TREE CONSERVATION PLAN TYPE II
PHASE 6
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	0.51
I	0.24
J	0.39
K	0.73
L	0.85
M	2.02
N	0.22
O	0.70
P	0.25
Q	0.94
R	3.34
S	0.47
T	0.28
U	0.77
V	0.91
W	0.40
X	0.93
Y	0.08
Z	0.02
AA	0.30
BB	0.57
CC	0.20
DD	2.64
EE	0.45
FF	2.02
GG	0.16
HH	0.51
II	1.95
JJ	0.15
KK	0.26
LL	eliminated
MM	eliminated
NN	0.95
OO	eliminated
PP	eliminated
QQ	1.58
RR	0.30
SS	0.57
TT	0.14
TOTAL=33.66 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	1.84
26	0.55
27	1.44
28	0.55
29	0.82
30	2.30
31	0.53
32	0.35
33	1.90
34	9.92
35	0.17
36	0.01
37	3.78
38	0.34
39	0.46
40	0.16
41	3.65
42	8.11
43	0.05
44	0.07
45	3.02
46	2.54
47	2.45
48	0.23
49	0.07
50	0.88
51	0.20
52	0.30
53	0.10
54	0.71
TOTAL=100.84 ACRES	

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- EXISTING CONTOUR — 96
- LOT LINE
- EXISTING TREELINE
- MATCHLINE
- PHASE LINE
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 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 revision to the TCPII reflects the total on-site conservation obligation for overall development, including the installation of the Washington Gas Light (WGL) Prince George's County and District of Columbia Reliability and Reinforcement Project. It is the intention of this plan to reflect the required conservation obligation by final build-out of the site.

NOTES

1. ACREAGE OF TRACT

   TOTAL SITE

   GROSS TRACT: . . . . . 588.96 ACRES
   AREA OF FLOODPLAIN . . . . . 90.28 ACRES
   NET TRACT . . . . . 498.68 ACRES

   PHASE 6

   GROSS TRACT: . . . . . 92.60 ACRES
   AREA OF FLOODPLAIN. . . . . 34.93 ACRES
   NET TRACT . . . . . 57.67 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 LOIEDERMAN SOLTESZ ASSOCIATES IN THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
6. EXISTING FEATURES ARE BASED ON AERIAL TOPOGRAPHY AS FLOWN BY GDCI IN MAY 2003.
7. THE PROPERTY IS REFERENCED IN TAX MAP 91 GRIDS B2, B3, C2, D3, D4
8. THE SWM CONCEPT HAS BEEN APPROVED ON NOVEMBER 20, 2003.
9. PERENNIAL STREAMS ARE LOCATED ON THE PROPERTY.
10. 100 YEAR FLOODPLAIN BASED ON FPS #200322 AND #200323, BOTH APPROVED 8/11/03.
11. THE PREDOMINANT SOIL TYPES ARE; BIBB SILT LOAM, SANDY LAND, WESTPHALIA FINE SANDY LOAM.
12. EQUESTRIAN TRAILS SHOWN ARE CONCEPTUAL IN LAYOUT AND WILL BE FIELD LOCATED TO AVOID TREE REMOVAL AS MUCH AS POSSIBLE.
13. NO MARLBORO CLAY MITIGATED FACTOR OF SAFETY LINE OCCURS IN ANY PORTION OF PHASE 5 AS DEMONSTRATED BY THE SLOPE STABILITY ANALYSIS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON MAY 26, 2017 AND AS VERIFIED AND APPROVED BY PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT ON JUNE 14, 2017.

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:		R-R		
Gross Tract:		588.96		Include acreages only in columns
Floodplain:		90.28		for which there is a corresponding zone.
Previously Dedicated Land:		0.00		
Net Tract (NTA):		498.68	0.00	0.00
Property Description or Subdivision Name:		Marlboro Ridge		
Break-even Point (preservation acres) =		125.79		
Acres of Net Tract clearing permitted w/o reforestation=		104.20		
Woodland Conservation Requirement Calculations:				
Existing Woodland on Net Tract (acres)		229.99		
Existing Woodland in Floodplain (acres)		73.02		
Woodland Conservation Threshold (NTA) =	20.00%	99.74		
Smaller of a or c		99.74		
Woodland above WCT		130.25		

Plan Number: (This must be completed for each phase)	DSP-04088	DSP-05035	DSP-05036	DSP-05075	DSP -06010	DSP-09018	DSP-07058	DSP-17026	
Plan Phase or Name:	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Phase 2	Phase 3 & 4	Phase 5	Phase 6	Total
Total area in this application (acres)	23.18	23.17	33.29	86.99	147.07	97.52	85.14	92.60	588.96
Floodplain area in this application (acres)	0.06	0.00	9.61	1.06	15.66	5.89	20.07	34.93	90.28
Net Tract area in the application (acres)	23.12	23.17	23.68	85.93	128.41	91.63	65.07	57.67	498.68
Woodland on the Net Tract for this phase (acres)	1.99	4.21	6.79	28.61	45.08	36.39	53.03	53.89	229.99
Woodland in the Floodplain for this phase	0.06	0.00	5.46	0.29	13.90	2.02	19.98	31.25	73.02
Woodland Cleared on Net Tract for this phase	0.37	2.16	0.66	15.41	31.27	13.27	34.94	24.81	122.89
Woodland Cleared in Floodplain for this phase	0.02	0.00	0.72	0.34	2.00	0.00	2.08	1.52	6.67
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
Cumulative acres of Net Tract Woodland cleared	0.37	2.53	3.19	18.60	49.87	63.13	98.07	122.89	
Cumulative acres of Floodplain woodland cleared	0.02	0.02	0.74	1.08	3.08	3.08	5.16	6.67	
Smaller of d or e	0.37	2.53	3.19	18.60	49.87	63.13	98.07	122.89	
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	24.52	30.72	
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	99.85	100.39	101.45	105.65	115.46	118.78	129.59	137.21	

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	22.16	17.82	28.66	103.65
Reforestation	0.18	0.62	4.15	5.01	6.89	13.27	0.95	2.60	33.67
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	13.50	31.63	51.86	87.29	106.06	137.32	137.32
Woodland saved on this phase but not counted	0.79	0.00	0.48	0.08	0.47	0.96	0.27	0.42	3.45
Existing Net Tract Woodland in later phases	228	223.79	217	168.39	143.31	106.92	53.89	0.00	

Prepared by: Kai Hamdan 1/18/2019
License Number: 3318 Signature Date

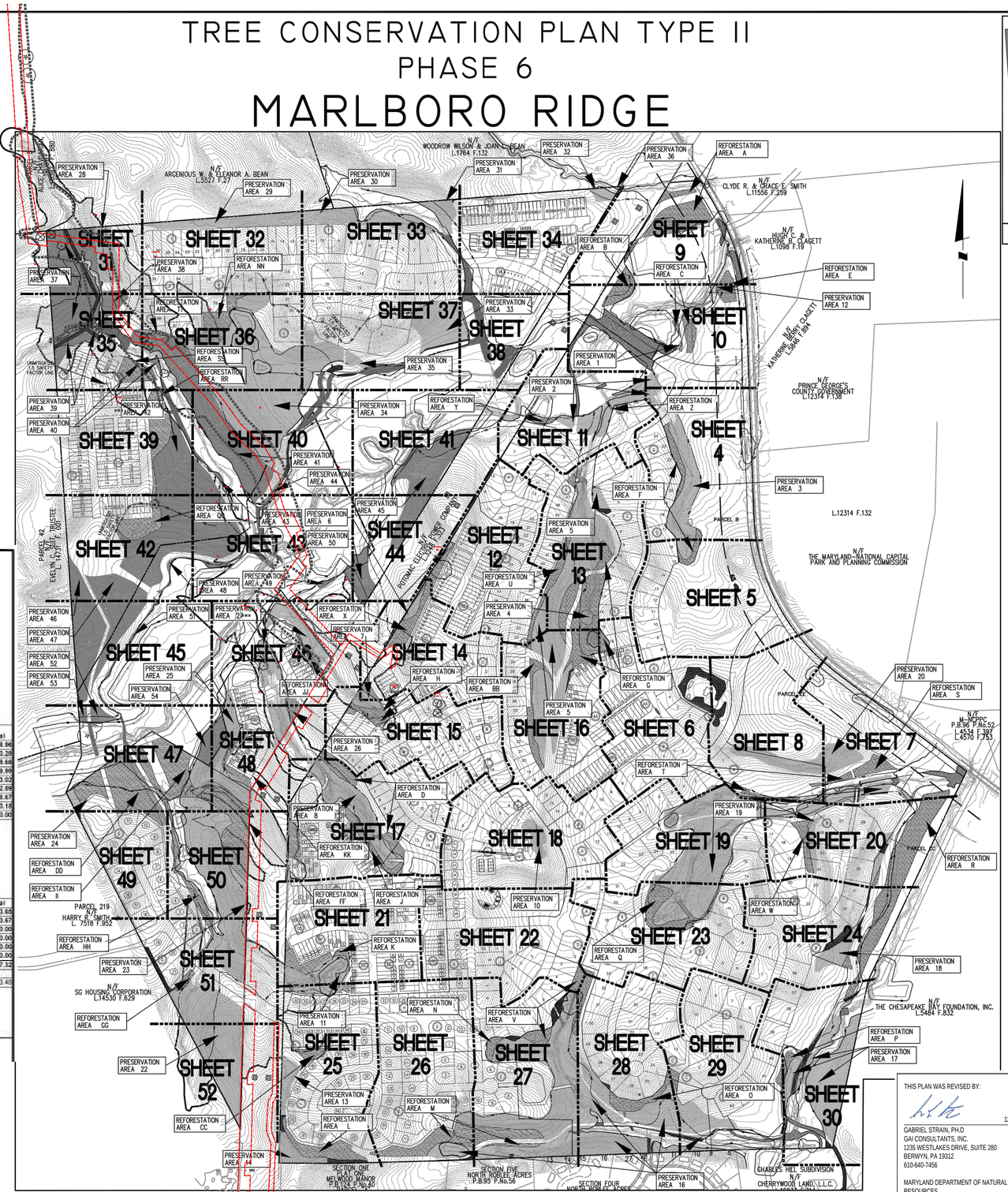
NOTE: PHASE LINE INDICATES WHICH LOTS ARE INCLUDED IN APPLICATION. THE LOD INDICATES GRADING AND CLEARING NECESSARY TO SUPPORT PHASE. THE PHASE LINE AND THE LOD MAY NOT BE CONSISTENT WITH EACH OTHER INTENTIONALLY.

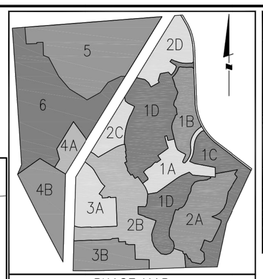
Woodland Conservation Worksheet
for
Prince George's County Government Projects

Property Description or Subdivision Name: Washington Gas Line Marlboro Ridge

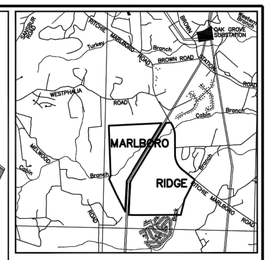
Zone:	R-R		
Gross Tract:	588.96		
Existing Woodland = WCT	137.32	or	23.32%
Existing Woodland in the Floodplain	73.03		
Woodland Cleared in the Net Tract	2.85		
Woodland Cleared in the Floodplain	0.47		
Total area of woodland cleared (subject to 1:1 replacement)	3.32		
Woodland Conservation Requirement:	137.79		
Woodland Conservation Provided:			
Woodland preserved	100.83		
Afforestation	33.66		
Reforestation			
Prior Credit for Off-site Mitigation			
Current Credit for Off-site Mitigation	3.30		
Off-site Mitigation provided on this property			
Total Woodland Conservation Provided	137.79		

Prepared by: Digitally signed by Gabriel F. Strain
License Number: Gabriel F. Strain DN: E=G.Strain@geoconsultants.com, CN=Gabriel F. Strain
Signed Date: 2019.11.21 18:07:53-05'00' Date





PHASE MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1"=4000'

MARLBORO RIDGE PHASES 1–6 LOT DESIGNATION CHART

FILE NO.	PHASE & DESCRIPTION	SINGLE FAMILY DETACHED LOTS: SMALL LOT	OTHER	PERIMETER	TOWNHOUSE	% SMALL & TH LOTS
DSP-04088	VILLAGE OF CLAGETT FARM, PHASE 1, PART A		A 1–13 C 1–5, 7 R 1–13		AA 1–10 BB 1–22	50.0%
		TOTAL 0	TOTAL 32	TOTAL 0	TOTAL 32	TOTAL 64
DSP-05035	VILLAGE OF CLAGETT FARM, PHASES 1B & 1C	N/A	N/A	N/A	N/A	N/A
DSP-05075	MARLBORO RIDGE, PHASE 1D	K 7 L 1 L 18–19 O 1–2 P 1–4 P 8–12 P 18 P 20–32 R 14–46	A 14–25 B 1 C 18–35 D 1–2 J 1 M 1, 23 O 3 P 5–7 P 13–17,19 Q 8–27 R 47 S 1–16			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 16–18, M 20–21 N 1–15 O 5–8 O 11–13,16	B 2–43 C 1–17 D 3–14 D 9–11 X 2–13 X 3–6 L 8,10,12 M 14,17 M 4,8,11,12 M 15,19,22 O 4,9,10 O 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 II 1–13 JJ 1–8 KK 1–13 LL 1–27 MM 1–17 NN 1–14 OO 1–15 PP 1–24 QQ 1–10 RR 1–17	72.0%
		TOTAL 1	TOTAL 70	TOTAL 0	TOTAL 179	TOTAL 250
DSP-07058	MARLBORO RIDGE, PHASE 5	T 5,7,11,13,15 T 17,20,22,24,26	T 1–4,6,8–10,12 T 14,16,18–19 T 21,23,25,27 U 1–35		XX 1–10 YY 1–52	58.1%
		TOTAL 10	TOTAL 52	TOTAL 0	TOTAL 62	TOTAL 124
DSP-17026	MARLBORO RIDGE, PHASE 6		U 36–38		SS 1–28 TT 1–60	96.7%
		TOTAL 0	TOTAL 3	TOTAL 0	TOTAL 88	TOTAL 91
CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES						64.9%
		TOTAL 160	TOTAL 347	TOTAL 0	TOTAL 483	TOTAL 990

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 C 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
12	DSP–07058–01	TO ADJUST LOT LINES IN PHASE 5	1–3, 31–34, 36–38
13	DSP–17026	TO INCLUDE PHASE 6 ON PREVIOUSLY APPROVED PHASE 1, 2, 3, 4 & 5 TCPII PLAN	ALL SHEETS

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

THIS PLAN WAS REVISED BY:

GABRIEL STRAIN, PH.D — 1206-21-2019 DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

INDEX OF SHEETS

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

LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE (FEET)
300 150 0 300 600

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: JEFF DRISCOLL
PHONE: 410–872–9105
FAX: 410–872–9141

14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/27/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005
NO.	REVISIONS	BY	DATE

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PERMITTED USE NUMBER 20411157

MAP 90, 25 GRID C13 & D12–13
TAX MAP PAGE 91, GRID B4 ZONING CATEGORY: R–R
M–NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10

PHASE 6

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.

3318 — STATE OF MARYLAND — KAI G. HAMDAN — 1/18/2019

TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1" = 300'
JOB NO.: 1414
SHEET NO.: 01 OF 52

