

[illegible]

DATE: JULY 2020	
DESIGN: DEJ	DRAWN: SNM
SCALE: 1" = 300'	
JOB NO.: 1414	
SHEET NO.: 01 OF 52	

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2

APPLICATION NO.: DSP-06010-07 & TGP1-083-05-05

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED OCTOBER 7, 2020.

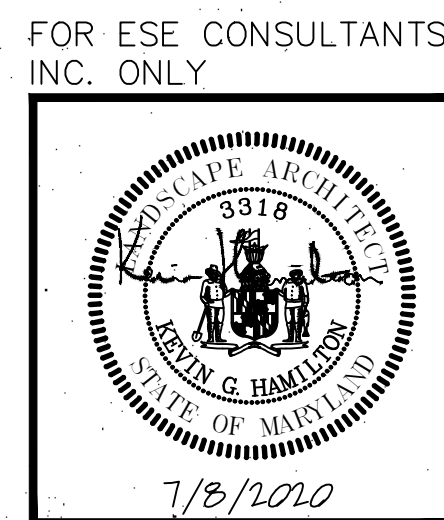
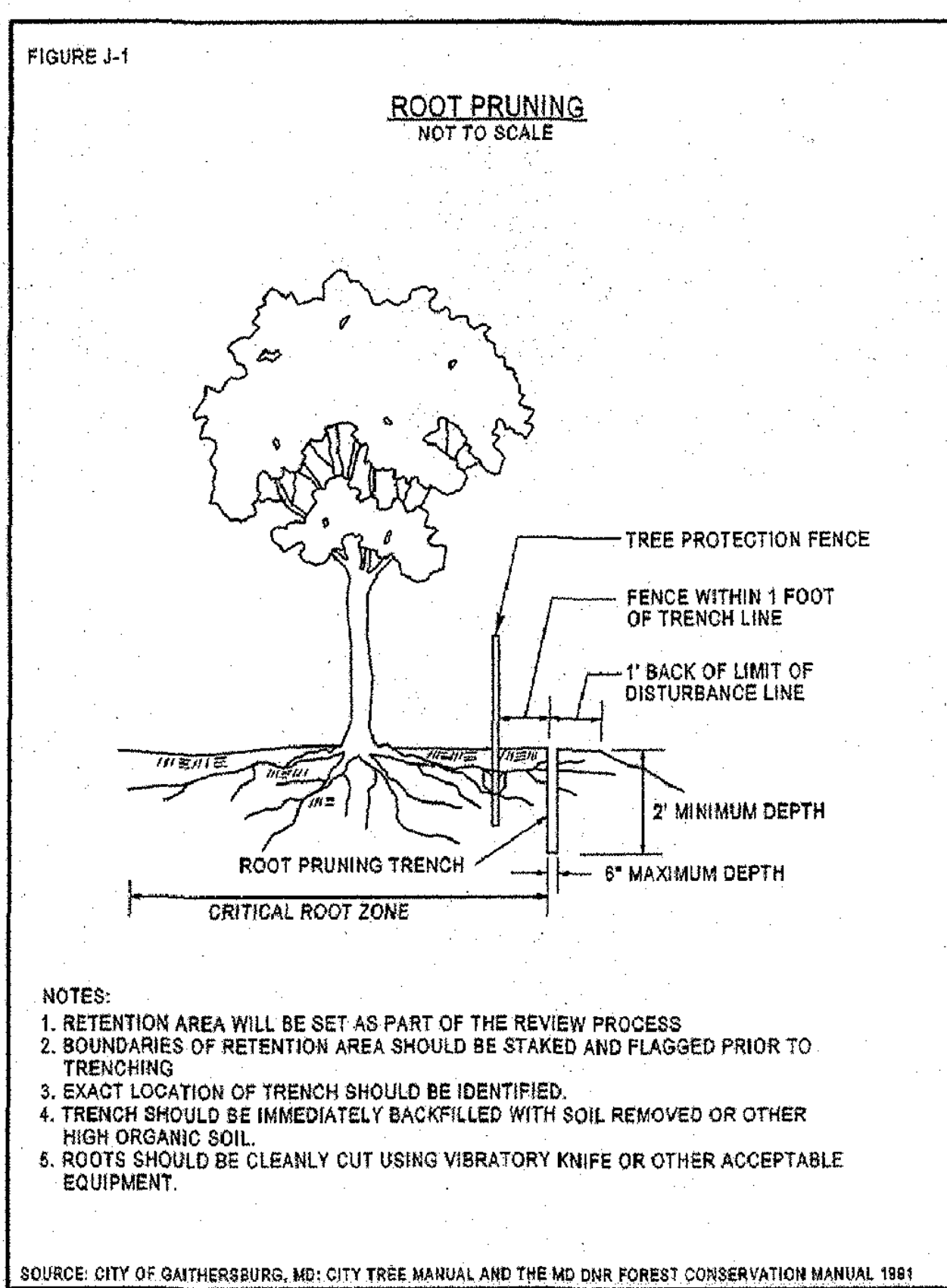
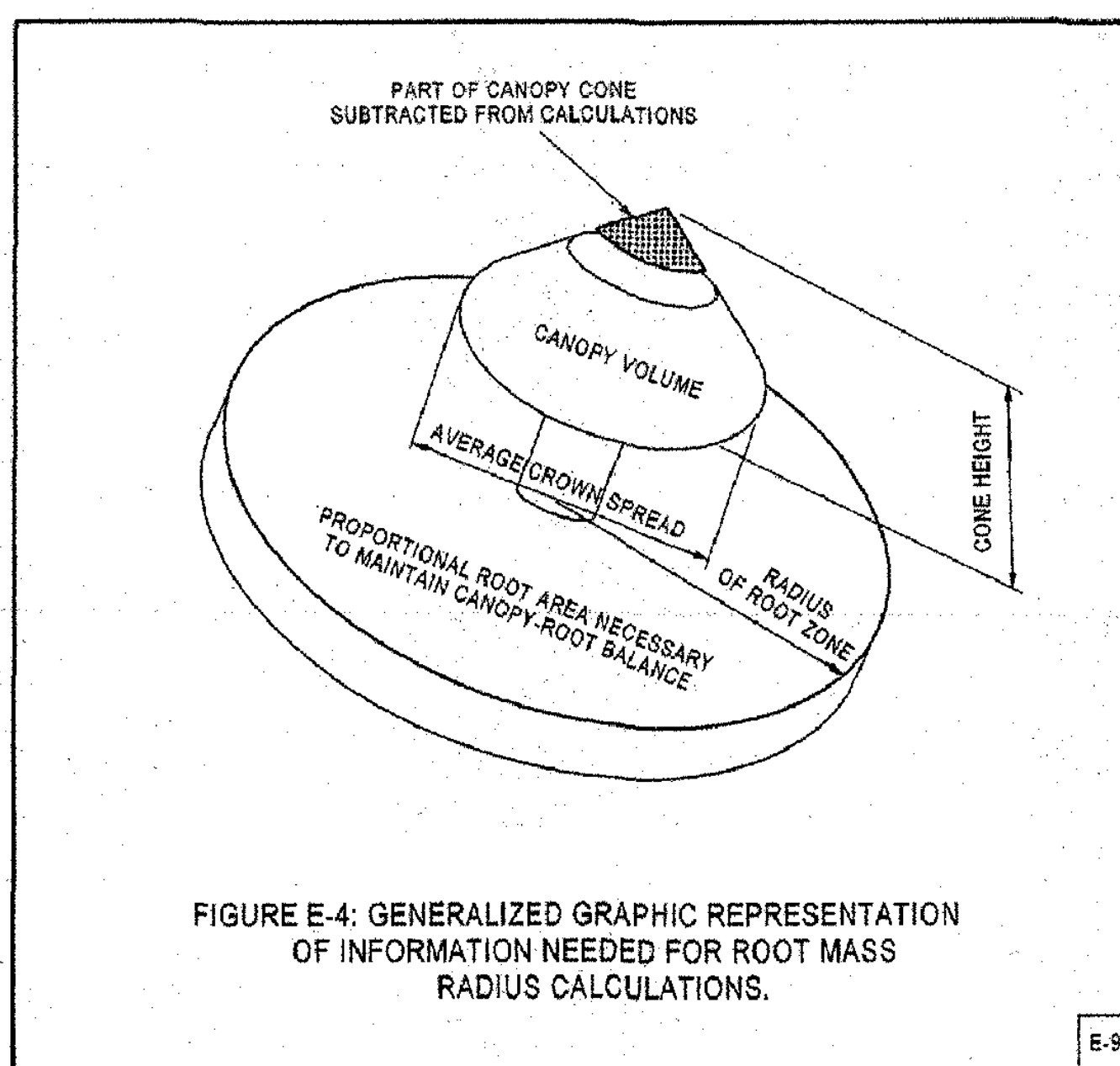
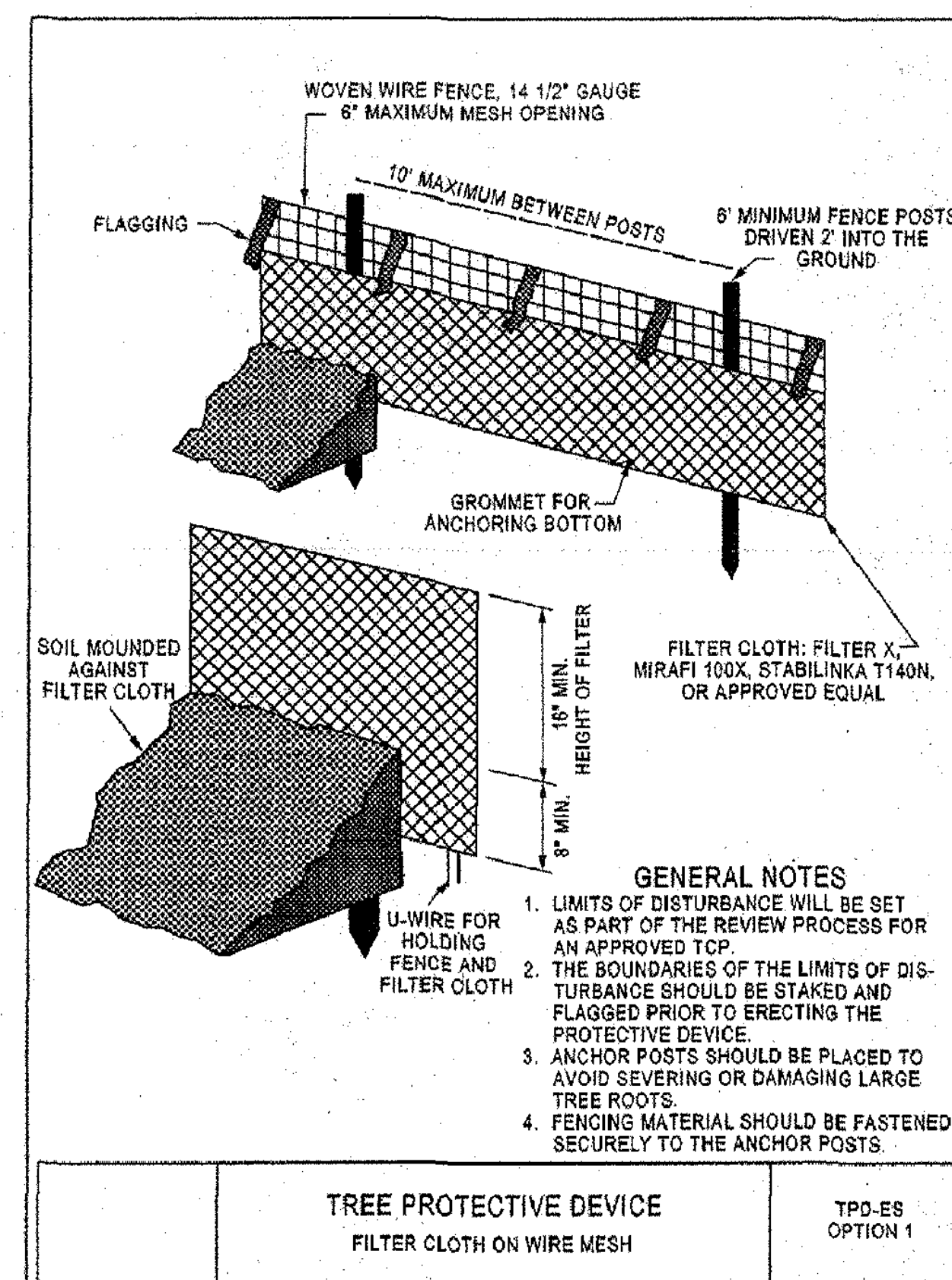
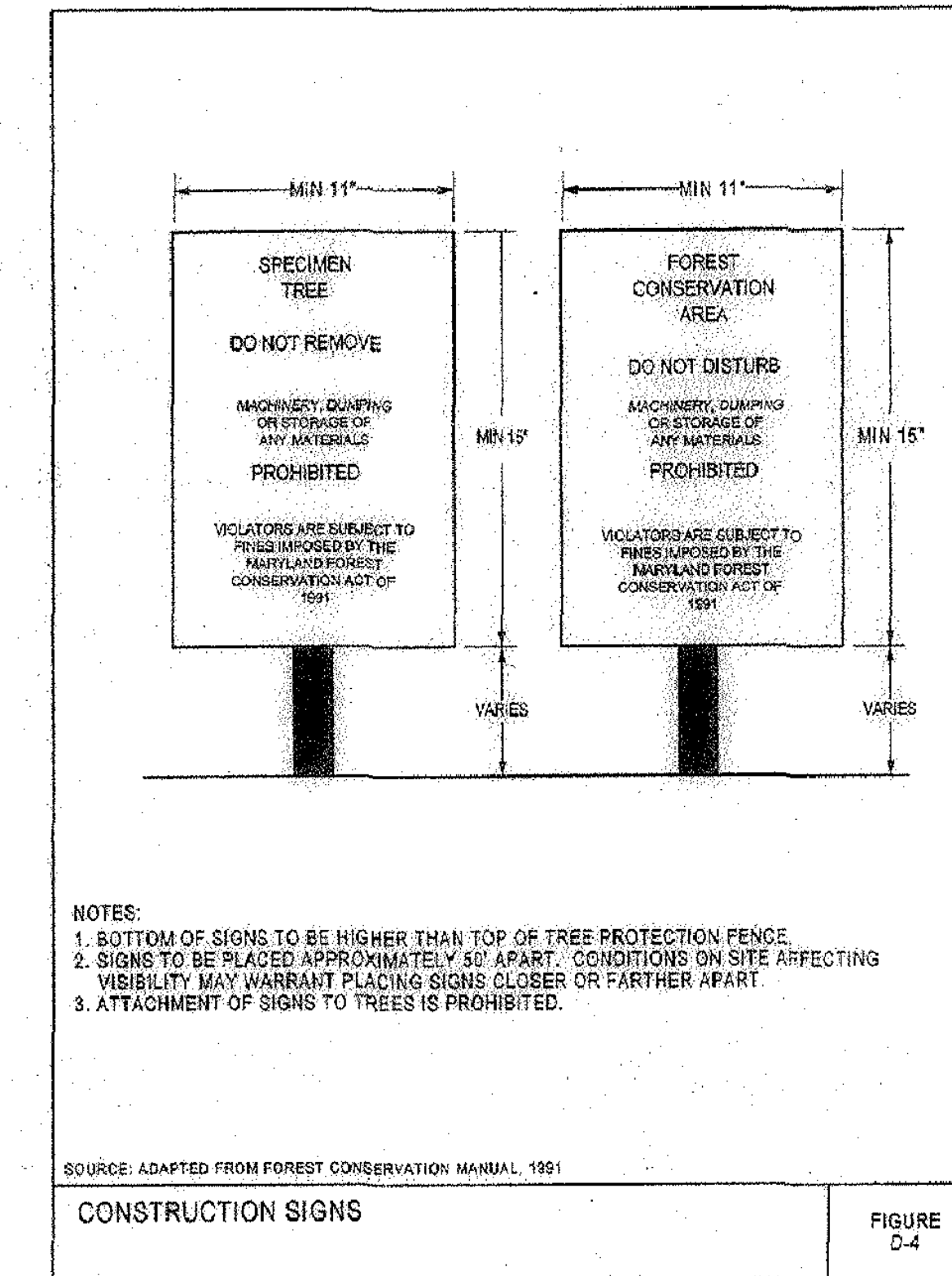
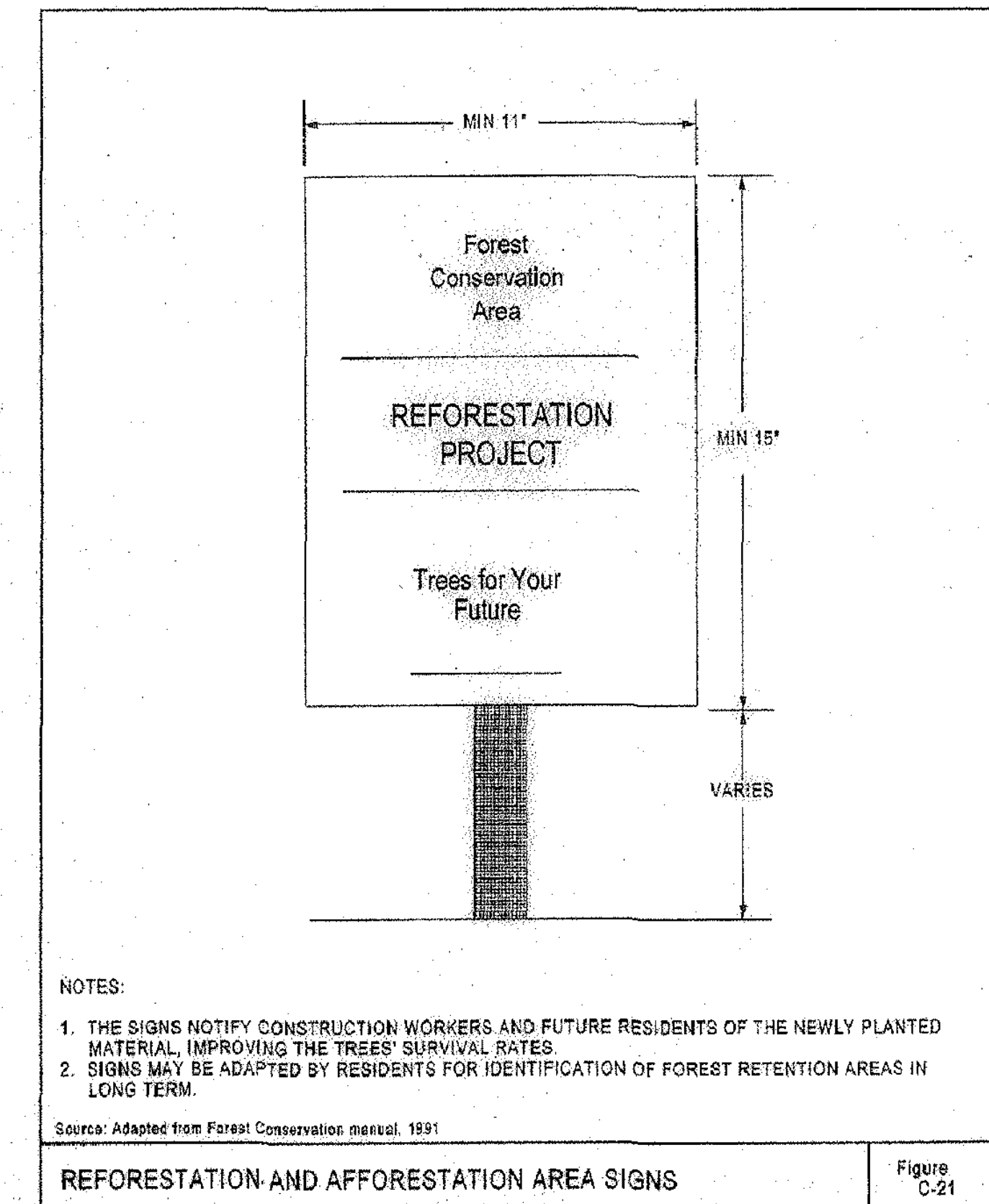
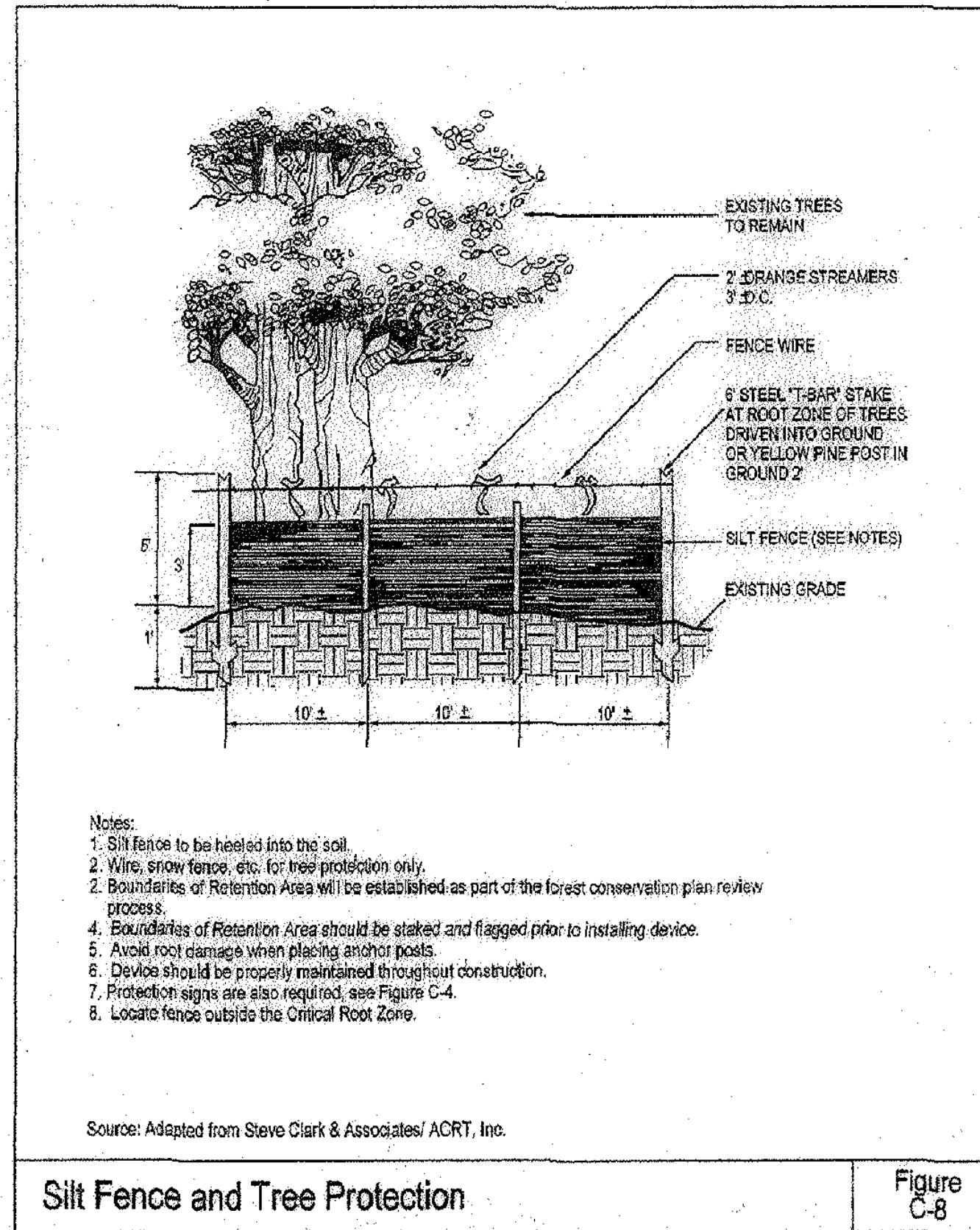
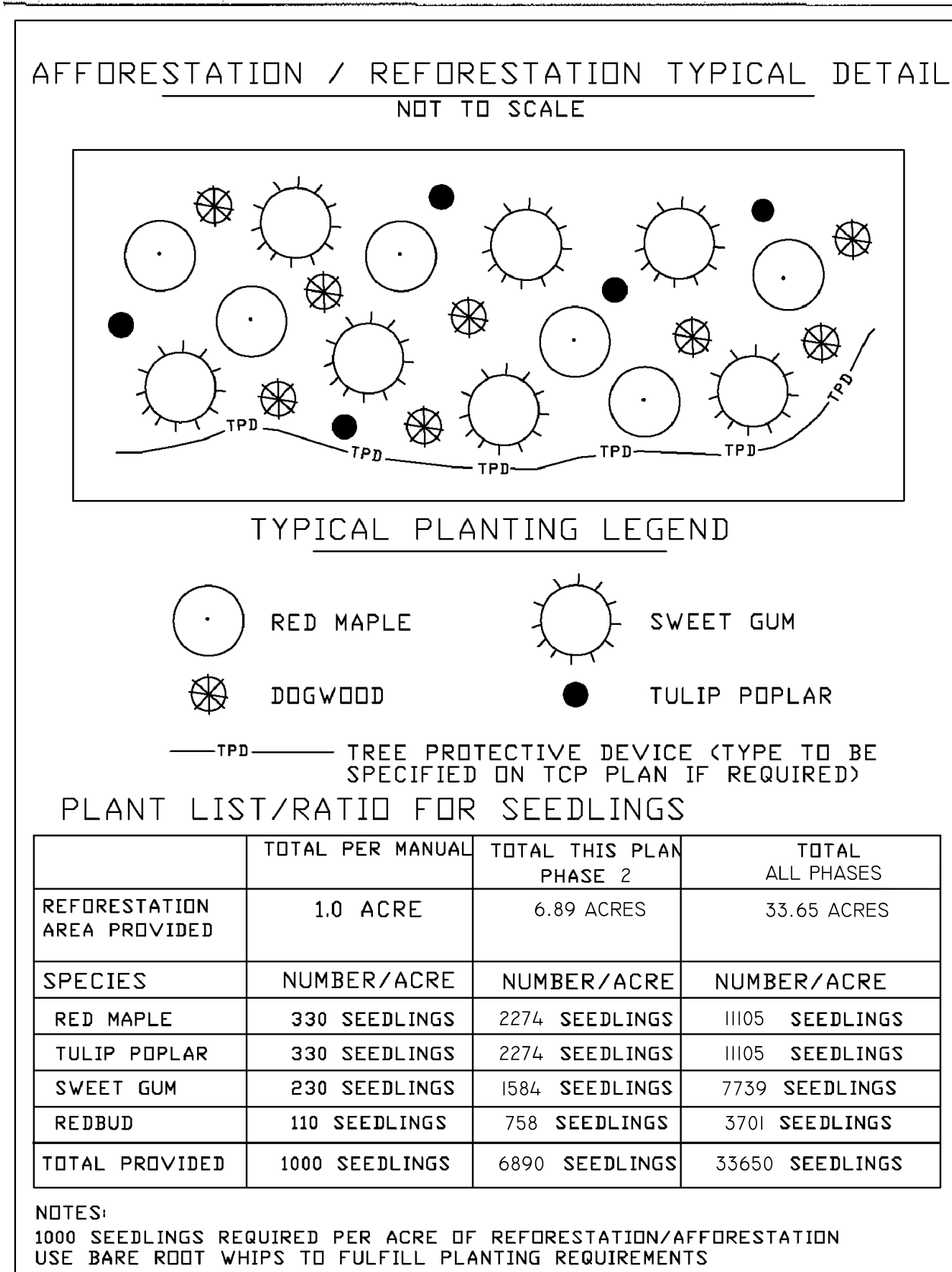
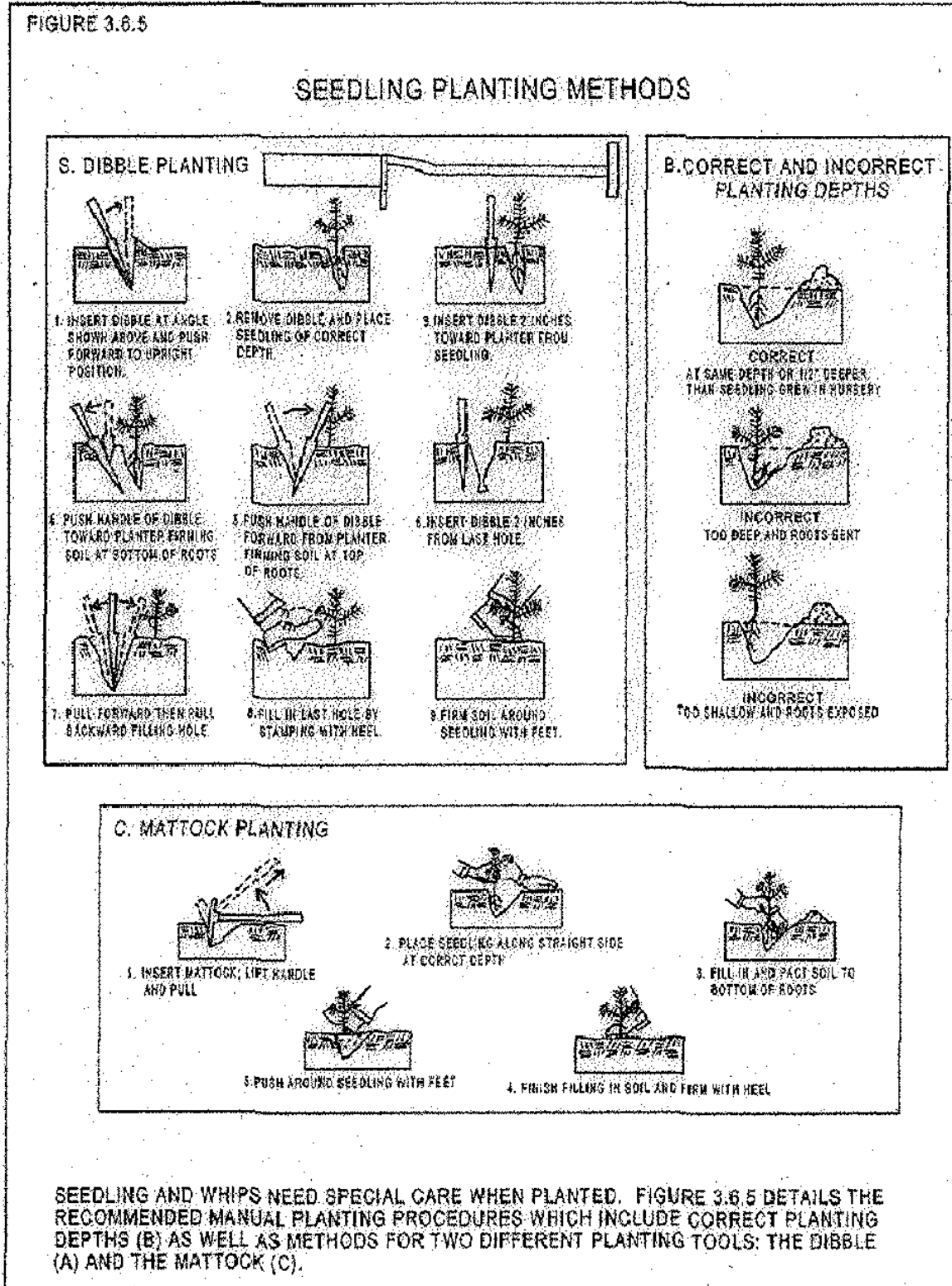
SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.07 10:47:40 -0400

AUTHORIZED SIGNATURE

SIGNIFICANT TREE TABLE

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION	TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION	TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
1	47"	Pin Oak	Good	Removed	131	43"	Tulip Tree	Good	Saved	281	28"	Linden	Good	Removed
2	54"	Hickory	Good	Saved	132	34"	Tulip Tree	Fair	Saved	282	30"	White Pine	Good	Removed
3	45"	Red Maple	Fair	Saved	133	33"	Tulip Tree	Good	Saved	283	30"	Southern Red Oak	Good	Saved
4	40"	Tulip Tree	Good	Saved	134	40"	Tulip Tree	Good	Saved	284	38"	Linden	Good	Saved
5	36"	Sweet Gum	Fair	Saved	135	45"	Tulip Tree	Good	Saved	285	46"	Linden	Good	Removed
6	30"	Tulip Tree	Good	Saved	136	33"	Tulip Tree	Fair	Saved	286	28"	White Pine	Good	Removed
7	42"	White Oak	Good	Saved	137	38"	Sycamore	Poor	Saved	287	32"	Silver Maple	Poor	Removed
8	50"	Tulip Tree	Fair	Removed	138	32"	Tulip Tree	Good	Saved	288	38"	Sweet Gum	Good	Removed
9	31"	Tulip Tree	Good	Saved	139	37"	Tulip Tree	Fair	Saved	289	30"	Silver Maple	Good	Saved
10	37"	Sycamore	Fair	Removed	140	54"	White Oak	Fair	Saved	290	32"	Black Walnut	Fair	Removed
11	30"	Tulip Tree	Fair	Removed	141	43"	Black Tupelo	Fair	Saved	291	31"	Mulberry	Fair, 2 stem, ivy	Saved
12	30"	Tulip Tree	Good	Saved	142	55"	Tulip Tree	Good	Saved	292	41"	Black Walnut	Fair	Removed
13	30"	Tulip Tree	Good	Removed	143	30"	Sycamore	Fair	Saved	293	32"	Black Walnut	Good	Removed
14	32"	Tulip Tree	Fair	Removed	144	35"	Sycamore	Fair	Removed	294	33"	Black Walnut	Good	Removed
15	32"	Tulip Tree	Fair	Removed	145	30"	Red Maple	Good	Saved	295	33"	Black Maple	Good	Saved
16	39"	Black Oak	Good	Saved	146	33"	Tulip Tree	Fair	Saved	296	38"	Red Oak	Good	Saved
17	30"	Black Oak	Good	Saved	147	33"	Tulip Tree	Good	Saved	297	41"	Red Maple	Good	Saved
18	30"	White Oak	Good	Saved	148	36"	Tulip Tree	Good	Saved	298	33"	Red Maple	Poor	Saved
19	33"	Black Oak	Good	Saved	149	31"	Tulip Tree	Fair	Removed	299	49"	Beech	Good	Saved
20	31"	Tulip Tree	Good	Saved	150	31"	Sycamore	Fair	Removed	300	42"	Red Maple	Good	Saved
21	34"	Black Oak	Fair	Saved	151	31"	Sycamore	Fair	Removed	281	33"	Red Maple	Good	Saved
22	46"	Tulip Tree	Good	Saved	152	31"	Sycamore	Fair	Removed	282	38"	Silver Maple	Fair	Saved
23	41"	Tulip Tree	Good	Saved	153	33"	Tulip Tree	Good	Removed	283	32"	Silver Maple	Good	Removed
24	37"	Tulip Tree	Good	Removed	154	34"	Tulip Tree	Good	Removed	284	42"	Tulip Tree	Good	Removed
25	37"	Red Maple	Good	Saved	155	31"	Tulip Tree	Good	Removed	285	34"	Tulip Tree	Good	Removed
26	34"	Sycamore	Fair	Saved	156	38"	Tulip Tree	Good	Saved	286	34"	Tulip Tree	Good	Saved
27	36"	Tulip Tree	Good	Saved	157	31"	Sweet Gum	Good	Saved	287	34"	Tulip Tree	Good	Saved
28	32"	Tulip Tree	Good	Saved	158	37"	Sycamore	Poor	Saved	288	32"	Tulip Tree	Good	Saved
29	32"	White Oak	Good	Saved	159	36"	Sycamore	Fair	Saved	289	31"	Tulip Tree	Good	Saved
30	31"	Tulip Tree	Good	Saved	160	30"	Sycamore	Good	Saved	290	34"	Tulip Tree	Good	Saved
31	32"	Beech	Good	Saved	161	46"	Sycamore	Fair	Saved	291	40"	Tulip Tree	Fair	Saved
32	35"	Red Maple	Good	Saved	162	46"	Red maple	Fair	Removed	292	45"	Tulip Tree	Fair	Removed
33	35"	Tulip Tree	Good	Saved	163	40"	Tulip Tree	Poor	Saved	293	40"	Tulip Tree	Good	Removed
34	32"	Tulip Tree	Fair	Saved	164	57"	Tulip Tree	Poor, twin	Saved	294	59"	Tulip Tree	Good	Removed
35	33"	Beech	Good	Saved	165	42"	Tulip Tree	Fair, twin	Saved	295	31"	Tulip Tree	Good	Saved
36	33"	Tulip Tree	Good	Saved	166	32"	Tulip Tree	Good	Saved	296	36"	Tulip Tree	Good	Saved
37	33"	Tulip Tree	Good	Saved	167	36"	Red Maple	Good	Saved	297	31"	Tulip Tree	Good	Removed
38	32"	Tulip Tree	Good	Saved	168	30"	Tulip Tree	Good	Saved	298	30"	Tulip Tree	Good	Good
39	30"	Beech	Good	Saved	169	34"	Tulip Tree	Good	Saved	299	35"	Tulip Tree	Good	Good
40	34"	Tulip Tree	Good	Saved	170	32"	Tulip Tree	Good, twin	Saved	300	33"	Tulip Tree	Good	Saved
41	30"	Black Gum	Good	Saved	171	30"	Tulip Tree	Good	Saved	301	37"	Tulip Tree	Good	Saved
42	32"	Tulip Tree	Good	Saved	172	30"	Tulip Tree	Fair, 2 stem	Removed	302	40"	Tulip Tree	Poor	Removed
43	30"	Sycamore	Fair	Saved	173	41"	Red Maple	Poor	Removed	303	52"	Silver Maple	Fair	Removed
44	30"	Sweet Gum	Good	Saved	174	51"	Red Maple	Good	Removed	304	31"	Sycamore	Good	Saved
45	31"	Red Oak	Fair	Saved	175	32"	Tulip Tree	Good	Saved	305	33"	River Birch	Good	Saved
46	33"	Beech	Good	Saved	176	30"	Tulip Tree	Good	Saved	306	48"	Tulip Tree	Good	Saved
47	30"	Tulip Tree	Good	Saved	177	30"	Tulip Tree	Fair, kudzu	Good	307	48"	Tulip Tree	Good	Saved
48	37"	Tulip Tree	Good	Saved	178	30"	Tulip Tree	Good	Saved	308	38"	Tulip Tree	Fair	Saved
49	30"	Sweet Gum	Good	Saved	179	32"	Sycamore	Poor	Saved	309	37"	Red Maple	Fair	Saved
50	30"	Red Maple	Fair	Saved	180	35"	Tulip Tree	Fair	Saved	310	37"	Northern Red Oak	Poor	Saved
51	40"	Beech	Good	Saved	181	32"	Tulip Tree	Fair, Poison ivy	Saved	311	36"	Tulip Tree	Fair	Saved
52	35"	Tulip Tree	Good	Saved	182	35"	Tulip Tree	Good	Saved	312	45"	Sycamore	Fair, 3 stem	Saved
53	30"	Sweet Gum	Good	Saved	183	32"	Tulip Tree	Good	Removed	313	30"	Northern Red Oak	Poor	Saved
54	31"	Tulip Tree	Good	Saved	184	32"	Tulip Tree	Good	Removed	314	31"	Northern Red Oak	Poor	Saved
55	30"	Tulip Tree	Good	Saved	185	34"	Tulip Tree	2 Stem, Fair	Removed	315	30"	Northern Red Oak	Good	Removed
56	31"	Tulip Tree	Good	Saved	186	31"	Sweetgum	Fair	Removed	316	36"	Tulip Tree	Fair	Saved
57	54"	Tulip Tree	Fair	Saved	187	45"	Tulip Tree	Fair	Saved	317	30"	Red Maple	Good	Saved
58	31"	Tulip Tree	Fair	Saved	188	30"	Tulip Tree	Fair, kudzu	Good	318	38"	Northern Red Oak	Good	Saved
59	35"	Tulip Tree	Good	Saved	189	31"	Sycamore	3 stem, Fair	Saved	319	52'48"	Silver Maple	Fair, Poison ivy, 2 Stem	Saved
60	34"	Tulip Tree	Fair	Saved	190	36"	Red Oak	Good	Removed	320	30"	Sycamore	Poor	Removed
61	32"	Tulip Tree	Good	Saved	191	32"	Red Oak	Good	Removed	321	30"	White Oak	Fair	Saved
62	30"	Sycamore	Fair	Saved	192	35"	Tulip Tree	Good	Removed	322	31"	White Oak	Poor	Saved
63	35"	Tulip Tree	Good	Saved	193	30"	Tulip Tree	Good	Removed	323	30"	Tulip Tree	Good	Saved
64	44"	Tulip Tree	Good	Saved	194	32"	Tulip Tree	Fair	Removed	324	39"	Northern Red Oak	Fair	Saved
65	40"	Tulip Tree	Good	Saved	195	32"	Tulip Tree	Poor	Removed	325	32"	Northern Red Oak	Good	Saved
66	30"	Tulip Tree	Good	Saved	196	32"	Tulip Tree	Good	Removed	326	32"	Northern Red Oak	Good	Saved
67	30"	Silver Maple	3 stem, Fair	Saved	197	32"	Sycamore	Fair	Removed	327	32"	American Beech	Fair	Removed
68	34"	Tulip Tree	Good	Saved	198	40"	American Elm	Good	Removed	328	33"	Tulip Tree	Poor	Removed
69	34"	Red Oak	Good	Saved	199	34"	Tulip Tree	Fair, 2 stem	Good	329	30"	Tulip Tree	Good	Saved
70	34"	Red Oak	Good	Saved	200	32"	Tulip Tree	Good	Removed	330	31"	Northern Red Oak	Fair	Saved
71	34"	Red Oak	Good	Saved	201	30"	Tulip Tree	Good	Removed	331	31"	Beech	Poor	Removed
72	30"	Red Oak	Good, leaning	Saved	202	30"	Tulip Tree	Good	Removed	332	35"	Beech	Fair	Removed
73	45"	Tulip Tree	Good	Saved	203	31"	Locust	Poor	Removed	333	30"	Beech	Fair	Removed
74	30"	Red Oak	Good	Saved	204	30"	Sweetgum	Poor	Removed	334	30"	Northern Red Oak	Good	Saved
75	37"	Red Oak	Fair	Saved	205	40"	Black Locust	Fair	Removed	335	32"	Tulip Tree	Fair	Saved
76	30"	Tulip Tree	Good	Saved	206	32"	Black Locust	Poor	Removed	336	33"	Tulip Tree	Good	Saved
77	30"	Beech	Good	Saved	207	31"	Sweetgum	Good	Removed	337	31"	Tulip Tree	Good	Saved
78	42"	White Oak	Good	Saved	208	33"	Willow Oak	Good	Saved	338	30"	Tulip Tree	Poor	Saved
79	30"	Tulip Tree	Good	Saved	209	30"	Tulip Tree	Good	Saved	339	30"	Tulip Tree	Good	Saved
80	30"	Tulip Tree	Good	Saved	210	38"	Sweetgum	Good	Removed	340	30"	Tulip Tree	Good	Saved
81	31"	Sweet Gum	Good	Removed	211	36"	Sycamore	Fair, vine	Saved	341	33"	Tulip Tree	Fair	Saved
82	38"	Red Oak	Good	Saved	212	44"	Tulip Tree	Good	Saved	342	32"	Tulip Tree	Fair	Saved
83	45"	Silver Maple	Good	Saved	213	30"	Tulip Tree	Good	Saved	343	54"	Tulip Tree	Poor	Saved
84	30"	Tulip Tree	Good	Removed	214	36"	Tulip Tree	Good	Saved	344	35"	Northern Red Oak	Poor	Saved
85	30"	Tulip Tree	3 stem, Fair	Saved	215	37"	Tulip Tree	Good	Saved	345	34"	Tulip Tree	Fair	Saved
86	42"	Tulip Tree	Fair	Saved	216	36"	Tulip Tree	Good	Removed	346	34"	Tulip Tree	Fair	Saved
87	30"	Red Oak	Fair	Saved	217	37"	Tulip Tree	Fair, 2 stem	Saved	347	35"	Tulip Tree	Poor	Saved
88	31"	Tulip Tree	Good	Saved	218	41"	Red Oak	Fair	Removed	348	32"	Tulip Tree	Fair	Saved
89	35"	White Oak	2 stem, Fair	Saved	219	34"	Red Oak	Good	Saved	349	30"	Tulip Tree	Fair	Removed
90	31"	Tulip Tree	Good	Saved	220	31"	Sweet Gum	Good	Saved	350	30"	Tulip Tree	Good	Saved
91	40"	White Oak	Fair	Removed	221	32"	Red Oak	Good	Removed	351	30"	Beech	Good	Saved
92	34"	Red Oak	Good	Saved	222	31"	Tulip Tree	Fair	Saved	352	32"	Sweet Gum	Fair	Saved
93	30"	Tulip Tree	Good	Removed	223	32"	Tulip Tree	Good	Removed	353	30"	Tulip Tree	Good	Saved
94	31"	Red Oak	Good	Removed	224	34"	Tulip Tree	Good	Removed	354	30"	Tulip Tree	Good	Saved
95	31"	Red Oak	Good	Saved	225	31"	# not assigned	Fair	Removed	355	35"	Tulip Tree	Fair	Removed
96	28"	Beech	Good	Removed	226	X	Tulip Tree	Poor	Removed	356	40"	Red Maple	Fair	Removed
97	30"	Tulip Tree	Good	Removed	227	39"	Tulip Tree	Fair	Removed	357	36"	Basswood	Good	Removed
98	34"	White Oak	Poor	Removed	228	32"	Willow Oak	Good	Removed	358	32"	Red Maple	Fair	Removed
99	30"	Sweet Gum	Good	Removed	229	51"	Tulip Tree	Fair	Removed	359	34"	Red Maple	Good	Removed
100	33"	Beech	Fair	Removed	230	32"	Tulip Tree	Fair	Removed	360	38"	Cherry	Poor	Removed
101	40"	Red Oak	Good	Removed	231	38"	Sweet Gum	Good	Removed	361	32"	Red Maple	Good	Removed
102	30"	Tulip Tree	Good	Saved	232	31"	Tulip Tree	Good	Removed	362	38"	Sweet Gum	Fair	Removed
103	30"	Red Oak	Good	Removed	233	35"	Tulip Tree	Good	Removed	363	31"	Sweet Gum	Good	Saved
104	30"	Beech	Good	Removed	234	37"	Tulip Tree	Good	Removed	364	33"	Tulip Tree	Good	Saved
105	32"	Tulip Tree	Good	Removed	235	30"	Sweet Gum	Good	Removed	365	49"	Tulip Tree	Fair, 2 Stem	Removed
106	30"	Red Oak	Good	Removed	236	32"	Tulip Tree	Good	Removed	366	31"	Sycamore	Fair, 3 Stem	Removed
107	31"	Beech	Good	Removed	237	30"	Tulip Tree	Good	Removed	367	30"	Tulip Tree	Good	Saved
108	30"	Beech	Good	Saved	238	30"	Tulip Tree	Good	Removed	368	31"	Tulip Tree	Good	Saved
109	34"	Tulip Tree	Good	Saved	239	31"	Tulip Tree	Good	Removed	369	32"	Tulip Tree	Good	Saved
110	30"	Tulip Tree	Good	Removed	240	40"	Tulip Tree	Good	Saved	370	30"	Beech	Good	Saved
111	36"	Beech	Good	Removed	241	41"	Tulip Tree	Fair	Saved	371	31"	Tulip Tree	Good	Removed
112	30"	Tulip Tree	Good	Saved	242	31"	Sweet Gum	Good	Saved	372	32"	Tulip Tree	Good	Removed
113	32"	Tulip Tree	Good	Removed	243	36"	Red Oak	Good	Saved	373	31"	Red Oak	Good	Removed
114	31"	Beech	Fair	Removed	244	36"</								



