



COMPOSITE PLAN

1"=100'

TCP LEGEND

[Symbol]	OFF-SITE FOREST CLEARED AREA
[Symbol]	FOREST CLEARED AREA
[Symbol]	WOODLANDS RETAINED-NON-FCA
[Symbol]	FOREST CONSERVATION AREA
[Symbol]	AFFORESTATION/ REFORESTATION AREA
[Symbol]	TREE PROTECTION FENCE (TEMPORARY)
[Symbol]	TREE PROTECTION FENCE (PERMANENT)
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	ROOT PRUNE
[Symbol]	SPECIMEN TREE
[Symbol]	SPECIMEN TREE TO BE REMOVED
[Symbol]	FOREST CONSERVATION SIGN
[Symbol]	40' REFORESTATION SIGN

FOREST CLEARED AREA (AC)	WOODLANDS RETAINED NON FCA (AC)	FOREST CONSERVATION AREA (AC)	AF/REFORESTATION AREA (AC)
AA 1.71	1 0.87	A 4.21	1 2.30
BB 1.87	2 0.18	B 0.60	2 1.90
CC 0.91	3 0.14	C 2.87	3 4.97
DD 3.17	4 0.14	D 0.53	4 2.75
EE 5.22	TOTAL 1.33	E 1.02	5 0.53
FF 0.41		TOTAL 9.23	TOTAL 12.45
TOTAL 13.29			

OFFSITE FOREST AREA CLEARED (AC)
01 0.16
TOTAL 0.16

SITE DATA	
SUBDIVISION NAME	MARLBORO POINTE CLUSTER
ZONING	R-R
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SEWER CATEGORY	S-3
WATER CATEGORY	W-3
PROPOSED USE OF PROPERTY	SINGLE FAMILY DETACHED UNITS
TITLE INFORMATION	L. 35027 F. 087
TAX MAP GRID	92/44
PARCELS	58, 69
CEMETERIES	NONE
MANDATORY DEDICATION OF PARKLAND	COMBINATION OF PRIVATE & PUBLIC
WETLANDS DELINEATED BY AND SURVEYED	ECOTONE, INC.
PERMANENT DISTURBANCE OF WETLANDS	0.30 AC
PERMANENT DISTURBANCE OF WETLAND BUFFER	0.20 AC
TOPOGRAPHY	AIR SURVEY JANUARY 2004
EXISTING STRUCTURES DISPOSITION	TO BE REMOVED

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-287-7777
OR LOG ON TO
www.811.com
http://www.mde.state.md.gov
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

M.N.C.P.P.C. TRACKING CHART	
REVISION	DESCRIPTION
01	NEW ARCHITECTURE, POND RELOCATION, & LANDSCAPE MANUAL UPDATES

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-122-05

Approved by: *[Signature]* Date: 3-19-08
01
02
03
04
05

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

PROJECT NAME: MARLBORO POINTE CLUSTER
PROJECT NUMBER: DSP-05011-01

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

- SHEET INDEX**
1. COVER SHEET
 2. DETAIL SHEET
 3. DETAIL SHEET
 - 4-13. PLAN SHEETS

VICINITY MAP
SCALE: 1" = 2000'
PRINCE GEORGE'S COUNTY MARYLAND ROAD ATLAS
MAP #5652
D-8,9 E-8,9

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DERKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5555 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
PH: (703) 865-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER
LOTS 1-13A, 1-17B, 1-4C, 1-18D, 1-10E, 1-14F, 1-27G.
PARCELS A, B, C, D, E, & G

PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 92 GRID A4
ELECTION DISTRICT 15
WSSC 200 MAP REFERENCE: JANSE11, 20SE11

SEAL

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10734,
EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

SCALE
AS SHOWN

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: SGT/NM			
APPROVED BY: TA			
CHECKED BY: SGT/AE			
DATE: JULY 17, 2013			

TITLE
**TYPE II TREE
CONSERVATION
PLAN**
COVER SHEET

DEWBERRY JOB NO. 50053279

1

SHEET NO. 1 OF 13

F

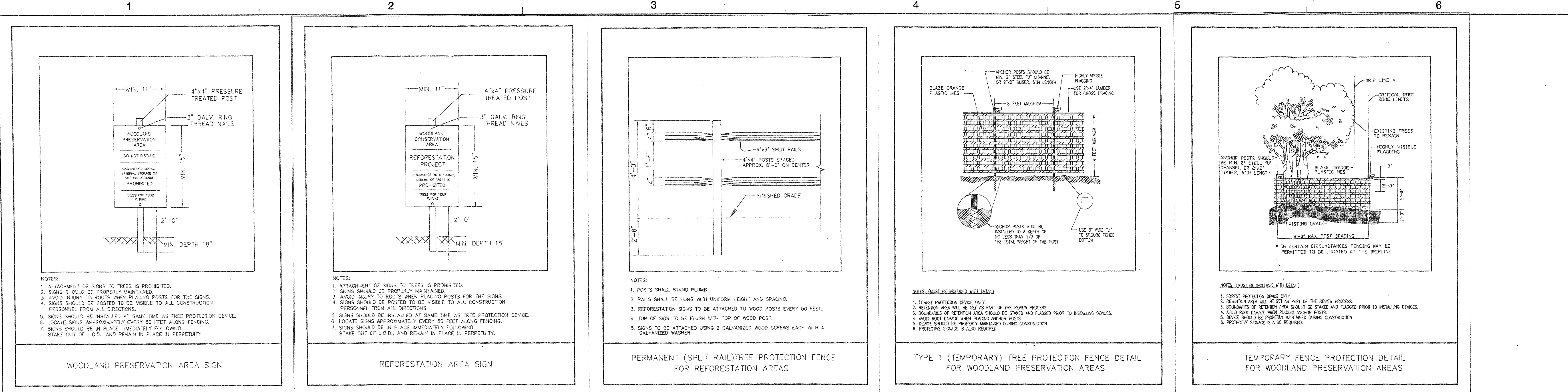
E

D

C

B

A



STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR HEATHERMORE #4-1003. IF HEATHERMORE #4-1003 EXPIRES, THEN THIS TOP ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FINE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND AND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-30.
7. THIS SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS ADJACENT TO HEATHERMORE BOULEVARD WHICH IS CLASSIFIED AS A MAJOR COLLECTOR.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.1.17(6).

TREE PRESERVATION AND RETENTION NOTES

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

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

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

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

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

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-487-7777 OR LOG ON TO www.cse811.com <http://www.misutility.net>

48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

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

AFFORESTATION AND REFORESTATION NOTES

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SPECIFIC BUILDING PERMITS AS ADDENDUM TO THE PROPOSED PLANTING AREA.) SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIBER STOCK OR CONTRACT PLANTING STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. 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 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE COMPLETED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER 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 COUNTY INSPECTOR.
4. REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTIVE FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP.
5. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE SAME TIME AS THE TEMPORARY TCF INSTALLATION. TREE PROTECTIVE FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
6. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INSTALLATION OF ANY TREE PLANTING STOCK.
7. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN. CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
8. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
9. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$500 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.
4. PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.
5. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREENHOUSE AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.
6. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF TREX, PEAT MOSS, COIR, OR OTHER SUITABLE MATERIAL. AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING UNTIL THE TIME OF PLANTING.
7. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
8. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL, WHEN THE SOILS ARE MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
9. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP SHOULDER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR LIFES ARE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
10. SPACING: PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
11. SOIL: UPON COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (OF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, NITROGEN, AND ORGANIC MATTER.
12. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
13. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
14. PLANTING METHOD: CONSULT THE PLANTING DETAILS(S) SHOWN ON THIS PLAN.
15. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
16. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 1 LBS/ACRE.
17. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
18. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR A PERIOD OF 4 YEARS TO ASSURE THAT NO LESS THAN 75% OF THE REQUIRED PLANTING QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
19. SOURCE OF SEEDLINGS:

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN OBTAINED, THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS" THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.
- b. IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.
- c. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- d. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING DECOMPOSITION.
- e. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE SPROUTING OF PERSISTENT PASTURE 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.
- f. 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 THE EQUIPMENT FOR THE REMOVAL AND/OR CUTTING OF TREES.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 1 TREE CONSERVATION PLAN.
- b. REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

1. 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 IS NEEDED (2 X MONTH) CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X JUNE AND 1 X IN SEPTEMBER MN)

YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2) SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MN)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED, (SEE NOTE 2) SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

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 ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AS NEEDED BASIS. SPECIAL RETURN OPERATION OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

PLANTING DISTRIBUTION PATTERNS

AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT

NOTE: CLUSTER TYPE GROUPINGS THAT LAPSE OUT ALONG EDGES, CLUSTERS WITH APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

TYPICAL FOREST TREE DISTRIBUTION PATTERNS

RANDOM POSITIVE ASSOCIATION NEGATIVE ASSOCIATION CLUMPED

NOTE: NATURALLY OCCURRING POPULATIONS OF TREESSEEDS TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK

LOCATE LARGER TREES (BAR OR CONTAINER) OR TRANSPLANT STOCK AT THE PERIMETER OF REFORESTATION (AFFORESTATION) PLANTINGS OF WHIPS OR SEEDLING GROWN STOCK

PROTECTIVE FENCING

NURSERY STOCK

Seeding and Whip Planting

Notes: 1. Establishing newly started seedlings helps to stabilize soil and protect the seedlings from competition and stem injury.