SIGNIFICANT TREE TABLE

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
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	Saved
145	30"	Red Maple	Good	Saved
146	33"	Tulip Tree	Fair	Saved
147	33"	Tulip Tree	Good	Saved
148	36"	Tulip Tree	Good	Saved
149	31"	Tulip Tree	Fair	Removed
150	31"	Sycamore	Fair	Removed
151	31"	Sycamore	Fair	Removed
152	31"	Sycamore	Fair	Removed
153	33"	Tulip Tree	Good	Removed
154	34"	Tulip Tree	Good	Removed
155	31"	Tulip Tree	Poor	Removed
156	39"	Tulip Tree	Good	Saved
157	31"	Sweet Gum	Good	Saved
158	37"	Sycamore	Poor	Saved
159	36"	Sycamore	Fair	Saved
160	30"	Sycamore	Good	Saved
161	46"	Sycamore	Fair	Saved
162	46"	Red maple	Fair	Removed
163	40"	Tulip Tree	Poor	Saved
164	57"	Tulip Tree	Poor, twin	Saved
165	42"	Tulip Tree	Fair, twin	Saved
166	32"	Tulip Tree	Good	Saved
167	36"	Red Maple	Good	Saved
168	30"	Tulip Tree	Good	Saved
169	34"	Tulip Tree	Good	Saved
170	32"	Tulip Tree	Good, twin	Saved
171	35"	Tulip Tree	Good	Saved
172	30"	Tulip Tree	Fair, 2 stem	Removed
173	41"	Red Maple	Poor	Removed
174	51"	Red Maple	Good	Removed
175	32"	Tulip Tree	Good	Saved
176	30"	Tulip Tree	Good	Saved
177	30"	Tulip Tree	Fair, Kudzu	Saved
178	ig not issu	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	Removed
195	32"	Tulip Tree	Poor	Removed
196	32"	Tulip Tree	Good	Removed
197	32"	Sycamore	Fair	Removed
198	40"	American Elm	Good	Removed
199	34"	Tulip Tree	Fair, 2 stem	Saved
200	32"	Tulip Tree	Good	Removed
201	30"	Tulip Tree	Good	Removed
202	30"	Tulip Tree	Good	Removed
203	31"	Locust	Poor	Removed
204	30"	Sweetgum	Good	Removed
205	40"	Black Locust	Fair	Removed
206	32"	Black Locust	Poor	Removed
207	31"	Sweetgum	Good	Removed
208	33"	Willow Oak	Good	Saved
209	30"	Tulip Tree	Good	Saved
210	38"	Sweetgum	Good	Saved
211	36"	Sycamore	Fair, vine	Saved
212	44"	Tulip Tree	Good	Saved
213	30"	Tulip Tree	Good	Saved
214	36"	Tulip Tree	Good	Saved
215	37"	Tulip Tree	Good	Saved
216	36"	Tulip Tree	Good	Removed
217	37"	Tulip Tree	Fair, 2 stem	Saved
218	41"	Red Oak	Fair	Removed
219	34"	Red Oak	Good	Removed
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	Saved
270	32"	Black Walnut	Fair	Removed
271	30"+	Mulberry	Fair,2 stem,Ivy	Saved
272	41"	Black Walnut	Good	Saved
273	32"	Black Walnut	Good	Removed
274	32"	Red Maple	Good	Removed
275	32"	Black Walnut	Good	Saved
276	38"	Red Oak	Good	Saved
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	Removed
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	Removed
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	Removed
316	36"	Tulip Tree	Fair	Saved
317	30"	Red Maple	Good	Saved
318	32"	Northern Red Oak	Good	Saved
319	52"/48"	Silver Maple	Fair,Poison Ivy,2 Stem	Saved
320	30"	Sycamore	Poor	Saved
321	30"	White Oak	Fair	Saved
322	31"	White Oak	Poor	Saved
323	30"	Tulip Tree	Good	Saved
324	39"	Northern Red oak	Fair	Saved
325	32"	Northern Red Oak	Good	Saved
326	32"	Northern Red Oak	Good	Saved
327	32"	American Beech	Fair	Removed
328	33"	Tulip Tree	Poor	Saved
329	30"	Tulip Tree	Good	Removed
330	31"	Tulip Tree	Poor	Removed
331	31"	Beech	Poor	Removed
332	35"	Beech	Fair	Removed
333	30"	Beech	Fair	Removed
334	32"	Northern Red Oak	Good	Removed
335	32"	Tulip Tree	Fair	Saved
336	33"	Tulip Tree	Good	Removed
337	31"	Tulip Tree	Good	Removed
338	30"	Tulip Tree	Poor	Saved
339	30"	Tulip Tree	Good	Saved
340	30"	Tulip Tree	Fair	Saved
341	33"	Tulip Tree	Fair	Removed
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	Removed
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	Saved
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	Removed
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	Removed
383	40"	Hickory	Fair,Poison Ivy	Removed
384	34"	Sweet Gum	Fair, 3 Stem	Removed
385	38"	Red Oak	Fair	Removed
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	Removed
405	33"	Beech	Good	Saved
406	31"	Tulip Tree	Good	Saved
407	32"	Beech	Good	Saved
408	30"	Red Oak	Good	Saved
409	47"	Beech	Good	Saved
410	30"	Tulip Tree	Good	Removed
411	30"	Tulip Tree	Good	Saved
412	30"	Tulip Tree	Good	Saved
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	Removed
433	33"	Sweet Gum	Poor	Removed
434	32"	Silver Maple	Fair, Poison Ivy	Removed
435	30"	Sycamore	Poor, Poison Ivy	Saved
436	38"	Tulip Tree	Fair, Poison Ivy	Saved
437	32"	Red Maple	Fair, Poison Ivy	Saved
438	36"	Tulip Tree	Fair, Green Brier	Saved
439	32"	Tulip Tree	Good	Saved
440	30"	Tulip Tree	Fair	Saved
441	30"	Sweet Gum	Poor	Saved
442	37"	Sweet Gum	Fair, 3 stem	Saved
443	30"	Sycamore	Fair, 3 stem	Saved
444	30"	Sweet Gum	Fair, Poison Ivy	Saved
445	38"	Tulip Tree	Good	Saved
446	32"	Tulip Tree	Fair, 2 stem	Saved
447	36"	Tulip Tree	Fair, 2 stem	Saved
448	37"	Tulip Tree	Fair, 2 stem	Saved
449	30"	Tulip Tree	Fair, 2 stem	Saved
450	31"	Red Maple	Good	Saved
451	35"	Red Maple	Good	Saved
452	37"	Tulip Tree	Fair, 2 stem	Saved
453	32"	Tulip Tree	Good	Saved
454	30"	Tulip Tree	Fair, Poison Ivy	Saved
455	30"	Red Maple	Poor	Saved
456	32"	Tulip Tree	Good	Saved
457	40"	Tulip Tree	Fair, 2 stem	Saved
458	33"	Tulip Tree	Good	Saved
459	31"	Tulip Tree	Good	Saved
460	40"	Tulip Tree	Fair, 2 stem	Saved
461	31"	Tulip Tree	Fair, 2 Stem	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

SOILS TABLE

Soil Type	Slope	Description
AdB2—Adelphia Fine Sandy Loam	2-5% Slopes, Moderately Eroded	This soil is moderately well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
AkA—Adelphia Silt Loam	0-2% Slopes	This soil is moderately well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
Bm—Bibb Sandy Loam		This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible.
Bn—Bibb Silt Loam		This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible.
CeB2—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. Kw is 0.28, soil is not highly erodible.
CeC2—Collington Fine Sandy Loam	5-10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
CeD2—Collington Fine Sandy Loam	10-15% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
Fm—Fallington Sandy Loam		This soil is formed of alluvium. This is a hydric soil. Kw is 0.24, soil is not highly erodible.
HaB3—Howell Clay Loam	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
HeB2—Howell Silt Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
HeC2—Howell Silt Loam	5-12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
Ln—Leonardtown Sandy Loam, Local Alluvium	0-2% Slopes	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible.
Lo—Leonardtown Silt Loam, Local Alluvium	0-2%	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible.
MaB—Matapeake Silt Loam		This soil is very poorly drained. This is a hydric soil. Kw is 0.20, soil is not highly erodible.
MfB2—Mixer Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MfC2—Mixer Fine Sandy Loam	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MfD2—Mixer Fine Sandy Loam	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MfE—Mixer Fine Sandy Loam	20-35% Slopes	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MsA—Matapeake Silt Loam	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
Mw—Mixed Alluvial Land		This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible.
OcA—Othello Silt Loam	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
OdB—Oddobotsee Sandy Loam, Local Alluvium	2-5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.20, soil is not highly erodible.
Sd—Sandy Land	Steep	This soil is somewhat excessively drained. This is not a hydric soil. Kw is 0.17, soil is not highly erodible.
SkC2—Sassafras Sandy Loam	5-10% Slopes, Moderately Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
SnA—Shrewsbury Fine Sandy Loam	0-2% Slopes	Farmland of statewide importance. This soil is poorly drained. This is a hydric soil. Kw is 0.32, soil is not highly erodible.
WaB2—Westphalia Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaC2—Westphalia Fine Sandy Loam	5-12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaD2—Westphalia Fine Sandy Loam	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaE—Westphalia Fine Sandy Loam	20-35% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WbB2—Westphalia Very Fine Sandy Loam	2-5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WbC2—Westphalia Very Fine Sandy Loam	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WeB2—Westphalia-Evesboro Complex	2-5% Slopes	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WeC2—Westphalia-Evesboro Complex	5-12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WeD2—Westphalia-Evesboro Complex	12-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WsB2—Woodstown Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is not a hydric soil. Kw is 0.24, soil is not highly erodible.

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.

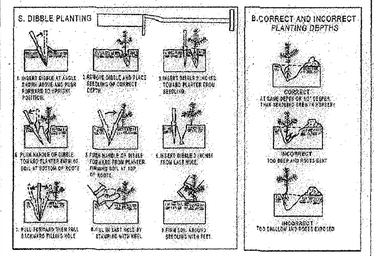
    TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
19. WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES. ALL TEMPORARY TPFS REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.

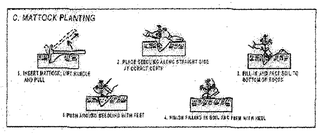
AFFORESTATION AND REFORESTATION NOTES

20. ALL AFFORESTATION/ REFORESTATION BONDING, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS FOR THE APPLICABLE PHASE. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
21. THE PLANTING OF AFFORESTATION OR

FIGURE 3.6.5

SEEDLING PLANTING METHODS

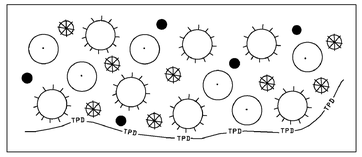




SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.6.5 DETAILS THE RECOMMENDED MANUAL PLANTING PROCEDURES WHICH INCLUDE CORRECT PLANTING DEPTHS (B) AS WELL AS METHODS FOR TWO DIFFERENT PLANTING TOOLS: THE DIBBLE (A) AND THE MATTOCK (C).

AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



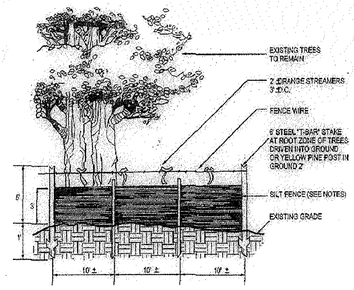
TYPICAL PLANTING LEGEND

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 6	TOTAL ALL PHASES
REFORESTATION AREA PROVIDED	1.0 ACRE	2.19 ACRES	33.26 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	723 SEEDLINGS	10976 SEEDLINGS
TULIP POPLAR	330 SEEDLINGS	723 SEEDLINGS	10976 SEEDLINGS
SWEET GUM	230 SEEDLINGS	504 SEEDLINGS	7650 SEEDLINGS
REDBUD	110 SEEDLINGS	241 SEEDLINGS	3659 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	2191 SEEDLINGS	33261 SEEDLINGS

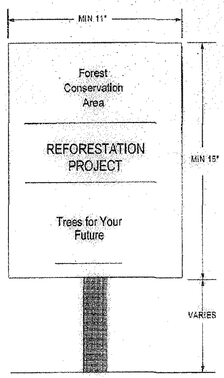
NOTES:
1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION
USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS



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

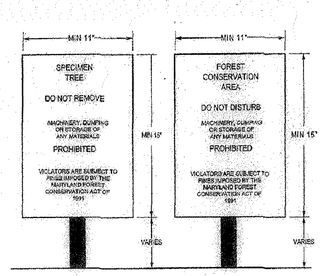


NOTES:

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

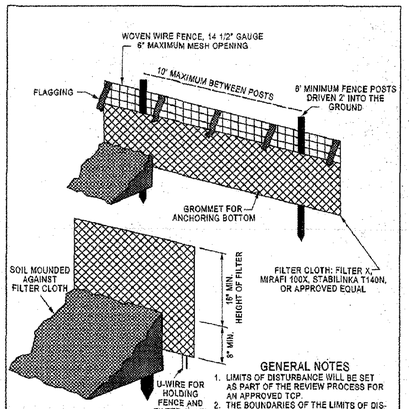
REFORESTATION AND AFFORESTATION AREA SIGNS — Figure C-21



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 D-4



GENERAL NOTES

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

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

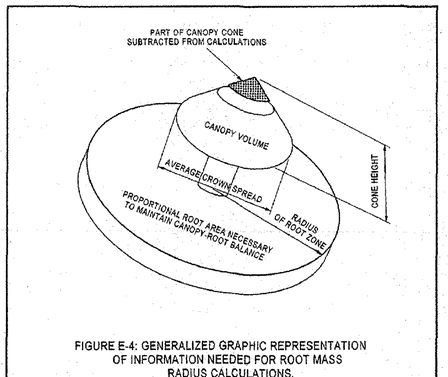
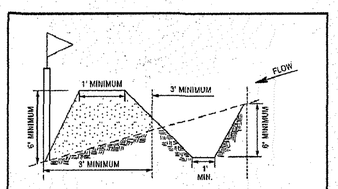


FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

E-9



CROSS SECTION

GENERAL NOTES

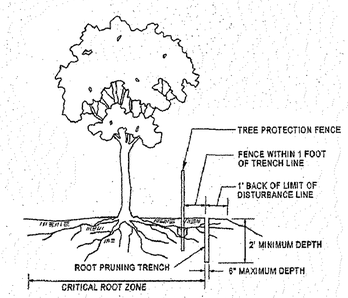
1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. FLAG POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. THE TOP OF SLOPE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

	TREE PROTECTIVE DEVICE PERIMETER OR SWALE	TPD-ES OPTION 3

FIGURE 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

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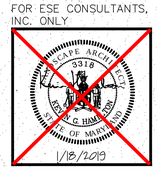

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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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06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	7/12/2020		WGL Pipeline Easement

~~ESE CONSULTANTS~~
~~ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL~~
~~ESE Consultants, Inc.~~
~~7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046~~
~~T: 410-872-9105~~

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GRAPHIC SCALE (FEET)
30 15 0 30 60

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Environmental Sciences
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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/15
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 ROW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005
NO.	REVISIONS	BY	DATE

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MAP	20,26
GRID	C13 & D13-12
TAX MAP PAGES 91, GRID B2, B3, C2, D5, 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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

~~STATE OF MARYLAND~~ KEVIN KENNEDY BURTON No. 21708 ~~REGISTERED LANDSCAPE ARCHITECT~~ 11/26/19

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

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	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 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

THIS PLAN WAS REVISED BY:

GABRIEL STRAIN, PH.D — DATE 06-21-2019
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

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FOR ESE CONSULTANTS, INC. ONLY

1/8/2019

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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14	*T. Burke*	*2/12/2020*		WGL Pipeline Easement

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50 15 0 30 60

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Engineering Planning Surveying Environmental Sciences
Rockville Germantown Frederick Waldorf Leonardtown Chantilly

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MAP 20,28 GRID C13 & D13-12

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

PHASE 6
~~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 4 OF 52
PROJECT NO. 0641-09-00

SHEET 4

Prince George's County Planning Department, M-NCPPC
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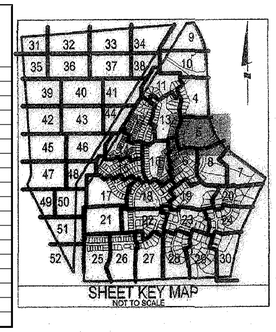
06B	MEGAN K. REISER	5/24/16		
07	MEGAN K. REISER	9/11/14		
08	MEGAN K. REISER	12/31/14		
09	MEGAN K. REISER	6/17/15		
10	MEGAN K. REISER	10/26/15		
11	MEGAN K. REISER	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	*T Burke*	*2/12/2020*		WGL Pipeline Easement



PRESERVATION AREA 3

REFORESTATION AREA F

SURFACE DRAIN EASEMENT RB. PM218 F. 91

STORM DRAIN EASEMENT RB. PM218 F. 91

PHASE 1D SURFACE DRAIN ESMT.

PHASE 1B

PHASE 1A

65 dBA

PASTURE AREA #3 2.35 AC.

PASTURE AREA #4 2.46 AC.

SACRIFICE AREA 1 0.37 AC.

SACRIFICE AREA 2 0.29 AC.

SACRIFICE AREA 3 0.24 AC.

4 BOARD FENCE

NO CLIMB FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

SCREEN FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

MAINTENANCE GATE

CONTROL GATE

HAY SHED

50'X80' EQUIPMENT SHED

PIPE BOLLARD

STABLE 204' X 36' FFE 172.0

BREEZEWAY

INDOOR RING 269' X 110' FFE 172.0

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRIC SERVICE

PARCEL B TO BE DEDICATED TO HOA

PARCEL E TO BE DEDICATED TO HOA

NO CLIMB FENCE

RICHIE MARLBORO ROAD IMPROVEMENTS (SHA) PROJECT NO. PG 301-13

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

WSSC R/W L.28146 F.[illegible]

WSSC R/W L.12914 F.132

M/F M-NCPPC L.12314 F.132

188	PRESERVATION AREA 3
174	14298 Sq. Ft. 0.3282 Acres
173	14298 Sq. Ft. 0.3282 Acres
16	14902 Sq. Ft. 0.3422 Acres
15	15092 Sq. Ft. 0.3465 Acres
14	14298 Sq. Ft. 0.3282 Acres
13	14243 Sq. Ft. 0.3440 Acres
12	13330 Sq. Ft. 0.3060 Acres
11	13330 Sq. Ft. 0.3060 Acres
10	18179 Sq. Ft. 0.3029 Acres
9	12866 Sq. Ft. 0.2953 Acres
8	12865 Sq. Ft. 0.2953 Acres

SHEET 13
SHEET 6
SHEET 6
SHEET 8

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 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" = 30'

UNMITIGATED 65 dBA Ldn NOISE CONTOUR 65 dBA

THIS PLAN WAS REVISED BY:

M.K.K. 06-21-2019
GABRIEL STRAIN, PH.D DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
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LANDSCAPE ARCHITECT 3316 STEVEN G. HARMAN MARYLAND
1/18/2019
FOR ESE CONSULTANTS, INC. ONLY

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

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

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

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/24/2018
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 338 & 348	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 REVISED PER RESOLUTION CONDITIONS	ESE	10/18/2010 OCT '10
5	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTIATION AREA G	BPW	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411127

MAP 20,22	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	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — KEVIN KENNETH DIXON — 21674 — REGISTERED PROFESSIONAL ENGINEER — 1/17/19

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. 0641-09-00

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	
EARTHDIKE/SWALE	
STORM DRAIN	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 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	

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

THIS PLAN WAS REVISED BY:

GABRIEL STRAIN, PH.D — 06-21-2019 DATE

GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

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T: 410-872-9105

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LANDSCAPE ARCHITECT 3318 STEVEN G. HANSEN STATE OF MARYLAND
1/18/2019
ESE 01/18/19

GRAPHIC SCALE (FEET) 30 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 Mateya

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Building Material Sciences
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Frederick
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/19/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411167

MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, D2, 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	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

REGISTERED PROFESSIONAL ENGINEER LAUREN KENNEDY CLISH STATE OF MARYLAND
11/8/19

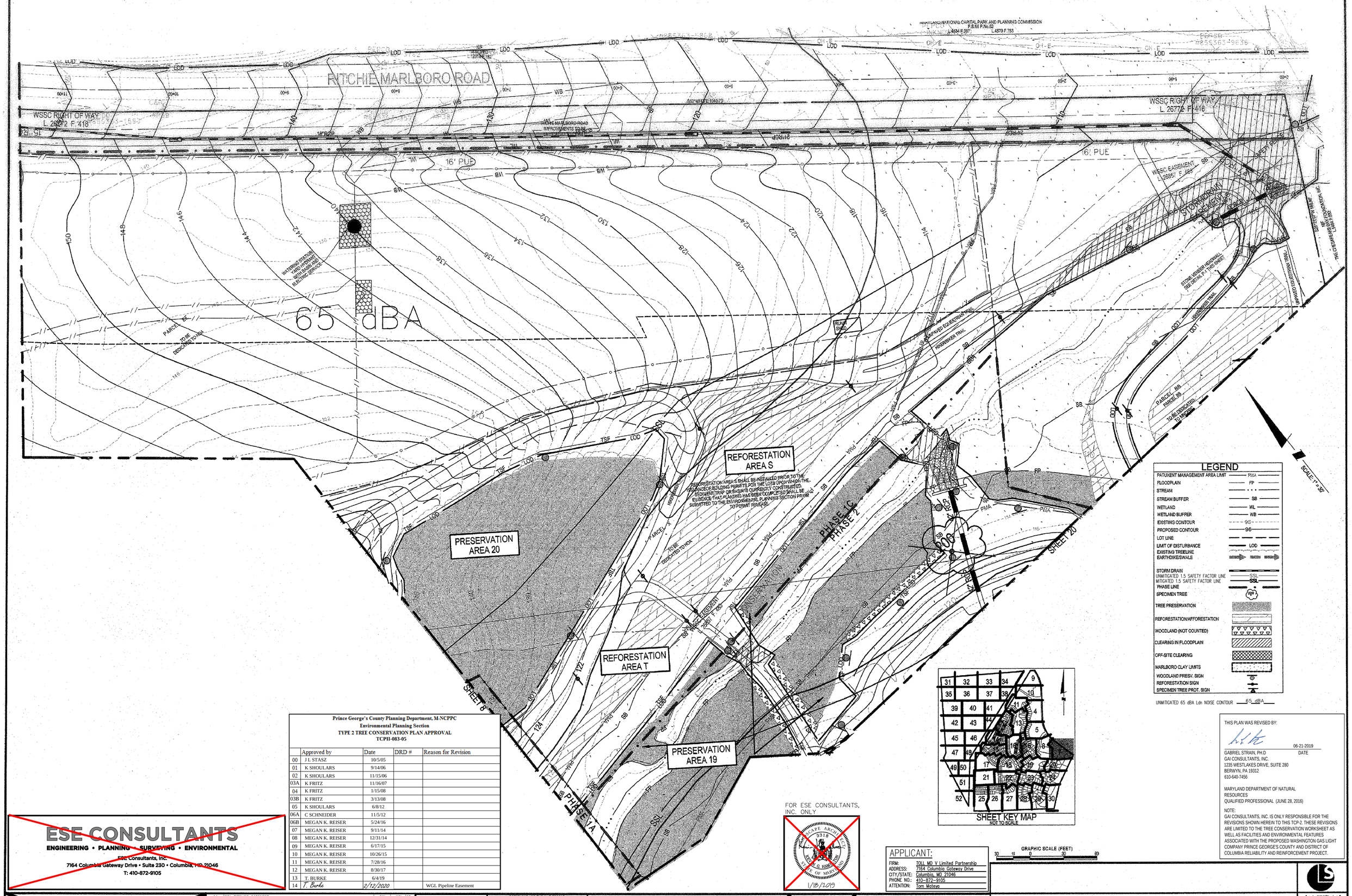
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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 6 OF 52
PROJECT NO. 0641-09-00



Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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11	MEGAN K. REISER	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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FOR ESE CONSULTANTS, INC. ONLY

STATE OF MARYLAND — 3318 — JEFFREY G. HAMM — PROFESSIONAL ENGINEER
1/15/2019

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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 8W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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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MAP 20,22 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 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	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — 21431 — WARREN KENT DELP — REGISTERED PROFESSIONAL ENGINEER
1/15/2019

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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

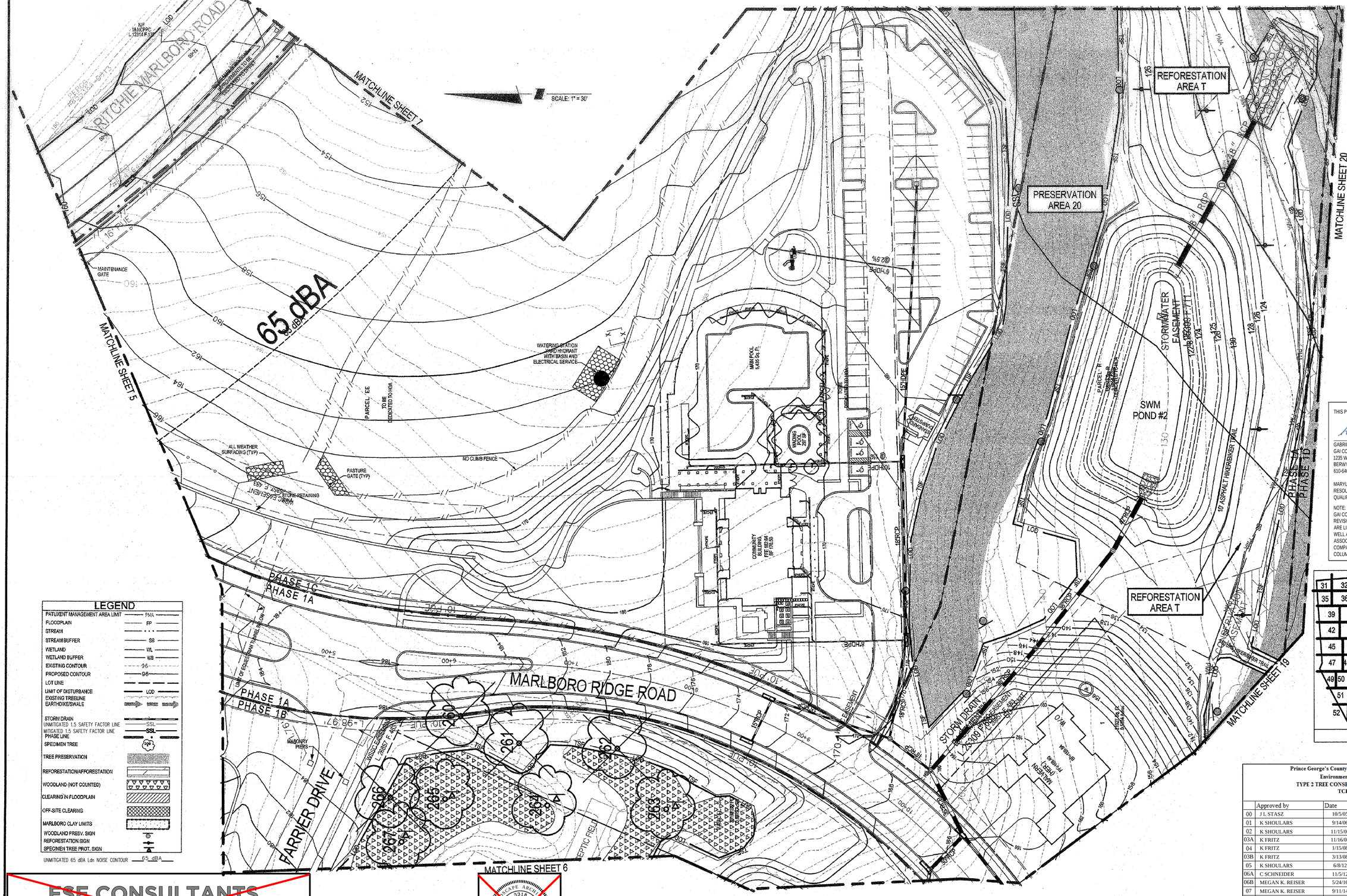
GRAPHIC SCALE (FEET)
30 15 0 30 60

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ...
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- STORM DRAIN
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- PHASE LINE
- SPECIMEN TREE — PMA
- 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

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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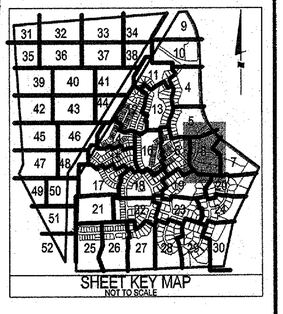

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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06A	C SCHNEIDER	11/5/12		
06B	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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FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT — 5318 — STATE OF MARYLAND — JOHN G. HANSEN — 1/18/2019

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

GRAPHIC SCALE (FEET): 30 15 0 30 60

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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411157

MAP 20,26 — GRID C13 & D13-12

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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — LAUREN KUTSCHBACH DUFON — 21674 — REGISTERED LANDSCAPE ARCHITECT — 1/18/2019

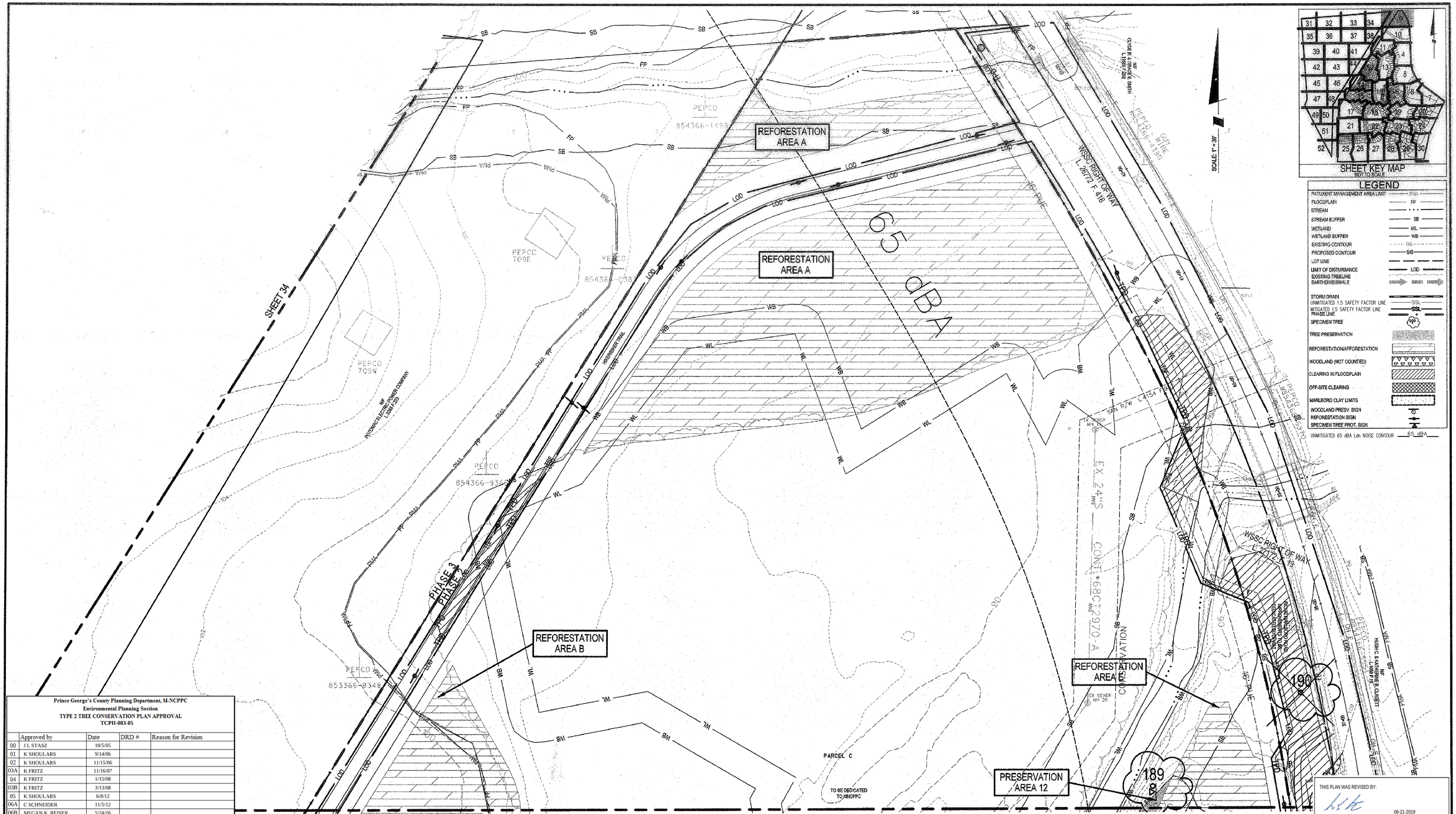
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 8 OF 52
PROJECT NO. 0641-09-00



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
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- PHASE LINE — PHASE 1
- SPECIMEN TREE — 525
- 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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	MEGAN K. REISER	5/24/16		
07	MEGAN K. REISER	9/11/14		
08	MEGAN K. REISER	12/31/14		
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10	MEGAN K. REISER	10/26/15		
11	MEGAN K. REISER	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

FOR ESE CONSULTANTS, INC. ONLY

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

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

Lenhart Traffic Consulting, Inc.
Lenhart Pattern Company, Inc.
Lenhart Maintenance Company, Inc.
Lenhart Signal Design, Inc.
Lenhart Signal Maintenance, Inc.
Lenhart Utility Locating, Inc.
Lenhart Data Collection, Inc.
Lenhart Transportation Engineering, Inc.
Lenhart Construction, Inc.
Lenhart Studios, Inc.
Lenhart Consulting, Inc.
Lenhart Orchestra, Inc.
Lenhart Volleyball Club, Inc.
Lenhart Soccer Club, Inc.
Lenhart Basketball Club, Inc.
Lenhart Baseball Club, Inc.
Lenhart Football Club, Inc.
Lenhart Hockey Club, Inc.
Lenhart Lacrosse Club, Inc.
Lenhart Rugby Club, Inc.
Lenhart Cricket Club, Inc.
Lenhart Golf Club, Inc.
Lenhart Tennis Club, Inc.
Lenhart Swimming Club, Inc.
Lenhart Diving Club, Inc.
Lenhart Water Polo Club, Inc.
Lenhart Synchronized Swimming Club, Inc.
Lenhart Figure Skating Club, Inc.
Lenhart Speed Skating Club, Inc.
Lenhart Curling Club, Inc.
Lenhart Bobsled Club, Inc.
Lenhart Luge Club, Inc.
Lenhart Skeleton Club, Inc.
Lenhart Ski Jumping Club, Inc.
Lenhart Nordic Combined Club, Inc.
Lenhart Biathlon Club, Inc.
Lenhart Cross Country Skiing Club, Inc.
Lenhart Alpine Skiing Club, Inc.
Lenhart Snowboarding Club, Inc.
Lenhart Freestyle Skiing Club, Inc.
Lenhart Aerials Club, Inc.
Lenhart Moguls Club, Inc.
Lenhart Ski Cross Club, Inc.
Lenhart Half-Pipe Club, Inc.
Lenhart Slopestyle Club, Inc.
Lenhart Big Air Club, Inc.
Lenhart Ski Ballet Club, Inc.
Lenhart Ski Ballet Club, Inc.
Lenhart Ski Ballet

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

PHASE 3

PHASE 2

PHASE 1

PHASE 1D

PHASE 1B

NORTH RIDING ROAD (PUBLIC 80' R/W)

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

16' ASPHALT MIKE/PEDESTRIAN TRAIL

EQUESTRIAN TRAIL

PARCEL C TO BE DEDICATED TO MNCPPC

PARCEL D TO BE DEDICATED TO MNCPPC

RIGHT-OF-WAY FOR FUTURE PHASE

CONSERVATION

72" RCP ASTM C-361 B-25

SWM POND #1 SEDIMENT BASIN #5

STORMWATER EASEMENT L.25309 F.711

PARCEL HH

PERPETUAL EASEMENT FOR DRAINAGE AREA

TEMPORARY CONSTRUCTION EASEMENT

WSSC R/W L.28146 F.508

STORM DRAIN EASEMENT BRR 6219 P. 24

RITCHIE MARLBORO ROAD

65 dBA

181

182

183

184

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
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- CLEARING IN FLOODPLAIN
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- 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

SCALE: 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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14	T. Burke	2/12/2020		WGL Pipeline Easement

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1126 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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~~ESE Consultants, Inc.~~
~~7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046~~
~~T: 410-872-9105~~

FOR ESE CONSULTANTS, INC. ONLY
1/8/2019

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

Lord Isman Soltesz Associates, Inc.
Engineering Planning Surveying Environmental Sciences
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4266 Forest Boulevard
Landfall, MD 20706
t. 301.794.7555 f. 301.794.7630
www.LSAssociates.net
Rockville Landfall Frederick Waldorf Leonardtown Chantilly

14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
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10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005
NO.	REVISIONS	BY	DATE

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PERMITTED USE NUMBER 20411197

MAP 20,28 GRID C13 & D13-12

TAX MAP PAGES 81, 82, 82, 83, 02, 03, 04
ZONING CATEGORY: R-R

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

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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

~~STATE OF MARYLAND~~ JOSEPH ~~BURKE~~ 21404 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 10 OF 52
PROJECT NO. 0641-09-00

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

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13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

GRAPHIC SCALE (FEET)
30 15 0 30 60

FOR ESE CONSULTANTS, INC. ONLY

1/18/2019

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

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MAP 20/26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, C3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10 206 SE 9,10	
WSSC 100' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — LAUREN KOSTIUK HAMILTON — No. 21318 — REGISTERED LANDSCAPE ARCHITECT
11/18/19

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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

REFORESTATION AREA X SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THIS SEDIMENT AND EROSION IS LOCATED. ONCE THE SEDIMENT AND EROSION HAS BEEN ADJUSTED SHALL BE REMOVED AND SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

RODEO COURT

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

RANCH ROAD (PRIVATE ROAD)

PHASE 1D

PHASE 3

PHASE 1C

PHASE 2

PHASE 3

STORM DRAIN EASEMENT PB. PM218 P. 88

STORM DRAIN EASEMENT PB. PM218 P. 88

WSSC R/W L. 8140 F. 508

P.E.P.C.O. R/W L. 8140 F. 508

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	95
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
STORM DRAIN	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 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	

SHEET KEY MAP
NOT TO SCALE

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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14	T. Burke	2/12/2020		

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1/18/2019

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CITY/STATE: Columbia, MD 21046
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Planning
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Environmental Sciences
Rockville
Waldorf
Frederick
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 8W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PGCPB MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/28/2005

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PERMITTED USE NUMBER 20411157

MAP 20,26 GRID C19 & D19-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID 82, B3, C2, D0, 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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — STEPHEN NORTH DAVIS — No. 21318 — REGISTERED PROFESSIONAL ENGINEER

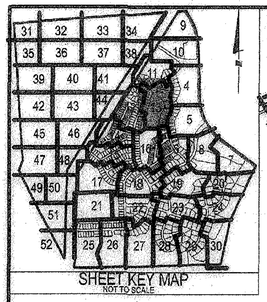
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



SCALE: 1" = 30'

ROLLING PADDOCK DRIVE (PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SADDLE COURT (PUBLIC 50' R/W)

STORM DRAIN EASEMENT PB. PM218 P. 89

SURFACE DRAIN EASEMENT PB. PM218 P. 89

STORM DRAIN EASEMENT PB. PM218 P. 93

WGL PIPELINE EASEMENT PLAT #15

10' WIDE HIKER/BIKE TRAIL

10' WIDE TECHTONICS BRIDGE

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 BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

SHEET 4 · SHEET 5 · SHEET 6 · SHEET 11 · SHEET 12 · SHEET 16

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- STORM DRAIN
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 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

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 3318 CRAIG HAMILTON STATE OF MARYLAND
1/16/2019

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
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APPLICANT:

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

GRAPHIC SCALE (FEET): 30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

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

NO.	REVISIONS	BY	DATE
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10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
5	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411157

MAP 20,26 — GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D2, D4	R-R
M-NCPPC TOT SHEET: 206 SE 9, 10 / 206 SE 9,10	
WSSC 200' SHEET: 206 SE 9, 10 / 206 SE 9, 10	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — JEFFREY KENNETH SMITH — 21708 — REGISTERED PROFESSIONAL ENGINEER
11/5/2012

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

LANDSCAPE ARCHITECT 2516 STATE OF MARYLAND
1/18/2019
FOR ESE CONSULTANTS, INC. ONLY

SCALE 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	30"
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

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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02	K SHOULARS	11/15/06		
03A	K FRITZ	11/16/07		
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05	K SHOULARS	6/8/12		
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11	MEGAN K. REISER	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	*T. Burke*	*2/12/2020*		WGL Pipeline Easement