APPLICANT:

FIRM: TOLL, MD, V Limited Partnership
ADDRESS: 7184 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Jeff Driscoll

GRAPHIC SCALE (FEET)
0 10 20 30 40 50 60

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

APPROVED BY	DATE
J. L. STASZ	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2020-0001-01 & 2020-0001-02
SEPARATE APPROVAL OF THIS PLAN IS REQUIRED FOR CONFORMANCE WITH THE MARYLAND FOREST CONSERVATION ACT OF 1981
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.07 10:46:47 EDT
Authorized Signature

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

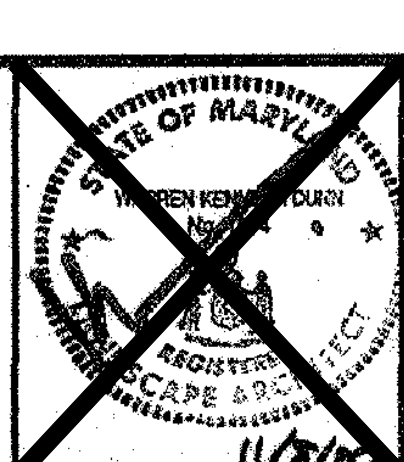
Engineering Planning Surveying Environmental Sciences
LANNING OFFICE
4266 Rockledge Road
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
www.LSAgroup.com

NO.	REVISIONS	DATE	BY	DATE	REVISIONS
16	REVISED LOT 1K	7/8/20	ESE		
15	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	10/20/15	ESE		
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5, TO INCLUDE PHASE 6	10/20/15	ESE		
12	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	10/20/15	ESE		
11	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	10/20/15	ESE		
10	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	10/20/15	ESE		
9	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	7/17/05	BGG		
8	ADDRESS PER MNCPPC COMMENTS	5/30/06	BGG		
7	ADDRESS PER MNCPPC COMMENTS	4/10/06	BGG		
6	ADDRESS PER MNCPPC COMMENTS	12/20/05	BGG		
5	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C				

DATE: SEPTEMBER 2005
DESIGNED: BOG
CAD STANDARDS VERSION: V8-2000
TECHNICIAN: AKC
CHECKED: WKD

COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER 2041151
MAP 2020
PAGE 61, GRID B2, 81, 82, 83, 84
TOWNSHIP
COUNTY
STATE OF MARYLAND
DATE: 7/8/2020

PHASE 2
PHASE 3 & 4
PHASE 2



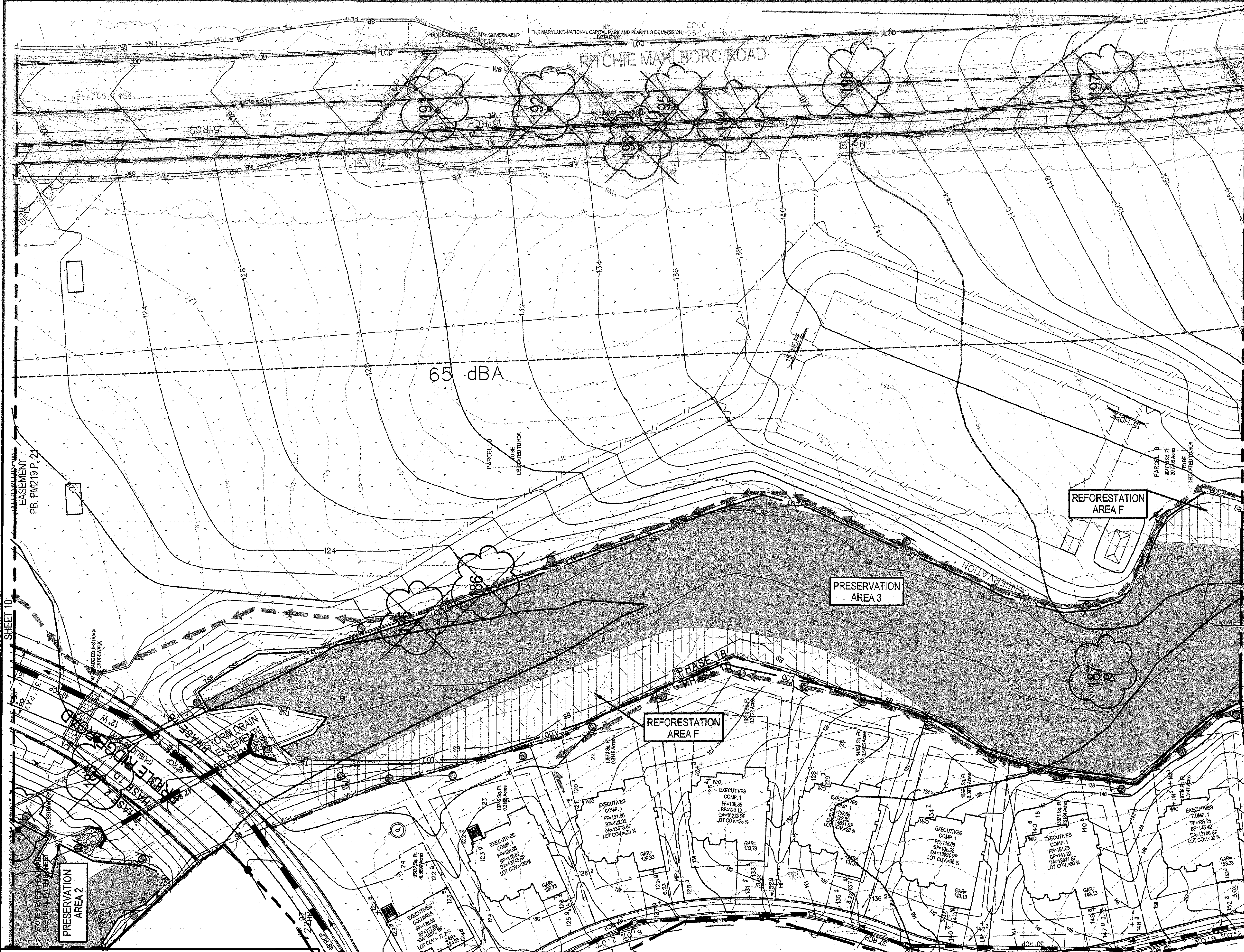
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXISTING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. CONTACT THE UTILITY AT 1-800-281-4777, 48 HOURS PRIOR TO THE START OF CONSTRUCTION. 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.

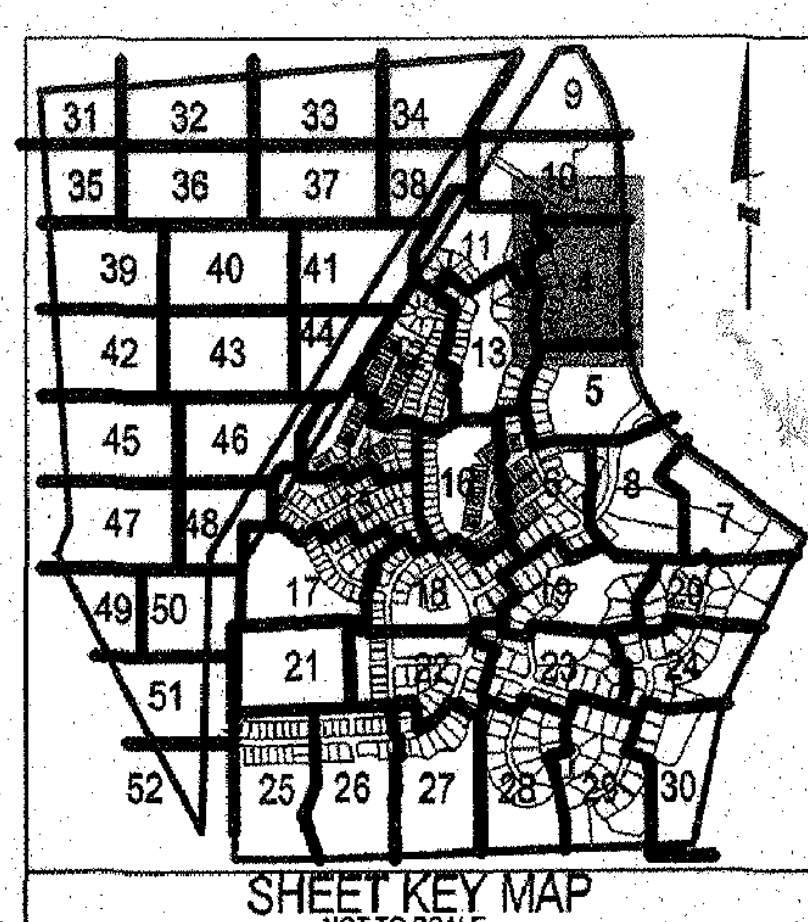
TREE CONSERVATION PLAN TYPE II

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

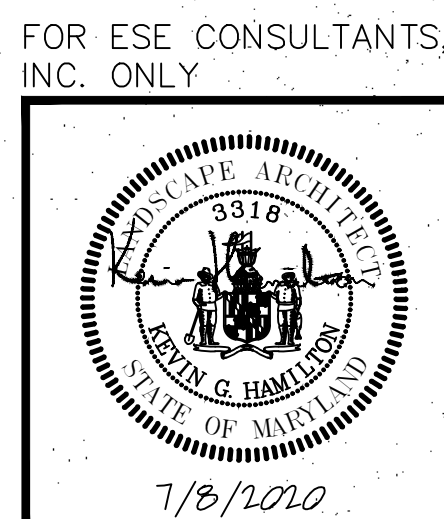
PROJECT NO.
0641-09-00



LEGEND	
PAYMENT MANAGEMENT AREA LIMIT	PLM
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	SC
PROPOSED CONTOUR	SP
LOT LINE	LO
LIMIT OF DISTURBANCE	LOD
EXISTING TREE LINE	ETL
EARTHWORKS/VALE	EW
STORM DRAIN	SD
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RF
WOODLAND (NOT COUNTED)	WO
CLEARING IN FLOODPLAIN	CF
OFF-SITE CLEARING	OC
MARLBORO CLAY LIMITS	MC
WOODLAND PRESV. SIGN	WP
REFORESTATION SIGN	RF
SPECIMEN TREE PROT. SIGN	ST
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOLARS	9/14/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOLARS	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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020



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 Y Limited Partnership
ADDRESS: 7164 Columbia Gateway Drive
CITY/STATE: Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Jeff Driscoll

TREE CONSERVATION PLAN TYPE II

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

Engineering
Planning
Surveying
Environmental Sciences
www.LSA.com

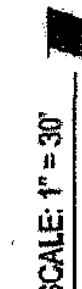
NO.	REVISIONS	DATE	DESIGNED	BY	CHECKED	DATE
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
2	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
3	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
4	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
5	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
6	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
7	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
8	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
9	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
10	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
11	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
12	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
13	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
14	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
15	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
16	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
17	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
18	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
19	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
20	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
21	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
22	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
23	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
24	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
25	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
26	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
27	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
28	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
29	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
30	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
31	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
32	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
33	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
34	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
35	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
36	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
37	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
38	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
39	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
40	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
41	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
42	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
43	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
44	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
45	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
46	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
47	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
48	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
49	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
50	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
51	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20
52	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/8/20	BOG	BOG	WGD	7/8/20

DATE: SEPTEMBER 2005
DESIGNED: BOG
CADD STANDARDS VERSION: V8-2000
TECHNICIAN: ANC
CHECKED: WGD

PHASE 2
PHASE 2

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-257-7277, 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 OWNER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

PROJECT NO.
0641-09-00



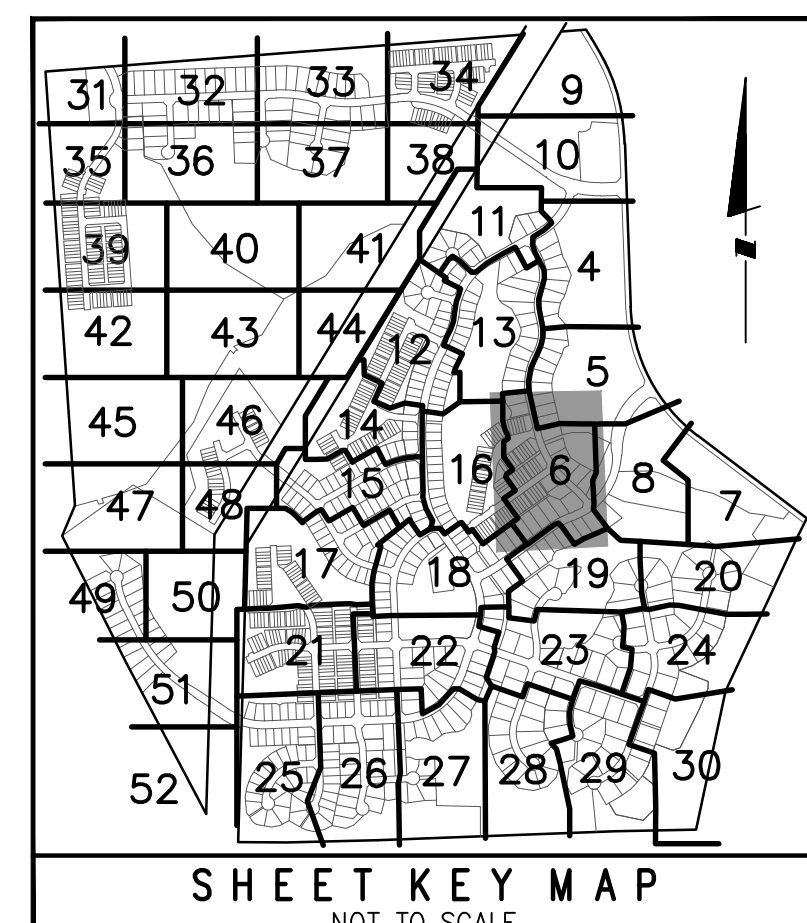
1" = 30'

SHEET 5

OF 52

PROJECT NO.
0641-09-00

[illegible]



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	—PMA—
FLOODPLAIN	—FP—
STREAM	—SB—
STREAM BUFFER	—WB—
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	—LOD—
LIMIT OF DISTURBANCE	—LOD—
EXISTING TREELINE	—LOD—
EARTHDIKE/SWALE	—TSF—
TREE SAVE FENCE	—TSF—
PERMANENT TREE PROTECTION FENCE (SPLIT RAIL)	—TSF—
STORM DRAIN	—SD—
PHASE LINE	—P—
SPECIMEN TREE	—S—
MATCHLINE	—M—
TREE PRESERVATION	—TP—
REFORESTATION/AFFORESTATION	—R—
WOODLAND SAVED (NOT COUNTED)	—WS—
WOODLAND CLEARED IN FLOODPLAIN	—WC—
OFF-SITE CLEARING	—OSC—
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	—MLC—
WOODLAND PRESV. SIGN	—WPS—
REFORESTATION SIGN	—RFS—
SPECIMEN TREE PROT. SIGN	—STPS—

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL		
TREE CONSERVATION PLAN		
TCPII / 83 / 05		
APPROVED BY	DATE	
01 J. L. STASZ	10/5/05	
02 K. SHOULARS	9/14/06	
03A K. FRITZ	11/15/06	
04 K. FRITZ	11/16/07	
03B K. FRITZ	1/15/08	
05 K. SHOULARS	3/13/08	
6A C. SCHNEIDER	6/8/12	
6B MEGAN K. REISER	11/5/12	
07 MEGAN K. REISER	5/24/16	
08 MEGAN K. REISER	9/11/14	
09 MEGAN K. REISER	12/31/14	
10 MEGAN K. REISER	6/17/15	
11 MEGAN K. REISER	10/26/15	
12 MEGAN K. REISER	7/28/16	
13 T. BURKE	8/30/17	
14 T. BURKE	6/4/19	
15 Suzanne A. Nickle	2/12/20	
16 Suzanne A. Nickle	9/30/2020	
16 Suzanne A. Nickle	10/1/2020	

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



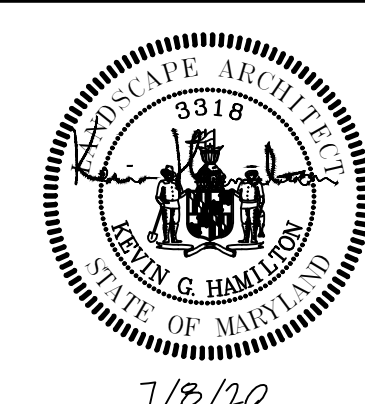
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

NO.	REVISIONS	DATE
16	REVISED LOT 1K	ESE 7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE 7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE 1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE 10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE 12/20/15
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE 6/19/15
9	REVISED LOT LINES 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
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE OCT. 10
5	REVISED PER RESOLUTION CONDITIONS	ESE OCT. 10
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE AUG. 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	ESE 1/2/08
2	ADDRESSED PER MNCPPC COMMENTS	ESE 5/30/06
1	ADDRESSED PER MNCPPC COMMENT FOR SIGNATURE	ESE 4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	ESE 12/20/05

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157			
MAP <u>20, 26</u>		GRID <u>C13 & D12-13</u>	
TAX MAP PAGE 91, GRID B2		ZONING CATEGORY: R-R	
M-NCPPC 200' SHEET 206 SE 10			
WSSC 200' SHEET 206 SE 10			

PHASE 2

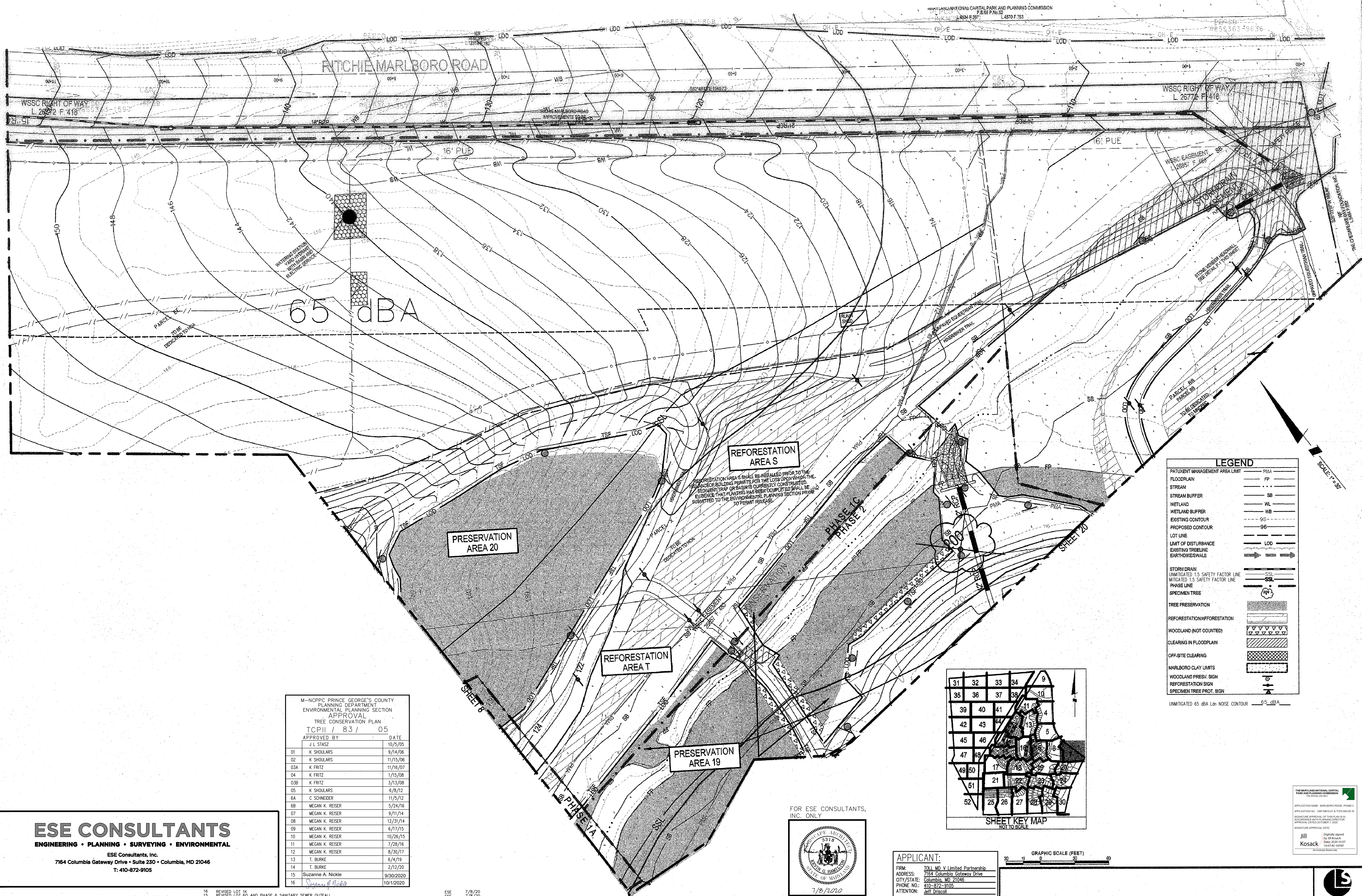


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	06 OF 52

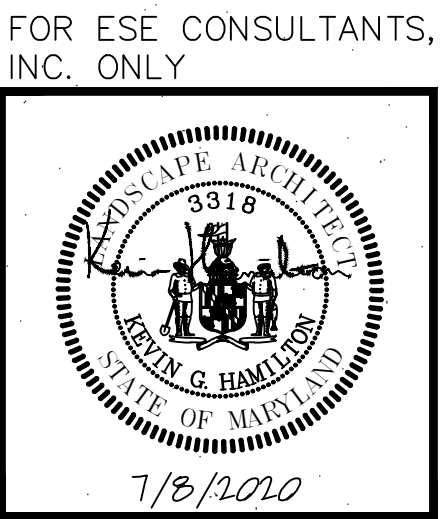


ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN TCPII / 83 / 05		
APPROVED BY	DATE	
01 J. L. STASZ	10/5/05	
02 K. SHOULARS	9/14/06	
03 K. SHOULARS	11/15/06	
04 K. FRITZ	11/16/07	
05 K. FRITZ	1/15/08	
06 K. FRITZ	3/13/08	
07 K. SHOULARS	6/8/12	
08 C. SCHNEIDER	11/5/12	
09 MEGAN K. REISER	5/24/16	
10 MEGAN K. REISER	9/11/14	
11 MEGAN K. REISER	12/31/14	
12 MEGAN K. REISER	6/17/15	
13 MEGAN K. REISER	10/26/15	
14 MEGAN K. REISER	7/28/16	
15 T. BURKE	8/30/17	
16 T. BURKE	6/4/19	
17 T. BURKE	2/12/20	
18 Suzanne A. Nickle	9/30/2020	
19	10/1/2020	



APPLICANT:
FIRM: TOLL MD V Limited Partnership
ADDRESS: 7164 Columbia Gateway Drive
Columbia, MD 21046
PHONE NO.: 410-872-9105
ATTENTION: Jeff Driscoll

GRAPHIC SCALE (FEET)
0 10 20 30 40

TREE CONSERVATION PLAN TYPE II

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

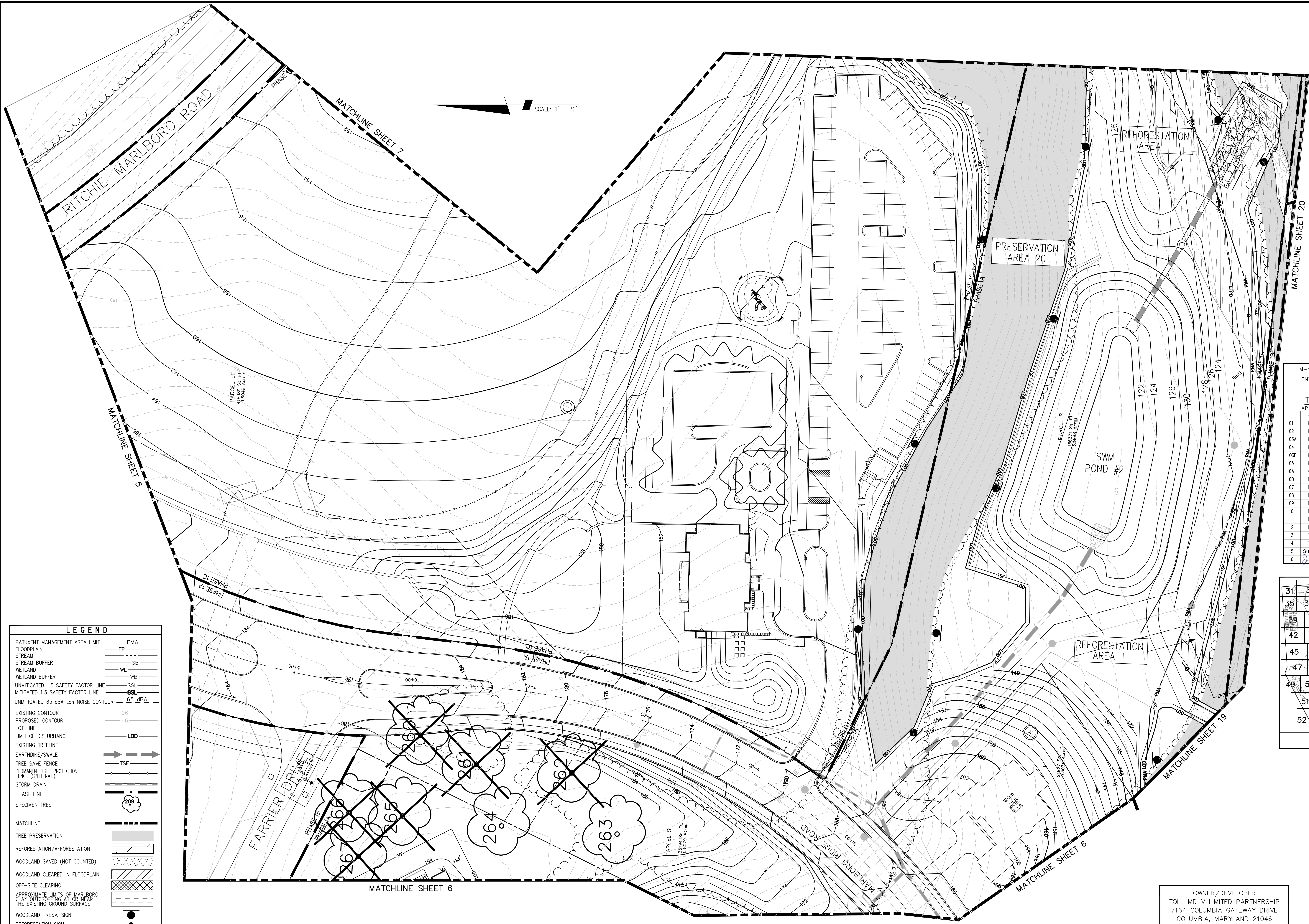
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 00P-2020-07 & 20P-005-16
SEPARATE APPROVAL OF TREE PRESERVATION REQUIRED
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01
10:41:40 EDT
Authorized Signature



PROJECT NO.
0641-09-00

16 REVISED LOT 1K	7/8/20	ESE
15 REVISED LOT 6D AND PHASE 6 SANITARY SEWER OUTFALL	7/8/20	ESE
14 PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 6	1/15/19	ESE
13 PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 6	10/20/15	ESE
12 PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	10/20/15	ESE
11 PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	10/20/15	ESE
10 PREVIOUSLY APPROVED PHASES 1A, AND 1B & 1C, TO INCLUDE 1D	10/20/15	ESE
9 ADDRESS PER MNCPPC COMMENTS	7/17/06	BOG
8 ADDRESS PER MNCPPC COMMENTS	8/30/06	BOG
7 ADDRESS PER MNCPPC COMMENTS	4/10/06	BOG
6 PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	12/20/05	BOG
5		BY
4		DATE
3		
2		
1		
DATE: SEPTEMBER 2005	DAD STANDARD VERSION: V8-2000	CHECKED: WKO
DESIGNED: BOG	TECHNICIAN: ANC	

MAP: 20.02	GRID: C13 & D13-12	ZONING CATEGORY: R-R
TAX MAP: PAGES 9, 10 & 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52		



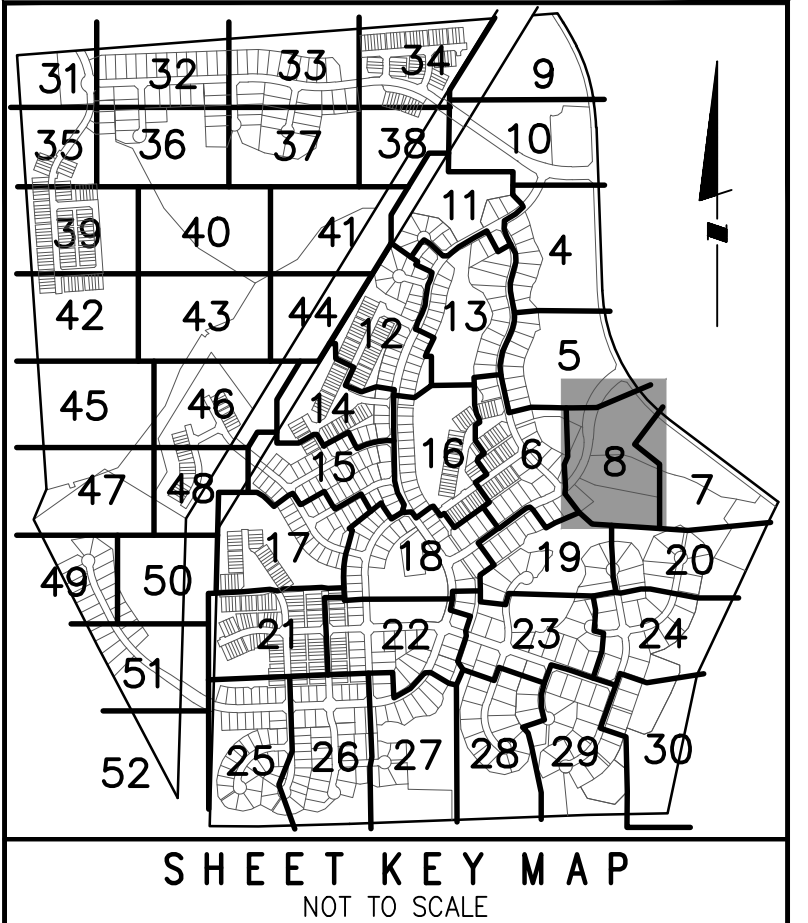
LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA
FLOODPLAIN — FP
STREAM — SB
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
PERMANENT TREE PROTECTION FENCE (SPILT RAIL) —
STORM DRAIN —
PHASE LINE —
SPECIMEN TREE —

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 —

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

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020



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

THE MARYLAND NATIONAL CAPITAL
PLANNING AND DESIGN COMMISSION
THE ORIGINAL USE ONLY

APPLICATION NAME: MARLBORORIDGE PHASE 2
APPLICATION NO.: 05P-000002-07 & 709-000-05-05
REGULATORY APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH THE LAND USE ORDINANCE
APPROVED DATE: OCTOBER 1, 2005
SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.07 10:43:46 EDT
Authorized Signature

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

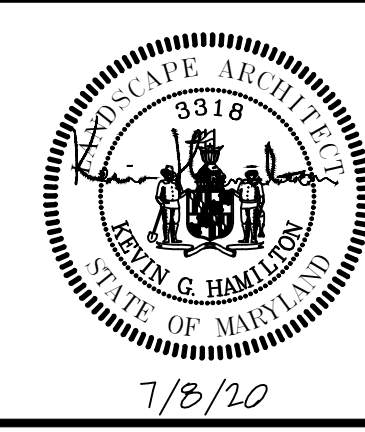
16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. 15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
3	ADDRESS PER MNCPPC COMMENTS	BOG	5/30/06
2	ADDRESS MNCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

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

PHASE 2



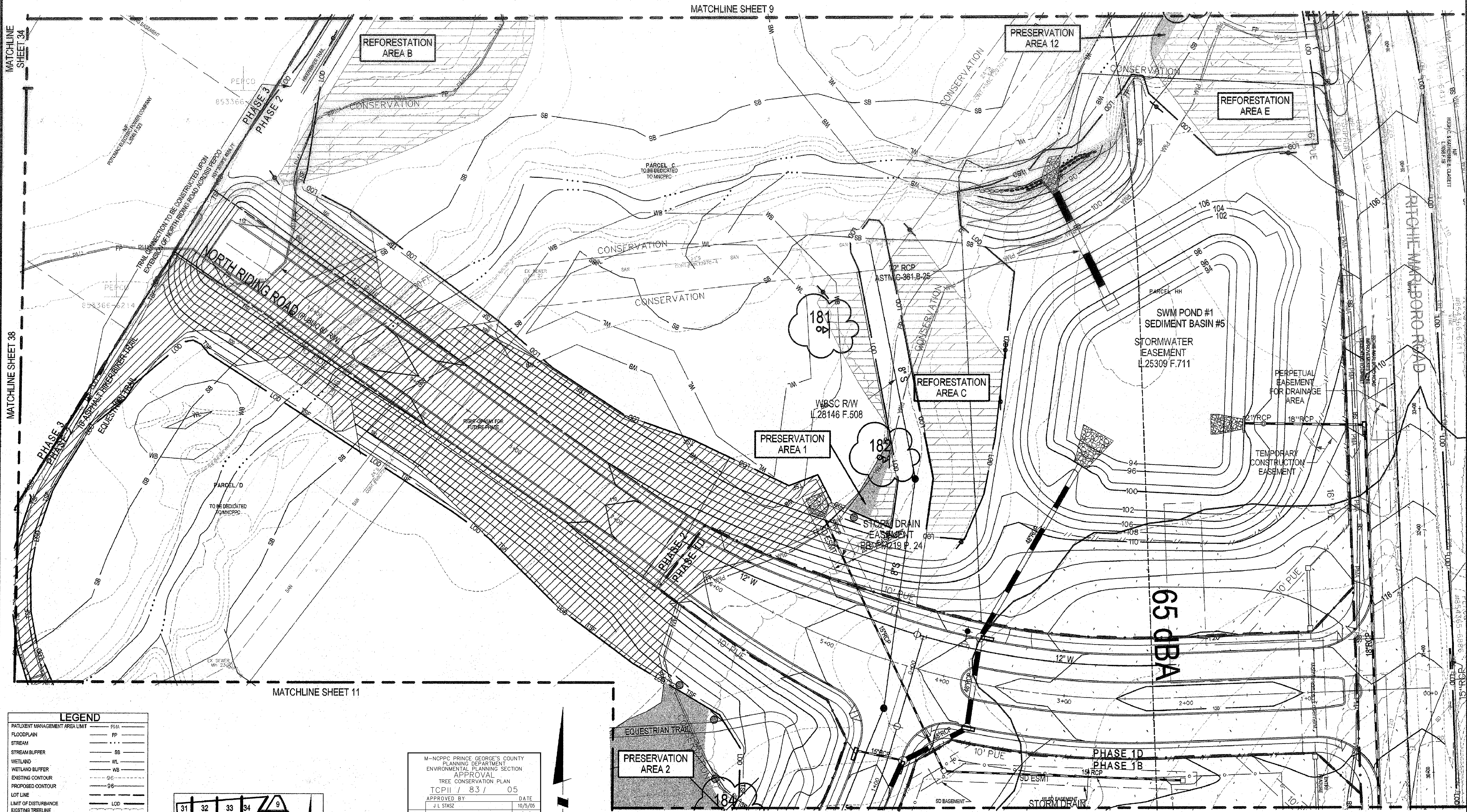
MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	8 OF 52



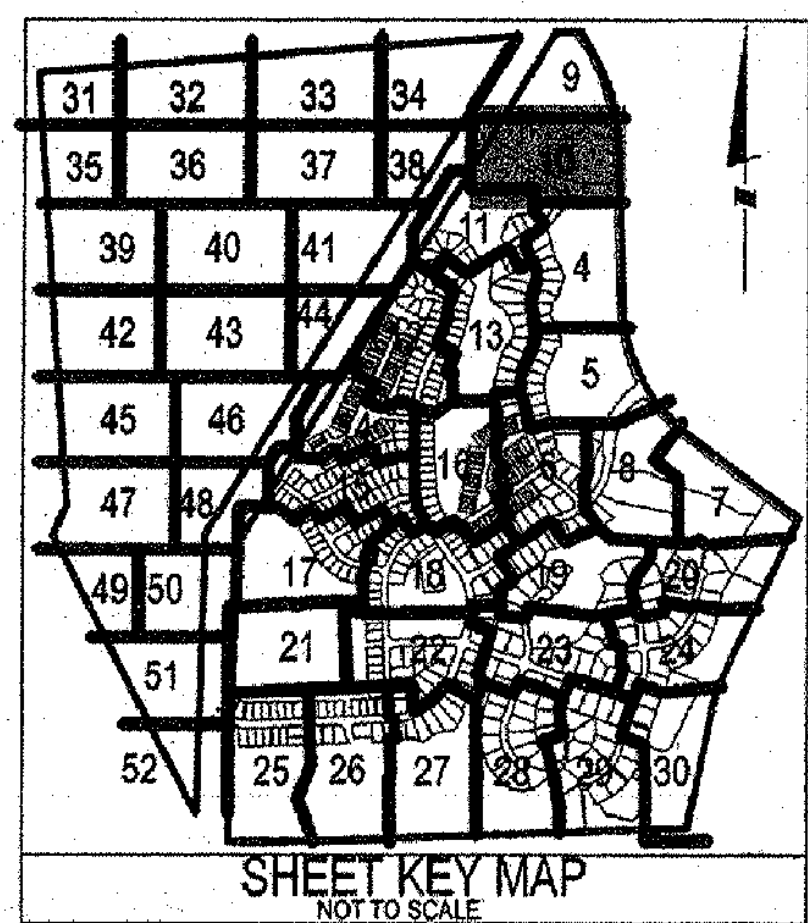
LEGEND

PATIENT MANAGEMENT AREA LIMIT: PMA
FLOODPLAIN: FP
STREAM: S
STREAM BUFFER: SB
WETLAND: WL
WETLAND BUFFER: WB
EXISTING CONTOUR: 96
PROPOSED CONTOUR: 96
LOT LINE: LOD
LIMIT OF DISTURBANCE: LOD
EXISTING TREELINE: ETL
EARTHWORKS: EW

STORM DRAIN: SD
UNMITIGATED 1.5 SAFETY FACTOR LINE: SSL
MITIGATED 1.5 SAFETY FACTOR LINE: SSL
PHASE LINE: PL
SPECIMEN TREE: ST

TREE PRESERVATION: TP
REFORESTATION/REForestation: RF
WOODLAND (NOT COUNTED): WL
CLEARING IN FLOODPLAIN: CL
OFF-SITE CLEARING: OSC
MARLBORO CLAY LIMITS: CL
WOODLAND PRESV. SIGN: WPS
REFORESTATION SIGN: RS
SPECIMEN TREE PROT. SIGN: STP

