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
- 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: 97.82 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 LOEBERMAN SOLTESZ ASSOCIATES IN THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
6. EXISTING FEATURES ARE BASED ON AERIAL TOPOGRAPHY AS FLOWN BY ODCI 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

Break-even Point (preservation acres) =	125.19	
Acres of Net Tract clearing permitted w/o reforest	103.42	

Woodland Conservation Requirement Calculations

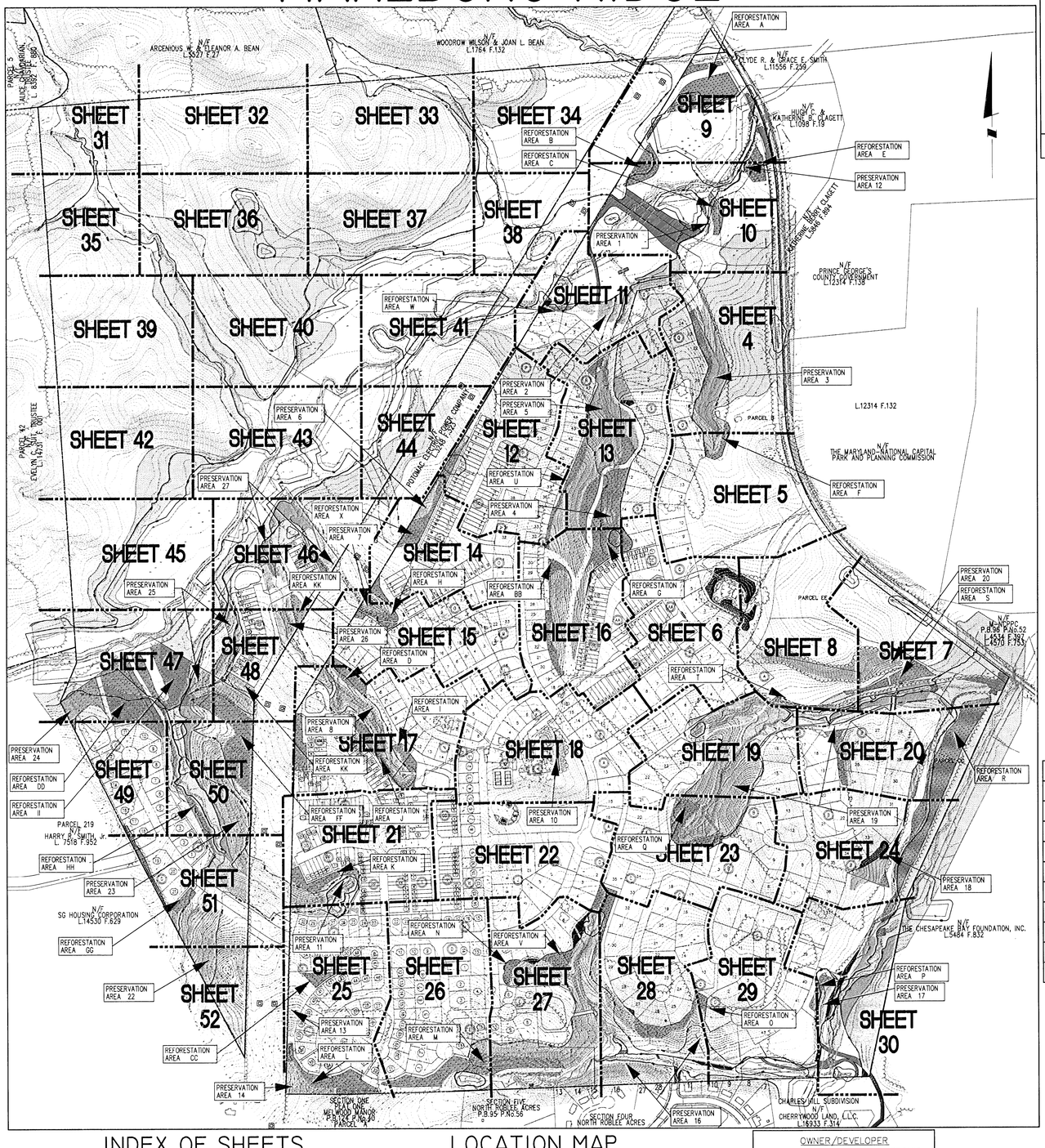
Existing Woodland on Net Tract (acres)		228.59						
Existing Woodland in Floodplain (acres)		75.93						
Woodland Conservation Threshold (NTA) =	20.00%	99.34						
Smaller of a or c		99.34						
Woodland above WCT		129.25						
Plan Number: This must be completed for each phase		DSP-04088 Phase 1A	DSP-05035 Phase 1B	DSP-05035 Phase 1C	DSP-05075 Phase 1D	DSP -06010 Phase 2	DSP-09018 Phase 3 & 4	Future Phases	Total
Total area in this application (acres)		23.18	23.17	33.32	69.92	147.08	97.63	177.76	**598.94**
Floodplain area in this application (acres)		0.06	0.00	9.81	1.26	19.96	5.89	55.56	**92.32**
Net Tract area in the application (acres)		23.12	23.17	23.69	85.77	127.11	91.63	122.13	**496.82**
Woodland on the Net Tract for this phase (acres)		1.99	4.21	6.79	28.51	45.08	38.30	100.01	**228.97**
Woodland in the Floodplain for this phase		0.06	0.00	5.49	0.33	19.72	2.00	47.87	**75.49**
Woodland Cleared on Net Tract for this phase		0.17	2.18	0.66	16.41	31.10	13.25	62.89	**125.83**
Woodland Cleared in Floodplain for this phase		0.02	0.00	0.72	0.34	2.00	0.00	0.00	**3.08**
Offsite Woodland Clearing (-)		0.00	0.00	0.18	0.00	0.00	0.00	0.00	**0.18**
Offsite Mitigation provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Cummulative acres of Net Tract Woodland cleared		0.37	2.53	3.19	18.60	49.70	62.95	125.83	
Cummulative acres of Floodplain woodland cleared		0.02	0.02	0.74	1.08	3.08	3.08	3.08	
Smaller of a or e		0.37	2.53	3.19	18.60	49.70	62.95	125.83	
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 r)		0.09	0.63	0.80	4.65	12.43	15.74	31.46	
Replacement for clearing below the WCT (2 r)		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**	**115.02**	**118.31**	**134.05**	
Woodland Conservation Provided:									Total
Preservation		0.83	2.05	5.67	13.12	13.34	22.23	41.81	99.11
Reforestation		0.18	0.62	4.14	5.01	6.69	13.35	8.46	38.55
Afforestation		0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Area approved for fee-in-lieu		0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Credit for Offsite Mitigation on another property		0.00	0.00	0.00	0.00	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	**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	0.01	0.46	0.08	0.64	0.91	0.79	3.63
Existing Net Tract Woodland in later phases		226.6	222.39	215.6	186.99	141.91	106.52	0	
Shortage									

Prepared by: _____ 9/10/14
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. Ke 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. Ke is 0.32, soil is not highly erodible.
Bn—Bibb Sandy Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
Bo—Bibb Silt Loam		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
CnB2—Collington Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
CnC2—Collington Fine Sandy Loam	5-10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
CnD3—Collington Fine Sandy Loam	10-15% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
Fa—Fallsington Sandy Loam		Farmland of statewide importance. This is a hydric soil. Ke is 0.24, soil is not highly erodible.
HcD3—Howell Gby Loam	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
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. Ke is 0.43, soil is highly erodible.
HeC2—Howell Silt Loam	5-10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.43, soil is highly erodible.
La—Lenoir Silt Loam, Local Alluvium	0-2% Slopes	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Ke is 0.37, soil is not highly erodible.
lob—Lenoir Silt Loam, Local Alluvium	2-5%	All areas are prime farmland. This soil is moderately well drained. This is not a hydric soil. Ke is 0.37, soil is not highly erodible.
Ju—Johnston Silt Loam		This soil is very poorly drained. This is a hydric soil. Ke is 0.20, soil is not highly erodible.
MaB2—Marr Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MaC2—Marr Fine Sandy Loam	5-10% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MaD3—Marr Fine Sandy Loam	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MeE—Marr Fine Sandy Loam	20-35% Slopes	This soil is well drained. This is not a hydric soil. Ke is 0.32, soil is not highly erodible.
MnA—Matapeake Silt Loam	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
Mw—Mixed Alluvial Land		This soil is poorly drained. This is a hydric soil. Ke is 0.28, soil is not highly erodible.
OcA—Ochlockonee Sandy Loam, Local Alluvium	0-2% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
Od—Ochlockonee Sandy Loam, Local Alluvium	2-5% Slopes	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.20, soil is not highly erodible.
SdE—Sandy Land	Steep	This soil is somewhat excessively drained. This is not a hydric soil. Ke is 0.17, soil is not highly erodible.
ShC2—Speedhole Sandy Loam	5-10% Slopes, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.28, soil is not highly erodible.
SmA—Shrewsbury Fine Sandy Loam	0-2% Slopes	Farmland of statewide importance. This soil is poorly drained. This is a hydric soil. Ke is 0.32, soil is not highly erodible.
WaB2—Westphalia Very Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaC2—Westphalia Very Fine Sandy Loam	5-10% Slopes, Moderately Eroded	Farmland of statewide importance. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaD3—Westphalia Very Fine Sandy Loam	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WaD3—Westphalia Very Fine Sandy Loam	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WbB2—Westphalia Very Fine Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WcB—Westphalia-Leesburg Complex	2-5% Slopes S, Moderately Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeC3—Westphalia-Leesburg Complex	5-10% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WeD3—Westphalia-Leesburg Complex	10-20% Slopes, Severely Eroded	This soil is well drained. This is not a hydric soil. Ke is 0.49, soil is highly erodible.
WoB2—Woodstown Sandy Loam	2-5% Slopes, Moderately Eroded	All areas are prime farmland. This soil is well drained. This is not a hydric soil. Ke is 0.24, soil is not highly erodible.



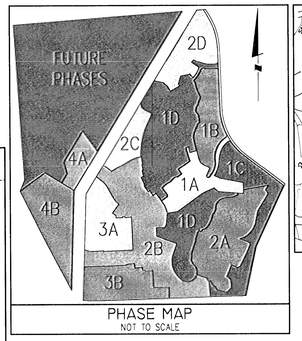
INDEX OF SHEETS

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

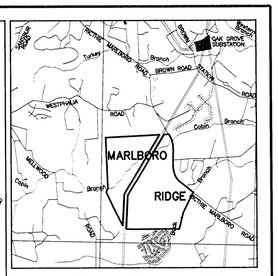
LOCATION MAP
SCALE: 1"=300'

GRAPHIC SCALE (FEET)
300 150 0 300 600

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



PHASE MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1"=4000'

MARLBORO RIDGE PHASES 1–5 LOT DESIGNATION CHART

FILE NO.	PHASE & DESCRIPTION	SINGLE FAMILY DETACHED LOTS				TOWNHOUSE	% SMALL & TH LOTS
		SMALL LOT		OTHER		PERIMETER	
DSP-04088	VILLAGE OF CLAGETT FARM, PHASE 1, PART A			A 1–13 Q 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 F 1 M 1, 23 O 30 P 5–7 P 13–17 P 19 Q 8–27 R 47 S 1–16		AA 11–25 CC 1–31	56.3%
		TOTAL 62		TOTAL 83	TOTAL 0	TOTAL 45	TOTAL 190
DSP-06010	MARLBORO RIDGE, PHASE II	F 47–54 H 1–30 K 2–6 L 2–4 L 6–8 L 11–17 M 2–22 N 1–15 O 4–13 O 15–16		B 2–43 C 1–17 D 3–14 F 9–11 J 2–13 L 5 O 9–10 O 14		DD 1–20 EE 1–34 FF 1–23	66.8%
		TOTAL 104		TOTAL 90	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 E 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 5–7 A 8–12 A 13–15 A 16–30 B 1–8 C 1–29			0.0%
		TOTAL 0		TOTAL 61	TOTAL 6	TOTAL 0	TOTAL 67
	CUMULATIVE PERCENTAGE OF SMALL LOTS & TOWNHOUSES AREA 8						61.9%
		TOTAL 192		TOTAL 317	TOTAL 6	TOTAL 333	TOTAL 848

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

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code will be that this is an electronic and it is to be applied to the Planning Board's stamp on the Cover Sheet.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

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 MNCCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

PHASES 3 & 4

9/10/14

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	38"	Red Oak	Good	Saved
83	45"	Silver Maple	Good	Saved
84	30"	Tulip Tree	Good	Saved
85	30"	Tulip Tree	3 stem, Fair	Saved
86	42"	Tulip Tree	Fair	Saved
87	30"	Red Oak	Fair	Saved
88	31"	Tulip Tree	Good	Saved
89	35"	White Oak	2 stem, Fair	Saved
90	31"	Tulip Tree	Good	Saved
91	43"	White Oak	Fair	Saved
92	34"	Red Oak	Good	Saved
93	30"	Tulip Tree	Good	Saved
94	31"	Red Oak	Good	Saved
95	31"	Red Oak	Good	Saved
96	28"	Beech	Good	Saved
97	30"	Tulip Tree	Good	Saved
98	34"	White Oak	Poor	Saved
99	30"	Sweet Gum	Good	Saved
100	33"	Beech	Fair	Saved
101	40"	Red Oak	Poor	Saved
102	30"	Tulip Tree	Good	Saved
103	30"	Red Oak	Good	Saved
104	30"	Beech	Good	Saved
105	32"	Tulip Tree	Good	Saved
106	30"	Red Oak	Good	Saved
107	31"	Beech	Good	Saved
108	30"	Beech	Good	Saved
109	34"	Tulip Tree	Good	Saved
110	30"	Tulip Tree	Good	Saved
111	36"	Beech	Good	Saved
112	30"	Tulip Tree	Good	Saved
113	32"	Tulip Tree	Good	Saved
114	31"	Beech	Fair	Saved
115	30"	Tulip Tree	Good	Saved
116	34"	Tulip Tree	Fair	Saved
117	63"	Tulip Tree	Good	Saved
118	49"	Tulip Tree	Fair	Saved
119	38"	Tulip Tree	Good	Saved
120	33"	Tulip Tree	Fair	Saved
121	44"	Tulip Tree	Good	Saved
122	34"	Sycamore	Poor	Saved
123	33"	Tulip Tree	Good	Saved
124	30"	Sweet Gum	Good	Saved
125	39"	Red Maple	Good	Saved
126	33"	Tulip Tree	Good	Saved
127	36"	Tulip Tree	Good	Removed
128	51"	Tulip Tree	Good	Saved
129	33"	Tulip Tree	Good	Saved
130	40"	Tulip Tree	Good	Saved