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

Dewberry Snyder-Segner Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
f. 301.794.7555 f. 301.794.7636
Engineering Planning Surveying Environmental Sciences
Rockville Frederick Waldorf Leonardstown Chantilly
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/26/2005

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PERMITTED USE NUMBER 23411191

MAP 20,28	GRID C13 & D13-12
TAX MAP PAGE 91, GRID B2, B3, C1, C2, D4	ZONING CATEGORY: RR
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10	

PHASE 6
~~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 14 OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 46

MATCHLINE SHEET 14

MATCHLINE SHEET 48

MATCHLINE SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 18

PRESERVATION AREA 7

REFORESTATION AREA H

REFORESTATION AREA D

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)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

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

PROP. 6' ASPHALT HIKER/BIKER TRAIL

PHASE 2 DSP-08010 PHASE 3A

PHASE 2 DSP-08010 PHASE 1D

PHASE 2 DSP-08010 PHASE 1C

PHASE 2B

PHASE 2C

PHASE 2A

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	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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
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: JEFF DRISCOLL
PHONE: 410-872-9105
FAX: 410-872-9141

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

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06B	MEGAN K. REISER	5/24/16		
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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 6

STATE OF MARYLAND — 3318 — JAMES P. MANN — PROFESSIONAL ENGINEER
01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 15 OF 52

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

SHEET 6 | SHEET 12 | SHEET 13 | SHEET 14 | SHEET 15 | SHEET 18

REFORESTATION AREA G

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

REFORESTATION AREA G

PRESERVATION AREA 5

PRESERVATION AREA 5

PRESERVATION AREA 5

REFORESTATION AREA BB

STORM DRAIN EASEMENT PER PLAT 218 P 93

10' ASPHALT HIKER/BIKER TRAIL SO SAYS

CHARIOT WAY (PRIVATE ROAD)

CHARIOT WAY

PHASE 1 PHASE 2

PARCEL I WETLAND TO BE REMOVED

WSSC R/W 100' 146 F 506

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

10' PUE

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	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	599
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

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

ESE CONSULTANTS
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ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

LANDSCAPE ARCHITECT 3316 STEVEN G. HARRIS STATE OF MARYLAND 1/18/2019

FOR ESE CONSULTANTS, INC. ONLY

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

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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Lanham Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 338 & 348	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	10/18/2010
6A	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	1/7/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
3	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER: 20411152
MAP 20,26 GRID J13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 22, B3, C2, E3, D4	R-R
M-NCPPC 200' SHEET 205 SE 5, 10 206 SE 9, 10	
WSSC 200' SHEET 205 SE 5, 10 206 SE 9, 10	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND STEVEN KENNETH GRIFFIN 21397 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 (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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

MATCHLINE SHEET 48

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 21

MATCHLINE SHEET 50

REFORESTATION AREA D

REFORESTATION AREA J

REFORESTATION AREA EE

REFORESTATION AREA I

PRESERVATION AREA 8

REFORESTATION AREA D

PHASE 3A

PHASE 2 DSP-06010

PHASE 3A

PHASE 2 DSP-06010

FLYING CHANGE ROAD (PUBLIC 50' R/W)

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

LARIAT LOOP ONE (PRIVATE 50' R/W)

LARIAT LOOP TWO (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

6' ASPHALT HIKER/BIKER TRAIL

10' ASPHALT HIKER/BIKER TRAIL

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

CLEARING FOR SEDIMENT TRAP #5 IN PREVIOUS PHASE

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

POND 3A-2
PERM. POOL=158.00
100-YR WSEL=160.60
BOTTOM=148.66'

POND 3A-1
PERM. POOL=170.60
100-YR WSEL=174.33
BOTTOM=162.80

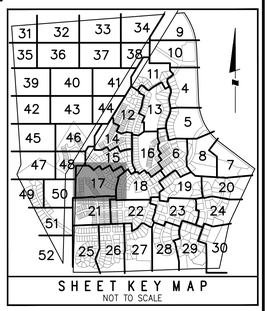
PARCEL UUU
MARLBORO RIDGE COMMUNITY ASSOCIATION, INC.
20242 Sq. Ft.
0.6713 Acres

PARCEL AAA
MARLBORO RIDGE COMMUNITY ASSN., INC.
198405 Sq. Ft.
4.5568 Acres

PARCEL FFF
MARLBORO RIDGE COMMUNITY ASSOCIATION, INC.

PARCEL
MARLBORO RIDGE COMMUNITY ASSN., INC.
37036 Sq. Ft.
0.8504 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	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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

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12	MEGAN K. REISER	8/30/17		
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14	T. Burke	2/12/2020		WGL Pipeline Easement

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
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11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PGM MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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 6

STATE OF MARYLAND — 3518 — CLAUDE ARCHIE HAMILTON — 01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 17 OF 52

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

1/18/2019

FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FLYING CHANGE COURT (PUBLIC 50' R/W)

MARLBORO RIDGE ROAD

BRIDLE RIDGE ROAD

PRESERVATION AREA 10

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 2

PHASE 3

SHEET 15 · SHEET 16 · SHEET 17 · SHEET 18 · SHEET 19 · SHEET 21 · SHEET 22

PARCEL J
20,687 Sq. Ft.
0.4300 Acres
TO BE DEDICATED TO HOA

WSSC R/W
L.28146 F.144

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

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05	K SHOULARS	6/8/12		
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06B	MEGAN K. REISER	5/24/16		
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11	MEGAN K. REISER	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

LEGEND

UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL	UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA		
MITIGATED 1.5 SAFETY FACTOR LINE	SSL				
PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE	
FLOODPLAIN	FP	EXISTING CONTOUR	95	TREE PROTECTION DEVICE	TPD
STREAM		PROPOSED CONTOUR	96	STORM DRAIN	
STREAM BUFFER	SB	LOT LINE		SLOPE STABILITY LINE	
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	PHASE LINE	
TREE PRESERVATION		CLEARING FLOODPLAIN		WOODLAND PRESV. SIGN	
REFORESTATION/AFFORESTATION		OFF-SITE CLEARING		REFORESTATION SIGN	
WOODLAND (NOT COUNTED)		MARLBORO CLAY LIMITS		SPECIMEN TREE PROT. SIGN	
				SPECIMEN TREE	ST

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

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t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net

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NO.	REVISIONS	BY	DATE
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13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
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11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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
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	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 2041167

MAP 20,26	GRID C13 & D13-12
TAX MAP	ZONING CATEGORY:
PAGE 94, GRID B2, B3, C2, C3, D3, D4	RR
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASE 6
~~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 18 OF 52
PROJECT NO. 0641-09-00

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-083-05				
	Approved by	Date	DRD #	Reason for Revision
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05	K SHOULARS	6/8/12		
06A	C SCHNEIDER	11/5/12		
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13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	98
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE EARTHDIKE/SWALE	
STORM DRAIN UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
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OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
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REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

THIS PLAN WAS REVISED BY:

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GAI CONSULTANTS, INC.
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FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND STEVEN G. HIMES
1/18/2019

ESE CONSULTANTS
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ESE Consultants, Inc.
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T: 410-872-9105

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

GRAPHIC SCALE (FEET)
50 15 0 30 60

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10	REVISED LOT LINES IN PHASE 7B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 25411167

MAP 20,26	GRID C13 & D13-12
TAX MAP PHASE 6H, GRID B2, B3, C2, D5, D4	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 209 SE 9,10	
WSSC 200' SHEET 205 SE 9, 10 209 SE 9, 10	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND WARREN KENNETH BOSTER No. 21677 REGISTERED LANDSCAPE ARCHITECT
11/8/19

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	*T. Burke*	*2/12/2020*		WGL Pipeline Easement

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

SHEET 8
SHEET 7
SHEET 10
SHEET 24
SHEET 25

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

PRESERVATION AREA 19
REFORESTATION AREA W
REFORESTATION AREA R
REFORESTATION AREA
CONSERVATION
REFORESTATION AREA W WILL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASINS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTINGS HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

PEGASUS COURT
PUBLIC 50' ROW - 36' PCC
ALLOWING CROSSING
10' PUE
24' SD ESMT
LOD
LOT 1C
PARCEL EE TO BE DEDICATED TO MNCPPC
PARCEL CC TO BE DEDICATED TO MNCPPC
UNPAVED EQUESTRIAN TRAIL
THE CHESAPEAKE BAY FOUNDATION, INC. 3,381 SQ. FT. 0.0776 ACRES
SOUTHERN AVENUE

16 24461 Sq. Ft. 0.5615 Acres
24 22365 Sq. Ft. 0.5219 Acres
25 29033 Sq. Ft. 0.6731 Acres
26 29239 Sq. Ft. 0.6716 Acres
27 26800 Sq. Ft. 0.6512 Acres
28 30652 Sq. Ft. 0.7499 Acres
29 7497 Sq. Ft. 0.1663 Acres
30 22597 Sq. Ft. 0.5187 Acres

201
252
253
254
255
256
257

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	
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	
SPECIMEN TREE	255
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

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

GRAPHIC SCALE (FEET)
30 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 Mateya

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

STATE OF MARYLAND — 3318 — JOSEPH G. HAMM — 1/18/2019

FOR ESE CONSULTANTS, INC. ONLY

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Planning
Surveying
Environmental Sciences
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t. 301.794.7555 f. 301.794.7630
www.LSAssociates.net
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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 8W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/29/2005

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PERMITTED USE NUMBER 20411133
MAP 20,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R

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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — 21324 — MEGAN K. REISER — REGISTERED LANDSCAPE ARCHITECT — 11/4/2019

MISS UTILITY NOTE
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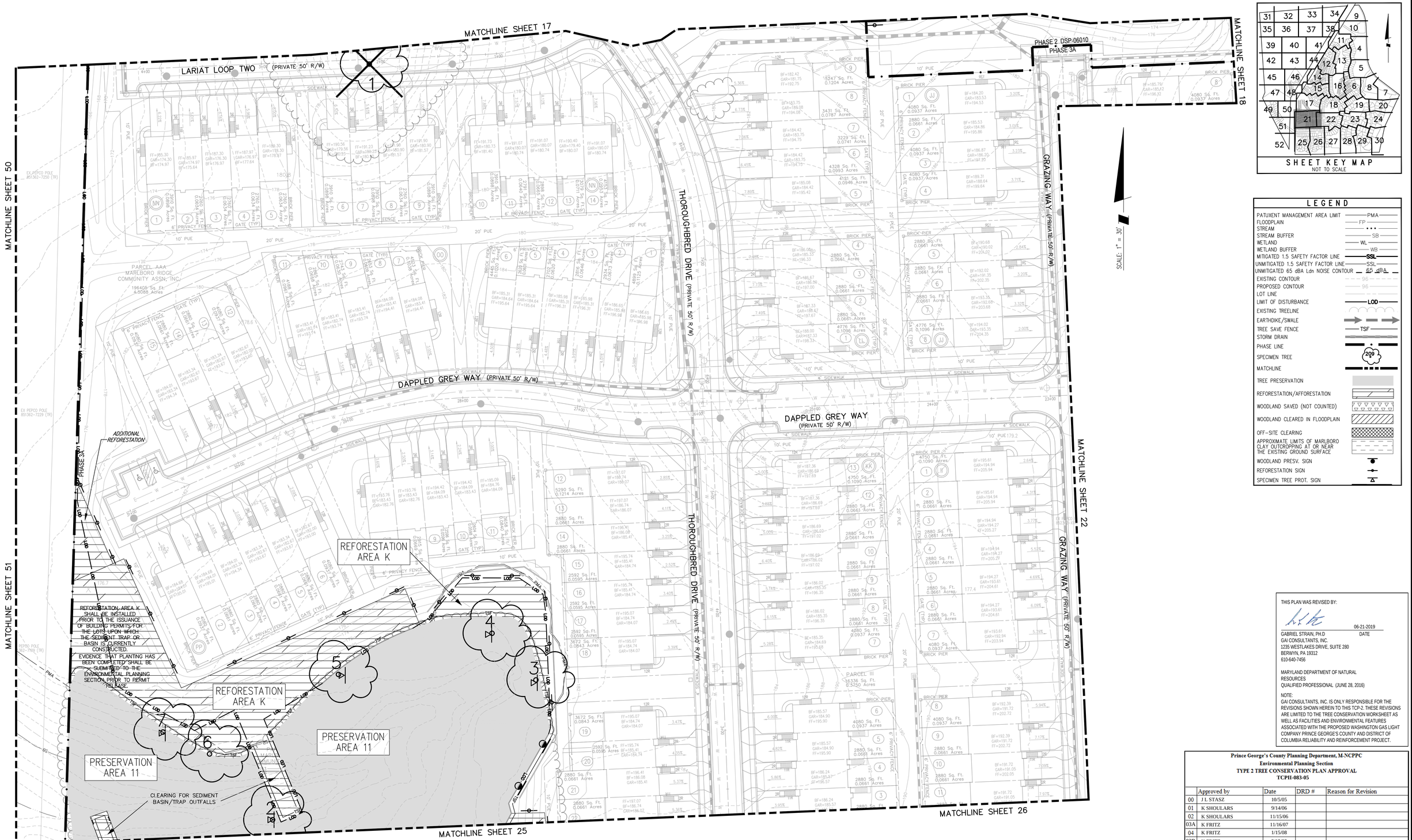
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SHEET 20 OF 52
1" = 30'
PROJECT NO. 0641-09-00



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	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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
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BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

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

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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
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7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/28/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 8W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
A	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 A & 5 AND REFORESTATION AREA G	BPW	1/2/2008
	ADDRESSED PGM MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/19/2005

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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 6

01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP — DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 21 OF 52

MATCHLINE SHEET 18

MATCHLINE SHEET 21

MATCHLINE SHEET 23

MATCHLINE SHEET 26

MATCHLINE SHEET 27

MATCHLINE SHEET 28

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A
PHASE 2
DSP-06010

PHASE 2 DSP-06010
PHASE 1D

PHASE 1D
PHASE 2 DSP-06010

REFORESTATION AREA V

PRESERVATION AREA 16

30 X 55 PICNIC SHELTER

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	• • •
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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13	T. BURKE	6/4/19		
14	*T. Burke*	*2/12/2020*		WGL Pipeline Easement

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

THIS PLAN WAS REVISED BY:

Gabriel Strain 06-21-2019
GABRIEL STRAIN, PH.D DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
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13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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 6

STATE OF MARYLAND — 3518 — CHRISTOPHER G. HANEY — REGISTERED PROFESSIONAL ENGINEER
01/18/19

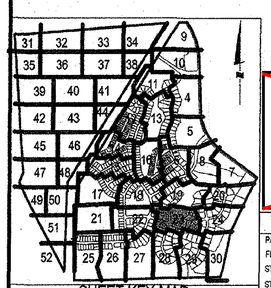
MISS UTILITY NOTE

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: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 22 OF 52



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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

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
- UNMITIGATED 65 dBA LDN NOISE CONTOUR — 65 dBA
- TREE PROTECTION DEVICE — TPD
- STORM DRAIN
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- 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

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
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FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 3318 JEFFREY G. HAMM STATE OF MARYLAND
1/18/2019

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

Lewis Latman Saltsez Associates, Inc.
LANDMARK OFFICE
4266 Forbes Boulevard
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t. 301.794.7555 f. 301.794.7636
Engineering, Planning, Surveying, Environmental Sciences
www.LSAssociates.net
Rockville, Waldorf, Leonardtown, Chantilly

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '15
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '15
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 8W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA C	BPW	1/7/2008
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411167

MAP	GRID
20,28	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	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

MISS UTILITY NOTE
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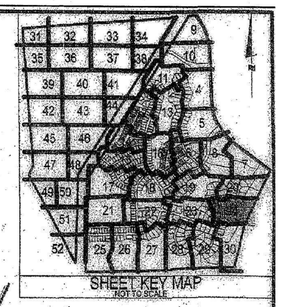
TREE CONSERVATION PLAN TYPE II

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

1" = 30'
SHEET 23 OF 52
PROJECT NO. 0641-09-00



LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE — 303
- TREE PRESERVATION
- REFORESTATION/APFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
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FOR ESE CONSULTANTS, INC. ONLY

1/18/2019

GRAPHIC SCALE (FEET)
30 15 0 30 60

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Engineering
Planning
Surveying
Environmental Sciences

Rockville
Chantilly
Frederick
Waldorf
Leonardtown

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10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 338 & 348	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	10/18/2010
6A	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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MAP 20J6 GRID C13 PARCEL 5 P/O 12
TAX MAP PAGES 51, GRIDS 2, 6A, C2, E6, D4
M-NCPPC SDP SHEET 205 SE 9, 10 206 SE 9, 10
WSSC SDP SHEET 205 SE 9, 10 206 SE 9, 10
ZONING CATEGORY: RR

PHASE 6
~~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 24
OF 52
PROJECT NO. 0641-09-00

SCALE: 1" = 30'

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

MATCHLINE SHEET 26

MATCHLINE SHEET 21

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SWEET APPLE COURT (PUBLIC 50' R/W)

PHASE 3A

PHASE 2 DSP-06010

PHASE 3B

PHASE 3C

PHASE 3D

PHASE 3E

PHASE 3F

PHASE 3G

PHASE 3H

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PHASE 78

MATCHLINE SHEET 27

MATCHLINE SHEET 22

MATCHLINE SHEET 21

MATCHLINE SHEET 25

SCALE: 1" = 30'

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

PHASE 2 DSP-06010

PHASE 2 DSP-06010 PHASE 3B

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA M

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

BRICKER TRAIL

6' CONCRETE HIKER/BIKER TRAIL

5' SIDEWALK

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA	SPECIMEN TREE
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	APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE
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

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
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11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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 6

TYPE ARCHITECT 3318 STATE OF MARYLAND JEFFREY G. HANNA
01/18/19

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: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 26 OF 52

MATCHLINE SHEET 28

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

MATCHLINE SHEET 22

REFORESTATION AREA V

REFORESTATION AREA M

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

MATCHLINE SHEET 22

POND "3S"
FROM EL. 170.00
TO EL. 175.00
BOTTOM=29,414'

PARCEL "XX"
MARLBORO RIDGE
COMMUNITY ASSN., INC.
60725 Sq. Ft.
1.3942 Acres

PHASE 2 DSP-06010
PHASE 3B

16915 Sq. Ft.
0.3814 Acres
LOT COV.= 24%

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

20' BRL

9' BRL

8' BRL

25' BRL

EXECUTIVES COMPOSITE
DWL=852
GAL=189.83
BF=179.72

EXECUTIVES COMPOSITE
DWL=852
GAL=189.83
BF=179.72
TOCK UNDER

EXECUTIVES COMPOSITE
DWL=852
GAL=189.83
BF=189.72
TOCK UNDER

EXECUTIVES COMPOSITE
DWL=852
GAL=189.83
BF=189.72
TOCK UNDER

FURLONG COURT (PUBLIC 50' R/W)