Correct and Incorrect Planting Depth

Correct: 1. Planting seedlings at the correct depth. 2. Planting seedlings at the correct depth. 3. Planting seedlings at the correct depth.

Incorrect: 1. Planting seedlings too deep. 2. Planting seedlings too shallow. 3. Planting seedlings too deep.

Mattock Planting

1. Planting seedlings at the correct depth. 2. Planting seedlings at the correct depth. 3. Planting seedlings at the correct depth.

Source: Adapted from Forest Conservation Manual, 1991

Seeding and Whip Planting Techniques

Figure D-18

CONDITION CHECK SHEET

PROJECT NAME: DATE:

SPECIES NUMBER FROM LAST CHECK NUMBER FROM THIS CHECK COMMENTS

SPECIAL NOTES:

RECOMMENDATIONS:

TYPE II TREE CONSERVATION PLAN DETAIL SHEET

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-122-05

Approved by: Date: 3-19-08

01 02 03 04

PROJECT NAME: MARLBORO POINTE CLUSTER PROJECT NUMBER: DSP-05011-01

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

2

SHEET NO. 2 OF 13

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEERWOOD LANE
SUITE 200
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
PH: (703) 985-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER
LOTS 1-13A, 1-17B, 1-18C, 1-18D, 1-10E, 1-14F, 1-27G.
PARCELS A, B, C, D, E, & G

PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 92, GRID 44
ELECTION DISTRICT 15
WSSC 200 MAP REFERENCE: 206SE1, 207SE1

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE SEEDLING WHIP PLANTING AND MATTOCK PLANTING OPERATIONS HAVE BEEN APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10729, EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

SCALE

AS SHOWN

THIS BLOCK IS FOR OFFICIAL USE ONLY

On label certifies that this plan meets conditions of final approval by the Planning Department or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO POINTE CLUSTER

PROJECT NUMBER: DSP-05011-01

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

2

SHEET NO. 2 OF 13

Woodland Conservation Worksheet
for
Prince George's County

Zone: R-R
Gross Tract: 74.97
Floodplain: 0.73
Previously Dedicated Land: 0.00
Net Tract (NTA): 74.24 0.00 0.00

Property Description or Subdivision Name: Marlboro Pointe
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y, n) N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y, n) N
Is this a Mitigation Bank? N
Break-even Point (preservation) = 16.61 acres
Clearing permitted w/o reforestation = 7.06 acres

Woodland Conservation Calculations:
Existing Woodland: 23.67
Woodland Conservation Threshold (NTA) = 20.00%
Smaller of a or b: 14.85
Woodland above WCT: 8.82
Woodland cleared: 13.29
Smaller of d or e: 8.82
Clearing above WCT (0.25 : 1) replacement requirement: 2.21
Clearing below WCT (2:1 replacement requirement): 4.47
Afforestation Threshold (AFT) = 15.00%
Off-site Mitigation being provided on this property: 0.00
Woodland Conservation Required: 21.88

Woodland Conservation Provided: 9.23
Afforestation / Reforestation: 12.45
Area approved for fee-in-lieu: 0.00
Credits for Off-site Mitigation on another property: 0.00
Off-site Mitigation Afforestation provided on this property: 0.00
Off-site Mitigation Preservation provided on this property: 0.00
Total Woodland Conservation Provided: 21.88
Area of woodland not cleared: 10.38 acres
Woodland retained not part of requirements: 1.33 acres

Prepared by: Signed Date

NOTE:
FEE-IN-LIEU MAY BE SUBSTITUTED FOR OFF-SITE
CONSERVATION, IF THE TOTAL IS LESS THAN 1.00
ACRE.

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Floodplain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserved Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Cleared (WR-AC)
4	7.31	0.15	7.16	0.21	0.15	0.00	0.00	0.00	0.12	5.37	0.24	0.00
5	9.75	0.45	9.30	5.41	0.45	4.22	0.00	0.00	1.64	2.09	0.01	0.00
6	8.39	0.00	8.39	6.70	0.00	3.93	0.00	0.00	2.77	0.22	0.00	0.00
7	6.24	0.00	6.24	1.47	0.00	0.77	0.00	0.00	0.00	0.00	0.70	0.00
8	6.44	0.00	6.44	1.54	0.00	1.05	0.00	0.16	0.33	1.55	0.00	0.00
9	6.75	0.00	6.75	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
10	8.64	0.00	8.64	3.59	0.00	1.85	0.00	0.00	1.47	0.29	0.00	0.00
11	6.72	0.00	6.72	1.08	0.00	1.08	0.00	0.00	0.63	0.00	0.00	0.00
12	8.00	0.13	7.87	3.10	0.13	0.35	0.00	0.00	2.75	0.33	0.00	0.00
13	6.70	0.00	6.70	0.53	0.00	0.00	0.00	0.00	0.15	1.97	0.38	0.00
Total	74.97	0.73	74.24	23.67	0.73	13.29	0.00	0.16	9.23	12.45	1.33	0.00

FOREST CLEARED AREA (AC)

AA 1.71
BB 1.87
CC 0.91
DD 3.17
EE 5.22
FF 0.41
TOTAL 13.29

WOODLANDS RETAINED, NON-FCA (AC)

△ 0.87
△ 0.18
△ 0.14
△ 0.14
TOTAL 1.33

OFF-SITE FOREST AREA CLEARED (AC)

01 0.16
TOTAL 0.16

FOREST CONSERVATION AREA (AC)

A 4.21
B 0.60
C 2.87
D 0.53
E 1.02
TOTAL 9.23

AF/REFORESTATION AREA (AC)

