TREE CONSERVATION PLAN TYPE II
PHASES 3 & 4
MARLBORO RIDGE

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

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

LEGEND

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

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

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

NOTES

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

Woodland Conservation Worksheet for Prince George's County, Maryland

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

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

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

Woodland Conservation Requirement Calculations:

Existing Woodland on Net Tract (acres)								228.59
Existing Woodland in Floodplain (acres)								75.93
Woodland Conservation Threshold (NTA) =	20.00%							99.34
Smaller of a or c								99.34
Woodland above WCT								129.25
Plan Number: (This must be completed for each phase)		DSP-04088	DSP-05035B	DSP-05035B	DSP-05075	DSP-06010	DSP-09018	Future Phases
Plan Phase or Name:		Phase 1A	Phase 1B	Phase 1C	Phase 1D	Phase 2	Phases 3 & 4	
Total area in this application (acres)		23.18	23.17	33.30	86.99	147.07	97.52	177.71
Floodplain area in this application (acres)		0.06	0.00	9.61	1.22	19.96	5.88	55.68
Net Tract area in the application (acres)		23.12	23.17	23.69	85.77	127.11	91.63	122.13
Woodland on the Net Tract for this phase (acres)		1.96	4.21	6.79	28.61	45.08	36.38	105.50
Woodland in the Floodplain for this phase		0.06	0.00	5.49	0.33	15.72	2.02	51.87
Woodland Cleared on Net Tract for this phase		0.37	2.16	0.85	15.41	31.27	13.25	52.86
Woodland Cleared in Floodplain for this phase		0.02	0.00	0.72	0.34	2.00	0.00	0.00
Offsite Woodland Clearing (1:1)		0.00	0.00	0.18	0.00	0.00	0.00	0.00
Offsite Mitigation provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cummulative acres of Net Tract Woodland cleared		0.37	2.53	3.19	18.60	49.87	63.12	126.00
Cummulative acres of Floodplain woodland cleared		0.02	0.02	0.74	1.08	3.08	3.08	3.08
Smaller of d or e		0.37	2.53	3.19	18.60	49.87	63.12	126.00
Woodland Clearing below WCT		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25 : 1)		0.09	0.63	0.80	4.65	12.47	15.78	31.50
Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Afforestation Threshold (AFT) =	15.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Required		99.45	99.99	101.05	105.25	115.06	116.38	134.10

Latest phase indicates cumulative requirement through that phase of work

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

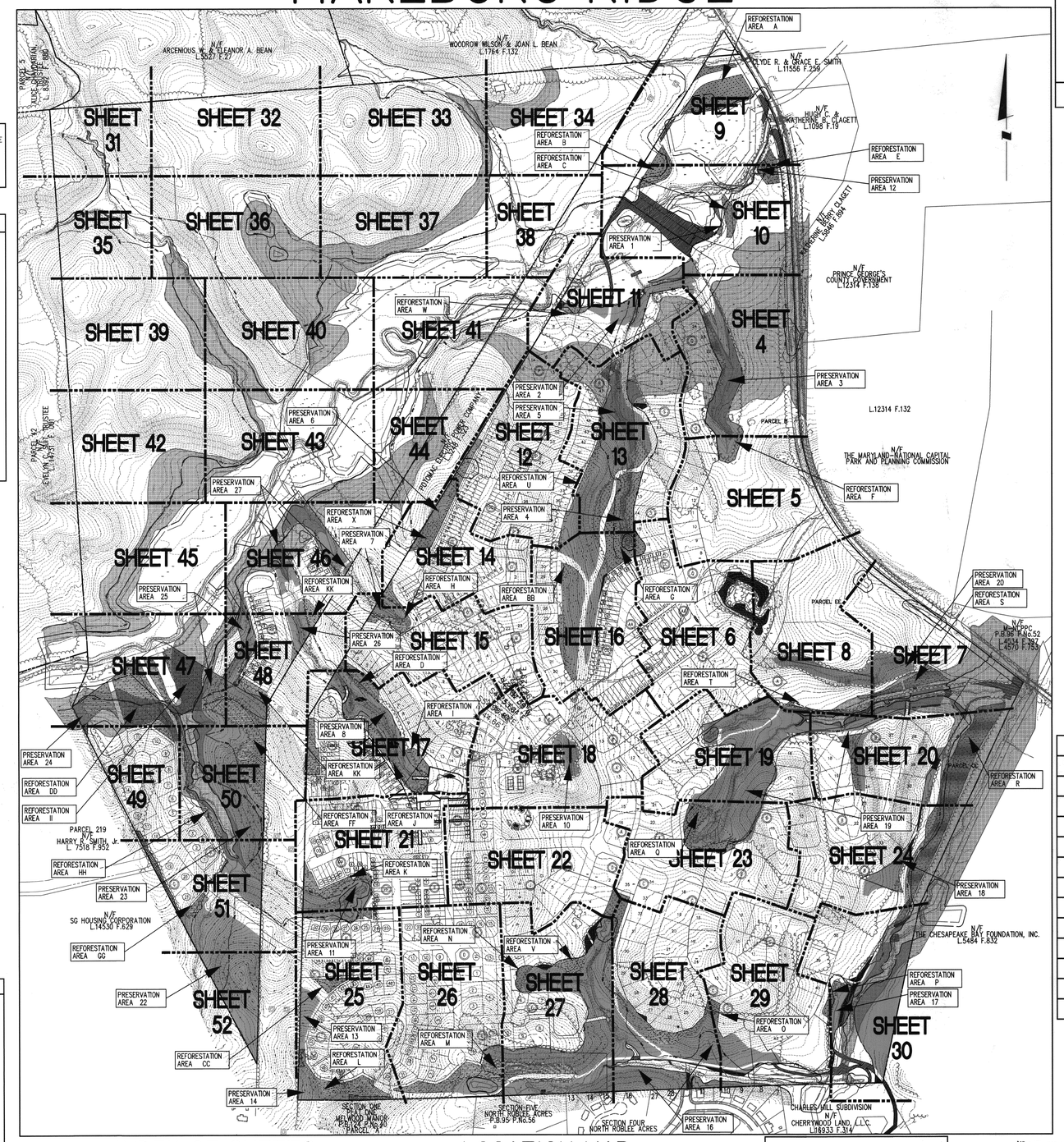
Revised 9/1/04

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

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

SOILS TABLE

Soil Type	Slope	Description
AdB2—Adelphia Fine Sandy Loam	2–5% Slopes, Moderately Eroded	This soil is moderately well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
AnA—Adelphia Silt Loam	0–2% Slopes	This soil is moderately well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
Bn—Bibb Sandy Loam		This soil is poorly drained. This is a hydric soil. Kw is 0.20, soil is not highly erodible.
Bo—Bibb Silt Loam		This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible.
CmB2—Collington Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmlands. This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
CmC2—Collington Fine Sandy Loam	5–10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
CmD3—Collington Fine Sandy Loam	10–15% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
Fa—Fallsington Sandy Loam		Prime farmland if drained. This is a hydric soil. Kw is 0.24, soil is not highly erodible.
HcG3—Howell Clay Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
HeB2—Howell Silt Loam	0–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
HeC2—Howell Silt Loam	5–12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.43, soil is highly erodible.
IoA—Iuka Silt Loam, Local Alluvium	0–2% Slopes	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible.
IoB—Iuka Silt Loam, Local Alluvium	2–5%	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Kw is 0.37, soil is not highly erodible.
Jo—Johnston Silt Loam		This soil is very poorly drained. This is a hydric soil. Kw is 0.20, soil is not highly erodible.
MB2—Marr Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MC3—Marr Fine Sandy Loam	5–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MD3—Marr Fine Sandy Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
ME—Marr Fine Sandy Loam	20–35% Slopes	This soil is well drained. This is not a hydric soil. Kw is 0.32, soil is not highly erodible.
MnA—Mattapex Silt Loam	0–2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
Mw—Mixed Alluvial Land		This soil is poorly drained. This is a hydric soil. Kw is 0.28, soil is not highly erodible.
OcA—Ochlockonee Sandy Loam, Local Alluvium	0–2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.20, soil is not highly erodible.
OcB—Ochlockonee Sandy Loam, Local Alluvium	2–5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.20, soil is not highly erodible.
SaE—Sandy Land	Steep	This soil is somewhat excessively drained. This is not a hydric soil. Kw is 0.17, soil is not highly erodible.
ShC2—Sassafras Sandy Loam	5–10% Slopes, Moderately Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.28, soil is not highly erodible.
SmA—Shrewsbury Fine Sandy Loam	0–2% Slopes	Farmland of statewide importance. This soil is poorly drained. This is a hydric soil. Kw is 0.32, soil is not highly erodible.
WaB2—Westphalia Fine Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaC2—Westphalia Fine Sandy Loam	5–12% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaC3—Westphalia Fine Sandy Loam	6–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WaD3—Westphalia Fine Sandy Loam	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WbB2—Westphalia Very Fine Sandy Loam	0–5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WbD2—Westphalia Very Fine Sandy Loam	12–20% Slope S, Moderately Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WeC3—Westphalia-Evesboro Complex	6–12% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WeD3—Westphalia-Evesboro Complex	12–20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Kw is 0.49, soil is highly erodible.
WoB2—Woodstown Sandy Loam	2–5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Kw is 0.24, soil is not highly erodible.

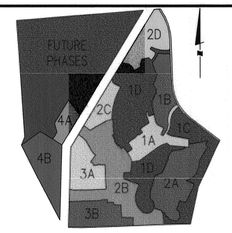


INDEX OF SHEETS

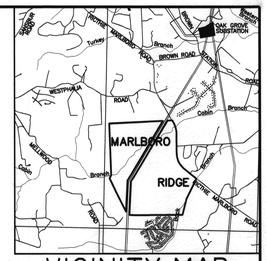
DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAILS	2–3
TCPII PLAN	4–52

LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE (FEET)
300 150 0 300 600



PHASE MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1"=4000'

MARLBORO RIDGE PHASES 1–5 LOT DESIGNATION CHART

FILE NO.	PHASE & DESCRIPTION	SINGLE FAMILY DETACHED LOTS: SMALL LOT	SINGLE FAMILY DETACHED LOTS: OTHER	SINGLE FAMILY DETACHED LOTS: PERIMETER	TOWNHOUSE	% SMALL & TH LOTS
DSP-04088	VILLAGE OF CLAGETT FARM, PHASE I, PART A		A 1–13 O 1–5, 7 R 1–13		AA 1–10 BB 1–22	50.0%
		TOTAL 0	TOTAL 32	TOTAL 0	TOTAL 32	TOTAL 64
DSP-05035	VILLAGE OF CLAGETT FARM, PHASES 1B & 1C	N/A	N/A	N/A	N/A	N/A
DSP-05075	MARLBORO RIDGE, PHASE 1D	K 7 L 1 L 18–19 O 1–2 P 1–4 P 8–12 P 18 P 20–32 R 14–46	A 14–25 B 1 C 18–35 D 1–2 J 1 M 1, 23 O 30 P 5–7 P 13–17 P 19 Q 8–27 R 47 S 1–16		AA 11–24 CC 1–31	56.1%
		TOTAL 62	TOTAL 83	TOTAL 0	TOTAL 44	TOTAL 189
DSP-06010	MARLBORO RIDGE, PHASE II	F 47–54 H 1–30 K 2 L 2–7,9,11 L 13,15–16 M 2–3,5–7 M 9–10,13–14 M 16–19,20–21 N 1–15 O 5–8,11–13,16	B 2–43 C 1–17 D 3–14 F 9–11 J 2–13 K 3–6 L 8,10,12,14,17 M 4,8,11–12 M 15,19,22 O 4,9–10,14–15		DD 1–20 EE 1–34 FF 1–23	60.5% ~~66.8%~~
		TOTAL ~~104~~ 87	TOTAL ~~99~~ 107	TOTAL 0	TOTAL 77	TOTAL 271
DSP-09018	MARLBORO RIDGE, PHASE 3 & 4	E 6 F 12–20 F 22 F 27–29 F 31 F 36–46	E 1–5 F 7–13 F 1–8 F 21 F 23–26 F 30 F 32–35 G 1–21		GG 1–8 HH 1–13 II 1–13 JJ 1–8 KK 1–13 LL 1–27 MM 1–17 NN 1–14 OO 1–15 PP 1–24 QQ 1–10 RR 1–17	80.1%
		TOTAL 26	TOTAL 51	TOTAL 0	TOTAL 179	TOTAL 256
DSP-07058	MARLBORO RIDGE, PHASE 5		A 1–4 A 8–12 A 16–30 B 1–8 C 1–29	A 5–7 A 13–15		0.0%
		TOTAL 0	TOTAL 61	TOTAL 6	TOTAL 0	TOTAL 67
CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES		175 TOTAL ~~192~~ 182	334 TOTAL ~~317~~ 334	TOTAL 6	TOTAL 332	59.9% ~~61.9%~~ TOTAL 847

