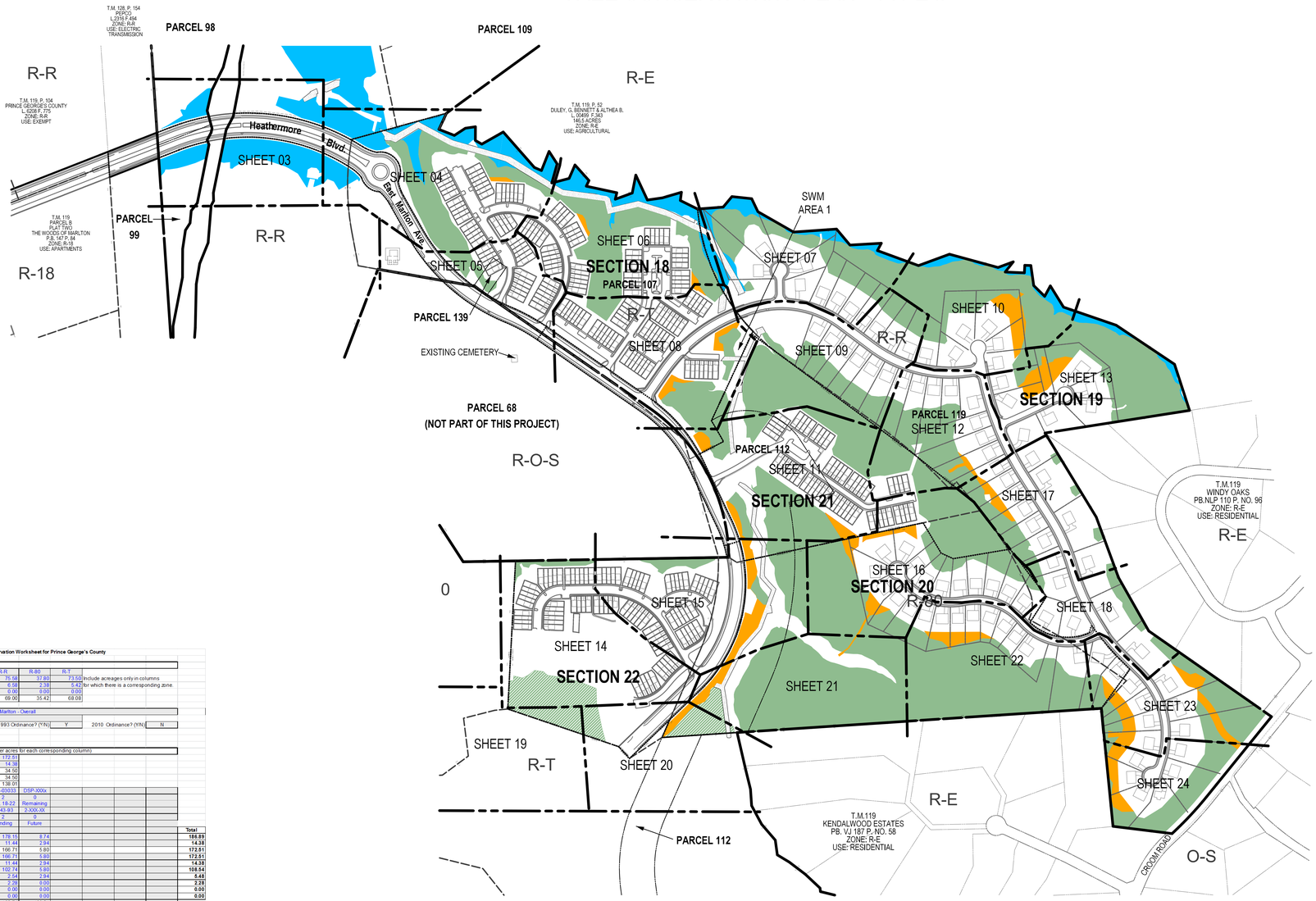
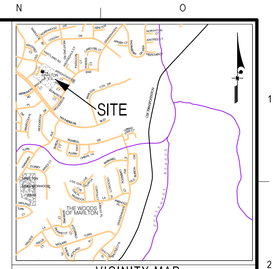
EAST MARLTON

SECTIONS 18, 19, 20, 21, 22

PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN - TYPE II





VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	1
DETAILS AND NOTES	2
PLAN SHEETS	3-24

COVER SHEET LEGEND

- PROPERTY BOUNDARY
- ZONING LINE
- PARCEL LINE
- MATCHLINE
- R-T ZONE CATEGORY
- SECTION LINES
- PRESERVATION AREAS
- REFORESTATION AREAS
- MODIFIED REFORESTATION AREAS

NOTE: CROOM ROAD IS A DESIGNATED HISTORIC ROAD

2/7/2018

GRAPHIC SCALE (FEET)
30 15 0 30 60

SCALE: 1" = 250'