1 2.30
2 1.90
3 4.97
4 2.75
5 0.53
TOTAL 12.45

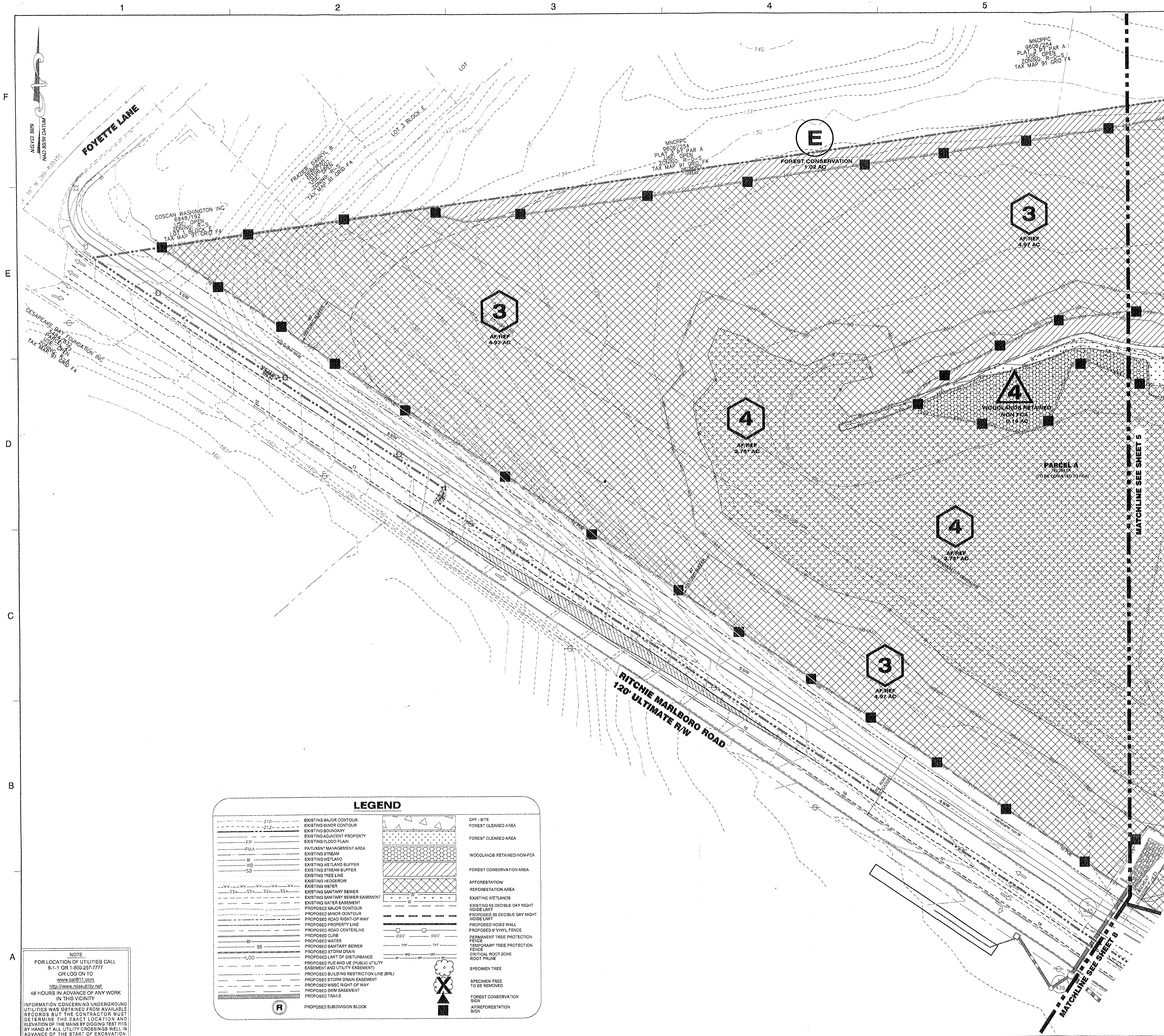
AFFORESTATION AREA #1							Acreage	2.30	Upland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref Credits Unit	Type	Quantity	Reforestation Credits	Percent of Stocking
Acer rubrum	Red Maple		2.5"		3	B&B	15	45	1.9%
Fagus grandifolia	American Beech		2.5"		3	B&B	15	45	1.9%
Liquidambar styraciflua	Sweetgum		2.5"		3	B&B	15	45	1.9%
Nyssa sylvatica	Blackgum		2.5"		3	B&B	10	30	1.3%
Platanus occidentalis	Sycamore		2.5"		3	B&B	10	30	1.3%
Quercus alba	White Oak		2.5"		3	B&B	15	45	1.9%
Quercus rubra	Red Oak		2.5"		3	B&B	10	30	1.3%
Quercus palustris	Pin Oak		2.5"		3	B&B	5	15	0.6%
Amelanchier canadensis	Eastern Redbud		1.5-1.75"		3	B&B	15	45	1.9%
Amelanchier laevis	Allegheny Serviceberry		1.5-1.75"		3	B&B	15	45	1.9%
Cercis canadensis	Eastern Redbud		1.5-1.75"		3	B&B	15	45	1.9%
Cornus florida	Flowering Dogwood		1.5-1.75"		3	B&B	10	30	1.3%
Hammelia virginiana	Witchhazel		1.5-1.75"		3	B&B	10	30	1.3%
Ilex opaca	American Holly		6-8"		6	B&B	30	180	7.8%
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	30	180	7.8%
Pinus strobus	White Pine		6-8"		6	B&B	30	180	7.8%
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	35	210	9.1%
Abelia x grandiflora	Glossy Abelia		2"		1	cont	50	50	2.2%
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	50	50	2.2%
Ilex glabra	compact inkberry		2"		1	cont	80	80	3.5%
Quercus rubra	Northern Red Oak		Seedling		1	Seedling	275	275	11.9%
Liquidambar styraciflua	Sweetgum		Seedling		1	Seedling	250	250	10.8%
Liriodendron tulipifera	Tulip Poplar		Seedling		1	Seedling	375	375	16.2%
Reforestation Units Provided							2,310		
Total Reforestation Units Required							2,300		
Excess							10		

AFFORESTATION AREA #2							Acreage	1.50	Bottomland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits Unit	Type	Quantity	Reforestation Credits	Percent of Stocking
Acer rubrum	Red Maple		2.5"		3	B&B	10	30	1.3%
Fagus grandifolia	American Beech		2.5"		3	B&B	4	12	0.5%
Liquidambar styraciflua	Sweetgum		2.5"		3	B&B	2	6	0.3%
Nyssa sylvatica	Black gum		2.5"		3	B&B	5	15	0.6%
Platanus occidentalis	Sycamore		2.5"		3	B&B	7	21	0.9%
Quercus alba	White Oak		2.5"		3	B&B	11	33	1.4%
Quercus rubra	Red Oak		2.5"		3	B&B	6	18	0.8%
Quercus palustris	Pin Oak		2.5"		3	B&B	5	15	0.6%
Acer rubrum	Red Maple		1.5"		3	B&B	20	60	2.6%
Fagus grandifolia	American Beech		1.5"		3	B&B	15	45	1.9%
Liquidambar styraciflua	Sweetgum		1.5"		3	B&B	20	60	2.6%
Nyssa sylvatica	Black gum		1.5"		3	B&B	15	45	1.9%
Platanus occidentalis	Sycamore		1.5"		3	B&B	20	60	2.6%
Quercus alba	White Oak		1.5"		3	B&B	20	60	2.6%
Quercus rubra	Red Oak		1.5"		3	B&B	25	75	3.2%
Quercus palustris	Pin Oak		1.5"		3	B&B	20	60	2.6%
Ilex opaca	American Holly		6-8"		6	B&B	8	48	2.1%
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	5	30	1.3%
Pinus strobus	White Pine		6-8"		6	B&B	26	156	6.8%
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	23	138	6.0%
Abelia x grandiflora	Glossy Abelia		2"		1	cont	32	32	1.4%
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	31	31	1.3%
Ilex glabra	compact inkberry		2"		1	cont	27	27	1.2%
Liquidambar styraciflua	Sweetgum		Seedling		1	Seedling	275	275	14.5%
Liriodendron tulipifera	Tulip Poplar		Seedling		1	Seedling	275	275	14.5%
Quercus phellos	Willow Oak		Seedling		1	Seedling	275	275	14.5%
Reforestation Units Provided							1,500		
Total Reforestation Units Required							1,500		
Excess							0		

AFFORESTATION AREA #3							Acreage	4.97	Upland Plantings
Botanical Name	Species	Common Name	Caliper	Height	Ref Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking
Acer rubrum	Red Maple		2.5"		3	B&B	5	15	0.6
Fagus grandifolia	American Beech		2.5"		3	B&B	2	6	0.3
Nyssa sylvatica	Blackgum		2.5"		3	B&B	2	6	0.3
Platanus occidentalis	Sycamore		2.5"		3	B&B	7	21	0.9
Quercus alba	White Oak		2.5"		3	B&B	9	27	1.2
Quercus rubra	Red Oak		2.5"		3	B&B	6	18	0.8
Quercus palustris	Pin Oak		2.5"		3	B&B	7	21	0.9
Acer rubrum	Red Maple		1.5"		3	B&B	35	105	4.5
Fagus grandifolia	American Beech		1.5"		3	B&B	15	45	1.9
Liquidambar styraciflua	Sweetgum		1.5"		3	B&B	30	90	3.9
Nyssa sylvatica	Blackgum		1.5"		3	B&B	30	90	3.9
Platanus occidentalis	Sycamore		1.5"		3	B&B	35	105	4.5
Quercus alba	White Oak		1.5"		3	B&B	35	105	4.5
Quercus rubra	Red Oak		1.5"		3	B&B	35	105	4.5
Quercus palustris	Pin Oak		1.5"		3	B&B	30	90	3.9
Ilex opaca	American Holly		6-8"		6	B&B	7	42	1.8
Juniperus virginiana	Eastern Red Cedar		6-8"		6	B&B	4	24	1.0
Pinus strobus	White Pine		6-8"		6	B&B	18	108	4.7
Pinus virginiana	Eastern Red Cedar		6-8"		6	B&B	18	108	4.7
Abelia x grandiflora	Glossy Abelia		2"		1	cont	18	18	0.8
Clethra alnifolia	Hummingbird summersweet		2"		1	cont	13	13	0.6
Ilex glabra	compact inkberry		2"		1	cont	23	23	1.0
Acer rubrum	Red Maple		Seedling		1	Container	615	615	12.4
Liquidambar styraciflua	Sweetgum		Seedling		1	Container	615	615	12.4
Liriodendron tulipifera	Tulip Poplar		Seedling		1	Seedling	625	625	12.6
Quercus alba	White Oak		Seedling		1	Container	625	625	12.6
Quercus rubra	Northern Red Oak		Seedling		1	Container	625	625	12.6
Quercus palustris	Pin Oak		Seedling		1	Container	625	625	12.6
Reforestation Units Provided							4,970		
Total Reforestation Units Required							4,970		
Excess							0		

AFFORESTATION AREA #4						Acreage	2.75	Bottomland Planting	
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking
Liriodendron tulipifera	Tulip Poplar		1-1.5"		3	B&B	40	120	6.3%
Liquidambar styraciflua	Sweetgum		1-1.5"		3	B&B	40	120	6.3%
Acer rubrum	Red Maple		1-1.5"		3	B&B	45	135	7.1%
Platanus occidentalis	American Sycamore		1-1.5"		3	B&B	50	150	7.9%
Quercus phellos	Willow Oak		1-1.5"		3	B&B	50	150	7.9%
Betula nigra	River Birch		1-1.5"		3	B&B	60	180	9.5%
Liriodendron tulipifera	Spicebush		1.5-2"		1	Container	55	55	2.9%
Ilex verticillata	Winterberry Holly (male)		1.5-2"		1	Container	70	70	3.7%
Ilex verticillata	Winterberry Holly (female)		1.5-2"		1	Container	55	55	2.9%
Viburnum prunifolium	Blackhaw Viburnum		1.5-2"		1	Container	75	75	3.9%
Viburnum dentatum	Arrowwood Viburnum		1.5-2"		1	Container	70	70	3.7%
Liquidambar styraciflua	Sweetgum		Seedling		1	Seedling	500	500	26.3%
Liriodendron tulipifera	Tulip Poplar		Seedling		1	Seedling	550	550	27.5%
Quercus phellos	Willow Oak		Seedling		1	Seedling	545	545	28.7%
Reforestation Units Provided							2,755		
Total Reforestation Units Required							2,750		
Excess							5		