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
131	43"	Tulip Tree	Good	Saved
132	34"	Hickory	Fair	Saved
133	33"	Tulip Tree	Good	Saved
134	40"	Tulip Tree	Good	Saved
135	45"	Tulip Tree	Good	Saved
136	33"	Tulip Tree	Fair	Saved
137	38"	Sycamore	Poor	Saved
138	32"	Tulip Tree	Good	Saved
139	37"	Tulip Tree	Fair	Saved
140	54"	White Oak	Fair	Saved
141	43"	Black Tupelo	Fair	Saved
142	55"	Tulip Tree	Good	Saved
143	30"	Sycamore	Fair	Saved
144	35"	Sycamore	Fair	Removed
145	30"	Red Maple	Good	Saved
146	33"	Tulip Tree	Fair	Saved
147	33"	Tulip Tree	Good	Saved
148	36"	Tulip Tree	Good	Saved
149	31"	Tulip Tree	Fair	Removed
150	31"	Sycamore	Fair	Removed
151	31"	Sycamore	Fair	Removed
152	31"	Sycamore	Fair	Removed
153	33"	Tulip Tree	Good	Removed
154	34"	Tulip Tree	Good	Removed
155	31"	Tulip Tree	Poor	Removed
156	39"	Tulip Tree	Good	Saved
157	31"	Sweet Gum	Good	Saved
158	37"	Sycamore	Poor	Saved
159	36"	Sycamore	Fair	Saved
160	30"	Sycamore	Good	Saved
161	46"	Sycamore	Fair	Saved
162	46"	Red maple	Fair	Removed
163	40"	Tulip Tree	Poor	Saved
164	57"	Tulip Tree	Poor, twin	Saved
165	42"	Tulip Tree	Fair, twin	Saved
166	32"	Tulip Tree	Good	Saved
167	36"	Red Maple	Good	Saved
168	30"	Tulip Tree	Good	Saved
169	34"	Tulip Tree	Good	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 iss	Tulip Tree	Good	----------
179	32"	Sycamore	Poor	Saved
180	35"	Tulip Tree	Fair	Saved
181	32"	Tulip Tree	Fair, Poison Iv	Saved
182	35"	Tulip Tree	Good	Saved
183	32"	Tulip Tree	Good	Removed
184	32"	Tulip Tree	Good	Removed
185	34"	Tulip Tree	2 Stem, Fair	Removed
186	31"	Sweetgum	Fair	Removed
187	45"	Tulip Tree	Fair	Saved
188	49"	Tulip Tree	Fair, Kudzu	Saved
189	31"	Sycamore	3 stem, Fair	Saved
190	36"	Red Oak	Good	Removed
191	32"	Red Oak	Good	Removed
192	35"	Tulip Tree	Good	Removed
193	30"	Tulip Tree	Fair	Removed
194	32"	Tulip Tree	Fair	Removed
195	32"	Tulip Tree	Poor	Removed
196	32"	Tulip Tree	Good	Removed
197	32"	Sycamore	Fair	Removed
198	40"	American Elm	Good	Removed
199	34"	Tulip Tree	Fair, 2 stem	Saved
200	32"	Tulip Tree	Good	Removed
201	30"	Tulip Tree	Good	Removed
202	30"	Tulip Tree	Good	Removed
203	31"	Locust	Poor	Removed
204	30"	Sweetgum	Good	Removed
205	40"	Black Locust	Fair	Removed
206	32"	Black Locust	Poor	Removed
207	31"	Sweetgum	Good	Removed
208	33"	Willow Oak	Good	Saved
209	30"	Tulip Tree	Good	Saved
210	38"	Sweetgum	Good	Saved
211	36"	Sycamore	Fair, vine	Saved
212	44"	Tulip Tree	Good	Saved
213	30"	Tulip Tree	Good	Saved
214	36"	Tulip Tree	Good	Saved
215	37"	Tulip Tree	Good	Saved
216	36"	Tulip Tree	Good	Removed
217	37"	Tulip Tree	Fair, 2 stem	Saved
218	41"	Red Oak	Fair	Removed
219	34"	Red Oak	Good	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

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
261	28"	Linden	Good	Removed
262	30"	White Pine	Good	Removed
263	30"	Southern Red Oak	Good	Saved
264	38"	Linden	Good	Saved
265	46"	Linden	Good	Saved
266	28"	White Pine	Good	Removed
267	32"	Silver Maple	Poor	Saved
268	38"	Sweet Gum	Good	Saved
269	30"	Silver Maple	Good	Removed
270	32"	Black Walnut	Fair	Removed
271	30"+	Mulberry	Fair,2 stem,Ivy	Saved
272	41"	Black Walnut	Good	Removed
273	32"	Black Walnut	Good	Removed
274	32"	Red Maple	Good	Removed
275	32"	Black Walnut	Good	Saved
276	38"	Red Oak	Good	Removed
277	41"	Red Maple	Good	Saved
278	33"	Red Maple	Poor	Saved
279	49"	Beech	Good	Saved
280	42"	Red Maple	Good	Saved
281	33"	Red Maple	Good	Saved
282	38"	Silver Maple	Fair	Saved
283	32"	Silver Maple	Good	Removed
284	42"	Tulip Tree	Good	Saved
285	34"	Tulip Tree	Good	Saved
286	34"	Tulip Tree	Good	Saved
287	34"	Tulip Tree	Good	Saved
288	32"	Tulip Tree	Good	Saved
289	31"	Tulip Tree	Good	Removed
290	34"	Tulip Tree	Good	Removed
291	40"	Tulip Tree	Good	Removed
292	45"	Tulip Tree	Fair	Removed
293	40"	Tulip Tree	Good	Removed
294	59"	Tulip Tree	Good	Removed
295	31"	Tulip Tree	Good	Saved
296	36"	Tulip Tree	Good	Saved
297	31"	Tulip Tree	Good	Removed
298	30"	Tulip Tree	Good	Removed
299	35"	Tulip Tree	Good	Saved
300	33"	Tulip Tree	Good	Saved
301	37"	Tulip Tree	Good	Saved
302	40"	Sycamore	Poor	Saved
303	52"	Silver Maple	Fair	Saved
304	31"	Sycamore	Good	Saved
305	33"	River Birch	Good	Saved
306	48"	Tulip Tree	Fair	Saved
307	48"	Tulip Tree	Good	Saved
308	38"	Tulip Tree	Fair	Saved
309	37"	Red Maple	Fair	Saved
310	37"	Northern Red Oak	Poor	Saved
311	36"	Tulip Tree	Fair	Saved
312	45"	Sycamore	Fair, 3 Stem	Saved
313	30"	Northern Red Oak	Good	Saved
314	31"	Northern Red oak	Poor	Saved
315	30"	Northern Red Oak	Good	Saved
316	36"	Tulip Tree	Fair	Saved
317	30"	Red Maple	Good	Saved
318	32"	Northern Red Oak	Good	Saved
319	52"/48"	Silver Maple	Fair,Poison Ivy,2 Stem	Saved
320	30"	Sycamore	Poor	Saved
321	30"	White Oak	Fair	Saved
322	31"	White Oak	Poor	Saved
323	30"	Tulip Tree	Good	Saved
324	39"	Northern Red oak	Fair	Saved
325	32"	Northern Red Oak	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

TREE #	DBH	SPECIES	REMARKS / CONDITION	FINAL DISPOSITION
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	31"	Tulip Tree	Good	Saved
407	32"	Beech	Good	Saved
408	30"	Red Oak	Good	Saved
409	47"	Beech	Good	Saved
410	30"	Tulip Tree	Good	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	Poor	Saved
442	37"	Sweet Gum	Fair, 3 stem	Saved
443	30"	Sycamore	Fair, 3 stem	Saved
444	30"	Sweet Gum	Fair, Poison Ivy	Saved
445	38"	Tulip Tree	Good	Saved
446	32"	Tulip Tree	Fair, 2 stem	Saved
447	36"	Tulip Tree	Fair, 2 stem	Saved
448	37"	Tulip Tree	Fair, 2 stem	Saved
449	30"	Tulip Tree	Fair, 2 stem	Saved
450	31"	Red Maple	Good	Saved
451	35"	Red Maple	Good	Saved
452	37"	Tulip Tree	Fair, 2 stem	Saved
453	32"	Tulip Tree	Good	Saved
454	30"	Tulip Tree	Fair, Poison Ivy	Saved
455	30"	Red Maple	Poor	Saved
456	32"	Tulip Tree	Good	Saved
457	40"	Tulip Tree	Fair, 2 stem	Saved
458	33"	Tulip Tree	Good	Saved
459	31"	Tulip Tree	Good	Saved
460	40"	Tulip Tree	Fair, 2 stem	Saved
461	31"	Tulip Tree	Fair, 2 Stem	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 OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $1.50 PER SQUARE FOOT MITIGATION FEE.
2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.
3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCE TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER / DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
4. ALL APPROPRIATE BONDS SHALL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.
5. ALL REQUIRED OFF-SITE MITIGATION SHALL BE IDENTIFIED ON AN APPROVED TCPII FOR THE OFF-SITE LOCATION AND SHALL BE RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY PRIOR TO ISSUANCE OF ANY PERMITS FOR THE SUBJECT PROPERTY.
6. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.
7. SINCE WORK ON THIS PROJECT WILL BE INITIATED IN SEVERAL PHASES ALL TPD'S REQUIRED FOR A GIVEN PHASE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE WITHIN THAT PHASE OF WORK.
8. WOODLAND CONSERVATION - TREE SAVE AREAS AND/OR REFORESTATION AREAS SHALL BE POSTED AS SHOWN AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND/OR START OF REFORESTATION ACTIVITIES. THESE SIGNS SHALL REMAIN IN PLACE IN PERPETUITY.
9. ALL TREE PLANTING FOR WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WILL BE COMPLETED PRIOR TO USE AND OCCUPANCY. FAILURE TO ESTABLISH THE WOODLAND REPLACEMENT, REFORESTATION OR AFFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $1.50 PER SQUARE FOOT PENALTY UNLESS A WRITTEN EXTENSION IS APPROVED BY THE DER INSPECTOR.
10. THE DER INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
11. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DER INSPECTOR FOR THAT SITE.
12. PRIOR TO THE ISSUANCE OF ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.

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REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE THERE SHALL BE FIVE INSPECTIONS FOR FOREST CONSERVATION.
   A. THE FIRST INSPECTION SHALL OCCUR AFTER FLAGGING/STAKING OF THE L.O.D. AND/OR STREAM BUFFERS, AND PRIOR TO ANY CLEARING, GRADING OR SEDIMENT CONTROL MEASURE. THIS INSPECTION IS TO ADDRESS THE ISSUES OF TREE PROTECTION AND SEDIMENT CONTROL. THE DEVELOPER AND REPRESENTATIVES FROM MNCPPC AND MCDEP WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.
   B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.
   C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS PRE-PLANTING INSPECTION IS TO MAKE FINAL DECISIONS REGARDING THE BEST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING, BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THE INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.
   D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.
   E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.
2. PRE-PLANTING CONSIDERATIONS
   A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE GROUND COVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. THE INFESTED AREAS SHOULD BE MOWN PRIOR TO COMMENCEMENT OF PLANTING. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO MULCHING, PERIODIC MOWING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF. WHERE PERIODIC MOWING WILL OCCUR AS A WEED CONTROL MEASURE, THE TYPICAL TREE PLANTING DISTRIBUTION PATTERN SHOULD BE MODIFIED SO AS TO ALLOW ACCESS BY MOWING EQUIPMENT WITHOUT DAMAGE TO PLANTINGS.
   B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.
   C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS, NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.
   D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.
3. PLANT MATERIAL STORAGE

   IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.
4. ON-SITE INSPECTION

   PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACE.
5. PLANTING SPECIFICATIONS
   A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS GENTLY LOOSENED FROM THE SOILS. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.
   B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.
   C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.
   D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE
6. POST-PLANTING CONSIDERATIONS
   A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING AN ON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.
   B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCES. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.
   C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.
   D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 100% AT THE END OF THE SECOND GROWING SEASON.

5 YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:
YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER, SEE NOTE 1)
WATERING IF NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE & 1 X IN SEPTEMBER MIN.)
YEAR 2-3: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN MAY & 1 X IN AUGUST MIN.)
YEAR 4-5: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)

NOTES:
1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST, OR AS-BUILT BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS. REMOVE PERIMETER FENCING AND SIGNAGE AFTER YEAR 5 BASED ON THE DATE PLANTED.

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M-NCPPC APPROVAL

PROJECT NAME	MARLBORO RIDGE
PROJECT NUMBER	DSP - 09018 - 03

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

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

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

OWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
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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
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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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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 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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.

