.P.C.
1,040,559 SF
23.89 Ac.

LIMIT OF PHASE V
FUTURE PHASE VI

LIMIT OF PHASE V
FUTURE PHASE VI

PARCEL "G"
TO BE CONVEYED TO M.N.C.P.P.C.
1,040,559 SF
23.89 Ac.

SSL

POTOMAC ELECTRIC POWER COMPANY
L. 3248 F. 314

PEPCO
PARCEL 45
L. 3248 F. 314
ZONED: R-R
USE: PUBLIC UTILITY

EXISTING FENCE (MAY CROSS PROPERTY LINE)

S89° 44' 21"E 102.09'

N60° 48' 55"E 348.96'

N60° 48' 55"E 396.98'

N27° 04' 17"E 397.05'

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
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASE 3 & 4
~~PHASE 5~~

TRANSCRIVE APPROVED 3918 KEVIN G. HAMILTON STATE OF MARYLAND
7/14/16

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.

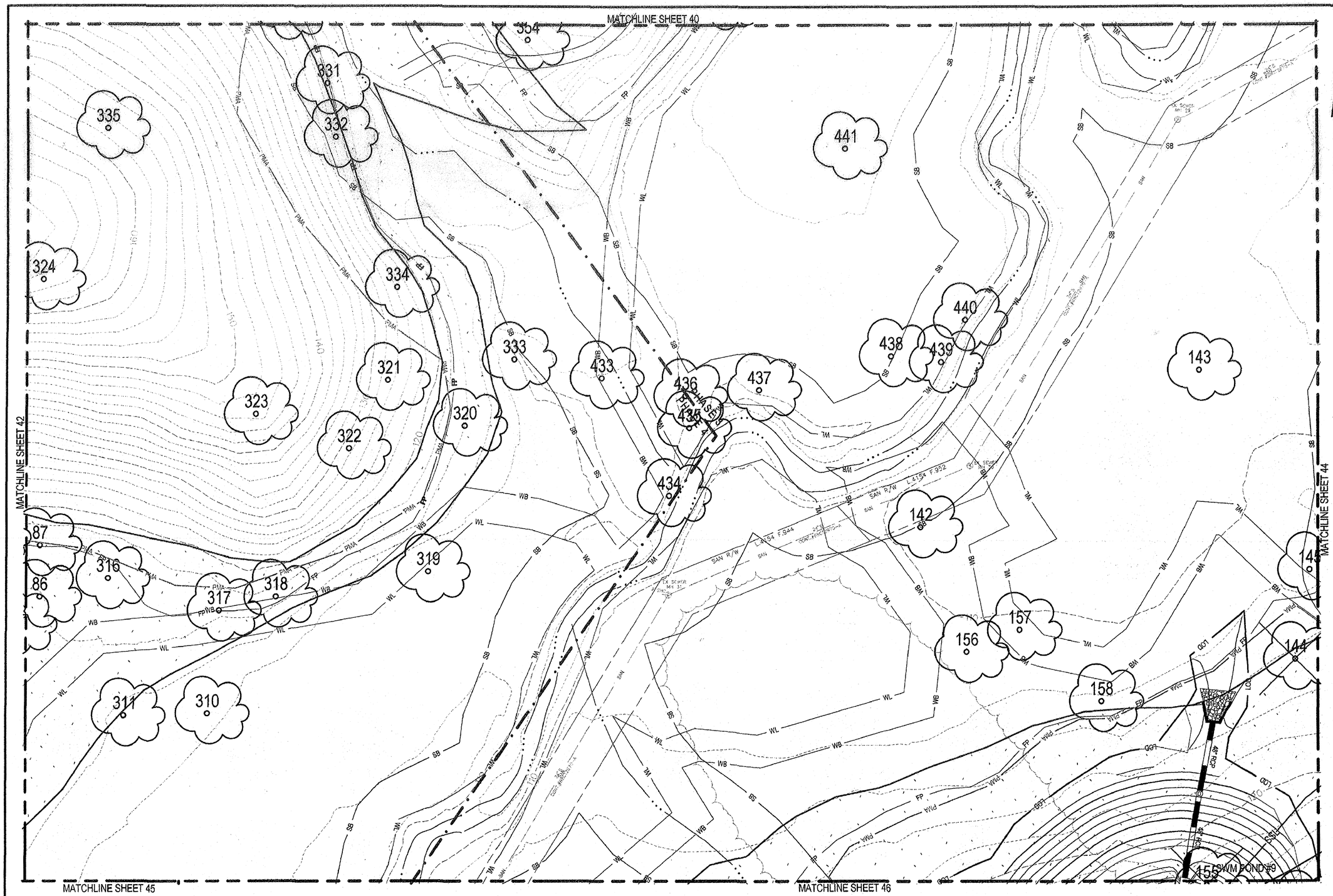
TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH
DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 41 OF 52