AFFORESTATION AREA #5						Acreage	0.53	Bottomland Plantings	
Botanical Name	Species	Common Name	Caliper	Height	Ref. Credits Unit	Type	Quantity	Reforestation Credits	Percent of Stocking
Liriodendron tulipifera	Tulip Poplar		1-1.5"		3	B&B	10	30	1.6%
Liquidambar styraciflua	Sweetgum		1-1.5"		3	B&B	10	30	1.6%
Acer rubrum	Red Maple		1-1.5"		3	B&B	10	30	1.6%
Platanus occidentalis	American Sycamore		1-1.5"		3	B&B	10	30	1.6%
Quercus phellos	Willow Oak		1-1.5"		3	B&B	10	30	1.6%
Betula nigra	River Birch		1-1.5"		3	B&B	10	30	1.6%
Lindera benzoin	Spicebush		1-5.2	1	Container	10	10	0.5%	
Ilex verticillata	Winterberry Holly (male)		1-5.2	1	Container	10	10	0.5%	
Ilex verticillata	Winterberry Holly (female)		1-5.2	1	Container	15	15	0.8%	
Viburnum prunifolium	Blackhaw Viburnum		1-5.2	1	Container	15	15	0.8%	
Viburnum dentatum	Amowwed Viburnum		1-5.2	1	Container	10	10	0.5%	
Liquidambar styraciflua	Sweetgum		Seedling	1	Seedling	125	125	6.6%	
Liriodendron tulipifera	Tulip Poplar		Seedling	1	Seedling	100	100	5.3%	
Quercus phellos	Willow Oak		Seedling	1	Seedling	75	75	3.9%	
						Reforestation Units Provided	540		
						Total Reforestation Units Required	530		
						Excess	10		



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

LEGEND

EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR EXISTING ADJACENT PROPERTY EXISTING FLOOD PLAIN PATIENT MANAGEMENT AREA EXISTING WETLAND EXISTING WETLAND BUFFER EXISTING STREAM BUFFER EXISTING TREE LINE EXISTING HEDGEROW EXISTING WATER EXISTING SANITARY SEWER EXISTING SANITARY SEWER EASEMENT EXISTING WATER EASEMENT PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR PROPOSED ROAD RIGHT-OF-WAY PROPOSED PROPERTY LINE PROPOSED ROAD CENTERLINE PROPOSED GULCH PROPOSED WATER PROPOSED SANITARY SEWER PROPOSED STORM DRAIN PROPOSED LIMIT OF DISTURBANCE PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT) PROPOSED BUILDING RESTRICTION LINE (BRL) PROPOSED STORM DRAIN EASEMENT PROPOSED WSSC RIGHT-OF-WAY PROPOSED SWM EASEMENT PROPOSED TRAILS PROPOSED SUBDIVISION BLOCK		OFF-SITE FOREST CLEARED AREA FOREST CLEARED AREA WOODLANDS RETAINED-NON-PCA FOREST CONSERVATION AREA AFFORESTATION REFORESTATION AREA EXISTING WETLANDS EXISTING 35 DECIBEL DAY NIGHT NOISE LIMIT PROPOSED 35 DECIBEL DAY NIGHT NOISE LIMIT PROPOSED NOISE WALL PROPOSED 6" VINYL FENCE PERMANENT TREE PROTECTION FENCE TEMPORARY TREE PROTECTION FENCE CRITICAL ROOT ZONE ROOT PRUNE SPECIMEN TREE SPECIMEN TREE TO BE REMOVED FOREST CONSERVATION SIGN AFFORESTATION SIGN
---	--	---

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-122-05

Approved by: *[Signature]* Date: 3-19-14

No.	DATE	BY	Description
01			
02			
03			
04			
05			

DRAWN BY: SGT/NM
APPROVED BY: TA
CHECKED BY: SGT/AE
DATE: JULY 17, 2013

TITLE
**TYPE II TREE
CONSERVATION
PLAN SHEET**

DEWBERRY JOB NO.: 50053279

PROJECT NAME: MARLBORO POINTE CLUSTER
PROJECT NUMBER: DSP-05011-01

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

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

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301.731.5188 (FAX)
www.dewberry.com

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SUITE 200
RESTON, VA 20190
PH: (703) 965-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER
LOTS 1-13 A, 1-17 B, 1-4 C, 1-16 D, 1-10 E, 1-14 F, 1-27 G.
PARCELS A, B, C, D, E & G

**PRINCE GEORGE'S COUNTY
MARYLAND**
TAX MAP 92, GRID 4A
ELECTION DISTRICT 15
WSSC 205 MAP REFERENCE 205SET1, 207SET1

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10729.
EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

SCALE
0' 30' 60'
1"=30'