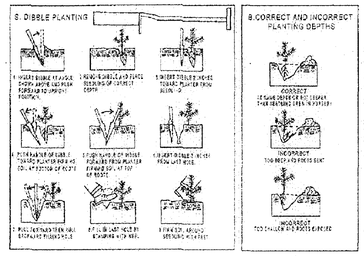
TREE CONSERVATION PLAN TYPE II

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

DATE: AUGUST 2009
DESIGN: KGH DRAWN: TPC
SCALE: AS NOTED
JOB NO.: 1414.45009
SHEET NO.: 02 OF 52

FIGURE 3.8.5

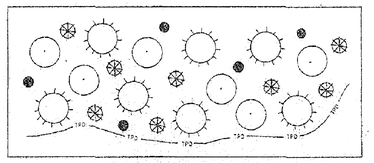
SEEDLING PLANTING METHODS



SEEDLING AND WHIPS NEED SPECIAL CARE WHEN PLANTED. FIGURE 3.8.5 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)

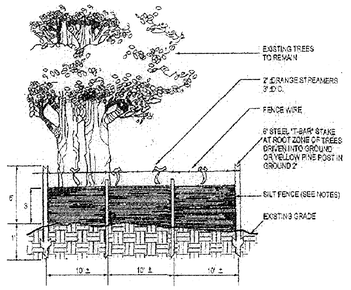
PLANT LIST/RATIO FOR SEEDLINGS

	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:

1000 SEEDLINGS REQUIRED PER ACRE OF REFORESTATION/AFFORESTATION

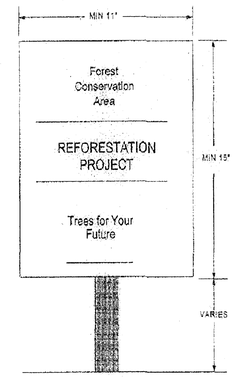
USE BARE ROOT WHIPS TO FULFILL PLANTING REQUIREMENTS



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

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

Silt Fence and Tree Protection — Figure C-8

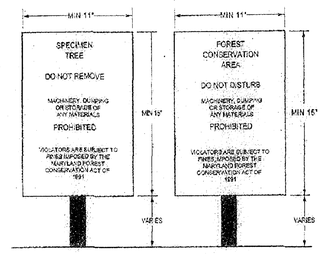


NOTES:

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

Source: Adapted from Forest Conservation manual, 1991

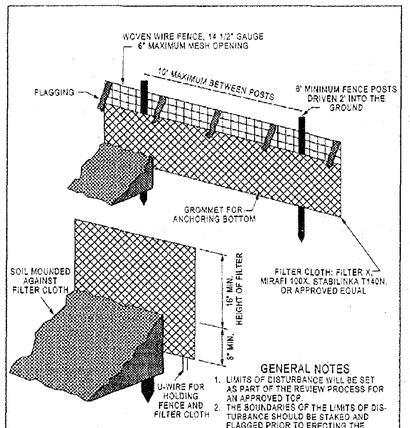
REFORESTATION AND AFFORESTATION AREA SIGNS — Figure C-21



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

SOURCE: ADAPTED FROM FOREST CONSERVATION MANUAL 1991

CONSTRUCTION SIGNS — FIGURE D-4



GENERAL NOTES

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

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

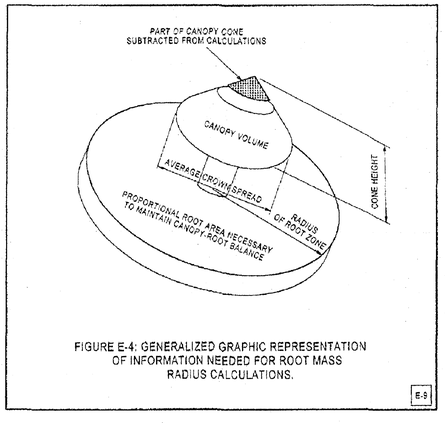


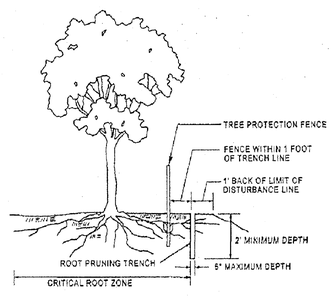
FIGURE E-4: GENERALIZED GRAPHIC REPRESENTATION OF INFORMATION NEEDED FOR ROOT MASS RADIUS CALCULATIONS.

E-9

FIGURE J-1

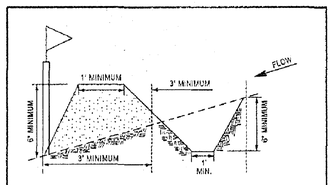
ROOT PRUNING

NOT TO SCALE



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

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



CROSS SECTION

GENERAL NOTES

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

TREE PROTECTIVE DEVICE — PERIMETER OR SWALE — TPD-ES OPTION 3

FOR ESE CONSULTANTS, INC. ONLY

9/10/14

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.
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TEL: (410) 381-3095
FAX: (410) 872-4870

Loiederman Soltesz Associates, Inc.
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t. 301.794.7555 f. 301.794.7636

Rockville Upper Marlboro Frederick Waldorf Leonardtown Chantilly

www.LSAssociates.net

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESK	AUG. '14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BOG	11/17/08
3	ADDRESSED PER M-NCPPC COMMENTS	BOG	5/30/08
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BOG	4/10/08
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/06

DATE: SEPTEMBER 2005 | CAD STANDARDS VERSION: VB - 2000

DESIGNED: BOG | TECHNICIAN: ANC | CHECKED: KKD

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MAP 20GB | GRID 013 & D13-12

TAX MAP	ZONING CATEGORY
PARCEL 91, GRID 82, 90, C4, 99 (N)	R-R
M-NCPPC 200' SHEET	
206 SE 9, 10 208 SE 9, 10	
WSSC 200' SHEET	
206 SE 9, 10 208 SE 9, 10	

PHASES 3 & 4

~~PHASE 2~~

MISS UTILITY NOTE

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

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

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

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 Mateya

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QR code text: Text this code to get mobile alerts and forms of the agenda items heard by the Planning Board. To delete, send a text message with the word STOP.

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/18/10

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = N/A

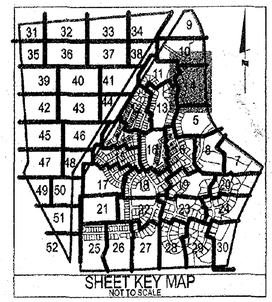
SHEET 3 OF 52

PROJECT NO. 0641-09-00

SCALE: 1" = 30'

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	ST
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	52
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	



RITCHIE MARLBORO ROAD

65 dBA

REFORESTATION AREA F

PRESERVATION AREA 3

PRESERVATION AREA 2

REFORESTATION AREA F

PHASE 1B

SHEET 5

SHEET 10

SHEET 11

SHEET 13

EASEMENT PB. PM219 P. 22

PARCEL A TO BE DEDICATED TO HOA

PARCEL B 96172 Sq. Ft. 2.2068 Acres TO BE DEDICATED TO HOA

FOR ESE CONSULTANTS, INC. ONLY

9/10/14

GRAPHIC SCALE (FEET)

50 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.

ESE Land Planning Engineering Land Surveying

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

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

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

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 05
For Conditions of Approval see Notes Cover Sheet or Approval Sheet. Revision numbers must be noted in the Revisions Table.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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www.LSAssociates.net

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NO	REVISIONS	BY	DATE
5	PREVIOUSLY APPROVED PHASES 1 & 4, TO INCLUDE PHASES 3 & 4	ESE	10/9/13
4	PREVIOUSLY APPROVED PHASES 1A-F, TO INCLUDE PHASE 2	ESE	10/9/13
3	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	11/17/06
2	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/06
1	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	4/10/06
	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 PARCEL GRID 92 92, 93, 28, 24	ZONING CATEGORY: RR
M-NCPPC DSP SHEET	
206 SE 9, 10 206 SE 9,10	
WSSC DSP SHEET	
206 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

SHEET 4

PRESERVATION AREA 3

REFORESTATION AREA F

SURFACE DRAIN EASEMENT PB PM218 @ 91

STORM DRAIN EASEMENT PB PM218 @ 91

PHASE 1D
PHASE 1B

SACRIFICE AREA 1 0.07 AC

SACRIFICE AREA 2 0.20 AC

SACRIFICE AREA 3 0.24 AC.

NO CLIMB FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN.

SCREEN FENCE SEE DETAIL SHEET OF LANDSCAPE AND LIGHTING PLAN.

65 dBA

PASTURE AREA #3 2.30 AC.

PASTURE AREA #4 2.45 AC.

4 BOARD FENCE

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

PHASE 1B
PHASE 1A

PHASE 1A
PHASE 1D

PARCEL B TO BE DEDICATED TO HOA

50'X38' EQUIPMENT SHED

HAY SHED

CONTROL GATE

MAINTENANCE GATE

STABLE 204' X 36' FFE 172.0

INDOOR RING 220' X 110' FFE 172.0

BREEZEWAY

PIPE BOUARD

WATERING STATION YARD IN GRANT WITH BASIN AND ELECTRIC SERVICE

WSSC R/W L.28146 F.

SHEET 13

SHEET 6

SHEET 8

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 / EARTHDIKES/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	297
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'

GRAPHIC SCALE (FEET)
30 15 0 30 60

NOTE: THE FOLLOWING INFORMATION ON THIS SHEET HAS BEEN UPDATED FOR DSP-09018:
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ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
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9/10/14
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

APPROVED BY	DATE
J L STASZ	10/5/05

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

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03

M-NCPPC APPROVALS				
PROJECT NAME:	MARLBORO RIDGE			
PROJECT NUMBER:	DSP - 09018			
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET				
APPROVAL OR REVISION #		APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00		3/18/10	S.A.	6/2/12
01	K SHOULARS	9/14/06		
02	K SHOULARS	11/15/06		
03A	K FRITZ	11/16/07		
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05	K SHOULARS	6/8/12		
06	C SCHNEIDER	11/5/12		
07	Megan K Reiser	9/11/14		

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4324 Forbes Blvd
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Maloya

Loiederman Soltesz Associates, Inc.
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t. 301.794.7555 f. 301.794.7630
www.LSAssociates.net
Engineering Planning Surveying Environmental Sciences

Rockville Upper Marlboro Bowie Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1, 4 & 5, TO INCLUDE PHASES 3 & 4	ESE	AUG. '12
5	PREVIOUSLY APPROVED PHASES 1A-1D, TC INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/06
3	ADDRESSED PGB M-NCPPC COMMENTS	BCG	8/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/13/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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MAP 20 GRID C13 & D13 PARCEL 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~~

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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

SHEET 16
SHEET 18
SHEET 16
SHEET 13
SHEET 5
SHEET 5
SHEET 19
SHEET 8
SHEET 8
SHEET 1A
SHEET 1B
SHEET 1D
REFORESTATION AREA G
CHARIOT WAY
ROLLING PADDOCK DRIVE
MARLBORO RIDGE ROAD
FARRIER DRIVE
STORM DRAIN EASEMENT 25309 F 688
STORM DRAIN EASEMENT 25309 F 688
STORM DRAIN EASEMENT 25309 F 688
EXECUTIVES COMP 1
EXECUTIVES COMP 2
ESTATES COMP 1
MODERATORS COMP 1
GREENHOUSE
PHASE 1A
PHASE 1B
PHASE 1D
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/CB/S.WALE	
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
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03B K FRITZ	3/13/08
05 K SHOULARS	6/8/12
06 C SCHNEIDER	11/5/12
07 Megan K Reiser	9/1/14

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OR staff certifies that this plan meets conditions of the applicable zoning Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to notes must be placed in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/4/12

GRAPHIC SCALE (FEET)
30 15 0 30 60

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
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FAX: (410) 872-4870

FOR ESE CONSULTANTS, INC. ONLY
5378 EXPIRES: 10/31/2015 KEVIN G. HAMILTON REGISTERED PROFESSIONAL ENGINEER
9/10/14

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

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

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NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/1/14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 3		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	11/7/06
3	ADDRESSED PER M-NCPPC/DPR 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: ANC | CHECKED: WKD

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PERMITTED USE NUMBER 20041127

MAP 20,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGE 91, GRID 80, 90, 92, 05, 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 KEVIN KENNETH DUDEN REGISTERED PROFESSIONAL ENGINEER
11/8/07

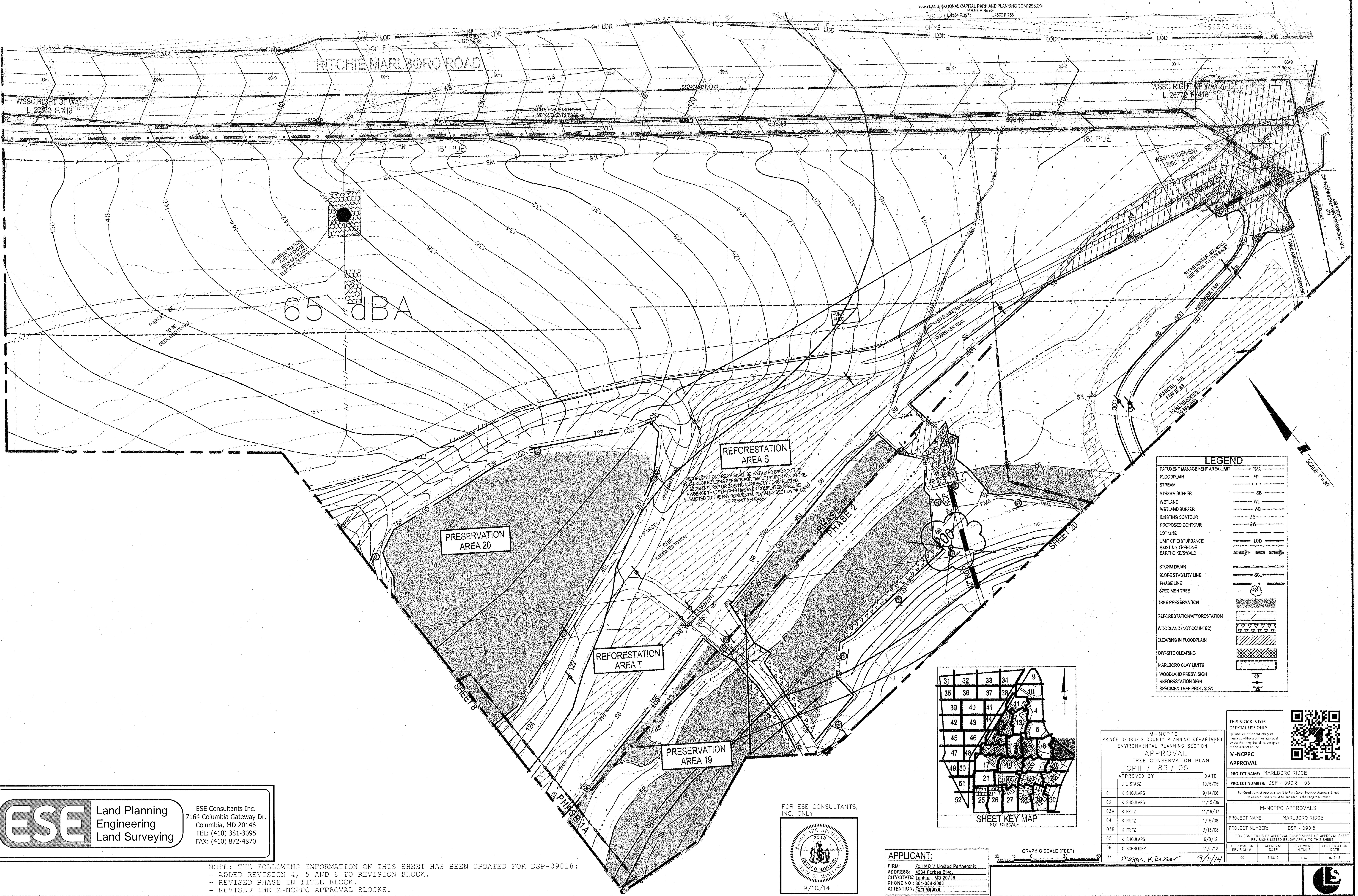
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 6 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 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 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