MATCHLINE SHEET 39


93
326
327
325
91
92
90
314
315
88
84
85
83
302
313
80
82
308
81
312
79
76
77
78
72
73
89
303
N 35°15'50" W
PARCEL 42
N/F
EVELYN C. SUIT, TRUSTEE
L. 14731 F. 001
N/F
EVELYN C. SUIT, TRUSTEE
PARCEL 42
L. 14731 F. 001
ZONED: R-M
USE: RESIDENTIAL / AGRICULTURE
PROP. 10' WSSC
PROP. 10' WSSC
WSSC
WSSC



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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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
LANDSCAPE ARCHITECT
5/25/16

APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Matevy

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

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

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '10
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ACC THE MAP PEOPLE PERMITTED USE NUMBER 20411107

MAP 20,28 GRID C13 & D13-12
TAX MAP PAGE 91, GRID 82, 83, D2, 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~~

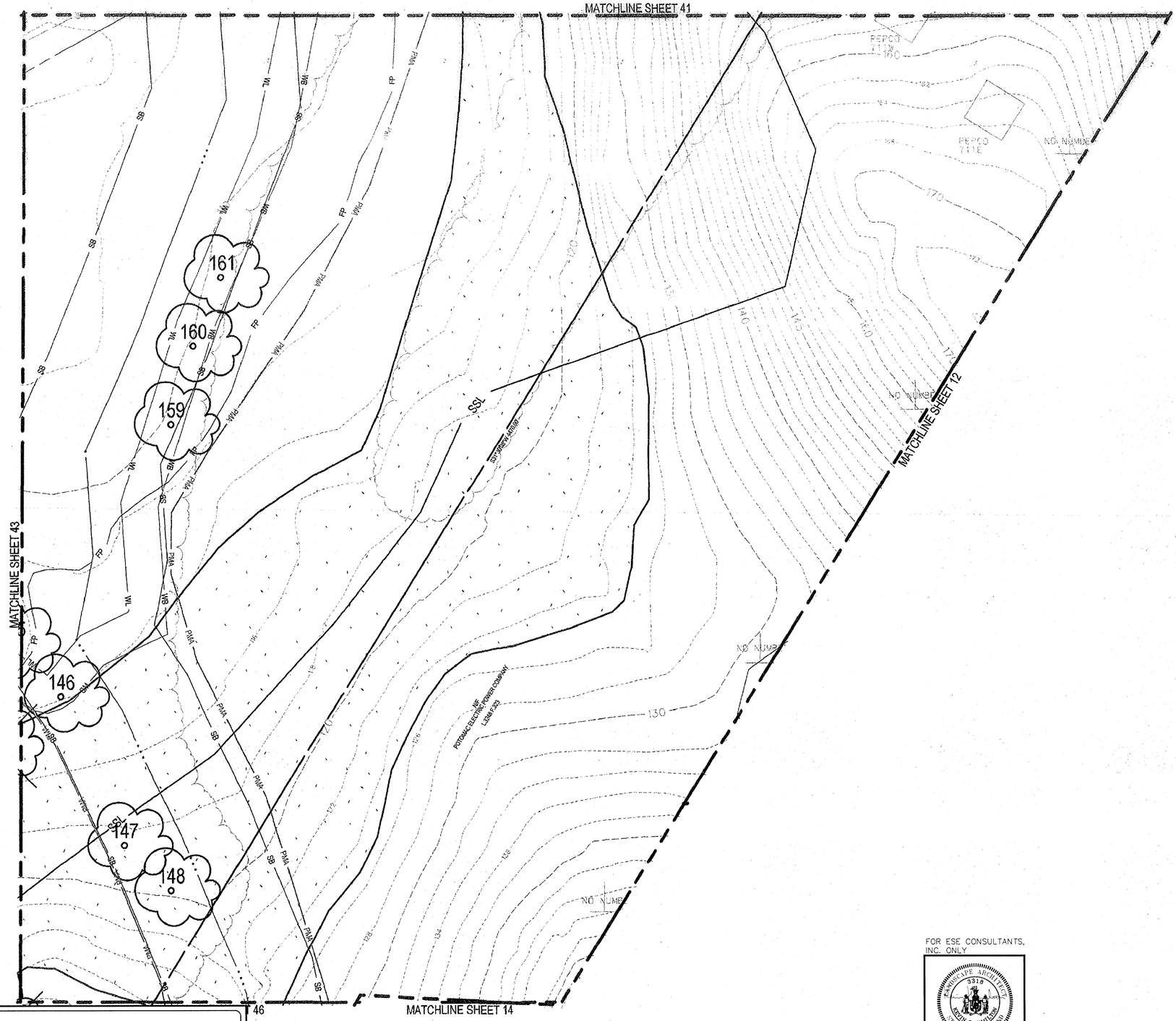
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TREE CONSERVATION PLAN TYPE II