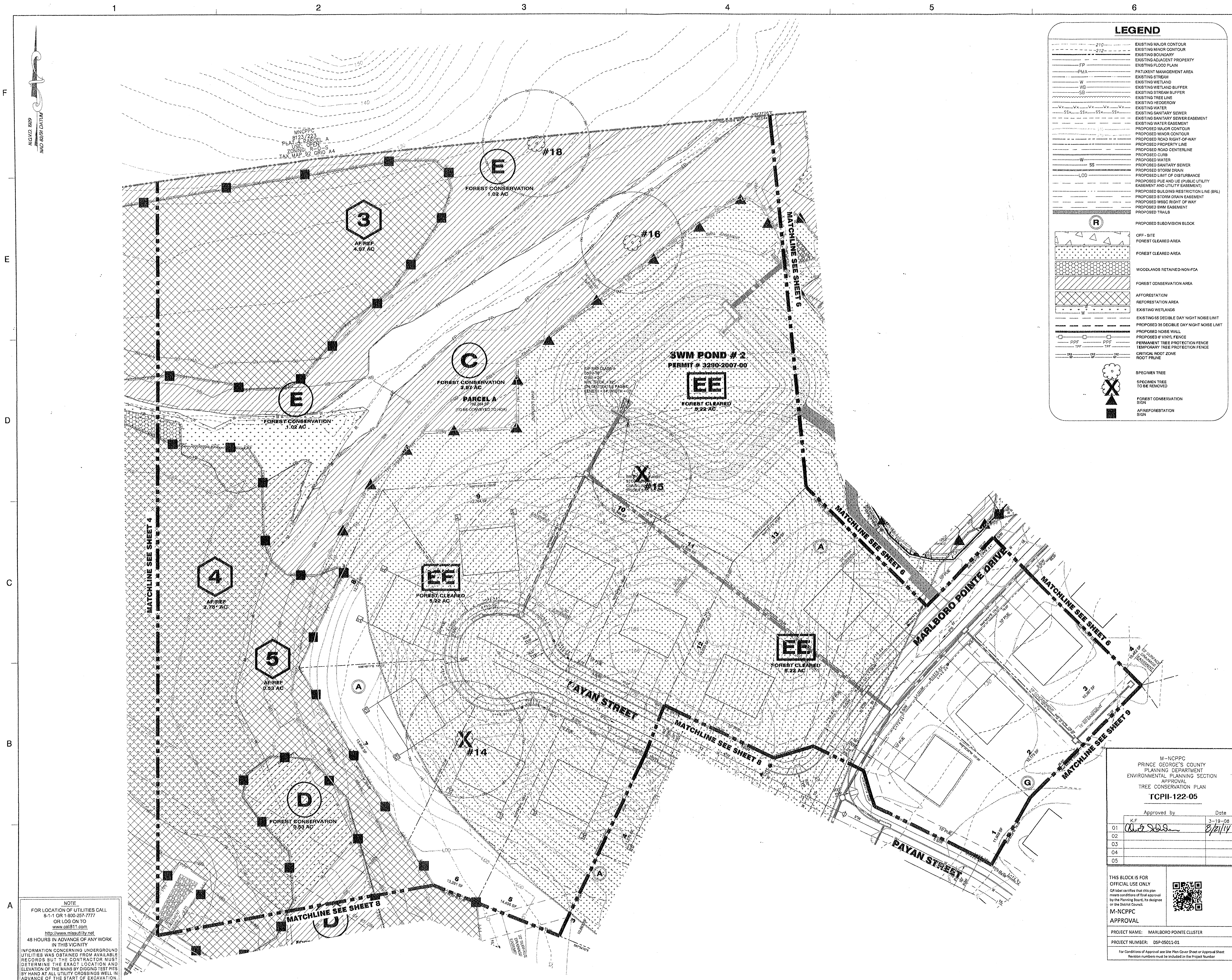
REVISIONS

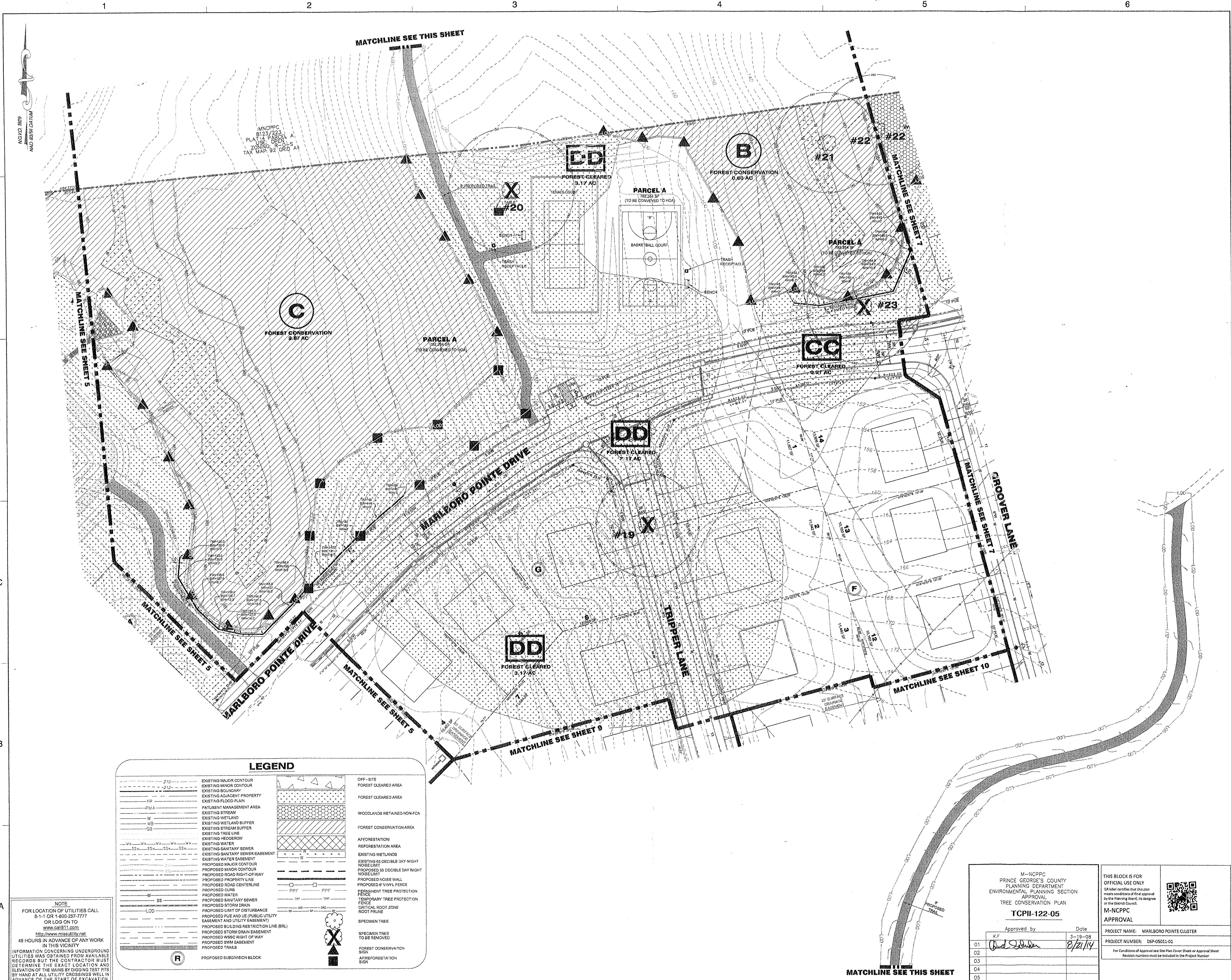
DRAWN BY: SGT/NM
APPROVED BY: TA
CHECKED BY: SGT/AE
DATE: JULY 17, 2013

TITLE
**TYPE II TREE
CONSERVATION
PLAN SHEET**

DEWBERRY JOB NO.: 50053279

SHEET NO. 4 OF 13

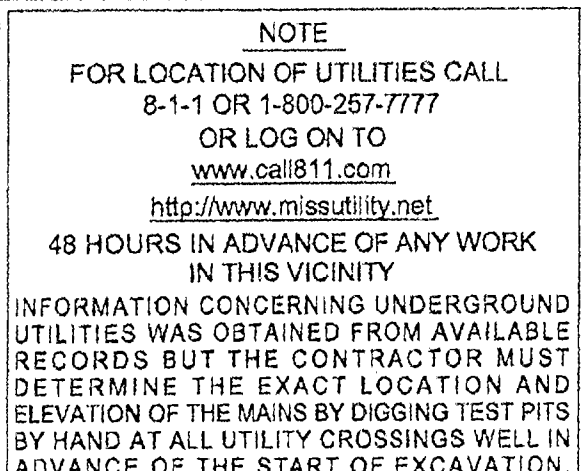
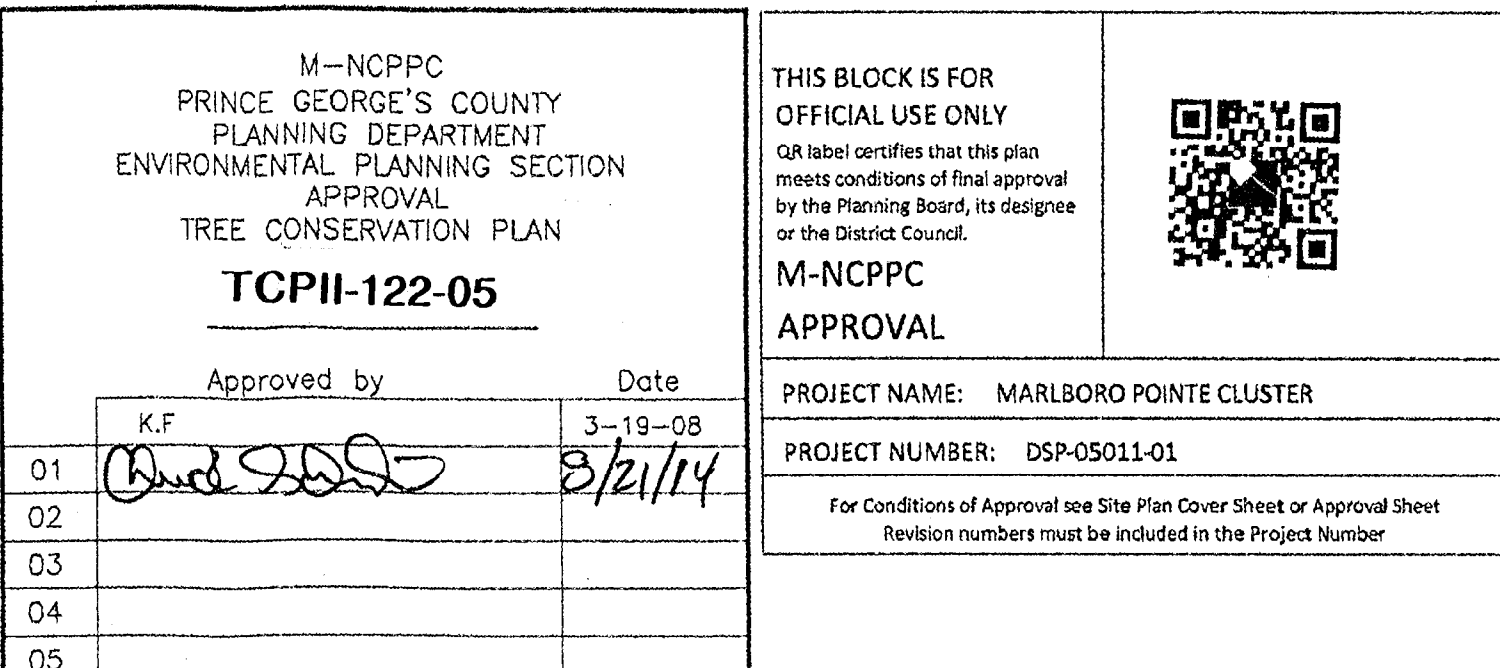




LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	EXISTING FLOOD PLAIN
	EXISTING STREAM
	EXISTING WETLAND
	EXISTING STREAM BUFFER
	EXISTING STREAM BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER EASEMENT
	EXISTING WATER EASEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED ROAD RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED PUE AND LUE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
	PROPOSED BUILDING RESTRICTION LINE (BRL)
	PROPOSED STORM DRAIN EASEMENT
	PROPOSED WSSC RIGHT-OF-WAY
	PROPOSED SWM EASEMENT
	PROPOSED TRAILS
	OFF-SITE FOREST CLEARED AREA
	FOREST CLEARED AREA
	WOODLANDS RETAINED-NON-FCA
	FOREST CONSERVATION AREA
	AFFORESTATION/REFORESTATION AREA
	EXISTING WETLANDS
	EXISTING 65 DECIBEL DAY NIGHT NOISE LIMIT
	PROPOSED 35 DECIBEL DAY NIGHT NOISE LIMIT
	PROPOSED NOISE WALL
	PROPOSED VINYL FENCE
	PERMANENT TREE PROTECTION FENCE
	TEMPORARY TREE PROTECTION FENCE
	CRITICAL ROOT ZONE
	ROOT PRUNE
	SPECIMEN TREE
	SPECIMEN TREE TO BE REMOVED
	FOREST CONSERVATION SIGN
	AFFORESTATION SIGN

NOTE
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8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.ci@811.com
http://www.missutility.net
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UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
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ELEVATION OF THE LINES BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-122-05		THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
Approved by: <i>David Schuler</i> Date: 8/21/14		PROJECT NAME: MARLBORO POINTE CLUSTER	
PROJECT NUMBER: DSP-05011-01		For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	
01		02	
03		04	
05			



NGVD 820
NAD 83 DATUM

NOTE
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ADVANCE OF THE START OF EXCAVATION.