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

TCPII REVISION TRACKING TABLE

REVISION NO.	DSP	PURPOSE OF REVISION	TCPII SHEETS AFFECTED BY REVISION
00	DSP-04088	ORIGINAL APPROVAL FOR PHASE 1A	ALL SHEETS
01	DSP-05035	TO INCLUDE PHASES 1B & 1C ON PREVIOUSLY APPROVED PHASE 1A TCPII PLAN	ALL SHEETS
02	DSP-05075	TO INCLUDE PHASE 1D ON PREVIOUSLY APPROVED PHASE 1A, 1B & 1C TCPII PLAN	ALL SHEETS
03A	DSP-06010	TO INCLUDE PHASE 2 ON PREVIOUSLY APPROVED PHASE 1A, 1B, 1C, & 1D TCPII PLAN	ALL SHEETS
04	STAFF LEVEL REVIEW	TO UPDATE REFORESTATION AREA G AND PRESERVATION AREAS 4 & 5 FOR REVISED GRADING AT BRIDGE CROSSING	1 & 13
03B	DSP-05075-01	TO ADJUST LOT LINES	7, 8, 19 & 20
05	DSP-09018	TO INCLUDE PHASES 3 & 4 ON PREVIOUSLY APPROVED PHASE 1A, 1B, 1C, 1D, & 2 TCPII PLAN	ALL SHEETS
06	DSP-06010-04	TO ADJUST LOT LINES AND REVISED LIMITS OF PHASE 2	15, 17, 18, 22 & 26
07	DSP-09018-03	TO UPDATE PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS	1, 17, 21 & 25
08	STAFF LEVEL REVIEW	TO REMOVE WOODLAND SAVED (NOT COUNTED) AREA FROM LOTS 33 & 34, BLOCK B	1 & 24
09	DSP-05075-04	TO REVISE LOT 25, BLOCK AA TO OPEN SPACE PARCEL PP	1 & 6
10	DSP-06010-05	TO ADJUST LOT LINES	1, 14–15 & 17–18

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

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR later verifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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

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

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

NO.	REVISIONS	BY	DATE
10	REVISE LOT LINES IN PHASE 2D NORTH	ESE	6/19/15
9	REVISE LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS	ESE	SEPT. '13
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

10/5/15

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

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

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

SIGNIFICANT TREE TABLE

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

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

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

REMOVAL OF HAZARDOUS TREES OR HAZARDOUS LIMBS BY DEVELOPERS OR BUILDERS

THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

1. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A LICENSED ARBORIST OR A LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN A PERSONAL INJURY OR PROPERTY DAMAGE.

2. IF A HAZARDOUS CONDITION MAY BE ALLEVIATED BY CORRECTIVE PRUNING, THE LICENSED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS ("TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE – STANDARD PRACTICES").

3. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE BUILDING OR GRADING INSPECTOR IF THERE IS A VALID GRADING OR BUILDING PERMIT FOR THE SUBJECT LOTS OR PARCELS ON WHICH THE TREES ARE LOCATED. ONLY AFTER APPROVAL OF THE APPROPRIATE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP MAY NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

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

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

1. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY THE HOME OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM THE LICENSED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. THE TREE MAY THEN BE REMOVED BY THE ARBORIST OR TREE EXPERT. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

2. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM THE WOODLAND CONSERVATION AREAS MAY BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY SUCH AS PRUNERS OR A CHAIN SAW. THESE PLANTS MAY BE CUT NEAR THE GROUND AND THE MATERIAL LESS THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.

3. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

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

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY DEVELOPERS OR BUILDERS

1. REFORESTATION AND AFFORESTATION AREAS SHALL BE PLANTED PRIOR TO THE OCCUPANCY OF THE NEAREST BUILDING OR RESIDENCE. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE GRADING INSPECTOR AND THE ENVIRONMENTAL PLANNING SECTION.

2. REFORESTATION AREAS SHALL NOT BE MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

WOODLAND AREAS NOT COUNTED AS PART OF THE WOODLAND CONSERVATION REQUIREMENTS

1. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING ANY WOODLAND AREA WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE MOST RECENTLY APPROVED TYPE II TREE CONSERVATION (TCP) ON FILE IN THE OFFICE OF THE M-NCPPC, ENVIRONMENTAL PLANNING SECTION LOCATED ON THE 4TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR ODEN BOWIE DRIVE, UPPER MARLBORO, MARYLAND 2072; PHONE 301 952-3650. ADDITIONAL MITIGATION WILL BE REQUIRED FOR THE CLEARING OF ALL WOODLANDS BEYOND THAT REFLECTED ON THE APPROVED PLANS. ALTHOUGH CLEARING MAY BE ALLOWED, IT MAY BE SUBJECT TO ADDITIONAL REPLACEMENT REQUIREMENTS, MITIGATION, AND FEES WHICH MUST BE REFLECTED ON TCP REVISIONS APPROVED BY THE M-NCPPC ENVIRONMENTAL PLANNING SECTION.

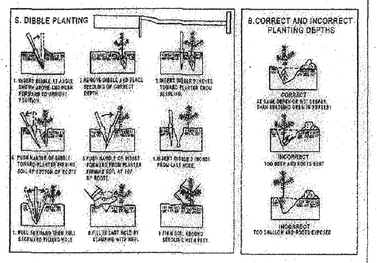
2. HOMEOWNERS OR PROPERTY OWNERS MAY REMOVE TREES LESS THAN TWO (2) INCHES DIAMETER, SHRUBS, AND VINES IN WOODLAND AREAS WHICH ARE SAVED BUT NOT PART OF THE WOODLAND CONSERVATION REQUIREMENTS AFTER ALL PERMITS HAVE BEEN RELEASED FOR THE SUBJECT PROPERTY. THIS AREA MAY NOT BE TILLED OR HAVE OTHER GROUND DISTURBANCES WHICH WOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVER SEEDING WITH NATIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

TYPE II TREE CONSERVATION PLAN NOTES

1. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT

FIGURE 3.6.5

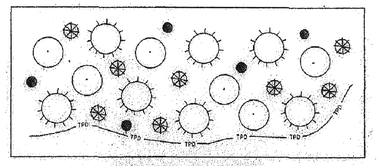
SEEDLING PLANTING METHODS



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

AFFORESTATION / REFORESTATION TYPICAL DETAIL

NOT TO SCALE



TYPICAL PLANTING LEGEND

RED MAPLE — SWEET GUM

DOGWOOD — TULIP POPLAR

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

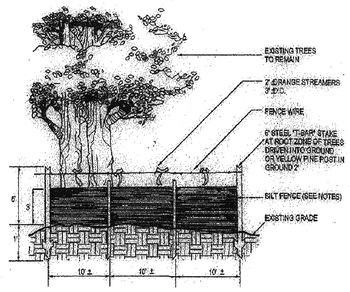
PLANT LIST/RATIO FOR SEEDLINGS

	TOTAL PER MANUAL	TOTAL THIS PLAN
REFORESTATION AREA PROVIDED	1.0 ACRE	21.28 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	7022 SEEDLINGS
TULIP POPLAR	330 SEEDLINGS	7022 SEEDLINGS
SWEET GUM	230 SEEDLINGS	4894 SEEDLINGS
REDBUD	110 SEEDLINGS	2342 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	21280 SEEDLINGS

NOTES:

1090 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS

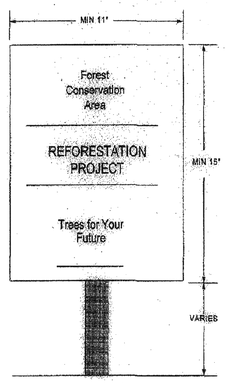


Notes:
1. Silt fence to be haveled into the soil.
2. Wire, snow fence, etc. for tree protection only.
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5.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

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

Silt Fence and Tree Protection

Figure C-8



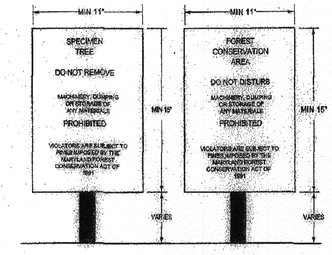
NOTES:

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

Source: Adapted from Forest Conservation manual, 1991

REFORESTATION AND AFFORESTATION AREA SIGNS

Figure C-21

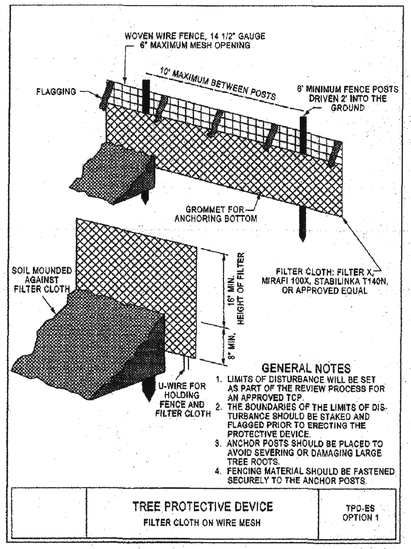


NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL, 1991

CONSTRUCTION SIGNS

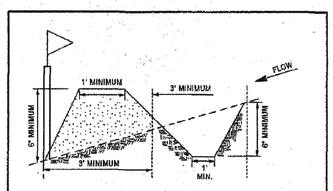
FIGURE C-4



GENERAL NOTES

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

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



CROSS SECTION

GENERAL NOTES

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

	TREE PROTECTIVE DEVICE PERIMETER OR SWALE	TPD-ES OPTION 3

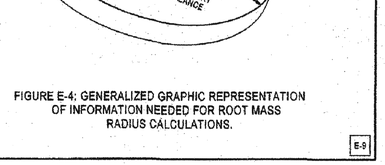


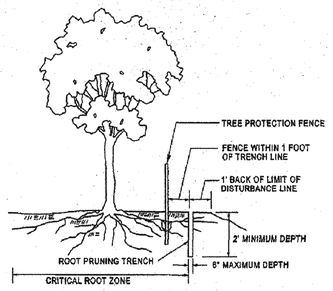
FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