UNMITIGATED 65 DBA 14' MOOSE CONTOUR: 65 DBA



M-NPPC, PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05		
APPROVED BY	DATE	
01 J. L. STASZ	10/5/05	
02 K. SHOULARS	9/14/06	
03 K. SHOULARS	11/15/06	
04 K. FRITZ	11/16/07	
05 K. FRITZ	1/15/08	
06 K. FRITZ	3/13/08	
07 K. SHOULARS	6/8/12	
08 C. SCHNEIDER	11/5/12	
09 MEGAN K. REISER	5/24/16	
10 MEGAN K. REISER	9/11/14	
11 MEGAN K. REISER	12/31/14	
12 MEGAN K. REISER	6/17/15	
13 MEGAN K. REISER	10/26/15	
14 MEGAN K. REISER	7/28/16	
15 MEGAN K. REISER	8/30/17	
16 T. BURKE	6/4/19	
17 T. BURKE	2/12/20	
18 Suzanne A. Nickle	9/30/2020	
19	10/1/2020	

SCALE: 1" = 30'

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

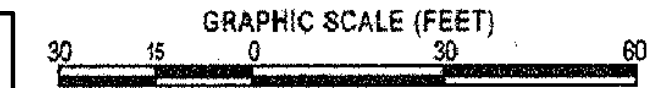
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

FOR ESE CONSULTANTS, INC. ONLY



APPLICANT:

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



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 OWNERS 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

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL FOR TREE CONSERVATION PLAN TYPE II
APPROVAL DATE: 10/1/2020
APPROVED BY: JILL KOSACK
Digitally signed by Jill Kosack
Date: 2020.10.01
10:46:47 EDT
Authorized Signature



SHEET 10
OF 52
PROJECT NO.
0641-09-00

Engineering
Planning
Surveying
Environmental Sciences

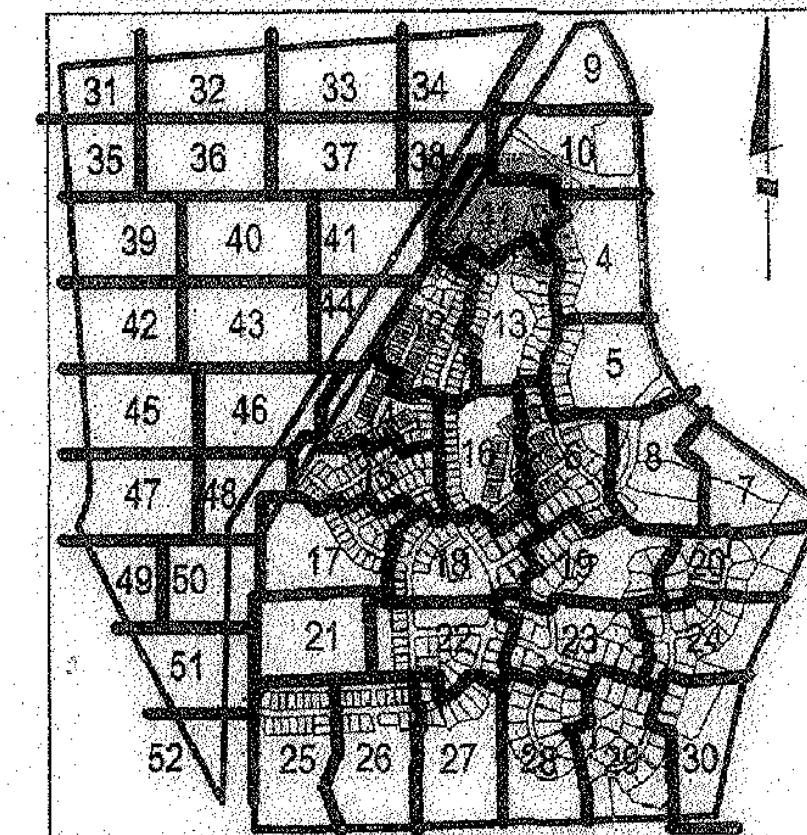
LANHAM OFFICE
4266 Foxglove Road
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7030
www.LSASo.com

NO.	DATE	DESCRIPTION	BY	DATE
1	SEPTEMBER 2005	CAD STANDARDS VERSION	VB-2000	
2	SEPTEMBER 2005	TECHNICAL	ANC	
3	SEPTEMBER 2005	CREATED	WKO	

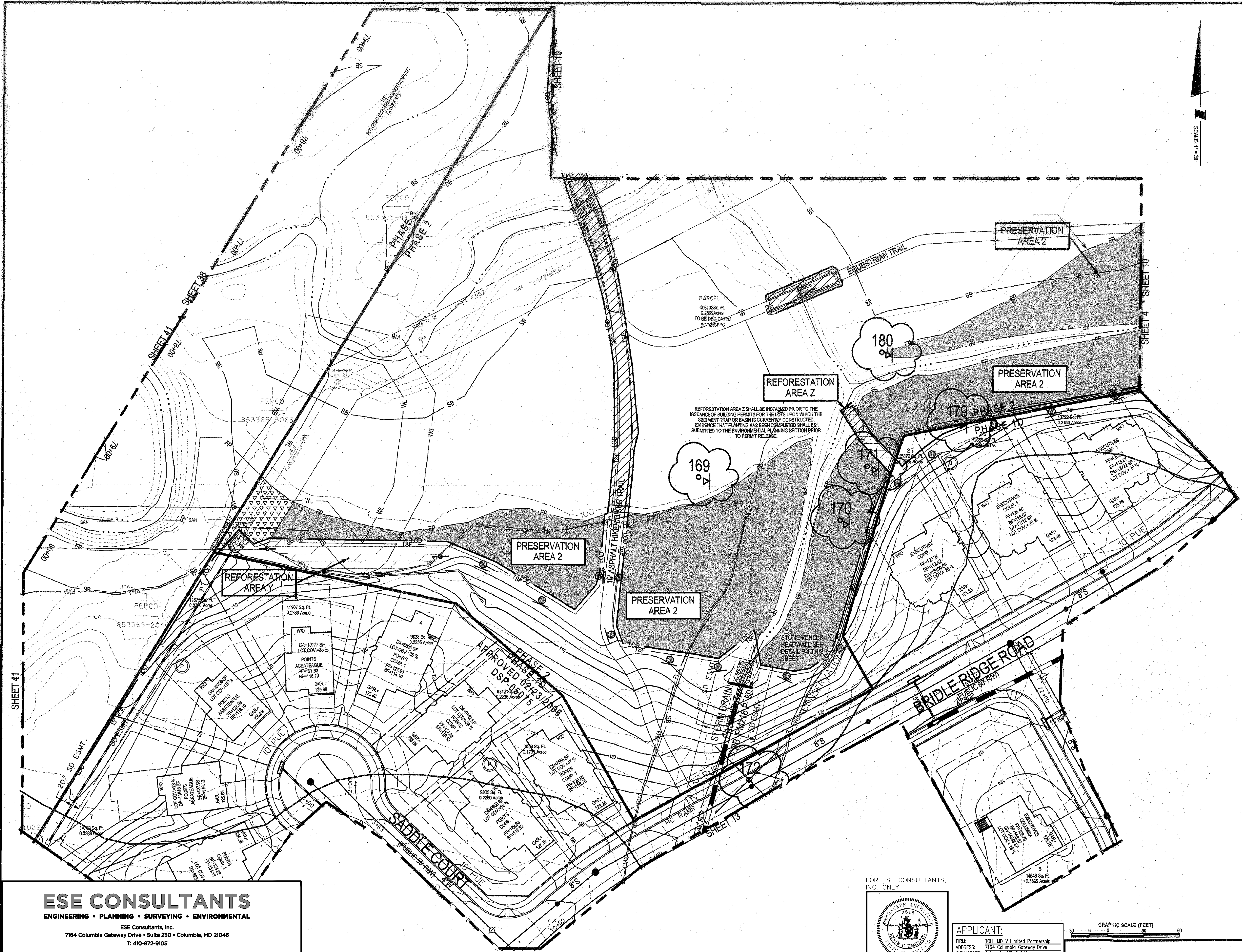
MAP	GRID	ZONE
20.25	C13 & D13-12	R-R

NO.	DATE	DESCRIPTION	BY	DATE
1	SEPTEMBER 2005	CAD STANDARDS VERSION	VB-2000	
2	SEPTEMBER 2005	TECHNICAL	ANC	
3	SEPTEMBER 2005	CREATED	WKO	



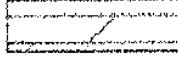
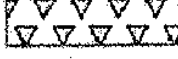
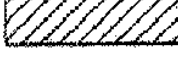
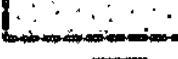


SCALE: 1" = 30'



NEXT TO SCALE

LEGEND

PATIENT MANAGEMENT AREA LIMIT	_____ 95A _____
FLOODPLAIN	_____ FP _____
STREAM	_____ * * * _____
STREAM BUFFER	_____ SB _____
WETLAND	_____ WL _____
WETLAND BUFFER	_____ WB _____
EXISTING CONTOUR	_____ 95B _____
PROPOSED CONTOUR	_____ 96 _____
LOT LINE	_____ _____
LIMIT OF DISTURBANCE	_____ LOD _____
EXISTING TREE LINE	_____ _____
EARTHQUAKE 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 _____

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	
K FRITZ	1/15/08	
03B K FRITZ	3/13/08	
05 K SHOULARS	6/8/12	
64 C SCHNEIDER	11/5/12	
68 MEGAN K. REISER	5/24/16	
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	6/14/19	
14 T. BURKE	2/2/20	
15 Suzanne A. Nickle	9/30/2020	
16 Suzanne A. Nickle	10/1/2020	

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



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

MISS UTILITY NOTE

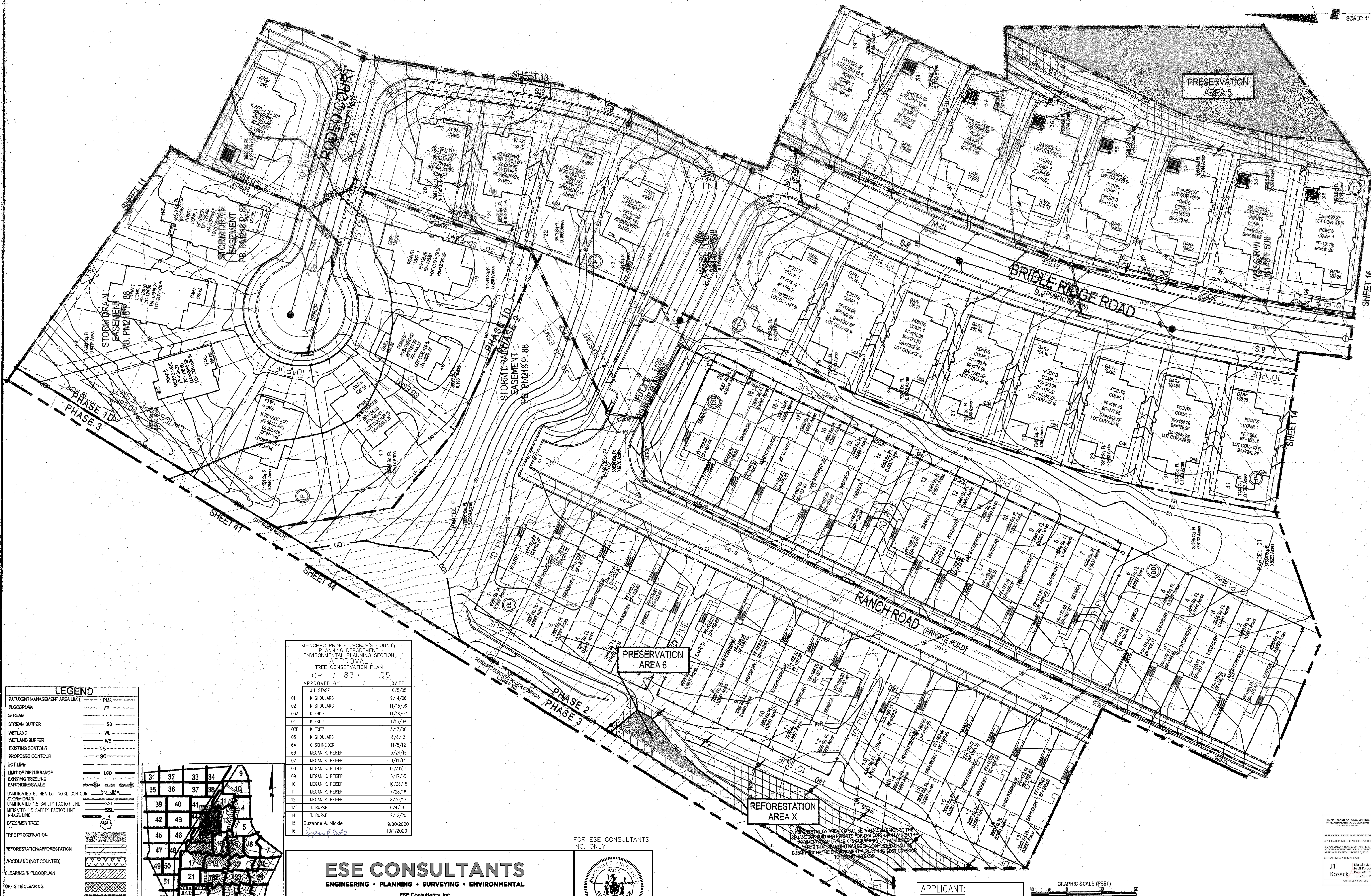
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7177, 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 TO THE DESIGN COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

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

SHEET 11
OF 52

PROJECT NO.
0641-09-00



LEGEND

PATIENT MANAGEMENT AREA LIMIT — PML

FLOODPLAIN — FP

STREAM — S

STREAM BUFFER — SB

WETLAND — WL

WETLAND BUFFER — WB

EXISTING CONTOUR — 95

PROPOSED CONTOUR — 96

LOT LINE — LOD

LIMIT OF DISTURBANCE — LOD

EXISTING TREELINE — ETL

EARTHWORKS/PAVE — ETL

UNMITIGATED 65 dBA L₉₀ NOISE CONTOUR — 65 dBA

UNMITIGATED 1.5 SAFETY FACTOR LINE — SSL

MITIGATED 1.5 SAFETY FACTOR LINE — SSL

PHASE LINE — PL

SPECIMEN TREE — ST

TREE PRESERVATION — TP

REFORESTATION/AFFORESTATION — RA

WOODLAND (NOT COUNTED) — W

CLEARING IN FLOODPLAIN — C

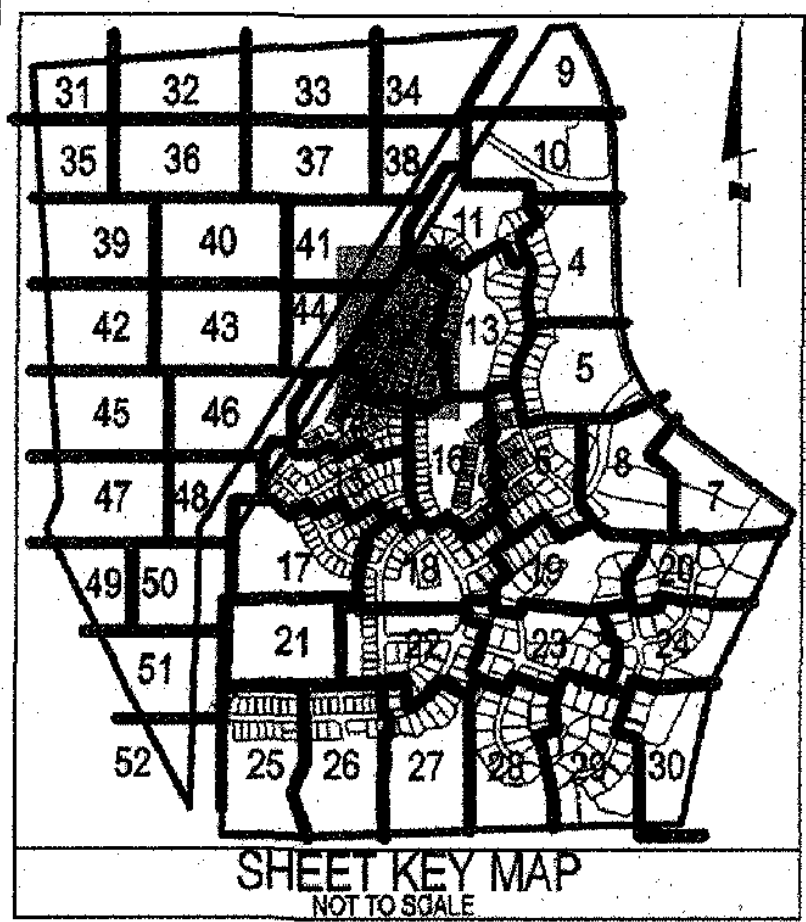
OFF-SITE CLEARING — O

MARLBORO CLAY LIMITS — M

WOODLAND PRES. SIGN — W

REFORESTATION SIGN — R

SPECIMEN TREE PROT. SIGN — S



M-NOPPC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP/II / 83 / 05

APPROVED BY	DATE
01 J. L. STACEY	10/5/05
02 K. SHOLARS	9/14/06
03 K. SHOLARS	11/15/06
04 K. FRITZ	11/16/07
05 K. FRITZ	1/15/08
06 K. SHOLARS	3/13/08
07 C. SCHNEIDER	6/8/12
08 MEGAN K. ROSE	11/5/12
09 MEGAN K. ROSE	5/24/16
10 MEGAN K. ROSE	9/11/14
11 MEGAN K. ROSE	12/31/14
12 MEGAN K. ROSE	6/17/15
13 MEGAN K. ROSE	10/26/15
14 T. BURKE	7/28/16
15 T. BURKE	8/30/17
16 Suzanne A. Nickle	6/4/19
	2/12/20
	9/30/2020
	10/1/2020

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

7/8/2010

APPLICANT:

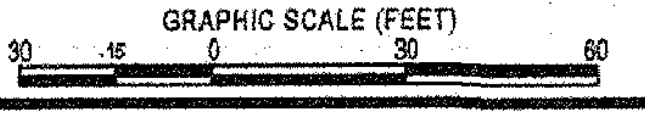
FIRM: TOLL, MD, V Limited Partnership

ADDRESS: 7164 Columbia Gateway Drive

CITY/STATE: Columbia, MD 21046

PHONE NO.: 410-872-9105

ATTENTION: Jeff Driscoll



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL

APPROVAL NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2020-001-01 & 2020-001-02
SEPARATE APPROVAL OF TREE PRESERVATION AND REFORESTATION PLAN REQUIRED
APPROVAL DATE: OCTOBER 1, 2020

SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack Date: 2020.10.01 10:48:47 EDT
Authorized Signature

LAND MANAGEMENT
4266 Fox Road
Columbia, MD 21076
T: 301.794.7555 F: 301.794.7036

Engineering
Planning
Surveying
Environmental Sciences

www.LSAS.com

NO.	DATE	REVISION	BY	DATE
1	SEPTEMBER 2006	DESIGNED	BOG	
2		REVISION	BOG	7/7/2008
3		REVISION	BOG	8/30/08
4		REVISION	BOG	4/10/08
5		REVISION	BOG	12/20/08
6		REVISION	BOG	12/20/08
7		REVISION	BOG	12/20/08
8		REVISION	BOG	12/20/08
9		REVISION	BOG	12/20/08
10		REVISION	BOG	12/20/08
11		REVISION	BOG	12/20/08
12		REVISION	BOG	12/20/08
13		REVISION	BOG	12/20/08
14		REVISION	BOG	12/20/08
15		REVISION	BOG	12/20/08
16		REVISION	BOG	12/20/08
17		REVISION	BOG	12/20/08
18		REVISION	BOG	12/20/08
19		REVISION	BOG	12/20/08
20		REVISION	BOG	12/20/08
21		REVISION	BOG	12/20/08
22		REVISION	BOG	12/20/08
23		REVISION	BOG	12/20/08
24		REVISION	BOG	12/20/08
25		REVISION	BOG	12/20/08
26		REVISION	BOG	12/20/08
27		REVISION	BOG	12/20/08
28		REVISION	BOG	12/20/08
29		REVISION	BOG	12/20/08
30		REVISION	BOG	12/20/08
31		REVISION	BOG	12/20/08
32		REVISION	BOG	12/20/08
33		REVISION	BOG	12/20/08
34		REVISION	BOG	12/20/08
35		REVISION	BOG	12/20/08
36		REVISION	BOG	12/20/08
37		REVISION	BOG	12/20/08
38		REVISION	BOG	12/20/08
39		REVISION	BOG	12/20/08
40		REVISION	BOG	12/20/08
41		REVISION	BOG	12/20/08
42		REVISION	BOG	12/20/08
43		REVISION	BOG	12/20/08
44		REVISION	BOG	12/20/08
45		REVISION	BOG	12/20/08
46		REVISION	BOG	12/20/08
47		REVISION	BOG	12/20/08
48		REVISION	BOG	12/20/08
49		REVISION	BOG	12/20/08
50		REVISION	BOG	12/20/08
51		REVISION	BOG	12/20/08
52		REVISION	BOG	12/20/08

PHASE 2
PHASE 2

7/8/2010

MISS UTILITY NOTE

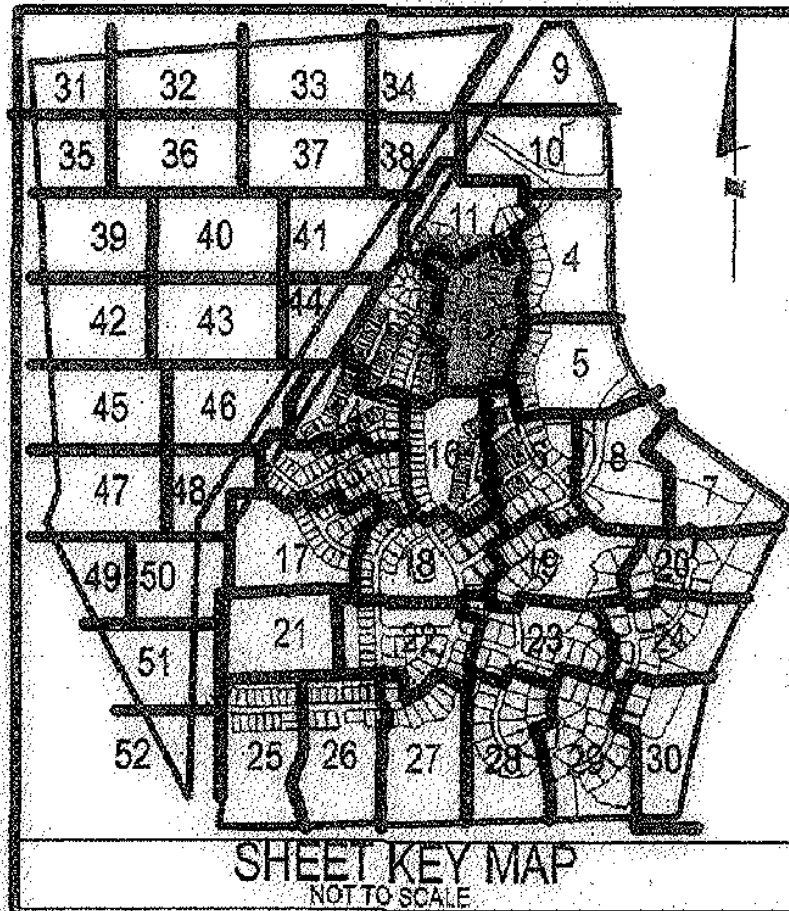
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY COVERINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MS" UTILITY AT 1-800-827-7777, 4 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, HOWEVER, IF LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

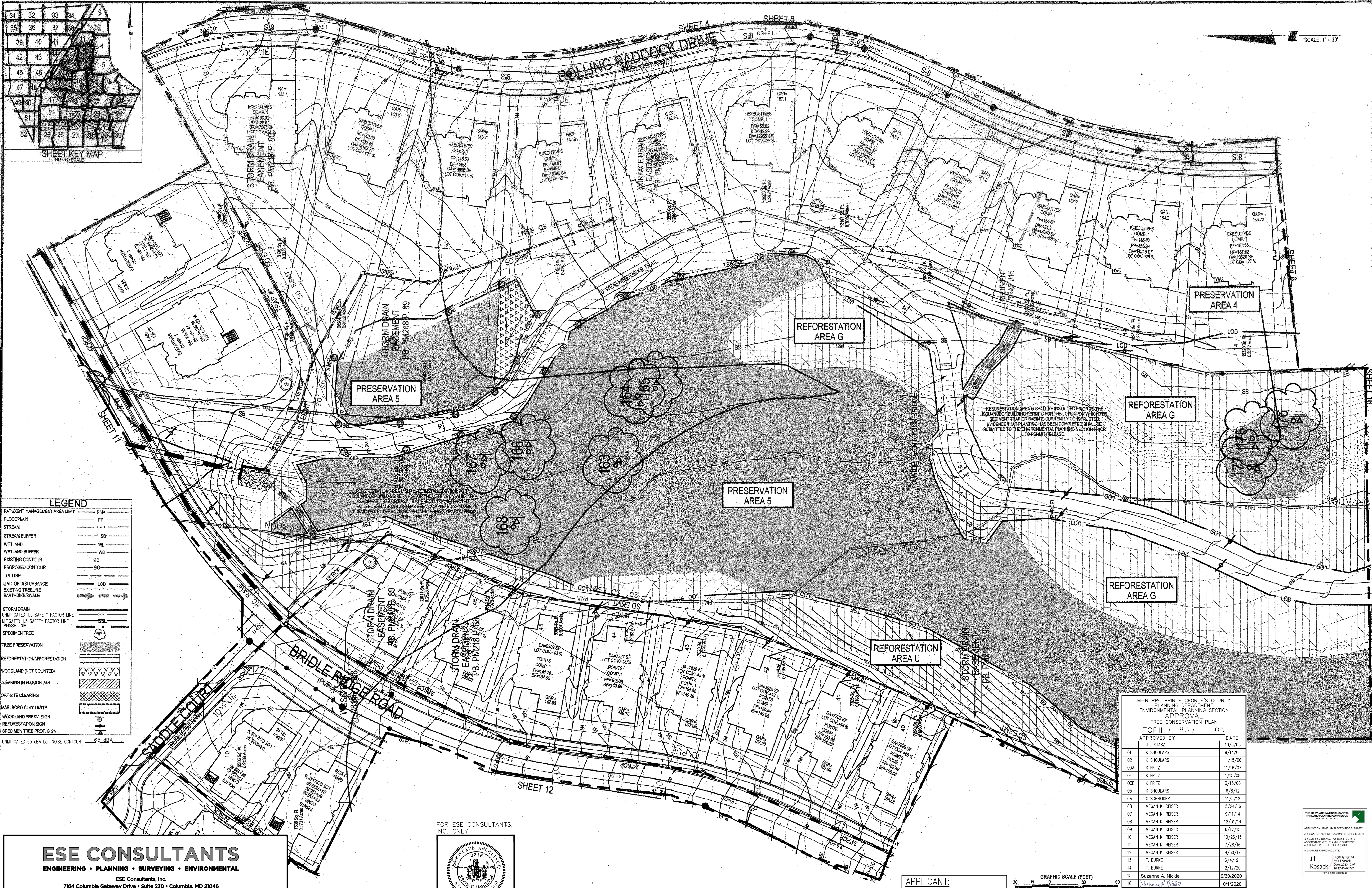
MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 12 OF 52

PROJECT NO. 0641-09-00



SCALE: 1" = 30'

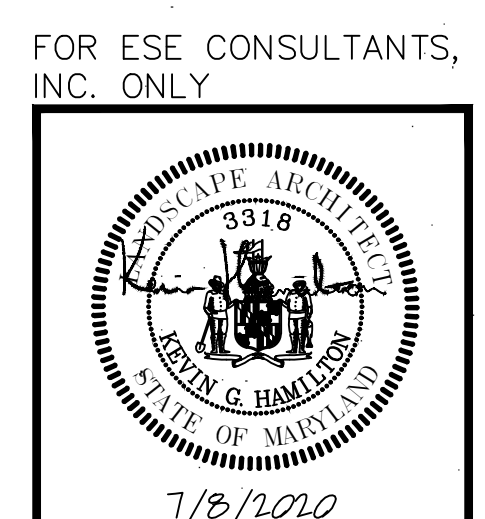


LEGEND

PATIENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTHQUAKE	EQ
STORM DRAIN	SD
UNMITIGATED 1.5 SAFETY FACTOR LINE	SS
MITIGATED 1.5 SAFETY FACTOR LINE	SS
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND (NOT COUNTED)	WL
CLEARING IN FLOODPLAIN	CL
OFF-SITE CLEARING	OS
MARLBORO CLAY LIMITS	ML
WOODLAND PRES. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STP
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



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

TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
01 J. L. STAZ	10/5/05
02 K. SHOULARS	9/14/06
03A K. FRITZ	11/15/06
04 K. FRITZ	11/16/07
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/12/2020

APPLICANT:

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



REVISIONS

NO.	REVISIONS	DATE
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	7/17/06
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	6/30/06
3	ADDRESSED PER MNCPPC COMMENTS	4/10/06
4	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	12/20/05

DATE: SEPTEMBER 2005
DESIGNED: BOG
CAD STANDARDS VERSION: V8-2000
TECHNICAL: AND
CHECKED: WKO

PHASE 2
PHASE 3 & 4
PHASE 2

COPIRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER 2041157
MAP: 20.26
GRID: C13 & D13-12
ZONING CATEGORY: R-R
M-NCPPC 200 SHEET
205 SE 9, 10
206 SE 9, 10
WDS 330 SHEET
205 SE 9, 10
206 SE 9, 10

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 EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-872-9177. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS IN CHARGE OF THE EXCAVATION AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

LANING OFFICE
4266 Foxglove Lane
Lanham, MD 20706
T: 301.794.7555 F: 301.794.7035

TREE CONSERVATION PLAN TYPE II

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

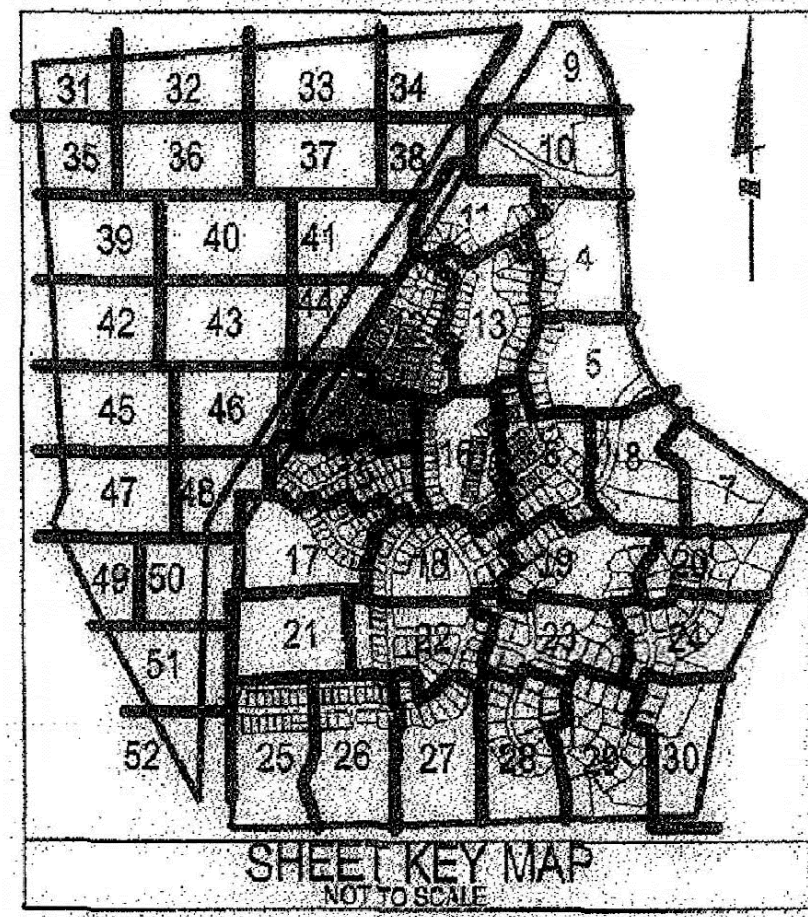
PROJECT NO.
0641-09-00

SHEET
13
OF
52

DATE: 10/12/2020



FOR ESE CONSULTANTS
INC. ONLY



PATIENT MANAGEMENT AREA LIMIT	PLM
FLOODPLAIN	FP
STREAM	...
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	EE
PROPOSED CONTOUR	PE
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREE LINE	
EARTH/ROCKWALL	
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	
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

M-NOPCO PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPIJ / 83 / 05		
APPROVED BY	DATE	
J L STASZ	10/5/05	
01 K SHOULARS	9/14/06	
02 K SHOULARS	11/15/06	
03A K FRITZ	11/16/07	
04 K FRITZ	1/15/08	
03B K FRITZ	3/13/08	
05 K SHOULARS	6/8/12	
6A C SCHNEIDER	11/5/12	
6B MEGAN K. REISER	5/24/16	
07 MEGAN K. REISER	9/11/14	
08 MEGAN K. REISER	12/31/14	
09 MEGAN K. REISER	6/17/15	
10 MEGAN K. REISER	10/26/15	
11 MEGAN K. REISER	7/28/16	
12 MEGAN K. REISER	8/30/17	
13 T. BURKE	6/4/19	
14 T. BURKE	2/12/20	
15 Suzanne A. Nickle	9/30/2020	
<i>Suzanne A. Nickle</i>	10/19/2020	

**THE MAYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: DSP-00010-07 AND TSP-083-05-16

**SIGNATURE APPROVAL OF THIS PLAN IS IN
COORDINANCE WITH PLANNING DIRECTOR
APPROVAL DATED OCTOBER 7, 2020**

SIGNATURE APPROVAL DATE:

**Jill
Kosack** Digitally signed by Jill Kosack
Date: 2020.10.07
10:47:40 -0400

AUTHORIZED SIGNATURE



3' = 30'

14

52

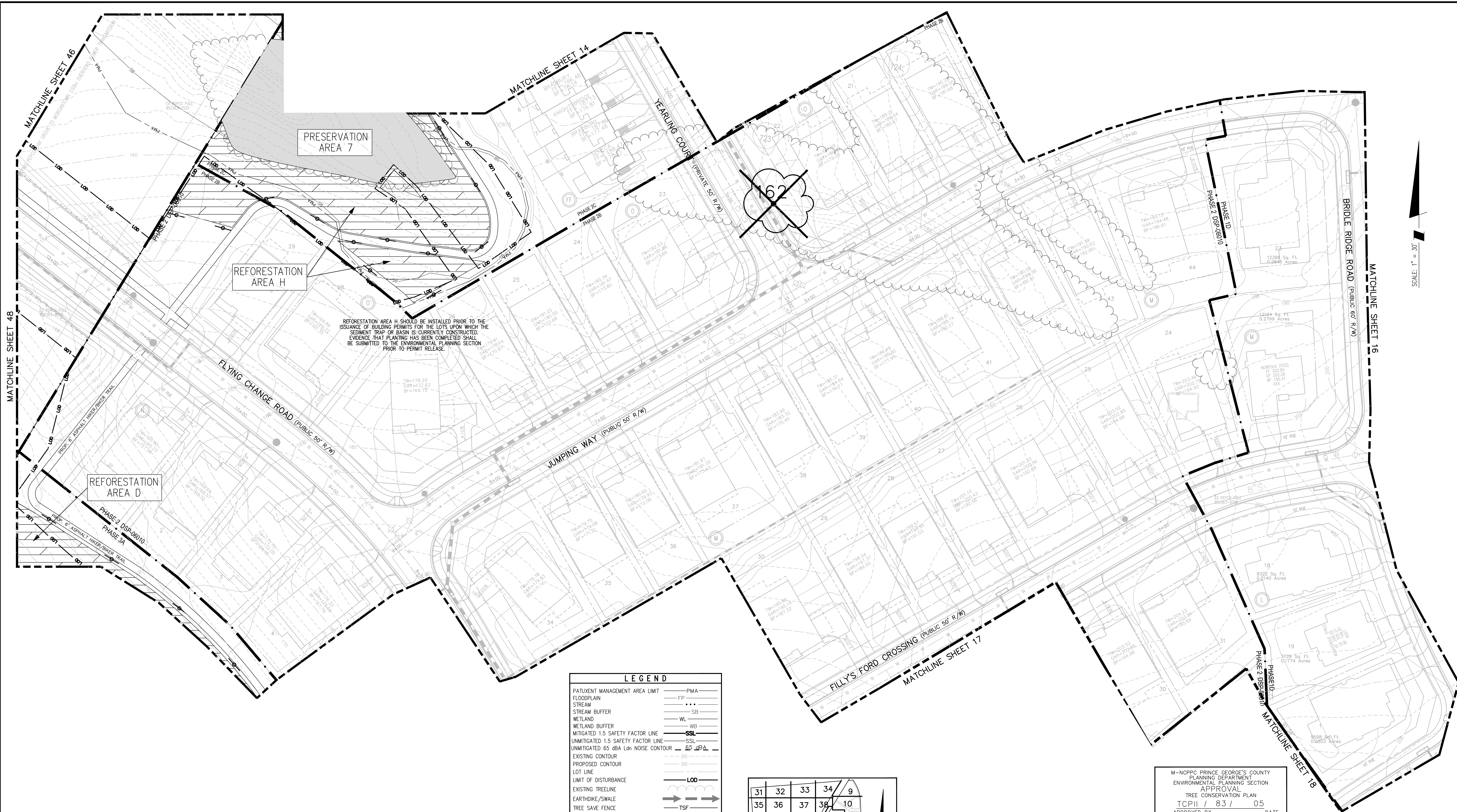
PROJECT NO.
0641-09-00

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

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE 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 1-800-367-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF THE UTILITY COMPANY IS UNKNOWN, CALL THE 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.