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	PATIENT MANAGEMENT AREA
---	EXISTING STREAM
---	EXISTING WETLAND
---	EXISTING WETLAND BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED 3" STORM DRAIN EASEMENT
---	PROPOSED WSSC RIGHT-OF-WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED TRAILS
---	PROPOSED SUBDIVISION BLOCK
---	OFF-SITE
---	FOREST CLEARED AREA
---	FOREST CLEARED AREA
---	WOODLANDS RETAINED NON-FOA
---	FOREST CONSERVATION AREA
---	AFFORESTATION
---	REFORESTATION AREA
---	EXISTING WETLANDS
---	EXISTING 85 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED 55 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED NOISE WALL
---	PROPOSED 6" VINYL FENCE
---	PERMANENT TREE PROTECTION FENCE
---	TEMPORARY TREE PROTECTION FENCE
---	CRITICAL ROOT ZONE
---	ROOT PRUNE
---	SPECIMEN TREE
---	SPECIMEN TREE TO BE REMOVED
---	FOREST CONSERVATION SIGN
---	AFFORESTATION SIGN

Dewberry

Dewberry Consultants LLC
10000 DEERWOOD LANE
SUITE 204
LANHAM, MD 20706
Tel: (703) 715-1881
Fax: (703) 715-1882
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
PH: (703) 965-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER
LOTS 1-13 A, 1-17 B, 1-4 C, 1-16 D, 1-10 E, 1-14 F, 1-27 G,
PARCELS A, B, C, D, E, & G
PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 92, GRID 44
ELECTION DISTRICT 15
WSSC 200 MAP REFERENCE 200SE11, 207SE11

SEAL

PROFESSIONAL CERTIFICATION:
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KEY PLAN

SCALE
0' 30' 60'
1"=30'

M-NCPPC
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-122-05

Approved by	Date
K.F.	3-19-08

01	02	03	04	05

THIS BLOCK IS FOR OFFICIAL USE ONLY
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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO POINTE CLUSTER
PROJECT NUMBER: DSP-05011-01

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

No.	DATE	BY	Description
REVISIONS			
DRAWN BY SGT/NM			
APPROVED BY TA			
CHECKED BY SGT/AE			
DATE JULY 17, 2013			
TITLE			
TYPE II TREE CONSERVATION PLAN			
PLAN SHEET			
DEWBERRY JOB NO. 50053279			

1

2

3

4

5

6

F

E

D

C

B

A

NGVD 83
NAD 83 DATUM



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN
---	EXISTING STREAM
---	EXISTING WETLAND
---	EXISTING WETLAND BUFFER
---	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING HEDGEROW
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CLUB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED PUE AND USE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED WBSR RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED TRAILS
---	PROPOSED SUBDIVISION BLOCK
---	OFF-SITE FOREST CLEARED AREA
---	FOREST CLEARED AREA
---	WOODLANDS RETAINED-NON-PCA
---	FOREST CONSERVATION AREA
---	AFORRESTATION/ REFORESTATION AREA
---	EXISTING WETLANDS
---	EXISTING 65 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED 35 DECIBEL DAY NIGHT NOISE LIMIT
---	PROPOSED NOISE WALL
---	PROPOSED 4' VINYL FENCE
---	PERMANENT TREE PROTECTION FENCE
---	TEMPORARY TREE PROTECTION FENCE
---	CRITICAL ROOT ZONE
---	ROOT PRUNE
---	SPECIMEN TREE
---	SPECIMEN TREE TO BE REMOVED
---	FOREST CONSERVATION SIGN
---	AFORRESTATION SIGN

Dewberry

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

OWNER/APPLICANT
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RESTON, VA 20190
PH: (703) 965-5000
FAX: (703) 715-8076

MARLBORO POINTE CLUSTER

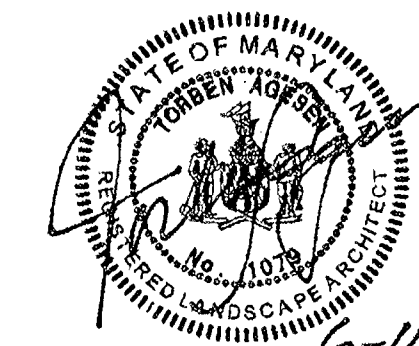
LOTS 1-13A, 1-17B, 1-4C, 1-16D, 1-10E, 1-14F, 1-27G,
PARCELS A, B, C, D, E, & G

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP 92, GRID 44
ELECTION DISTRICT 15

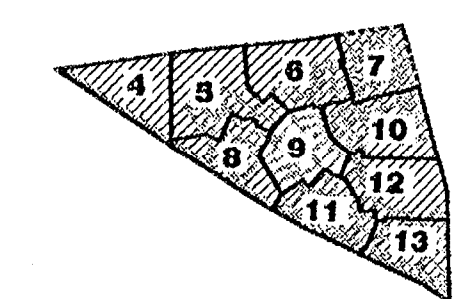
WSSC 2007 MAP REFERENCE: 2008E11, 207SE11

SEAL

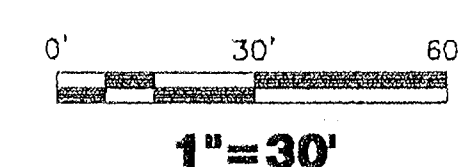


6-16-2014
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10173, EXPIRATION DATE: JULY 14, 2014.

KEY PLAN



SCALE



1"=30'

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: SGT/NM
APPROVED BY: TA
CHECKED BY: SGT/AE
DATE: JULY 17, 2013

TITLE

TYPE II TREE CONSERVATION PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279