E-9

FIGURE J-1

ROOT PRUNING

NOT TO SCALE



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

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

FOR ESE CONSULTANTS, INC. ONLY

LANDSCAPE ARCHITECT 3318 KEITH G. HAMILTON STATE OF MARYLAND

10/5/15

GRAPHIC SCALE (FEET)

30 15 0 30 60

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/26/15

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

ESE Land Planning Engineering Land Surveying

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

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

Loiederman Soltesz Associates, Inc.
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Engineering
Planning
Surveying
Environmental Sciences

Rockville
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NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '15
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/08
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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MAP 20,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 91, GRID 12, 83, C2, D3, D4	R-R
M-NCPPC 200' SHEET: 205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET: 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4

~~PHASE 2~~

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = N/A

SHEET 3 OF 52

PROJECT NO. 0641-09-00

RITCHIE MARLBORO ROAD

65 dBA

PRESERVATION AREA 3

PRESERVATION AREA 2

REFORESTATION AREA F

REFORESTATION AREA F

PHASE 1B

PHASE 2

PHASE 3

PHASE 4

EASEMENT PB. PM219 P. 21

SHEET 5

SHEET 10

SHEET 11

SHEET 13

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	98
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	527
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

SHEET KEY MAP
NOT TO SCALE

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

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

	APPROVED BY	DATE
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10	Megan K. Reiser	10/06/15

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M-NCPPC
APPROVAL

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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Rockville Frederick Waldorf Leonardtown Chantilly
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NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	APR. '09
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MAP 20,26 GRID C13 & D13-12

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

PHASES 3 & 4
~~PHASE 2~~

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

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SHEET 4

SHEET 13

SHEET 6

SHEET 8

PRESERVATION AREA 3

REFORESTATION AREA F

SURFACE DRAIN EASEMENT PB. PM236 P. 91

STORM DRAIN EASEMENT PB. PM218 P. 20

WSSC R/W L.28146 F.

PHASE 1D

PHASE 1B

SCREEN FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

NO CLIMB FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN

SACRIFICE AREA 1 0.37 AC.

SACRIFICE AREA 2 0.20 AC.

SACRIFICE AREA 3 0.24 AC.

PASTURE AREA #3 2.30 AC.

PASTURE AREA #4 2.45 AC.

65 dBA

4 BOARD FENCE

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

MAINTENANCE GATE

CONTROL GATE

NO CLIMB FENCE

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRIC SERVICE

PIPE BOLLARD

MAY SHED

507x38' EQUIPMENT SHED

STABLE 204' X 36' FFE 172.0

INDOOR RING 230' X 110' FFE 172.0

BREEZEWAY

PARCEL B TO BE DEDICATED TO HOA

PARCEL C TO BE DEDICATED TO HOA

PHASE 1A

PHASE 1C

PHASE 1B

M-NCPPC L.12314 F.132

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

LEGEND

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

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
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10	Megan K Reiser	10/28/15

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M-NCPPC APPROVAL

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

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

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

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

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

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

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Frederick
Waldorf
Leonardtown
Chantilly

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

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

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

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET: 205 SE 9, 10 208 SE 9,10	
WSSC 200' SHEET: 205 SE 9, 10 208 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

LEGEND

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

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

APPROVED BY		DATE
	J. L. STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/6/15

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M-NCPPC
APPROVAL

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

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

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 3318 KEVIN G. HAMILTON STATE OF MARYLAND
10/5/15

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

Rockville Lanham Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
9	REVISE LOT DESIGNATION TO OPEN SPACE PARCEL DESIGNATION	ESE	JAN. '15
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '05
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2/2005

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

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PERMITTED USE NUMBER 20111107

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

PHASES 3 & 4
~~PHASE 2~~

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

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

RITCHIE MARLBORO ROAD

WSSC RIGHT OF WAY L. 26872 F. 418

WSSC RIGHT OF WAY L. 26772 F. 418

16' PUE

WSSC EASEMENT L. 26857 F. 495

65 dBA

PRESERVATION AREA 20

PRESERVATION AREA 19

REFORESTATION AREA S

REFORESTATION AREA T

PHASE 1A

PHASE 2

SHEET 6

SHEET 20

WATERING STATION WITH HYDRANT WITH BASIN AND ELECTRIC SERVICE

PARCEL 'E' TO BE DEDICATED TO HOA

PARCEL 'A'

PARCEL 'C' TO BE DEDICATED TO HOA

PARCEL 'B' TO BE DEDICATED TO HOA

RUNAWAY SHED

STONE WEAVER HEADWALL SEE DETAIL FT THIS SHEET

MEANDERING TRAIL

PAVED EQUESTRIAN TRAIL

HIKER/BIKER TRAIL

TRAIL HEADWALL SEE DETAIL

TREE PRESERVATION SIGN

PRESERVATION AREAS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS (OR WHOSE THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

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

PARCEL 'D' #85036396

LEGEND

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

SCALE 1" = 30'

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
50 25 0 50 100

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

	APPROVED BY	DATE
	K L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser 10/29/15	

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M-NCPPC
APPROVAL

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

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

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

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- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

FOR ESE CONSULTANTS, INC. ONLY
LANDSCAPE ARCHITECT 3318 JOHN C. HAMILTON STATE OF MARYLAND
10/5/15

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

REGISTERED LANDSCAPE ARCHITECT STATE OF MARYLAND

MISS UTILITY NOTE
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Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
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Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences
Rockville Olney Frederick Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	MOS. '07
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCPAPC COMMENTS	BCG	6/30/06
2	ADDRESSED MNCPPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: V6 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKD

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MAP 20126 GRID C13 & D13-12
TAX MAP PAGE 64, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9,10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SCALE: 1" = 30'

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 6

MATCHLINE SHEET 20

MATCHLINE SHEET 19

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

FARRIER DRIVE

PHASE 1C
PHASE 1A

PHASE 1A
PHASE 1B

PHASE 1D

65 dBA

PRESERVATION AREA 20

REFORESTATION AREA T

REFORESTATION AREA T

STORMWATER EASEMENT

SWM POND #2

MAIN POOL 5,426 SQ. FT.

WADING POOL 2,025 SQ. FT.

COMMUNITY BUILDING FFE 182.00 BF 182.00

PARCEL 'EE' TO BE DEDICATED TO HOA

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRICAL SERVICE

MAINTENANCE GATE

ALL WEATHER SURFACING (TYP.)

PASTURE GATE (TYP.)

NO CLIMB FENCE

MASONRY PIERS

SEPTIC FIELD

OVERHEAD UTILITY EASEMENT

STORM DRAIN EASEMENT

10' ASPHALT HIKER/BIKER TRAIL

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/26/15

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M-NCPPC
APPROVAL

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

ESE Land Planning Engineering Land Surveying

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

FOR ESE CONSULTANTS, INC. ONLY

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

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

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-386-2009
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET)
30 15 0 30 60

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Engineering Planning Surveying Environmental Sciences
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4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7636
Rockville Bellmawr Frederick Waldorf Leonardtown Chantilly
www.LSAssociates.net

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

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

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

TAX MAP	ZONING CATEGORY:
PAGE 94, GRID B2, B3, C2, C3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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

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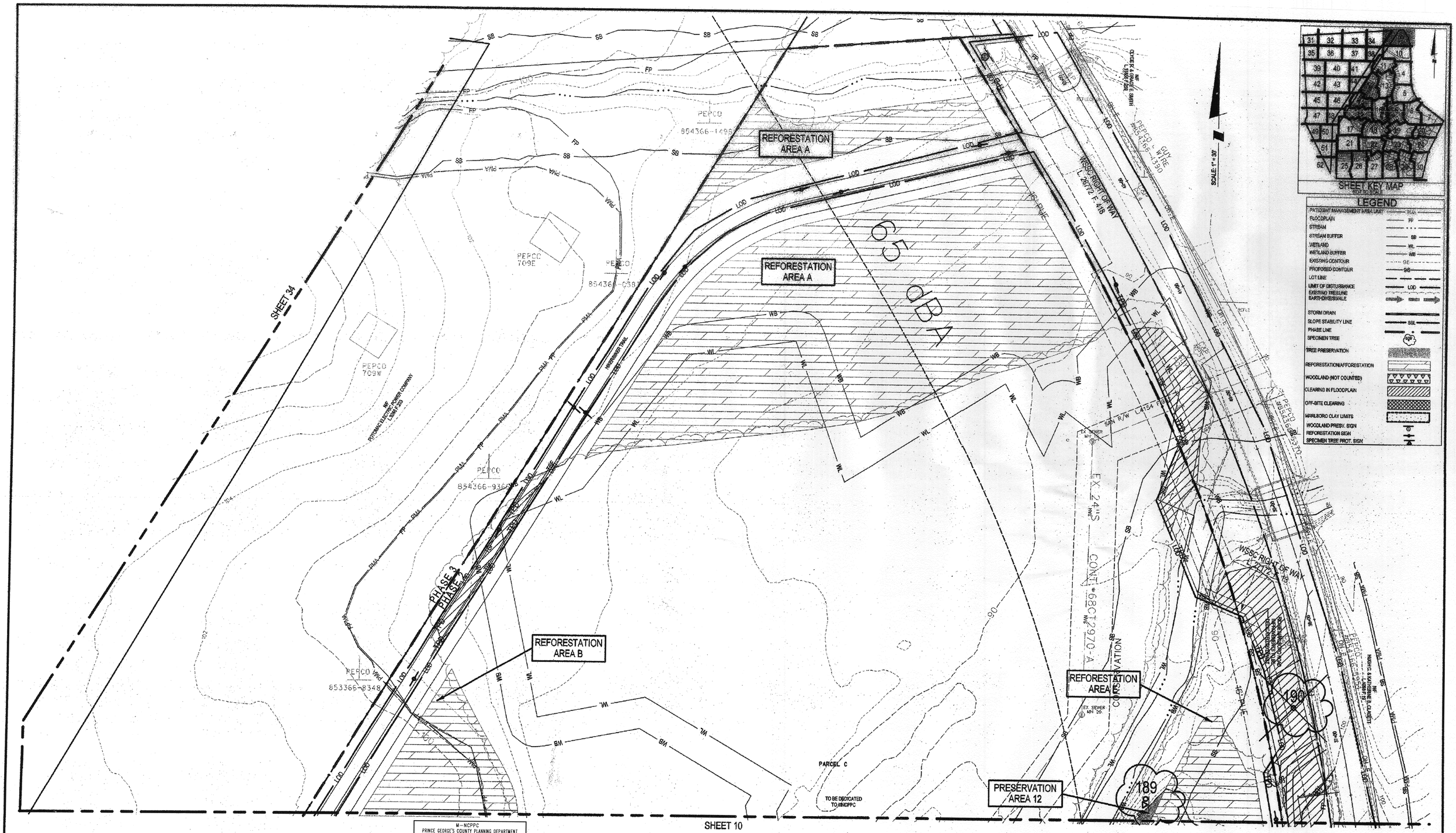
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



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

	APPROVED BY	DATE
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07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/30/15

FOR ESE CONSULTANTS, INC. ONLY

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

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NO.	REVISIONS	BY	DATE
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4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2/2005