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

Loiederman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656
Rockville Gaithersburg 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. '09
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/17/06
3	ADDRESSED PER MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED MNCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157
MAP 20,25 GRID C13 & D13-12
TAX MAP: PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET: 205 SE 9, 10 / 206 SE 9, 10
WSSC 200' SHEET: 205 SE 9, 10 / 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

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

TREE CONSERVATION PLAN TYPE II

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

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

SCALE: 1" = 30'

MATCHLINE SHEET 7

MATCHLINE SHEET 5

MATCHLINE SHEET 20

MATCHLINE SHEET 19

MATCHLINE SHEET 6

RITCHIE MARLBORO ROAD

MARLBORO RIDGE ROAD

PHASE 1C
PHASE 1A

PHASE 1A
PHASE 1B

PHASE 1A

PHASE 1B

FARRIER DRIVE

65 dBA

PRESERVATION AREA 20

REFORESTATION AREA T

REFORESTATION AREA T

SWM POND #2

STORMWATER EASEMENT

MAINTENANCE GATE

WATERING STATION YARD HYDRANT WITH BASIN AND ELECTRICAL SERVICE

MAIN POOL 5,420 SQ.FT.

WADING POOL 2,575 SQ.FT.

COMMUNITY BUILDING 1,750 SF. (1ST FLOOR) 1,750 SF. (2ND FLOOR)

PARCEL EE TO BE DEDICATED TO HOA

PARCEL R

ALL WEATHER SURFACING (TYP.)

PASTURE GATE (TYP.)

NO CLIMB FENCE

MASONRY PIERS

SEPTIC FIELD

STORM DRAIN

10' ASPHALT HIKER/BIKER TRAIL

SHEET KEY MAP
NOT TO SCALE

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM — ST
- 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

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

ANNETTE M. HAMILTON 3318 REGISTERED PROFESSIONAL ENGINEER STATE OF MARYLAND
9/10/14

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

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

GRAPHIC SCALE (FEET)
30 15 0 30 60

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ONLY revised information is permitted on this approval by the Planning Board or designee of the District Council.

M-NCPPC APPROVAL

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to these conditions are indicated in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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

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4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7676
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	KSE	AUG '14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASES 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/21/08
3	ADDRESSED PER M-NCPPC COMMENTS	BCG	6/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BCG	4/12/06
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: AKD

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PERMITTED USE NUMBER 20411151

MAP 202B | GRID C1 & 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 — WARREN KENNETH GOLDEN — 21538 — REGISTERED PROFESSIONAL ENGINEER — 10/8/14

MISS UTILITY NOTE

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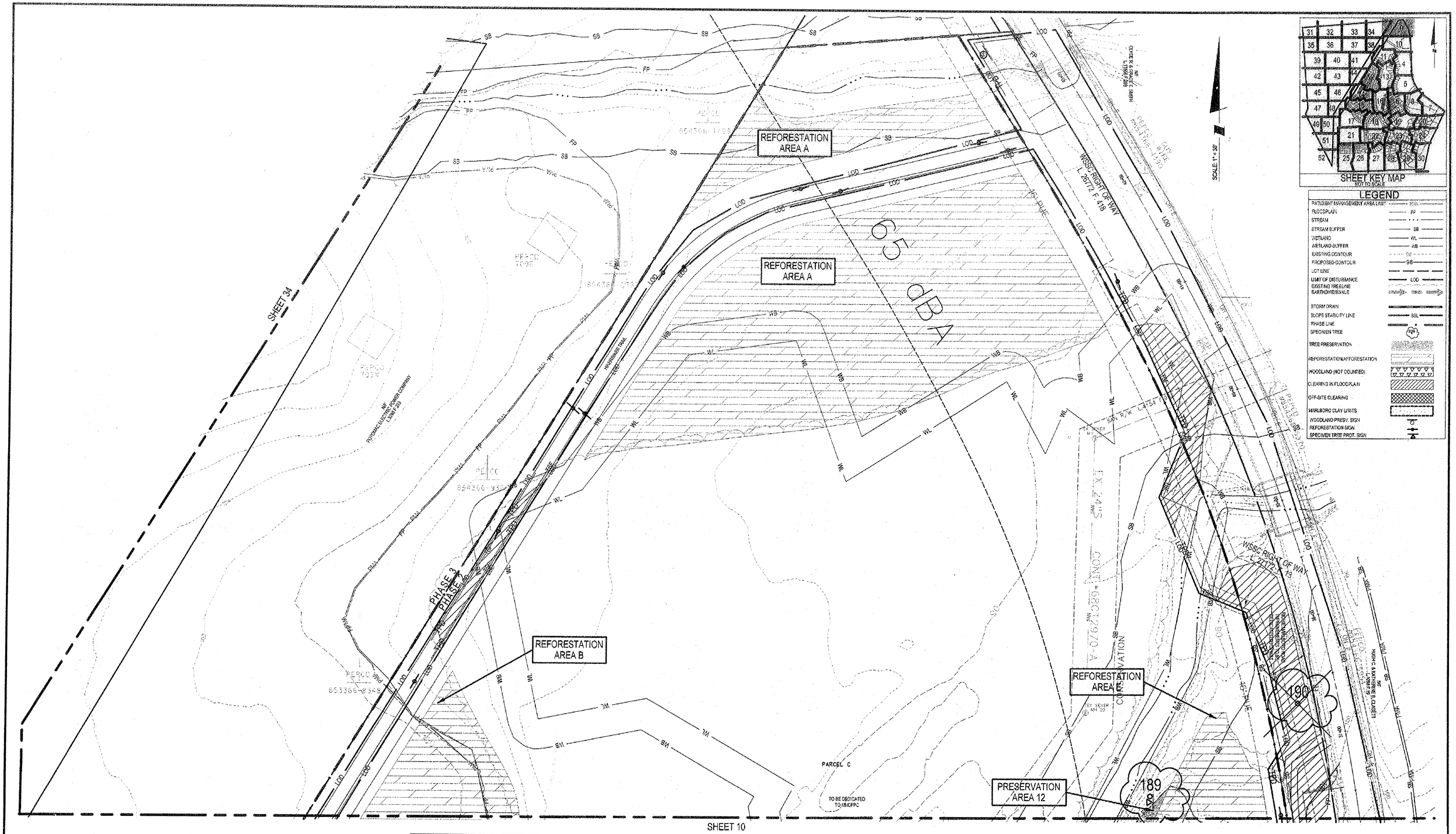
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 8 OF 52
PROJECT NO. 0841-09-00



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	Mary K. Reiser	9/11/14

FOR ESE CONSULTANTS, INC. ONLY

PROFESSIONAL ENGINEER 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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

Lewis, Hyman, Soltesz Associates, Inc.
LAND LAW OFFICES
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7630
Engineering Planning Surveying Environmental Sciences
Rockville Lanham 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 2B	BCG	7-13-06
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: V3 - 2000
DESIGNED: BCG | TECHNICIAN: ANC | CHECKED: WKO

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PERMITTED USE NUMBER 20411157

MAP 20,22 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID B2, B3, C2, D1,D4	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10	
209 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10	
209 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — BRENT HOWARD DUKE — 21074 — REGISTERED PROFESSIONAL ENGINEER

MISS UTILITY NOTE
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THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code certifies that this plan meets conditions of the approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to plans must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE		
PROJECT NUMBER:	DSP - 09018		
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 Forbes Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-316-2003
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET): 50 0 50 100

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

NORTH RIDING ROAD (PUBLIC 80' R/W)

RITCHIE MARLBORO ROAD

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

ASPHALT BIKE/HIKER 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

WSSC R/W L.28146 F.508

STORM DRAIN EASEMENT RB.9219 P. 24

PERPETUAL EASEMENT FOR DRAINAGE AREA

TEMPORARY CONSTRUCTION EASEMENT

12" RCP ASTM C-361, B-25

21"RCP

18"RCP

15"RCP

12" W

10' PUE

16' PUE

SD ESMT

SD EASEMENT

STORM DRAIN

PHASE 1D

PHASE 1B

PHASE 2

PHASE 3

65 dBA

181

182

183

184

LEGEND

- PATUXENT MANAGEMENT AREA LIMIT — PMA
- FLOODPLAIN — FP
- STREAM
- STREAM BUFFER — SS
- 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
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- 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	Maegan K. Reiser	9/11/14

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

TRANSPORTATION ENGINEER 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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 Fashion Blvd.
CITY/STATE: Lanham, MD 20706
PHONE NO.: 301-306-2000
ATTENTION: Tom Mateya

GRAPHIC SCALE (FEET): 30 15 0 30 60

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR standard for certifying an environmental plan of record approved by the Planning Board to designee of the Director County.

M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project number.

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE	
PROJECT NUMBER:	DSP - 09018	
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET		
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS / CERTIFICATION DATE
00	5/18/10	S.A. / 5/21/12

Lenhart Traffic Consulting, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
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www.LSAtraffic.com

Engineering
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Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '13
5	PREVIOUSLY APPROVED PHASES 1A-1C, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/17/10
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: ANC | CHECKED: WKD

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MAP 22,23 GRID C13 & D13-12

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

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 10 OF 52

PROJECT NO. 0641-09-00

SCALE 1" = 50'

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	95
PROPOSED CONTOUR	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	49P
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

PRESERVATION AREA 2
PRESERVATION AREA 2
PRESERVATION AREA 2
REFORESTATION AREA Z
REFORESTATION AREA Y
REFORESTATION AREA Z SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE LOTS UPON WHICH THE SEDIMENT TRAP OR BASIN IS CURRENTLY CONSTRUCTED. EVIDENCE THAT PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.
EQUESTRIAN TRAIL
10' ASPHALT HIKER/BIKER TRAIL
PARCEL B
40310 Sq Ft
0.9260 Acres
TO BE DEDICATED TO M-NCPPC
PHASE 3
PHASE 2
PHASE 1C
PHASE 1D
APPROVED DSP-05223/06
APPROVED DSP-05615/06
SADDLE COURT
PUBLIC 50' R/W
BRIDLE RIDGE ROAD
PUBLIC 60' R/W
STORM DRAIN
STONE VENEER HEADWALL SEE DETAIL P-1 THIS SHEET
SHEET 38
SHEET 41
SHEET 10
SHEET 4
SHEET 13
179 PHASE 2
180
171
169
170
172
POTOMAC ELECTRIC POWER COMPANY L.2041 F.23

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
9/10/14

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code text: This is not to be used for any purpose and is void unless it is the approval by the Planning Board or designee of the Board of Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 4, TO INCLUDE PHASES 3 & 4	BSE	NOV. '12
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	5/30/08
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 20411117

MAP 20,29	GRID C13 & D13-12
TAX MAP PAGES91, GRID 92, B3,C2,D3,D4	ZONING CATEGORY: R-R
M-NCPPC 200' SHEET	205 SE 9, 10 208 SE 9, 10
WSSC 200' SHEET	205 SE 9, 10 208 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 RELOCATING TO THIS PLAN.

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 11 OF 52
PROJECT NO. 0841-09-00

SCALE: 1" = 30'

RODEO COURT (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

RANCH ROAD (PRIVATE ROAD)

PRESERVATION AREA 5

PRESERVATION AREA 6

REFORESTATION AREA X

REFORESTATION AREA X SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 1 THROUGH 7 AND LOTS 31 THROUGH 37. IF BASIN 3 IS CURRENTLY CONSTRUCTED AND HAS EXISTING HAS BEEN COMPLETED, SMALL SCALE SUBMITTAL TO THE ENVIRONMENTAL PLANNER SHALL BE SENT ON FILE TO SHOW AS SUCH.