9

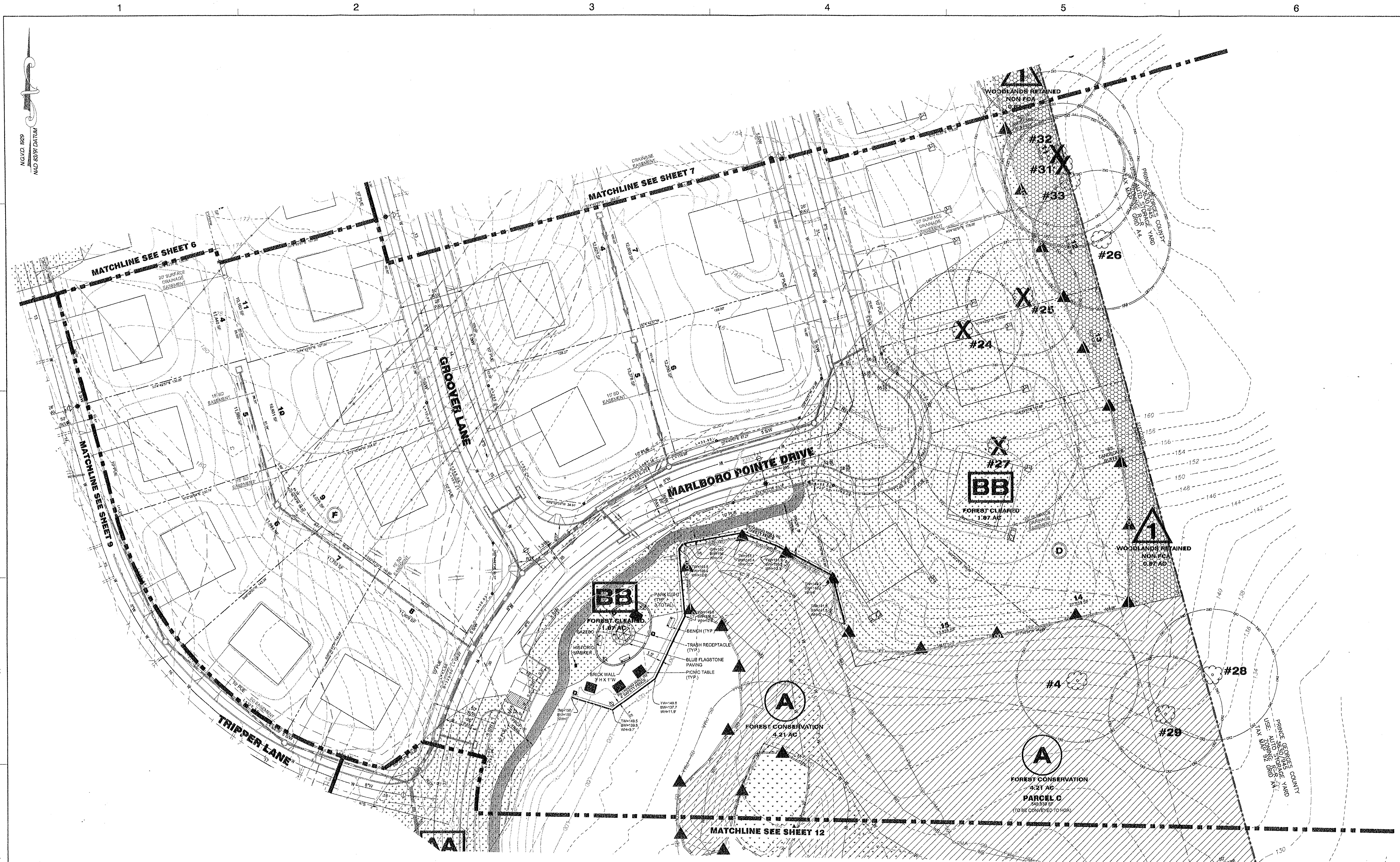
SHEET NO. 9 OF 13

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-267-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
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M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-122-05	
Approved by	Date
K.F. [Signature]	3-19-08
01 [Signature]	2/21/14
02	
03	
04	
05	

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DR 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 POINTE CLUSTER
PROJECT NUMBER: DSP-05011-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number





LEGEND

	EXISTING MAJOR CONTOUR		OFF-SITE FOREST CLEARED AREA
	EXISTING MINOR CONTOUR		FOREST CLEARED AREA
	EXISTING BOUNDARY		WOODLANDS RETAINED-NON-FCA
	EXISTING ADJACENT PROPERTY		FOREST CONSERVATION AREA
	EXISTING FLOOD PLAIN		AFFORESTATION/ REFORESTATION AREA
	PATUXENT MANAGEMENT AREA		EXISTING WETLANDS
	EXISTING STREAM		EXISTING 85 DECIBEL DAY NIGHT NOISE LIMIT
	EXISTING WETLAND BUFFER		PROPOSED 35 DECIBEL DAY NIGHT NOISE LIMIT
	EXISTING STREAM BUFFER		PROPOSED ROAD RIGHT-OF-WAY
	EXISTING HEDGEROW		PROPOSED MINOR CONTOUR
	EXISTING WATER		PROPOSED ROAD CENTERLINE
	EXISTING SANITARY SEWER		PROPOSED CURB
	EXISTING SANITARY SEWER EASEMENT		PROPOSED WATER
	EXISTING WATER EASEMENT		PROPOSED SANITARY SEWER
	PROPOSED MAJOR CONTOUR		PROPOSED LIMIT OF DISTURBANCE
	PROPOSED MINOR CONTOUR		PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
	PROPOSED ROAD RIGHT-OF-WAY		PROPOSED BUILDING RESTRICTION LINE (BRL)
	PROPOSED PROPERTY LINE		PROPOSED STORM DRAIN EASEMENT
	PROPOSED ROAD CENTERLINE		PROPOSED STORM DRAIN
	PROPOSED CURB		PROPOSED SWM EASEMENT
	PROPOSED WATER		PROPOSED SWM RIGHT OF WAY
	PROPOSED SANITARY SEWER		PROPOSED 8' RIGHT OF WAY
	PROPOSED LIMIT OF DISTURBANCE		PROPOSED 10' RIGHT OF WAY
	PROPOSED PUE AND UE (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)		PROPOSED SUBDIVISION BLOCK
	PROPOSED BUILDING RESTRICTION LINE (BRL)		
	PROPOSED STORM DRAIN EASEMENT		
	PROPOSED STORM DRAIN		
	PROPOSED SWM EASEMENT		
	PROPOSED SWM RIGHT OF WAY		
	PROPOSED 8' RIGHT OF WAY		
	PROPOSED 10' RIGHT OF WAY		

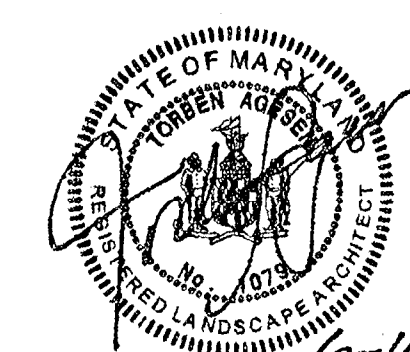
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M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-122-05		THIS BLOCK IS FOR OFFICIAL USE ONLY OR HEREIN VERIFIED THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL
Approved by: [Signature] Date: 3-19-08 01 [Signature] 8/21/14 02 03 04 05		
PROJECT NAME: MARLBORO POINTE CLUSTER PROJECT NUMBER: DSP-05011-01 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.		QR CODE

PARCELS A, B, C, D, E, & G

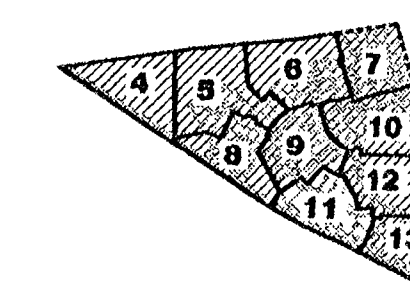
ELECTION DISTRICT 15
WSSC 200' MAP REFERENCE: 206SE11.207SE11

SEA



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EXPIRATION DATE: JULY 14, 2014

KEY PLAN



SCALE

0' 30' 60'

1"=30'

No.	DATE	BY	Description

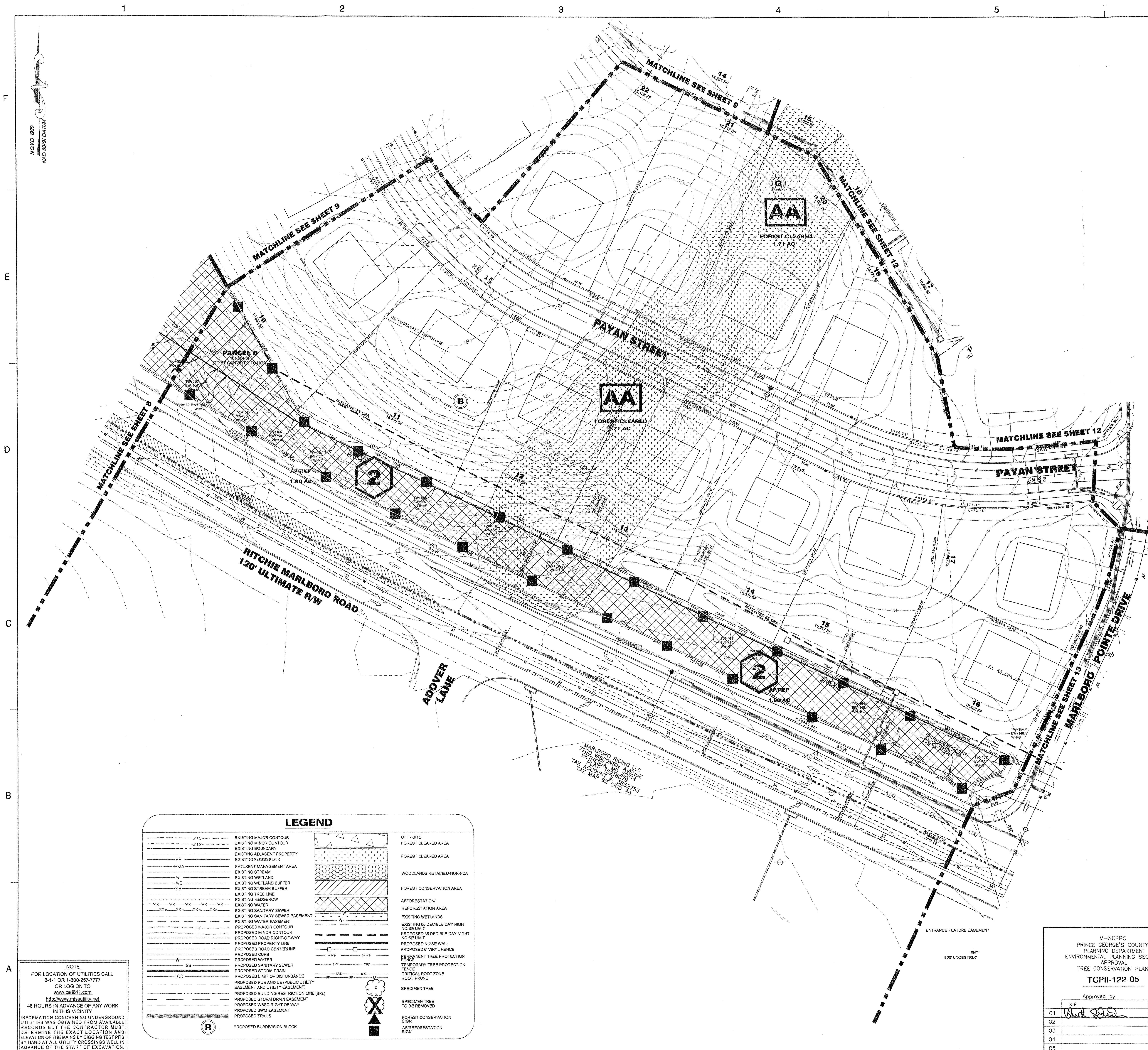
DRAWN BY _____ SGT/NM
APPROVED BY _____ TA
CHECKED BY _____ SGT/AE
DATE _____ JULY 17, 2013