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)									
1 Zone:		R-R	R-80	R-T					
2 Gross Tract:		75.58	37.80	73.50	Include acreages only in columns				
3 Floodplain:		6.58	2.38	5.42	for which there is a corresponding zone.				
4 Previously Dedicated Land:		0.00	0.00	0.00					
5 Net Tract (NTA):		69.00	35.42	68.08					
6 Property Description or Subdivision Name:		East Marlton - Overall							
7 TCP1 Number									
8 Is this site subject to the 1989 Ordinance? (Y/N)	N	1993 Ordinance? (Y/N)	Y		2010 Ordinance? (Y/N)	N			
9 Break-even Point (preservation acres) =	62.10								
10 Acres of Net Tract clearing permitted w/o reforestation	110.41								
SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)									
11 Existing Woodland on Net Tract (acres)		172.51							
12 Existing Woodland in Floodplain (acres)		14.38							
13 Woodland Conservation Threshold (NTA) =	20.00%	34.50							
14 Smaller of 10 or 12		34.50							
15 Woodland above WCT		138.01							
16 Plan Number: (This must be completed for each phase)		DSP-03033	DSP-000x						
Plan Revision Number:		2	0						
17 Plan Phase or Name:		Sec. 18-22	Remaining						
18 TCP2 Number for this Phase or Section		8-143-93	2-XXX-XX						
19 TCP Revision Number		2	0						
20 Status		Pending	Future						
21 Approval Date									Total
22 Total area in this application (acres)		178.15	8.74						186.89
23 Floodplain area in this application (acres)		11.44	2.94						14.38
24 Net Tract area in the application (acres)		166.71	5.80						172.51
25 Woodland on the Net Tract for this phase (acres)		166.71	5.80						172.51
26 Woodland in the Floodplain for this phase		11.44	2.94						14.38
27 Woodland Cleared on Net Tract for this phase		102.74	5.80						108.54
28 Woodland Cleared in Floodplain for this phase		2.54	2.94						5.48
29 Off-site Woodland Clearing (1:1)		2.28	0.00						2.28
30 Off-site WCA being provided on this property (preservation)		0.00	0.00						0.00
31 Off-site WCA being provided on this property (afforestation)		0.00	0.00						0.00
32 Cummulative acres of Net Tract Woodland cleared		102.74	108.54						
33 Cummulative acres of Floodplain woodland cleared		2.54	5.48						
34 Smaller of 14 or 26		102.74	108.54						
35 Clearing below WCT		0.00	0.00						
36 Clearing below WCT (2:1 replacement requirement)		0.00	0.00						
37 Replacement for clearing above the WCT (0.25 :1)		25.69	27.14						
38 Replacement for clearing below the WCT (2 :1)		0.00	0.00						
39 Required Afforestation Threshold (AFT) =	0.00%	0.00	0.00						
Cumulative Woodland Conservation Required		**65.01**	**69.40**						
Latest phase indicates cumulative requirement through that phase of work									
SECTION III - Meeting the Requirements									Total
40 Woodland Preservation		63.97	0.00						**63.97**
41 Afforestation/Reforestation		5.62	0.00						**5.62**
42 Natural Regeneration		0.00	0.00						**0.00**
43 Specimen & Historic Tree Credit (CRZ area * 2)		0.00	0.00						**0.00**
44 Forest Enhancement Credit (area * 0.25)		0.00	0.00						**0.00**
45 Street Tree Credit (Existing or 10-year canopy)		0.00	0.00						**0.00**
46 Area approved for fee-in-lieu/ PFA		0.00	0.00						**0.00**
47 Area approved for fee-in-lieu/ Non-PFA		**0.00**	**0.00**						**0.00**
48 Off-site Woodland Conservation Credits Required		0.00	0.00						0.00
49 Off-site WCA (preservation) being provided on this property		0.00	0.00						0.00
50 Off-site WCA (afforestation) being provided on this property		0.00	0.00						0.00
51 Total Woodland Conservation Provided		69.49	69.49						69.49
52 Woodland saved on this phase but not counted		0.00	0.00						0.00
53 Existing Net Tract Woodland in later phases		5.8	63.97						
54 Requirement Status per Phase									

Prepared by:
License Number: Signature Date

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 - 143-03				
	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim S. Finch	2/7/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

SOLTESZ

Engineering
Planning
Environmental Sciences

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Lanham
Waldorf
Leonardtown

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119; C2, C3, D3	R-T, R-80
WSSC 200' SHEET	XXXX:
211 SE 12 212 SE 12	
SITE DATUM	XXXX:
HORIZONTAL: VERTICAL:	

STATE OF MARYLAND
DAVID JOHN BOSCH
NO. 3220
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 250'

SHEET 1 OF 24

PROJECT NO. 1336-00-00

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REFORESTATION MANAGEMENT NOTES

1. HERBACEOUS VEGETATION WILL BE CONTROLLED BY THE APPLICATION OF A PRE-EMERGENT HERBICIDE BEFORE TREE PLANTING. CONSISTENT WITH THE LABEL INSTRUCTIONS. NEED FOR SUBSEQUENT VEGETATION CONTROL WILL BE EVALUATED DURING SURVIVAL CHECKS AND APPLIED ON AN AS-NEEDED BASIS. ALL CHEMICALS AND APPLICATION PROCEDURES TO MEEET ALL APPLICABLE LAWS.
2. SEEDLINGS WILL BE PLANTED IN OPEN AREAS AND AMONG EXISTING TREES IF EXISTING TREES ARE PRESENT, AVOIDING DAMAGE TO LARGE TREE ROOTS. NO SEEDLING SHALL BE PLANTED CLOSER THAN 10-FEET TO ANY EXISTING TREE 7-INCHES OR MORE IN DIAMETER BREAST HEIGHT.
3. SEEDLINGS SHALL BE PLANTED USING A RANDOM DISTRIBUTION OF SPECIES AND LOCATIONS AT AN AVERAGE OF 1,000 SEEDLINGS PER ACRE (AVERAGE SPACING OF 6-FEET X 7-FEET OR 5-FEET X 8-FEET). SEE PLANTING DETAIL FOR PROPER TECHNIQUE AND PLANT LIST FOR SPECIES AND QUANTITY INFORMATION.
4. SEEDLINGS SHALL BE GRADED FOR QUALITY, ESPECIALLY THE ROOT SYSTEM, BEFORE PLANTING AND SHALL COME FROM LOCAL SOURCES. SPECIFICATION TO BE PROVIDED TO THE PLANTING CONTRACTOR BY THE OWNER OR HIS AGENT.
5. SEEDLINGS WILL BE STORED AND HANDLED TO PREVENT DRYING OF THE ROOT SYSTEM, FREEZING, OR DAMAGE BY EXCESSIVE HEAT. TREES HELD OVER ONE (1) WEEK BEFORE PLANTING SHALL BE HEELED-IN AND WELL WATERED.
6. ALL TREE PLANTING SHALL BE ON A 'WEATHER PERMITTING' BASIS. MEANING WEATHER CONDITIONS WILL NOT BE IN EXTREME EXCESS OF TREE TOLERANCES FOR SURVIVAL DURING HANDLING AND PLANTING, INCLUDING SITE DRAINAGE AND SOIL CONDITIONS.
7. ANY TREE SHOWN BY INSPECTION WITHIN 30 DAYS OF PLANTING TO BE IMPROPERLY PLANTED SHALL BE REPLACED WITH NEW TREES OF THE SAME SIZE, TYPE, AND OTHER SPECIFICATIONS PROPERLY PLANTED. IF 20% OR MORE OF THE SEEDLINGS ARE IMPROPERLY PLANTED, THE ENTIRE STAND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES PROPERLY PLANTED OR THE TOTAL COST OF THE TREES AND THE PLANTING RE-PAID TO THE OWNER, AT THE OWNERS OPTION.
8. SURVIVAL OF AT LEAST 75% OF THE SEEDLINGS AT THE END OF THE THIRD GROWING SEASON MUST BE GUARANTEED BY THE TREE PLANTING CONTRACTOR. THE CONTRACTOR WILL NOT BE LIABLE FOR TREE LOSSES DUE TO CONDITIONS BEYOND HIS CONTROL OR TREE LOSSES BEYOND THE THREE (3) YEARS AFTER PLANNING.
9. PLANTS TO BE WATERED ONCE PER WEEK DURING PERIODS OF LOW RAINFALL (LESS THAN 1" PER WEEK).