STORM DRAIN EASEMENT PB. PM218 P. 88

PHASE 1D

PHASE 3

PHASE 2

PHASE 1C

PHASE 1A

PHASE 1B

SHEET 11

SHEET 13

SHEET 14

SHEET 16

SHEET 41

SHEET 44

PARCEL F

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL O

PARCEL P

PARCEL Q

PARCEL R

PARCEL S

PARCEL T

PARCEL U

PARCEL V

PARCEL W

PARCEL X

PARCEL Y

PARCEL Z

PARCEL AA

PARCEL BB

PARCEL CC

PARCEL DD

PARCEL EE

PARCEL FF

PARCEL GG

PARCEL HH

PARCEL II

PARCEL JJ

PARCEL KK

PARCEL LL

PARCEL MM

PARCEL NN

PARCEL OO

PARCEL PP

PARCEL QQ

PARCEL RR

PARCEL SS

PARCEL TT

PARCEL UU

PARCEL VV

PARCEL WW

PARCEL XX

PARCEL YY

PARCEL ZZ

POTOMAC ELECTRIC POWER COMPANY

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	98
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTH DIKES/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	

SHEET KEY MAP
NOT TO SCALE

GRAPHIC SCALE (FEET)
30 0 15 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

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code certifies that this plan meets conditions of the approval by the Planning Board & is designee of the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

APPLICANT:

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

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

FOR ESE CONSULTANTS, INC. ONLY
STATE OF MARYLAND — 3318 — JOHN G. HAMILTON
9/10/14

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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t. 301.794.7555 f. 301.794.7636
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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	9/10/14
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	7/27/06
3	ADDRESSED PER M-NCP&PC COMMENTS	BCG	6/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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PERMITTED USE NUMBER 20411157

MAP 20,26 GRID C13 & D13-12

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

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — KAREN KENNETH DUNN — 21603 — REGISTERED PROFESSIONAL ENGINEER — 11/8/12

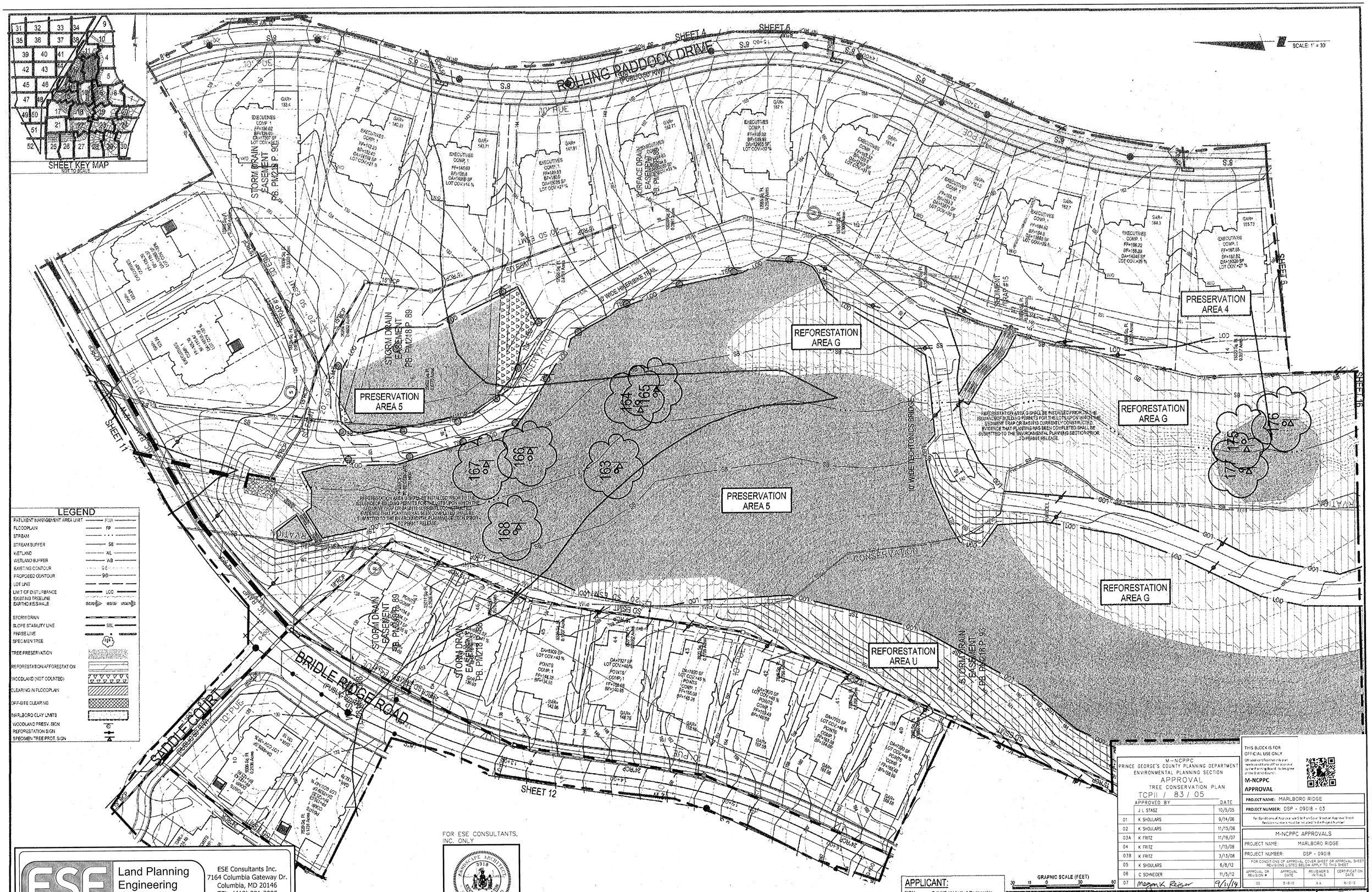
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "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 12
OF 52
PROJECT NO. 0641-09-00



FOR ESE CONSULTANTS, INC. ONLY

KEVIN G. HAMILTON — 3318 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
9/10/14

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.

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	Mazen K Reiser	9/4/14

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code 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
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to text must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/21/12

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

GRAPHIC SCALE (FEET) 30 15 0 30 60

Rodgers Consulting, Inc.
Soltesz Associates, Inc.
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4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7556
www.LSAssociates.net
Engineering
Planning
Surveying
Environmental Sciences
Rockville
Bowie
Frederick
Waldorf
Leonardtown
Chantilly

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157
MAP 20,28 GRID C13 & D13-12
TAX MAP PAGE 94, GRID 92, B1, 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~~

STATE OF MARYLAND — WILLIAM K. KNOTT — 21400 — REGISTERED PROFESSIONAL ENGINEER
9/8/14

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

SHEET 44

SHEET 46

SHEET 12

SHEET 15

SHEET 16

PRESERVATION AREA 6

REFORESTATION AREA X

REFORESTATION AREA H

PRESERVATION AREA 7

SEDIMENT TRAP #2

PHASE 2

RANCH ROAD (PRIVATE ROAD)

BUGGY PATH (PRIVATE ROAD)

YEARLING COURT (PRIVATE ROAD)

BRIDLE RIDGE ROAD (PUBLIC 50' R/W)

PHASE 1

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

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	98
PROPOSED CONTOUR	98
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	24"
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

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
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FAX: (410) 872-4870

PRINCIPLE ARCHITECT 5318 BRYAN G. HAMILTON STATE OF MARYLAND
9/10/14

FOR ESE CONSULTANTS, INC. ONLY

GRAPHIC SCALE (FEET) 30 0 15 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 Maloya

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

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

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

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/12	S.A.	6/12/12

Bohler Engineering Planning Surveying Environmental Sciences
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www.EASoltesz.com
Rockville Waldorf Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1, 4 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/10/14
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-NCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	1/23/06

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

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MAP 20,26 | GRID C13 & D13-12
TAX MAP: PAGE 91, GRID 8C, 8D, 9C, 9D
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET: 205 SE 9, 10; 206 SE 9,10
WSSC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 46

MATCHLINE SHEET 48

MATCHLINE SHEET 14

MATCHLINE SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 18

PRESERVATION AREA 7

REFORESTATION AREA H

REFORESTATION AREA D

PARCEL F TO BE DEDICATED TO HOA

N/F POTOMAC ELECTRIC POWER COMPANY L.2248 F.323

PHASE 2C DSP-06010 PHASE 2B

PHASE 2C DSP-06010 PHASE 2A

PHASE 2B

PHASE 1D PHASE 2 DSP-06010

PHASE 2B DSP-06010 PHASE 3A

YEARLING COURT (PRIVATE 50' R/W)

FLYING CHANGE ROAD (PUBLIC 50' R/W)

JUMPING WAY (PUBLIC 50' R/W)

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

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

162

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.

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR electronic Revisions shall be identified on the approval part of the Planning Board's designee of the Prince George's County

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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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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 5318 DOUG G. HAMILTON STATE OF MARYLAND
9/10/14

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

SHEET 6

SHEET 13

SHEET 12

SHEET 14

SHEET 15

SHEET 18

CHARIOT WAY (PRIVATE ROAD)

CHARIOT WAY

PHASE 1A BASE

REFORESTATION AREA G

REFORESTATION AREA G

REFORESTATION AREA BB

PRESERVATION AREA 5

PRESERVATION AREA 5

PRESERVATION AREA 5

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

STORM DRAIN EASEMENT PM218 P. 93

10' ASPHALT HIKER/BIKER TRAIL

WSSC R/W 12' & 16" F. 500

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	95
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	205
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

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QR code verifies that this plan meets conditions of the approval by the Planning Board or its designee of the District Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET. REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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 PROFESSIONAL ENGINEER STATE OF MARYLAND KEVIN G. HAMILTON
9/10/14

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.

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

NO	REVISIONS	BY	DATE
5	PREVIOUSLY APPROVED PHASES 1, 2, 3D INCLUDE PHASES 3 & 4	BSE	8/15/06
5	PREVIOUSLY APPROVED PHASES 1A-1D, 1G EXCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1C	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	12/29/05

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

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PERMITTED USE NUMBER 20426
MAP C13 & D13-12

TAX MAP	ZONING CATEGORY
PARCEL 91 GRID 92, 93, 02, 03, 04	R-R
M-NCPPC 200' SHEET	
205 SE 9, 10 206 SE 9,10	
WSSC 200' SHEET	
205 SE 9, 10 206 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND KEVIN G. HAMILTON 3318 PROFESSIONAL ENGINEER
11/8/06

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 48

MATCHLINE SHEET 15

MATCHLINE SHEET 18

MATCHLINE SHEET 50

MATCHLINE SHEET 21

REFORESTATION AREA D

PRESERVATION AREA 8

REFORESTATION AREA J

REFORESTATION AREA EE

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 3A

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)

POTOMAC ELECTRIC POWER COMPANY L1498 F 323

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

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

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

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QR code contains text that is pre-revision and is now of no significance to the Planning Board's consideration of this Detailed Site Plan.

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to plans must be indicated in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/12/12

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 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

9/10/14

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.: 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 CRAIG HAMILTON STATE OF MARYLAND
9/10/14
FOR ESE CONSULTANTS, INC. ONLY

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

CROSS COUNTRY TERRACE (PUT 8'S STUB UP @ 0.60%)
FLYING CHANGE COURT (PUBLIC 50' R/W)
MARLBORO RIDGE ROAD
BRIDLE RIDGE ROAD
PRESERVATION AREA 10
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 1D
PHASE 2
PHASE 3
SHEET 15
SHEET 17
SHEET 19
SHEET 21
SHEET 22
WSSC R/W L28146F
PARCEL J 20,831.94 S.F. 0.4780 Ac± TO BE DEDICATED TO HOA

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.

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA	WETLAND BUFFER	WB	EXISTING TREELINE	TREE PRESERVATION	CLEARING FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	95	TREE PROTECTION DEVICE	TPD	REFORESTATION SIGN	
STREAM		PROPOSED CONTOUR	96	STORM DRAIN	REFORESTATION/AFFORESTATION	OFF-SITE CLEARING	SPECIMEN TREE PROT. SIGN
STREAM BUFFER	SB	LOT LINE		SLOPE STABILITY LINE			
WETLAND	WL	LIMIT OF DISTURBANCE	LOD	PHASE LINE	WOODLAND (NOT COUNTED)	MARLBORO CLAY LIMITS	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 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	9/9/14

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QR code text that links to plan sheets and forms of approval signed by the Planning Board. To be placed on the Cover Sheet.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
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00	5/18/10	S.A.	6/12/12

Lenhart Pattan Softest Associates, Inc.
Engineering Planning Surveying Environmental Sciences
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7626
www.LSAssociates.net
Rockville Frederick Waldorf Leonardtown Chantilly

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	BCG	5/05/13
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 MNCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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PERMITTED USE NUMBER 20411157
MAP 20/26 GRID C15 & D15-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID B2, B3, C2, C3, C4	R-R

M-NCP&PC 2007 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 — REGISTERED LANDSCAPE ARCHITECT

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 18 OF 52
PROJECT NO. 0641-09-00

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	• • •
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
EXISTING CONTOUR	96
PROPOSED CONTOUR	96
LOT LINE	
LIMIT OF DISTURBANCE	LOD
EXISTING TREELINE	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	209
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

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
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00	3/18/10	S.A.	6/12/12

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 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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

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

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. 301.794.7656
Rockville Lanham 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. 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	6/30/06
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 20411167
MAP 20,26 GRID C13 & D13-12
TAX MAP PAGE 91, GRID B2 B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 206 SE 9, 10
WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

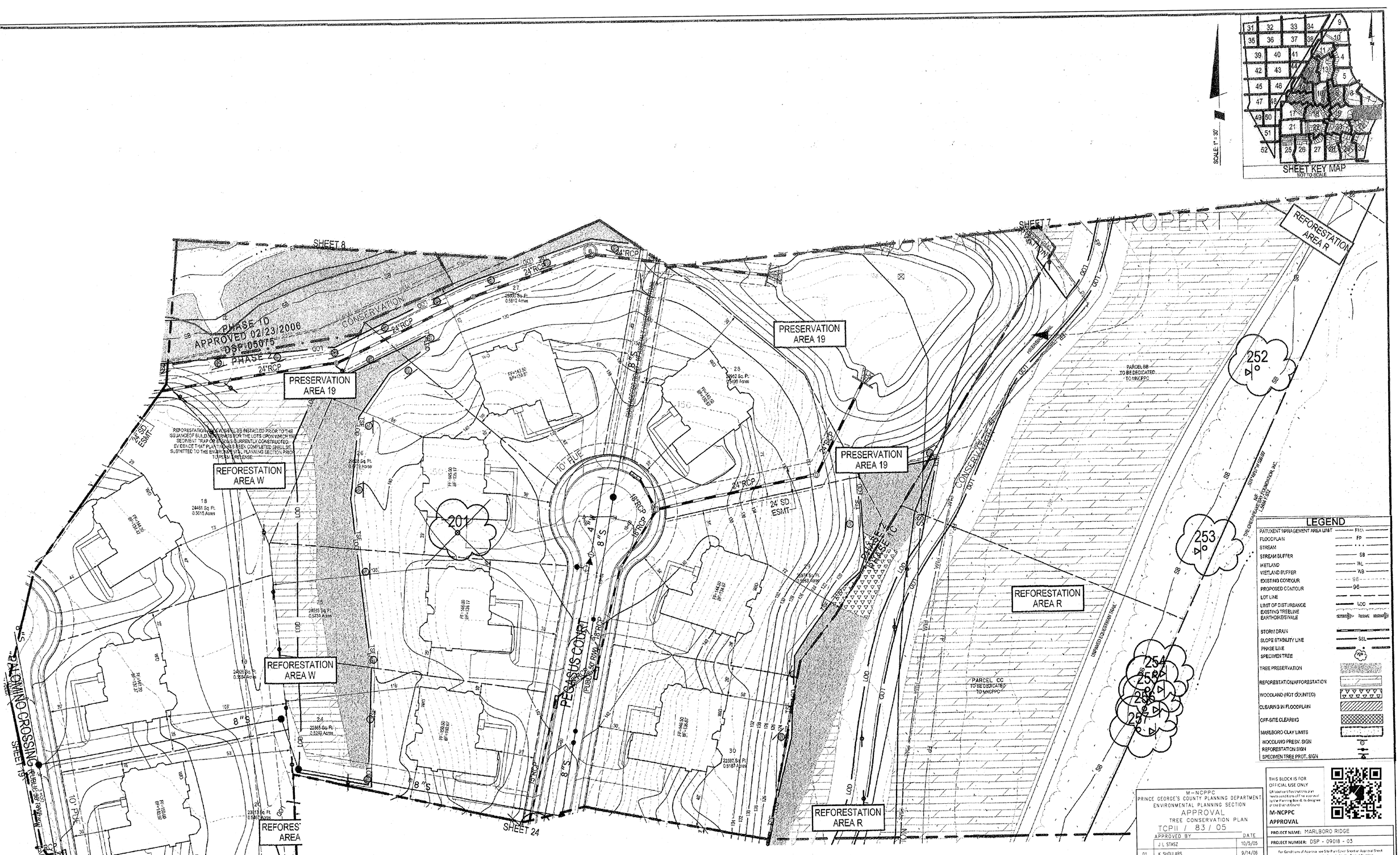
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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