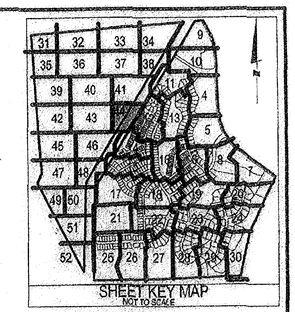
MARLBORO RIDGE

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

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



SCALE: 1" = 50'



SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
STORM DRAIN	
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
PROBE LINE	
SPECIMEN TREE	24"
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
7/14/16

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
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K. Reiser	7/28/16
12		
13		
14		

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
50 25 0 50 100

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

NO.	REVISIONS	BY	DATE
6B	PREVIOUSLY APPROVED PHASES 1,2,3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	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 20411167

MAP 20/26	GRID C13 & D13-12
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
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

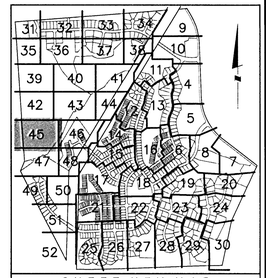
1" = 30'
SHEET 44 OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 42

MATCHLINE SHEET 46

MATCHLINE SHEET 47

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
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
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11	Megan K. Reiser	7/6/16
12		
13		
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M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 04

For Conditions of Approval see 5 Tie 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

GRAPHIC SCALE (FEET)
30 15 0 30 60

MISS UTILITY NOTE

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7/14/16

PHASE 3 & 4
~~*PHASE 5*~~

10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
	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
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

TREE CONSERVATION PLAN TYPE II

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

DATE: OCTOBER 2015
DESIGN: KGH | DRAWN: KKP
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 45 OF 52

MATCHLINE SHEET 43

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 14

MATCHLINE SHEET 15

MATCHLINE SHEET 48

302 303 122 123 124 125 126 127 128 149 150 151 152 153 154

SWM POND #9

POND 4A-2
PERM. POOL=119.00
100-YR WSEL=120.25
BOTTOM=39'X31'

PARCEL RRR
TO BE CONVEYED TO
HOME OWNER'S ASSOCIATION
16142 Sq. Ft.
0.3706 Acres

PARCEL PPP
TO BE CONVEYED TO
HOME OWNER'S ASSOCIATION
24530 Sq. Ft.
0.5631 Acres

POND 4A
PERM. POOL=122.40
100-YR WSEL=123.90
BOTTOM=884.22

PARCEL SSS
TO BE CONVEYED TO HOA
1095 Sq. Ft.
0.0251 Acres

PARCEL TTT
TO BE CONVEYED TO
HOME OWNER'S ASSOCIATION
5462 Sq. Ft.
0.1254 Acres

PARCEL GGG (OUTLOT)

PARCEL HH TO BE CONVEYED TO HOA

PROPOSED CLUSTER MAILBOX LOCATION

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

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

FLYING CHANGE ROAD (PRIVATE 50' R/W)

FUTURE PHASE PHASE 4A

PHASE 4A

PRESERVATION AREA 27

PRESERVATION AREA 26

REFORESTATION AREA JJ

REFORESTATION AREA KK

POTOMAC ELECTRIC POWER COMPANY L.3268 F.523

MIT POWER COMPANY

30" RCP CLIV

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
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- 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
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11	Megan K Reiser	11/28/16
12		
13		
14		

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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 — ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

7/14/16

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: RAH
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 3B

FUTURE PHASE
PHASE 3A

FUTURE PHASE
PHASE 4B

REFORESTATION
AREA DD

PRESERVATION
AREA 24

REFORESTATION
AREA II

PRESERVATION
AREA 25

PRESERVATION
AREA 23

PARCEL DDD
TO BE CONVEYED TO
HOME OWNER'S ASSOCIATION
135979 Sq. Ft.
3.0664 Acres

PARCEL LLL
TO BE CONVEYED TO
M-NCPPC
715847 Sq. Ft.
16.4336 Acres

PROP. 8' ASPHALT INNER-PARK TRAIL

PROP. 10' EQUESTRIAN TRAIL

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'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
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- WETLAND BUFFER — WB
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M-NCPPC PRINCE GEORGE'S COUNTY
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ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
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TAX MAP PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASES 3 & 4