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 OF 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 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 RUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A-300 PRUNING STANDARDS (ATREE, 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-NATIVES 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 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, 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 POLY 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 TO BE MOWED, HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

1. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE II TREE CONSERVATION PLAN OR UNTIL THE TREES HAVE GROWN SUFFICIENTLY TOHAVE CROWN CLOSURE.

2. REFORESTATION AREAS SHALL NOT TO 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 FLOOD OF THE COUNTY ADMINISTRATION BUILDING AT 14741 GOVERNOR ODEN BOWIE DRIVE, UPPER MARLBORO, MARYLAND 20772, 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 WHICHWOULD RESULT IN DAMAGE TO THE TREE ROOTS. RAKING THE LEAVES AND OVERSEEDING WITH NATIVE GRASSES, NATIVE FLOWERS OR NATIVE GROUND COVERS IS ACCEPTABLE. SEEDING WITH INVASIVE GRASSES INCLUDING ANY VARIETY OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

EDGE MANAGEMENT NOTES

1. ALL NON-NATIVE, NOXIOUS OR INVASIVE SPECIES MAY BE SELECTIVELY CLEARED FROM TREE SAVE AREAS BY CUTTING AT GROUND LEVEL WITH A SAW OR CLIPPERS AND THEN IMMEDIATELY APPLYING A HERBICIDE TO THE CUT SURFACE IN ACCORDANCE WITH THE METHOD APPROVED FOR THAT REGISTERED HERIBICIDE.

   BELOW IS A LIST OF SPECIES FITTING THIS CLASSIFICATION:

   GARLIC MUSTARD, COMMON REED, LESSER CELANDINE, CLIMBING EUONYMUS, ENGLISH IVY, JAPANESE BARBERRY, WINGED EUONYMUS, BAMBOO, MULTIFLORA ROSE, CORALBERRY, WHITE MULBERRY, TALL FESCUE K31 FESCUE, JAPANESE KNOTWEED, PORCELINE BERRY, WINTERCREEPER JAPANESE EVERGREEN, PERIWINKLE, RUSSIAN OLIVE, PRIVET, COMMON BUCKTHORN, WINEBERRY, NORWAY MAPLE, EMPRESS TREE, SERICEA LESPEDEZA, MILE-A-MINUTE VINE, CINNAMON VINE, HONEYSUCKLE KUDZU, WESTERIA, AUTUMN OLIVE, BUSH HONEYSUCKLES, EUROPEAN BUCKTHORN, JAPANESE SPIRAEA, TREE OF HEAVEN, SWEET CHERRY

   IN ADDITION THE FOLLOWING NATIVE SPECIES MAY BE CLEARED WITHIN 75 FEET OF AN EDGE DUE TO THE NUISANCE NATURE OF THE PLANTS WHEN GROWING IN THE PROXIMITY OF RESIDENCES.