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

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

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

PHASES 3 & 4
~~PHASE 2~~

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

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 9

MATCHLINE SHEET 34

MATCHLINE SHEET 38

MATCHLINE SHEET 11

MATCHLINE SHEET 4

REFORESTATION AREA B

PRESERVATION AREA 12

REFORESTATION AREA E

REFORESTATION AREA C

PRESERVATION AREA 1

PRESERVATION AREA 2

CONSERVATION

PHASE 3

PHASE 2

PHASE 1D

PHASE 1B

NORTH RIDING ROAD (PUBLIC) R/W

RITCHIE MARLBORO ROAD

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

8' ASPHALT RIVER/RIVER TRAIL

EQUESTRIAN TRAIL

PARCEL C TO BE DEDICATED TO M-NCPPC

PARCEL D TO BE DEDICATED TO M-NCPPC

PARCEL HH

SWM POND #1
SEDIMENT BASIN #5

STORMWATER EASEMENT L.25309 F.711

PERPETUAL EASEMENT FOR DRAINAGE AREA

TEMPORARY CONSTRUCTION EASEMENT

WSSC R/W L.28146 F.508

STORM DRAIN EASEMENT PRO.6M219 P. 24

72" RCP ASTM C-361, B-25

21"RCP

18"RCP

16" PUE

10' PUE

12" W

SD ESMT

SD EASEMENT

STORM DRAIN

65 dBA

181

182

183

184

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

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

	APPROVED BY	DATE
	J. L. STASZ	10/5/05
01	K. SHOULARS	9/14/06
02	K. SHOULARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
03B	K. FRITZ	3/13/08
05	K. SHOULARS	6/8/12
06	C. SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/22/15

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

FOR ESE CONSULTANTS, INC. ONLY

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

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

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M-NCPPC
APPROVAL

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

Loiederman Soltesz Associates, Inc.
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t. 301.794.7555 f. 301.794.7636
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Engineering, Planning, Surveying, Environmental Sciences
Rockville, Upper Marlboro, Frederick, Waldorf, Leonardtown, Chantilly

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

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

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PERMITTED USE NUMBER 20011127

MAP 29,28 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 81, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC PG 200' SHEET	
205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

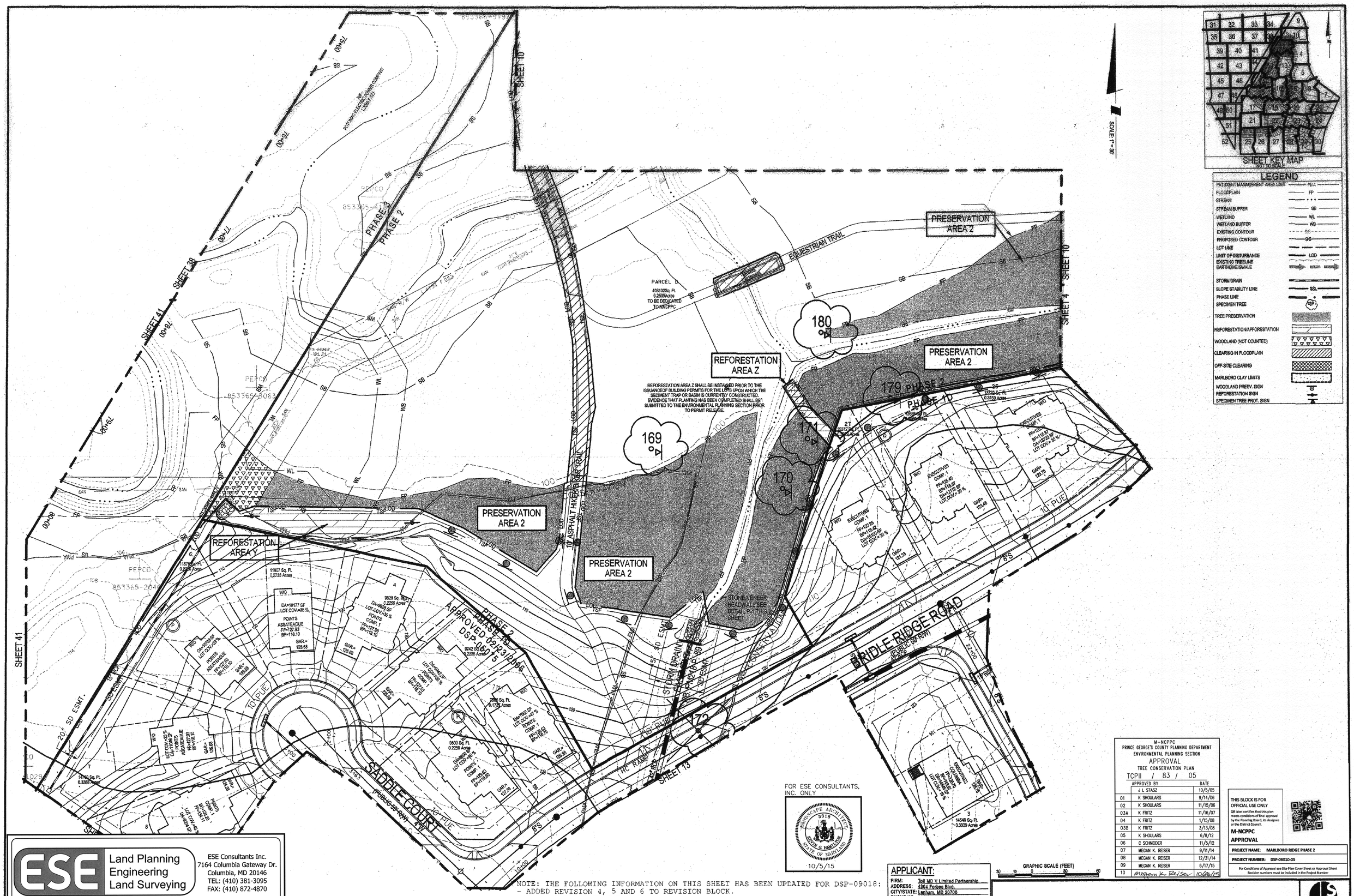
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



LEGEND

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

FOR ESE CONSULTANTS, INC. ONLY

ANNSCHE ARCHIBEY 3316 KEITH G. HAMILTON STATE OF MARYLAND

10/5/15

GRAPHIC SCALE (FEET)

30 15 0 30 60

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

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

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

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser 10/26/15	

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M-NCPPC
APPROVAL

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

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

ESE Land Planning Engineering Land Surveying
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TEL: (410) 381-3095
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t. 301.794.7555 f. 301.794.7630
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net
Rockville Waldorf Frederick Waldorf Leonardtown Chantilly

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

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

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PERMITTED USE NUMBER 20041157

MAP 20,26 GRID D13 & D13-12

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

PHASES 3 & 4
~~PHASE 2~~

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

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SCALE: 1" = 30'

PRESERVATION AREA 5

PRESERVATION AREA 6

REFORESTATION AREA X

RODEO COURT

BRIDLE RIDGE ROAD

RANCH ROAD (PRIVATE ROAD)

PHASE 1

PHASE 2

PHASE 3

SHEET 11

SHEET 12

SHEET 13

SHEET 14

SHEET 16

SHEET 41

SHEET 44

STORM DRAIN EASEMENT PB. PM218 P. 88

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/20/15

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

FOR ESE CONSULTANTS, INC. ONLY

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

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

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

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www.LSAssociates.net
Rockville, Bowie, Frederick, Waldorf, Leonardtown, Chantilly

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411127

MAP 20,26	GRID C13 & D13-12
TAX MAP PAGE 84, GRID B2, B3, C2, C3, D4	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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

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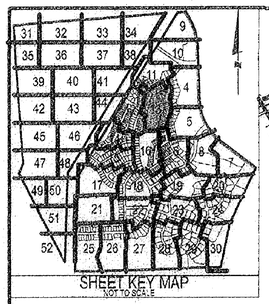
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



SCALE: 1" = 30'

ROLLING PADDOCK DRIVE (PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

SADDLE COURT (PUBLIC 50' R/W)

STORM DRAIN EASEMENT PB. PM218 P. 89

SURFACE DRAIN EASEMENT PB. PM218 P. 89

PRESERVATION AREA 4

PRESERVATION AREA 5

REFORESTATION AREA G

REFORESTATION AREA U

SEDIMENT TRAP #15

10' WIDE BITUMINOUS HERRING TRAIL

10' WIDE BITUMINOUS BRIDGE

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

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

CONSERVATION

SHEET 4 SHEET 5 SHEET 11 SHEET 12 SHEET 16

LEGEND

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

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

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

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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- REVISED PHASE IN TITLE BLOCK.
- REVISED THE M-NCPPC APPROVAL BLOCKS.

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

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NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '15
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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

PHASES 3 & 4
~~PHASE 2~~

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

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

ESE
Land Planning
Engineering
Land Surveying

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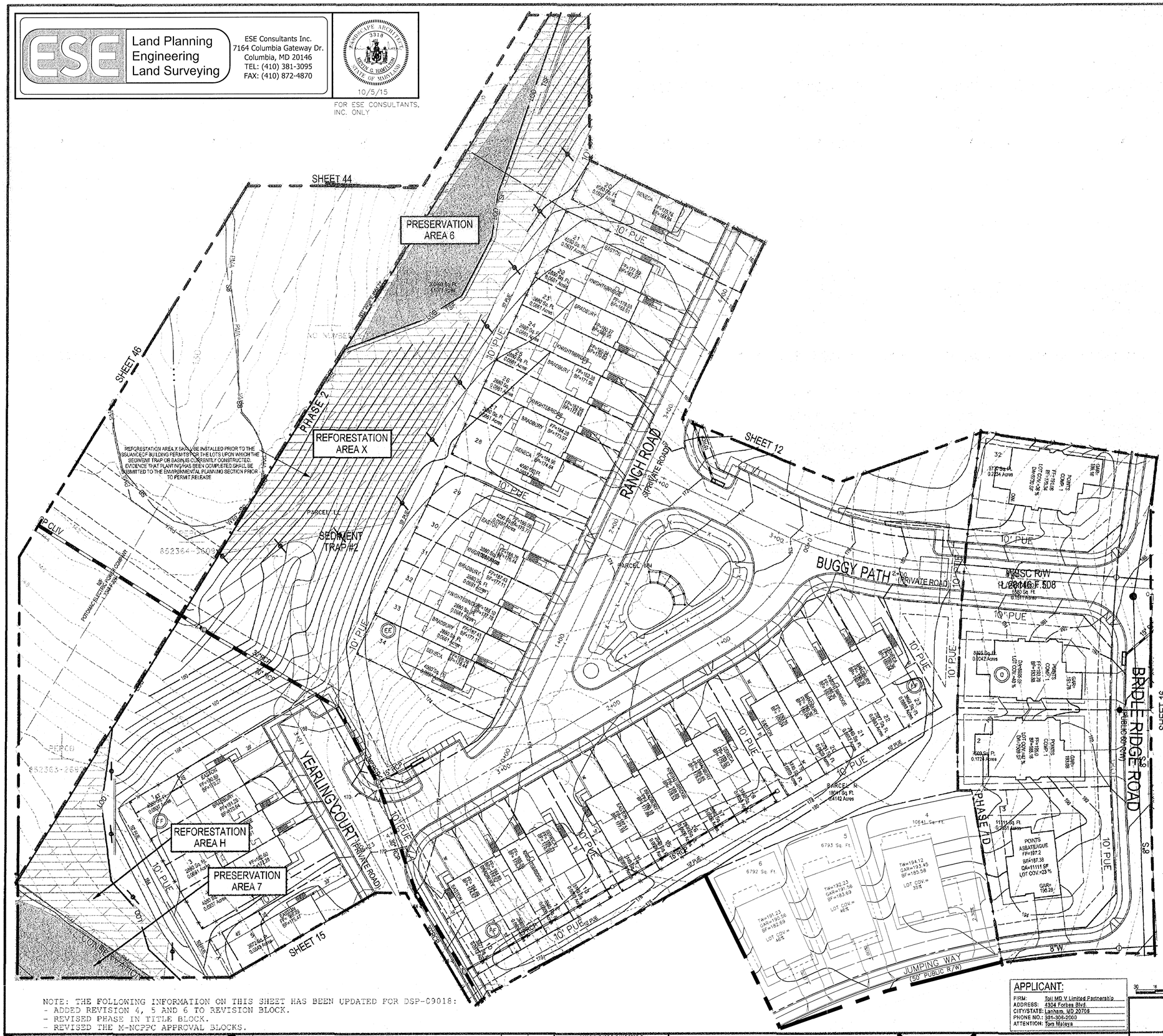
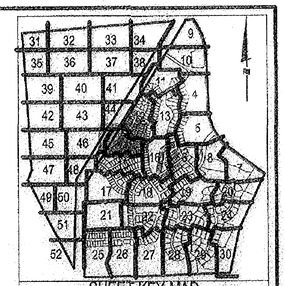
LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND BRIAN G. HAMILTON 10/5/15