7/14/16

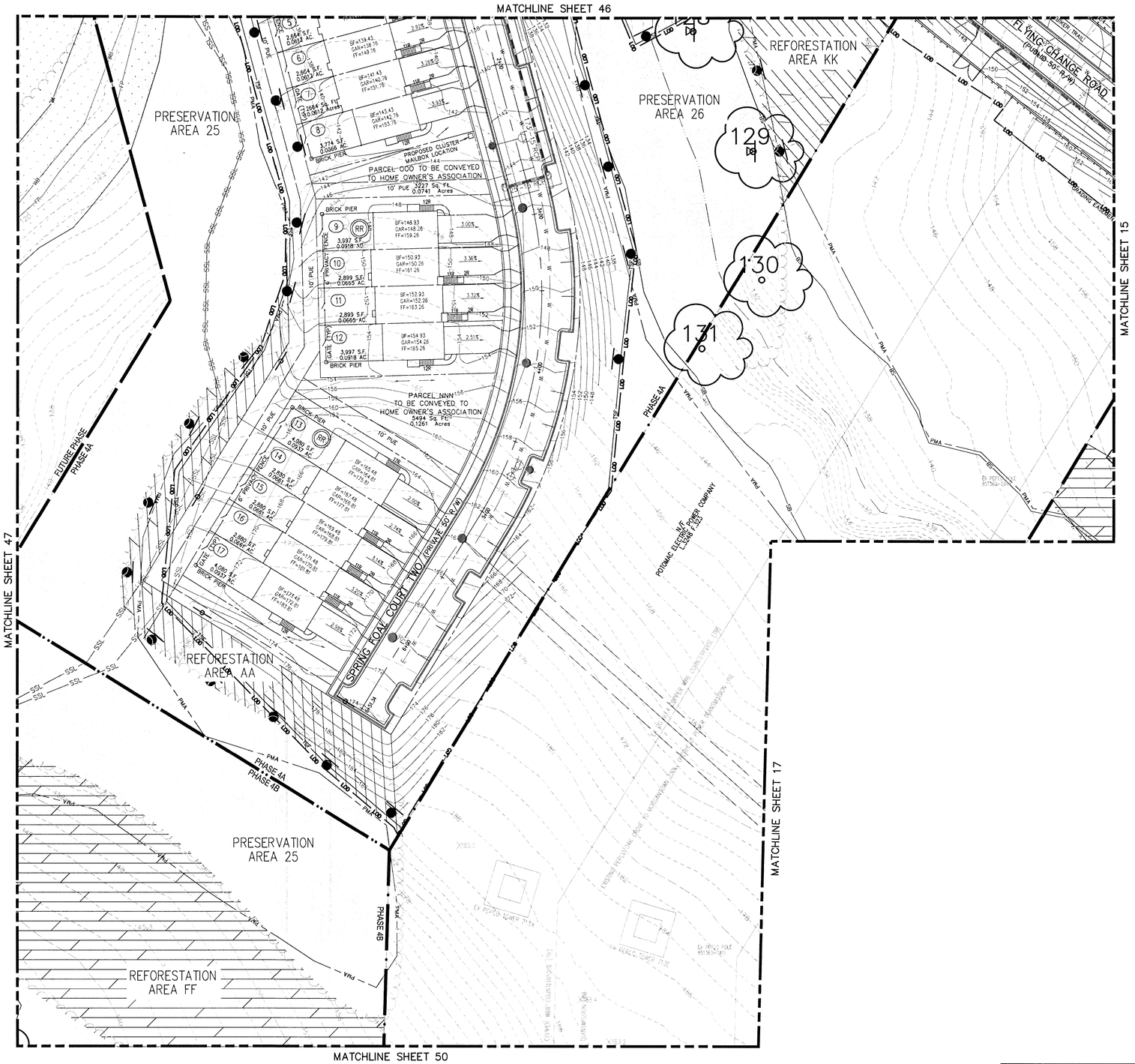
MISS UTILITY NOTE

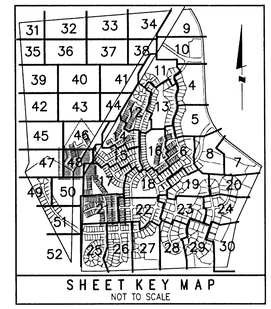
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TREE CONSERVATION PLAN TYPE II