   POISON IVY, GREENBRIER, BLACKBERRY

2. ALL HAZARDOUS TREES WITHIN 75 FEET OF AN EDGE MAY BE PRUNED BY A PROFESSIONAL ARBORIST OR A LICENSED TREE EXPERT IN ORDER TO CORRECT THE POTENTIAL PROBLEM. IN THE EVENT THE PROBLEM CANNOT BE CORRECTED BY PRUNING, THE TREE MAY BE REMOVED. A TREE IS CONSIDERED HAZARDOUS IF THERE IS A POTENTIAL FOR PROPERTY DAMAGE OR THE POSSIBILITY OF PERSONAL INJURY. A 50 FOOT TALL TREE THAT IS 75 FEET FROM AN EDGE AND 120 FEET FROM A TARGET IS NOT A HAZARDOUS TREE. A HAZARDOUS TREE MUST EXHIBIT CHARACTERISTICS THAT WOULD LEAD TO THE FAILURE OF ONE OR MORE PARTS OF THE TREE WHICH WOULD THEN IMPACT THE TARGET AREA.
3. IF TREE REMOVALS REDUCE THE STOCKING LEVELS BELOW 65 SQUARE FEET OF BASAL AREA PER ACRE THE PROPERTY OWNER SHALL REPLANT TREES IN THE DISTURBED AREA IN ORDER TO RETURN THE STOCK LEVELS TO 65 SQUARE FEET OF BASAL AREA WITHIN FIVE (5) YEARS.
4. TREES MAY BE PRUNED IN ACCORDANCE WITH APPROVED ARBORICULTURAL STANDARDS. PRUNING SHALL NOT BE DONE IN SUCH A MANNER AS TO BE INJURIOUS TO THE TREE. THE STATE OF MARYLAND REQUIRES THAT PRUNING NOT TOPS. BY THE PROPERTY OWNER SHALL BE DONE BY A PROFESSIONAL ARBORISTS OR A LICENSED TREE EXPERT.
5. TILLING THE SOILS IN THE FOREST CONSERVATION AREAS IN ORDER TO SEED WITH GRASSES IS NOT PERMITTED. HOWEVER, THE PROPERTY OWNER MAY SOW WITH SHADE TOLERANT GRASSES WITHIN 30 FEET OF AN EDGE. THE USE OF KENTUCKY 31 FESCUE IS NOT ACCEPTABLE.

GENERAL NOTES

1. ALL PROPOSED GRADING OUTSIDE THE LIMITS OF PRELIMINARY PLAN 4-93073 IS SUBJECT TO PRIOR APPROVAL OF A PRELIMINARY PLAN AND A DETAILED SITE PLAN.
2. OFFSITE IMPACTS TO WOODLAND, NON-TIDAL WETLANDS AND WETLAND BUFFERS ARE PROPOSED AS PART OF THIS PLAN. GRADING INTO THESE AREAS WILL REQUIRE: PERMISSION OF THE PROPERTY OWNER, SUBMITTAL OF A TCPII OR LETTER OF EXEMPTION FROM WOODLAND CONSERVATION AND WETLANDS PERMITS AS REQUIRED BY FEDERAL AND/OR STATE PERMITTING AUTHORITIES.
3. CROOM ROAD AND DULEY STATION ROAD ARE DESIGNATED HISTORIC ROADS.
4. PMA DELINEATION (SECTIONS 18, 19, 20, 21 & 22) - PRELIMINARY PLAN 4-93073 (APPROVED 05/05/1994)
   WETLAND & STREAM DELINEATION (ZONE I-3) - NRI #073-05 (APPROVED 10/05/2005)
   100-YEAR FLOODPLAIN ELEVATIONS (ALL SECTIONS & ZONE I-3) - FPS #200337 (APPROVED 9/19/2006)

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 PERMITS, INSPECTIONS AND ENFORCEMENT(DPIE) 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 BE 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. TREE PROTECTION DEVICES ARE REQUIRED FOR THIS PLAN WHEN AN UNDISTURBED 100 FOOT BUFFER OF OPEN LAND OR A 50 FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE TREE SAVE AREA. IF CHANGES TO THE LOD IMPACT THE UNDISTURBED BUFFERS THE DPIE INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF REVISION TO THE TREE CONSERVATION PLAN ARE NECESSARY OR IF INSTALLATION OF TPD'S WILL BE REQUIRED.
8. TEMPORARY CONSTRUCTION SIGNS FOR TREE SAVE AREAS SHALL BE POSTED AT THE SAME TIME AS TREE PROTECTIVE DEVICE INSTALLATION AND MAY BE REMOVED WHEN TEMPORARY TREE PROTECTION DEVICES ARE REMOVED.
9. 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.
10. WOODLAND CONSERVATION SIGNAGE FOR PRESERVATION AREAS SHALL BE INSTALLED PRIOR TO THE FINALIZATION OF GRADING PERMITS AND SHALL REMAIN IN PLACE IN PERPETUITY. WOODLAND CONSERVATION SIGNAGE FOR AFFORESTATION/REFORESTATION AREAS SHALL BE INSTALLED AT THE TIME OF PLANTING AND SHALL REMAIN IN PLACE IN PERPETUITY.
11. 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 REFORESTATIONBOND 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.
12. THE DPIE INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
13. RESULTS OF SURVIVAL CHECKS FOR ALL TREE PLANTINGS SHALL BE REPORTED TO THE DPIE INSPECTOR FOR THAT SITE.
14. PRIOR TO THE ISSUANCE OF ANY PERMITS THE CONTRACTOR RESPONSIBLE FOR SOIL PREPARATION, SITE PREPARATION, TREE PLANTING AND TREE MAINTENANCE MUST BE IDENTIFIED.
    NAME:
    BUSINESS NAME:
    ADDRESS:
    PHONE NUMBER:

TEMPORARY CONSTRUCTION SIGNS
NOT TO SCALE

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.
4. TEMPORARY SIGNAGE SHOULD BE PROVIDED ON THE TEMPORARY TREE PROTECTION DEVICE(TTPD) WHEREVER FEASIBLE.

FIGURE J-4
TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS, BLAZE ORANGE PLASTIC MESH

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE IS ALSO REQUIRED.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.

SOURCE: PRINCE GEORGE'S COUNTY, MARYLAND: WOODLAND CONSERVATION MANUAL

FIGURE J-10
TYPE 3
EARTHEN DIKE /SWALE & TREE PROTECTION COMBINATION

NOTES:
1. COMBINATION SEDIMENT CONTROL AND PROTECTIVE DEVICE
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. THE TOP OR TOE OF SLOPE SHOULD BE WITHIN THE LIMIT OF DISTURBANCE.
6. EQUIPMENT IS PROHIBITED WITHIN CRITICAL ROOT ZONE OF RETENTION AREA; PLACE DIKE ACCORDINGLY.
7. ALL STANDARD MAINTENANCE FOR EARTHEN DIKES AND SWALES APPLY TO THESE DETAILS.
8. ALL STANDARD RECLAMATION PRACTICES FOR EARTHEN DIKES AND SWALES SHALL APPLY TO THESE DETAILS.