FOR ESE CONSULTANTS, INC. ONLY





LEGEND

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

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/6/15

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

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

GRAPHIC SCALE (FEET)
90 60 30 0 30 60

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

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	6/19/15
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	ESE	AUG. '12
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21411147

MAP 20,28 GRID C13 & D13-12

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

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

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

PHASES 3 & 4
~~PHASE 2~~

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 14 OF 52
PROJECT NO. 0641-09-00

MATCHLINE SHEET 46

MATCHLINE SHEET 14

MATCHLINE SHEET 48

MATCHLINE SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 18

PRESERVATION AREA 7

REFORESTATION AREA H

REFORESTATION AREA D

PARCEL F TO BE DEDICATED TO HOA

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

PEPCO ELECTRIC POWER COMPANY L.1048 F.323

YEARLING COURT (PRIVATE 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

FLYING CHANGE ROAD (PUBLIC 50' R/W)

JUMPING WAY (PUBLIC 50' R/W)

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

PHASE 1D PHASE 2 DSP-06010

PHASE 2 DSP-06010 PHASE 3A

PHASE 2B

PHASE 2C

PHASE 2E

PHASE 2F

PHASE 2G

PHASE 2H

PHASE 2J

PHASE 2K

PHASE 2L

PHASE 2M

PHASE 2N

PHASE 2P

PHASE 2Q

PHASE 2R

PHASE 2S

PHASE 2T

PHASE 2U

PHASE 2V

PHASE 2W

PHASE 2X

PHASE 2Y

PHASE 2Z

SCALE: 1" = 30'

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/20/15

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

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

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

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

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN 2B NORTH	ESE	6/19/15
6	REVISED PER RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

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

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

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

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

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

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

REFORESTATION AREA G

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

REFORESTATION AREA G

PRESERVATION AREA 5

PRESERVATION AREA 5

PRESERVATION AREA 5

REFORESTATION AREA BB

STORM DRAIN EASEMENT PM218 PG 93

10' ASPHALT HIKER/BIKER TRAIL

SHEET 6

SHEET 12

SHEET 13

SHEET 14

SHEET 15

SHEET 16

CHARIOT WAY

CHARIOT WAY (PRIVATE ROAD)

PHASE 1A

PHASE 1B

PHASE 1C

WSSC R/W 1.5

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

10' PUE

12"W

8"S

LEGEND

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/22/15

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

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying

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

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

FOR ESE CONSULTANTS, INC. ONLY

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

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

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

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

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PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 48

MATCHLINE SHEET 50

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 21

POTOMAC ELECTRIC POWER COMPANY L.1368 F.133

PHASE 3A

REFORESTATION AREA D

REFORESTATION AREA J

REFORESTATION AREA EE

PRESERVATION AREA 8

REFORESTATION AREA D

REFORESTATION AREA I

CLEARING FOR SEDIMENT TRAP #5 IN PREVIOUS PHASE

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

PHASE 2 DSP-06010

PHASE 3A

PHASE 3A PHASE 2 DSP-06010

FLYING CHANGE ROAD (PUBLIC 50' R/W)

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

LARIAT LOOP ONE (PRIVATE 50' R/W)

LARIAT LOOP TWO (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

LEGEND

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/20/15

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

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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

MISS UTILITY NOTE

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

NO.	REVISIONS	BY	DATE
10	REVISED LOT LINES IN 2B NORTH	ESE	6/19/15
7	REVISION #1 – UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS	ESE	SEPT. '13
6	REVISED PEP RESOLUTION CONDITIONS	ESE	OCT. '10
5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4

ZONING CATEGORY: R-R

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

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

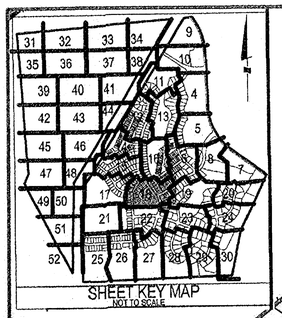
PHASES 3 & 4

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

TREE CONSERVATION PLAN TYPE II

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

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



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

LANDSCAPE ARCHITECT 3318 STATE OF MARYLAND — 10/5/15

FOR ESE CONSULTANTS, INC. ONLY

SCALE: 1" = 30'

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FLYING CHANGE COURT (PUBLIC 50' R/W)

MARLBORO RIDGE ROAD

BRIDLE RIDGE ROAD

PRESERVATION AREA 10

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 2

PHASE 3

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

WSSC R/W L.2814 F.184

SHEET 15

SHEET 16

SHEET 17

SHEET 19

SHEET 21

SHEET 22

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/6/15

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE		CLEARING FLOODPLAIN		WOODLAND PRESV. SIGN	
FLOODPLAIN	FP	EXISTING CONTOUR	95	TREE PROTECTION DEVICE	TPD	OFF-SITE CLEARING		REFORESTATION SIGN	
STREAM		PROPOSED CONTOUR	96	STORM DRAIN		MARLBORO CLAY LIMITS		SPECIMEN TREE PROT. SIGN	
STREAM BUFFER	SB	LOT LINE		SLOPE STABILITY LINE				SPECIMEN TREE	
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	PHASE LINE					

TREE PRESERVATION
REFORESTATION/AFFORESTATION
WOODLAND (NOT COUNTED)

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

GRAPHIC SCALE (FEET): 30 15 0 30 60

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

NO.	REVISIONS	BY	DATE
7	REVISED LOT LINES N PHASE 2B NORTH	ESE	6/19/15
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '13
5	PREVIOUSLY APPROVED PHASE 1A-1C, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER WNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED WNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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PERMITTED USE NUMBER 03411157

MAP 20,26 | GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID 82, B1, C2, D8, D4	RR
M-NCPPC 200' SHEET: 205 SE 9, 10 206 SE 9, 10	
WSSC 200' SHEET: 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'

SHEET 18 OF 52

PROJECT NO. 0641-09-00

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/26/15

FOR ESE CONSULTANTS, INC. ONLY

10/5/15

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

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

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

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

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '15
5	PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	6/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ASE THE MAP PEOPLE
PERMITTED USE NUMBER 23411867

MAP	GRID
20 25	C13 & C13-12

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

PHASES 3 & 4
~~PHASE 2~~

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

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

PRESERVATION AREA 19

REFORESTATION AREA W

REFORESTATION AREA R

REFORESTATION AREA

PEGASUS COURT
(PUBLIC 50' R/W)

RATHMINO CROSSING
(PUBLIC 50' R/W)

10' PUE

24' SD ESMT

SHEET 8

SHEET 7

SHEET 24

SHEET 15

PARCEL BB
TO BE DEDICATED
TO M-NCPPC

PARCEL CC
TO BE DEDICATED
TO M-NCPPC

UNPAVED EQUESTRIAN TRAIL

CONSERVATION EASEMENT

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

LEGEND

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

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

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

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

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

GRAPHIC SCALE (FEET)
50 25 0 30 60

FOR ESE CONSULTANTS, INC. ONLY

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

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

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

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4306 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2009
ATTENTION: Tom Mateya

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

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

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

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

PHASES 3 & 4
~~PHASE 2~~

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 17

LARIAT LOOP TWO (PRIVATE 50' R/W)

PHASE 2 DSP-06010
PHASE 3A

MATCHLINE SHEET 18

MATCHLINE SHEET 50

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

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

SCALE: 1" = 30'

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY
(PRIVATE 50' R/W)

MATCHLINE SHEET 22

ADDITIONAL REFORESTATION

PHASE 3A

REFORESTATION AREA K

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

REFORESTATION AREA K

PRESERVATION AREA 11

PRESERVATION AREA 11

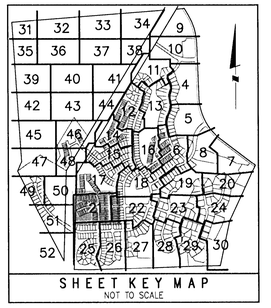
REVISED PRESERVATION LIMITS

CLEARING FOR SEDIMENT BASIN/TRAP OUTFALLS

MATCHLINE SHEET 51

MATCHLINE SHEET 25

MATCHLINE SHEET 26



SHEET KEY MAP
NOT TO SCALE

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
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09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/6/15

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR see certification that this plan meets conditions of Final approval by the Planning Board, its Designee or the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

ESE Land Planning Engineering Land Surveying

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

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

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

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

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

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

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

MATCHLINE SHEET 18

MATCHLINE SHEET 21

MATCHLINE SHEET 26

MATCHLINE SHEET 27

MATCHLINE SHEET 23

MATCHLINE SHEET 28

DAPPLED GREY WAY (PRIVATE 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A
PHASE 2 DSP-06010

PHASE 2 DSP-06010
PHASE 1D

PHASE 1D
PHASE 2 DSP-06010

REFORESTATION AREA V

PRESERVATION AREA 16

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

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
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09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/06/15

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

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

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

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

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

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PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

10/5/15

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SHEET 18

SHEET 19

SHEET 22

SHEET 28

SHEET 28

SCALE 1" = 50'

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

13198 Sq. Ft.
0.3030 Acres

13106 Sq. Ft.
0.3009 Acres

10' ASPHALT HIKER/BIKER TRAIL

SURFACE DRAIN ESMT

SURFACE DRAIN EASEMENT PB. 218 P. 86

21130 Sq. Ft.
0.4851 Acres

18811 Sq. Ft.
0.4318 Acres

20913 Sq. Ft.
0.4716 Acres

EXMOORE COURT (PUBLIC 60' R/W)

15" RCP

24" RCP

STORM DRAIN EASEMENT PB. PM218 P.85

10' PUE

SD ESMT

WSSC R/W L.28146 F.486

36" RCP

SIGN ESMT

REFORESTATION AREA Q

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

PRESERVATION AREA 19

PHASE 1D APPROVED 02/25/10 PHASE 2

209

220

222

221

223

246

PEGASUS COURT (PUBLIC 50' R/W)

229

247

248

249

251

250

40' PUE

24" RCP

48" RCP

DAPPLED GREY WAY (PUBLIC 60' R/W)