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

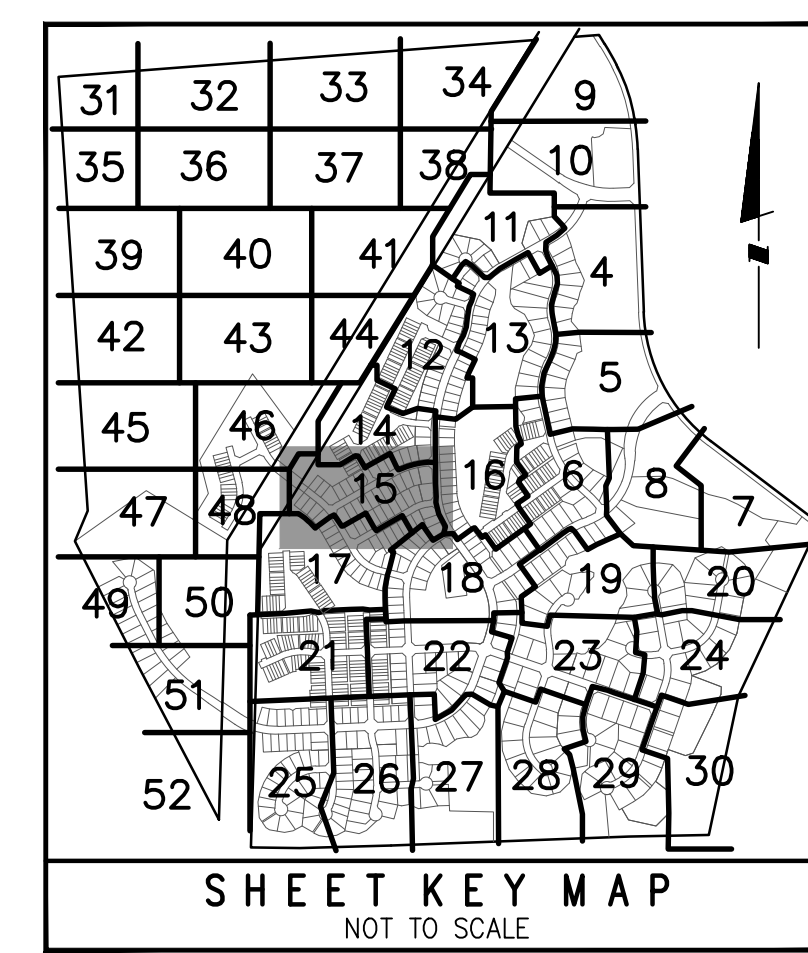
TREE CONSERVATION PLAN TYPE II MARLBORO RIDGE MELWOOD (15TH) ELECTION DISTRICT		DATE: 08-10-00 BY: [Signature]
SHEET OF	14 52	PROJECT NO. 08-04-00-00



SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	TSF
EARTHDIKE/SWALE	TSF
TREE SAVE FENCE	TSF
STORM DRAIN	TSF
PHASE LINE	205
SPECIMEN TREE	205
MATCHLINE	205
TREE PRESERVATION	205
REFORESTATION/AFFORESTATION	205
WOODLAND SAVED (NOT COUNTED)	205
WOODLAND CLEARED IN FLOODPLAIN	205
OFF-SITE CLEARING	205
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	205
WOODLAND PRESV. SIGN	205
REFORESTATION SIGN	205
SPECIMEN TREE PROT. SIGN	205



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



APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	
APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
06 C SCHNEIDER	11/5/12
08 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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Suzanne A. Nickle	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
THE ORIGINAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05-000001-01 & 05-000002-01
SEPARATE APPROVAL OF TREE PRESERVATION REQUIRED
APPROVAL DATE: OCTOBER 1, 2020

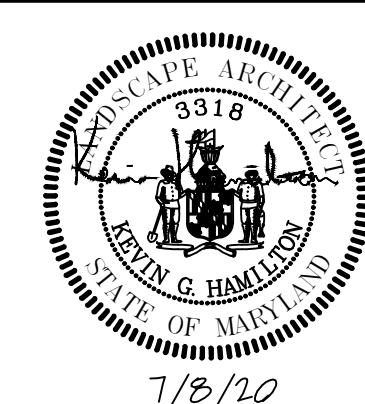
SIGNATURE APPROVAL DATE
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01 10:48:47 EDT
Authorized Signature

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 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 & 5 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	BCO	5/30/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCO	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCO	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE	
PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET	206 SE 10
WSSC 200' SHEET	206 SE 10
NO.	DATE

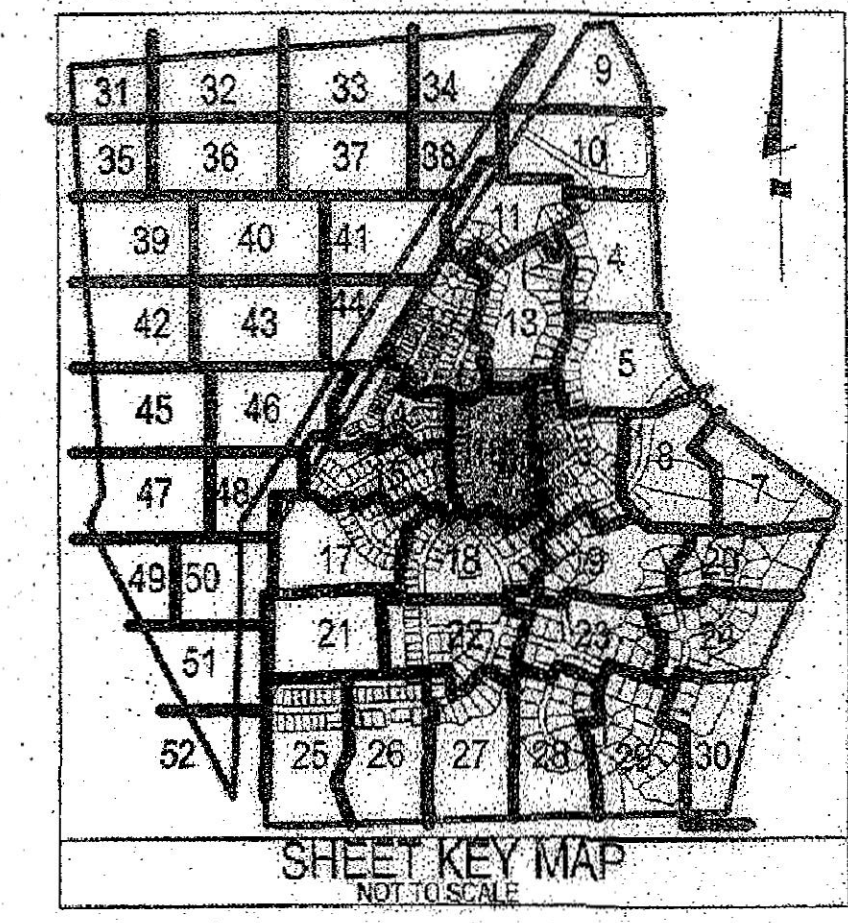
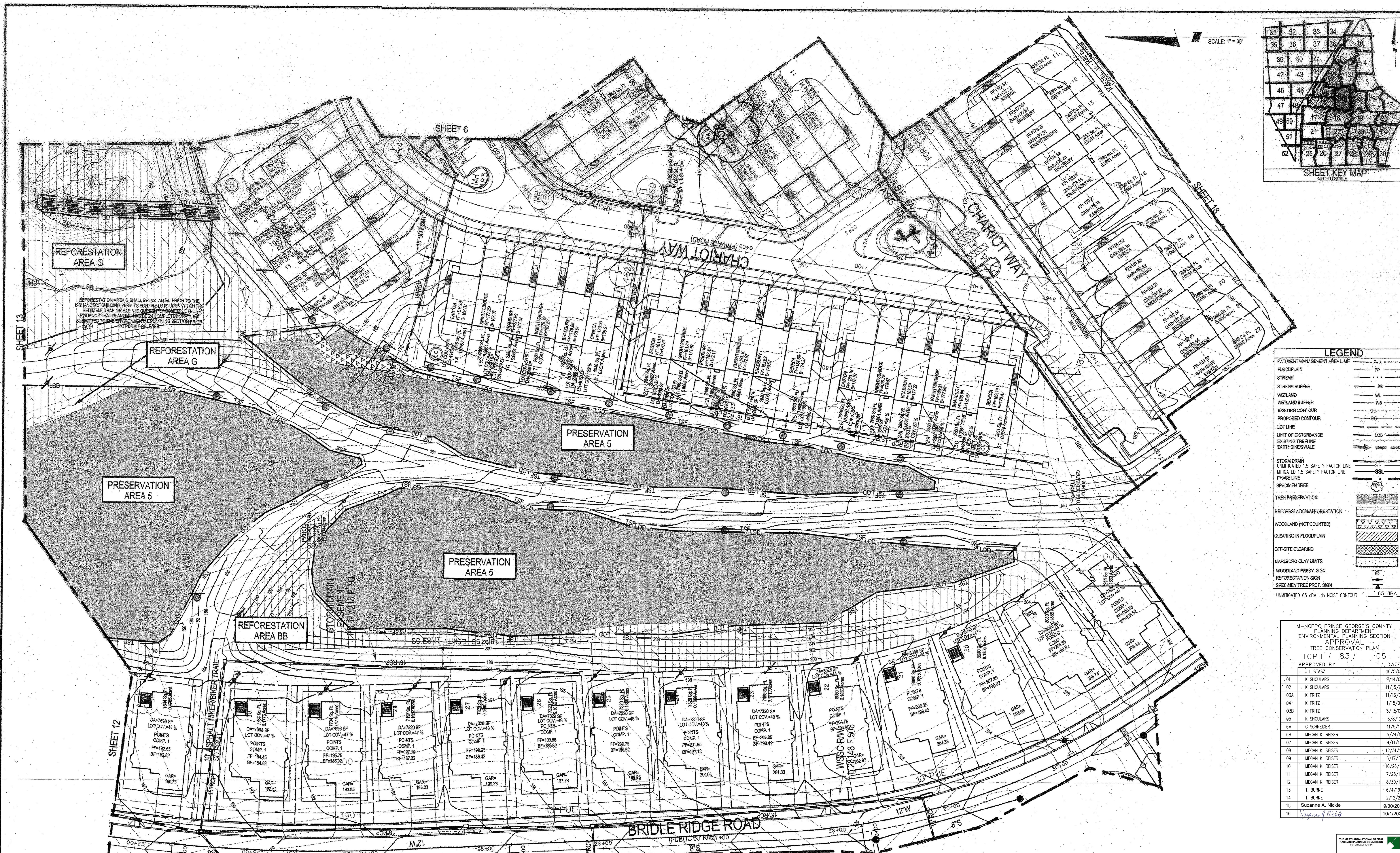
PHASE 2



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

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	15 OF 52



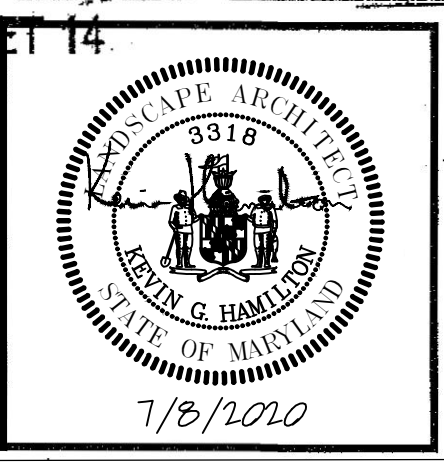
LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PAAL
FLOODPLAIN	FP
STREAM	SS
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTH/DIKE/SWALE	EDS
STORM DRAIN	SD
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND (NOT COUNTED)	W
CLEARING IN FLOODPLAIN	CF
OFF-SITE CLEARING	OC
MARLBORO CLAY LIMITS	ML
WOODLAND PRES. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOULARS	9/14/06
03A K. FRITZ	11/15/06
04 K. FRITZ	11/16/07
03B K. FRITZ	1/15/08
05 K. FRITZ	3/13/08
06 K. SHOULARS	6/8/12
07 K. SCHNEIDER	11/5/12
08 MEGAN K. REISER	5/24/16
09 MEGAN K. REISER	9/11/14
10 MEGAN K. REISER	12/31/14
11 MEGAN K. REISER	6/17/15
12 MEGAN K. REISER	10/26/15
13 T. BURKE	7/28/16
14 T. BURKE	6/4/19
15 Suzanne A. Nickle	2/12/20
16	9/30/2020

THE STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05
APPROVED BY: J. L. STASZ
DATE: 10/5/05
APPROVED BY: K. SHOULARS
DATE: 9/14/06
APPROVED BY: K. FRITZ
DATE: 11/15/06
APPROVED BY: K. FRITZ
DATE: 11/16/07
APPROVED BY: K. FRITZ
DATE: 1/15/08
APPROVED BY: K. FRITZ
DATE: 3/13/08
APPROVED BY: K. SHOULARS
DATE: 6/8/12
APPROVED BY: K. SCHNEIDER
DATE: 11/5/12
APPROVED BY: MEGAN K. REISER
DATE: 5/24/16
APPROVED BY: MEGAN K. REISER
DATE: 9/11/14
APPROVED BY: MEGAN K. REISER
DATE: 12/31/14
APPROVED BY: MEGAN K. REISER
DATE: 6/17/15
APPROVED BY: MEGAN K. REISER
DATE: 10/26/15
APPROVED BY: T. BURKE
DATE: 7/28/16
APPROVED BY: T. BURKE
DATE: 6/4/19
APPROVED BY: Suzanne A. Nickle
DATE: 2/12/20
APPROVED BY: [Signature]
DATE: 9/30/2020

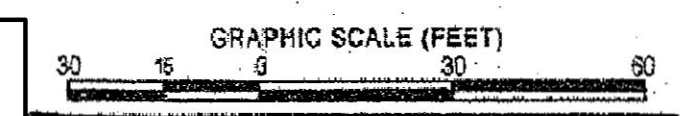
ESE CONSULTANTS

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

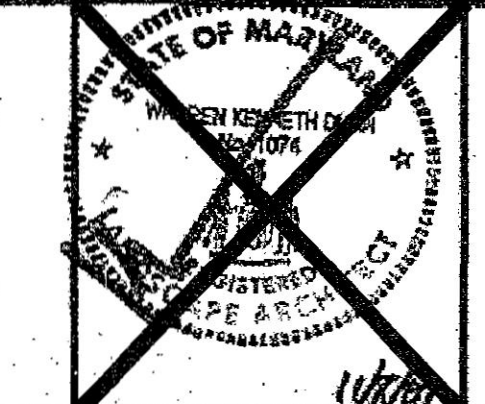


FOR ESE CONSULTANTS,
INC. ONLY

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



PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
PHASE 15
PHASE 16
PHASE 17
PHASE 18
PHASE 19
PHASE 20
PHASE 21
PHASE 22
PHASE 23
PHASE 24
PHASE 25
PHASE 26
PHASE 27
PHASE 28
PHASE 29
PHASE 30
PHASE 31
PHASE 32
PHASE 33
PHASE 34
PHASE 35
PHASE 36
PHASE 37
PHASE 38
PHASE 39
PHASE 40
PHASE 41
PHASE 42
PHASE 43
PHASE 44
PHASE 45
PHASE 46
PHASE 47
PHASE 48
PHASE 49
PHASE 50
PHASE 51
PHASE 52
PHASE 53
PHASE 54
PHASE 55
PHASE 56
PHASE 57
PHASE 58
PHASE 59
PHASE 60
PHASE 61
PHASE 62
PHASE 63
PHASE 64
PHASE 65
PHASE 66
PHASE 67
PHASE 68
PHASE 69
PHASE 70
PHASE 71
PHASE 72
PHASE 73
PHASE 74
PHASE 75
PHASE 76
PHASE 77
PHASE 78
PHASE 79
PHASE 80
PHASE 81
PHASE 82
PHASE 83
PHASE 84
PHASE 85
PHASE 86
PHASE 87
PHASE 88
PHASE 89
PHASE 90
PHASE 91
PHASE 92
PHASE 93
PHASE 94
PHASE 95
PHASE 96
PHASE 97
PHASE 98
PHASE 99
PHASE 100

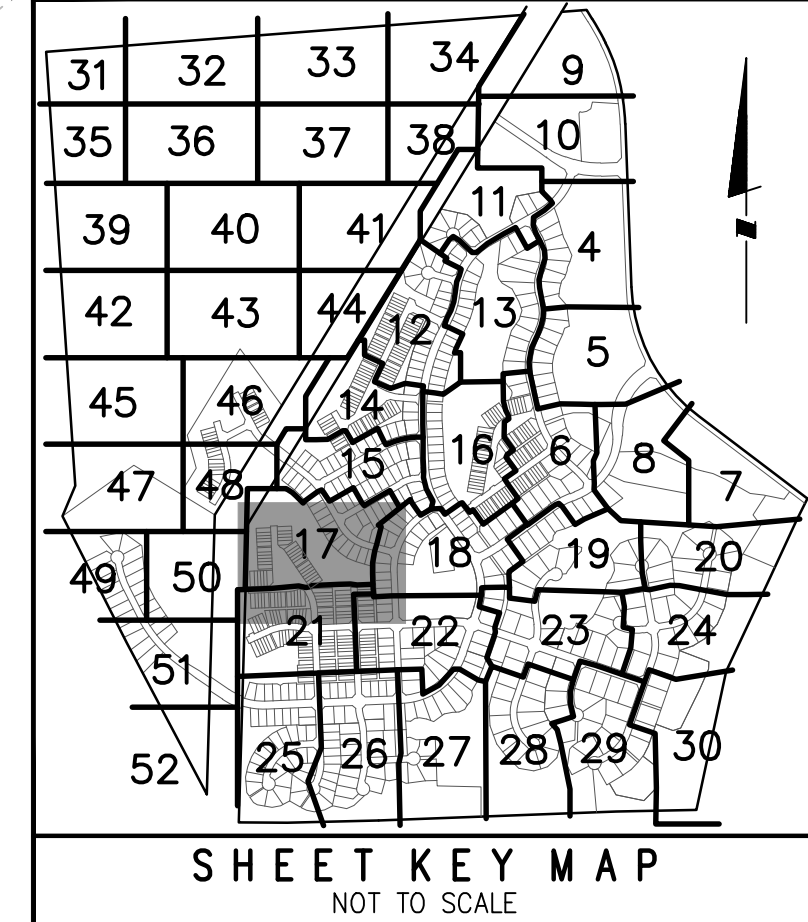
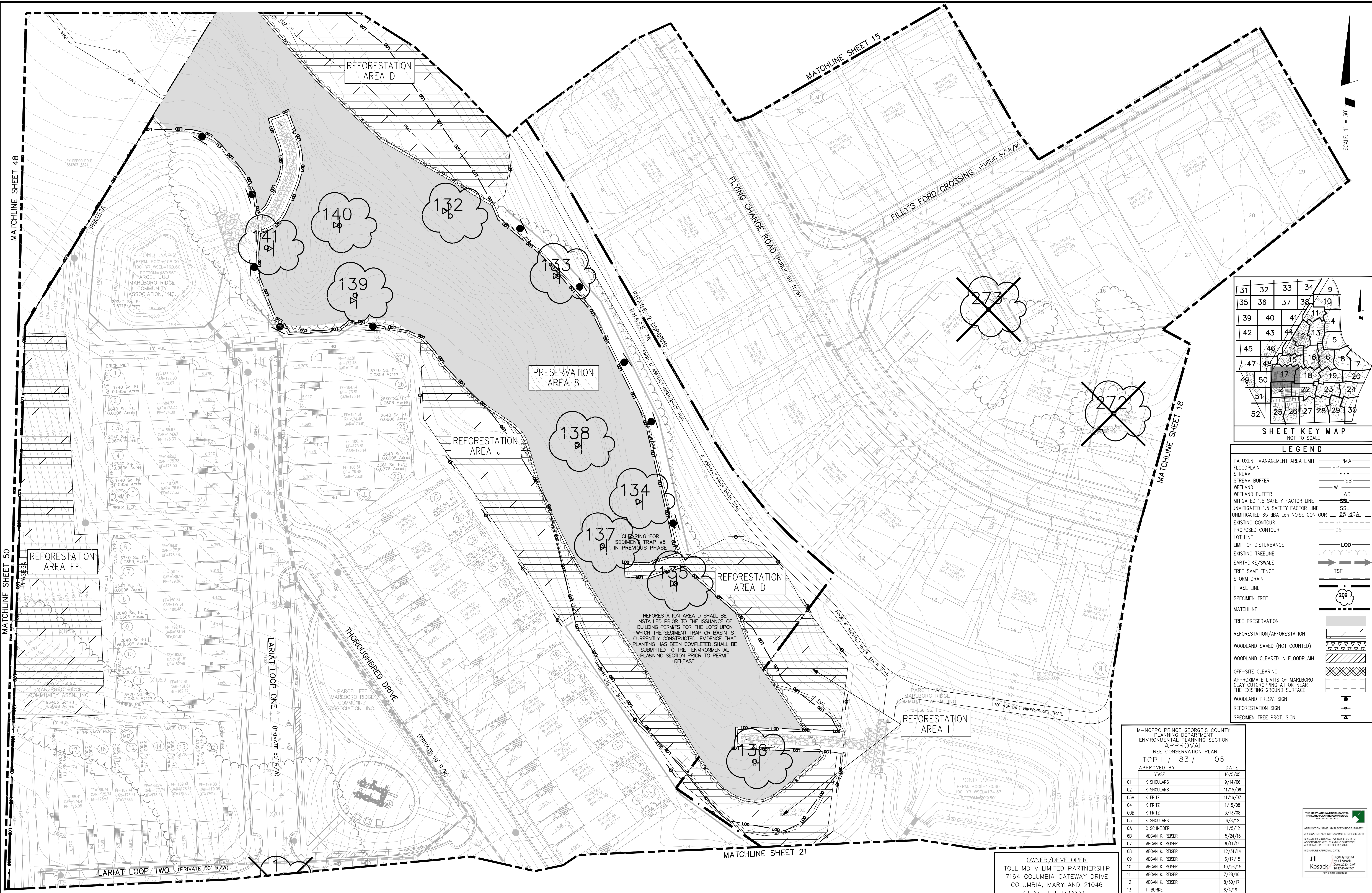


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WILL IN ADVANCE OF THE START OF CONSTRUCTION. CONTACT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

PROJECT NO.
0641-09-00



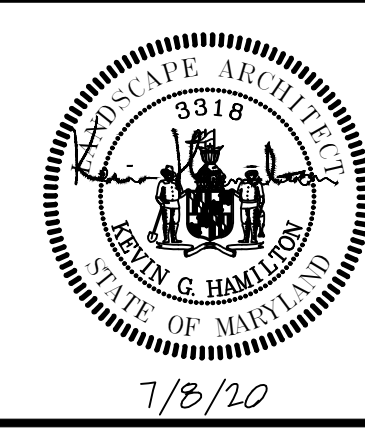
LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	LOD
EARTHDIKE/SWALE	LOD
TREE SAVE FENCE	LOD
STORM DRAIN	LOD
PHASE LINE	LOD
SPECIMEN TREE	LOD
MATCHLINE	LOD
TREE PRESERVATION	LOD
REFORESTATION/AFFORESTATION	LOD
WOODLAND SAVED (NOT COUNTED)	LOD
WOODLAND CLEARED IN FLOODPLAIN	LOD
OFF-SITE CLEARING	LOD
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	LOD
WOODLAND PRES. SIGN	LOD
REFORESTATION SIGN	LOD
SPECIMEN TREE PROT. SIGN	LOD

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	DATE
APPROVED BY	DATE
01 J L STASZ	10/5/05
02 K SHOULARS	9/14/06
03 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
05 K FRITZ	3/13/08
06 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

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

PHASE 2



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

TREE CONSERVATION PLAN TYPE II

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

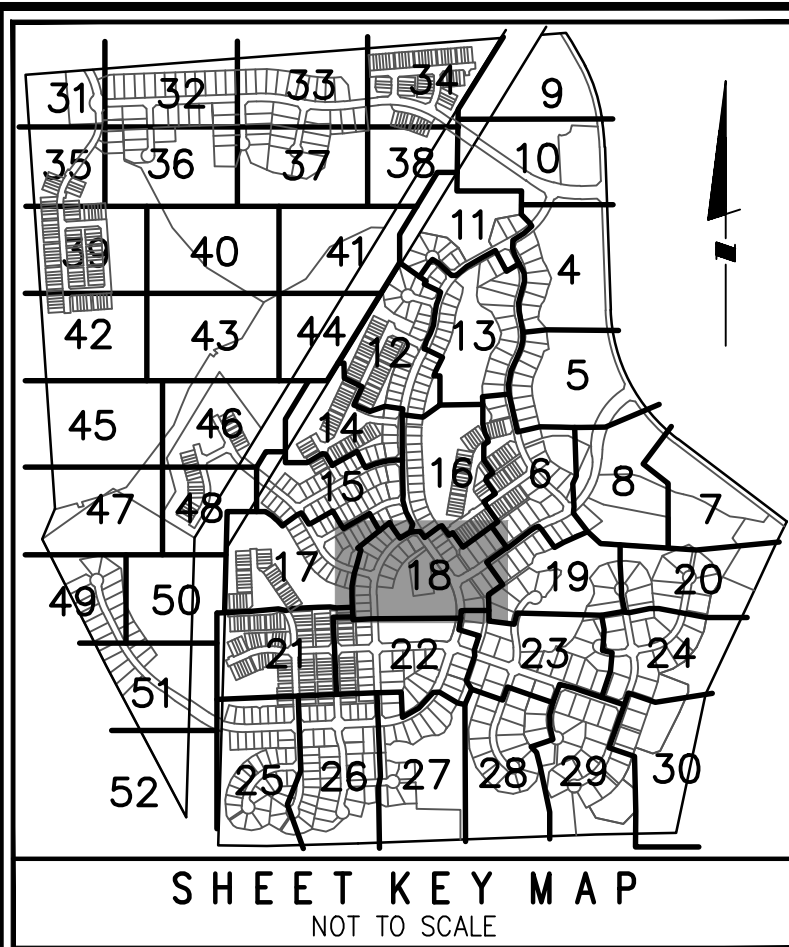
DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	17 OF 52

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

NO.	REVISIONS	DATE
16	REVISED LOT 1K	ESE 7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE 7/8/20
14	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE 1/16/19
13	REVISED LOT LINES IN PHASE 5	ESE 10/26/16
12	REVISED LOT LINES IN PHASE 3B WEST	ESE 12/20/15
11	REVISED LOT LINES IN PHASE 2B NORTH	ESE 6/19/15
10	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE JAN. 15
9	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE DEC. 14
8	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE SEPT. 13
7	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE 10/18/10
6B	REVISED PER RESOLUTION CONDITIONS	ESE OCT. 10
6A	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE AUG. 09
5	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	ESE 1/22/08
4	ADDRESSED PER MNCPPC COMMENTS	ESE NOV. 06
3	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	ESE 7/10/06
2	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	ESE 12/20/05
1	NO.	BY DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	MAP 20, 26	GRID C13 & D12-13
TAX MAP	PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	206 SE 10	
WSSC 200' SHEET	206 SE 10	



SHEET KEY MAP
NOT TO SCALE



SCALE: 1" = 30'

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
	10/1/2020

UNMITIGATED 65 dBA Ldn NOISE CONTOUR — 65 dBA

PATUXENT MANAGEMENT AREA LIMIT — PMA

FLOODPLAIN — FP

STREAM — SB

STREAM BUFFER — WL

WETLAND — WL

WETLAND BUFFER — WB

EXISTING CONTOUR — 96

PROPOSED CONTOUR — 96

LOT LINE — LOD

MITIGATED 1.5 SF LINE — LOD

EXISTING TREELINE — TSF

EARTHSHAKE/SWALE — SSL

TREE SAVE FENCE — SSL

MITIGATED 1.5 SF LINE — SSL

STORM DRAIN PHASE LINE — TSF

TAX MAP — TAX

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 PRESERV. SIGN

REFORESTATION SIGN

SPECIMEN TREE PROT. SIGN

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

THE MARYLAND NATIONAL CAPITAL
PLANNING AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2019-08-05-16
SIGNATURE APPROVAL OF THE PLANNING DIRECTOR
APPROVAL DATE: OCTOBER 1, 2020

SIGNATURE APPROVAL DATE

Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.01 10:47:40 -0400
Authorized Signature

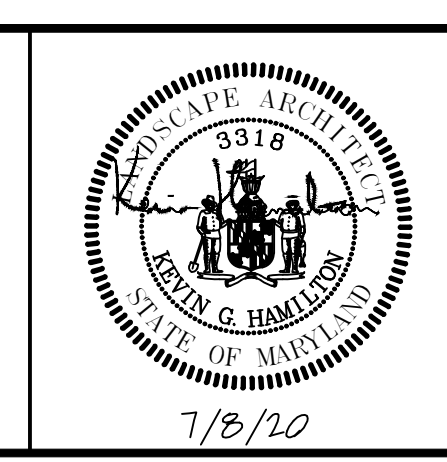
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

NO.	REVISIONS	DATE
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	12/20/05
2	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	AUG. '09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	5/30/06
5	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	1/2/08
6	REVISED PER RESOLUTION CONDITIONS	OCT. '10
7	REVISED PRESERVATION AREAS 1 & 2 TO INCLUDE PHASES 3 & 4	AUG. '09
8	REVISED LOT LINES IN PHASE 1B WEST	12/20/15
9	REVISED LOT LINES IN PHASE 2B NORTH	6/19/15
10	REVISED LOT LINES IN PHASE 3B WEST	12/20/15
11	REVISED LOT LINES IN PHASE 4B WEST	12/20/15
12	REVISED LOT LINES IN PHASE 5B WEST	12/20/15
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	1/16/19
14	REVISED LOT LINES IN PHASE 6	10/26/16
15	REVISED LOT LINES IN PHASE 6	10/26/16
16	REVISED LOT LINES IN PHASE 6	10/26/16

16	REVISED LOT LINES IN PHASE 6	10/26/16
17	REVISED LOT LINES IN PHASE 6	10/26/16
18	REVISED LOT LINES IN PHASE 6	10/26/16
19	REVISED LOT LINES IN PHASE 6	10/26/16
20	REVISED LOT LINES IN PHASE 6	10/26/16
21	REVISED LOT LINES IN PHASE 6	10/26/16
22	REVISED LOT LINES IN PHASE 6	10/26/16
23	REVISED LOT LINES IN PHASE 6	10/26/16
24	REVISED LOT LINES IN PHASE 6	10/26/16
25	REVISED LOT LINES IN PHASE 6	10/26/16
26	REVISED LOT LINES IN PHASE 6	10/26/16
27	REVISED LOT LINES IN PHASE 6	10/26/16
28	REVISED LOT LINES IN PHASE 6	10/26/16
29	REVISED LOT LINES IN PHASE 6	10/26/16
30	REVISED LOT LINES IN PHASE 6	10/26/16
31	REVISED LOT LINES IN PHASE 6	10/26/16
32	REVISED LOT LINES IN PHASE 6	10/26/16
33	REVISED LOT LINES IN PHASE 6	10/26/16
34	REVISED LOT LINES IN PHASE 6	10/26/16
35	REVISED LOT LINES IN PHASE 6	10/26/16
36	REVISED LOT LINES IN PHASE 6	10/26/16
37	REVISED LOT LINES IN PHASE 6	10/26/16
38	REVISED LOT LINES IN PHASE 6	10/26/16
39	REVISED LOT LINES IN PHASE 6	10/26/16
40	REVISED LOT LINES IN PHASE 6	10/26/16
41	REVISED LOT LINES IN PHASE 6	10/26/16
42	REVISED LOT LINES IN PHASE 6	10/26/16
43	REVISED LOT LINES IN PHASE 6	10/26/16
44	REVISED LOT LINES IN PHASE 6	10/26/16
45	REVISED LOT LINES IN PHASE 6	10/26/16
46	REVISED LOT LINES IN PHASE 6	10/26/16
47	REVISED LOT LINES IN PHASE 6	10/26/16
48	REVISED LOT LINES IN PHASE 6	10/26/16
49	REVISED LOT LINES IN PHASE 6	10/26/16
50	REVISED LOT LINES IN PHASE 6	10/26/16
51	REVISED LOT LINES IN PHASE 6	10/26/16
52	REVISED LOT LINES IN PHASE 6	10/26/16

16	REVISED LOT LINES IN PHASE 6	10/26/16
17	REVISED LOT LINES IN PHASE 6	10/26/16
18	REVISED LOT LINES IN PHASE 6	10/26/16
19	REVISED LOT LINES IN PHASE 6	10/26/16
20	REVISED LOT LINES IN PHASE 6	10/26/16
21	REVISED LOT LINES IN PHASE 6	10/26/16
22	REVISED LOT LINES IN PHASE 6	10/26/16
23	REVISED LOT LINES IN PHASE 6	10/26/16
24	REVISED LOT LINES IN PHASE 6	10/26/16
25	REVISED LOT LINES IN PHASE 6	10/26/16
26	REVISED LOT LINES IN PHASE 6	10/26/16
27	REVISED LOT LINES IN PHASE 6	10/26/16
28	REVISED LOT LINES IN PHASE 6	10/26/16
29	REVISED LOT LINES IN PHASE 6	10/26/16
30	REVISED LOT LINES IN PHASE 6	10/26/16
31	REVISED LOT LINES IN PHASE 6	10/26/16
32	REVISED LOT LINES IN PHASE 6	10/26/16
33	REVISED LOT LINES IN PHASE 6	10/26/16
34	REVISED LOT LINES IN PHASE 6	10/26/16
35	REVISED LOT LINES IN PHASE 6	10/26/16
36	REVISED LOT LINES IN PHASE 6	10/26/16
37	REVISED LOT LINES IN PHASE 6	10/26/16
38	REVISED LOT LINES IN PHASE 6	10/26/16
39	REVISED LOT LINES IN PHASE 6	10/26/16
40	REVISED LOT LINES IN PHASE 6	10/26/16
41	REVISED LOT LINES IN PHASE 6	10/26/16
42	REVISED LOT LINES IN PHASE 6	10/26/16
43	REVISED LOT LINES IN PHASE 6	10/26/16
44	REVISED LOT LINES IN PHASE 6	10/26/16
45	REVISED LOT LINES IN PHASE 6	10/26/16
46	REVISED LOT LINES IN PHASE 6	10/26/16
47	REVISED LOT LINES IN PHASE 6	10/26/16
48	REVISED LOT LINES IN PHASE 6	10/26/16
49	REVISED LOT LINES IN PHASE 6	10/26/16
50	REVISED LOT LINES IN PHASE 6	10/26/16
51	REVISED LOT LINES IN PHASE 6	10/26/16
52	REVISED LOT LINES IN PHASE 6	10/26/16



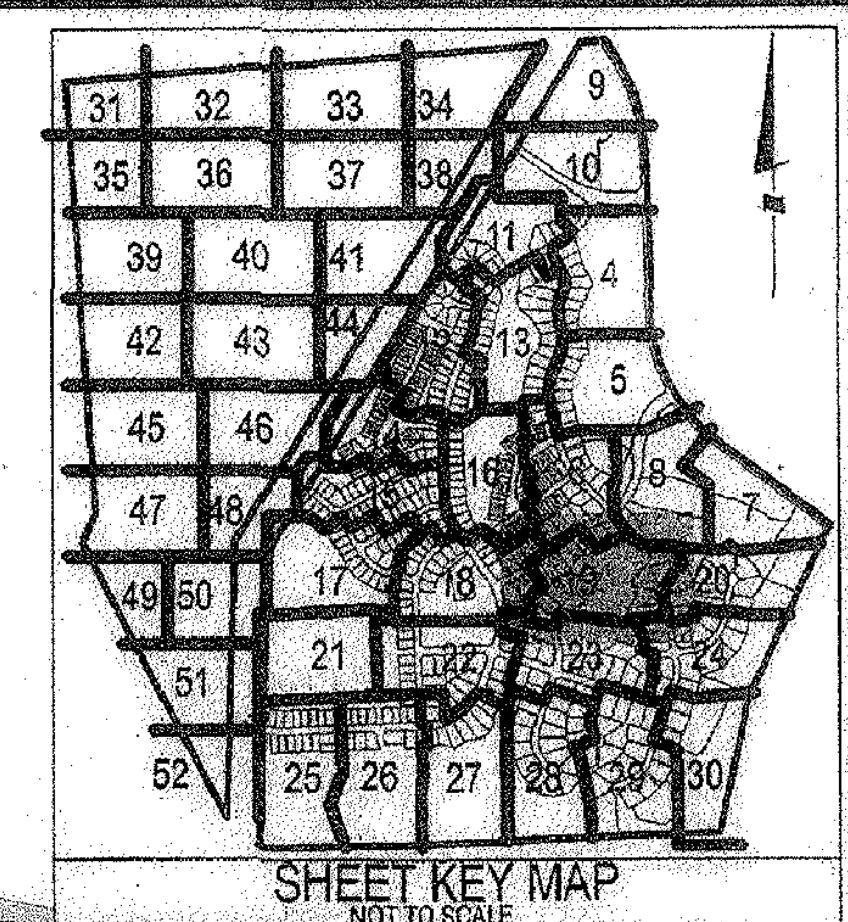
MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	18 OF 52



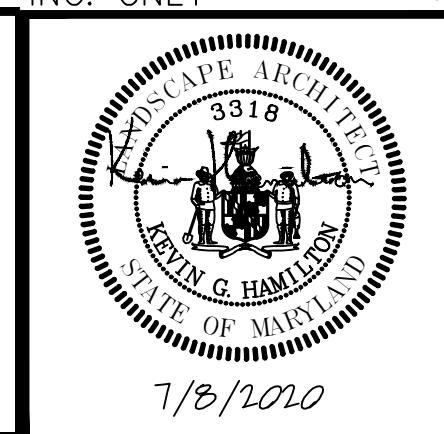
LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PHMA
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	ES
PROPOSED CONTOUR	PS
LOT LINE	LL
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTHSHAKE	ESK
STORM DRAIN	SD
UNMITIGATED 1.5 SAFETY FACTOR LINE	SS1
MITIGATED 1.5 SAFETY FACTOR LINE	SS2
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND (NOT COUNTED)	WNC
CLEARING IN FLOODPLAIN	CLF
OFF-SITE CLEARING	OSC
MARLBORO CLAY LIMITS	ML
WOODLAND PRESERV. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05		
APPROVED BY	DATE	
01 J. L. STASZ	10/5/05	
02 K. SHOLARS	9/14/06	
03 K. SHOLARS	11/15/06	
03A K. FRITZ	11/16/07	
04 K. FRITZ	1/15/08	
03B K. FRITZ	3/13/08	
05 K. SHOLARS	6/8/12	
6A C. SCHNEIDER	11/5/12	
07 MEGAN K. REISER	5/24/16	
08 MEGAN K. REISER	9/11/14	
09 MEGAN K. REISER	12/31/14	
10 MEGAN K. REISER	6/17/15	
11 MEGAN K. REISER	10/26/15	
12 MEGAN K. REISER	7/28/16	
13 T. BURKE	8/30/17	
14 T. BURKE	6/4/19	
15 Suzanne A. Nickle	2/12/20	
16	9/30/2020	
17	10/12/2020	

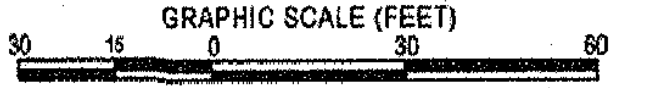
ESE CONSULTANTS

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: Jeff Driscoll



THE MARYLAND NATIONAL CAPITAL
PLANNING AND DESIGN COMMISSION
FOR THE OFFICIAL USE ONLY
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2020-0001-01 & 2020-0001-02
SEPARATE APPROVAL OF THIS PLAN IS REQUIRED
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.01 10:48:47 EDT
Authorized Signature

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 1K AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 6	ESE	1/18/19
9B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 6	ESE	10/20/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	4/16/11
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	BCG	7/17/08
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	8/30/08
ADDRESS PER MNCPPC COMMENTS			
ADDRESS MNCPPC COMMENT FOR SIGNATURE			
PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C			
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	4/10/05
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BY	DATE
NO.	REVISIONS	DATE	
1	SEPTEMBER 2006	DATE	
DESIGNED:	BCG	TECHNICIAN:	AND
CAD STANDARDS VERSION:	V8-2000	CHECKED:	WKO

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2041161	
MAP: 2020	GRID: C19 & D12-12
TAX MAP	TAX MAP
PAGE 91, GRID 92	GRID: C19 & D12-12
M-NCPPC 200 SHEET	205 SE 9, 10
205 SE 9, 10	205 SE 9, 10
205 SE 9, 10	205 SE 9, 10
205 SE 9, 10	205 SE 9, 10

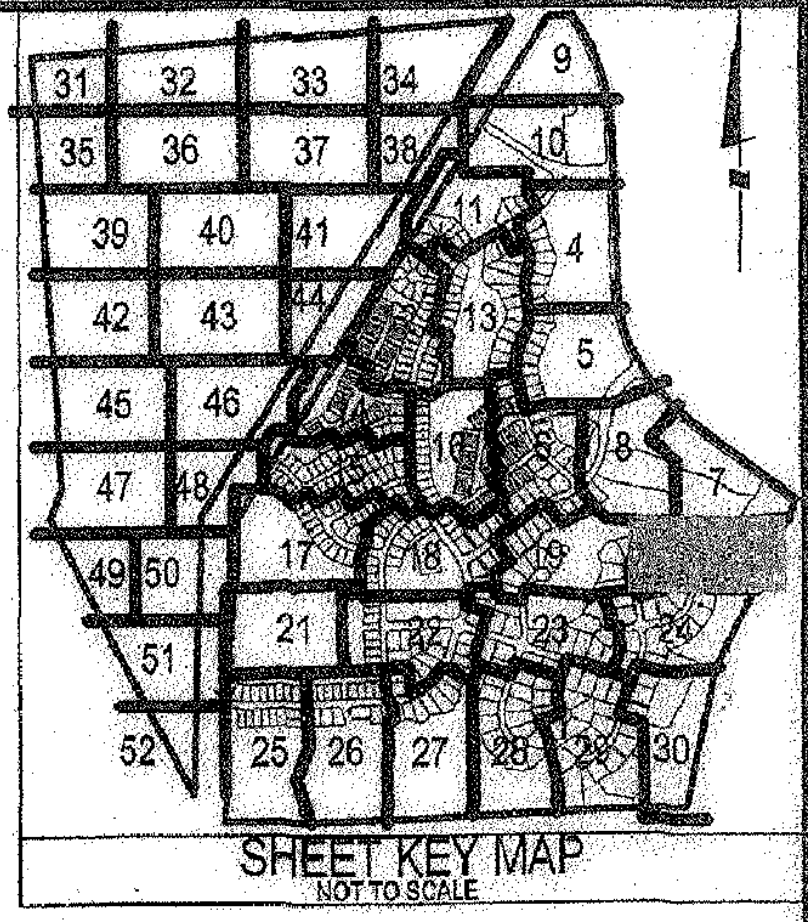
PHASE 2 PHASE 2 PHASE 2	
MISS UTILITY NOTE	
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "688 UTILITY" AT 1-800-857-7171, 24 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 OWNER 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

PROJECT NO.	0641-09-00
SHEET	19
OF	52

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05		
APPROVED BY:	DATE	
01 J. L. STASZ	10/5/05	
02 K. SHOLARS	9/14/06	
03A K. FRITZ	11/15/06	
04 K. FRITZ	1/15/08	
03B K. FRITZ	3/13/08	
05 K. SHOLARS	6/8/12	
6A C. SCHNEIDER	11/5/12	
6B MEGAN K. REISER	5/24/16	
07 MEGAN K. REISER	9/11/14	
08 MEGAN K. REISER	12/31/14	
09 MEGAN K. REISER	6/17/15	
10 MEGAN K. REISER	10/26/15	
11 MEGAN K. REISER	7/26/16	
12 MEGAN K. REISER	8/30/17	
13 T. BURKE	6/4/19	
14 T. BURKE	2/12/20	
15 Suzanne A. Nickle	9/30/2020	
16 Suzanne A. Nickle	10/1/2020	



LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PMAL
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	90
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EXISTING TREELINE	ETL
STORM DRAIN	SS
UNMITIGATED 1.5 SAFETY FACTOR LINE	SS
MITIGATED 1.5 SAFETY FACTOR LINE	SS
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND (NOT COUNTED)	WL
CLEARING IN FLOODPLAIN	CF
OFF-SITE CLEARING	OC
MARLBORO CLAY LIMITS	ML
WOODLAND PRES. SIGN	WS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STP
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 220 • Columbia, MD 21046
T: 410-872-9105

APPLICANT:

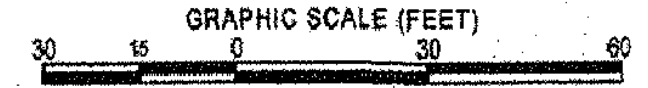
FIRM: TOLL MD V Limited Partnership

ADDRESS: 7164 Columbia Gateway Drive

CITY/STATE: Columbia, MD 21046

PHONE NO: 410-872-9105

ATTENTION: Jeff Driscoll



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2020-001-01 & 2020-001-02
SEPARATE APPROVAL OF THIS PLAN IS REQUIRED
ACCORDANCE WITH THE LAND USE AND ZONING ACT
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack Date: 2020.10.01 10:46:47 EDT
Authorized Signature

Landmark Engineering, Inc.
4266 Fort Belvoir Road
Lanham, MD 20706
T: 301.794.7555 F: 301.794.7636
www.LSA.com

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 1K AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4, & 5, TO INCLUDE PHASE 8	ESE	1/18/19
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3, & 4, TO INCLUDE PHASE 5	ESE	10/20/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	10/20/15
3A	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	BCG	7/21/10
2	PREVIOUSLY APPROVED PHASES 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/30/08
	ADDRESSED PER MNCPPC COMMENTS	BCG	4/10/08
	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	12/20/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BY	DATE
NO.	REVISIONS	BY	DATE
DATE:	SEPTEMBER 2005	CAD STANDARDS VERSION:	V8-2000
DESIGNED:	BCG	TECHNICIAN:	AKC
CHECKED:	WKC		

17	17A.140	17A.140
18	18A.140	18A.140
19	19A.140	19A.140
20	20A.140	20A.140
21	21A.140	21A.140
22	22A.140	22A.140
23	23A.140	23A.140
24	24A.140	24A.140
25	25A.140	25A.140
26	26A.140	26A.140
27	27A.140	27A.140
28	28A.140	28A.140
29	29A.140	29A.140
30	30A.140	30A.140
31	31A.140	31A.140
32	32A.140	32A.140
33	33A.140	33A.140
34	34A.140	34A.140
35	35A.140	35A.140
36	36A.140	36A.140
37	37A.140	37A.140
38	38A.140	38A.140
39	39A.140	39A.140
40	40A.140	40A.140
41	41A.140	41A.140
42	42A.140	42A.140
43	43A.140	43A.140
44	44A.140	44A.140
45	45A.140	45A.140
46	46A.140	46A.140
47	47A.140	47A.140
48	48A.140	48A.140
49	49A.140	49A.140
50	50A.140	50A.140
51	51A.140	51A.140
52	52A.140	52A.140

1	1A.140	1A.140
2	2A.140	2A.140
3	3A.140	3A.140
4	4A.140	4A.140
5	5A.140	5A.140
6	6A.140	6A.140
7	7A.140	7A.140
8	8A.140	8A.140
9	9A.140	9A.140
10	10A.140	10A.140
11	11A.140	11A.140
12	12A.140	12A.140
13	13A.140	13A.140
14	14A.140	14A.140
15	15A.140	15A.140
16	16A.140	16A.140
17	17A.140	17A.140
18	18A.140	18A.140
19	19A.140	19A.140
20	20A.140	20A.140
21	21A.140	21A.140
22	22A.140	22A.140
23	23A.140	23A.140
24	24A.140	24A.140
25	25A.140	25A.140
26	26A.140	26A.140
27	27A.140	27A.140
28	28A.140	28A.140
29	29A.140	29A.140
30	30A.140	30A.140
31	31A.140	31A.140
32	32A.140	32A.140
33	33A.140	33A.140
34	34A.140	34A.140
35	35A.140	35A.140
36	36A.140	36A.140
37	37A.140	37A.140
38	38A.140	38A.140
39	39A.140	39A.140
40	40A.140	40A.140
41	41A.140	41A.140
42	42A.140	42A.140
43	43A.140	43A.140
44	44A.140	44A.140
45	45A.140	45A.140
46	46A.140	46A.140
47	47A.140	47A.140
48	48A.140	48A.140
49	49A.140	49A.140
50	50A.140	50A.140
51	51A.140	51A.140
52	52A.140	52A.140