SOURCE: PRINCE GEORGE'S COUNTY, MARYLAND: WOODLAND CONSERVATION MANUAL

TYPE 4
SILT FENCE & TREE PROTECTION COMBINATION

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

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

SHEET	GROSS TRACT AREA	100 YEAR FP	NET TRACT AREA	EX. WOOD-LAND	EX. WOOD-LAND FP	WOOD-LAND CLEARED NET TRACT	WOOD-LAND CLEARED FLOOD-PLAIN	WOOD-LAND CLEARED OFF-SITE	WOODLAND PRESERVED	WOODLAND REFORESTATION
3	2.79	0.48	2.31	2.31	0.48	2.31	0.35	0	0	0
4	10.85	2.41	8.44	8.44	2.41	5.97	0.81	0	2.47	0.05
5	4.77	0	4.77	4.77	0	4.39	0	0.68	0.38	0
6	10.05	1.38	8.67	8.67	1.38	5.57	0.12	0	3.1	0.09
7	8.3	1.41	6.89	6.89	1.41	4.06	0.31	0	2.83	0
8	11.57	0.65	10.92	10.92	0.65	8.92	0.14	0.59	2	0.29
9	10.43	0.59	9.84	9.84	0.59	5.02	0.25	0	4.82	0
10	8.26	0.51	7.75	7.75	0.51	3.32	0	0	4.43	0.56
11	12.36	1.11	11.25	11.25	1.11	7.2	0.37	0.92	4.05	0.37
12	7.72	0	7.72	7.72	0	4.22	0	0	3.5	0.1
13	9.09	0.34	8.75	8.75	0.34	4.6	0	0	4.15	0.59
14	10.83	0	10.83	10.83	0	9.09	0	0	1.74	0
15	11.35	1.35	10	10	1.35	7.96	0.17	0.09	2.04	0.61
16	12.91	0.01	12.9	12.9	0.01	6.31	0	0	6.59	0.5
17	6.51	0	6.51	6.51	0	5.36	0	0	1.15	0.22
18	4.97	0	4.97	4.97	0	4.28	0	0	0.69	0
19	0.61	0	0.61	0.61	0	0	0	0	0.61	0
20	2.76	0.02	2.74	2.74	0.02	1.76	0	0	0.98	0.14
21	9.55	1.18	8.37	8.37	1.18	0.65	0.02	0	7.72	0.23
22	10.18	0	10.18	10.18	0	3.52	0	0	6.66	0.34
23	7.23	0	7.23	7.23	0	4.94	0	0	2.29	0.98
24	5.06	0	5.06	5.06	0	3.29	0	0	1.77	0.45
TOTAL	178.15	11.44	166.71	166.71	11.44	102.74	2.54	2.28	63.97	5.52

FUTURE PHASE GROSS TRACT AREA	FUTURE PHASE 100 YEAR FP	FUTURE PHASE EX. WOOD-LAND (NET)	FUTURE PHASE EX. WOOD-LAND FP	FUTURE PHASE WOOD-LAND CLEARED NET TRACT	FUTURE PHASE WOOD-LAND CLEARED FLOOD PLAIN
5.63	1.53	4.1	1.53	4.1	1.53
1.79	1.41	0.38	1.41	0.38	1.41
0.52	0	0.52	0	0.52	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0.34	0	0.34	0	0.34	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0.05	0	0.05	0	0.05	0
0.41	0	0.41	0	0.41	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
8.74	2.94	5.8	2.94	5.8	2.94

PERMANENT WOODLAND CONSERVATION DETAIL
NOT TO SCALE

NOTES:
1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING TREES' SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.
3. AVOID INJURY TO ROOTS WHEN PLACING SIGN POSTS.
4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
5. PERMANENT AFFORESTATION/REFORESTATION SIGNAGE SHALL BE PROVIDED ON THE PERMANENT TREE PROTECTION DEVICE.

POST & RAIL FENCE
PERMANENT TREE PROTECTION (PTPD) DETAIL
NOT TO SCALE

STANDARD REFORESTATION TYPICAL PLANTING 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	4.76 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	330 SEEDLINGS	1570 SEEDLINGS
TULIP POPULAR	330 SEEDLINGS	1570 SEEDLINGS
SWEET GUM	230 SEEDLINGS	1095 SEEDLINGS
DOGWOOD	110 SEEDLINGS	525 SEEDLINGS
TOTAL PROVIDED	1000 SEEDLINGS	4760 SEEDLINGS

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

MODIFIED REFORESTATION TYPICAL PLANTING DETAIL
NOT TO SCALE

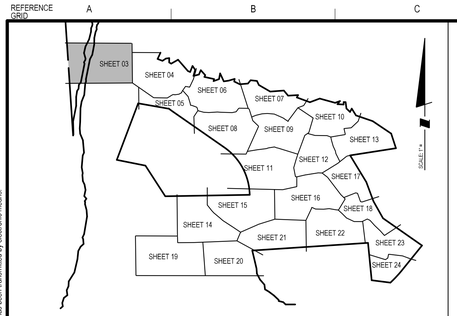
TYPICAL PLANTING LEGEND
RED MAPLE, SWEET GUM, WHITE ASH, DOGWOOD, PIN OAK, REDBUD
TPD — TREE PROTECTIVE DEVICE (TYPE TO BE SPECIFIED ON TCP PLAN IF REQUIRED)