REFORESTATION AREA N

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

PROP. 10' EQUESTRIAN TRAIL

PROP. 8' ASPHALT HIKER/BIKER TRAIL

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

MATCHLINE SHEET 26

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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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	
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 —

SPECIMEN TREE	209
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

SHEET KEY MAP
NOT TO SCALE

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046
ATTN: JEFF DRISCOLL
PHONE: 410-872-9105
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Prince George's County Planning Department, M-NCPPC
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TYPE 2 TREE CONSERVATION PLAN APPROVAL
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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 6

STEVE M. HARRIS
3318
LICENSED PROFESSIONAL ENGINEER
STATE OF MARYLAND
01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 27 OF 52

SCALE: 1" = 30'

PRESERVATION AREA 16

REFORESTATION AREA O

REFORESTATION AREA V

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WELSH COURT

EXMOOR COURT

10' ASPHALT HIKER/BIKER TRAIL

HIKERBIKER TRAIL

ASHFIELD DRIVE

SHEET 22

SHEET 23

SHEET 27

SHEET 29

PHASE 1D

PHASE 2

SHEET KEY MAP
NOT TO SCALE

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T: 410-872-9105

UNMITIGATED 65 dBA Ldn NOISE CONTOUR ____ 65 dBA

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE		TREE PRESERVATION	CLEARING FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	96	TREE PROTECTION DEVICE	TPD	REFORESTATION/AFFORESTATION	OFF-SITE CLEARING	REFORESTATION SIGN
STREAM		PROPOSED CONTOUR	98	STORM DRAIN		WOODLAND (NOT COUNTED)	MARLBORO CLAY LIMITS	SPECIMEN TREE PROT. SIGN
STREAM BUFFER	SB	LOT LINE		UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL			SPECIMEN TREE
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	MITIGATED 1.5 SAFETY FACTOR LINE / PHASE LINE	SSL			

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND — 1/18/2019

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
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14	T. Burke	6/12/2020		WGL Pipeline Easement

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

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

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PERMITTED USE NUMBER 20411157

MAP 20,22 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 82, 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	

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

STATE OF MARYLAND — KAREN KEITH DUSH — No. 21708 — REGISTERED LANDSCAPE ARCHITECT — 11/19/19

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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 — 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
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- MITIGATED 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

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

REFORESTATION AREA P

PRESERVATION AREA 16

REFORESTATION AREA O

PHASE 1C

PHASE 2

PHASE 1B

STORMWATER MANAGEMENT POND #3
L. 28459 F. 283
PARCEL GG
7488 Sq. Ft.
0.17 Acres
CONVEYED TO HOA

CHARLES TILL SUBDIVISION
NF CHERRYWOOD LAND L.L.C.
L 19503 F 514

ANDREW BROWNSTON
L 35551 F 324 ZONE RR
USE: SINGLE FAMILY HOME

TILLIE M. HARDING
L 06222 F 0001 ZONE RR
USE: SINGLE FAMILY HOME

MICHAEL LOCKERY
L 34966 F 0001 ZONE RR
USE: SINGLE FAMILY HOME

BERNARD H. RAVITZ
L 03000 F 0001 ZONE RR
USE: SINGLE FAMILY HOME

DAPPLEDGREY WAY (PUBLIC 60' R/W)

WELSH COURT (PUBLIC 50' R/W)

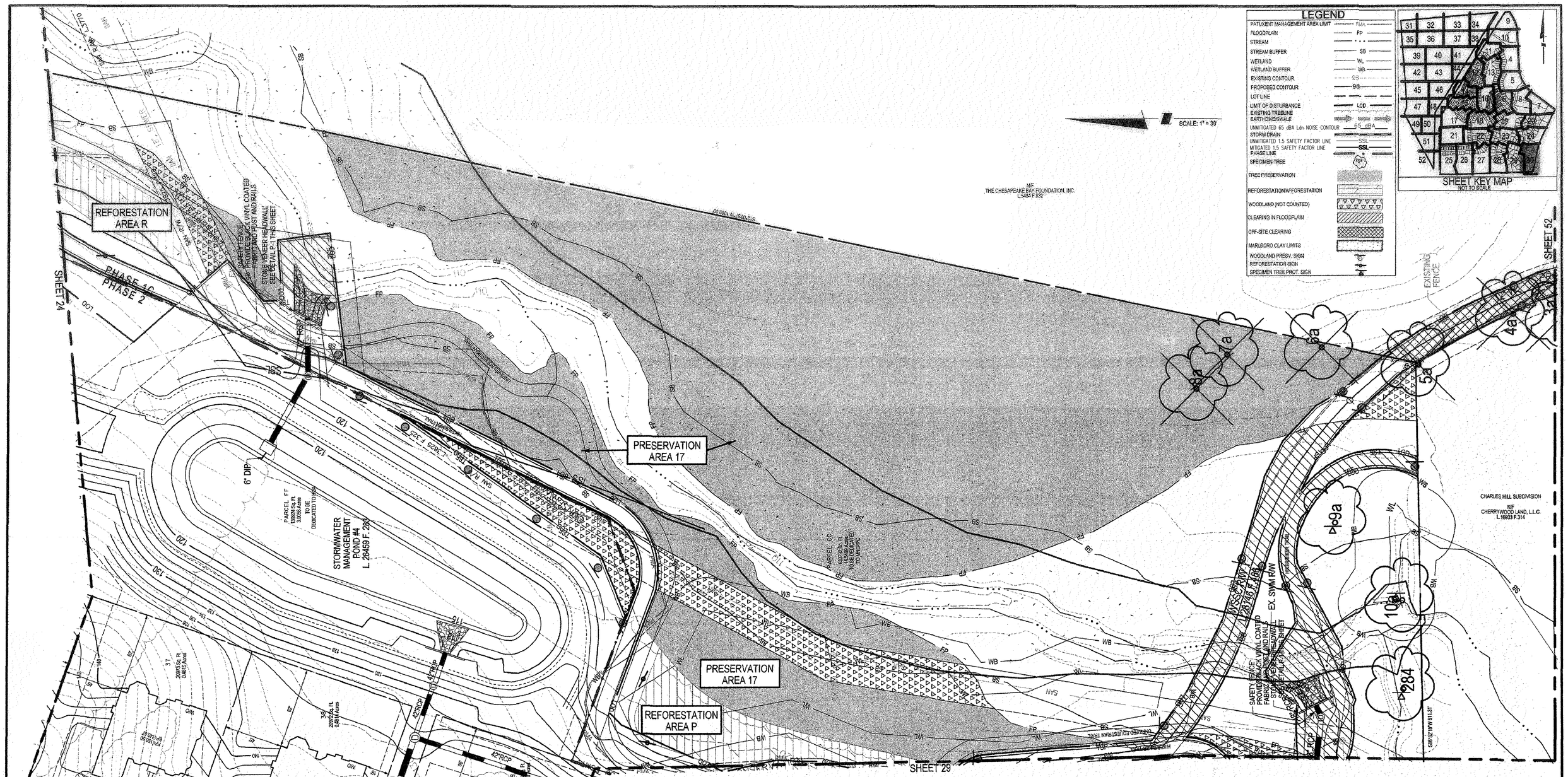
PALOMINO CROSSING (PUBLIC 60' R/W)

STORM DRAIN EASEMENT

WSSC R/W L.28148 F.486

WSSC R/W L.28148 F.486

WSSC R/W L.28148 F.486



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

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

PHASE 6
~~PHASES 3 & 4~~
~~PHASE 2~~

FOR ESE CONSULTANTS, INC. ONLY

1/18/2019

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
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MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

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

NOTE:
MARLBORO RIDGE PHASE 5 CONTAINS UNDERLYING AND/OR OUTCROPPINGS OF MARLBORO CLAY, A NATURALLY OCCURRING GEOLOGIC FEATURE, WHOSE POTENTIALLY HAZARDOUS EFFECTS HAVE BEEN MITIGATED BY THE SITE LAYOUT, RETAINING WALLS AND FINAL GRADING ELEVATIONS & SLOPES. AS SUCH, A 1.5 MITIGATED SAFETY FACTOR LINE/BRL DOES NOT EXIST FOR ANY OF THE LOTS IN PHASE 5 AS DEMONSTRATED BY THE SLOPE STABILITY ANALYSIS PER THE GEOTECHNICAL STUDY PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 26, 2017.

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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SCALE: 1" = 30'

APPROX. 1,000 SQ. FT. OF CLEARING WITHIN LOD (WOODLAND SAVED BUT NOT COUNTED)

APPROX. 30,403 SQ. FT. OF PRESERVATION AREA CLEARING WITHIN LOD

N/F WESTPHALIA FARM LLC L-30986 F-232 ZONING: R-A USE: AGRICULTURAL

N/F ARCENIOUS W. & ELEANOR A. BEAN L-5527 F-27 ZONING: RM USE: AGRICULTURAL

N/F MNCPPC L-36779 F-470 ZONING: R-M USE: AGRICULTURAL

PRESERVATION AREA 37

PRESERVATION AREA 28

PHASE 6

PHASE 5

40' PERMANENT EASEMENT

24-INCH GAS PIPELINE MR-1623F

PARCEL "EEEE" TO BE CONVEYED TO H.O.A.

PARCEL "LLLL" TO BE CONVEYED TO H.O.A.

POLO PLACE (PUBLIC 50' R/W)

MATCHLINE SHEET 32

MATCHLINE SHEET 33

PMA

LOD

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

WGL PGCDCRRP LIMITS OF DISTURBANCE	LOD
WGL PGCDCRRP PRIMARY MANAGEMENT AREA	PMA
FOREST STAND DELINEATION (FSD) FOR WGL PGCDCRRP COMPLETED 2015-2016	

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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
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: JEFF DRISCOLL
PHONE: 410-872-9105
FAX: 410-872-9141

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ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/26/2005

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PERMITTED USE NUMBER 20411157

MAP 20, 26 — GRID C13 & D12-13

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

M-NCPPC 200' SHEET 206 SE 10

WSSC 200' SHEET 206 SE 10

PHASE 6

STATE OF MARYLAND — JESSE A. HAMLIN — 3318 — TYPE APPROVED PROFESSIONAL ENGINEER
01/18/19

MISS UTILITY NOTE

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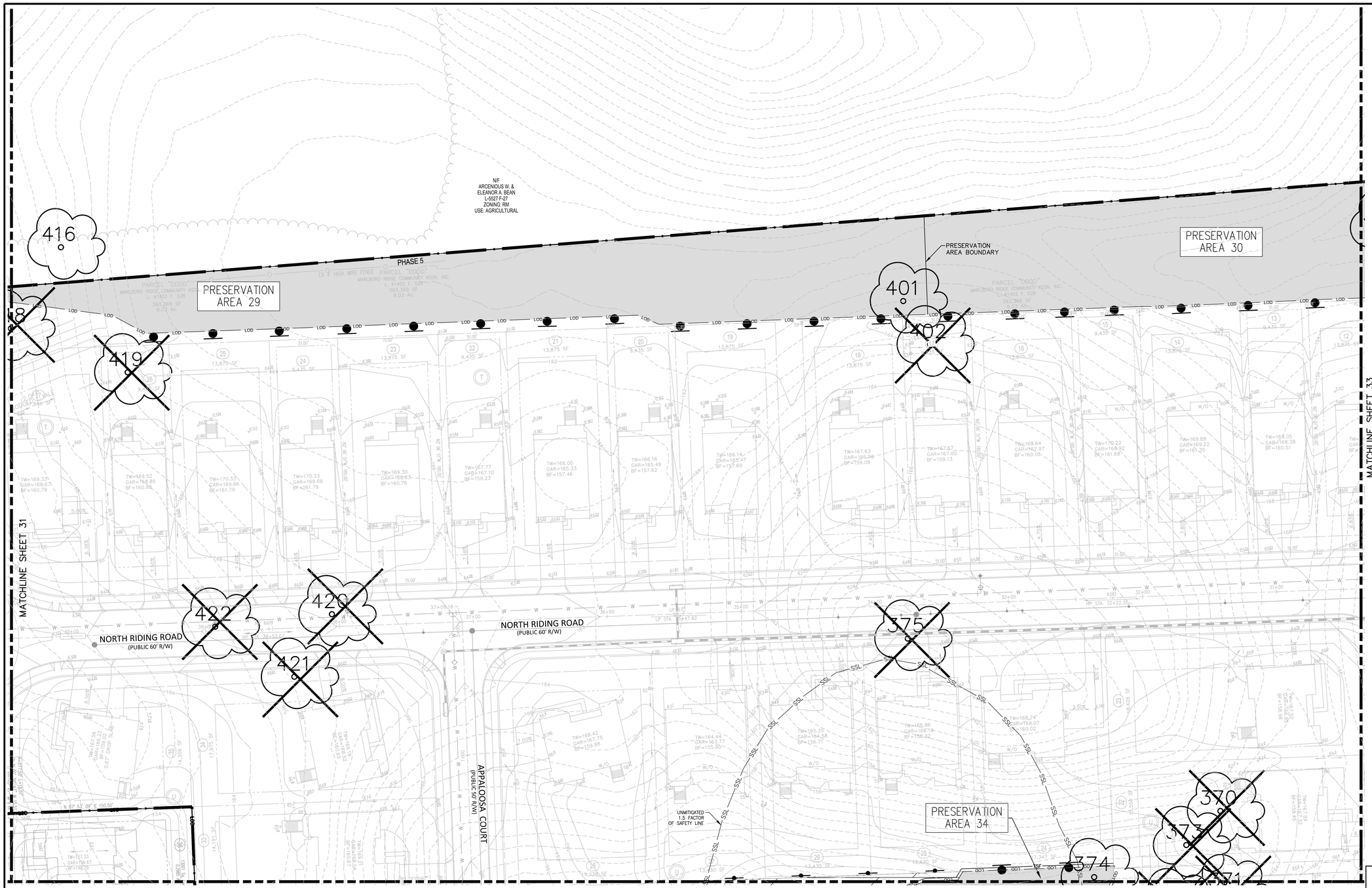
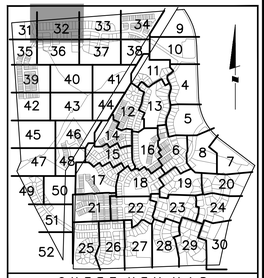
TREE CONSERVATION PLAN TYPE II

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

DATE: 2019
DESIGN: KKP
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 31 OF 52



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 — 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
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- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

NOTE:
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06-21-2019
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GAI CONSULTANTS, INC.
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610-640-7456

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	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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 6

STATE OF MARYLAND — 3518 — CHRISTOPHER A. HANLEY — PROFESSIONAL ENGINEER
01/18/19

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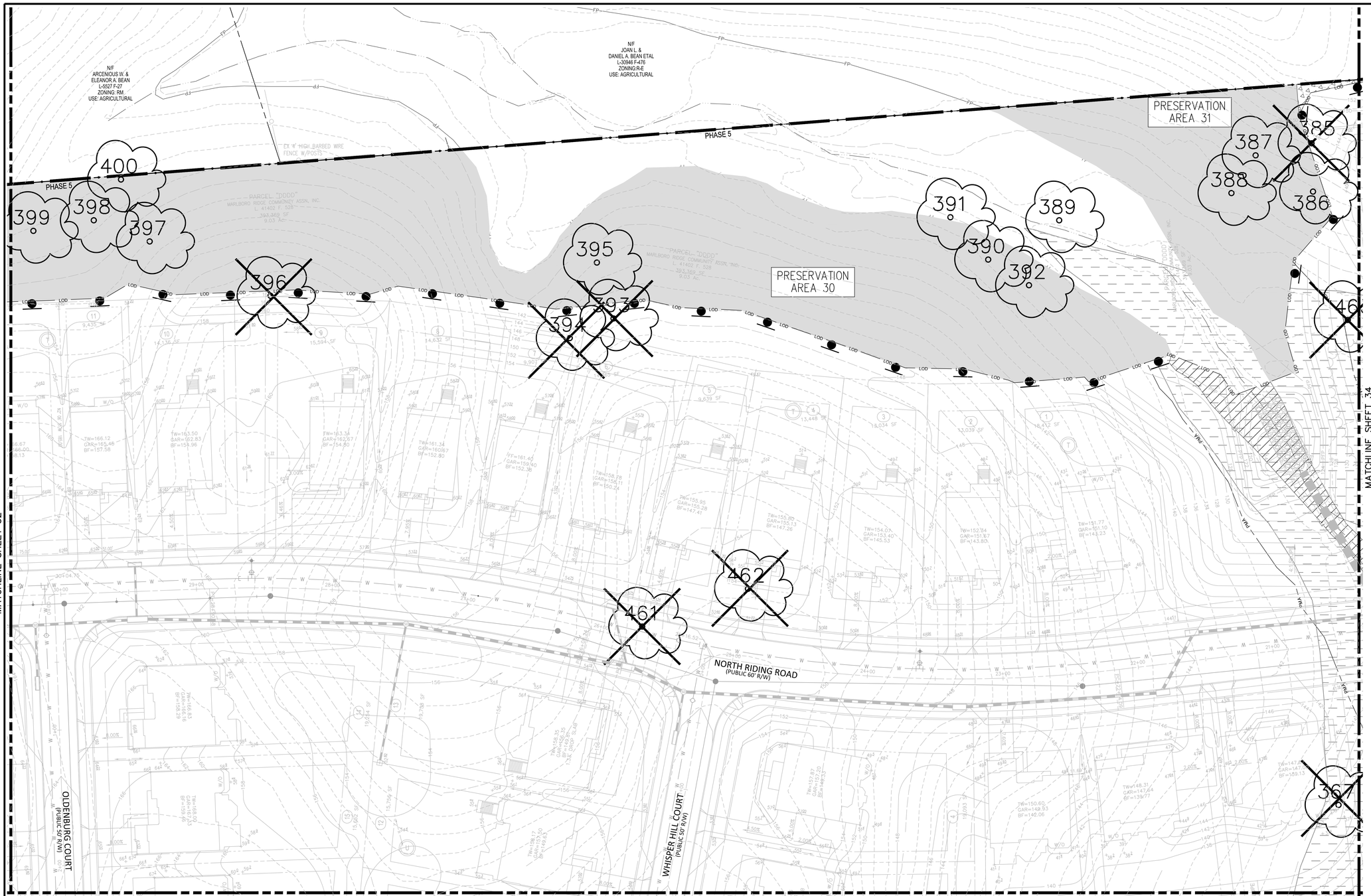
TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 32 OF 52



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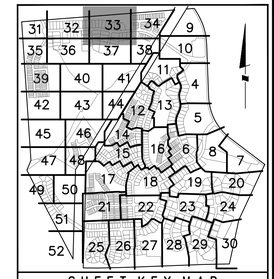