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

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





LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
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- LOT LINE
- LIMIT OF DISTURBANCE — LOD
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- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
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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
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PROJECT NUMBER: DSP - 09018 - 04
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MAP 20, 26 — GRID C13 & D12-13
TAX MAP PAGE 91, GRID B2 — ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASES 3 & 4

KEVIN G. HAMILTON 5378 STATE OF MARYLAND
7/14/16

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TREE CONSERVATION PLAN TYPE II

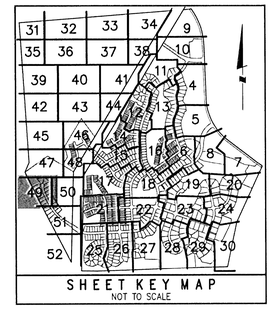
MARLBORO RIDGE

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

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



SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
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M-NCPPC 200' SHEET 206 SE 10
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PHASES 3 & 4

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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: RAH
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 49 OF 52

MATCHLINE SHEET 47

MATCHLINE SHEET 48

MATCHLINE SHEET 17

MATCHLINE SHEET 49

MATCHLINE SHEET 21

MATCHLINE SHEET 51

REFORESTATION AREA HH

REFORESTATION AREA FF

PRESERVATION AREA 23

REFORESTATION AREA HH

PHASE 4B

POTOMAC ELECTRIC POWER COMPANY L.3248 F.305

N/F

PARCEL 000 TO BE CONVEYED TO HOA

PHASE 10' PEDESTRIAN PATH

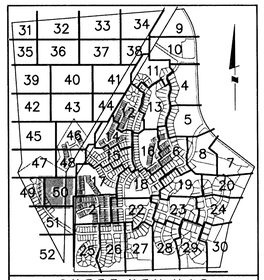
FROM 8' ASPHALT TRAIL/SIDEWALK/PAVER TRAIL

EX PEPCO TOWER 71&72

EX PEPCO POLE 551352-7452

EX PEPCO POLE 551352-7453

SCALE: 1" = 30'



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04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
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
11	Megan K Reiser	7/5/16
12		
13		
14		

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 04
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.
Suite 230
Columbia, MD 21046
TEL: (410) 872-9105
FAX: (410) 872-4870

NO.	REVISIONS	BY	DATE
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/18/10
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
3A	PREVIOUSLY APPROVED PHASE1A-1D, TO INCLUDE PHASE 2		
2	PREVIOUSLY APPROVED PHASE1A, AND 1B, 1C, TO INCLUDE PHASE 1D	BCG	7/17/06
	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
	ADDRESSED MNCP&PC COMMENTS 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	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASES 3 & 4

3318 PROFESSIONAL ENGINEER KEVIN G. HAMILTON STATE OF MARYLAND
7/14/16

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: RAH
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 168' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PARCEL 'GGG' TO BE CONVEYED TO HOA
1.1279 Ac. +/-
49,139 Sq. Ft. +/-

PROP. 8' ASPHALT HIKER/BIKER TRAIL
PROP. 10' EQUESTRIAN TRAIL

PROP. 8' CONCRETE HIKER/BIKER TRAIL
PROP. 10' EQUESTRIAN TRAIL

PRESERVATION AREA 23

PRESERVATION AREA 22

REFORESTATION AREA GG

N/F
SG HOUSING CORPORATION
L.14430 F.628

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

EX PEPCO TOWER 714E

PHASE 4B

PHASE 4B

4' SIDEWALK

15' P.U.E.

PROP. 8' CONCRETE HIKER/BIKER TRAIL
PROP. 10' EQUESTRIAN TRAIL

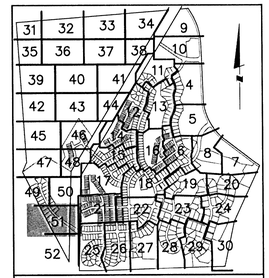
BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

PROVIDE ADEQUATE SIGHT DISTANCE AT INTERSECTION

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
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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
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APPROVAL

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PROJECT NUMBER: DSP - 09018 - 04
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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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PHASES 3 & 4

7/14/16

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SHEET NO.: 51 OF 52

MATCHLINE SHEET 51

MATCHLINE SHEET 30

MATCHLINE SHEET 25

PRESERVATION AREA 22

PHASE 4B

PHASE 4B

EX 4' HIGH WIRE FENCE

GRADING EASEMENT

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

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

EX PEPCO TOWER 715W

EX PEPCO TOWER 715E

EX PEPCO TOWER 715S

EXISTING PEPCO OAK GROVE TO MAGRUDER 230kV OVERHEAD TRANSMISSION LINE

EX PEPCO POLE

EX WIRE FENCE

WILD HORSE COURT

°1a

°20

°19

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

| | | |