TITLE
TYPE II TREE
CONSERVATION
PLAN
PLAN SHEET

DEWBERRY JOB NO. 50053279

11

SHEET NO. 11 OF 13



F

E

D

C

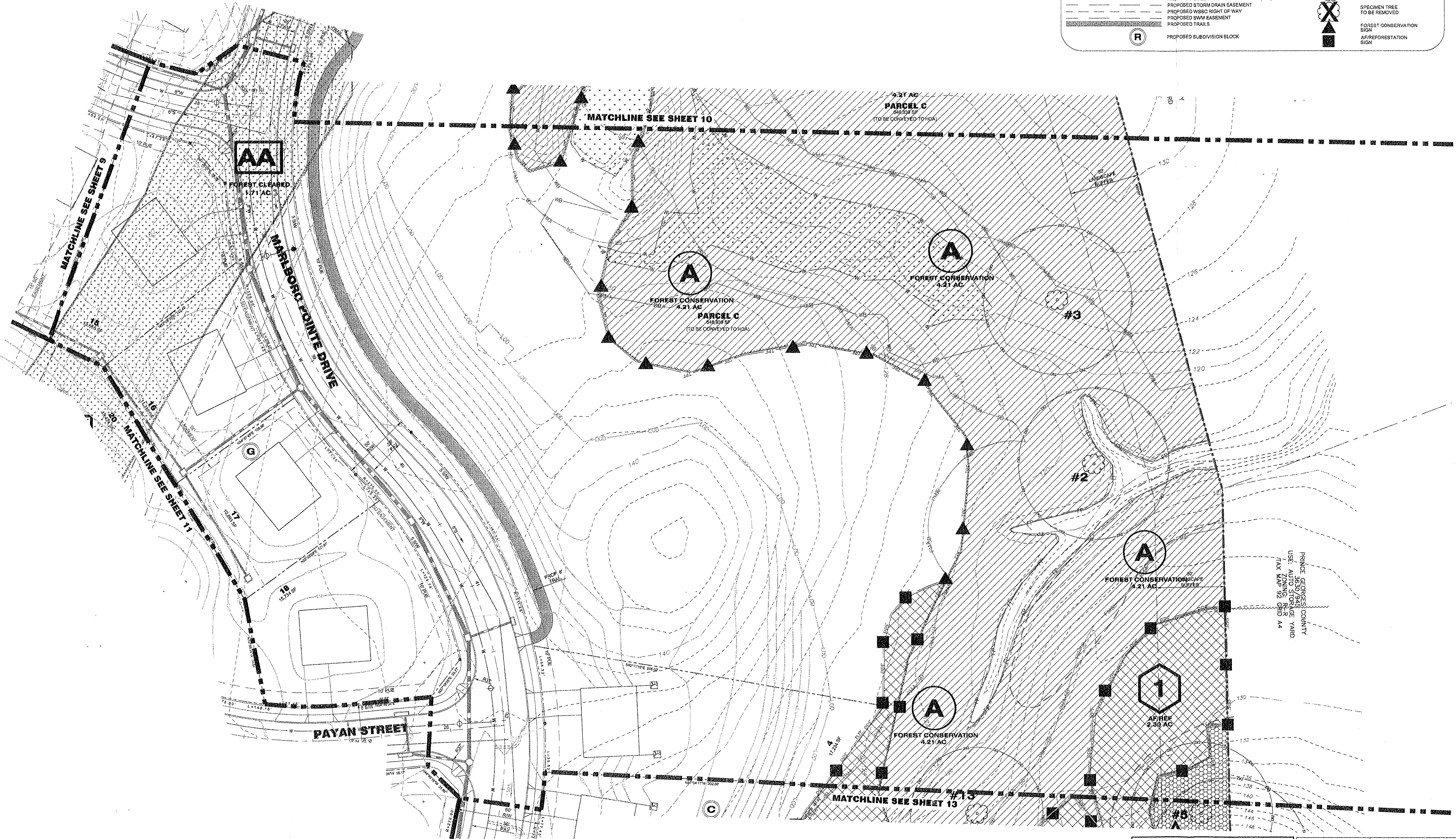
B

A

NGVD 83
MAD 83 DATUM

LEGEND

210	EXISTING MAJOR CONTOUR	OFF-SITE
212	EXISTING MINOR CONTOUR	FOREST CLEARED AREA
FP	EXISTING ADJACENT PROPERTY	FOREST CLEARED AREA
PMA	EXISTING FLOOD PLAIN	WOODLANDS RETAINED-NON-PCA
W	PATUXENT MANAGEMENT AREA	FOREST CONSERVATION AREA
WS	EXISTING WETLAND	AF/REFORESTATION/
SS	EXISTING WETLAND BUFFER	REFORESTATION AREA
WV	EXISTING STREAM	EXISTING WETLANDS
SS	EXISTING STREAM BUFFER	EXISTING 65 DECIBEL DAY NIGHT
WV	EXISTING TREE LINE	NOISE LIMIT
SS	EXISTING HEDGEROW	PROPOSED 35 DECIBEL DAY NIGHT
WV	EXISTING WATER	NOISE LIMIT
SS	EXISTING SANITARY SEWER	PROPOSED NOISE WALL
WV	EXISTING SANITARY SEWER EASEMENT	PROPOSED 6 VINYL FENCE
SS	EXISTING WATER EASEMENT	PERMANENT TREE PROTECTION
WV	PROPOSED MAJOR CONTOUR	FENCE
SS	PROPOSED MINOR CONTOUR	TEMPORARY TREE PROTECTION
WV	PROPOSED ROAD RIGHT-OF-WAY	FENCE
SS	PROPOSED PROPERTY LINE	CRITICAL ROOT ZONE
WV	PROPOSED ROAD CENTERLINE	ROOT PRUNE
SS	PROPOSED CURB	SPECIMEN TREE
WV	PROPOSED WATER	TO BE REMOVED
SS	PROPOSED SANITARY SEWER	FOREST CONSERVATION
WV	PROPOSED STORM DRAIN	SIGN
SS	PROPOSED LIMIT OF DISTURBANCE	AF/REFORESTATION
WV	PROPOSED RUE AND UE (PUBLIC UTILITY	SIGN
SS	EASEMENT AND UTILITY EASEMENT)	
WV	PROPOSED BUILDING RESTRICTION LINE (BRL)	
SS	PROPOSED STORM DRAIN EASEMENT	
WV	PROPOSED WSSC RIGHT-OF-WAY	
SS	PROPOSED SWM EASEMENT	
WV	PROPOSED TRAILS	
SS	PROPOSED SUBDIVISION BLOCK	



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Approved by: <i>[Signature]</i> Date: 3-19-08		M-NCPPC APPROVAL	
PROJECT NAME: MARLBORO POINTE CLUSTER		PROJECT NUMBER: DSP-05011-01	
Revision numbers must be included in the Project Number			

Dewberry

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10002 DEERWOOD LANE
SUITE 200
LANHAM, MD 20706
301.751.5551
301.751.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SH WATERFORD ESTATES, LLC
11111 SUNSET HILLS RD
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MARLBORO POINTE CLUSTER
LOTS 1-19 A, 1-17 B, 1-14 C, 1-16 D, 1-10 E, 1-14 F, 1-27 G,
PARCELS A, B, C, D, E, & G

PRINCE GEORGE'S COUNTY
MARYLAND
TAX MAP 92, GRID 4
ELECTION DISTRICT 15
WSSC 2007 MAP REFERENCE: 2005SET1, 207SET1

SEAL

[Seal]
6-16-2014

PROFESSIONAL CERTIFICATION:
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EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

[Key Plan Diagram]

SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description
REVISIONS			
DRAWN BY: SGT/NM			
APPROVED BY: TA			
CHECKED BY: SGT/AE			
DATE: JULY 17, 2013			
TITLE			
TYPE II TREE CONSERVATION PLAN SHEET			
DEWBERRY JOB NO. 50053279			

12

SHEET NO. 12 OF 13