SHEET KEY MAP
NOT TO SCALE

LEGEND

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- WETLAND BUFFER — WB
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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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 6

01/18/19

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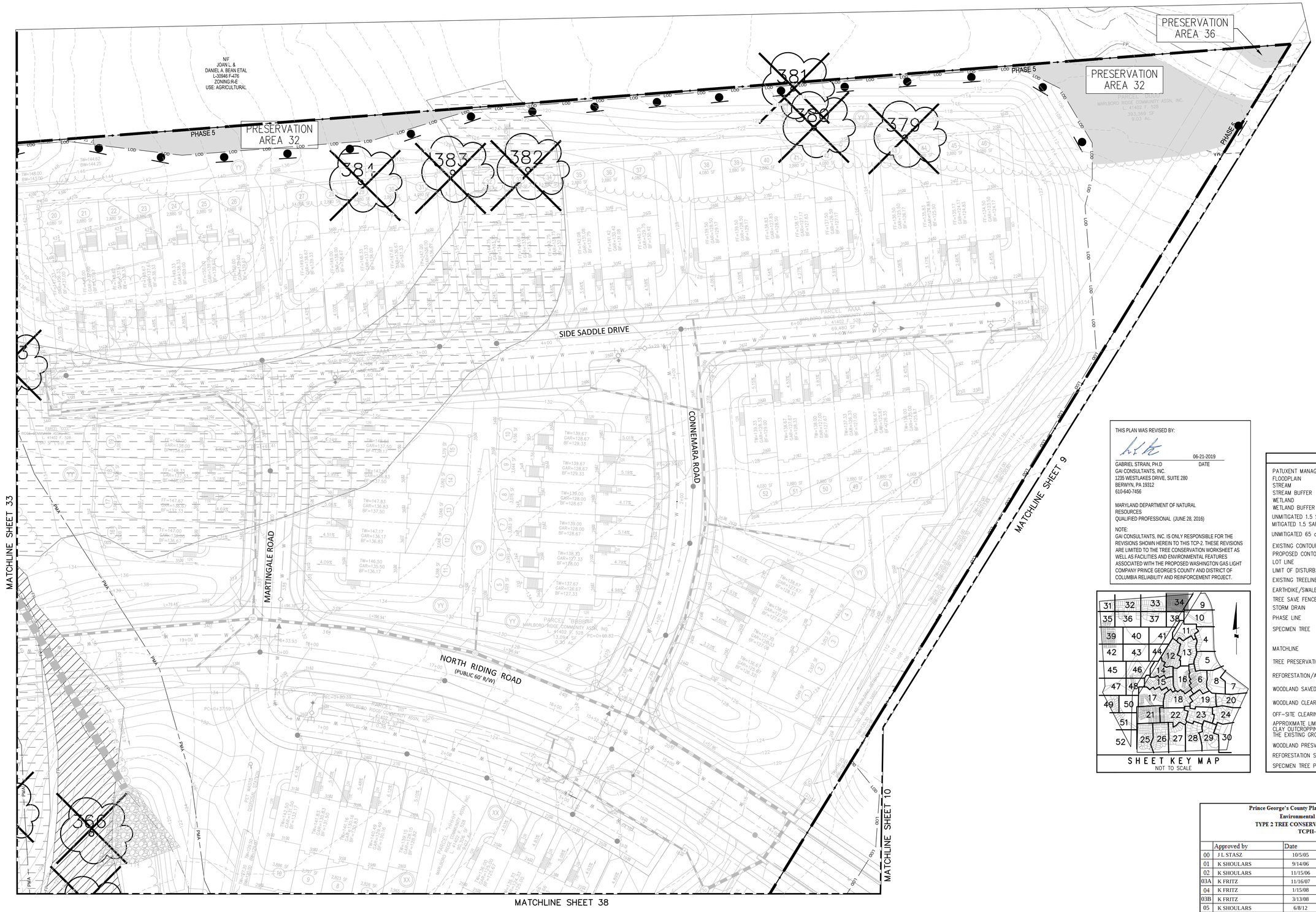
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 33 OF 52



THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

NOTE:
MARLBORO RIDGE PHASE 5 CONTAINS UNDERLYING AND/OR OUTCROPPINGS OF MARLBORO CLAY, A NATURALLY OCCURRING GEOLOGIC FEATURE, WHOSE POTENTIALLY HAZARDOUS EFFECTS HAVE BEEN MITIGATED BY THE SITE LAYOUT, RETAINING WALLS AND FINAL GRADING ELEVATIONS & SLOPES. AS SUCH, A 1.5 MITIGATED SAFETY FACTOR LINE/BRL DOES NOT EXIST FOR ANY OF THE LOTS IN PHASE 5 AS DEMONSTRATED BY THE SLOPE STABILITY ANALYSIS PER THE GEOTECHNICAL STUDY PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 26, 2017.

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 #M	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
A	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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	

PHASE 6

01/18/19

MISS UTILITY NOTE

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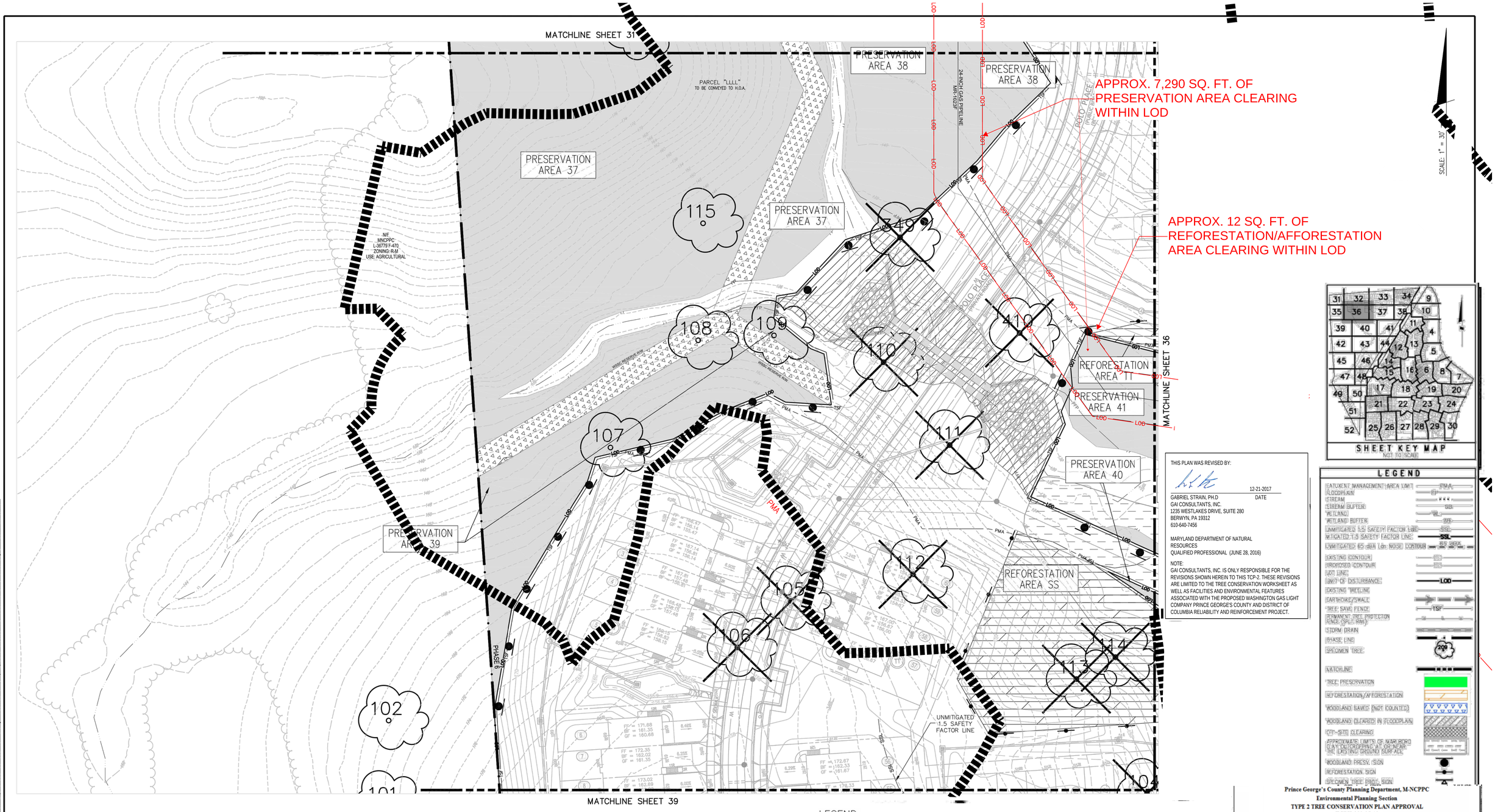
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 34 OF 52



THIS PLAN WAS REVISED BY:

GABRIEL STRAIN, PH.D — 12-21-2017
GAI CONSULTANTS, INC. — DATE
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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LEGEND

FEATUXENT MANAGEMENT AREA LIMIT	FMA
FLOODPLAIN	SFI
STREAM	
STREAM BUFFER	SIB
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	
EARTHCHECK/SMACT	
TREE SAVE FENCE	TSF
PERMANENT TREE PROTECTION FENCE (SPLIT RAIL)	
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	200
MATCHLINE	
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05-13

	Approved by	Date	DRD #	Reason for Revision
00	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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13	T. BURKE	6/4/19		
14	*T. Burke*	*2/12/2020*		WGL Pipeline Easement

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FAX: 410-872-9141

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

WGL PGCDCRRP LIMITS OF DISTURBANCE — LOD

WGL PGCDCRRP PRIMARY MANAGEMENT AREA — PMA

FOREST STAND DELINEATION (FSD) FOR WGL PGCDCRRP COMPLETED 2015-2016

NO.	REVISIONS	BY	DATE
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	01/2019
12	REVISED LOT LINES IN PHASE 5	ESE	10/28/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/15
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 339 & 340	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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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 6

MISS UTILITY NOTE:
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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP — DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 35 OF 52

GAI CAD FILE PATH: Z:\Energy\2013\C13183800 - WGL - Strip 12 Land Acqu\CAD\Production Drawings\TCP-2\C13183800-00-002-TCP-2.dwg — PLOTTED ON: 11/12/2019 9:06:39 AM — PLOTTED BY: Michael Doyle — PLOT FILE: GAI.stb

MATCHLINE SHEET 32

MATCHLINE SHEET 35

MATCHLINE SHEET 37

MATCHLINE SHEET 39

MATCHLINE SHEET 40

APPALOOSA COURT
(PUBLIC 50' R/W)

PHASE 5

PHASE 6

APPROX. 373 SQ. FT. OF
REFORESTATION/AFFORESTATION
AREA CLEARING WITHIN LOD

APPROX. 33,284 SQ. FT. OF
PRESERVATION AREA CLEARING
WITHIN LOD

REFORESTATION AREA TT

REFORESTATION AREA NN

REFORESTATION AREA SS

REFORESTATION AREA RR

PRESERVATION AREA 41

PRESERVATION AREA 40

PRESERVATION AREA 34

PRESERVATION AREA 41

24-INCH GAS PIPELINE MR-1623F

40' PERMANENT EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PARCEL "FFFF" TO BE CONVEYED TO H.O.A.

PARCEL "GGGG" MNCPPC L. 41208 F. 274

UNMITIGATED 1.5 FACTOR OF SAFETY LINE

423 424 425 406 407 408 409 350 351 352 369 371 372

NOTE:
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THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
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QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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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
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- 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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LEGEND

WGL PGCDCRRP
LIMITS OF DISTURBANCE — LOD

WGL PGCDCRRP
PRIMARY MANAGEMENT AREA — PMA

FOREST STAND DELINEATION (FSD)
FOR WGL PGCDCRRP COMPLETED
2015–2016

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GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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NO.	REVISIONS	BY	DATE
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13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
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10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
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PERMITTED USE NUMBER 20411154

MAP 20, 26 GRID C13 & D12-13

TAX MAP
PAGE 91, GRID B2

ZONING CATEGORY:
R-R

M-NCPPC 200' SHEET
208 SE 10

WSSC 200' SHEET
208 SE 10

PHASE 6

STATE OF MARYLAND
3318
JOSEPH G. HAM
PROFESSIONAL ENGINEER
01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE
MELWOOD (20TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
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)

PRESERVATION AREA 33

PRESERVATION AREA 34

PRESERVATION AREA 35

UNMITIGATED 1.5 FACTOR OF SAFETY LINE

PARCEL "FFFF" TO BE CONVEYED TO H.O.A. 571,373 SF 13.12 AC

MNCPPC PARCEL "A" 4,026,774 SF 92.44 AC

376 377 378 446 447 448 449 451 452 454

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

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- FLOODPLAIN — FP
- STREAM — • • •
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
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NOTE:
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GRAPHIC SCALE (FEET)
30 15 0 30 60

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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	7/28/16		
12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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 PRECERVATION AND REFORESTATION AREAS DUE TO REV #W	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/28/2005

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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 6

SCOTT ALAN HANSEN 3318 STATE OF MARYLAND
01/18/19

MISS UTILITY NOTE

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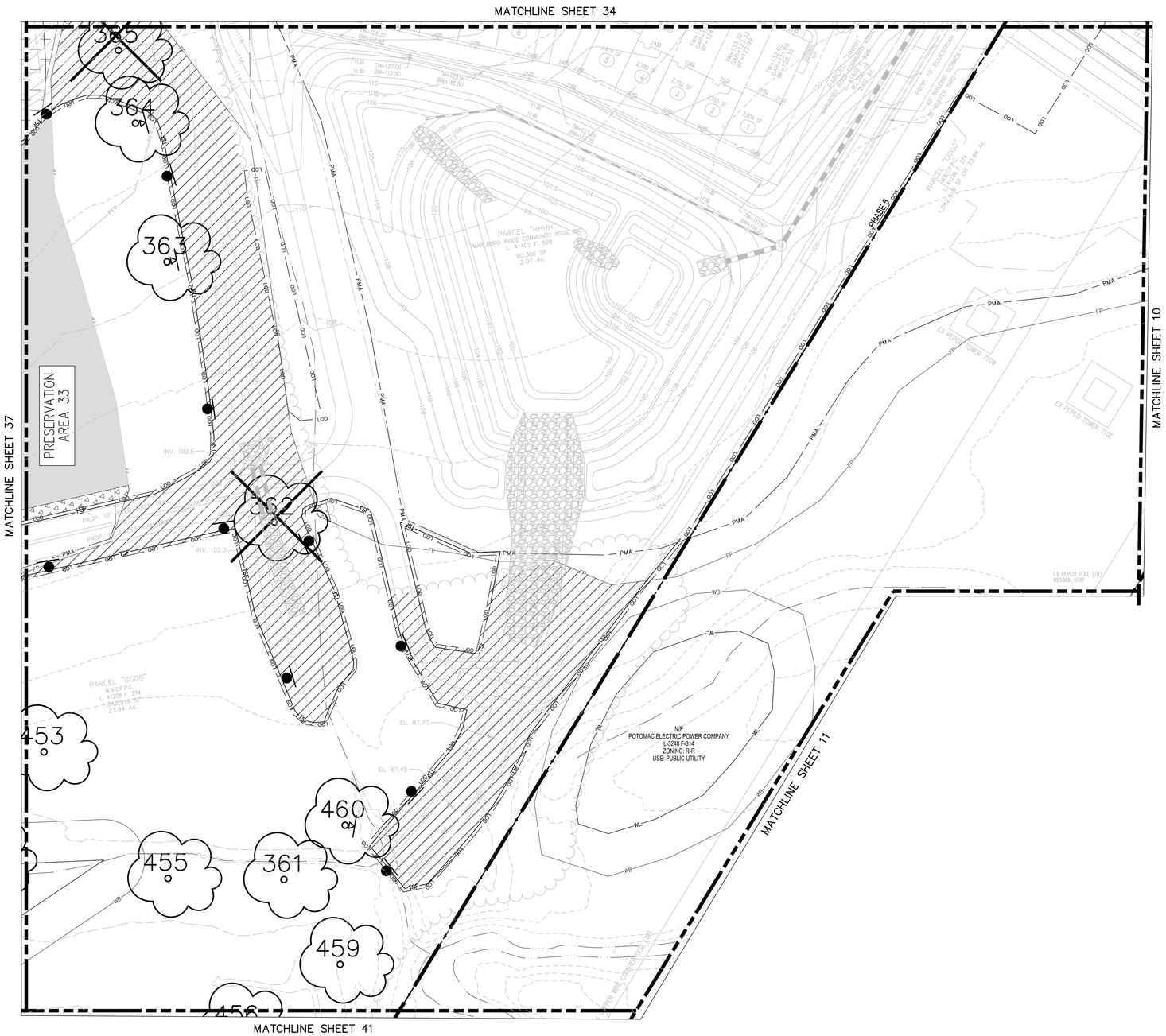
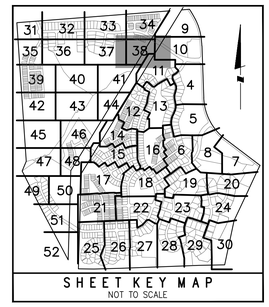
TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 37 OF 52





GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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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
- APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

NOTE:
MARLBORO RIDGE PHASE 5 CONTAINS UNDERLYING AND/OR OUTCROPPINGS OF MARLBORO CLAY, A NATURALLY OCCURRING GEOLOGIC FEATURE, WHOSE POTENTIALLY HAZARDOUS EFFECTS HAVE BEEN MITIGATED BY THE SITE LAYOUT, RETAINING WALLS AND FINAL GRADING ELEVATIONS & SLOPES. AS SUCH, A 1.5 MITIGATED SAFETY FACTOR LINE/BRL DOES NOT EXIST FOR ANY OF THE LOTS IN PHASE 5 AS DEMONSTRATED BY THE SLOPE STABILITY ANALYSIS PER THE GEOTECHNICAL STUDY PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 26, 2017.

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11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 338 & 348	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	10/18/2010
	REVISED PER RESOLUTION CONDITIONS	ESE	OCT '10
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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 6

STATE OF MARYLAND — JESSE G. HAMILTON — 3318 — PROFESSIONAL ENGINEER
01/18/19

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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 38 OF 52

MATCHLINE SHEET 35

MATCHLINE SHEET 36

UNMITIGATED 1.5 SAFETY FACTOR LINE

MATCHLINE SHEET 40

MATCHLINE SHEET 42

POLO PLACE (PRIVATE ROAD)

FOXTROT CIRCLE (PRIVATE ROAD)

PRESERVATION AREA 41

PRESERVATION AREA 40

REFORESTATION AREA RR

REFORESTATION AREA QQ

PRESERVATION AREA 42

PARCEL "LLLL" TO BE CONVEYED TO H.O.A.

PARCEL "KKKK" TO BE CONVEYED TO H.O.A.

PARCEL "JJJJ" TO BE CONVEYED TO H.O.A.