WSSC R/W L.28146 F.486

10' ASPHALT HIKER/BIKER TRAIL

PHASE 1B PHASE 2

REFORESTATION AREA V

GOURDHURST PKWY

SHEET KEY MAP
NOT TO SCALE

ESE Land Planning Engineering Land Surveying

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

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

FOR ESE CONSULTANTS, INC. ONLY

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

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/6/15

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

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

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

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

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411617

MAP 20,22 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGES 91, GRID 92, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10	
206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

ESE Land Planning Engineering Land Surveying

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

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

FOR ESE CONSULTANTS, INC. ONLY

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/26/15

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR any certificate that is not approved by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL

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

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

NO.	REVISIONS	BY	DATE
8	REMOVED WOODLAND SAVED (NOT COUNTED) FROM LOTS	ESE	DEC. '14
7	UPDATED PRESERVATION AND REFORESTATION AREAS DUE TO REVISED RETAINING WALLS	ESE	SEPT. '13
6	PREVIOUSLY APPROVED PHASES 3 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '13
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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

COPYRIGHT AND THE LAW PROHIBITS PERMITTED USE NUMBER 2041165

MAP	20,26	GRID	013 & 015-12
TAX MAP	PAGES 61, GRIDS 2, 3, 12, 13, 24	ZONING CATEGORY:	R-R
MARLBORO SSD SHEET	206 SE 9, 10 208 SE 9,10		
WSSC 200' SHEET	206 SE 9, 10 208 SE 9, 10		

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — WILLIAM KENNETH CLARK — No. 1074 — REGISTERED PROFESSIONAL ENGINEER — 10/5/15

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 24 OF 52
PROJECT NO. 0841-09-00

SCALE: 1" = 30'

THOROUGHBRED DRIVE
(PRIVATE 50' R/W)

THOROUGHBRED DRIVE
(PUBLIC 50' R/W)

MATCHLINE SHEET 26

PHASE 3A
PHASE 2 DSP-06010

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

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

ADDITIONAL REFORESTATION

PRESERVATION AREA 11

BRIDLE RIDGE ROAD
(PUBLIC 60' R/W)

SWEET APPLE COURT (PUBLIC 50' R/W)

REFORESTATION AREA L

PHASE 3B

MATCHLINE SHEET 21

ADDITIONAL REFORESTATION

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

REFORESTATION AREA CC

REFORESTATION AREA K

PHASE 2A
PHASE 2 DSP-06010

PHASE 2 DSP-06010

PHASE 2 DSP-06010
PHASE 3B

PRESERVATION AREA 13

REFORESTATION AREA L

PRESERVATION AREA 14

PHASE 3B

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

MATCHLINE SHEET 51

MATCHLINE SHEET 52

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J.L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/29/15

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

M-NCPPC
APPROVAL

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

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

ESE Land Planning Engineering Land Surveying

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

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 27

SCALE: 1" = 30'

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

MATCHLINE SHEET 22

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

PHASE 3A
PHASE 2
DSP-06010

PHASE 2 DSP-06010
PHASE 3B

FURLONG COURT (PUBLIC 50' R/W)

GRAZING WAY (PRIVATE 50' R/W)

GRAZING WAY (PUBLIC 50' R/W)

PRESERVATION AREA 16

PRESERVATION AREA 16

REFORESTATION AREA M

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

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

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

MATCHLINE SHEET 21

THOROUGHBRED DRIVE (PRIVATE 50' R/W)

THOROUGHBRED DRIVE (PUBLIC 50' R/W)

MATCHLINE SHEET 25

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/6/15

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

ESE Land Planning Engineering Land Surveying

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

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP: PAGE 91, GRID B2, B3, C2, D3, D4

ZONING CATEGORY: R-R

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

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 28

MATCHLINE SHEET 22

MATCHLINE SHEET 22

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

FURLONG COURT (PUBLIC 50' R/W)

MATCHLINE SHEET 26

REFORESTATION AREA V

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

PRESERVATION AREA 16

REFORESTATION AREA V

REFORESTATION AREA N

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

PRESERVATION AREA 16

PHASE 2 DSP-06010 PHASE 3B

PHASE 2 DSP-06010 PHASE 3B

PHASE 2 DSP-06010 PHASE 3B

PRESERVATION AREA 16

REFORESTATION AREA M

REFORESTATION AREA M

PRESERVATION AREA 16

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

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

13

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

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

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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

SHEET KEY MAP
NOT TO SCALE

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

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

APPROVED BY		DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/26/15

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

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

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

ESE Land Planning Engineering Land Surveying

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

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

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

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

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

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SCALE: 1" = 50'

PRESERVATION AREA 16

REFORESTATION AREA O

REFORESTATION AREA V

PRESERVATION AREA 16

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

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

WELSH COURT PUBLIC 50' R/W

EXMOOR COURT PUBLIC 60' R/W

PHASE 2

PHASE 1D

PHASE 1D

PHASE 2

10' ASPHALT HIKER/BIKER TRAIL

WSSC R/W

SHEET 29

SHEET 23

SHEET 22

SHEET 27

SHEET KEY MAP
NOT TO SCALE

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

	APPROVED BY	DATE
	J. L. STASZ	10/5/05
01	K. SHOULARS	9/14/06
02	K. SHOULARS	11/15/06
03A	K. FRITZ	11/16/07
04	K. FRITZ	1/15/08
03B	K. FRITZ	3/13/08
05	K. SHOULARS	6/8/12
06	C. SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/6/15

THIS BLOCK IS FOR OFFICIAL USE ONLY
I/We certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE PHASE 2
PROJECT NUMBER: DSP-06010-05
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

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

FOR ESE CONSULTANTS, INC. ONLY
STATE OF MARYLAND
KEVIN G. HAMILTON
3318
PROFESSIONAL ENGINEER
10/5/15

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	10/5/15
5	PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2	BCG	6/17/08
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411ST

MAP 20,28 GRID C13 & D13-12

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

PHASES 3 & 4
~~PHASE 2~~

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

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

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

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

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SB
- WETLAND — WL
- WETLAND BUFFER — WB
- EXISTING CONTOUR — 96
- PROPOSED CONTOUR — 96
- LOT LINE
- LIMIT OF DISTURBANCE — LOD
- EXISTING TREELINE / EARTHDIKE/SWALE
- STORM DRAIN
- SLOPE STABILITY LINE — SSL
- PHASE LINE
- SPECIMEN TREE — ST-1
- TREE PRESERVATION
- REFORESTATION/AFFORESTATION
- WOODLAND (NOT COUNTED)
- CLEARING IN FLOODPLAIN
- OFF-SITE CLEARING
- MARLBORO CLAY LIMITS
- WOODLAND PRESV. SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROT. SIGN

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

REFORESTATION AREA P

REFORESTATION AREA O

PRESERVATION AREA 16

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

DAPPLED GREY WAY (PUBLIC 50' R/W)

WELSH COURT (PUBLIC 50' R/W)

CONVERGING CROSSING (PUBLIC 50' R/W)

PHASE 1C

PHASE 2

WSSC R/W L.28146 F.486

WSSC R/W L.28146 F.486

WSSC R/W L.28146 F.486

WSSC R/W L.28146 F.486

STORM DRAIN EASEMENT

CONSERVATION

SHEET 23 SHEET 24 SHEET 28 SHEET 30

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

APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	J.L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/30/15

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

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

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

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

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

FOR ESE CONSULTANTS, INC. ONLY
PAMELA VE ARCHITECT 5318 REGISTERED LANDSCAPE ARCHITECT STATE OF MARYLAND
10/5/15

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BSE	AUG. 2015
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	5/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

DATE: SEPTEMBER 2005 | CAD STANDARDS (VERSION): V8 - 2003
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKO

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MAP 20,26 GRID C13 & D13-12

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

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND REGISTERED LANDSCAPE ARCHITECT
11/5/15

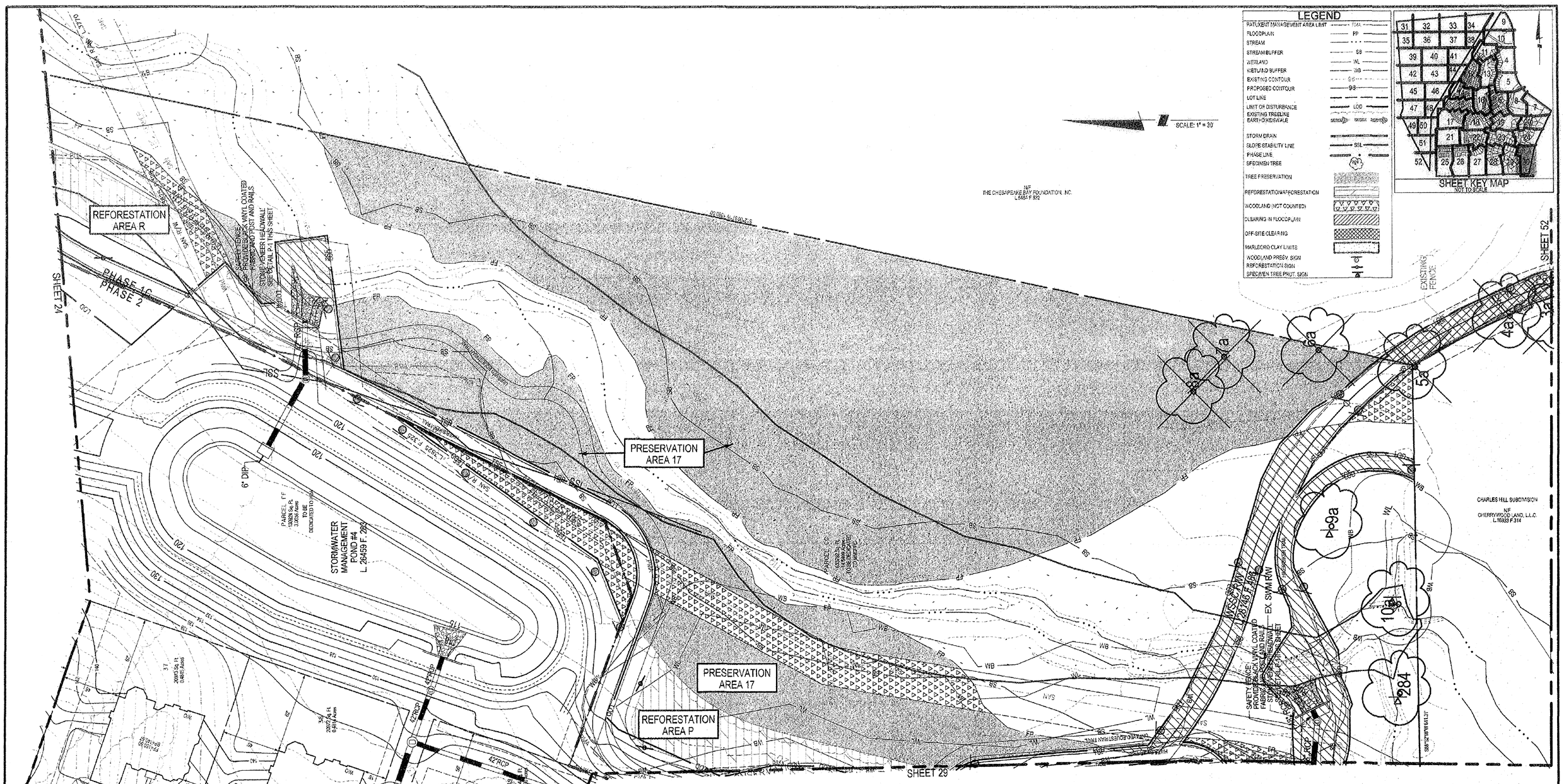
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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