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 VERIFY CORRESPONDING BY GROUND TEST PITS BY HAND. IN ADVANCE OF THE START OF EXCAVATION, CONTACT MHS UTILITY AT 1-800-877-7771. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, MINIMUM, THE CONTRACTOR MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

SHEET 20 OF 52

PROJECT NO. 0641-08-00

MATCHLINE SHEET 50

MATCHLINE SHEET 51

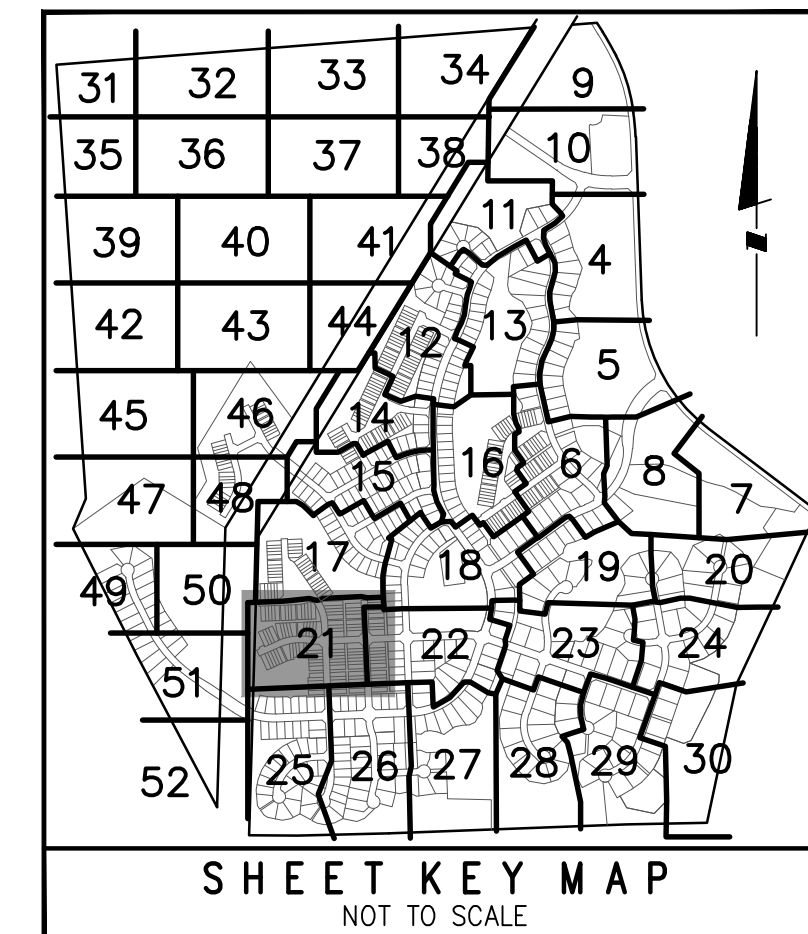
MATCHLINE SHEET 17

MATCHLINE SHEET 18

MATCHLINE SHEET 22

MATCHLINE SHEET 26

MATCHLINE SHEET 25



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	—PMA—
FLOODPLAIN	—FP—
STREAM	—SB—
STREAM BUFFER	—SB—
WETLAND	—WL—
WETLAND BUFFER	—WB—
MITIGATED 1.5 SAFETY FACTOR LINE	—SSL—
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	—65 dBA—
EXISTING CONTOUR	—96—
PROPOSED CONTOUR	—96—
LOT LINE	—LOD—
LIMIT OF DISTURBANCE	—LOD—
EXISTING TREELINE	—TSF—
EARTHSHAKE/SWALE	—TSF—
TREE SAVE FENCE	—TSF—
STORM DRAIN	—SD—
PHASE LINE	—P—
SPECIMEN TREE	—T—
MATCHLINE	—M—
TREE PRESERVATION	—TP—
REFORESTATION/AFFORESTATION	—R—
WOODLAND SAVED (NOT COUNTED)	—WS—
WOODLAND CLEARED IN FLOODPLAIN	—WC—
OFF-SITE CLEARING	—OSC—
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	—ML—
WOODLAND PRESERV. SIGN	—WPS—
REFORESTATION SIGN	—RS—
SPECIMEN TREE PROT. SIGN	—STP—

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 SHOULERS	9/14/06
02 K SHOULERS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULERS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/12/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-06010-01 & 02P-06010-05
SEPARATE APPROVAL OF THIS PLAN IS REQUIRED
ACCORDANCE WITH PLANNING DEPARTMENT APPROVAL, DATE: OCTOBER 12, 2020
SEPARATE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.07 10:48:47 EDT
Authorized Signature

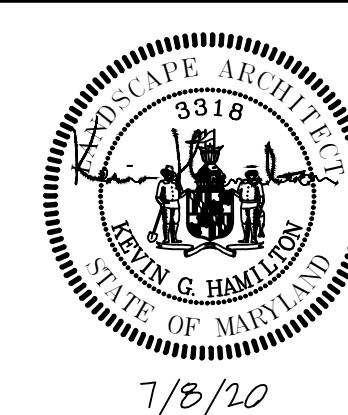
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

NO.	REVISIONS	DATE
16	REVISED LOT 1K	ESE 7/8/20
15	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	ESE 7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE 1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE 10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE 12/10/15
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE 6/19/15
9	REVISED LOT LINES IN PHASE 2B NORTH	ESE 6/19/15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 338 & 348	ESE JAN. 15
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV ROW	ESE SEPT. 13
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE 10/18/10
5	REVISED PER RESOLUTION CONDITIONS	ESE OCT. 10
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREAS 3 & 4	ESE AUG. 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREAS 3 & 4	ESE 1/22/08
2	ADDRESSED PER MNCPPC COMMENTS	ESE 5/30/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	ESE 12/20/05

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY: R-R
WSSC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 2



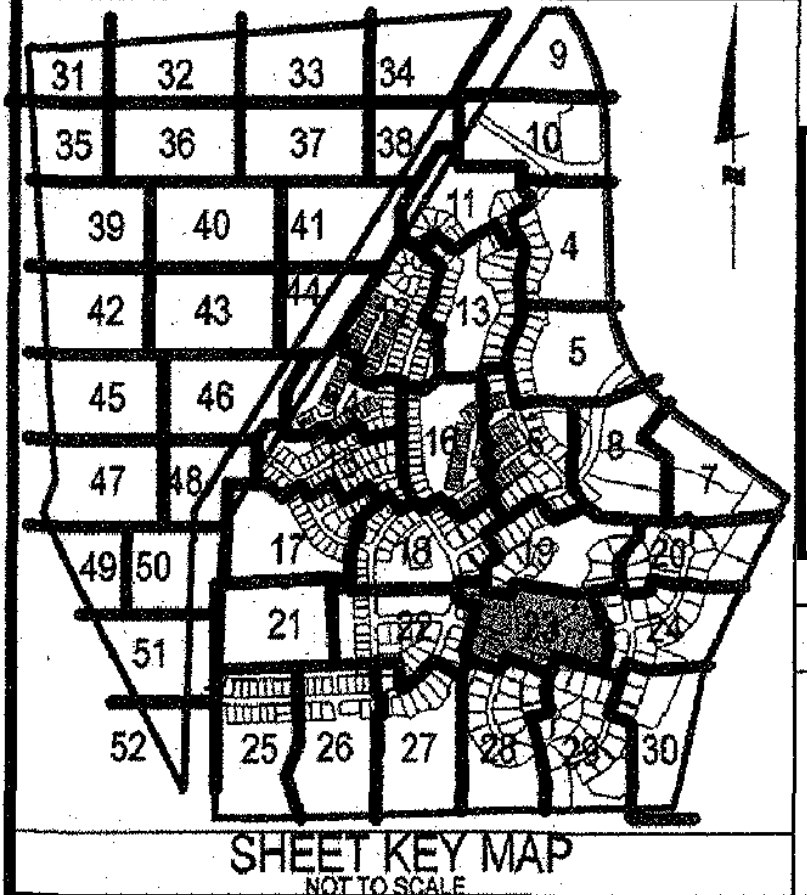
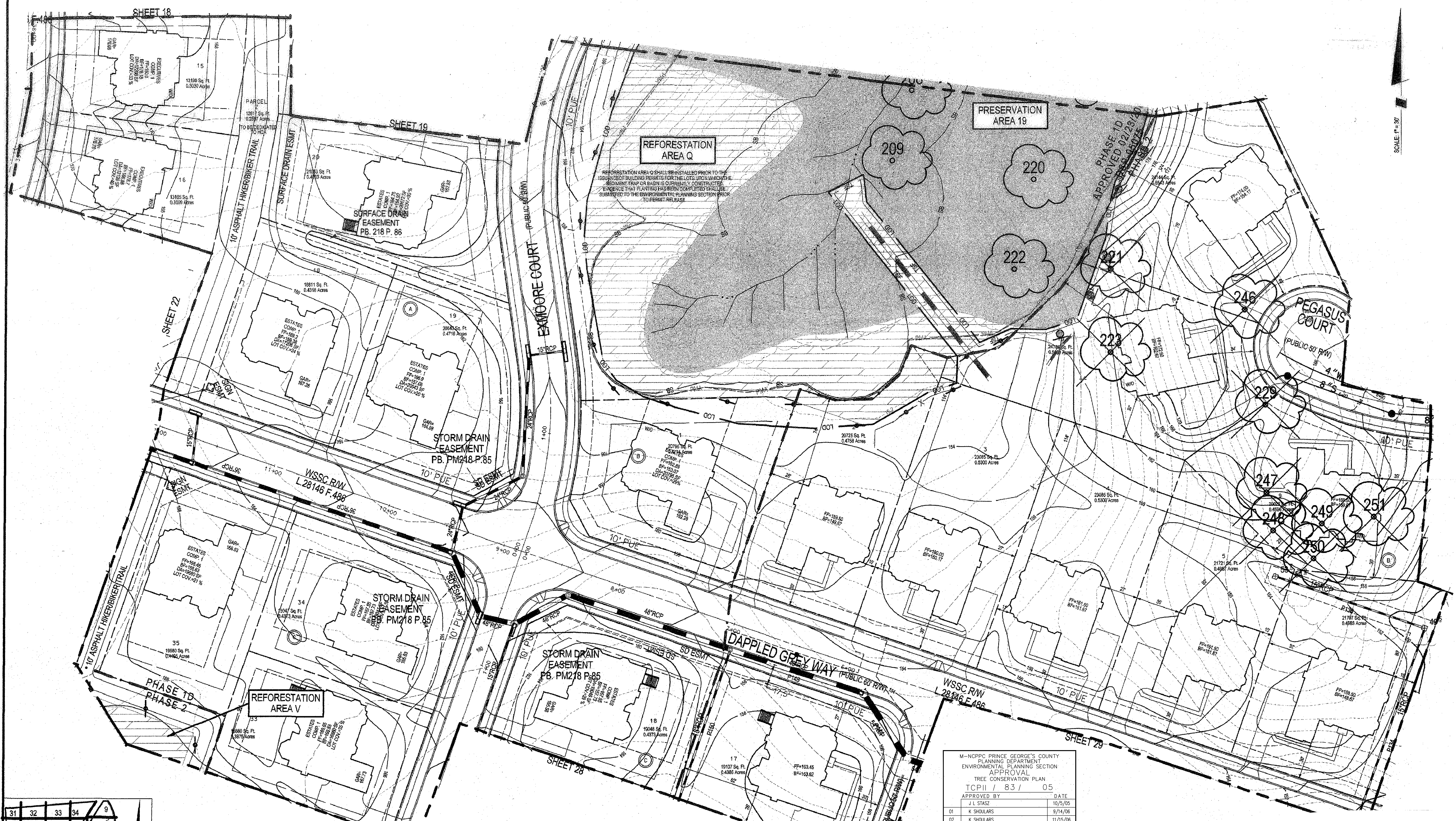
MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	21 OF 52



ESE CONSULTANTS

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	PPA	WETLAND BUFFER	WB	EXISTING TREELINE	ES
FLOODPLAIN	FP	EXISTING CONTOUR	96	UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
STREAM	ST	PROPOSED CONTOUR	96	MITIGATED 1.5 SAFETY FACTOR LINE	SSL
STREAM BUFFER	SB	LOT LINE	LOD	PHASE LINE	PL
WETLAND	WL	LIMIT OF DISTURBANCE	LOD		

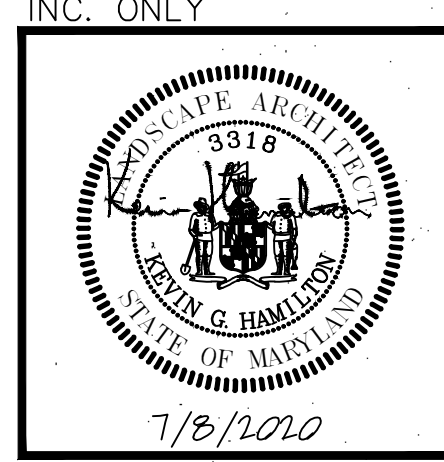
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND (NOT COUNTED)	WNC

CLEARING FLOODPLAIN	CF
OFF-SITE CLEARING	OSC
MARKED/BOARD CLAY LIMITS	ML
WOODLAND PRES. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS
SPECIMEN TREE	ST

M-NOPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOLARS	9/14/06
03 K. SHOLARS	11/15/06
04 K. FRITZ	11/16/07
05 K. FRITZ	1/15/08
06 K. FRITZ	3/13/08
07 C. SCHNEIDER	6/8/12
08 MEGAN K. REISER	11/5/12
09 MEGAN K. REISER	5/24/16
10 MEGAN K. REISER	9/11/14
11 MEGAN K. REISER	12/31/14
12 MEGAN K. REISER	6/17/15
13 MEGAN K. REISER	10/26/15
14 MEGAN K. REISER	7/28/16
15 T. BURKE	8/30/17
16 T. BURKE	6/4/19
17 Suzanne A. Nickle	2/12/20
18	9/30/2020
19	10/1/2020

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

GRAPHIC SCALE (FEET)
0 10 20 30 40 50 60 70 80



PHASE 2
PHASE 2

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF CONSTRUCTION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF CONSTRUCTION. 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.

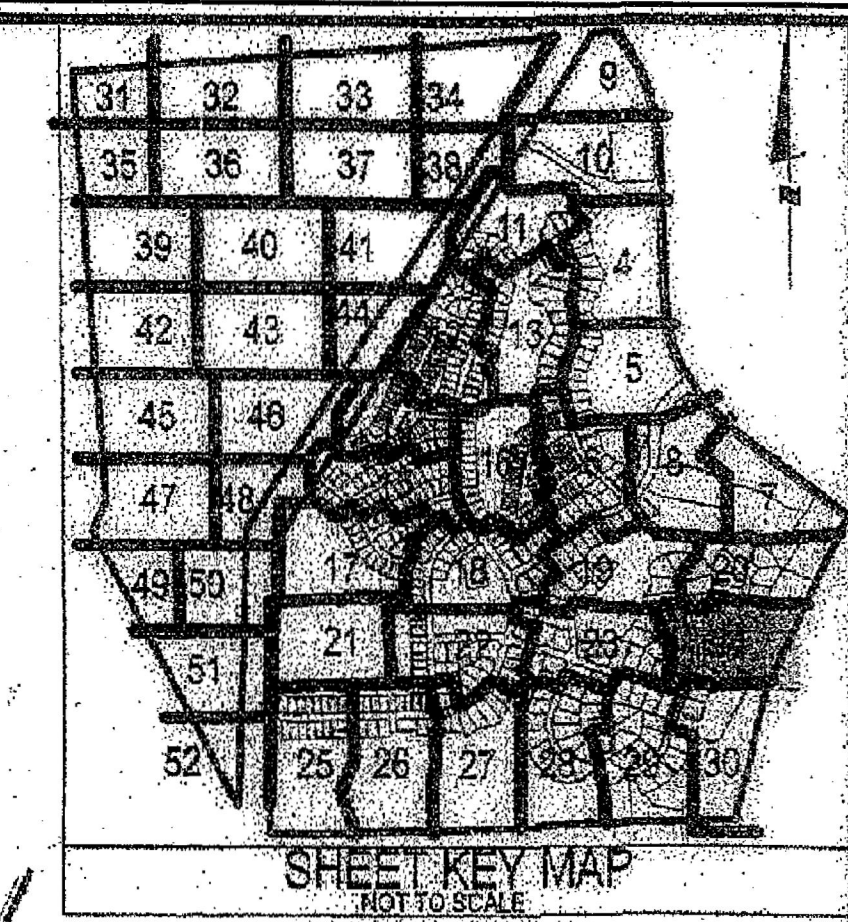
TREE CONSERVATION PLAN TYPE II

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

THE MARYLAND NATIONAL CAPITAL
PLANNING AND DESIGN COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-000001-01 & 02P-000001-01
SEPARATE APPROVAL OF TREE PRES. SIGN
ACCORDANCE WITH PLANNING DEPARTMENT
APPROVAL, DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL, DATE:
Digitally signed by Jill Kosack
Date: 2020.10.01
10:48:47 EDT
Authorizing Signature



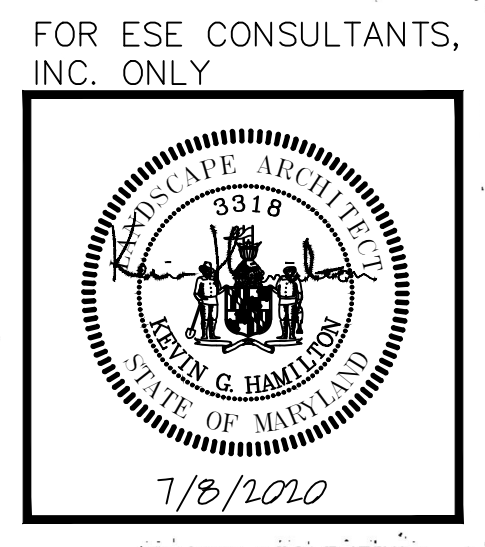
SHEET 23
OF 52
PROJECT NO.
0841-09-00



LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PLM
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	EC
PROPOSED CONTOUR	PC
LOT LINE	LL
LIMIT OF DISTURBANCE	LID
EXISTING TREELINE	ETL
EARTHWORKS/VALE	EWV
STORM DRAIN	SD
SLOPE STABILITY LINE	SSL
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/AFREORESTATION	RF
WOODLAND (NOT COUNTED)	WO
CLEARING IN FLOODPLAIN	CLF
OFF-SITE CLEARING	OSC
MARLBORO CLAY LIMITS	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RES
SPECIMEN TREE PROT. SIGN	STPS
UNMITIGATED 1.5 SAFETY FACTOR LINE	USL
MITIGATED 1.5 SAFETY FACTOR LINE	MSL
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

M-NOPCPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
J. L. STASZ	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020



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

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 CLOSING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF REFORESTATION. CONTACT THE UTILITY AT 1-800-227-2777, 48 HOURS PRIOR TO THE START OF REFORESTATION. 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 REFORESTATION. CLEARANCES LESS THAN SHOWN MAY REQUIRE REVISIONS TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

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

PROJECT NO.
0641-09-00

SHEET
24

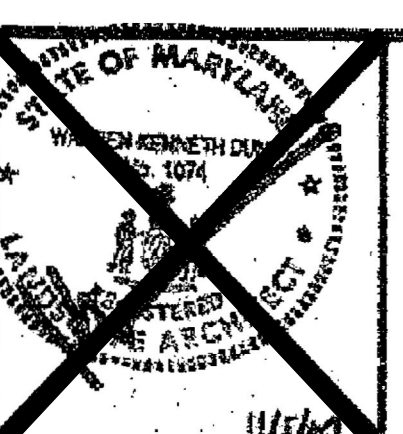
DATE
05

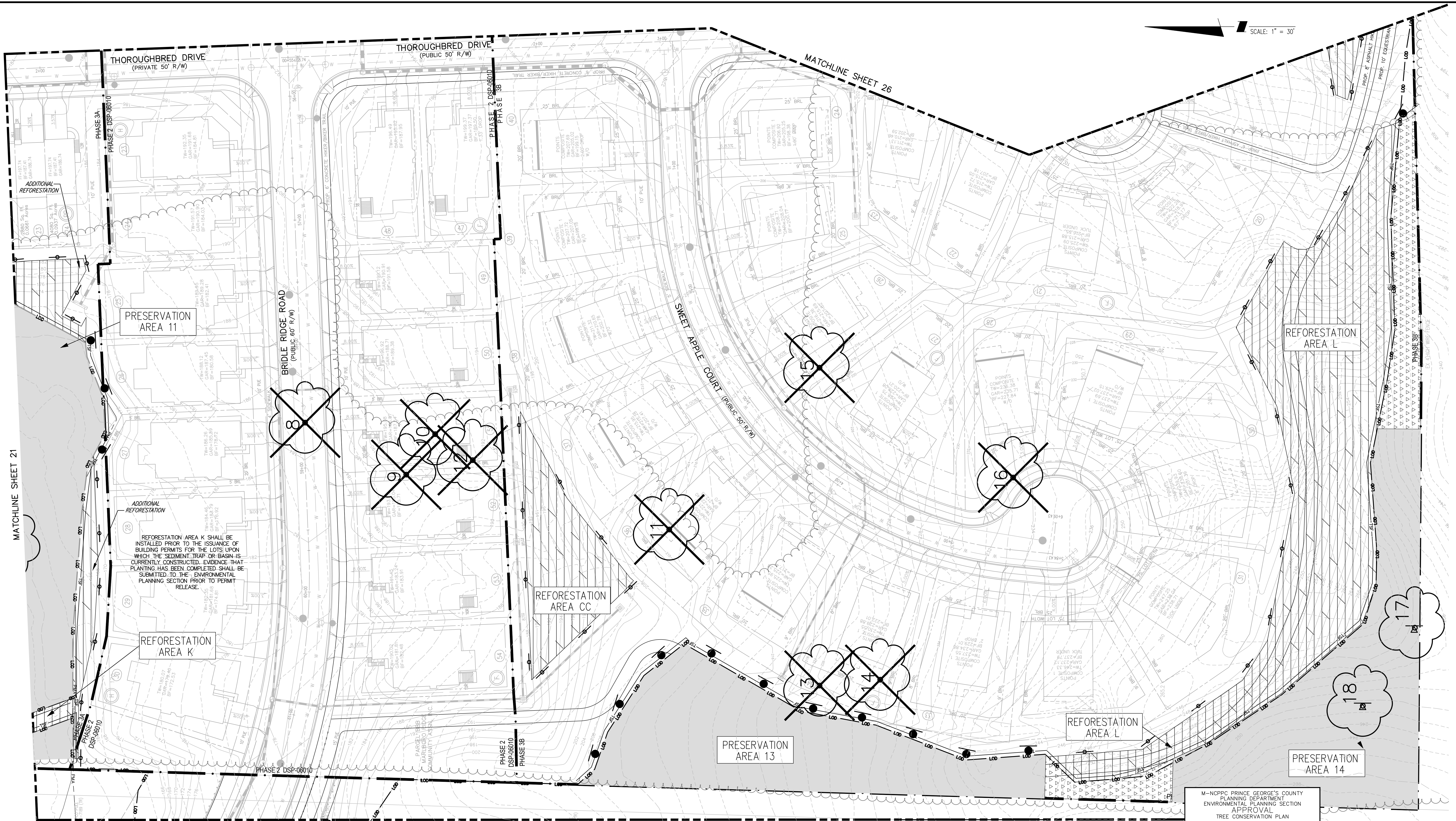
LANDSCAPE ARCHITECT
Landscape Architecture, Inc.
4266 Eastern Boulevard
Columbia, MD 21006
T: 301.794.7555 F: 301.794.7655
www.LASdesign.com

NO.	DATE	DESCRIPTION	BY	DATE
1	SEPTEMBER 2005	DESIGNED	BCG	
2	SEPTEMBER 2005	TERMINATED	AVC	
3	SEPTEMBER 2005	REVISED	WVD	

NO.	DATE	DESCRIPTION	BY	DATE
1	SEPTEMBER 2005	DESIGNED	BCG	
2	SEPTEMBER 2005	TERMINATED	AVC	
3	SEPTEMBER 2005	REVISED	WVD	

NO.	DATE	DESCRIPTION	BY	DATE
1	SEPTEMBER 2005	DESIGNED	BCG	
2	SEPTEMBER 2005	TERMINATED	AVC	
3	SEPTEMBER 2005	REVISED	WVD	





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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL	
TREE CONSERVATION PLAN	
TCP11 / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOLLARS	9/14/06
03A K. FRITZ	11/15/06
04 K. FRITZ	11/16/07
03B K. FRITZ	3/13/08
05 K. SHOLLARS	6/8/12
6A C. SCHNEIDER	11/5/12
68 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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
STREAM BUFFER	SB
WETLAND	WL

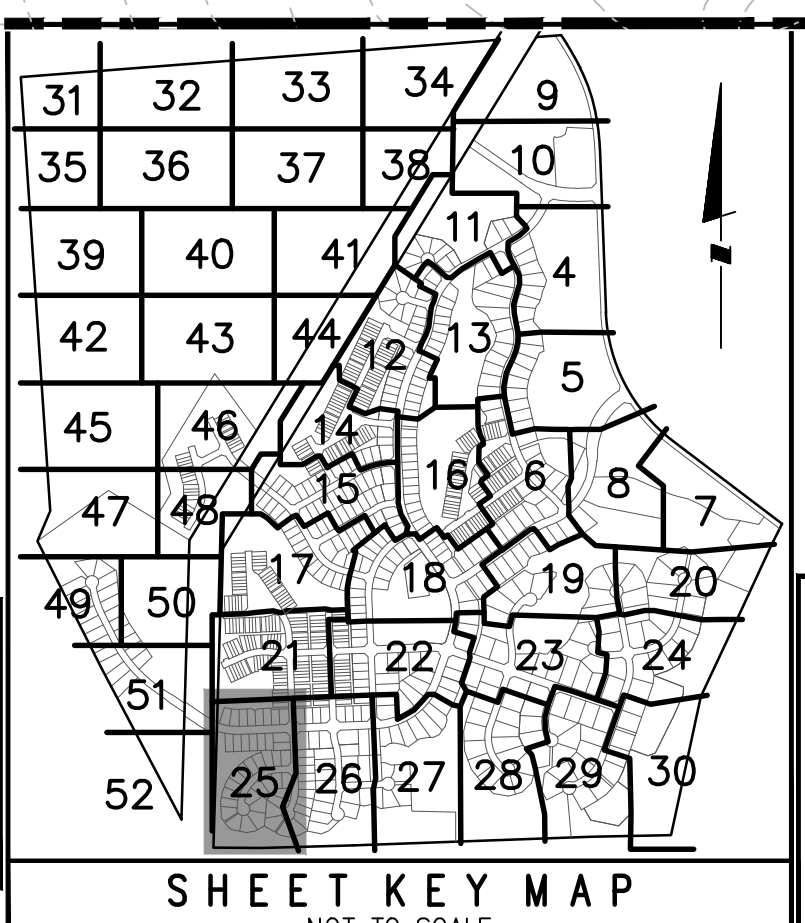
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD

EXISTING TREELINE	ET
EARTHWORK/SWALE	ES
TREE SAVE FENCE	TSF
UNMITIGATED 1.5 SF LINE	SSL
MITIGATED 1.5 SF LINE	SSL
MATCHLINE	ML

TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND SAVED (NOT COUNTED)	WS

WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	ML

WOODLAND PRES. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS



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

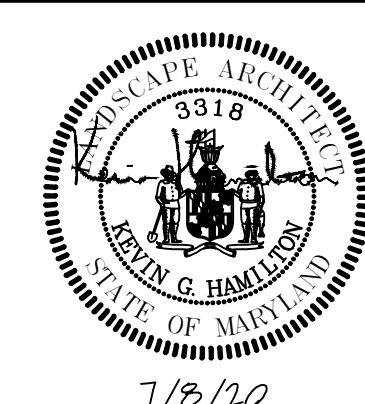


ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

NO.	REVISIONS	DATE
16	REVISED LOT 1K	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	1/16/19
12	REVISED LOT LINES IN PHASE 5	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	12/20/15
10	REVISED LOT LINES IN PHASE 2B NORTH	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	JAN 15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	DEC 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	SEPT 13
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	10/18/10
5	REVISED PER RESOLUTION CONDITIONS	OCT 10
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	AUG 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	BPV 1/2/08
2	ADDRESSED PER MNCPPC COMMENTS	BOG 5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BOG 4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG 12/20/05

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	TAX MAP MAP 20, 26 PAGE 91, GRID B2	GRID C13 & D12-13 ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	WSSC 200' SHEET 206 SE 10	

PHASE 2



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

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	25 OF 52

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

FURLONG COURT (PUBLIC 50' R/W)

GRAZING WAY (PUBLIC 50' R/W)

THOROUGHbred DRIVE (PUBLIC 50' R/W)

PRESERVATION AREA 16

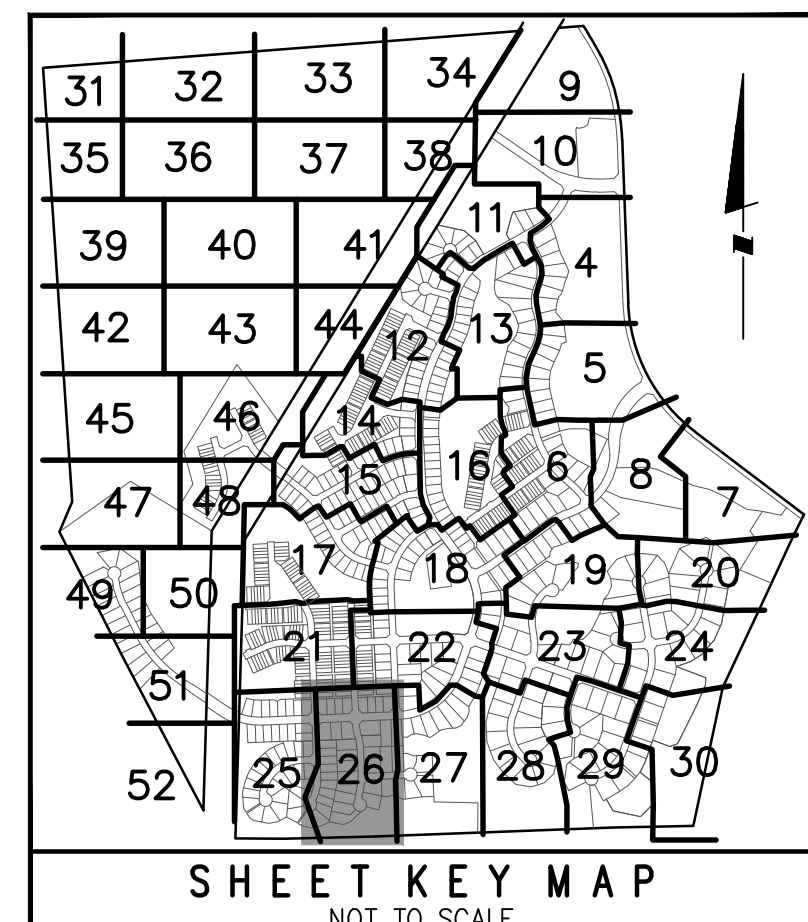
PRESERVATION AREA 16

REFORESTATION AREA M

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

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	SPECIMEN TREE	●
FLOODPLAIN	FP	MATCHLINE	---
STREAM	SB	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	LOD	WOODLAND PRES. SIGN	●
LIMIT OF DISTURBANCE	LOD	REFORESTATION SIGN	●
EXISTING TREELINE	LOD	SPECIMEN TREE PROT. SIGN	●
EARTHSHAKE/SWALE	LOD		
TREE SAVE FENCE	TSF		
STORM DRAIN	SSD		
UNMITIGATED 1.5 SF LINE	SSL		
MITIGATED 1.5 SF LINE	SSL		
PHASE LINE	---		
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	65 dBA		



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

TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
06 C SCHNEIDER	11/5/12
08 MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
09 MEGAN K. REISER	12/31/14
10 MEGAN K. REISER	6/17/15
11 MEGAN K. REISER	10/26/15
12 MEGAN K. REISER	7/28/16
13 T. BURKE	8/30/17
14 T. BURKE	6/4/19
15 Suzanne A. Nickle	2/12/20
16	9/30/2020
	10/1/2020

MATCHLINE SHEET 25



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

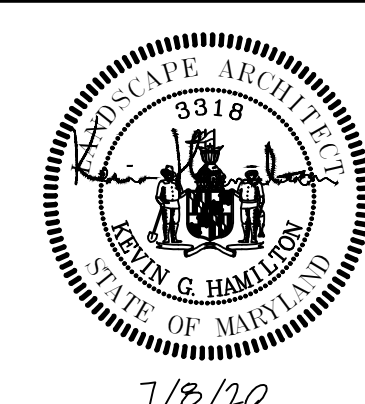
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 2019-005-05-05
REVISOR APPROVAL OF TREE PRESERVATION PLAN
DATE: 10/1/2020
SIGNATURE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01 14:48:47 EDT
Authorized Signature

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 5B WEST	ESE	12/26/16
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. 15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BRW	1/22/08
3	ADDRESSED PER MNCPPC COMMENTS	BOG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE	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
BY	DATE



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:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	26 OF 52

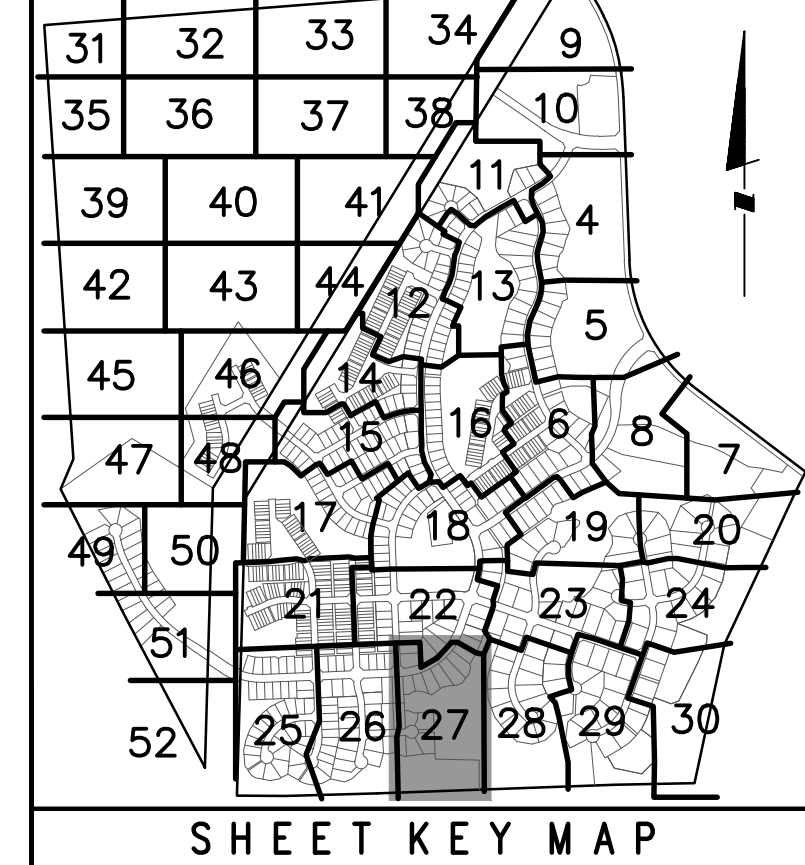


LEGEND

PATUENCY MANAGEMENT AREA LIMIT FLOODPLAIN STREAM STREAM BUFFER WETLAND WETLAND BUFFER EXISTING CONTOUR PROPOSED CONTOUR LOT LINE LIMIT OF DISTURBANCE EXISTING TREELINE EARTHSHOKE/SWALE TREE SAVE FENCE STORM DRAIN UNMITIGATED 1.5 SF LINE MITIGATED 1.5 SF LINE PHASE LINE	SPECIMEN TREE WATCHLINE TREE PRESERVATION REFORESTATION/AFFORESTATION WOODLAND SAVED (NOT COUNTED) WOODLAND CLEARING 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
---	---

The legend defines the following symbols and line styles:

- PATUENCY MANAGEMENT AREA LIMIT:** Solid black line.
- FLOODPLAIN:** Dashed line with 'FP' label.
- STREAM:** Solid black line with wavy lines.
- STREAM BUFFER:** Dashed line with 'SB' label.
- WETLAND:** Dashed line with 'WL' label.
- WETLAND BUFFER:** Dashed line with 'WB' label.
- EXISTING CONTOUR:** Dashed line with '96' label.
- PROPOSED CONTOUR:** Dashed line with '96' label.
- LOT LINE:** Dashed line.
- LIMIT OF DISTURBANCE:** Dashed line with 'LOD' label.
- EXISTING TREELINE:** Dashed line with a wavy line above it.
- EARTHSHOKE/SWALE:** Solid black line with a wavy line above it.
- TREE SAVE FENCE:** Solid black line with 'TSF' label.
- STORM DRAIN:** Solid black line with a wavy line above it.
- UNMITIGATED 1.5 SF LINE:** Solid black line with 'SSL' label.
- MITIGATED 1.5 SF LINE:** Solid black line with 'SSL' label.
- PHASE LINE:** Solid black line with a dot.
- SPECIMEN TREE:** Circle with a cross inside.
- WATCHLINE:** Dashed line.
- TREE PRESERVATION:** Solid black rectangle.
- REFORESTATION/AFFORESTATION:** Rectangle with diagonal hatching.
- WOODLAND SAVED (NOT COUNTED):** Rectangle with a grid pattern.
- WOODLAND CLEARING IN FLOODPLAIN:** Rectangle with diagonal hatching.
- OFF-SITE CLEARING:** Rectangle with diagonal hatching.
- APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE:** Rectangle with a grid pattern.
- WOODLAND PRESV. SIGN:** Circle with a cross inside.
- REFORESTATION SIGN:** Circle with a cross inside.
- SPECIMEN TREE PROT. SIGN:** Circle with a cross inside.



MATCHLINE SHEET 26

SCALE: 1" = 30'

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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05		
APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
6A	C SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	MEGAN K. REISER	7/28/16
12	MEGAN K. REISER	8/30/17
13	T. BURKE	6/4/19
14	T. BURKE	2/17/20
15	Suzanne A. Nickle	9/30/2020
16	<i>S. Aichele</i>	10/1/2020

**THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
FOR OFFICIAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2

APPLICATION NO.: OSP-05010-07 & TCP-063-05-10

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PLANNING DIRECTOR
APPROVAL DATED OCTOBER 7, 2020.