PARCEL "MMMM"

N/F MNCPPC L-36779 F-470 ZONING: R-M USE: AGRICULTURAL

100 99 98 97 96 95 94 103 341 340 339 338 337 336

THIS PLAN WAS REVISED BY:

06-21-2019

GABRIEL STRAIN, PH.D — DATE

GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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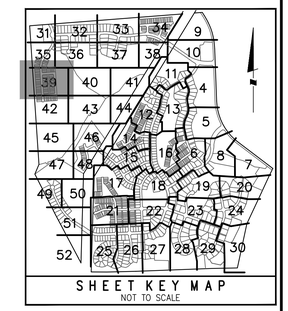
SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — • • •
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
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GRAPHIC SCALE (FEET)
30 15 0 30 60

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1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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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

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PHASE 6

STATE OF MARYLAND — 3318 — JOSEPH G. HANSEN — PROFESSIONAL ENGINEER
01/18/19

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MARLBORO RIDGE
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DATE: JANUARY 2019
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SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 39 OF 52

MATCHLINE SHEET 36

MATCHLINE SHEET 37

MATCHLINE SHEET 39

MATCHLINE SHEET 41

MATCHLINE SHEET 43

PRESERVATION AREA 41

PRESERVATION AREA 42

PRESERVATION AREA 43

PRESERVATION AREA 34

PRESERVATION AREA 44

PARCEL "FFFF"
TO BE CONVEYED TO H.O.A.

PARCEL "GGGG"
M.N.C.P.P.C.
L. 41208 F. 274

PARCEL "LLLL"
TO BE CONVEYED TO H.O.A.

35' PEPCO/BGE CONSTRUCTION EASEMENT

24" WNGPC GAS PIPELINE EASEMENT

40' PERMANENT EASEMENT

PHASE 3
PHASE 6

PHASE 5
PHASE 6

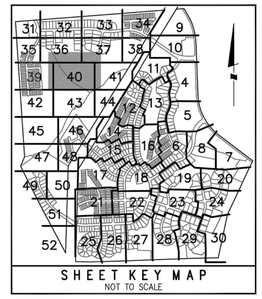
PMA

LOD

WB

WL

SCALE: 1" = 30'



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APPROX. 51,919 SQ. FT. OF PRESERVATION AREA CLEARING WITHIN LOD

APPROX. 2,325 SQ. FT. OF CLEARING WITHIN LOD

LEGEND

WGL PGCDCRRP LIMITS OF DISTURBANCE — LOD

WGL PGCDCRRP PRIMARY MANAGEMENT AREA — PMA

FOREST STAND DELINEATION (FSD) FOR WGL PGCDCRRP COMPLETED 2015–2016

30 15 0 30 60

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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 C	BPW	1/5/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411157

20, 26	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 6

STATE OF MARYLAND
GREGORY G. HANSEN
No. 9318
PROFESSIONAL ENGINEER
01/18/19

MISS UTILITY NOTE

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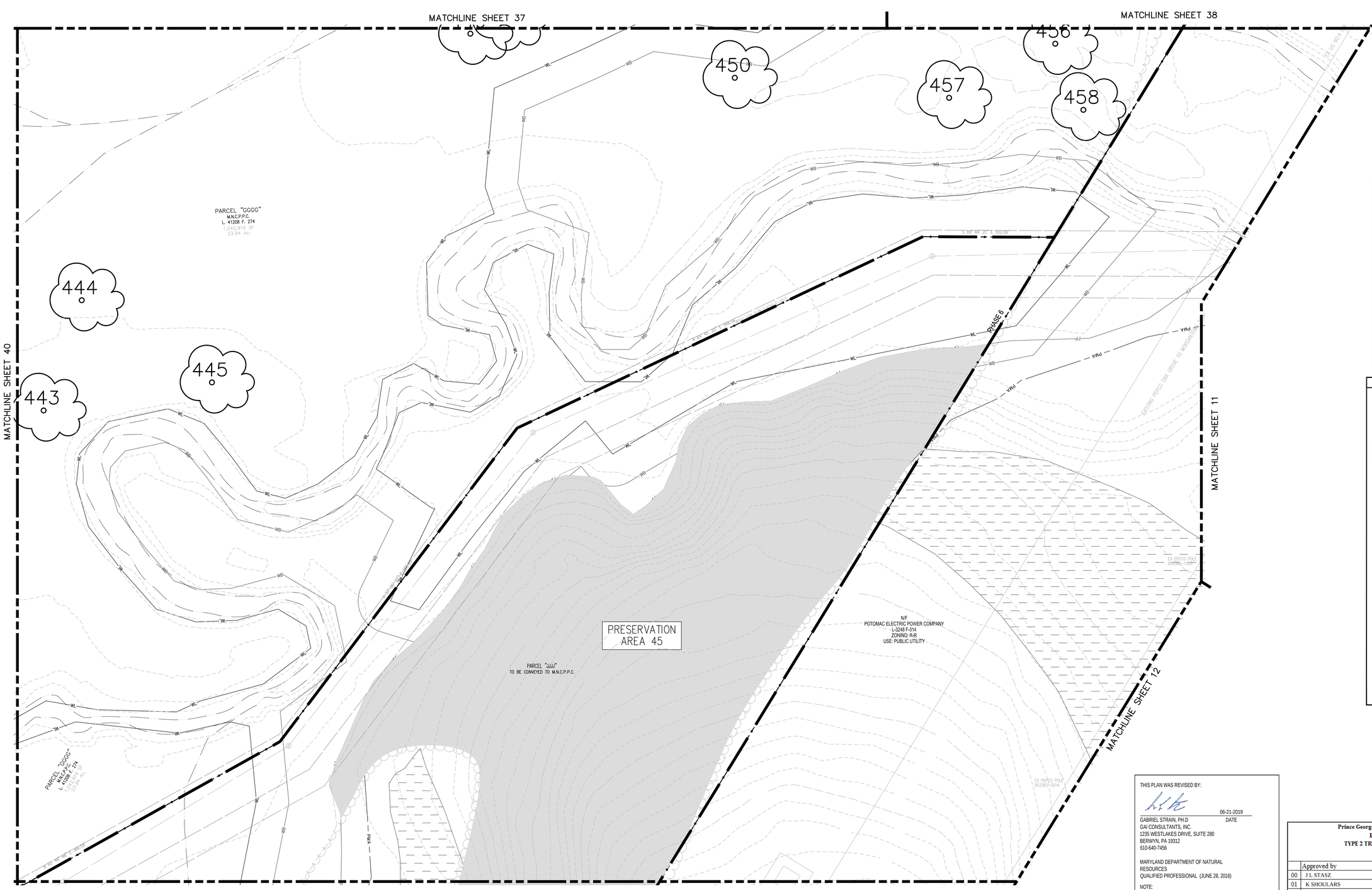
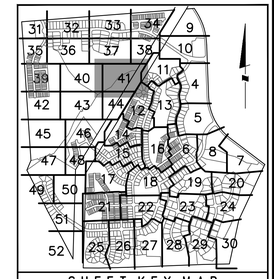
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 40 OF 52





LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — • • •
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
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- UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA
- EXISTING CONTOUR — 96
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- LOT LINE
- LIMIT OF DISTURBANCE — LOD
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- 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
- APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

NOTE:
MARLBORO RIDGE PHASE 5 CONTAINS UNDERLYING AND/OR OUTCROPPINGS OF MARLBORO CLAY, A NATURALLY OCCURRING GEOLOGIC FEATURE, WHOSE POTENTIALLY HAZARDOUS EFFECTS HAVE BEEN MITIGATED BY THE SITE LAYOUT, RETAINING WALLS AND FINAL GRADING ELEVATIONS & SLOPES. AS SUCH, A 1.5 MITIGATED SAFETY FACTOR LINE/BRL DOES NOT EXIST FOR ANY OF THE LOTS IN PHASE 5 AS DEMONSTRATED BY THE SLOPE STABILITY ANALYSIS PER THE GEOTECHNICAL STUDY PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 26, 2017.

GRAPHIC SCALE (FEET)
30 15 0 30 60

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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COLUMBIA, MARYLAND 21046
ATTN: JEFF DRISCOLL
PHONE: 410-872-9105
FAX: 410-872-9141

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	MEGAN K. REISER	5/24/16		
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14	T. Burke	2/12/2020		WGL Pipeline Easement

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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/2015
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 BW	ESE	SEPT. '13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/28/2005

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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 6

STEVE M. FRITZ 3318 STATE OF MARYLAND G. MANN
01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 41 OF 52

MATCHLINE SHEET 39

MATCHLINE SHEET 43

MATCHLINE SHEET 45

PARCEL "LLLL"
TO BE CONVEYED TO H.O.A.

50' BRL FROM MITIGATED 1.5 SAFETY FACTOR LINE

UNMITIGATED 1.5 SAFETY FACTOR LINE

MITIGATED 1.5 SAFETY FACTOR LINE

REFORESTATION AREA QQ

PRESERVATION AREA 42

PRESERVATION AREA 48

PRESERVATION AREA 46

PRESERVATION AREA 47

PARCEL "JJJJ"
TO BE CONVEYED TO M.N.C.P.P.C.

PARCEL "LLL"
TO BE CONVEYED TO H.O.A.

POLO PLACE
(PRIVATE ROAD)

PHASE 6

N/F
MNCPPC
L-36779-F-470
ZONING: R-M
USE: AGRICULTURAL

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
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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
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SPECIMEN TREE PROT. SIGN	

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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ATTN: JEFF DRISCOLL
PHONE: 410-872-9105
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
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14	T. Burke	2/12/2020		WGL Pipeline Easement

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MAP 20, 26 — GRID C13 & D12-13

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

PHASE 6

3318 — STATE OF MARYLAND — JOSEPH G. HAMILTON — 01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 42 OF 52

MATCHLINE SHEET 40

MATCHLINE SHEET 42

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 46

PRESERVATION AREA 41

PRESERVATION AREA 42

PRESERVATION AREA 44

PRESERVATION AREA 48

PRESERVATION AREA 49

PRESERVATION AREA 50

PARCEL "LLLL" TO BE CONVEYED TO H.O.A.

PARCEL "JJJJ" TO BE CONVEYED TO M.N.C.P.P.C.

PARCEL "JJJJ" TO BE CONVEYED TO M.N.C.P.P.C.

PARCEL "JJJJ" TO BE CONVEYED TO M.N.C.P.P.C.

PARCEL "KKKK" TO BE CONVEYED TO H.O.A.

335 324 334 321 323 322 320 337 433 436 437 435 434 441 440 438 439 143 142 157 156 158 144 145 155 354 351 316 317 318 319 86 87

PMA

LOD

TSF

WL WS W

BRUSH MANAGEMENT

30' TEMPORARY CONSTRUCTION EASEMENT

40' PERMANENT EASEMENT

24" NICOR GAS PIPELINE MR-1802F

24" NICOR GAS PIPELINE MR-1802F

WGL 200' SHEET 206 SE 10

WGL 200' SHEET 206 SE 10

APPROX. 18,243 SQ. FT. OF CLEARING WITHIN LOD

THIS PLAN WAS REVISED BY:

GABRIEL STRAIN, PH.D — 06-21-2019 DATE

GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

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SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	
WETLAND BUFFER	WB
UNMITIGATED 1.5 SAFETY FACTOR LINE	
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REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

LEGEND

WGL PGCDCRRP LIMITS OF DISTURBANCE — LOD

WGL PGCDCRRP PRIMARY MANAGEMENT AREA — PMA

FOREST STAND DELINEATION (FSD) FOR WGL PGCDCRRP COMPLETED 2015–2016

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

PHASE 6

01/15/19

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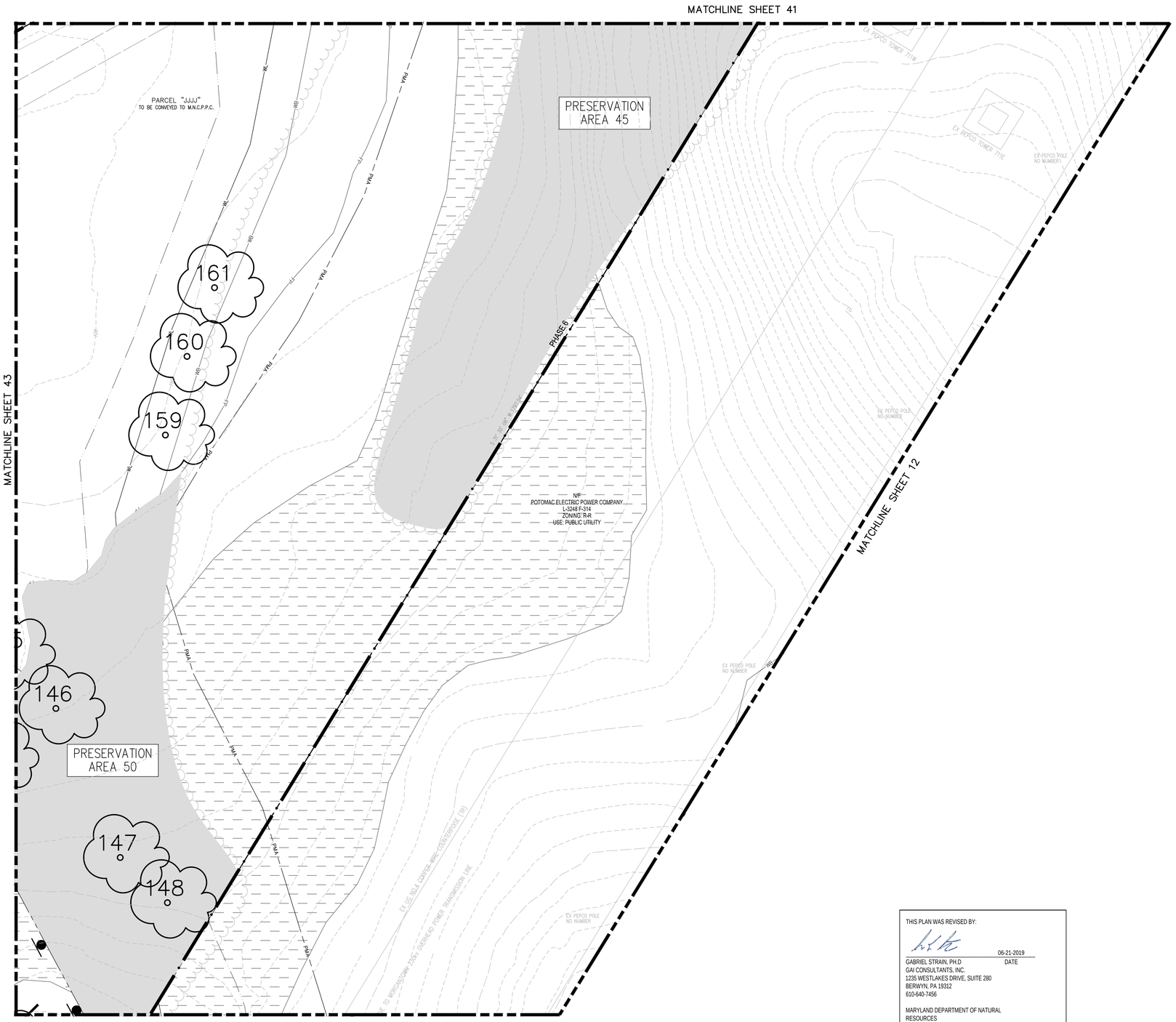
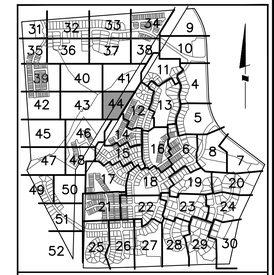
TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP
DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 43 OF 52



SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — • • •
- STREAM BUFFER — SB
- WETLAND — WL
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- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
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- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
- OFF-SITE CLEARING
- APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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GRAPHIC SCALE (FEET)
30 15 0 30 60

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

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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	7/28/16		
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13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
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NO.	REVISIONS	BY	DATE
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12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2015
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/18/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411157

MAP 20, 26 — GRID C13 & D12-13

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

PHASE 6

STATE OF MARYLAND — 3318 — JAMES G. HAMILTON — TYPE APPROVED
01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 44 OF 52

MATCHLINE SHEET 42

MATCHLINE SHEET 46

MATCHLINE SHEET 47

PRESERVATION AREA 46

PRESERVATION AREA 47

PRESERVATION AREA 51

PRESERVATION AREA 52

PARCEL "LLLL"
TO BE CONVEYED TO H.O.A.

PARCEL "LLLL"
TO BE CONVEYED TO H.O.A.

PARCEL "JJJJ"
TO BE CONVEYED TO M.N.C.P.P.C.

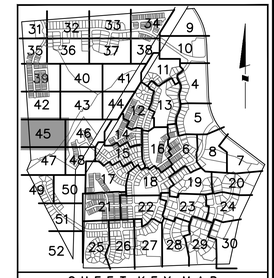
PARCEL "JJJJ"
TO BE CONVEYED TO M.N.C.P.P.C.

PARCEL "JJJJ"
TO BE CONVEYED TO M.N.C.P.P.C.