FOR ESE CONSULTANTS, INC. ONLY

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII / 83 / 05		
	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
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08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/26/15

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

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

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASE 3 & 4	ESE	AUG. '06
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	9/27/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/2006

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

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MAP 20,28	GRID C13 & D13-12
TAX MAP PAGE 91, GRID B2, B3, C2, C3, D3	ZONING CATEGORY: RR
M-NCPPC 200' SHEET	205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET	205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 40

MATCHLINE SHEET 42

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 46

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	999
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/06/15

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

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

FOR ESE CONSULTANTS, INC. ONLY

10/5/15

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

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

GRAPHIC SCALE (FEET)
50 15 0 30 60

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

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	10/5/15
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	ECG	7/17/08
3	ADDRESSED PER MVCP&PC COMMENTS	BCG	5/30/08
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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

TAX MAP	ZONING CATEGORY
PAGE 91, GRID 12, B8, C2, D5, D6	RR
M-NCPPC 200' SHEET	
205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

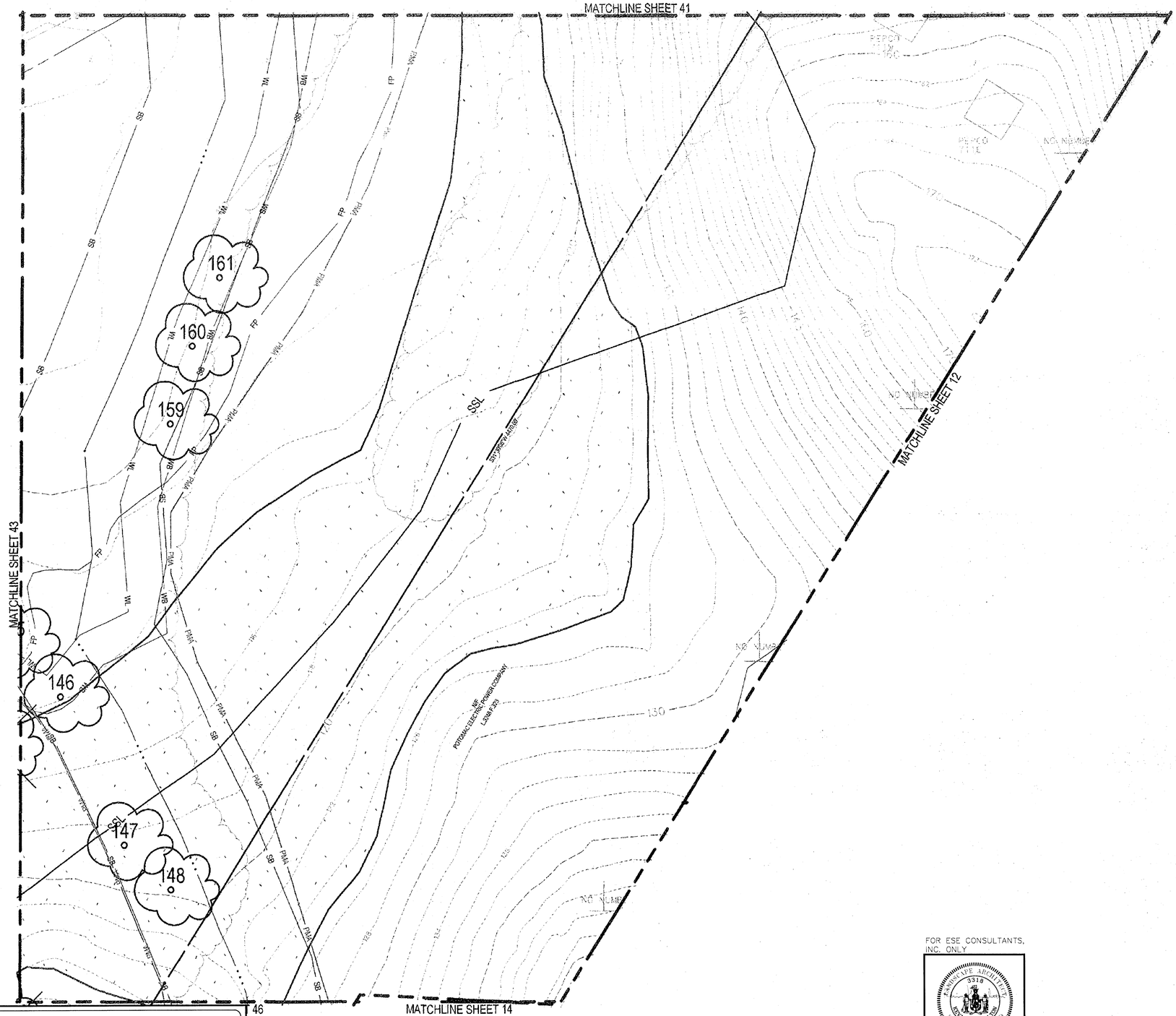
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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


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

MATCHLINE SHEET 43

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 14

MATCHLINE SHEET 15

MATCHLINE SHEET 48

302

303

122

123

124

125

126

127

128

121

149

150

151

152

153

154

SWM POND #9

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

REFORESTATION AREA JJ

REFORESTATION AREA KK

PRESERVATION AREA 26

FUTURE PHASE PHASE 4A

FUTURE PHASE PHASE 4A

FUTURE PHASE

PHASE 4A

FLYING CHANGE ROAD (PRIVATE 50' R/W)

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

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

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

LOD

PMA

SB

WL

WB

SSL

TSF

SCALE: 1" = 30'

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

SHEET KEY MAP
NOT TO SCALE

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/29/15

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

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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

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

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PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC 200' SHEET 205 SE 9, 10 208 SE 9, 10	
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4

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

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

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

MATCHLINE SHEET 45

MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 50

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

FUTURE PHASE

FUTURE PHASE
PHASE 1B

REFORESTATION AREA II

PRESERVATION AREA 25

REFORESTATION AREA DD

PRESERVATION AREA 24

REFORESTATION AREA DD

PRESERVATION AREA 23

PMA

LOD

SSL

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

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/26/15

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

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

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

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

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

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

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

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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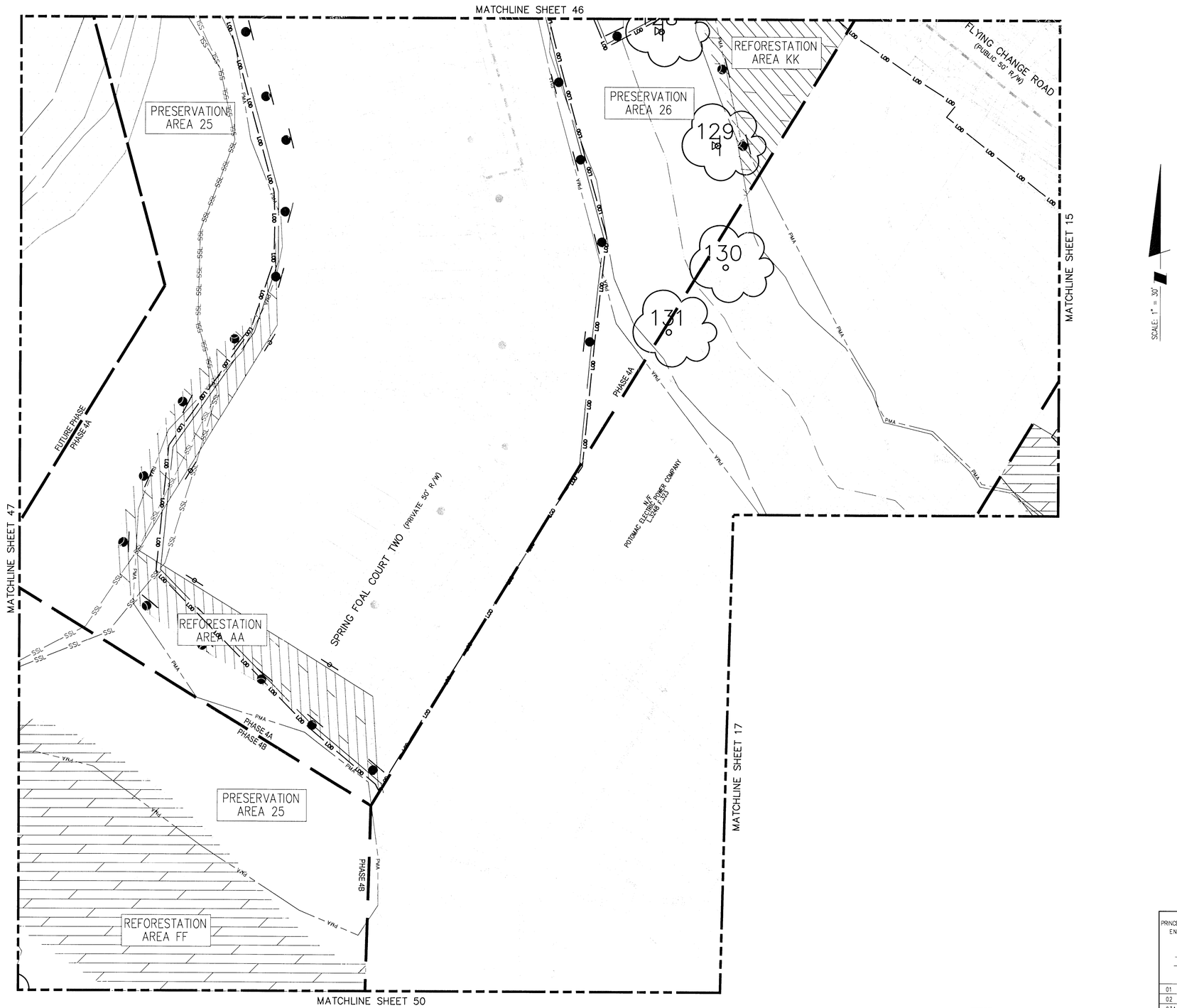
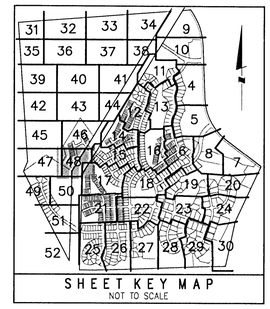
TREE CONSERVATION PLAN TYPE II

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

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





SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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

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

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

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
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07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K Reiser	10/20/15

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

ESE Land Planning Engineering Land Surveying

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 2041157

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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TREE CONSERVATION PLAN TYPE II

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

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

MATCHLINE SHEET 47

REFORESTATION AREA DD

PHASE 3

PHASE 4B

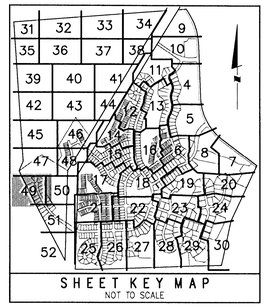
PARCEL 219
N/F
HARRY R. SMITH, Jr.
L. 7518 F.952

MATCHLINE SHEET 50

BRIDLE RIDGE ROAD
(PUBLIC 50' R/W)