PLANT LIST/RATIO FOR SEEDLINGS

	TOTAL PER MANUAL	TOTAL THIS PLAN
REFORESTATION AREA PROVIDED	1.0 ACRE	0.76 ACRES
SPECIES	NUMBER/ACRE	NUMBER/ACRE
RED MAPLE	41 - 2" CALIPER	32 - 2" CALIPER
PIN OAK	41 - 2" CALIPER	32 - 2" CALIPER
SWEET GUM	83 - 1" CALIPER	63 - 1" CALIPER
TULIP POPLAR	82 - 1" CALIPER	62 - 1" CALIPER
DOGWOOD	165 SEEDLINGS	125 SEEDLINGS
REDBUD	165 SEEDLINGS	125 SEEDLINGS
TOTAL PROVIDED	82 - 2" CALIPER 165 - 1" CALIPER 330 SEEDLINGS	64 - 2" CALIPER 125 - 1" CALIPER 250 SEEDLINGS

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REFERENCE GRID: A B C D E F G H I J K L M N O



KEY MAP



LEGEND

PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)	96 — PROPOSED CONTOUR	R-R / R-40 — ZONING LINE	MODIFIED REFORESTATION (NOT CREDITED)
FP — FLOODPLAIN	LOD — LIMIT OF DISTURBANCE	SECTION LINE	WHIPS PLANTINGS ON UTILITY EASMENTS
WATERS OF US	EXISTING TREELINE	PRESERVATION AREA	40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
SB — STREAM BUFFER	TPD — TREE PROTECTION DEVICE (TEMPORARY)(EARTHDIKE, SILT FENCE, ETC..)	STANDARD REFORESTATION	POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
WL — WETLAND LIMITS	STORM DRAIN	MODIFIED REFORESTATION	X — X — CHAIN LINK FENCE
WB — WETLAND BUFFER	PARCEL BOUNDARY		TREE PRESERVATION SIGNAGE
96 — EXISTING CONTOUR	RIGHT OF WAY LINE		TREE REFORESTATION SIGNAGE
	LOT LINE		

WOODLAND SUMMARY TABLE CURRENT PHASE AREA			
SHEET NO.	3	TOTAL (ON-SITE) LAND AREA OF SHEET	2.79
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.48	TOTAL AREA (NET TRACT)	2.31
EXISTING WOODLANDS	0.48	EXISTING WOODLANDS	2.31
WOODLAND CLEARING	0.35	WOODLAND CLEARING	2.31
		WOODLAND PRESERVATION	0
		REFORESTATION	0
		OFF-SITE WOODLAND CLEARING	0

WOODLAND SUMMARY TABLE FUTURE PHASE AREA			
SHEET NO.	3	TOTAL (ON-SITE) LAND AREA OF SHEET	5.63
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	1.53	TOTAL AREA (NET TRACT)	4.1
EXISTING WOODLANDS	1.53	EXISTING WOODLANDS	4.1
WOODLAND CLEARING	1.53	WOODLAND CLEARING	4.1
		MODIFIED REFORESTATION (NOT CREDITED)	2.49

GRAPHIC SCALE (FEET)
30 15 0 30 60

SCALE: 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken A. Finch	2/27/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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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: EAST MARLTON SECTIONS 18,19,20,21 AND 22
PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

SHEET 3 OF 24
PROJECT NO. 1336-00-00

SOLTESZ
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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12
TAX MAP 119, C2, C3, D3
ZONING CATEGORY: R-T, R-80
WSSC 200' SHEET 211 SE 12, 212 SE 12
XXXX:
SITE DATUM
HORIZONTAL:
VERTICAL:
XXXX:

STATE OF MARYLAND — DAVID JOHN BOLTZ — NO. 3020 — LANDSCAPE ARCHITECT

P:\13360000\ENGINEER\ENV\TCP2-03.sht Scale= 30.0000 ft / in. User= yroh PLTdrv= PDF_Color_150.pltcfg Pentbl= TEXT_SUB.tbl 2/16/2018 4:00:39 PM


NOT CREDITED MODIFIED REFORESTATION AREA 0.84 AC
NOT CREDITED MODIFIED REFORESTATION AREA 0.37 AC
PRESERVATION AREA B 0.46Ac.
PRESERVATION AREA A-1 2.0 Ac.
MODIFIED REFORESTATION AREA 0.05 AC
PARCEL A
SD ESMT
12' EMBOLDEN GRADING EASEMENT
TEMPORARY GRADING EASEMENT
PROPOSED MNCPPC PARK BOUNDARY
SOUTHWEST BRANCH
CORTEN GUARDRAIL
16"W
8"W
8"S
18" RCP
24" RCP
30" LANDSCAPE BUFFER
S20°50'11"W 88.25'
N81°55'33"E 50.64'
S69°24'54"E 82.65'
N86°35'33"E 60.46'
S10°04'37"W 88.01'
S58°37'37"E 38.72'
N60°24'33"E 122.92'
S41°15'27"E 235.03'
S39°39'27"E 23.83'
N21°34'41"E 109.37'
S66°28'47"E 38.68'
S15°49'05"W 98.52'
S87°47'44"E 138.00'
N81°55'33"E 82.65'
S81°55'33"W 82.65'
S8°04'27"E 24.00'
N81°55'33"E 24.00'
S81°55'33"W 24.00'
N8°04'27"W 24.00'
S81°55'33"W 82.65'
N8°04'27"W 24.00'
S8°04'27"E 24.00'
N81°55'33"E 82.65'
S81°55'33"W 24.00

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KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY) (EARTHDIKE, SILT FENCE, ETC.-)
- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- R-80 / R-80 — ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- X — X — CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