N/F
MNCPPC
L-36779 F-470
ZONING: R-M
USE: AGRICULTURAL

74
75
309
304
305
307
306
55
58
57
54
56
59
64
63
65

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)	
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REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
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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 6

01/18/19

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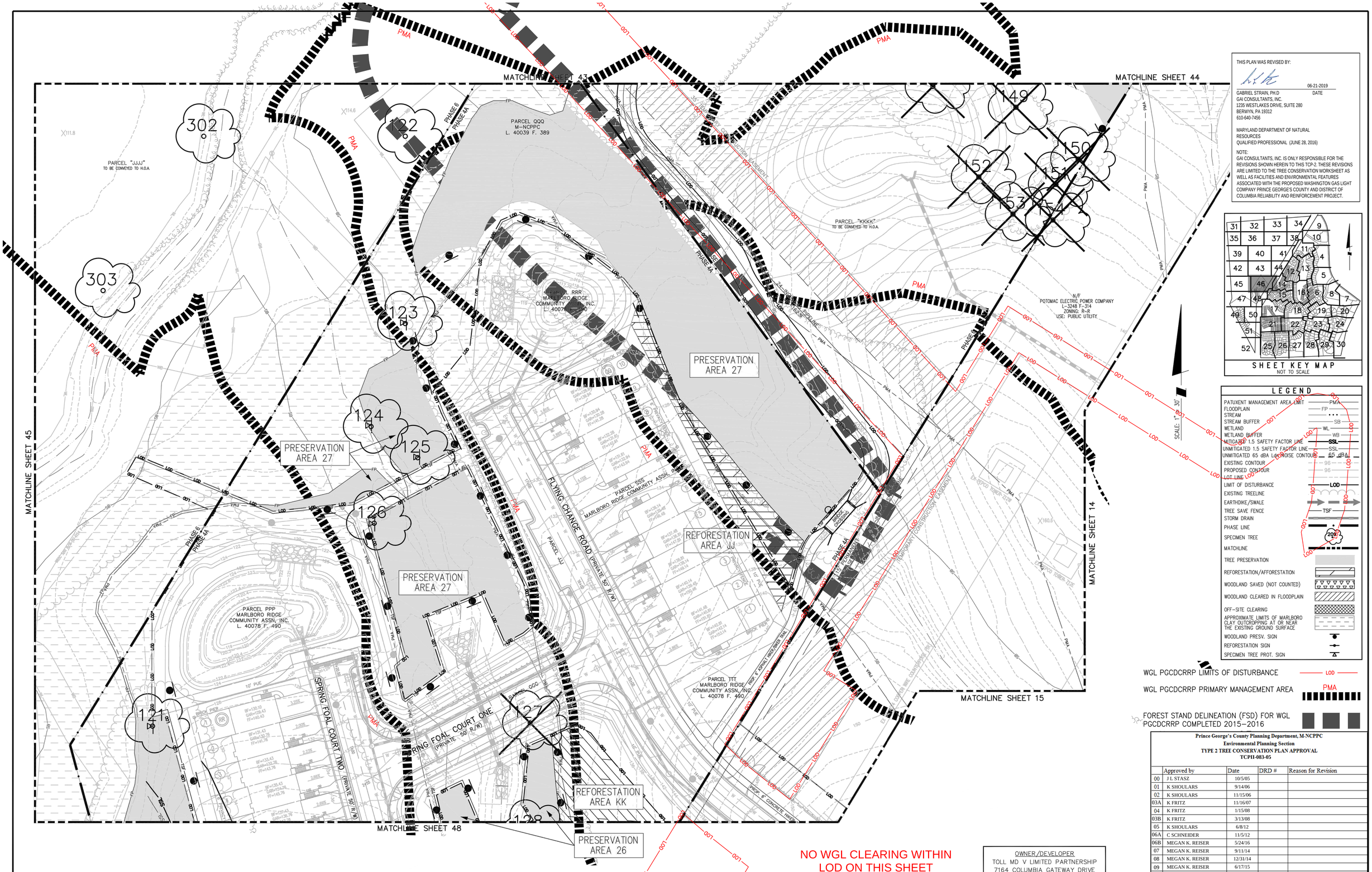
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 45 OF 52



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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 — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE — TSF
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE — 208
- MATCHLINE
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND SAVED (NOT COUNTED)
- WOODLAND CLEARED IN FLOODPLAIN
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- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

WGL PGCDCRRP LIMITS OF DISTURBANCE — LOD

WGL PGCDCRRP PRIMARY MANAGEMENT AREA — PMA

FOREST STAND DELINEATION (FSD) FOR WGL PGCDCRRP COMPLETED 2015-2016

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

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12	MEGAN K. REISER	8/30/17		
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14	*T. Burke*	2/12/2020		WGL Pipeline Easement

NO WGL CLEARING WITHIN LOD ON THIS SHEET

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
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COLUMBIA, MARYLAND 21046
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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 6

SCOTT G. HANSEN — 3318 — LICENSED LANDSCAPE ARCHITECT — COMMONWEALTH OF MASSACHUSETTS
01/18/19

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TREE CONSERVATION PLAN TYPE II

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

DATE:	JANUARY 2019
DESIGN: KKP	DRAWN: NLF
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	46 OF 52

MATCHLINE SHEET 45

MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 50

PRESERVATION AREA 52

PRESERVATION AREA 53

PRESERVATION AREA 54

PRESERVATION AREA 25

PRESERVATION AREA 24

PRESERVATION AREA 23

REFORESTATION AREA II

REFORESTATION AREA DD

REFORESTATION AREA DD

PARCEL "JJJJ"
TO BE CONVEYED TO H.O.A.

PARCEL LLL
M-NCPPC
L. 40039 F. 389

PARCEL DDD
MARLBORO RIDGE
COMMUNITY ASSN, INC.
L. 40078 F. 490

PHASE 6
PHASE 6A
PHASE 6B

PROP. 8' ASPHALT MASTER PLAN TRAIL

PROP. 10' EQUESTRIAN TRAIL

WSSC SAN R/W (L-41S4 F-14)

EX WIRE FENCE

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
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UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
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WSSC 200' SHEET 206 SE 10	

PHASE 6

STATE OF MARYLAND — 3318 — TYPE APPROVED — JEFFREY G. HAMM
01/15/19

MISS UTILITY NOTE

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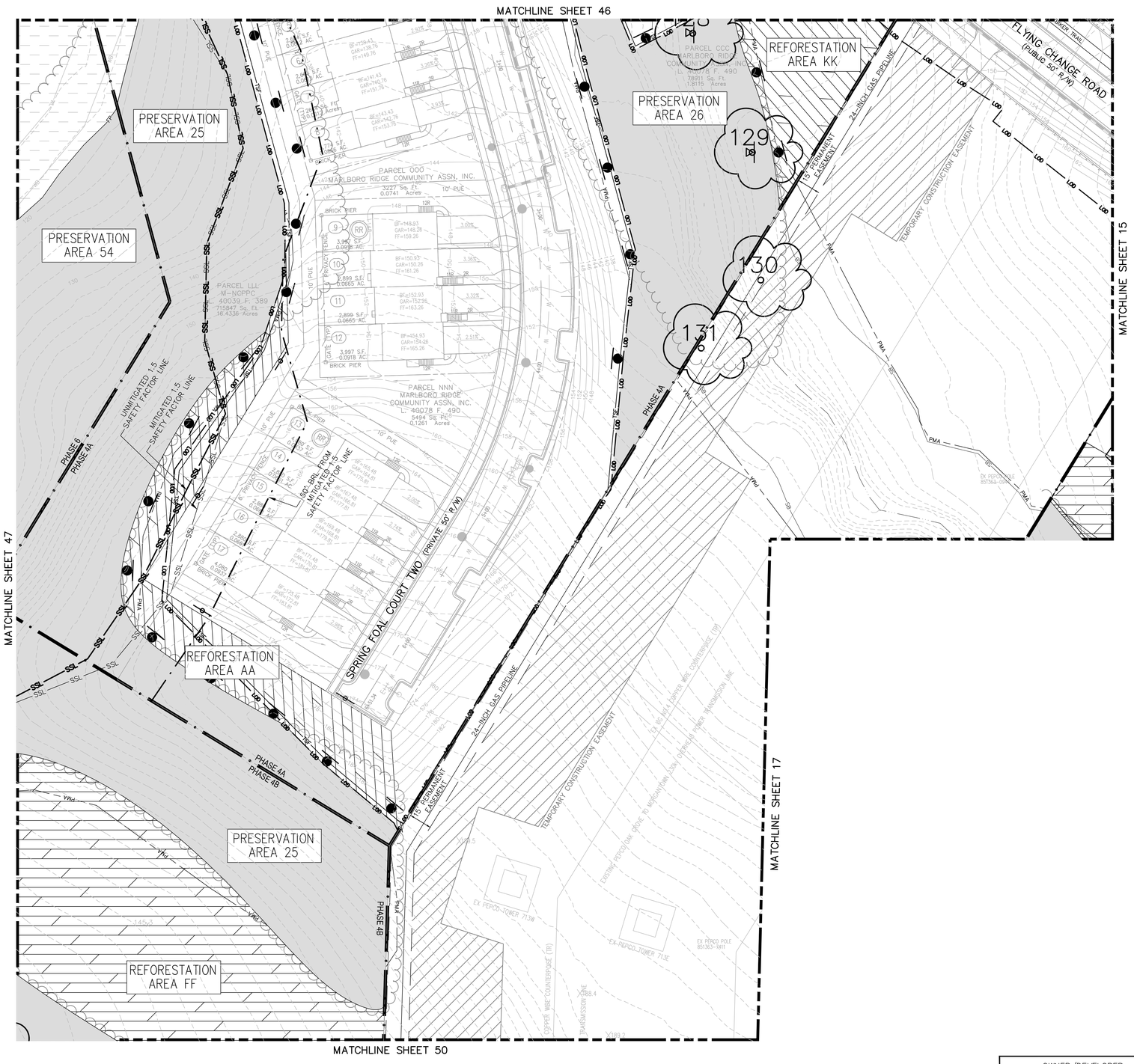
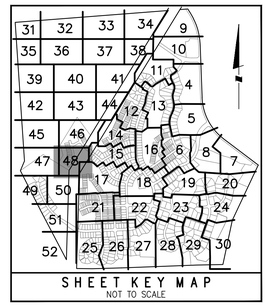
TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 47 OF 52





SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- MITIGATED 1.5 SAFETY FACTOR LINE — SSL
- UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL
- 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
- APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

THIS PLAN WAS REVISED BY:

06-21-2019
GABRIEL STRAIN, PH.D — DATE
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
06A	C SCHNEIDER	11/5/12		
06B	MEGAN K. REISER	5/24/16		
07	MEGAN K. REISER	9/11/14		
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12	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	7/12/2020		WGL Pipeline Easement

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
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NO.	REVISIONS	BY	DATE
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13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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
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6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4 TO INCLUDE PHASE 5	ESE	10/18/2010
	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	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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	

PHASE 6

STATE OF MARYLAND — 3318 — JAMES G. HAMILTON — 01/18/19

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TREE CONSERVATION PLAN TYPE II

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

DATE: JANUARY 2019
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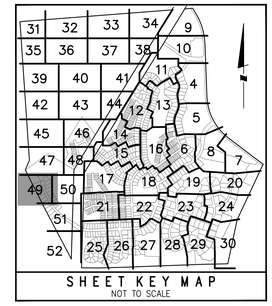
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 48 OF 52

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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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 6

STATE OF MARYLAND — 3918 — CLIVE M. PINCOTT — PROFESSIONAL ENGINEER
01/18/19

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MARLBORO RIDGE

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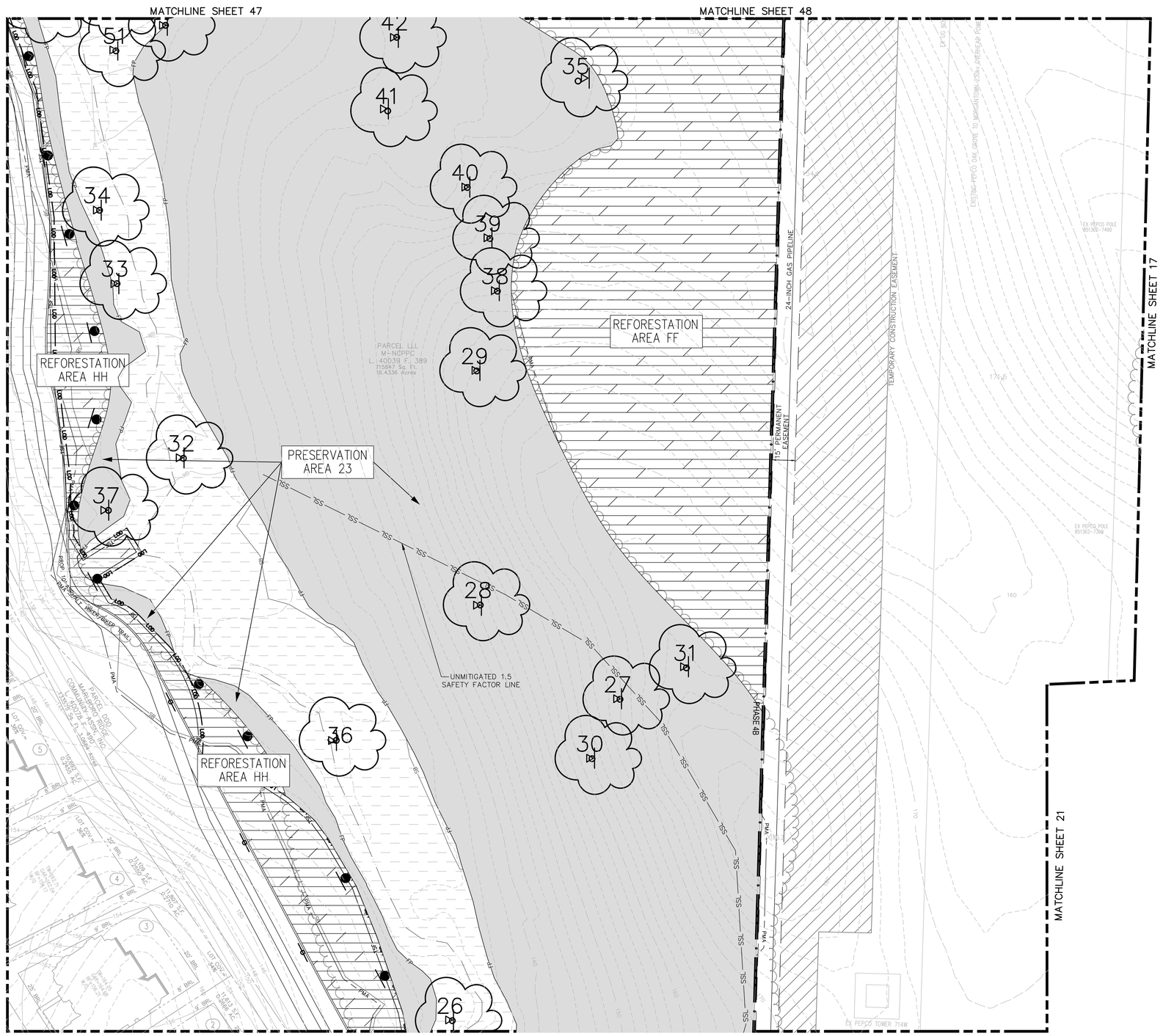

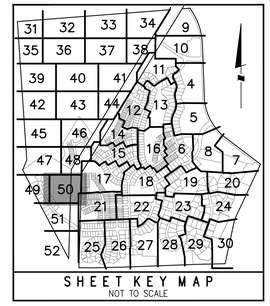

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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MAP 20, 26 — GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET 206 SE 10	
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PHASE 6

JOSEPH ARCHIE STRAIN — 3518 — STATE OF MARYLAND
01/18/19

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 50 OF 52

MATCHLINE SHEET 49

MATCHLINE SHEET 50

MATCHLINE SHEET 25

MATCHLINE SHEET 52

SCALE: 1" = 30'

BRIDLE VALE ROAD (PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PRESERVATION AREA 23

PARCEL LLL
MARLBORO RIDGE COMMUNITY ASSN., INC.
L. 40078 F. 490
715843 Sq. Ft.
16.4336 Acres

REFORESTATION AREA GG

PRESERVATION AREA 22

PARCEL EEE
MARLBORO RIDGE COMMUNITY ASSN., INC.
L. 40078 F. 490
247559 Sq. Ft.
5.6832 Acres

PARCEL DDD
MARLBORO RIDGE COMMUNITY ASSN., INC.
L. 40078 F. 490
113539 Sq. Ft. (2.6064 Acres)

UNMITIGATED 1.5 SAFETY FACTOR LINE

24-INCH GAS PIPELINE

75' PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

EX PEPCO TOWER 714E

EX 500 kV COPPER WIRE COUNTERPOISE WIRE

EX 500 kV OVERHEAD POWER TRANSMISSION LINE

PROPOSED 6' CONCRETE HIKER/BIKER TRAIL

PROP. 10' EQUESTRIAN TRAIL

PROP. 6' ASPHALT HIKER/BIKER TRAIL

PROP. 10' EQUESTRIAN TRAIL

PROP. 6' CONCRETE HIKER/BIKER TRAIL

PROP. 10' EQUESTRIAN TRAIL

PROPOSED 6' CONCRETE SIDEWALK

5' SIDEWALK

15' AVE

BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

PHASE 4B

PHASE 4B

PHASE 6

SHEET KEY MAP

NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
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STREAM BUFFER	SB
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THIS PLAN WAS REVISED BY:

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04	K FRITZ	1/15/08		
03B	K FRITZ	3/13/08		
05	K SHOULARS	6/8/12		
06A	C SCHNEIDER	11/5/12		
06B	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	MEGAN K. REISER	8/30/17		
13	T. BURKE	6/4/19		
14	T. Burke	2/12/2020		WGL Pipeline Easement

OWNER/DEVELOPER
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ESE Consultants, Inc.
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NO.	REVISIONS	BY	DATE
14	WGL PIPELINE EASEMENT	GAI	JUN. '19
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5 TO INCLUDE PHASE 6	ESE	JAN. '19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/2016
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/30/2015
10	REVISED LOT LINES IN PHASE 3B NORTH	ESE	6/19/2015
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	10/18/2013
	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 A & B AND REFORESTATION AREA G	BPW	1/2/2008
	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/2006
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/2006
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/2005

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PERMITTED USE NUMBER 20411157

MAP 20, 26 — GRID C13 & D12-13

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

STATE OF MARYLAND — TYPE II TREE CONSERVATION PLAN — 3318 — ROBERT G. HANNAN — 01/18/19

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JANUARY 2019
DESIGN: KKP | DRAWN: NLF
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 51 OF 52

MATCHLINE SHEET 51

MATCHLINE SHEET 30

MATCHLINE SHEET 25

PRESERVATION AREA 22

PHASE 4B

PHASE 4B

WILD HORSE COURT

1a

2a

20

19

WIRE FENCE

EX PEPCO TOWER 715W

EX PEPCO TOWER 715E

EX UG NO.2 COPPER WIRE COUNTERPOISE (TYP.)

EXISTING PEPCO OAK GROVE TO MORGANTOWN 230kv OVERHEAD POWER TRANSMISSION LINE

EX PEPCO POLE 851361-6903 (TYP.)

EX PEPCO P 851361-705

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

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

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
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	
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

THIS PLAN WAS REVISED BY:

06-21-2019
DATE

GABRIEL STRAIN, PH.D
GAI CONSULTANTS, INC.
1235 WESTLAKES DRIVE, SUITE 280
BERWYN, PA 19312
610-640-7456

MARYLAND DEPARTMENT OF NATURAL RESOURCES
QUALIFIED PROFESSIONAL (JUNE 28, 2016)

NOTE:
GAI CONSULTANTS, INC. IS ONLY RESPONSIBLE FOR THE REVISIONS SHOWN HEREIN TO THIS TCP-2. THESE REVISIONS ARE LIMITED TO THE TREE CONSERVATION WORKSHEET AS WELL AS FACILITIES AND ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PROPOSED WASHINGTON GAS LIGHT COMPANY PRINCE GEORGE'S COUNTY AND DISTRICT OF COLUMBIA RELIABILITY AND REINFORCEMENT PROJECT.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII-083-05

	Approved by	Date	DRD #	Reason for Revision
00	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		
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MAP 20, 26 GRID C13 & D12-13

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M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 6

STATE OF MARYLAND — 3318 — CLAUDE ARCHIE HAMILTON JR. — PROFESSIONAL ENGINEER
01/18/19

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