SIGNATURE APPROVAL DATE:

Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.07
10:47:40 -0400

15	REVISED LOT GO AND PHASE 2 SANITARY SEWER OUTFALL	ESE	7/8/20		
16	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/18/19		COPYRIGHT ACD THE MAP PEOPLE
17	REVISED LOT 10 TO INCLUDE PHASE 6	ESE	10/28/18		PERMITTED USE NUMBER 2041157
18	REVISED LOT LINES IN PHASE 5B WEST	ESE	12/30/15		
19	REVISED LOT LINES IN PHASE 5B EAST	ESE	12/30/15		
20	REVISED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAH 15	MAP 20_26	GRID C13 & D12-13
26	REMOVED WOODLAND AND SAVED LOT TWO FROM LOTS 33B & 34B	ESE	DEG 14	TAX MAP	
27	UPD LIP PROVISION AND LOT 2 TO INCLUDE PHASE 6 DUE TO REV 509	ESE	DEG 14	PAGE 91, GRID B2	ZONING CATEGORY: R-R
68	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	10/18/10		
69	REVISED LOT LINES IN PHASE 5B WEST	ESE	12/30/15		
5	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG 09		M-NCPCC 200' SHEET 206 SE 10
4	ADDED PRESERVATION AREAS 4 & 5 AND REDEFINITION AREA 6	BNW	1/27/08		
3	ADDED PRESERVATION AREA 3	BNW	1/27/08		
2	ADDED MNCPPAC COMFORT FOR SIGNATURE	BCG	4/10/06		WSSC 200' SHEET 206 SE 10
1	ADDED MNCPPAC COMFORT TO INCLUDE PHASE 1B & 1C	BCG	12/20/05		
NO.	REVISIONS	BY	DATE		

PHASE 2



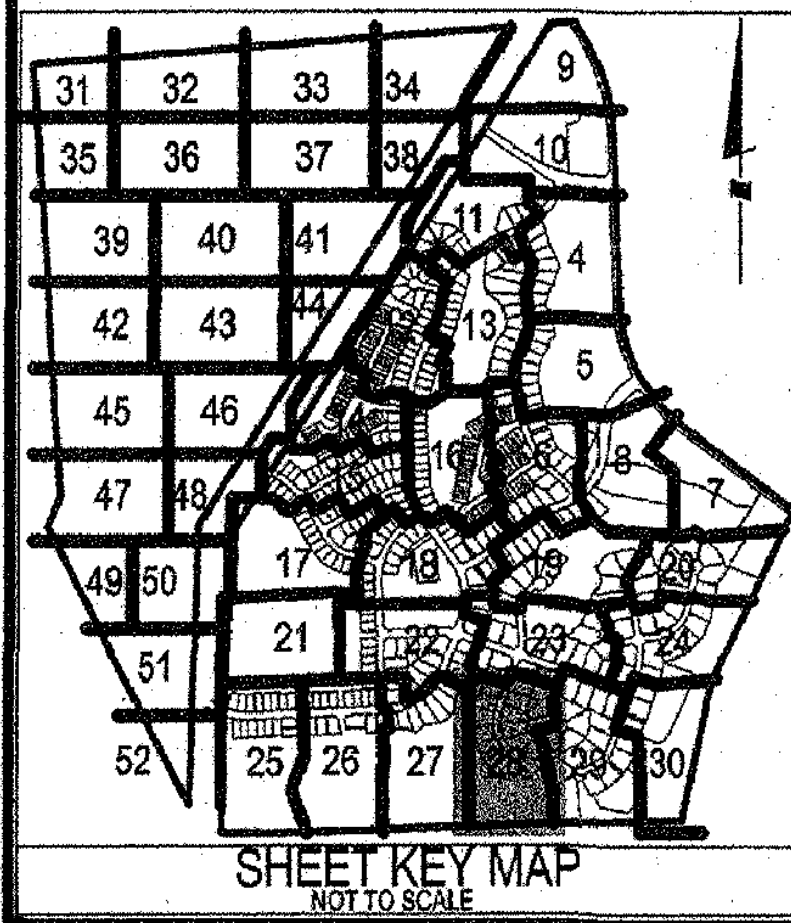
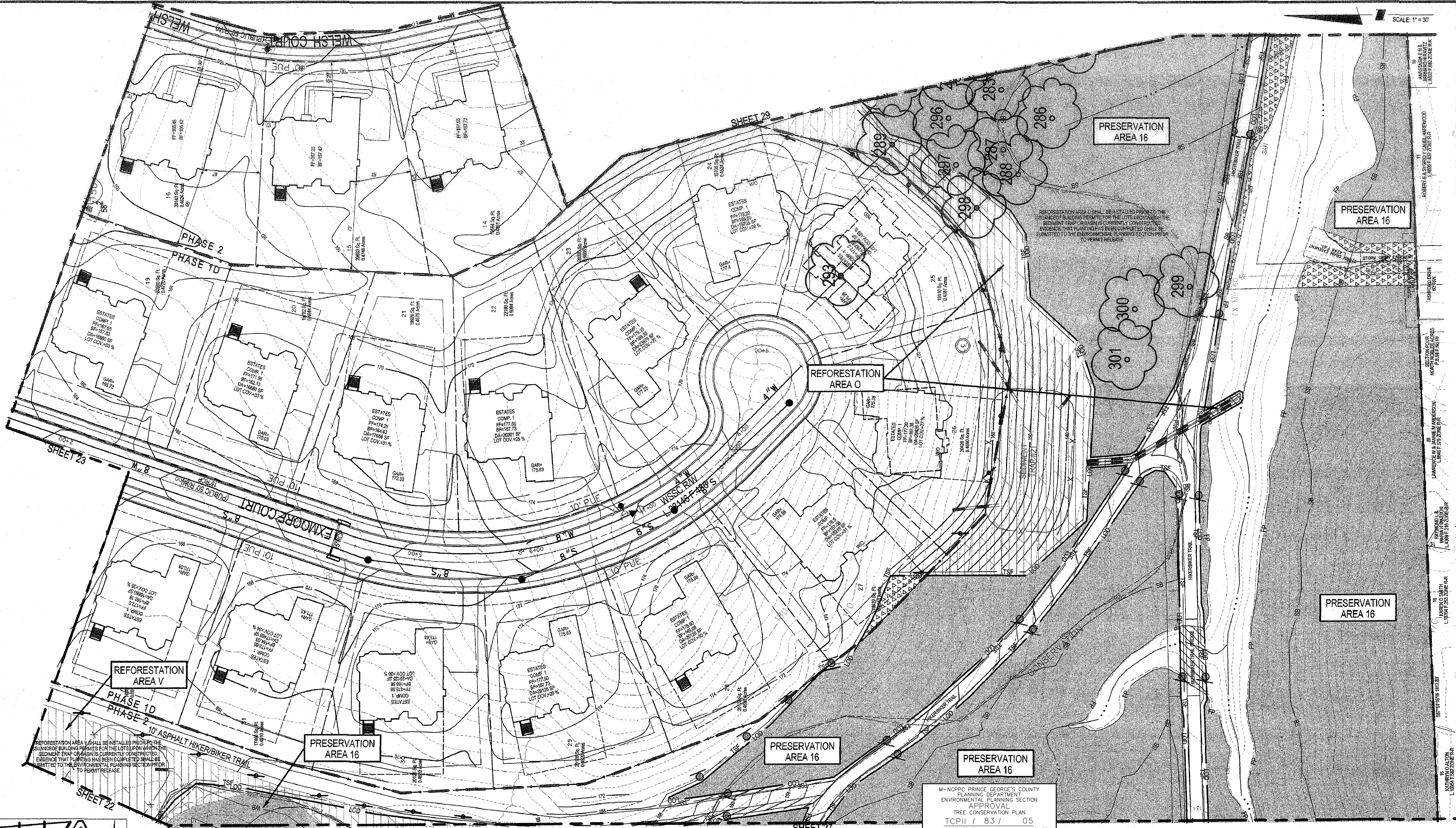
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXIST 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, NEITHER 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: JULY 2020	
DESIGN: DEJ	DRAWN: SNM
SCALE: 1" = 30'	
JOB NO.: 1414	
SHEET NO.: 37 OF 52	



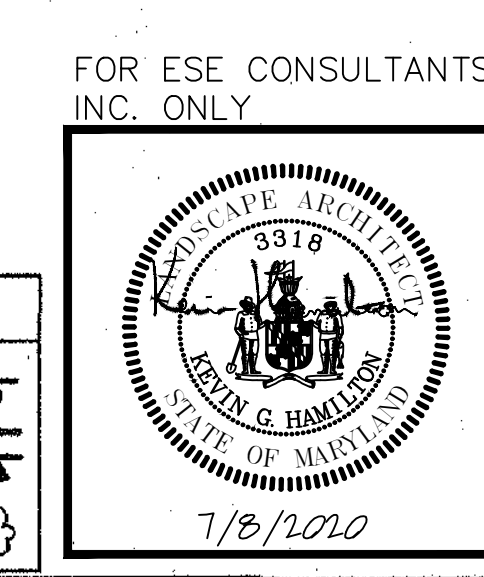
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

UNMITIGATED 65 dBA Ldn NOISE CONTOUR 65 dBA

PATIENT MANAGEMENT AREA LIMIT	PAAL
FLOODPLAIN	FP
STREAM	---
STREAM BUFFER	SB
WETLAND	WL
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	---
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	---
TREE PROTECTION DEVICE	TPO
STORM DRAIN	---
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	---

LEGEND

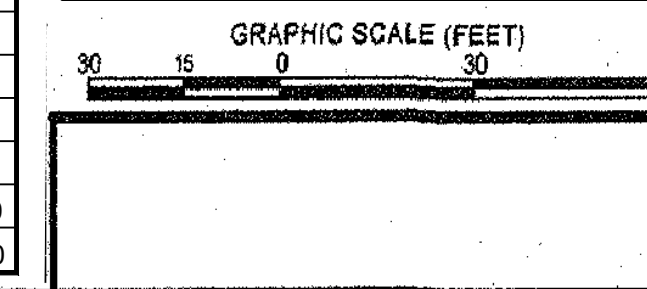
REFORESTATION/REFORESTATION	WOODLAND (NOT COUNTED)
CLEARING FLOODPLAIN	OFF-SITE CLEARING
MARLBORO CLAY LIMITS	WOODLAND PRES. SIGN
	REFORESTATION SIGN
	SPECIMEN TREE PROT. SIGN
	SPECIMEN TREE



M-NPPCC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 831 / 05

APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOLLARS	9/7/06
03 K. SHOLLARS	11/15/06
04 K. FRITZ	11/16/07
05 K. FRITZ	1/15/08
06 K. FRITZ	3/13/08
07 K. SHOLLARS	6/8/12
08 C. SCHNEIDER	11/5/12
09 MEGAN K. REISER	5/24/16
10 MEGAN K. REISER	9/11/14
11 MEGAN K. REISER	12/31/14
12 MEGAN K. REISER	6/17/15
13 MEGAN K. REISER	10/26/15
14 MEGAN K. REISER	7/28/16
15 MEGAN K. REISER	8/30/17
16 T. BURKE	6/4/19
17 T. BURKE	2/12/20
18 Suzanne A. Nickle	9/30/2020
19	10/1/2020

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



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CHANGES BY DIGGING TEST PIT BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-221-7777. AN HOUR PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) 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.

NO.	REVISIONS	DATE
1	REVISED LOT 10	7/8/20
2	REVISED LOT 10 AND PHASE 2 SANITARY SEWER OUTFALL	7/8/20
3	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASE 3	10/20/15
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	8/30/19
5	PREVIOUSLY APPROVED PHASES 1A, AND 1B & 1C, TO INCLUDE PHASE 2	7/17/06
6	ADDRESSED PER MNCPPC COMMENTS	5/30/08
7	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	4/10/08
8	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	12/20/05

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

COPYRIGHT AND THE MAP RIGHTS
PERMITTED USE NUMBER 2041157
MAP: 20.28
GRID: C13 & D15-12
TAX MAP
PAGE 29 OF 62
BL CL D1 D1
M-NPPCC 20P SHEET
205 SE 8, 10
206 SE 8, 10
WSSC 20P SHEET
205 SE 8, 10
206 SE 8, 10

FOR ESE CONSULTANTS, INC. ONLY

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
7/9/2010

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CHANGES BY DIGGING TEST PIT BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-221-7777. AN HOUR PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) 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.

Landmark Engineering, Inc.
4266 Foxglove Lane
Lanham, MD 20706
T: 301.794.7555 F: 301.794.7050
www.LandmarkEng.com

PHASE 2
PHASE 2

TREE CONSERVATION PLAN TYPE II

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

PROJECT NO.
0641-09-00

SHEET
28
OF
52

LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTHQUAKE SHALE	ES
UNMITIGATED 65 dBA L ₅₀ NOISE CONTOUR	65 dBA
STORM DRAIN	SD
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
PHASE LINE	PL
SPECIMEN TREE	ST
TREE PRESERVATION	TP
REFORESTATION/FORESTATION	RF
WOODLAND (NOT COUNTED)	WO
CLEARING IN FLOODPLAIN	CF
OFF-SITE CLEARING	OSC
MARLBORO CLAY LIMITS	ML
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

LANHAM OFFICE
4266 Foxglove Boulevard
Lanham, MD 20706
T: 301.794.7555 F: 301.794.7636

Rockwell
Latham
Frederick
Waldorf
Leonardtown
Chantilly

13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5, TO INCLUDE PHASE 6	ESE	7/8/20
15	REVISED LOT 1K	ESE	7/8/20
16	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4, TO INCLUDE PHASE 5	ESE	10/20/15
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. 17, 17
3A	PREVIOUSLY APPROVED PHASES 1A, 1D, TO INCLUDE PHASE 2	BGC	7/17/06
2	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BGC	2/10/09
	ADDRESSED PER MNCPPC COMMENTS	BGC	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BGC	12/20/05
NO.	REVISIONS	BY	DATE
DATE:	SEPTEMBER 2005	GAD STANDARDS VERSION:	V8-2000
DESIGNED:	BGC	TECHNICIAN:	ANC
CHECKED:	WKO		

PHASE 2
PHASES 3 & 4
PHASE 2

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-277-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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

GRAPHIC SCALE (FEET)
0 10 20 30

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOULARS	9/14/06
03 K. FRITZ	11/15/06
04 K. FRITZ	11/16/07
05 K. FRITZ	1/15/08
06 K. FRITZ	3/13/08
07 K. SHOULARS	6/9/12
08 C. SCHNEIDER	11/6/12
09 MEGAN K. REISER	5/24/16
10 MEGAN K. REISER	9/11/14
11 MEGAN K. REISER	12/31/14
12 MEGAN K. REISER	6/17/15
13 MEGAN K. REISER	10/26/15
14 MEGAN K. REISER	7/28/16
15 T. BURKE	8/30/17
16 Suzanne A. Nickle	6/4/19
	2/13/20
	9/30/2020
	10/1/2020

TREE CONSERVATION PLAN TYPE II

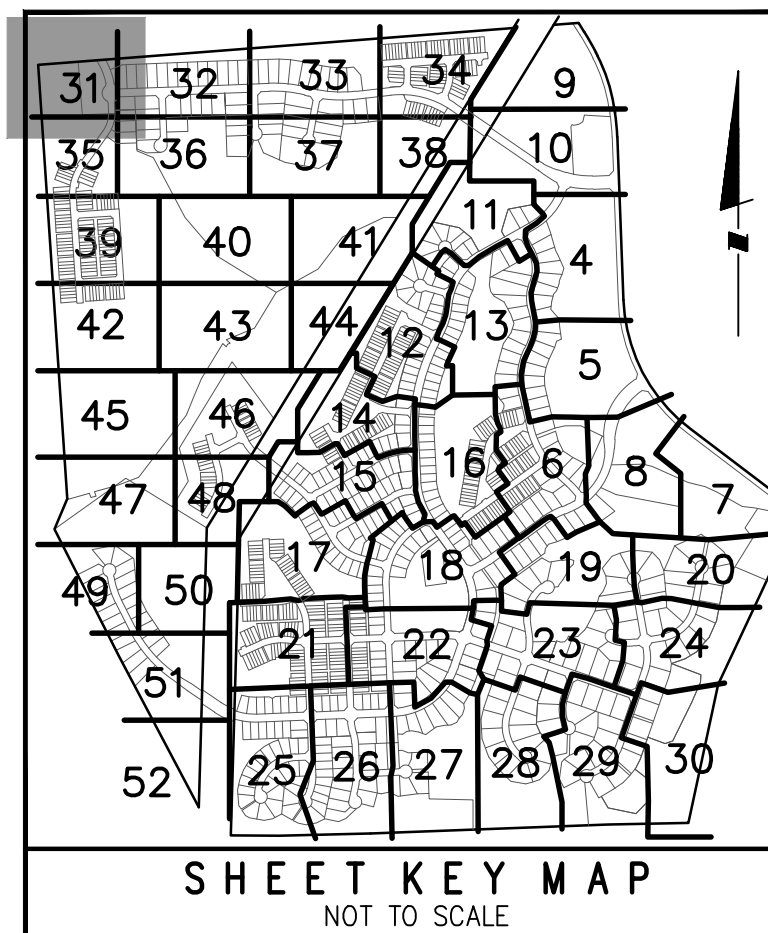
MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 29 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.

SCALE: 1" = 30'



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	LOD
EARTHDIKE/SWALE	LOD
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PL
SPECIMEN TREE	209
MATCHLINE	ML
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RF
WOODLAND SAVED (NOT COUNTED)	WS
WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS

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. SHOLARS	9/14/06
02 K. SHOLARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOLARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Suzanne A. Nickle	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
THE ORIGINAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-080107 & 05P-080108-05
SEPARATE APPROVAL OF TREE PRESERVATION REQUIRED
APPROVAL DATE: OCTOBER 1, 2020
SEPARATE APPROVAL DATE: OCTOBER 1, 2020

Digitally signed by Jill Kosack
Date: 2020.10.01 10:46:47 EDT
Authorized Signature

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

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.



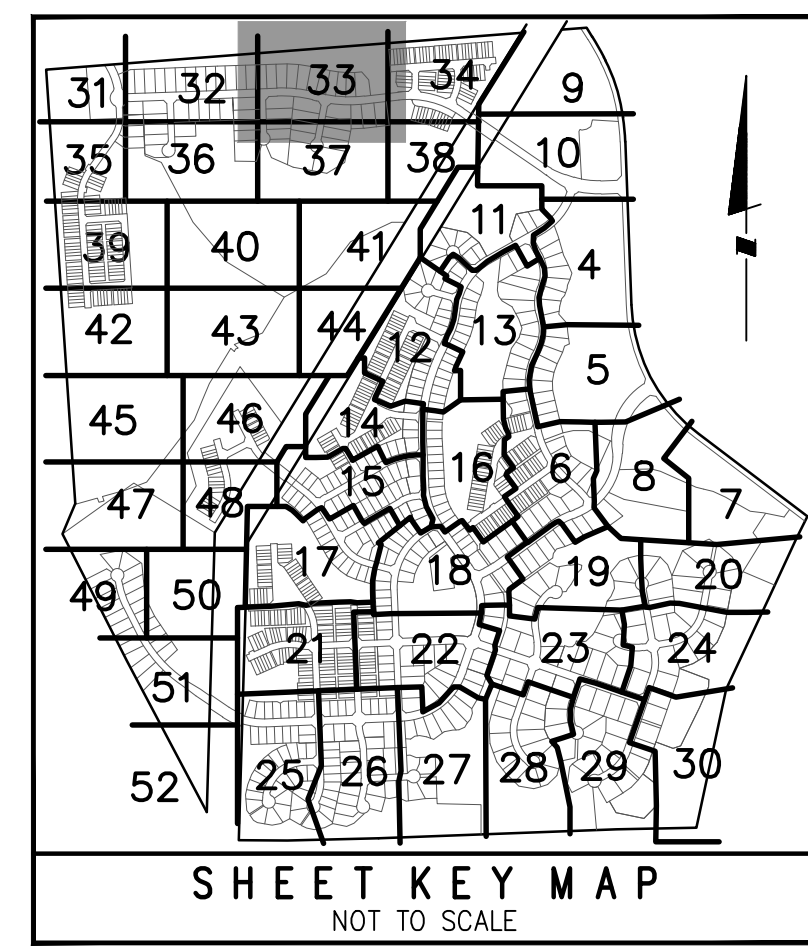
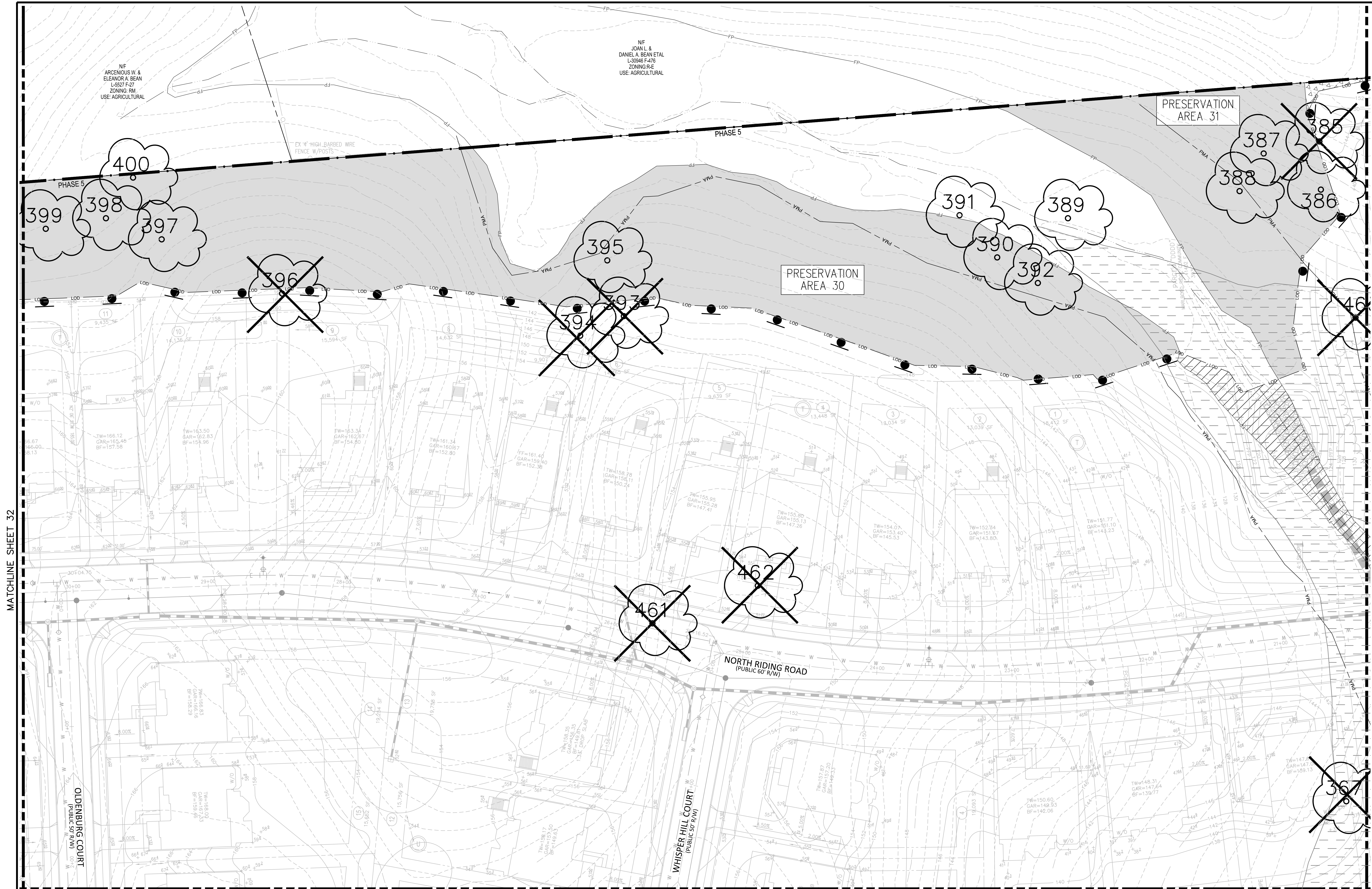
PHASE 2

NO.	REVISIONS	BY	DATE
16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 1B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
3	ADDRESSED PER MNCPPC COMMENTS	BCD	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05

MAP	TAX MAP	GRID	ZONING CATEGORY
20, 26	206 SE 10	C13 & D12-13	R-R

ESE CONSULTANTS
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	---SB---
WETLAND BUFFER	---WB---
WETLAND	---WL---
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	---LOO---
LIMIT OF DISTURBANCE	---LOO---
EXISTING TREELINE	---LOO---
EARTHSHAKE/SWALE	---TSF---
TREE SAVE FENCE	---TSF---
STORM DRAIN	---TSF---
PHASE LINE	---209---
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	---

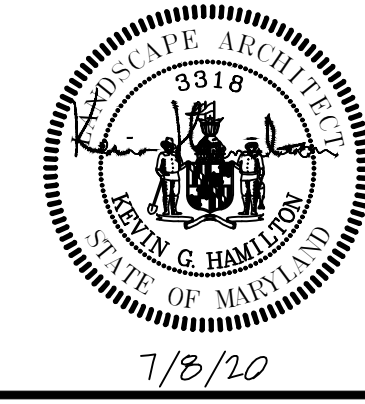
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 / 83 / 05		
APPROVED BY	J. L. STAGS	DATE 10/5/05
01	K. SHOLARS	9/14/06
02	K. SHOLARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
03B	K. FRITZ	3/13/08
05	K. SHOLARS	6/8/12
06	C. SCHNEIDER	11/5/12
07	MEGAN K. REISER	5/26/16
08	MEGAN K. REISER	9/11/14
09	MEGAN K. REISER	12/31/14
10	MEGAN K. REISER	6/17/15
11	MEGAN K. REISER	10/28/15
12	MEGAN K. REISER	7/28/16
13	T. BURKE	6/4/19
14	T. BURKE	2/12/20
15	Suzanne A. Nickle	9/30/2020
16	Suzanne A. Nickle	10/1/2020

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.

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/40/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
3	ADDRESSED PER MNCPPC COMMENTS	BOG	5/30/06
2	ADDRESSED PER MNCPPC COMMENTS	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	TAX MAP MAP 20, 26 GRID C13 & D12-13	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	WSSC 200' SHEET 206 SE 10	

PHASE 2



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

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	33 OF 52

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

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



THE MARYLAND NATIONAL CAPITAL
PLANNING DEPARTMENT
APPLICATION NAME: MARLBORO RIDGE PHASE 2
APPLICATION NO: 2016-00107 & 2016-00116
REGULATORY APPROVAL OF THIS PLAN IS
APPROVED BY THE MARYLAND DEPARTMENT
OF ENVIRONMENTAL PLANNING SECTION
DATE: 7/8/2020
Jill Kosack
Digitally signed by Jill Kosack
DN: cn=Jill Kosack, o=Prince George's County, ou=Department of Planning and Land Management, email=jill.kosack@princegeorgescountymd.gov, c=US



SCALE: 1" = 30'

MATCHLINE SHEET 33

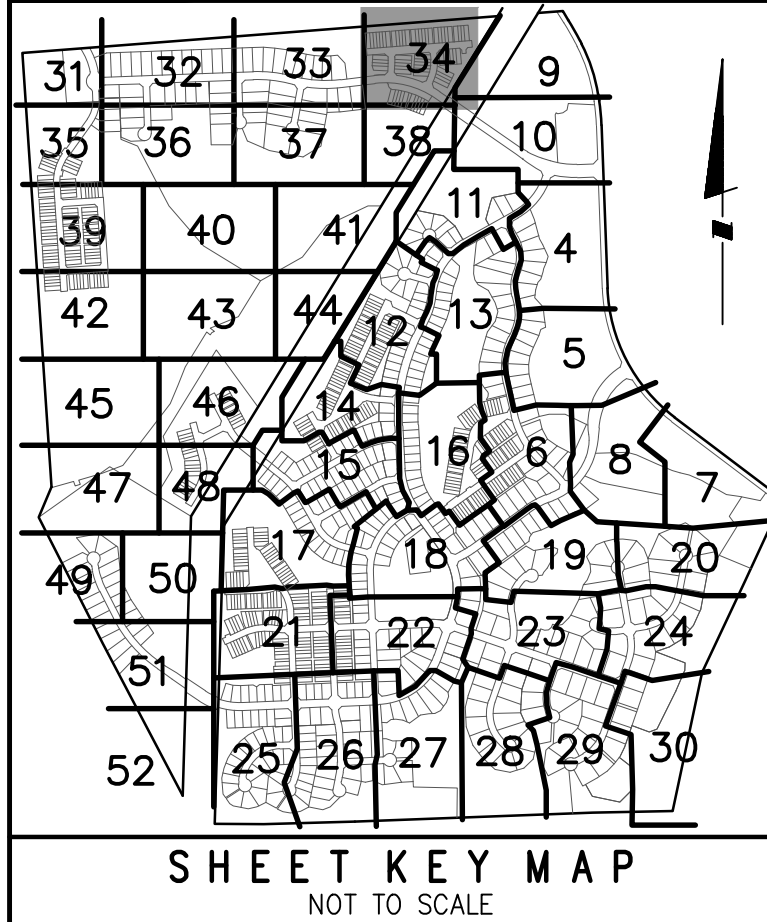
MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 38

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT
- FLOODPLAIN
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- UNMITIGATED 1.5 SAFETY FACTOR LINE
- MITIGATED 1.5 SAFETY FACTOR LINE
- UNMITIGATED 65 dBA Ldn NOISE CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- EARTHDIKE/SWALE
- TREE SAVE FENCE
- STORM DRAIN
- PHASE LINE
- SPECIMEN TREE
- 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 PRES. 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/BR/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.

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
5	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. 10
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	ESE	1/2/08
2	ADDRESSED PER MNCPPC COMMENTS	BOV	5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BOV	7/10/06
NO.	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOV	12/20/05
	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

PHASE 2



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

TREE CONSERVATION PLAN TYPE II

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

M-NCPCC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT APPROVAL TREE CONSERVATION PLAN TCPII / 831 / 05	
APPROVED BY	DATE
J.L. STASZ	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
67 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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
OFFICIAL USE ONLY
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-080107 & 107P-080105-06
SEPARATE APPROVAL OF TREE PRES. SIGN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL, DATED OCTOBER 1, 2005
SEPARATE APPROVAL DATE:
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01
10:48:47 EDT
Authorized Signature

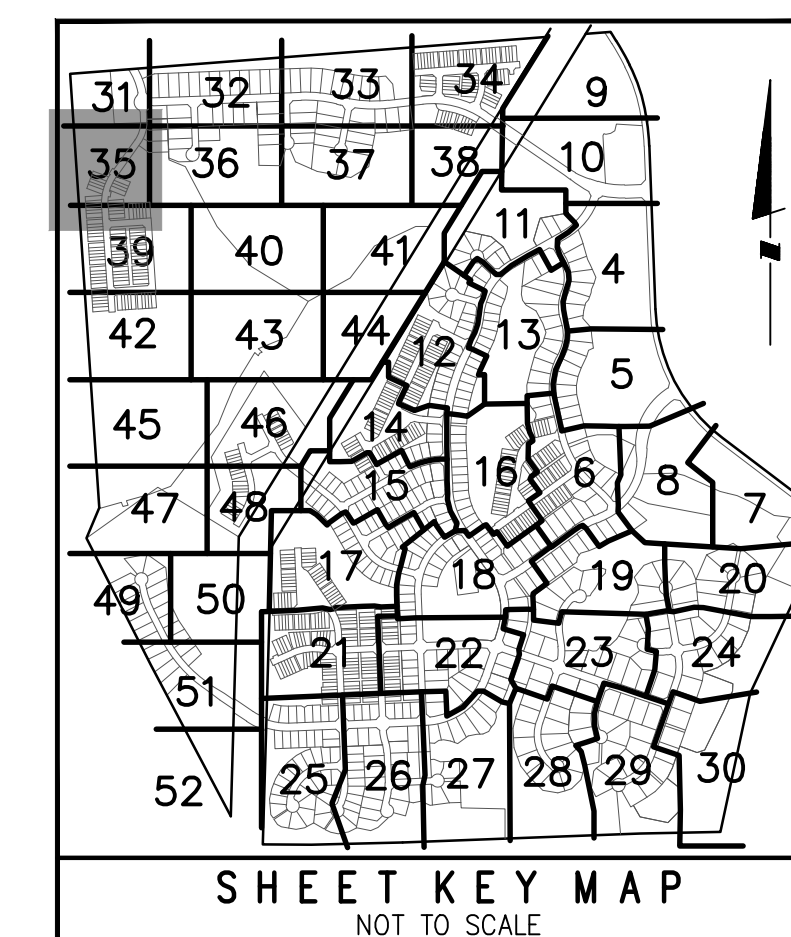
DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	34 OF 52

MATCHLINE SHEET 31

PRESERVATION
AREA 37PRESERVATION
AREA 38PRESERVATION
AREA 38PRESERVATION
AREA 37REFORESTATION
AREA TTPRESERVATION
AREA 41PRESERVATION
AREA 40REFORESTATION
AREA SSPRESERVATION
AREA 39REFORESTATION
AREA UU

MATCHLINE SHEET 39

SCALE: 1" = 30'



LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOO
LIMIT OF DISTURBANCE	LOO
EXISTING TREELINE	LOO
EARTHDIKE/SWALE	LOO
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PH
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 PRESERV. 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. SHOLARS	9/14/06
02 K. SHOLARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOLARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Virginia B. Nickle	10/1/2020

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

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.



PHASE 2

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

DATE

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 9	BPW	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	BOG	5/30/06
4	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

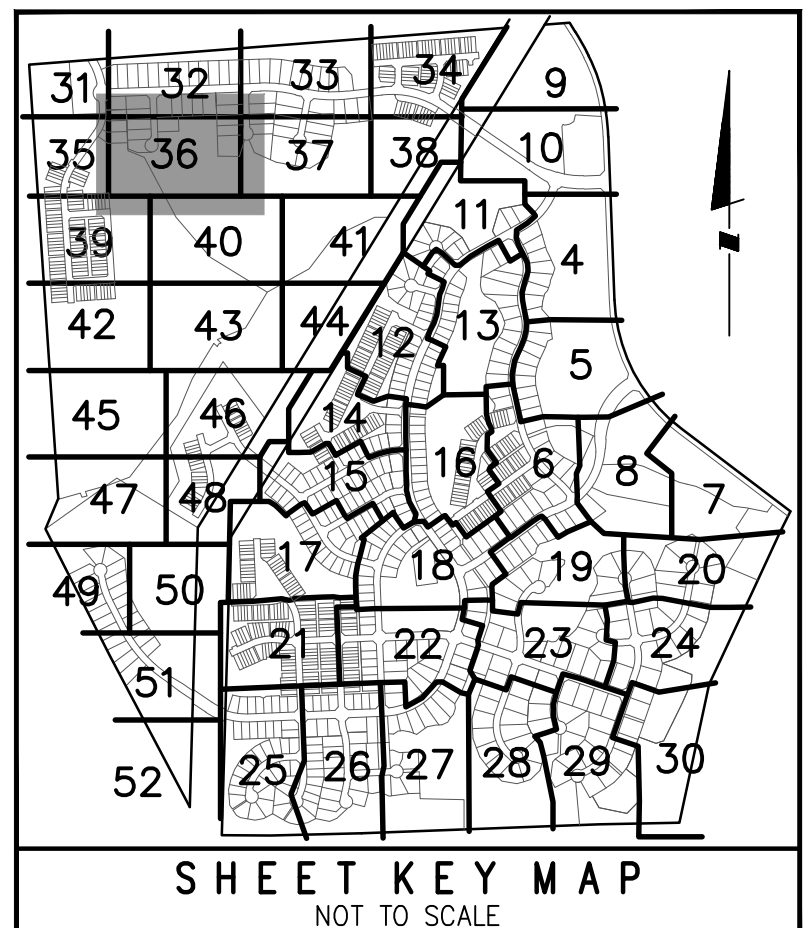
TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	35 OF 52



MATCHLINE SHEET 37



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOO
LIMIT OF DISTURBANCE	LOO
EXISTING TREELINE	TSF
EARTHDIKE/SWALE	TSF
TREE SAVE FENCE	TSF
STORM DRAIN	TSF
PHASE LINE	209
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	

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11 / 83 / 05	
APPROVED BY	DATE
J. L. STASZ	10/5/05
01 K. SHOLARS	9/14/06
02 K. SHOLARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOLARS	6/8/12
66 K. SHOLARS	11/5/12
67 K. SHOLARS	5/24/16
07 K. SHOLARS	9/11/14
08 K. SHOLARS	12/31/14
09 K. SHOLARS	6/17/15
10 K. SHOLARS	10/26/15
11 K. SHOLARS	7/28/16
12 K. SHOLARS	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Suzanne A. Nickle	10/11/2020

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 (BFL) 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.

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
5	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. 10
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	BPW	1/2/08
2	ADDRESSED PER MNCPPC COMMENTS	BOG	5/30/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	4/10/06
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	PAGE 91, GRID B2
ZONING CATEGORY:	R-R
M-NCPPC 200' SHEET	206 SE 10
WSSC 200' SHEET	206 SE 10

PHASE 2



MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	36 OF 52

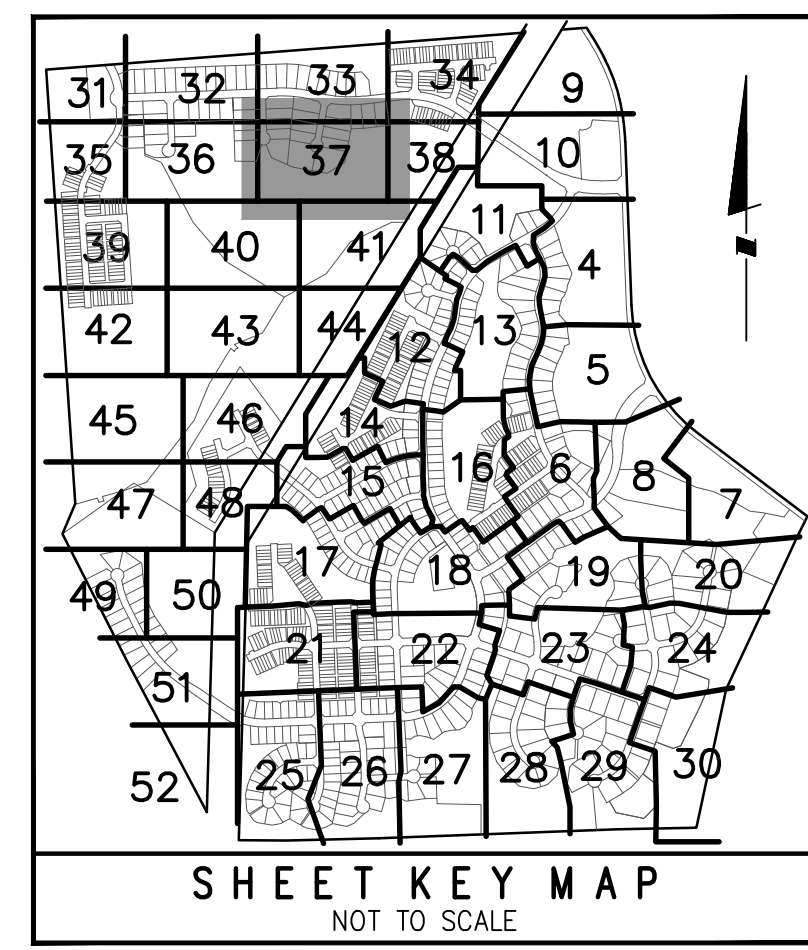
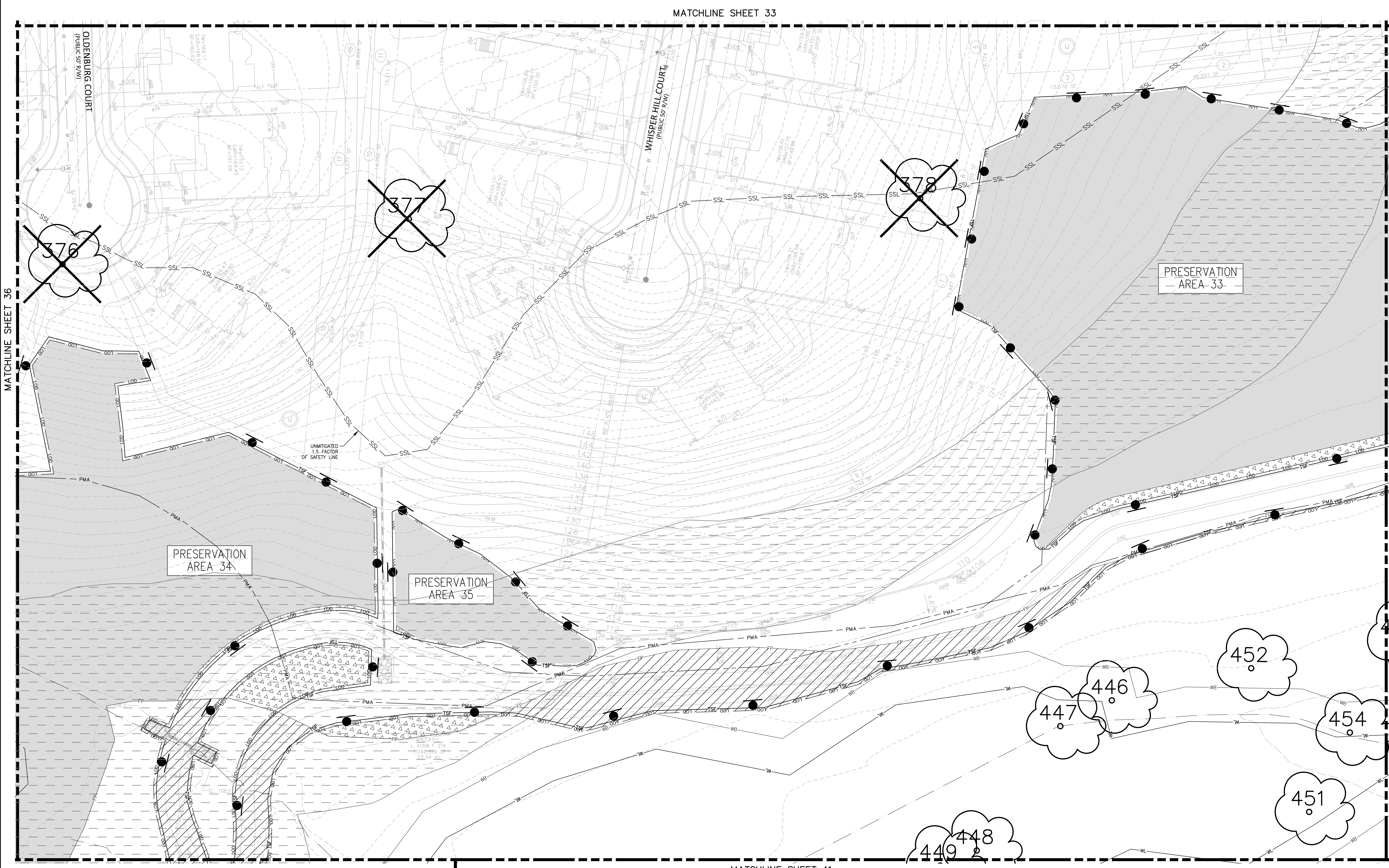
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

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



APPLICATION NAME: MARLBORO RIDGE, PHASE 5
APPLICATION NO.: 05P-080107 & TOP-080107-16
REGULATORY APPROVAL OF THIS PLAN BY
APPROVAL: MARYLAND PLANNING COMMISSION
APPROVAL: UNITED STATES DEPARTMENT OF AGRICULTURE
SIGNATURE APPROVAL DATE:
Jill Kosack Digitally signed by Jill Kosack
Date: 2020.10.07
10:40:40 -0400
Authorised Signature



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOO
LIMIT OF DISTURBANCE	LOO
EXISTING TREELINE	LOO
EARTHDIKE/SWALE	TSF
TREE SAVE FENCE	TSF
STORM DRAIN	TSF
PHASE LINE	209
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 PRES. 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	DATE	
APPROVED BY	J L STASZ	10/5/05
01	K SHOUALERS	9/14/06
02	K SHOUALERS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOUALERS	6/8/12
6A	C SCHWEDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	MEGAN K. REISER	7/28/16
12	MEGAN K. REISER	8/30/17
13	T. BURKE	6/4/19
14	T. BURKE	2/12/20
15	Suzanne A. Nickle	9/30/2020
16	Suzanne A. Nickle	10/1/2020

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.