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

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

EXECUTIVE ADMINISTRATOR 3318 KEVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
Signature of this plan certifies that this plan has been found to conform to the approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/1/12

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	MAR. 12
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 1	BCG	7/31/08
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/30/08
3	ADDRESSED PER MNCPPC COMMENTS	BCG	4/10/08
2	ADDRESSED MNCPPC COMMENT FOR SIGNATURE	BCG	12/28/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	11/30/06

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411161
MAP 20,28 GRID C13 & D13-12
TAX MAP: PARCEL GRID 82, 90, 00, 09, 24
ZONING CATEGORY: R-R
M-NCPPC DSP SHEET: 206 SE 9, 10 208 SE 9, 10
WSSC 200' SHEET: 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND WILLIAM K. WHITE REGISTERED LANDSCAPE ARCHITECT
11/7/08

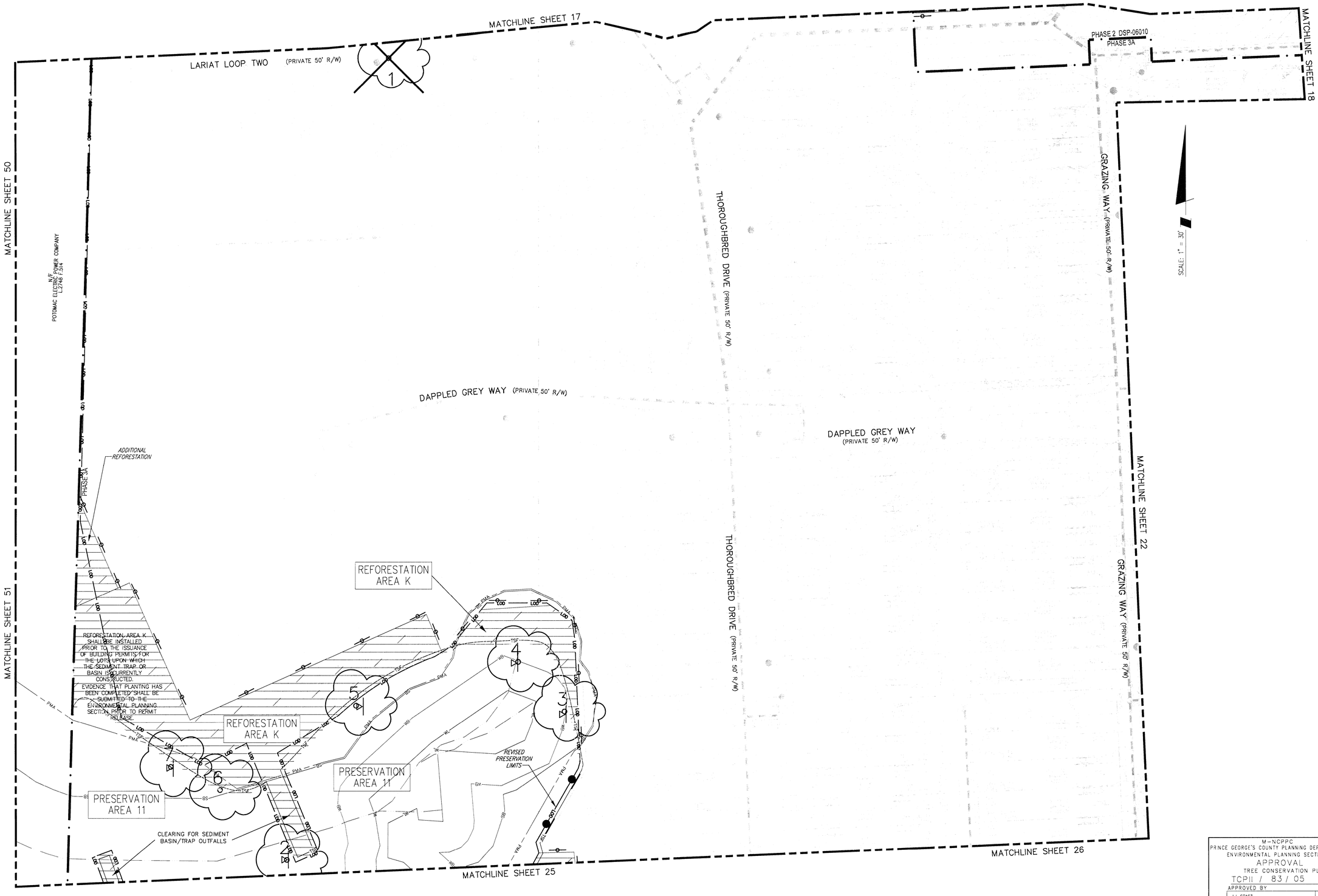
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT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

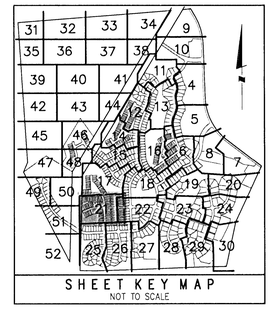
TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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





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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR additional features may be required by conditions of the approving Board, to be given on the Plat or Deed.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

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 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, 28 — 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 — STATE OF MARYLAND — PROFESSIONAL ENGINEER
9/10/14

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

MATCHLINE SHEET 18

MATCHLINE SHEET 21

DAPPLED GREY WAY
(PRIVATE 50' R/W)

DAPPLED GREY WAY (PUBLIC 60' R/W)

PHASE 3A
PHASE 2
DSP-06010

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

PHASE 2 DSP-06010
PHASE 1D

PHASE 1D
PHASE 2 DSP-06010

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

MATCHLINE SHEET 23

MATCHLINE SHEET 26

MATCHLINE SHEET 27

MATCHLINE SHEET 28

REFORESTATION AREA V

PRESERVATION AREA 16

REFORESTATION AREA V SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS WITHIN THE SUBDIVISION THAT ARE NOT REQUIRED TO PROVIDE REFORESTATION. COMPLETED SURETY FOR THE REFORESTATION SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE.

SCALE: 1" = 30'

SHEET KEY MAP
NOT TO SCALE

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

LEGEND

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

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR applicant's test note or permits and is not to be used by the Planning Board or designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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

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

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20411157

MAP 20, 26 GRID C13 & D12-13

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

PHASES 3 & 4

CHARLES G. HAMILTON 3318 PROFESSIONAL ENGINEER STATE OF MARYLAND
9/10/14

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 29

PARCEL
12817 Sq. Ft.
0.2897 Acres
TO BE DEDICATED TO HOA

10' ASPHALT HIKER/BIKER TRAIL

SURFACE DRAIN ESMT

SURFACE DRAIN EASEMENT PB. 218 P. 86

EXMOORE COURT (PUBLIC 60' R/W)

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 3 CURRENTLY CONSTRUCTED. PENDING TEST PLANTING HAS BEEN COMPLETED SHALL BE SUBMITTED TO THE ENVIRONMENTAL PLANNING SECTION PRIOR TO PERMIT RELEASE

PRESERVATION AREA 19

PHASE 1B APPROVED 02225/07 PHASE 2 APPROVED 05/05/06

PEGASUS COURT (PUBLIC 50' R/W)

STORM DRAIN EASEMENT PB. PM218 P.85

W/SSC R/W L.28146 F.486

SIGN ESMT

SD ESMT

DAPPLED GREY WAY (PUBLIC 60' R/W)

WSSC R/W L.28146 F.486

REFORESTATION AREA V

PHASE 1B PHASE 2

COURT (PUBLIC 50' R/W)

SCALE: 1" = 30'

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

JOSEPH A. HAMILTON 9318 LANDSCAPE ARCHITECT STATE OF MARYLAND

9/10/14

SHEET KEY MAP
NOT TO SCALE

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PAL	WETLAND BUFFER	WB	EXISTING TREELINE		TREE PRESERVATION	CLEARING FLOODPLAIN	WOODLAND PRESV. SIGN
FLOODPLAIN	FP	EXISTING CONTOUR	95	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: 6804 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		

THIS BLOCK IS FOR OFFICIAL USE ONLY
Any signed certificate that contains conditions differing from approval by the Planning Board, is binding upon the District Council.

M-NCPPC
APPROVAL

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME:	MARLBORO RIDGE
PROJECT NUMBER:	DSP - 09018

FOR CONDITIONS OF APPROVAL, COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21441167

MAP 20/22 GRID D13 & D13-12

TAX MAP	ZONING CATEGORY:
PAGES 91, 92, 88, 92, 93, 94	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.

Soltesz, Inc.
Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7565
www.LSAssociates.net

Engineering
Planning
Surveying
Environmental Sciences

Rockville
Fredericksburg
Frederick
Waldorf
Leonardtown
Chantilly

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 23 OF 52
PROJECT NO. 0841-09-00

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

9/10/14

APPLICANT:
FIRM: Toll MD V Limited Partnership
ADDRESS: 4304 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		

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code text: This set is a plan review and may be off for approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	SA	6/2/12

Lenhart Maraman Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7565
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net

Redlands Frederick Waldorf Leonardtown Chantilly

NO	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	[illegible]
5	PREVIOUSLY APPROVED PHASES 1A-1D, 2C INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/17/06
3	ADDRESSED PER MNCPPC COMMENTS	BCG	5/30/05
2	ADDRESSED MNCPPC'S COMMENT FOR SIGNATURE	BCG	4/10/05
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 1992 THE LAND PEOPLE
PERMITTED USE NUMBER 20411197
MAP 20,26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGES 9, GRIDS 2, 3, C2, D2, D4	R-R
M-NCPPC 200 SHEET	
206 SE 9, 10	
208 SE 9,10	
WSSC 200' SHEET	
206 SE 9, 10	
208 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND
WILLIAM KENNETH OFFUTT
No. 3074
PROFESSIONAL ENGINEER
11/5/12

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. IT IS EXPERIENCED AND 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

PHASE 2 DSP-06010
PHASE 3B

SECTION ONE
PLAT ONE
MELWOOD MANOR
PARCEL A
P.&L.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

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

PRESERVATION AREA 13

REFORESTATION AREA L

PRESERVATION AREA 14

PHASE 2 DSP-06010

PHASE 3B

POTOMAC ELECTRIC POWER COMPANY
L.2746 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	

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR applicant's certification that this plan meets and conforms to all applicable zoning Planning Board decisions or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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 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

STATE OF MARYLAND — 3918 — PROFESSIONAL ENGINEER — KEVIN G. HOMESTER
9/10/14

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

SCALE: 1" = 30'

MATCHLINE SHEET 27

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

MATCHLINE SHEET 22

MATCHLINE SHEET 21

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.174 P.No.40 PARCEL A

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		

THIS BLOCK IS FOR OFFICIAL USE ONLY
Or see the attached zoning ordinance for conditions of this approval
Signature of Planning Board or its Designee of the District Council

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03

For conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to this plan must be indicated in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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

9/10/14

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

REFORESTATION AREA V

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

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

PHASE 2 DSP-06010
PHASE 3B

KATHRYN O ALTON
L.16954 F.382 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.14390 F.98 ZONE R-R
USE: SINGLE FAMILY HOME

PHASE 3B

PHASE 2 DSP-06010
PHASE 3B

REFORESTATION AREA V

MATCHLINE SHEET 22

BRIDLE RIDGE ROAD (PUBLIC 60' R/W)

MATCHLINE SHEET 22

PHASE 2 DSP-06010
PHASE 3B

REFORESTATION AREA N

REFORESTATION AREA M

REFORESTATION AREA M

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

FURLONG COURT (PUBLIC 50' R/W)

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.

CROSS COUNTRY TERRACE (PUBLIC 50' R/W)

MATCHLINE SHEET 26

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR code verifies that this is an electronic version of the approval by the Planning Board, its designee or the Zoning Hearing Examiner.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL, COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/21/12

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
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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	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

KEVIN G. HAMILTON
3318
PROFESSIONAL ARCHITECT
STATE OF MARYLAND
9/10/14

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.: 27 OF 52

SCALE: 1" = 30'

SHEET 29

SHEET 23

SHEET 22

SHEET 27

WELSH COURT

EXMOOR COURT

PHASE 2

PHASE 1D

PHASE 2

REFORESTATION AREA O

REFORESTATION AREA V

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

PRESERVATION AREA 16

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

10' ASPHALT HIKER/BIKER TRAIL

CONSERVATION EASEMENT

WSSC R/W L 2146 F 489

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.