WOODLAND SUMMARY TABLE CURRENT PHASE AREA			
SHEET NO.	5	TOTAL (ON-SITE) LAND AREA OF SHEET	4.77
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	4.77
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	4.77
WOODLAND CLEARING	0.00	WOODLAND CLEARING	4.39
		WOODLAND PRESERVATION	0.38
		REFORESTATION	0
		OFF-SITE WOODLAND CLEARING	0.68

WOODLAND SUMMARY TABLE FUTURE PHASE AREA			
SHEET NO.	5	TOTAL (ON-SITE) LAND AREA OF SHEET	0.52
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	0.52
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	0.52
WOODLAND CLEARING	0.00	WOODLAND CLEARING	0.52

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/07/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

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Planning
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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
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2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BOOTH — NO. 3205 — LANDSCAPE ARCHITECT

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 5 OF 24

PROJECT NO. 1336-00-00

REFERENCE GRID: A B C D E F G H I J K L M N O


MODIFIED REFORESTATION AREA 0.05 AC
PRESERVATION AREA D-1 2.51 Ac.
PRESERVATION AREA E-1 0.59 Ac.
MODIFIED REFORESTATION AREA 0.04 AC
PARCEL A
SWM EASEMENT
15"RCP
PMA
SB
WB
WL
FP
R-E
LOD
TPD
BW117.0 TW118.0
BW125.0 TW131.0
BW132.0 TW133.0
BW122.0 TW124.0
BW118.0 TW120.0
BW123.0 TW123.0
BW124.0 TW124.0
BW132.0 TW132.0
BW122.0 TW122.0
BW114.0 TW119.0
BW125.0 TW125.0
S42°01'57"E 104.00'
S77°42'07"E 155.12'
S13°28'33"W 45.00'
N70°01'35"E 90.04'
N12°42'13"E 41.02'
S74°51'47"E 136.48'
N81°42'13"E 75.44'
N73°45'43"E 98.68'
S72°09'03"W 41.12'
S6°45'07"E 95.31'
N25°43'43"E 93.01'
N75°26'23"E 89.84'
S89°32'52"E 124.00'
N89°32'52"W 124.00'
S89°32'52"E 90.00'
N89°32'52"W 90.00'
N78°13'08"E 67.17'
S78°13'08"W 68.80'
N89°34'07"W 90.00'
S89°34'07"E 90.00'
N27°08'38"E 102.99'
S27°08'38"W 102.99'
N27°08'38"E 102.99'
S27°08'38"W 102.99'
N27°08'38"E 102.99'
S27°08'38"W 102.99

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KEY MAP

LEGEND

PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)	96 — PROPOSED CONTOUR	ZONING LINE	MODIFIED REFORESTATION (NOT CREDITED)
FP — FLOODPLAIN	LOD — LIMIT OF DISTURBANCE	SECTION LINE	WHIPS PLANTINGS ON UTILITY EASMENTS
WATERS OF US	EXISTING TREELINE	PRESERVATION AREA	40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
SB — STREAM BUFFER	TPD — TREE PROTECTION DEVICE (TEMPORARY)(EARTHDIKE, SILT FENCE, ETC..)	STANDARD REFORESTATION	POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
WL — WETLAND LIMITS	STORM DRAIN	MODIFIED REFORESTATION	CHAIN LINK FENCE
WB — WETLAND BUFFER	PARCEL BOUNDARY		TREE PRESERVATION SIGNAGE
96 — EXISTING CONTOUR	RIGHT OF WAY LINE		TREE REFORESTATION SIGNAGE
	LOT LINE		

WOODLAND SUMMARY TABLE			
SHEET NO.	7	TOTAL (ON-SITE) LAND AREA OF SHEET	8.30
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	1.41	TOTAL AREA (NET TRACT)	6.89
EXISTING WOODLANDS	1.41	EXISTING WOODLANDS	6.89
WOODLAND CLEARING	.31	WOODLAND CLEARING	4.06
		WOODLAND PRESERVATION	2.83
		REFORESTATION	0.00
		OFF-SITE WOODLAND CLEARING	0.00

GRAPHIC SCALE (FEET)
30 15 0 30 60

SCALE: 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken S. Finch	2/27/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

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www.soltesz.com

Rockville
Lanham
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Leonardtown

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET	XXXX:
211 SE 12 212 SE 12	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND — DAVID JOHN BROWN — NO. 3220 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 7 OF 24

PROJECT NO. 1336-00-00

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REFERENCE GRID: A B C D E F G H I J K L M N O



KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY) (EARTHDIKE, SILT FENCE, ETC.-)
- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- R-R / R-80 — ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

WOODLAND SUMMARY TABLE			
SHEET NO.	8	TOTAL (ON-SITE) LAND AREA OF SHEET	11.57
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.65	TOTAL AREA (NET TRACT)	10.92
EXISTING WOODLANDS	0.65	EXISTING WOODLANDS	10.92
WOODLAND CLEARING	0.14	WOODLAND CLEARING	8.92
		WOODLAND PRESERVATION	2.00
		REFORESTATION	0.29
		OFF-SITE WOODLAND CLEARING	0.59

GRAPHIC SCALE (FEET): 30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken A. Finch	2/17/2010	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

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www.soltesz.com

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
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2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
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DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM: HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BROWN — NO. 3210 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 8 OF 24

PROJECT NO. 1336-00-00

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- MODIFIED REFORESTATION (NOT CREDITED)
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- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
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- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

WOODLAND SUMMARY TABLE

SHEET NO.	9	TOTAL (ON-SITE) LAND AREA OF SHEET	10.43
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.59	TOTAL AREA (NET TRACT)	9.84
EXISTING WOODLANDS	0.59	EXISTING WOODLANDS	9.84
WOODLAND CLEARING	0.25	WOODLAND CLEARING	5.02
		WOODLAND PRESERVATION	4.82
		REFORESTATION	0.00
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim S. Finch	6/11/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BOSCO — NO. 3210 — LANDSCAPE ARCHITECT