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
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 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	10/19/10
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 5	BPW	1/2/08
3	ADDRESSED PER MNC&PG COMMENTS	BOJ	5/30/06
2	ADDRESSED MNC&PG COMMENT FOR SIGNATURE	BOJ	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOJ	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY: R-R
PAGE 91, GRID B2	
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	
DATE	

PHASE 2

7/8/20

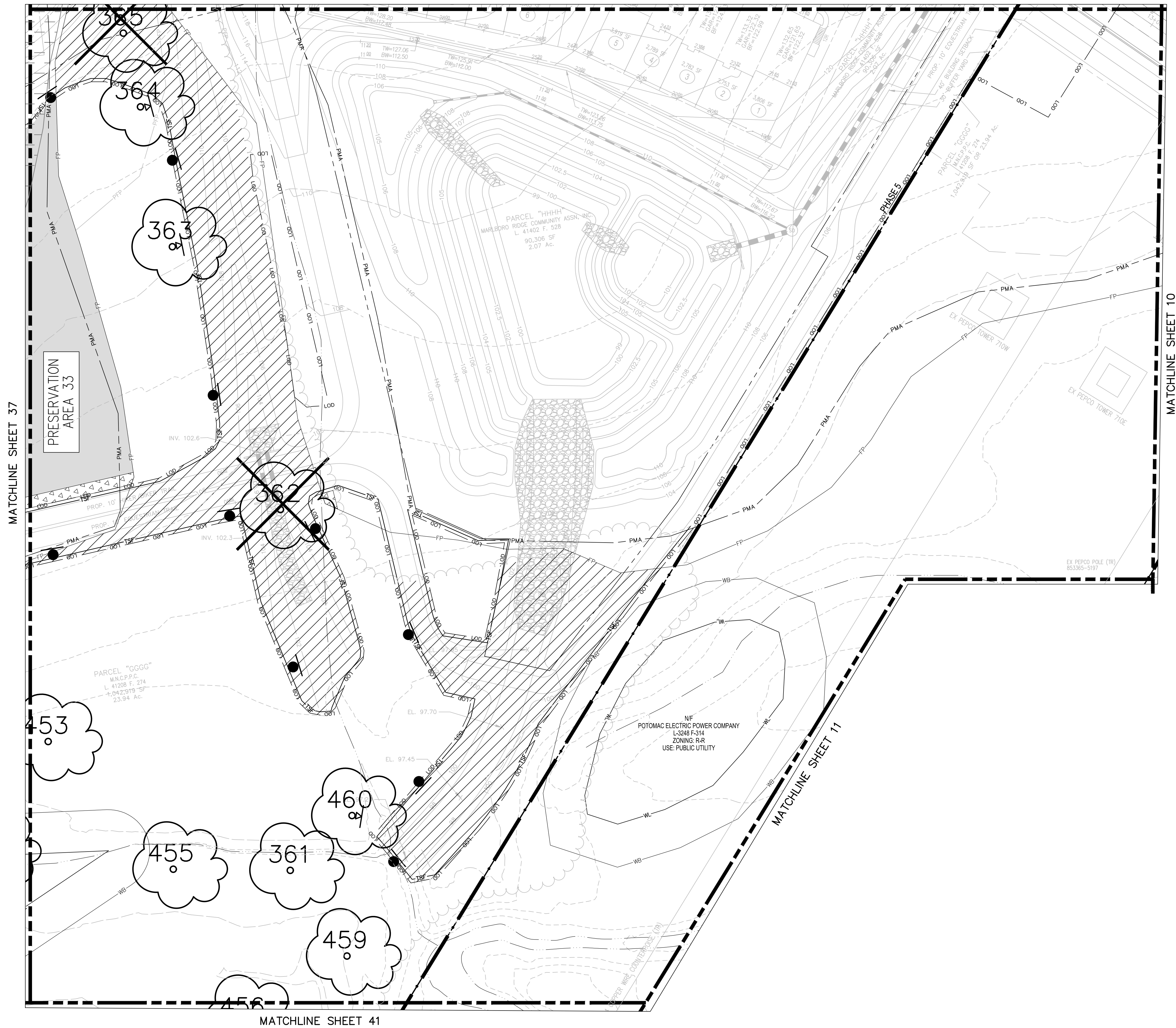
OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: JEFF DRISCOLL
PHONE: 410-872-9105
FAX: 410-872-9141

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

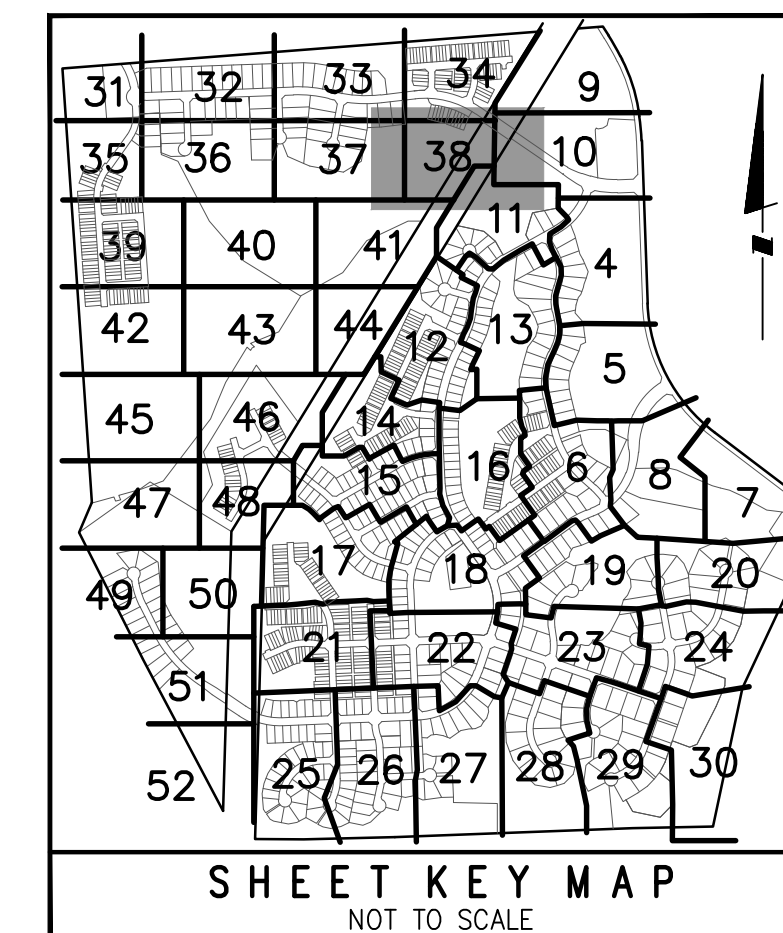
DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	37 OF 52

MATCHLINE SHEET 34



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	TSF
TREE SAVE FENCE	---
STORM DRAIN	---
PHASE LINE	---
SPECIMEN TREE	289
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	---

M-NCPPC PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL

TREE CONSERVATION PLAN

TCPII / 83 / 05

APPROVED BY

DATE

J L STASZ 10/5/05

01 K SHOULARS 9/14/06

02 K SHOULARS 11/15/06

03A K FRITZ 11/16/07

04 K FRITZ 1/15/08

03B K FRITZ 3/13/08

05 K SHOULARS 6/8/12

6A C SCHNEIDER 11/5/12

6B MEGAN K. REISER 5/24/16

07 MEGAN K. REISER 9/11/14

08 MEGAN K. REISER 12/31/14

09 MEGAN K. REISER 6/17/15

10 MEGAN K. REISER 10/26/15

11 MEGAN K. REISER 7/28/16

12 MEGAN K. REISER 8/30/17

13 T. BURKE 6/4/19

14 T. BURKE 2/12/20

15 Suzanne A. Nickle 9/30/2020

16 Suzanne A. Nickle 10/1/2020

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

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.

16 REVISED LOT 1K ESE 7/8/20
15 REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL ESE 7/8/20

13 PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6 ESE 1/16/19
12 REVISED LOT LINES IN PHASE 5 ESE 10/26/16

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 33B & 34B ESE DEC 14

7 UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW ESE SEPT 13
6B PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5 ESE 10/18/10

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 5 BFW 1/2/08
3 ADDRESSED PER MNCPPC COMMENTS BCO 5/30/06

2 PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C BCO 4/10/06
1 PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C BCO 12/20/05

NO. REVISIONS BY DATE

COPYRIGHT ADC THE MAP PEOPLE

PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP ZONING CATEGORY: R-R

M-NCPPC 200' SHEET 206 SE 10

WSSC 200' SHEET 206 SE 10

BY DATE

PHASE 2



MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

DATE: JULY 2020

DESIGN: DEJ DRAWN: SNM

SCALE: 1"=30'

JOB NO.: 1414

SHEET NO.: 38 OF 52

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

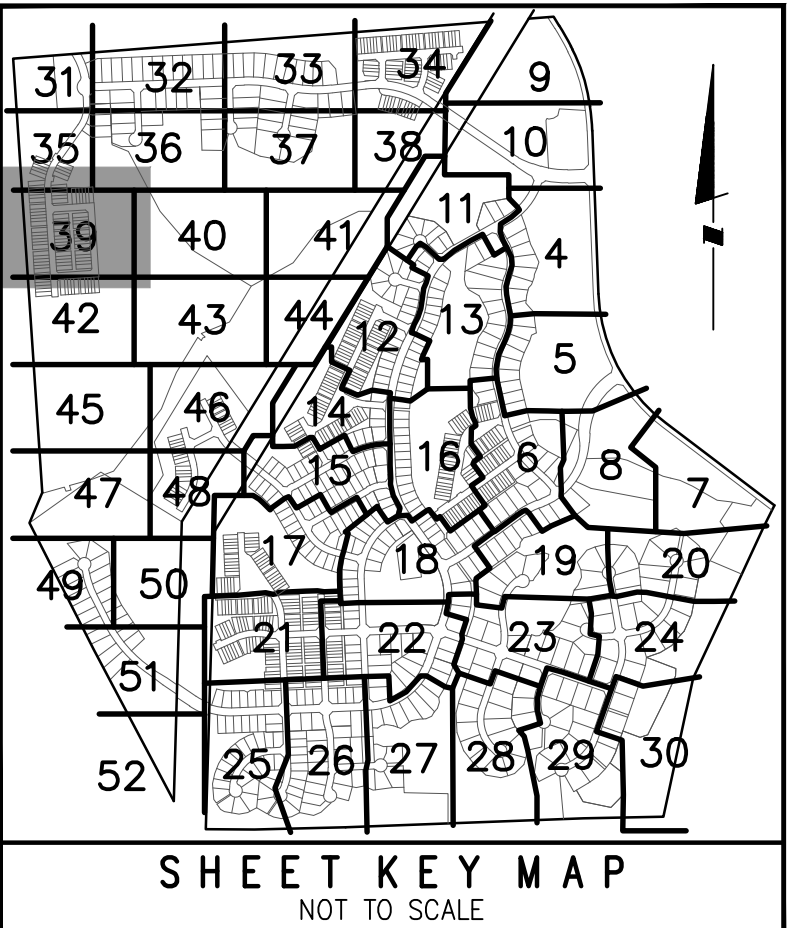
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

MATCHLINE SHEET 35

UNMITIGATED 1.5
SAFETY FACTOR LINE

MATCHLINE SHEET 36

SCALE: 1" = 30'



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	--- PMA
FLOODPLAIN	--- FP
STREAM	--- SB
STREAM BUFFER	--- WL
WETLAND	--- WB
WETLAND BUFFER	--- SSL
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	---
EXISTING TREELINE	---
EARTHSHOKE/SWALE	---
TREE SAVE FENCE	---
STORM DRAIN	---
PHASE LINE	---
SPECIMEN TREE	---
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 PRES. SIGN	---
REFORESTATION SIGN	---
SPECIMEN TREE PROT. SIGN	---

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP# 183 / 05		
APPROVED BY	J. L. STASZ	DATE 10/5/05
01	K. SHOLARS	9/14/06
02	K. SHOLARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
03B	K. FRITZ	3/13/08
05	K. SHOLARS	6/8/12
6A	C. SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	MEGAN K. REISER	7/28/16
12	MEGAN K. REISER	8/30/17
13	T. BURKE	6/4/19
14	T. BURKE	2/12/20
15	Suzanne A. Nickle	9/30/2020
16	Suzanne A. Nickle	10/1/2020

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 336 & 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	10/19/10
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 5	BPW	1/2/09
3	ADDRESSED PER MNCPPC COMMENTS	BOG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE	
PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	PAGE 91, GRID B2
ZONING CATEGORY:	R-R
M-NCPPC 200' SHEET	206 SE 10
WSSC 200' SHEET	206 SE 10

PHASE 2



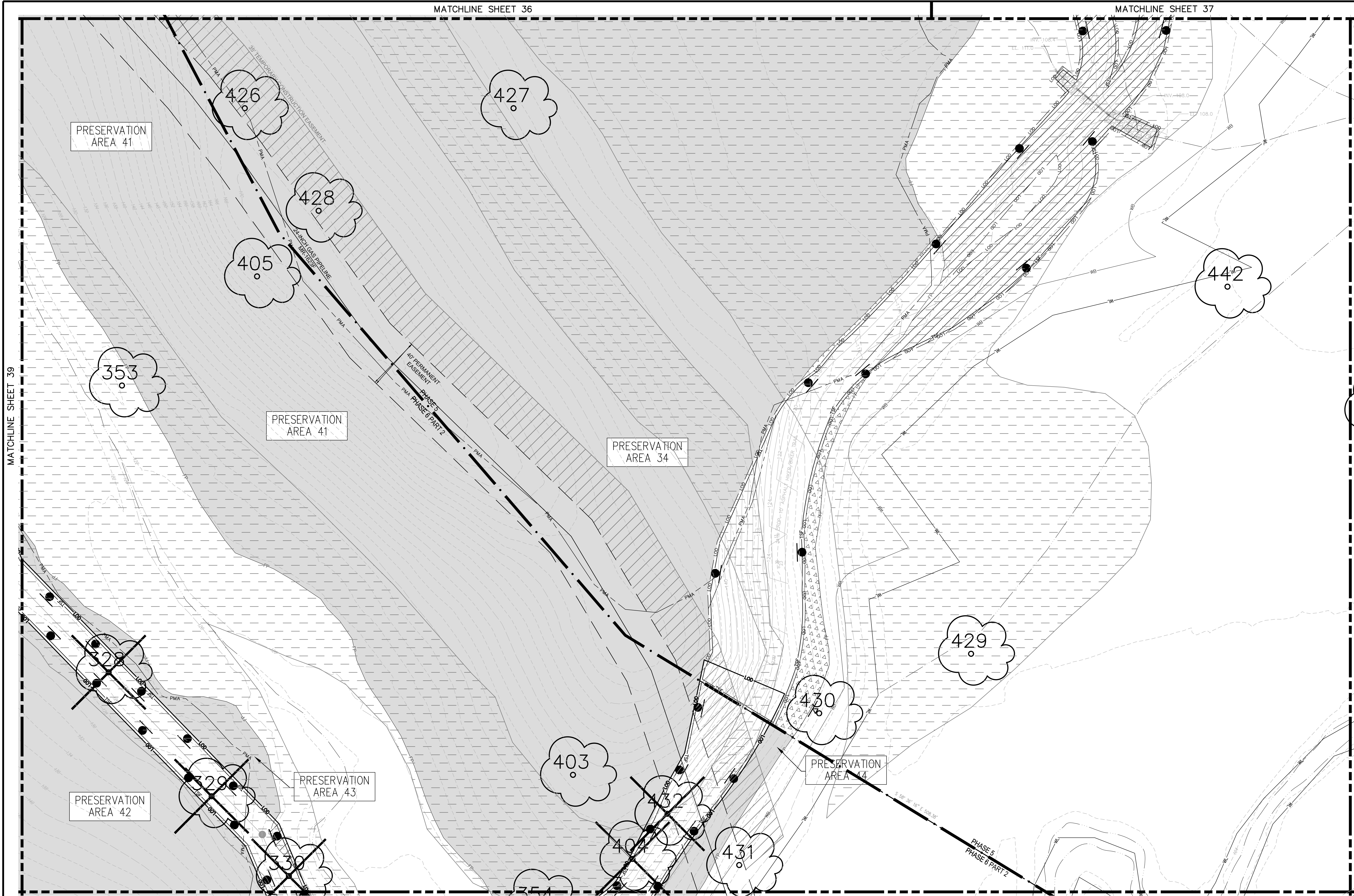
MISS UTILITY NOTE

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

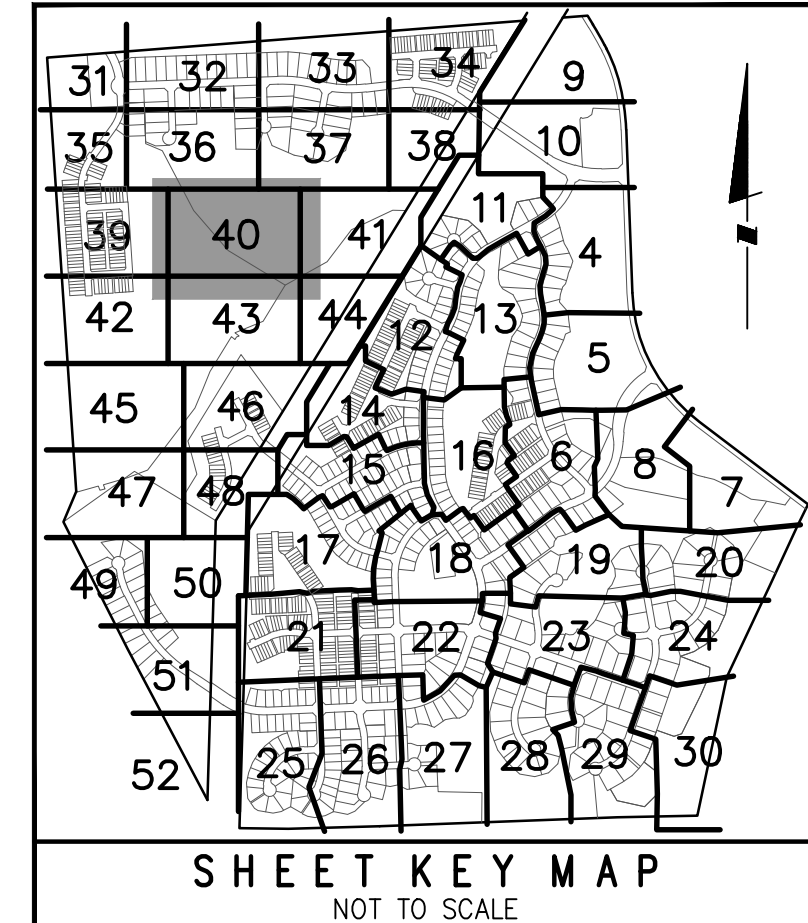
TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	39 OF 52



SCALE: 1" = 30'
NOT TO SCALE



LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	LOD
EARTHDIKE/SWALE	TSF
TREE SAVE FENCE	TSF
STORM DRAIN	TSF
PHASE LINE	209
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 PRES. 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	J. L. STASZ	DATE 10/5/05
01	K. SHILLARS	9/14/06
02	K. SHILLARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
05B	K. FRITZ	3/13/08
06	K. SHILLARS	6/8/12
6A	C. SCHNEIDER	11/5/12
6B	MEGAN K. REISER	5/24/16
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	MEGAN K. REISER	10/26/15
11	MEGAN K. REISER	7/28/16
12	MEGAN K. REISER	8/30/17
13	T. BURKE	6/4/19
14	T. BURKE	2/12/20
15	Suzanne A. Nickle	9/30/2020
16	Suzanne A. Nickle	10/1/2020

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/BRI 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.

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 9	BPW	1/2/08
4	ADDRESS PER MNCPPC COMMENTS	BCO	5/30/06
1	ADDRESS PER MNCPPC COMMENT FOR SIGNATURE	BCO	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCO	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
TAX MAP	GRID C13 & D12-13
PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 2



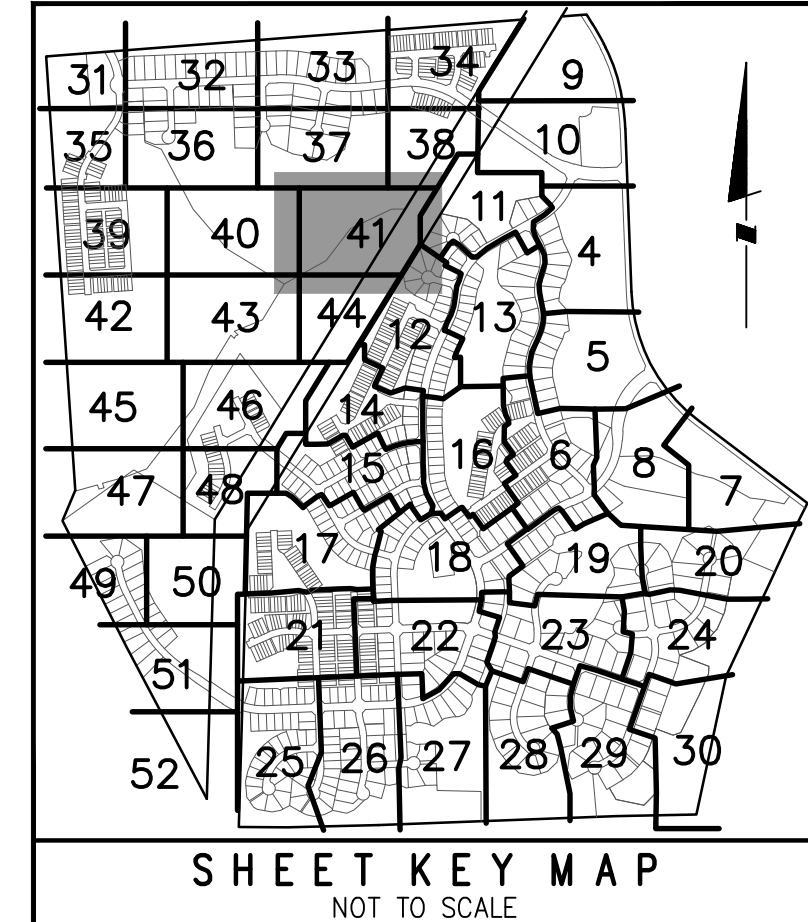
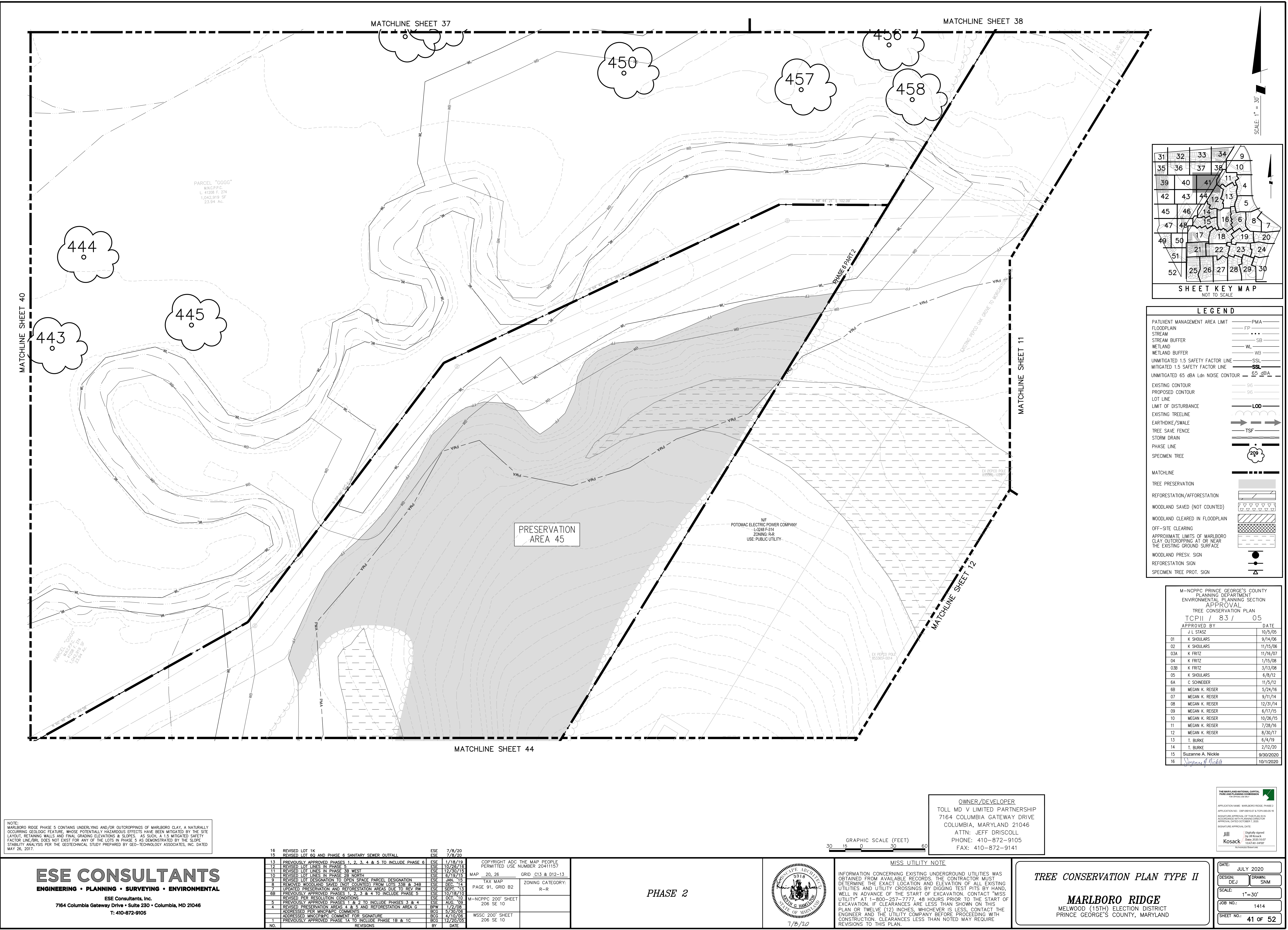
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

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

THE BARRY NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: DDP-080507 & TOP-080505-16
SIGNATURE APPROVAL OF THIS PLAN IS BY
APPROVED DATE: 10/5/05
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.07 10:40:47 EDT
AUTHORIZED SIGNATURE

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

TREE CONSERVATION PLAN TYPE II
MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
DATE: JULY 2020
DESIGN: DEJ DRAWN: SNM
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 40 OF 52



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTHDOKE/SWALE	EDS
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PL
SPECIMEN TREE	ST
MATCHLINE	ML
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RF
WOODLAND SAVED (NOT COUNTED)	WS
WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RES
SPECIMEN TREE PROT. SIGN	STP

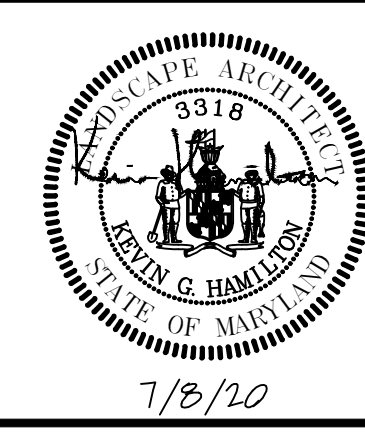
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN	
APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	6/17/15
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Suzanne A. Nickle	10/1/2020

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.

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
4	ADDRESSED PER MNC&PG COMMENTS	BCD	5/30/06
3	ADDRESSED MNC&PG COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	GRID C13 & D12-13
MAP 20, 26	ZONING CATEGORY: R-R
TAX MAP PAGE 91, GRID B2	
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

PHASE 2



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

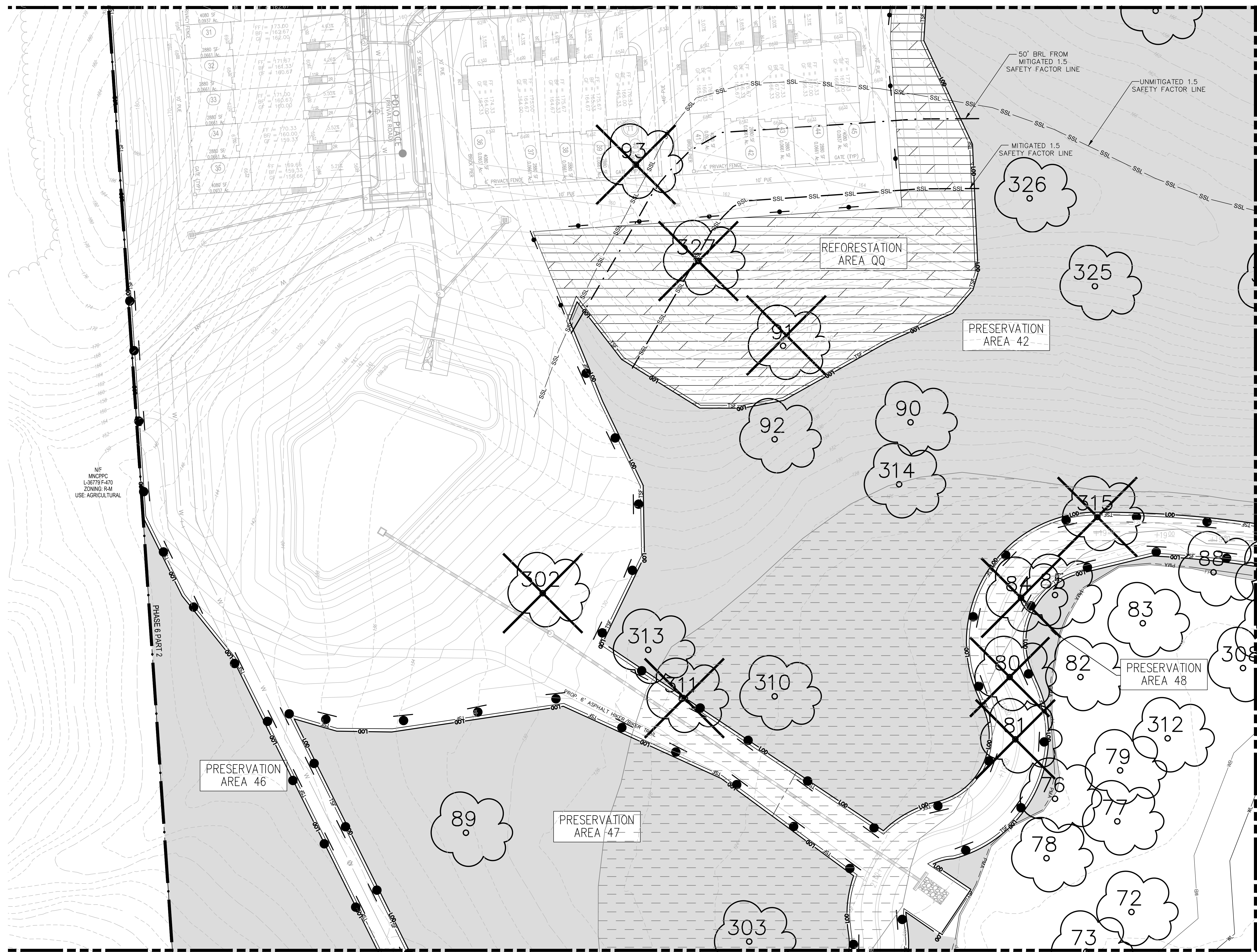
TREE CONSERVATION PLAN TYPE II
MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	41 OF 52

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

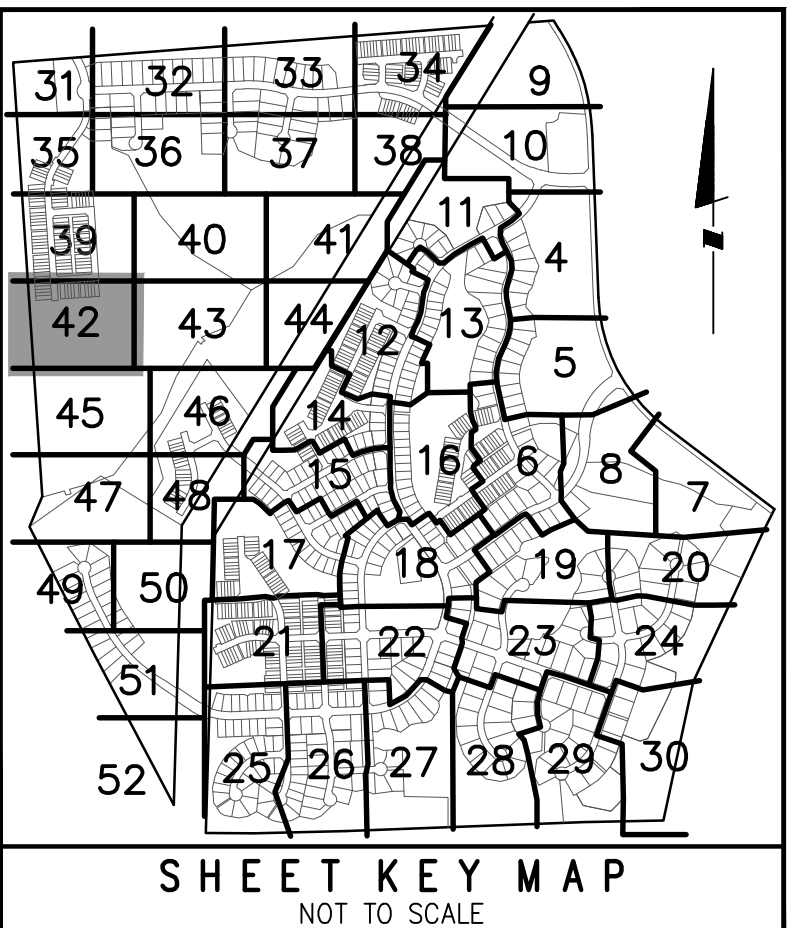
OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
ATTN: JEFF DRISCOLL
PHONE: 410-872-9105
FAX: 410-872-9141

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: MARLBORO RIDGE PHASE 2
APPLICATION NO.: DEPARTMENT OF & TOPIC 08/05/16
SIGNATURE APPROVAL OF THIS PLAN IS BY
APPROVED BY: JILL KOSACK
DATE: 2020.10.07
10:47 AM EDT
Jill Kosack
Signature Services



MATCHLINE SHEET 43

MATCHLINE SHEET 45



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	LOD
EARTHDIKE/SWALE	LOD
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PL
SPECIMEN TREE	209
MATCHLINE	ML
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RF
WOODLAND SAVED (NOT COUNTED)	WS
WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS

M-NCPPC PRINCE GEORGE'S COUNTY ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII 83 / 05	
APPROVED BY	DATE
J L STAZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. ROISER	5/24/16
07 MEGAN K. ROISER	9/11/14
08 MEGAN K. ROISER	12/31/14
09 MEGAN K. ROISER	6/17/15
10 MEGAN K. ROISER	10/26/15
11 MEGAN K. ROISER	7/28/16
12 MEGAN K. ROISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

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

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.



PHASE 2

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	TAX MAP PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 206 SE 10	WSSC 200' SHEET 206 SE 10	

16 REVISED LOT 1K	ESE	7/8/20
15 REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13 PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12 REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11 REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7 UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
5 PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	OCT. 10
4 REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 5	ESE	AUG. 09
3 ADDRESSED PER MNCPPC COMMENTS	BPW	1/2/08
2 ADDRESSED PER MNCPPC COMMENTS FOR SIGNATURE	BCD	5/30/06
1 PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	4/10/06
NO. REVISIONS	BY	DATE

ESE CONSULTANTS

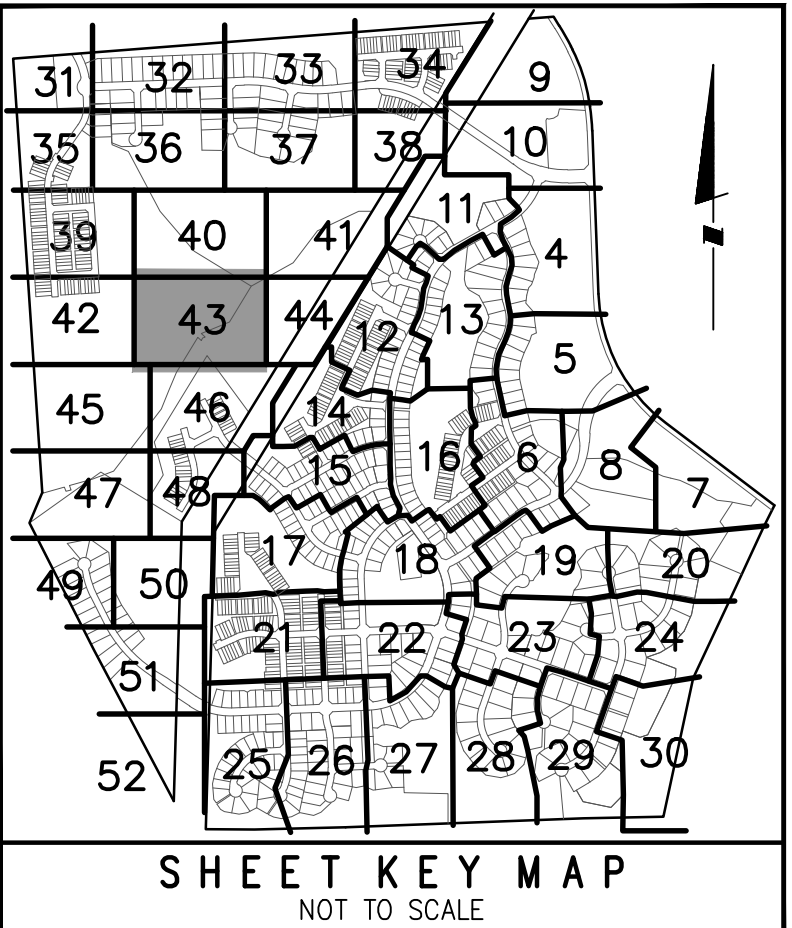
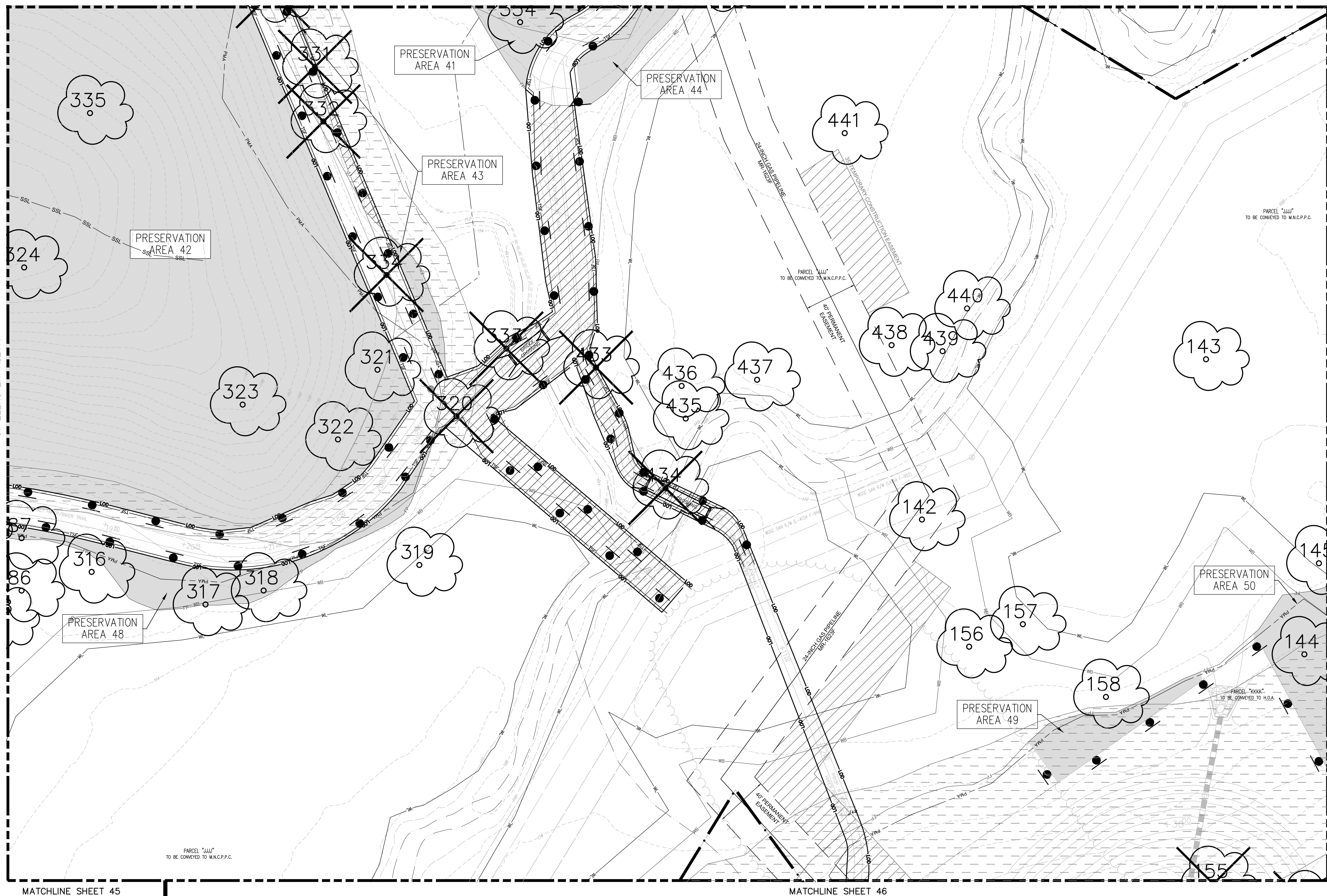
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	42 OF 52



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	— PMA
FLOODPLAIN	— FP
STREAM	— SB
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	— L
LIMIT OF DISTURBANCE	— LOD
EXISTING TREELINE	— T
EARTHDOKE/SWALE	— TSF
TREE SAVE FENCE	— TSF
STORM DRAIN	— SD
PHASE LINE	— P
SPECIMEN TREE	— 209
MATCHLINE	— M
TREE PRESERVATION	— T
REFORESTATION/AFFORESTATION	— R
WOODLAND SAVED (NOT COUNTED)	— W
WOODLAND CLEARED IN FLOODPLAIN	— W
OFF-SITE CLEARING	— C
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	— C
WOODLAND PRESV. SIGN	— S
REFORESTATION SIGN	— S
SPECIMEN TREE PROT. SIGN	— S

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARLBORO NATIONAL CAPITAL PARK DISTRICT
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-00051 & 05P-00051-01
SIGNATURE APPROVAL OF TREE PRESERVATION
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01
10:46:00 EDT
Authorized Signature

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
10	REVISED LOT LINES IN PHASE 2B NORTH	ESE	6/19/15
9	REMOVED LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. 15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 9	BPW	1/2/08
3	ADDRESSED PER MNCPPC COMMENTS	BCD	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET	
206 SE 10	
WSSC 200' SHEET	
206 SE 10	
NO.	DATE

PHASE 2



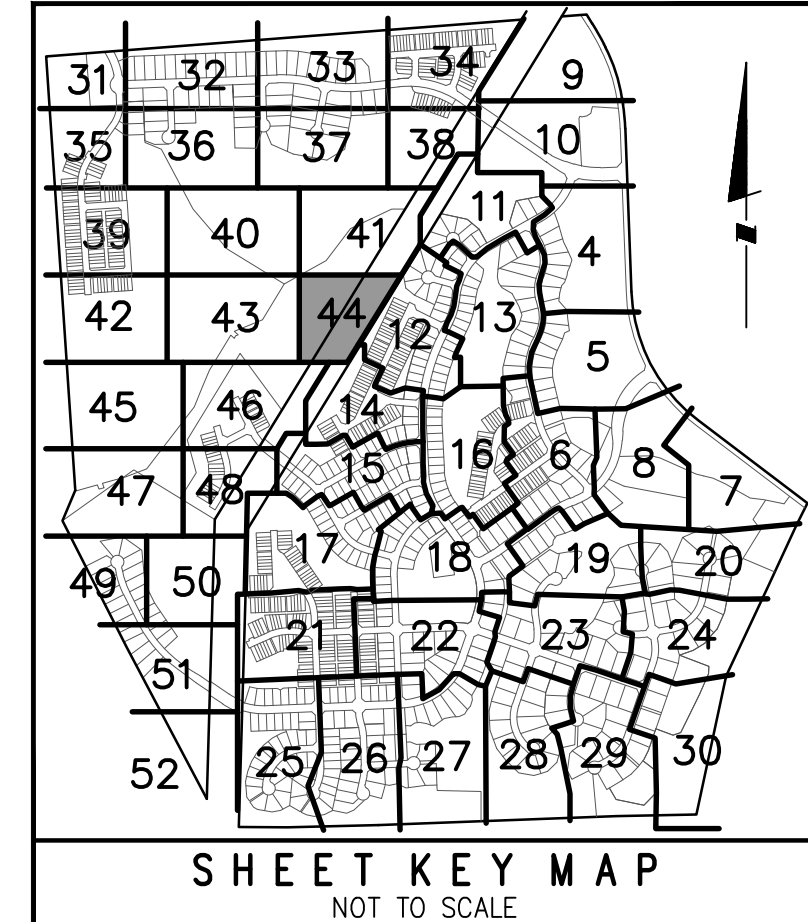
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	43 OF 52

SCALE: 1" = 30'



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	LOD
EARTHDOKE/SWALE	LOD
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PL
SPECIMEN TREE	209
MATCHLINE	ML
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RF
WOODLAND SAVED (NOT COUNTED)	WS
WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RF
SPECIMEN TREE PROT. SIGN	STPS

M-NCPPC PRINCE GEORGE'S COUNTY ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN	
TCPII / 83 / 05	DATE
APPROVED BY	DATE
J L STAZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
6B MEGAN K. RISER	5/24/16
07 MEGAN K. RISER	9/11/14
08 MEGAN K. RISER	12/31/14
09 MEGAN K. RISER	6/17/15
10 MEGAN K. RISER	10/26/15
11 MEGAN K. RISER	7/28/16
12 MEGAN K. RISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL
APPROVAL OF THIS PLAN IS BY
APPROVAL OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPROVAL DATED OCTOBER 1, 2020
APPROVAL DATE
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01
104740-0107
Approved Signature

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



PHASE 2



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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	44 OF 52

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

NO.	REVISIONS	DATE
16	REVISED LOT 1K	ESE 7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE 7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE 1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE 10/26/16
11	REVISED LOT LINES IN PHASE 1B WEST	ESE 12/20/15
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 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 & 5 TO INCLUDE PHASE 5	ESE 10/19/10
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 5	BPW 1/22/08
3	ADDRESSED PER MNC&PC COMMENTS	BCG 5/30/06
2	ADDRESSED MNC&PC COMMENT FOR SIGNATURE	BCG 4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG 12/20/05
NO.	REVISIONS	BY