MATCHLINE SHEET 51

SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
UNMITIGATED 1.5 SAFETY FACTOR LINE	SSL
EXISTING CONTOUR	50
PROPOSED CONTOUR	50
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
TREE SAVE FENCE	TSF
STORM DRAIN	
PHASE LINE	
SPECIMEN TREE	209
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TREE PRESERVATION	
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WOODLAND SAVED (NOT COUNTED)	
WOODLAND CLEARED IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
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M-NCPPC
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ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
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10	Megan K Reiser	10/28/15

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M-NCPPC APPROVAL

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

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PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

10/5/15

MISS UTILITY NOTE

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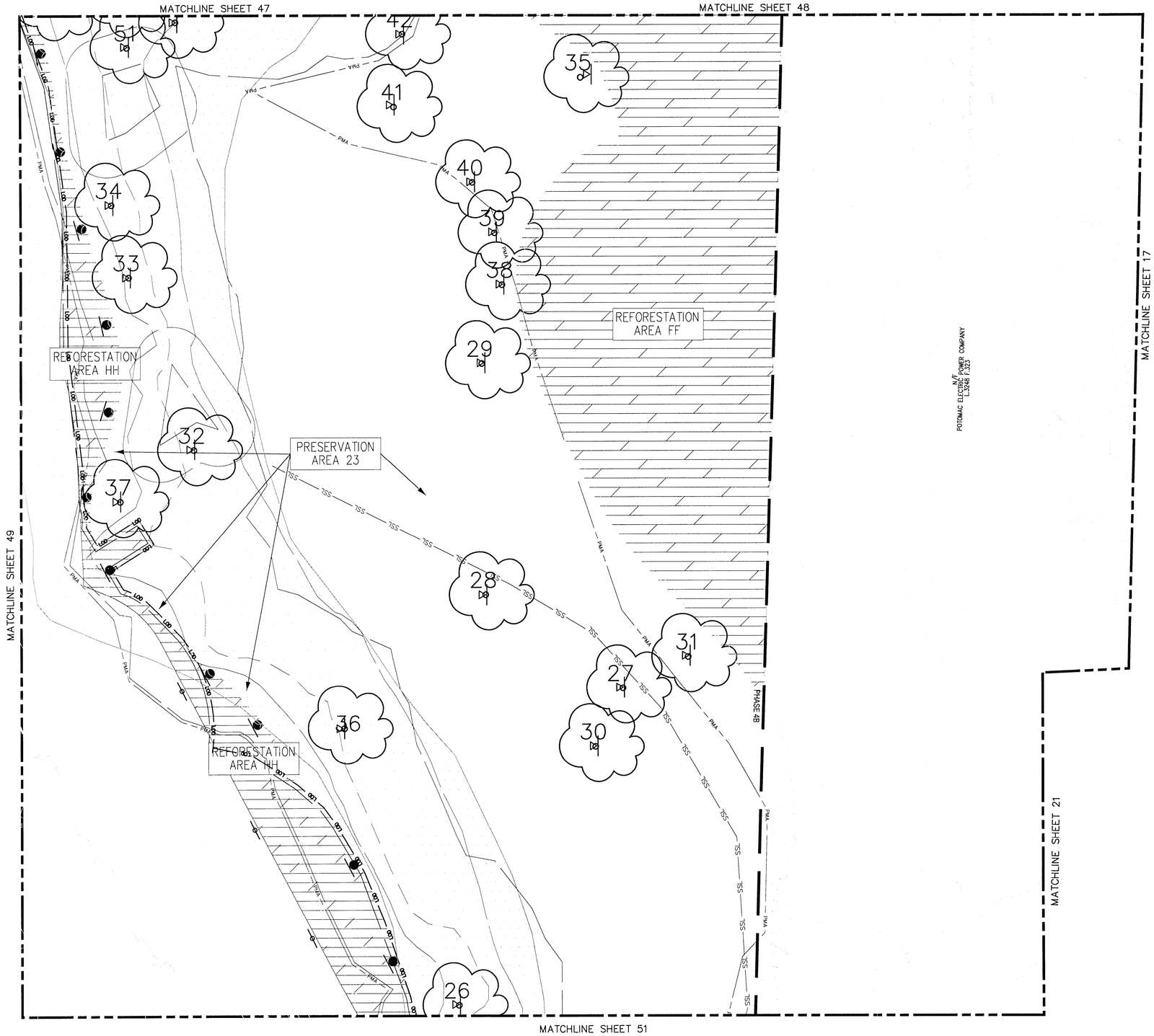
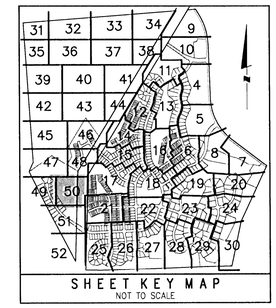
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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





SCALE: 1" = 30'

LEGEND

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

OWNER/DEVELOPER
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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
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TCPII / 83 / 05

	APPROVED BY	DATE
	J L STASZ	10/5/05
01	K SHOULARS	9/14/06
02	K SHOULARS	11/15/06
03A	K FRITZ	11/16/07
04	K FRITZ	1/15/08
03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	MEGAN K. REISER	9/11/14
08	MEGAN K. REISER	12/31/14
09	MEGAN K. REISER	6/17/15
10	Megan K. Reiser	10/6/15

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

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

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

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

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PERMITTED USE NUMBER 20411157

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

PHASES 3 & 4

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

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 49

MATCHLINE SHEET 50

MATCHLINE SHEET 25

MATCHLINE SHEET 52

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

FUTURE ROAD
(PUBLIC 60' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

N/F
SG HOUSING CORPORATION
L.14533 F.629

PRESERVATION AREA 23

REFORESTATION AREA GG

PRESERVATION AREA 22

PHASE 1A

PHASE 1B

PHASE 2A

PHASE 2B

PHASE 3A

PHASE 3B

PHASE 4B

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

BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

LEGEND

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

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

	APPROVED BY	DATE
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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE PHASE 2

PROJECT NUMBER: DSP-06010-05

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

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

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Columbia, MD 20146
TEL: (410) 381-3095
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TAX MAP PAGE 91, GRID B2, B3, C2, D3, D4 — ZONING CATEGORY: R-R

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

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MARLBORO RIDGE
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DATE: AUGUST 2009
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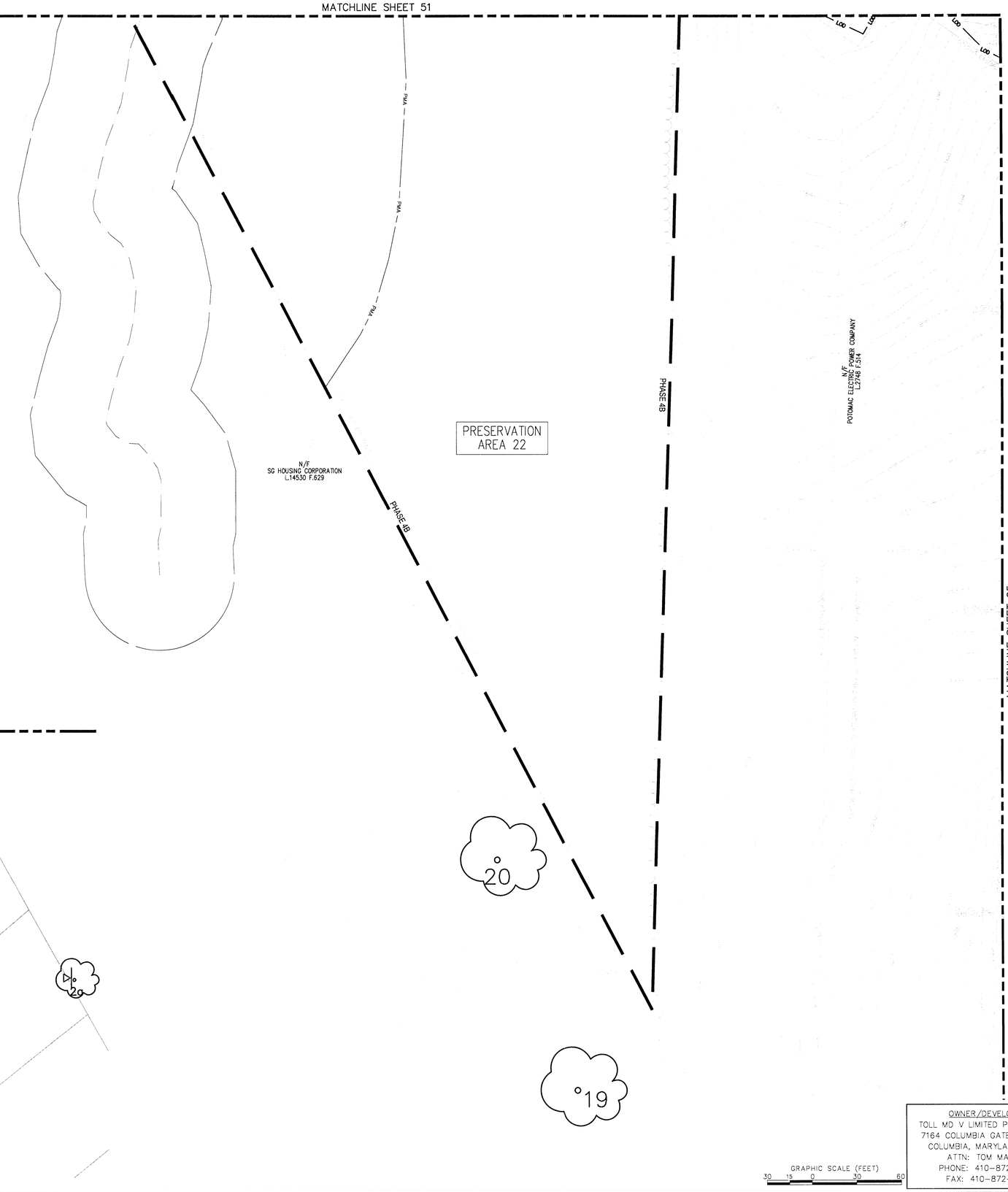
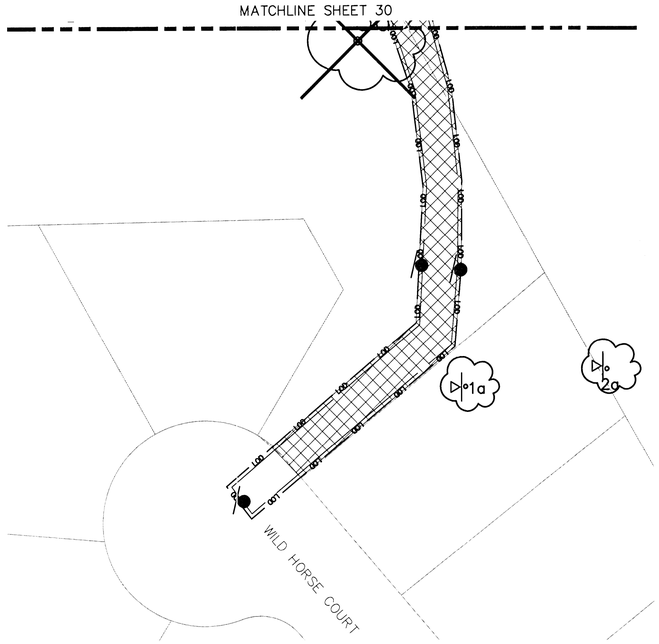
SCALE: 1"=30'
JOB NO.: 1414.45009
SHEET NO.: 51 OF 52

MATCHLINE SHEET 51




MATCHLINE SHEET 30
LOD
LOD
LOD
LOD