LEGEND

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

WOODLAND PRESV. SIGN
REFORESTATION SIGN
SPECIMEN TREE PROT. SIGN
SPECIMEN TREE

FOR ESE CONSULTANTS, INC. ONLY

9/10/14

GRAPHIC SCALE (FEET)
60 30 0 15 30 60

APPLICANT:

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

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		

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Or insert a 3 inch square on the lower right corner of the approval sheet as directed by the Planning Board & designee of the District Council

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to this must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	B.A.	6/12/12

NO.	REVISION	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1, 2, 3, TO INCLUDE PHASES 2 & 3	BJS	8/25/10
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2	BCG	6/21/06
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BCG	5/31/06
3	ADDRESSED PER M-NCP&PC COMMENTS	BCG	5/30/06
2	ADDRESSED M-NCP&PC COMMENT FOR SIGNATURE	BCG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	12/20/05

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

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MAP 20 23 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY:
PARCEL 39 ID 82, 83, C2, 03, 04	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 HAMILTON — REGISTERED PROFESSIONAL ENGINEER — 11/9/06

MISS UTILITY NOTE

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

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

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

Lottsman Soltesz Associates, Inc.
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Leonardtown
Chantilly

LEGEND

PATUXENT MANAGEMENT AREA LIMIT — PMA
FLOODPLAIN — FP
STREAM
STREAM BUFFER — SB
WETLAND — W
WETLAND BUFFER — WB
EXISTING CONTOUR — 22
PROPOSED CONTOUR — 96
LOT LINE
LIMIT OF DISTURBANCE — LOD
EXISTING TREELINE
EARTHDIKE/SWALE
STORM DRAIN
SLOPE STABILITY LINE — SS
PHASE LINE
SPECIMEN TREE — ST#
TREE PRESERVATION
REFORESTATION/AFFORESTATION
WOODLAND (NOT COUNTED) — WO
CLEARING IN FLOODPLAIN
OFFSITE CLEARING
MARLBORO CLAY UNITS
WOODLAND PRESERVATION SIGN
REFORESTATION SIGN
SPECIMEN TREE PROTECTION SIGN

SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

REFORESTATION AREA P

REFORESTATION AREA O

PRESERVATION AREA 16

STORMWATER MANAGEMENT POND #3
L. 26499 F. 283
PARCEL GG
7499 Sq. Ft.
0.172 Acres
TO BE REMOVED TO HOA

PHASE 1C
PHASE 2
PHASE 1B
PHASE 1A

DAPPLED GREY WAY
PUBLIC 50' R/W
STORM DRAIN EASEMENT
WELSH COURT
PUBLIC 50' R/W
PALOMINO CROSSING
PUBLIC 50' R/W

WSSC R/W
L. 26146 F. 486
WSSC R/W
L. 26146 F. 486

CONSERVATION

SHEET 23
SHEET 24
SHEET 28
SHEET 30

CHARLES HILL SUBDIVISION
LOT 5
CHERRYWOOD LAND L.L.C.
L. 15963 F. 514

ASH EVA & BERNARD HAVITZ
L.5302 F.602 ZONE R-R
USE: SINGLE FAMILY HOME

MICHAEL JOSEPH
L.5302 F.602 ZONE R-R
USE: SINGLE FAMILY HOME

WILLIE M LANDERS
L.6442 F.68 ZONE R-R
USE: SINGLE FAMILY HOME

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 O. HAMILTON — 3319 — REGISTERED PROFESSIONAL ENGINEER
9/10/14

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		

THIS BLOCK IS FOR OFFICIAL USE ONLY
DR Users are to insert their name, date and signature after the approval by the Planning Board, its designee or the Council Clerk.
M-NCPPC APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to plans must be indicated in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3-18-10	S.A.	9/12/12

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 0 30 60

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 3 & 4; TO INCLUDE PHASES 3 & 4	BCG	8/9/12
5	PREVIOUSLY APPROVED PHASES 1A-1D, 1E INCLUDES PHASE	BCG	7/19/06
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C TO INCLUDE 1D	BCG	5/30/06
3	ADDRESSED PER M/NCP&PC COMMENTS	BCG	4/10/06
2	ADDRESSED M/NCP&PC COMMENT FOR SIGNATURE	BCG	12/20/05
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BCG	10/5/05

DATE: SEPTEMBER 2005 — GIS STANDARDS VERSION: V6 - 2000
DESIGNED: BCG — TECHNICIAN: ANC — CHECKED: WKD

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MAP 20,26	GRID C13 & D13-12
TAX MAP	ZONING CATEGORY:
PAGE 91, GRID B2, B3, C3, C4	R-R
M-NCPPC SDAT SHEET	
208 SE 9, 10 209 SE 9,10	
WSSC SDAT SHEET	
208 SE 9, 10 209 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — WILLIAM K. LENHART — 10794 — REGISTERED PROFESSIONAL ENGINEER
11/5/12

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

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

9/10/14

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

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

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

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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
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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

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

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411157
MAP 20.26 GRID C13 & D13-12
TAX MAP: PAGE 91, GRID B2, B3, C2, D3, D4
ZONING CATEGORY: R-R
M-NCPPC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10
WSSC 200' SHEET: 205 SE 9, 10; 206 SE 9, 10

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND WARREN KENNETH DUNN REGISTERED LANDSCAPE ARCHITECT 11/8/07

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	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	99A
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

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QR code on this sheet links this plan sheet's submission off to approval by the Planning Board, Subdivision or the Director's Council

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018 - 03

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

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	5/12/12

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

KEVIN G. HAMILTON — 9/10/14

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 Maraya

GRAPHIC SCALE (FEET)
30 15 0 30 60

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

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	9/10/14
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 20411657

MAP 20,26 GRID C13 & D13-12

TAXMAP	Zoning CATEGORY:
PAGE 91, GRID B2, B3, C2, C3, D3, D4	RR
M-NCPPC 200' SHEET	
208 SE 9, 10	
209 SE 9, 10	
WSSC 200' SHEET	
208 SE 9, 10	
209 SE 9, 10	

PHASES 3 & 4
~~PHASE 2~~

STATE OF MARYLAND — WILLIAM K. WOLFE — No. 30DP0005747 — REGISTERED PROFESSIONAL ENGINEER

MISS UTILITY NOTE
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TREE CONSERVATION PLAN TYPE II

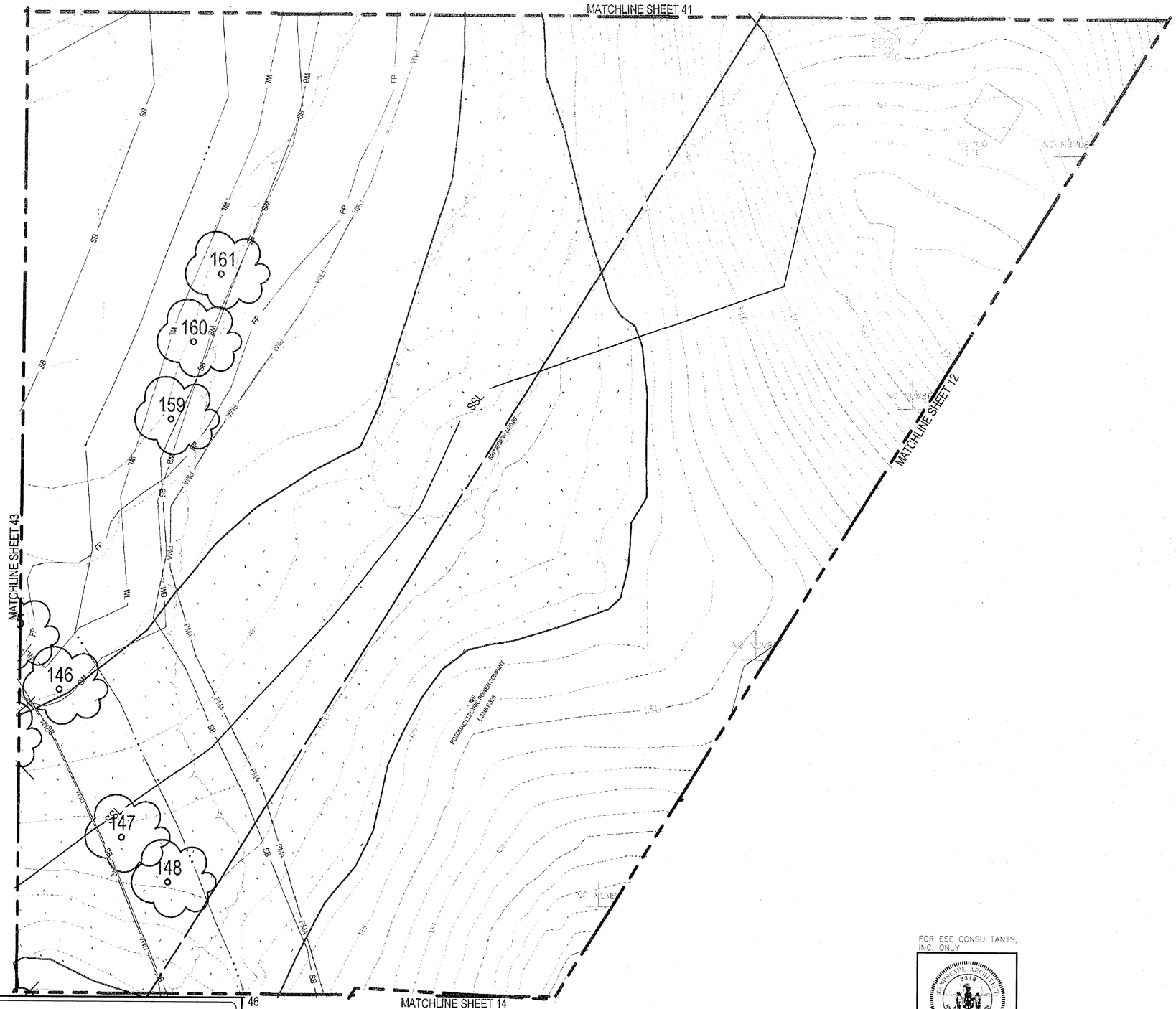
MARLBORO RIDGE

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

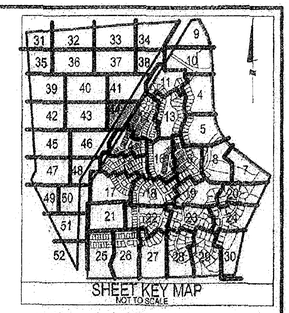
1" = 30'

SHEET 43 OF 52

PROJECT NO. 0641-09-00



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	
EARTHDIKE/SWALE	
STORM DRAIN	
SLOPE STABILITY LINE	SSL
PHASE LINE	
SPECIMEN TREE	29"
TREE PRESERVATION	
REFORESTATION/AFFORESTATION	
WOODLAND (NOT COUNTED)	
CLEARING IN FLOODPLAIN	
OFF-SITE CLEARING	
MARLBORO CLAY LIMITS	
WOODLAND PRESV. SIGN	
REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

FOR ESE CONSULTANTS, INC. ONLY

PRINCIPAL APPLICANT 3318 BRIAN G. HAMILTON STATE OF MARYLAND

9/10/14

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 Mafoya

GRAPHIC SCALE (FEET) 50 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

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OR approval of this preliminary plan is conditions of it to approval by the Planning Board, its designee or the District Council
M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be indicated in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	6/12/12

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ESE Consultants Inc.
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Lenhart Pattan 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 Walkersville Leonardtown Chantilly

NO.	REVISIONS	BY	DATE
6	PREVIOUSLY APPROVED PHASES 3 & 4, TO INCLUDE PHASES 3 & 4	ESE	AUG. '12
5	PREVIOUSLY APPROVED PHASES 1A-1D, TO INCLUDE PHASE 2		
4	PREVIOUSLY APPROVED PHASE 1A, AND 1B & 1C, TO INCLUDE 1D	BOG	11/15/06
3	ADDRESSED PGM/M-NCPPC COMMENTS	BOG	5/30/06
2	ADDRESSED M-NCPPC COMMENT FOR SIGNATURE	BOG	4/10/06
1	PREVIOUSLY APPROVED PHASE 1A TO INCLUDE PHASE 1B & 1C	BOG	12/20/05

DATE: SEPTEMBER 2005 | GIS STANDARDS VERSION: V6 - 2000
DESIGNED: BOG | TECHNICIAN: ANC | CHECKED: WKD

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20411167

MAP 20/26 GRID C13 & D13-12

TAX MAP	ZONING CATEGORY
PAGE 91, GRID B2, B3, C2, D3, D4	R-R
M-NCPPC GIS SHEET	
208 SE 9, 10	
209 SE 9,10	
WSSC 200' SHEET	
208 SE 9, 10	
209 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.

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — WILLIAM K. CRAMPTON — 21074 — ESCAPE 3.3.0 — PROFESSIONAL ENGINEER

TREE CONSERVATION PLAN TYPE II

MARLBORO RIDGE

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

1" = 30'
SHEET 44 OF 52
PROJECT NO. 0841-09-00

MATCHLINE SHEET 43

MATCHLINE SHEET 44

MATCHLINE SHEET 45

MATCHLINE SHEET 14

MATCHLINE SHEET 15

MATCHLINE SHEET 48

302

303

122

123

124

125

126

127

128

149

150

151

152

153

154

SWM POND #9

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 27

PRESERVATION AREA 26

REFORESTATION AREA JJ

REFORESTATION AREA KK

FUTURE PHASE PHASE 4A

FUTURE PHASE PHASE 4A

FUTURE PHASE PHASE 4A

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)

POTOMAC ELECTRIC POWER COMPANY L.4048 F.203

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)

30 15 0 30 60

SHEET KEY MAP
NOT TO SCALE

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

LEGEND

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

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

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

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

THIS BLOCK IS FOR OFFICIAL USE ONLY
It is prohibited by Section 4-252 of the Land Use Article of the Maryland Annotated Code for any person to knowingly, willfully, and with intent to defraud alter any approved plan or other document signed by the Planning Board or its designee or the District Council.