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	GRID C13 & D12-13
MAP 20, 26	ZONING CATEGORY: R-R
TAX MAP PAGE 91, GRID B2	M-NCPPC 200' SHEET 206 SE 10
WSSC 200' SHEET 206 SE 10	

MATCHLINE SHEET 42

PRESERVATION
AREA 47

PRESERVATION
AREA 46

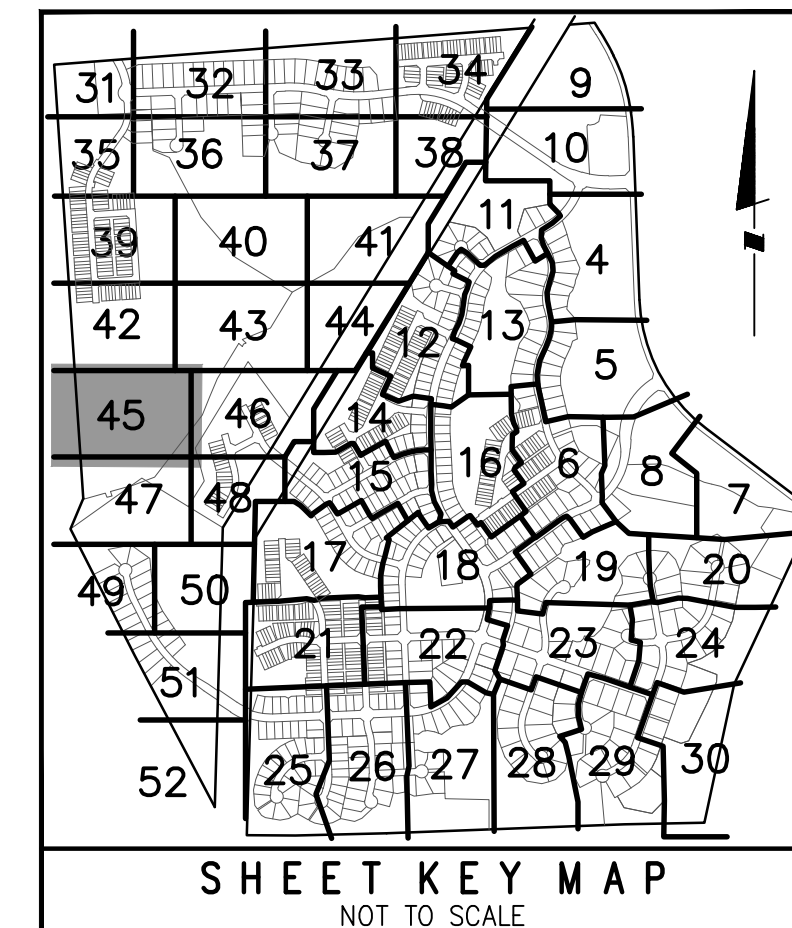
PRESERVATION
AREA 51

PRESERVATION
AREA 52

MATCHLINE SHEET 47

MATCHLINE SHEET 46

SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	— PMA
FLOODPLAIN	— FP
STREAM	— SB
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	— LLO
LIMIT OF DISTURBANCE	— LLO
EXISTING TREELINE	— TSF
EARTHDIKE/SWALE	— TSF
TREE SAVE FENCE	— TSF
STORM DRAIN	— TSF
PHASE LINE	— TSF
SPECIMEN TREE	— TSF
MATCHLINE	— TSF
TREE PRESERVATION	— TSF
REFORESTATION/AFFORESTATION	— TSF
WOODLAND SAVED (NOT COUNTED)	— TSF
WOODLAND CLEARED IN FLOODPLAIN	— TSF
OFF-SITE CLEARING	— TSF
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	— TSF
WOODLAND PRESV. SIGN	— TSF
REFORESTATION SIGN	— TSF
SPECIMEN TREE PROT. SIGN	— TSF

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

APPROVED BY	DATE
J. L. STASZ	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARLBORO NATIONAL CAPITAL PARK DISTRICT
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-0005 OF 8 TOPS 000-05-10
SIGNATURE APPROVAL OF TOWN ENGINEER
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01
10:46:00 EDT
AUTHORIZED SIGNATURE

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/18/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 9	BPW	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	BCD	5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	MAP 20, 26	GRID C13 & D12-13
TAX MAP	PAGE 91, GRID B2	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	206 SE 10	
WSSC 200' SHEET	206 SE 10	

PHASE 2

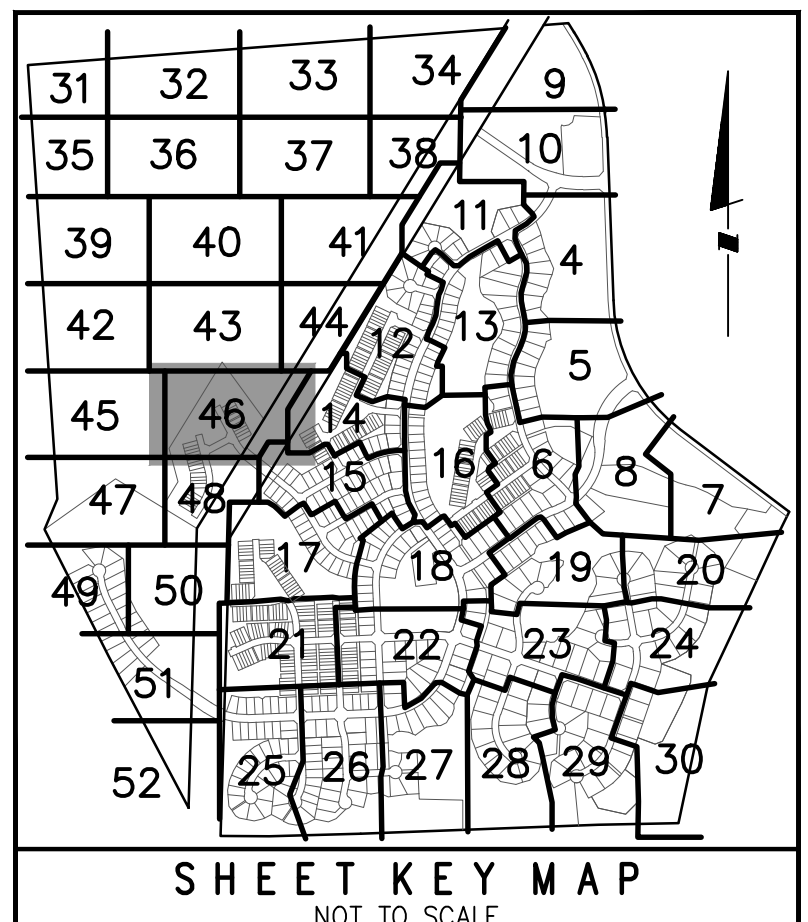
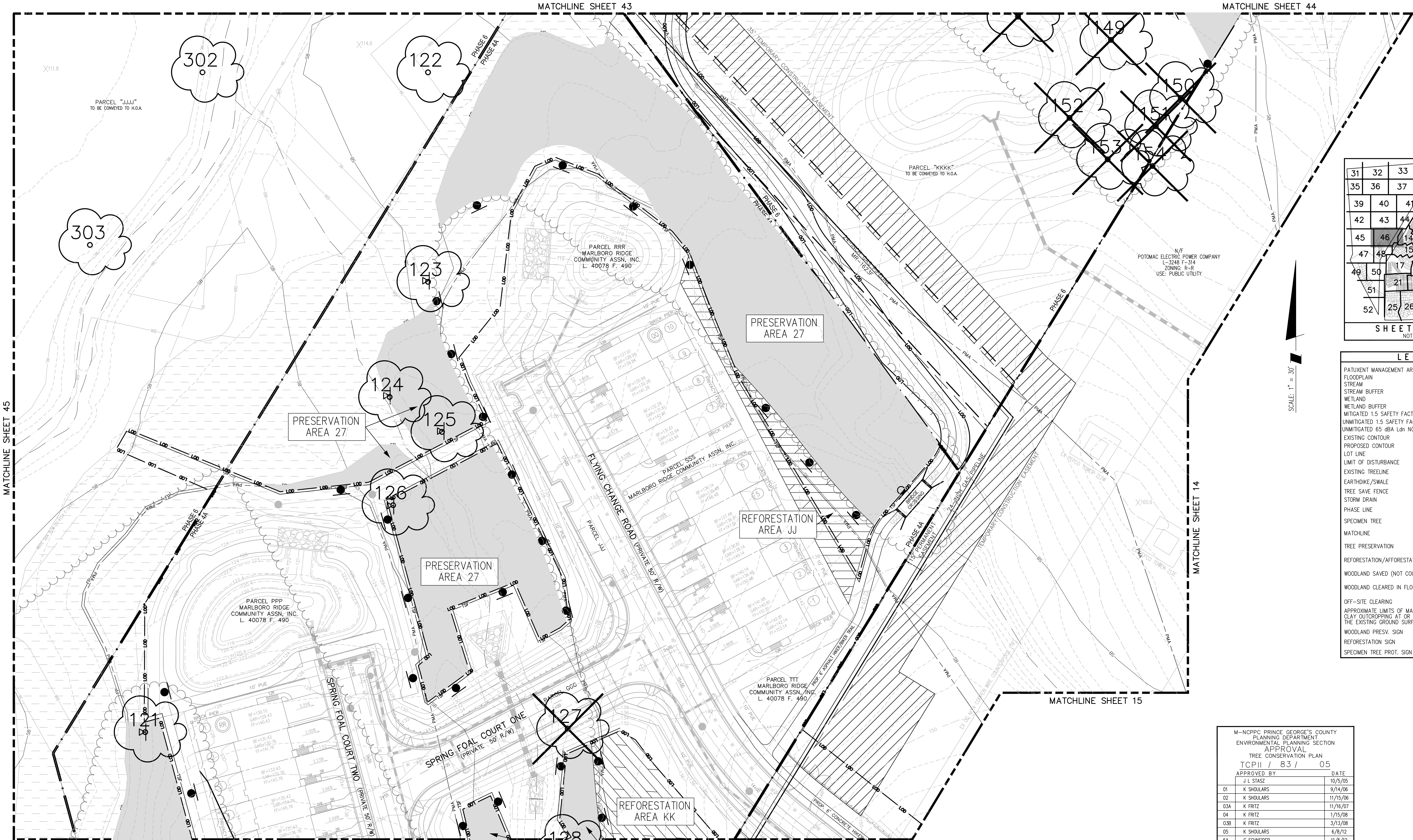


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	45 OF 52



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	— PMA
FLOODPLAIN	— FP
STREAM	— SB
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	— 95
PROPOSED CONTOUR	— 95
LOT LINE	— L00
LIMIT OF DISTURBANCE	— L00
EXISTING TREELINE	— L00
EARTHDIKE/SWALE	— TSF
TREE SAVE FENCE	— TSF
STORM DRAIN	— TSF
PHASE LINE	— TSF
SPECIMEN TREE	— 209
MATCHLINE	— L00
TREE PRESERVATION	— L00
REFORESTATION/AFFORESTATION	— L00
WOODLAND SAVED (NOT COUNTED)	— L00
WOODLAND CLEARED IN FLOODPLAIN	— L00
OFF-SITE CLEARING	— L00
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	— L00
WOODLAND PRESV. SIGN	— L00
REFORESTATION SIGN	— L00
SPECIMEN TREE PROT. SIGN	— L00

M-NCPCC 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. SHOLLARS	9/14/06
02 K. SHOLLARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOLLARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

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

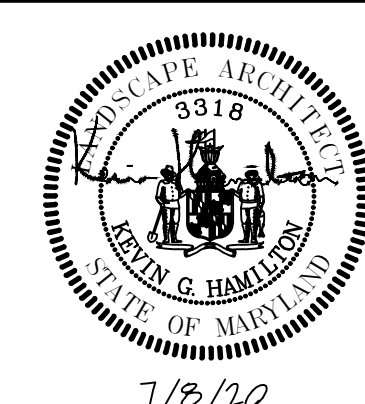


ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

NO.	REVISIONS	DATE
16	REVISED LOT 1K	ESE 7/8/20
15	REVISED LOT 69 AND PHASE 6 SANITARY SEWER OUTFALL	ESE 7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE 1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE 10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE 12/20/15
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 33B & 34B	ESE DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE 10/18/10
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 5	ESE 1/22/08
3	ADDRESSED PER MNCPPC COMMENTS	ESE 5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	ESE 4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	ESE 12/20/05

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY: R-R
PAGE 91, GRID B2	
M-NCPCC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	

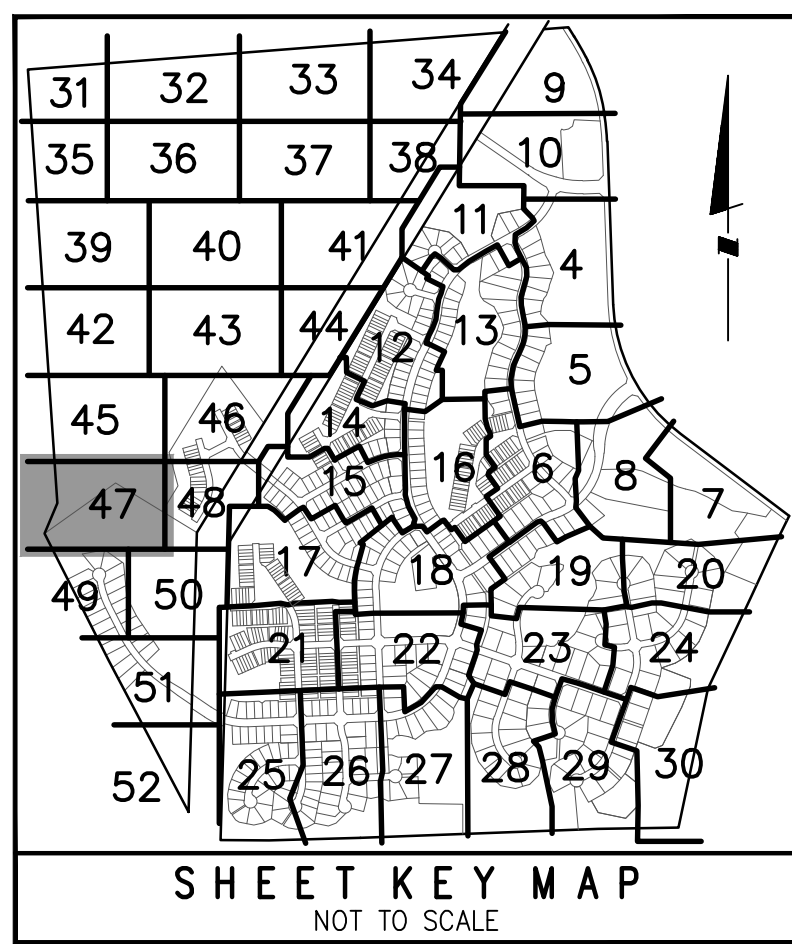
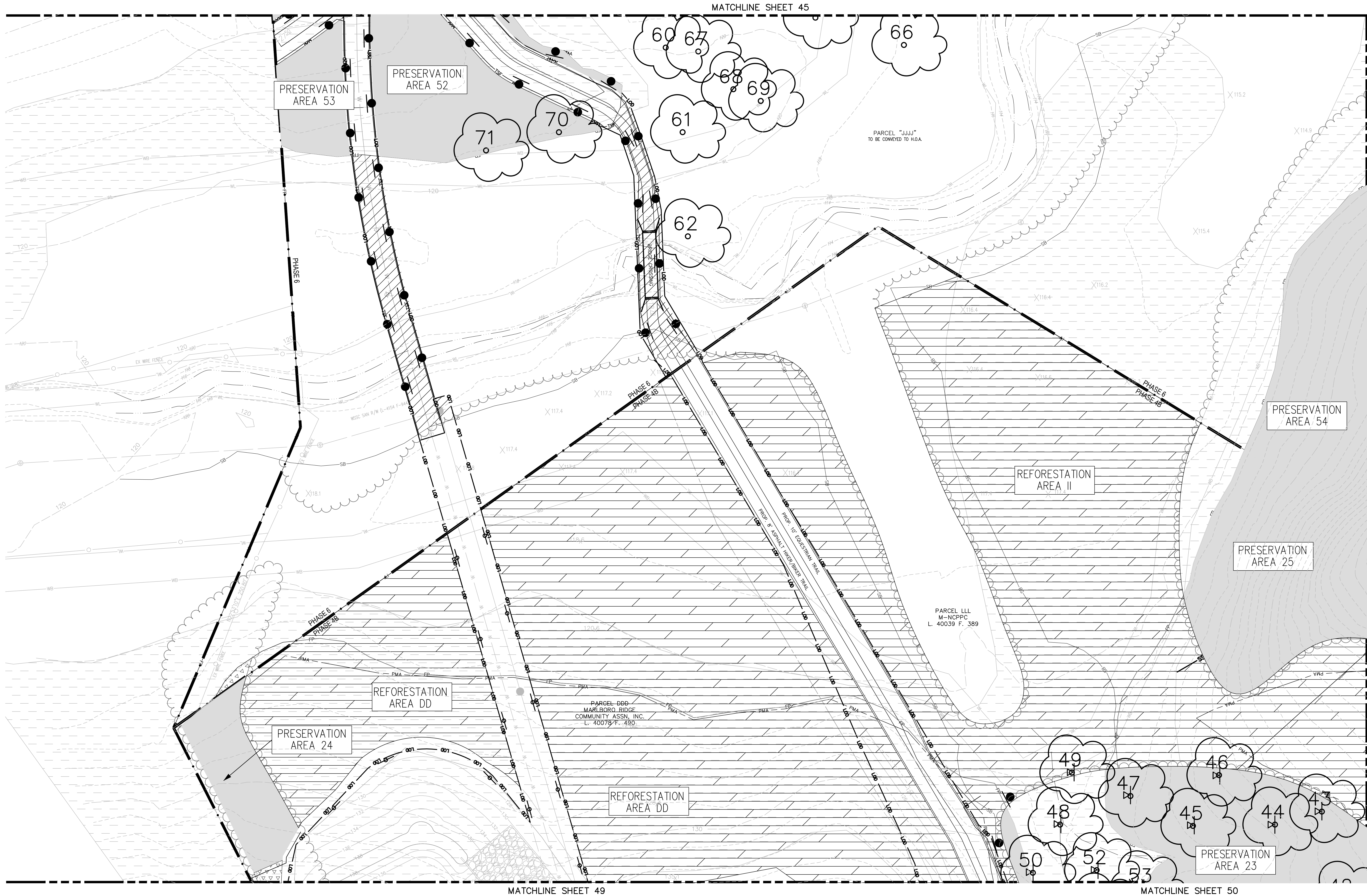


MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	46 OF 52



SCALE: 1" = 30'

LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FT
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	→
EARTHDIKE/SWALE	→
TREE SAVE FENCE	→
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	---

MATCHLINE SHEET 48

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	
APPROVED BY	DATE
01 J. L. STASZ	10/5/05
02 K. SHOLARS	9/14/06
03 K. SHOLARS	11/15/06
04 K. FRITZ	11/16/07
05 K. FRITZ	1/15/08
06 K. FRITZ	3/13/08
07 K. SHOLARS	6/8/12
08 C. SCHNEIDER	11/5/12
09 MEGAN K. REISER	5/24/16
10 MEGAN K. REISER	9/11/14
11 MEGAN K. REISER	12/31/14
12 MEGAN K. REISER	6/17/15
13 MEGAN K. REISER	10/26/15
14 MEGAN K. REISER	7/28/16
15 T. BURKE	6/30/17
16 T. BURKE	6/4/19
17 Suzanne A. Nickle	2/12/20
18 Suzanne A. Nickle	9/30/2020
19 Suzanne A. Nickle	10/1/2020

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

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.



PHASE 2

TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	47 OF 52

ESE CONSULTANTS

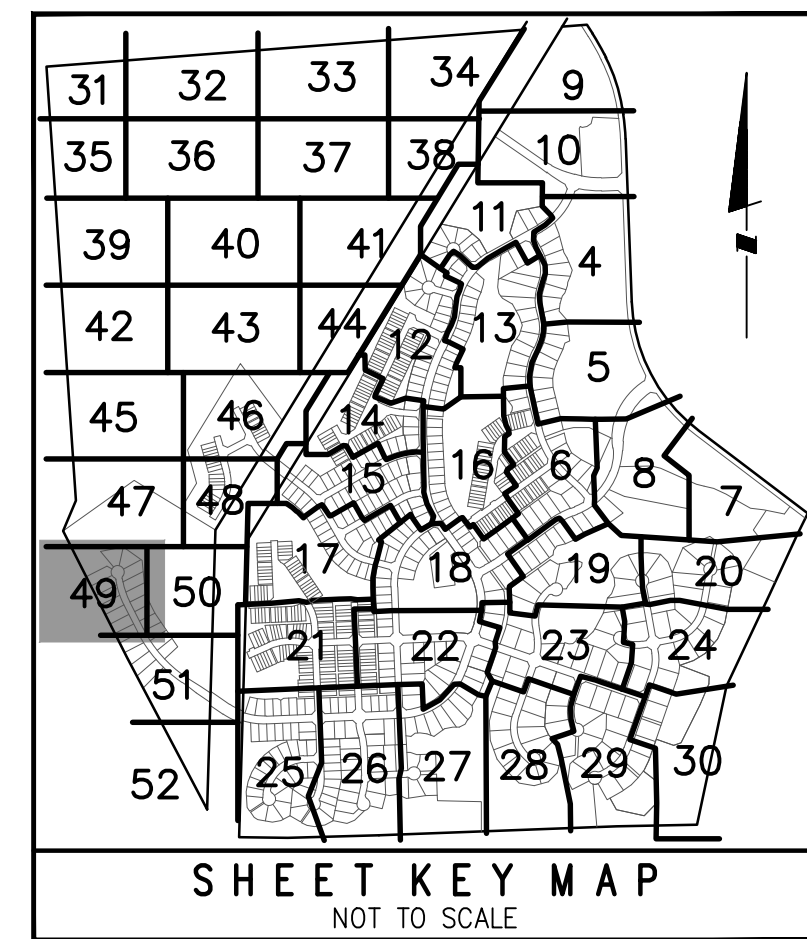
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 3B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
5	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. 10
4	PREVIOUSLY APPROVED PHASES 1 & 2 TO INCLUDE PHASES 3 & 4	ESE	AUG. 09
3	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA 9	BPW	1/2/08
2	ADDRESSED PER MNC&PC COMMENTS	BOG	5/30/06
1	ADDRESSED MNC&PC COMMENT FOR SIGNATURE	BOG	4/10/06
0	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE	
PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET	
206 SE 10	
WSSC 200' SHEET	
206 SE 10	
DATE	



SCALE: 1" = 30'



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	
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	

M-NCPPC, PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05	
APPROVED BY	DATE
J. L. STASE	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/26/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARLBORO NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-0801-07 & 709P-0801-05-05
SEPARATE APPROVAL OF THIS PLAN IS REQUIRED
APPROVAL DATE: OCTOBER 1, 2005

SIGNATURE APPROVAL DATE
Jill Kosack Digitally signed by Jill Kosack
Date: 2005.10.01 10:48:47 EDT
Authorized Signature

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/18/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 1B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET	
206 SE 10	
WSSC 200' SHEET	
206 SE 10	
NO.	DATE

PHASE 2



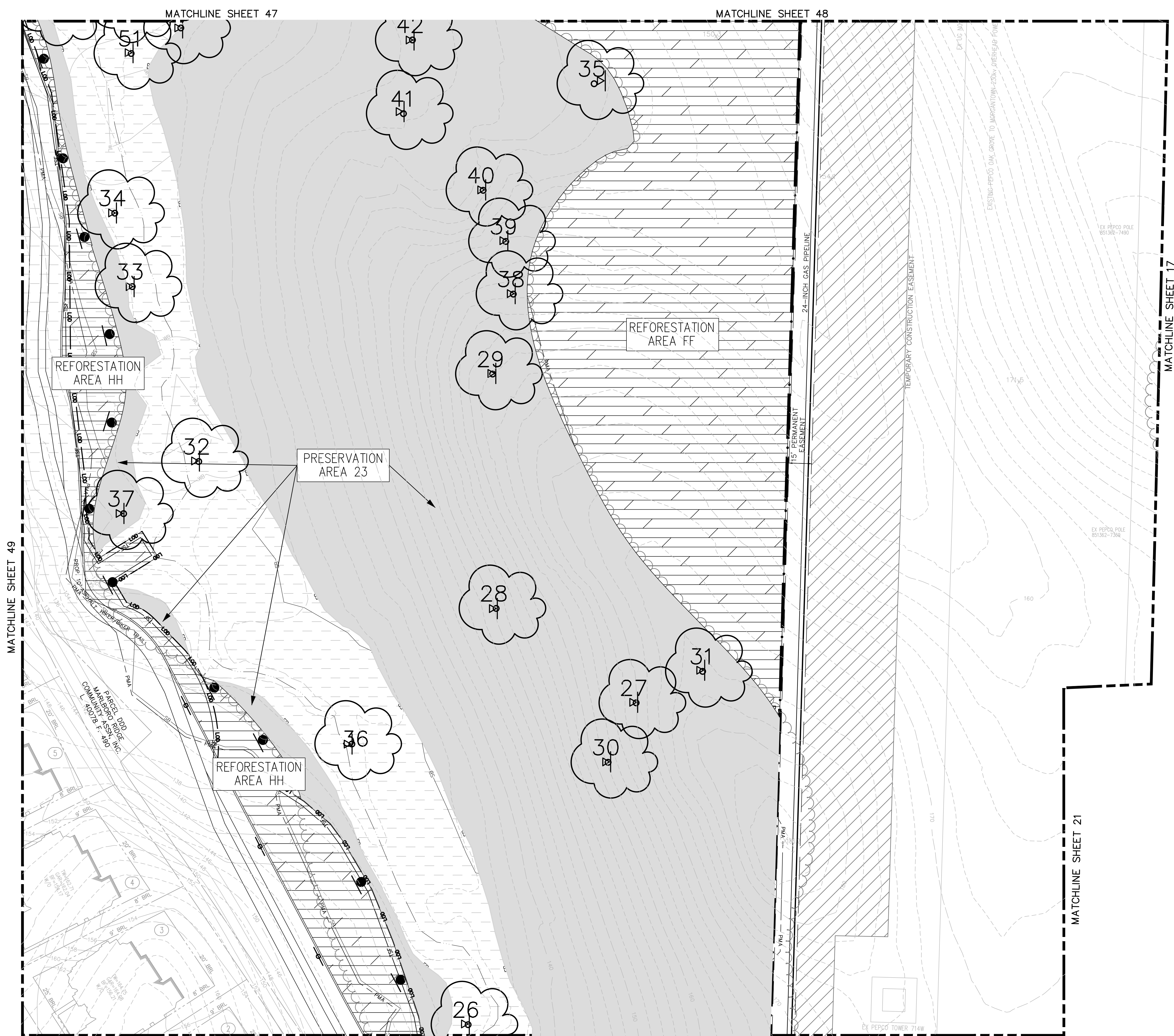
MISS UTILITY NOTE

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

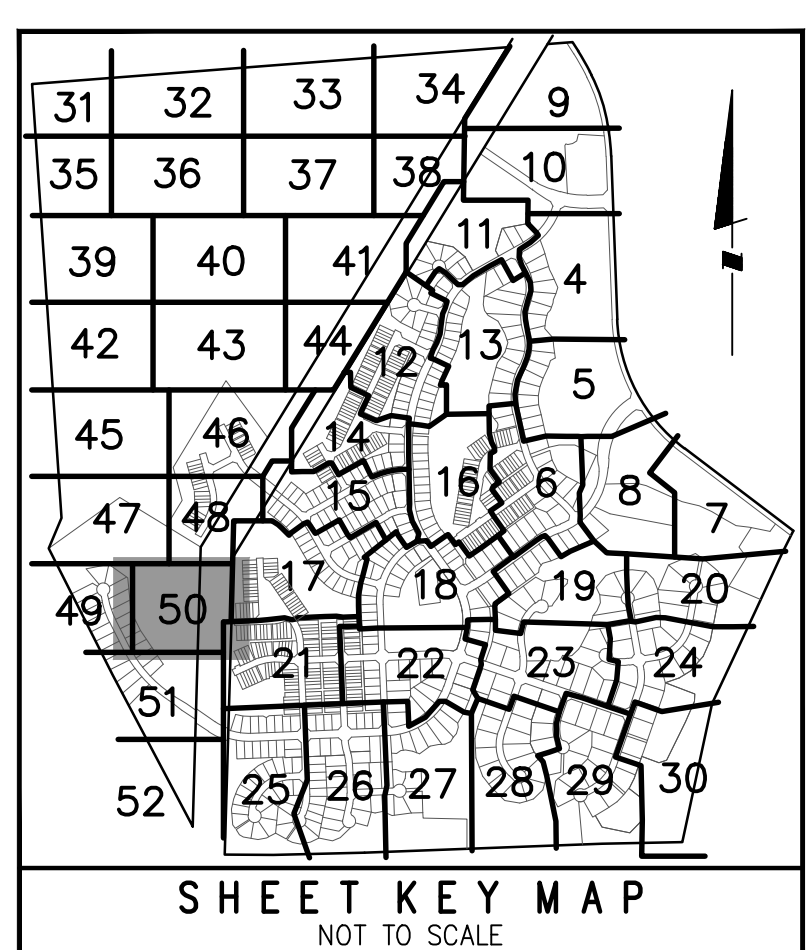
TREE CONSERVATION PLAN TYPE II

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	49 OF 52



SCALE: 1" = 30'



LEGEND	
PATUXENT MANAGEMENT AREA LIMIT	— PMA —
FLOODPLAIN	— FP —
STREAM	— SB —
STREAM BUFFER	— WL —
WETLAND	— WB —
WETLAND BUFFER	— SS —
MITIGATED 1.5 SAFETY FACTOR LINE	— SSL —
UNMITIGATED 1.5 SAFETY FACTOR LINE	— SSL —
UNMITIGATED 65 dBA Ldn NOISE CONTOUR	— 65 dBA —
EXISTING CONTOUR	— 95 —
PROPOSED CONTOUR	— 95 —
LOT LINE	— LOD —
LIMIT OF DISTURBANCE	— LOD —
EXISTING TREELINE	— TSF —
EARTHDIKE/SWALE	— TSF —
TREE SAVE FENCE	— TSF —
STORM DRAIN	— TSF —
PHASE LINE	— TSF —
SPECIMEN TREE	— TSF —
MATCHLINE	— TSF —
TREE PRESERVATION	— TSF —
REFORESTATION/AFFORESTATION	— TSF —
WOODLAND SAVED (NOT COUNTED)	— TSF —
WOODLAND CLEARED IN FLOODPLAIN	— TSF —
OFF-SITE CLEARING	— TSF —
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	— TSF —
WOODLAND PRESV. SIGN	— TSF —
REFORESTATION SIGN	— TSF —
SPECIMEN TREE PROT. SIGN	— TSF —

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

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 83 / 05	
APPROVED BY	DATE
J. L. STASZ	10/5/05
01 K. SHOULARS	9/14/06
02 K. SHOULARS	11/15/06
03A K. FRITZ	11/16/07
04 K. FRITZ	1/15/08
03B K. FRITZ	3/13/08
05 K. SHOULARS	6/8/12
6A C. SCHNEIDER	11/5/12
6B MEGAN K. REISER	5/24/16
07 MEGAN K. REISER	9/11/14
08 MEGAN K. REISER	12/31/14
09 MEGAN K. REISER	6/17/15
10 MEGAN K. REISER	10/28/15
11 MEGAN K. REISER	7/28/16
12 MEGAN K. REISER	8/30/17
13 T. BURKE	6/4/19
14 T. BURKE	2/12/20
15 Suzanne A. Nickle	9/30/2020
16	10/1/2020

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
OFFICIAL USE ONLY
APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: 05P-0801-01 & 01P-0801-05-16
SEPARATE APPROVAL OF TREE PRESERVATION REQUIRED
APPROVAL DATE: OCTOBER 1, 2020
SIGNATURE APPROVAL DATE
Jill Kosack Digitally signed by Jill Kosack Date: 2020.10.01 10:48:47 EDT
Authorized Signature

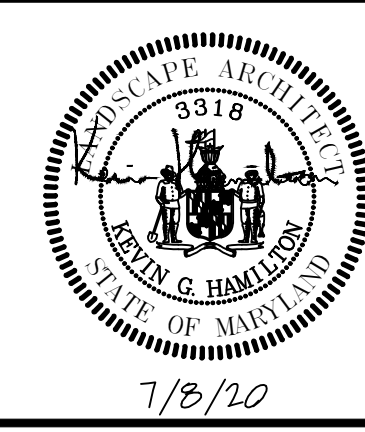


ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 60 AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 1B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
4	ADDRESSED PER MNCPPC COMMENTS	BCD	5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY: R-R
PAGE 91, GRID B2	
M-NCPPC 200' SHEET 206 SE 10	
WSSC 200' SHEET 206 SE 10	
DATE	

PHASE 2



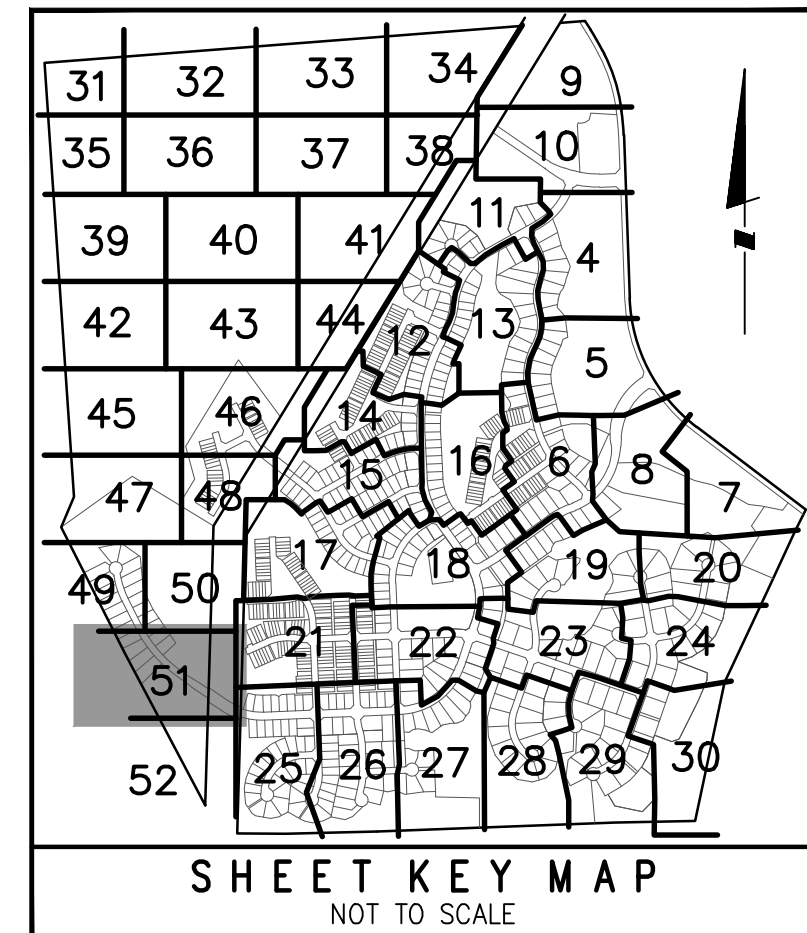
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

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

DATE:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	50 OF 52

MATCHLINE SHEET 49

MATCHLINE SHEET 50



LEGEND	
PATIENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	SB
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	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	ETL
EARTHDIKE/SWALE	EDS
TREE SAVE FENCE	TSF
STORM DRAIN	SD
PHASE LINE	PL
SPECIMEN TREE	ST
MATCHLINE	ML
TREE PRESERVATION	TP
REFORESTATION/AFFORESTATION	RA
WOODLAND SAVED (NOT COUNTED)	WS
WOODLAND CLEARED IN FLOODPLAIN	WC
OFF-SITE CLEARING	OSC
APPROXIMATE LIMITS OF MARLBORO CLAY OUTCROPPING AT OR NEAR THE EXISTING GROUND SURFACE	MLC
WOODLAND PRESV. SIGN	WPS
REFORESTATION SIGN	RS
SPECIMEN TREE PROT. SIGN	STPS

MATCHLINE SHEET 25

MATCHLINE SHEET 25

MATCHLINE SHEET 52

REFORESTATION
AREA GGPRESERVATION
AREA 23PRESERVATION
AREA 22

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

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: JULY 2020
DESIGN: DEJ DRAWN: SNM
SCALE: 1"=30'
JOB NO.: 1414
SHEET NO.: 51 OF 52

ESE CONSULTANTS

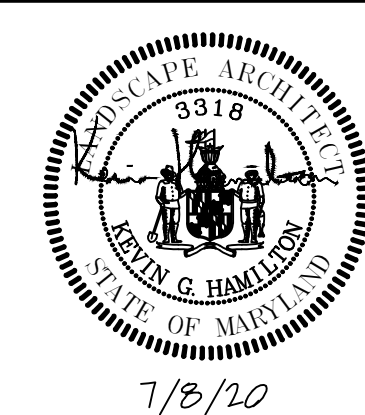
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
11	REVISED LOT LINES IN PHASE 1B WEST	ESE	12/20/15
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 33B & 34B	ESE	DEC. 14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REV RW	ESE	SEPT. 13
6B	PREVIOUSLY APPROVED PHASES 1, 2, 3 & 4 TO INCLUDE PHASE 5	ESE	10/18/10
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 5	BPW	1/2/08
3	ADDRESSED PER MNCPPC COMMENTS	BCD	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157	
MAP 20, 26	GRID C13 & D12-13
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2	R-R
M-NCPPC 200' SHEET	
206 SE 10	
WSSC 200' SHEET	
206 SE 10	

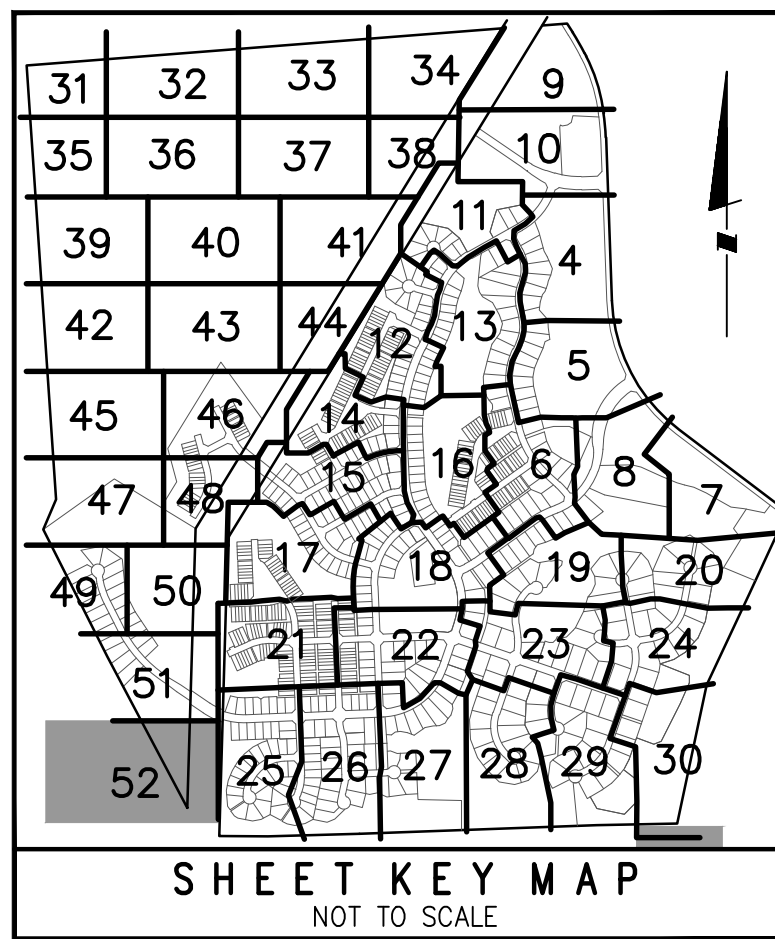
PHASE 2



7/8/20

MATCHLINE SHEET 51

SCALE: 1" = 30'



LEGEND

PATUXENT MANAGEMENT AREA LIMIT	—PMA—
FLOODPLAIN	—FP—
STREAM	---
STREAM BUFFER	SB
WETLAND BUFFER	WL
MITIGATED 1.5 SAFETY FACTOR LINE	—WB—
UNMITIGATED 1.5 SAFETY FACTOR LINE	—SSL—
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	LOD
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	---
EARTHDIKE/SWALE	→TSF→
TREE SAVE FENCE	---
STORM DRAIN	---
PHASE LINE	---
SPECIMEN TREE	289
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	---

PRESERVATION
AREA 22

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

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

TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05
01 K SHOULARS	9/14/06
02 K SHOULARS	11/15/06
03A K FRITZ	11/16/07
04 K FRITZ	1/15/08
03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
6A C SCHNEIDER	11/5/12
68 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	2/12/20
15 Suzanne A. Nickle	9/30/2020
16 Suzanne A. Nickle	10/1/2020

THE MARYLAND NATIONAL CAPITAL
PLANNING DEPARTMENT
APPROVAL

APPLICATION NAME: MARLBORO RIDGE, PHASE 2
APPLICATION NO.: DSP-080147 & TOP-080148
REQUIREMENT: APPROVAL OF TREE REMOVAL & REFORESTATION PLAN
APPROVAL DATE: OCTOBER 1, 2020

SIGNATURE APPROVAL DATE
Jill Kosack
Digitally signed by Jill Kosack
Date: 2020.10.01 10:44:49 EDT
Authorized Signature

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

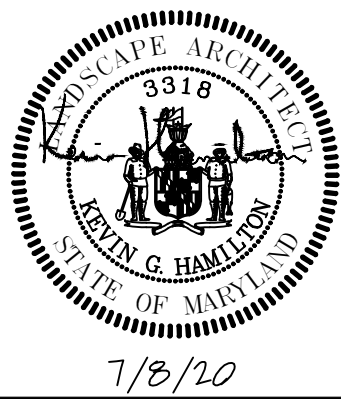
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

16	REVISED LOT 1K	ESE	7/8/20
15	REVISED LOT 6Q AND PHASE 6 SANITARY SEWER OUTFALL	ESE	7/8/20
13	PREVIOUSLY APPROVED PHASES 1, 2, 3, 4 & 5 TO INCLUDE PHASE 6	ESE	1/16/19
12	REVISED LOT LINES IN PHASE 5	ESE	10/26/16
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 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	10/19/10
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 5	BPW	1/2/08
4	ADDRESSED PER MNC&PG COMMENTS	BCD	5/30/06
1	ADDRESSED MNC&PG COMMENT FOR SIGNATURE	BCD	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCD	12/20/05
NO.	REVISIONS	BY	DATE

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

PHASE 2



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "M.V. 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:	JULY 2020
DESIGN:	DEJ
DRAWN:	SNM
SCALE:	1"=30'
JOB NO.:	1414
SHEET NO.:	52 OF 52