M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions to this must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE

PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/27/12

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

PHASES 3 & 4

KENNETH G. HAMILTON 9318 LICENSED LANDSCAPE ARCHITECT STATE OF MARYLAND
9/10/14

MISS UTILITY NOTE

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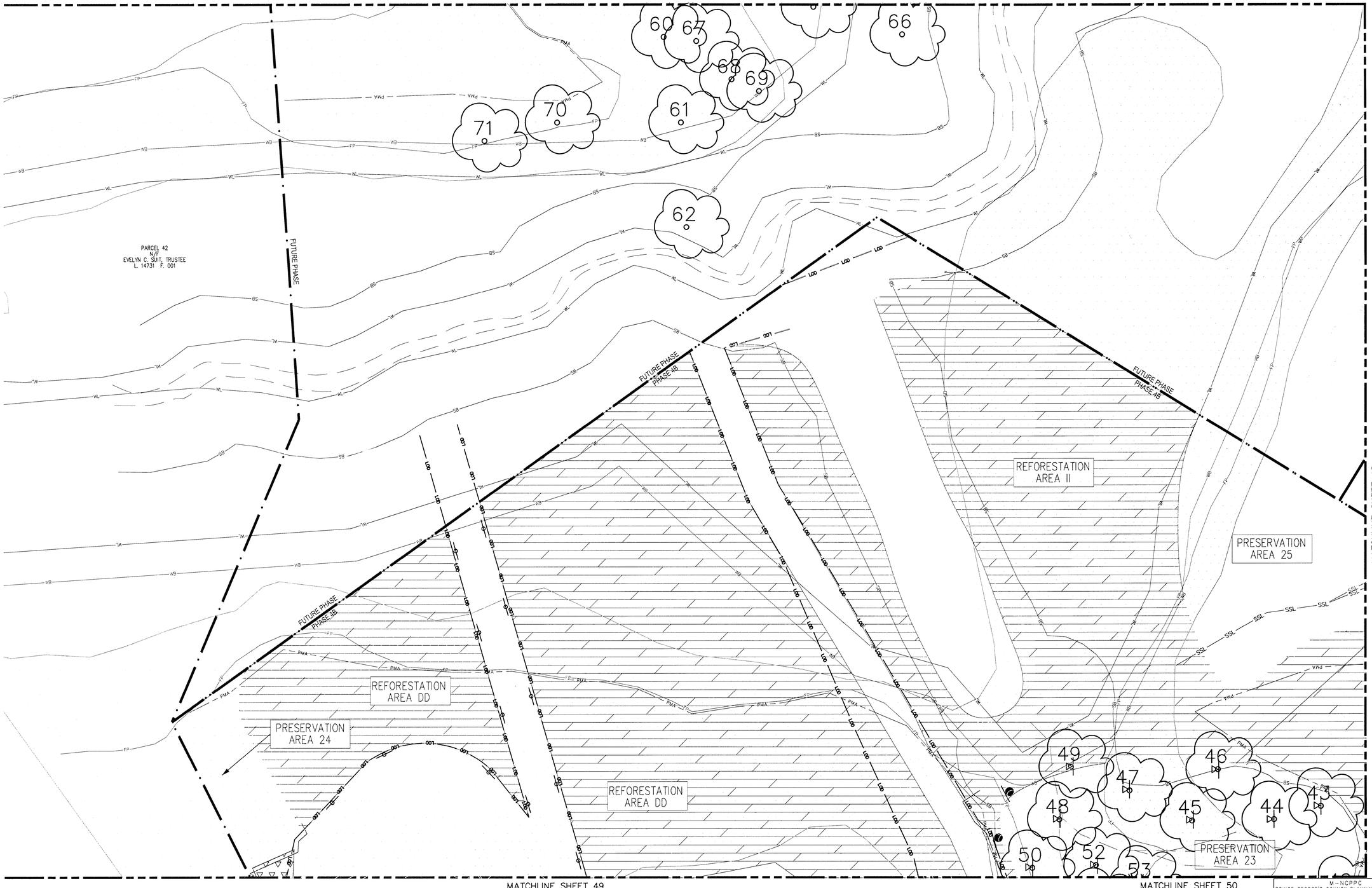
TREE CONSERVATION PLAN TYPE II

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

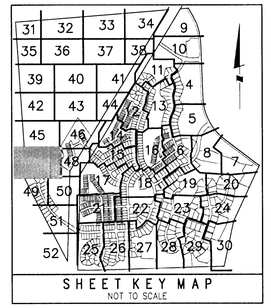
MATCHLINE SHEET 45



MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 50



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

QWNER/DEVELOPER
TOLL MD V LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046
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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 05

	APPROVED BY	DATE
	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	6/9/12
06	C SCHNEIDER	11/5/12
07	Megan K Reiser	9/10/14

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR applicant's first submittal is all checks and signatures of the applicable parties have been collected on the signature of the Owner's Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Additional Sheet. Revision numbers must be added to the Project Number

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	5/18/10	S.A.	5/12/12

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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

9/10/14

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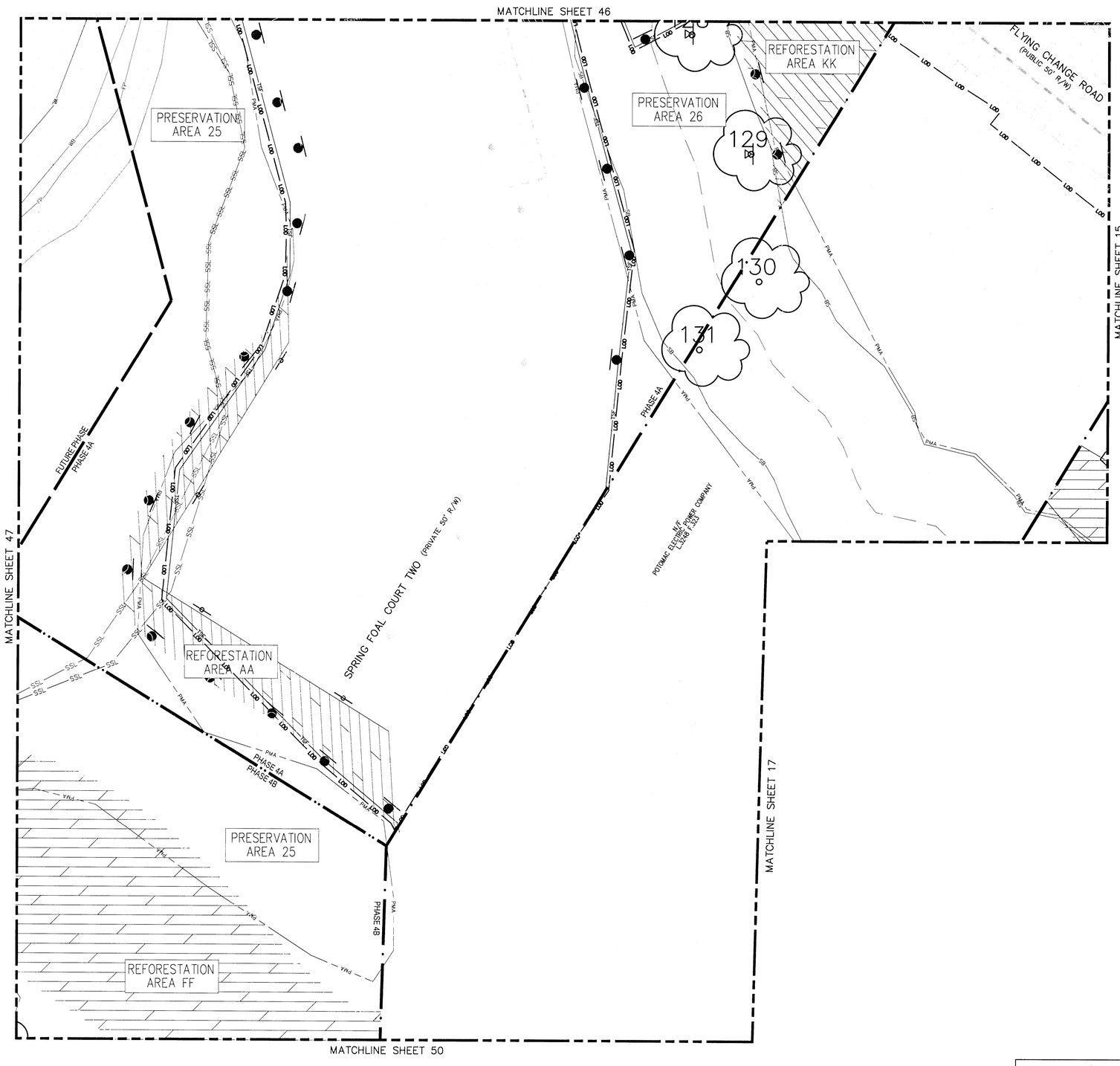
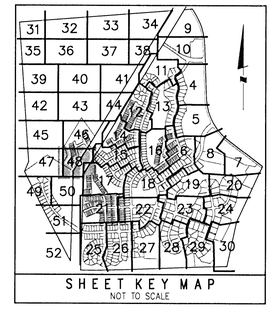
TREE CONSERVATION PLAN TYPE II

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





SHEET KEY MAP
NOT TO SCALE

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

LEGEND

PATUXENT MANAGEMENT AREA LIMIT	PMA
FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
WETLAND BUFFER	WB
MITIGATED 1.5 SAFETY FACTOR LINE	SSL
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	

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

	APPROVED BY	DATE
	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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR standard features only as permitted under the terms of the applicable Zoning Ordinance of the District of Columbia.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018

FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

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00	3/18/10	S.A.	6/12/12

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NO.	REVISIONS	BY	DATE
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5	PREVIOUSLY APPROVED PHASES 1 & 2, TO INCLUDE PHASES 3 & 4	ESE	AUG. '09
4	REVISED PRESERVATION AREAS 4 & 5 AND REFORESTATION AREA G	BPW	1/2/08
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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 STEVEN G. HAMILTON STATE OF MARYLAND
9/10/14

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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 0D

PHASE 3B

PHASE 4B

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

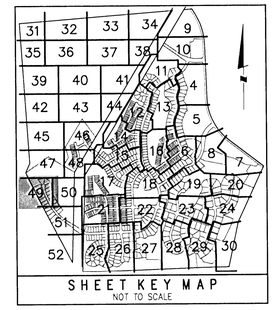
MATCHLINE SHEET 50

BRIDLE RIDGE ROAD
(PUBLIC 50' R/W)

MATCHLINE SHEET 51

SCALE: 1" = 30'

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

	APPROVED BY	DATE
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03B	K FRITZ	3/13/08
05	K SHOULARS	6/8/12
06	C SCHNEIDER	11/5/12
07	Mary K. Ritson	9/11/14

THIS BLOCK IS FOR OFFICIAL USE ONLY
Site plan information is subject to revision during the Planning Board review process.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS
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PROJECT NUMBER: DSP - 09018
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WSSC 200' SHEET 205 SE 9, 10 206 SE 9, 10

PHASES 3 & 4

LANDSCAPE ARCHITECT 3318 JOSEPH G. HAMILTON STATE OF MARYLAND
9/10/14

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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

MATCHLINE SHEET 47

MATCHLINE SHEET 48

MATCHLINE SHEET 49

MATCHLINE SHEET 17

MATCHLINE SHEET 21

MATCHLINE SHEET 51

REFORESTATION AREA HH

REFORESTATION AREA FF

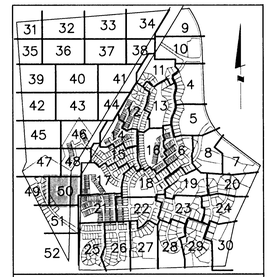
PRESERVATION AREA 23

REFORESTATION AREA HH

PHASE 4B

N/F POTOMAC ELECTRIC POWER COMPANY L.2948 F.323

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	
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

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR applicant has that this plan meets conditions of the approval of the Planning Board or designee of the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be the same in the Project Number.

M-NCPPC APPROVALS
PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
00	3/18/10	S.A.	6/12/12

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

PHASES 3 & 4

LANDSCAPE ARCHITECT 3319 REVIN G. HAMILTON STATE OF MARYLAND
9/10/14

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.14530 F.629

PRESERVATION AREA 23

REFORESTATION AREA GG

PRESERVATION AREA 22

BRIDLE RIDGE ROAD (VARIABLE WIDTH R/W)

N/F
POTOMAC ELECTRIC POWER COMPANY
L.2746 F.314

PHASE 4B

PHASE 4B

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

	APPROVED BY	DATE
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03A	K FRITZ	11/16/07
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03B	K FRITZ	3/13/08
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07	Megan K Reiser	9/1/14

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OR electronic historical purposes, as approved by the Planning Board or its designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC APPROVALS

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018
FOR CONDITIONS OF APPROVAL COVER SHEET OR APPROVAL SHEET REVISIONS LISTED BELOW APPLY TO THIS SHEET.

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00	5/18/10	S.A.	5/12/12

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Columbia, MD 20146
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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 — 3318 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
9/10/14

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.: 51 OF 52

MATCHLINE SHEET 51

MATCHLINE SHEET 30

MATCHLINE SHEET 25

PRESERVATION AREA 22

PHASE 4B

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

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

WILD HORSE COURT

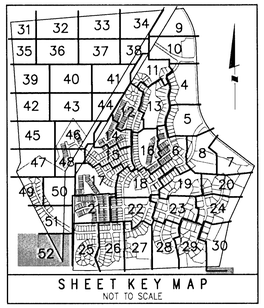
°20

°19

°01a

°20

SCALE: 1" = 30'



SHEET KEY MAP
NOT TO SCALE

LEGEND

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FLOODPLAIN	FP
STREAM	
STREAM BUFFER	SB
WETLAND	WL
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MARLBORO CLAY LIMITS	
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REFORESTATION SIGN	
SPECIMEN TREE PROT. SIGN	

GRAPHIC SCALE (FEET)
30 15 0 30 60

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07	Megan K. Reiser	9/11/14

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OR attach certificate this is an electronic signature
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APPROVAL

PROJECT NAME: MARLBORO RIDGE
PROJECT NUMBER: DSP - 09018 - 03
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ZONING CATEGORY: R-R
M-NCPPC 200' SHEET 205 SE 9, 10 208 SE 9, 10
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PHASES 3 & 4

ANNE LEE APPLEGATE 3318 ROYAL G. HAMILTON STATE OF MARYLAND
9/10/14

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MARLBORO RIDGE
MELWOOD (15TH) ELECTION DISTRICT
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JOB NO.: 1414.45009
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