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 9 OF 24

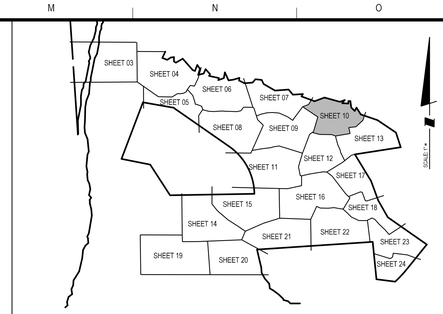
PROJECT NO. 1336-00-00

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- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

GRAPHIC SCALE (FEET): 30 15 0 30 60

WOODLAND SUMMARY TABLE

SHEET NO.	10	TOTAL (ON-SITE) LAND AREA OF SHEET	8.26
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.51	TOTAL AREA (NET TRACT)	7.75
EXISTING WOODLANDS	0.51	EXISTING WOODLANDS	7.75
WOODLAND CLEARING	0.00	WOODLAND CLEARING	3.32
		WOODLAND PRESERVATION	4.43
		REFORESTATION	0.56
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/17/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

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5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
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DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

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TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM: HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND · DAVID JOHN BOSCH · NO. 3220 · LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 10 OF 24

PROJECT NO. 1336-00-00

P:\13360000\ENGINEER\ENVTCP2-10.sht Scale= 30.0000 ft / in. User= yroh PLTdrv= PDF_Color_150.pltcfg Pentbl= TEXT_SUB.tbl 2/16/2018 4:01:02 PM

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PRESERVATION AREA L-2 0.38 AC

REFORESTATION AREA 0.12 AC

PRESERVATION AREA K-2 0.24 Ac.

RTE PLANT PROTECTION AREA-100 FOOT RARE PLANTS BUFFER

PRESERVATION AREA I-2 1.25 AC

PRESERVATION AREA M 0.25 Ac.

REFORESTATION AREA 0.12 AC

PRESERVATION AREA S-1 1.92 Ac.

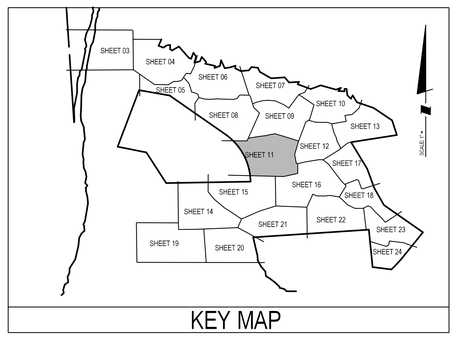
MODIFIED REFORESTATION AREA 0.13 AC

BIO#21-1

BIO#21-2

BIO#21-3

BIO#21-4



KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY)(EARTHDIKE, SILT FENCE, ETC.)
- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

WOODLAND SUMMARY TABLE			
SHEET NO.	11	TOTAL (ON-SITE) LAND AREA OF SHEET	12.36
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	1.11	TOTAL AREA (NET TRACT)	11.25
EXISTING WOODLANDS	1.11	EXISTING WOODLANDS	11.25
WOODLAND CLEARING	0.37	WOODLAND CLEARING	7.2
		WOODLAND PRESERVATION*	4.05
		REFORESTATION	0.37
		OFF-SITE WOODLAND CLEARING	0.92

GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken A. Finch	2/7/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

SCALE: 1" = 30'

PLAN VIEW

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www.soltesz.com

Rockville
Lanham
Waldorf
Leonardtown

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BROWN — NO. 3220 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 11 OF 24

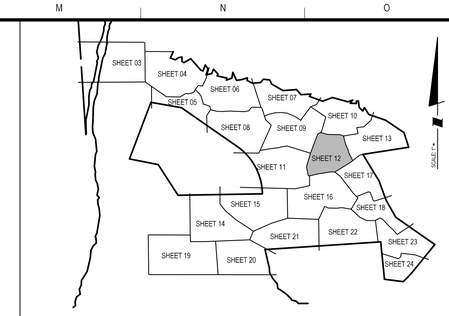
PROJECT NO. 1336-00-00

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REFERENCE GRID: A B C D E F G H I J K L M N O





KEY MAP

LEGEND

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- EXISTING TREELINE
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- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- R-R / R-80 — ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

WOODLAND SUMMARY TABLE			
SHEET NO.	12	TOTAL (ON-SITE) LAND AREA OF SHEET	7.72
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	7.72
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	7.72
WOODLAND CLEARING	0.00	WOODLAND CLEARING	4.22
		WOODLAND PRESERVATION	3.50
		REFORESTATION	0.10
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken A. Finch	2/27/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

SHEET 12 OF 24

PROJECT NO. 1336-00-00

1" = 30'

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Rockville
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Leonardtown

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YGR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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MAP 31 GRID J12

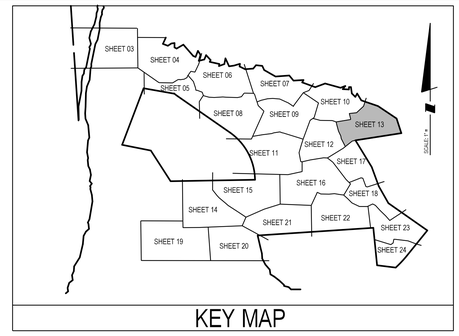
TAX MAP: 119, C2, C3, D3
ZONING CATEGORY: R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12
XXXX:
SITE DATUM
HORIZONTAL:
VERTICAL:
XXXX:

STATE OF MARYLAND · DAVID JOHN BISKO · NO. 3820 · LANDSCAPE ARCHITECT

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REFERENCE GRID A B C D E F G H I J K L M N O

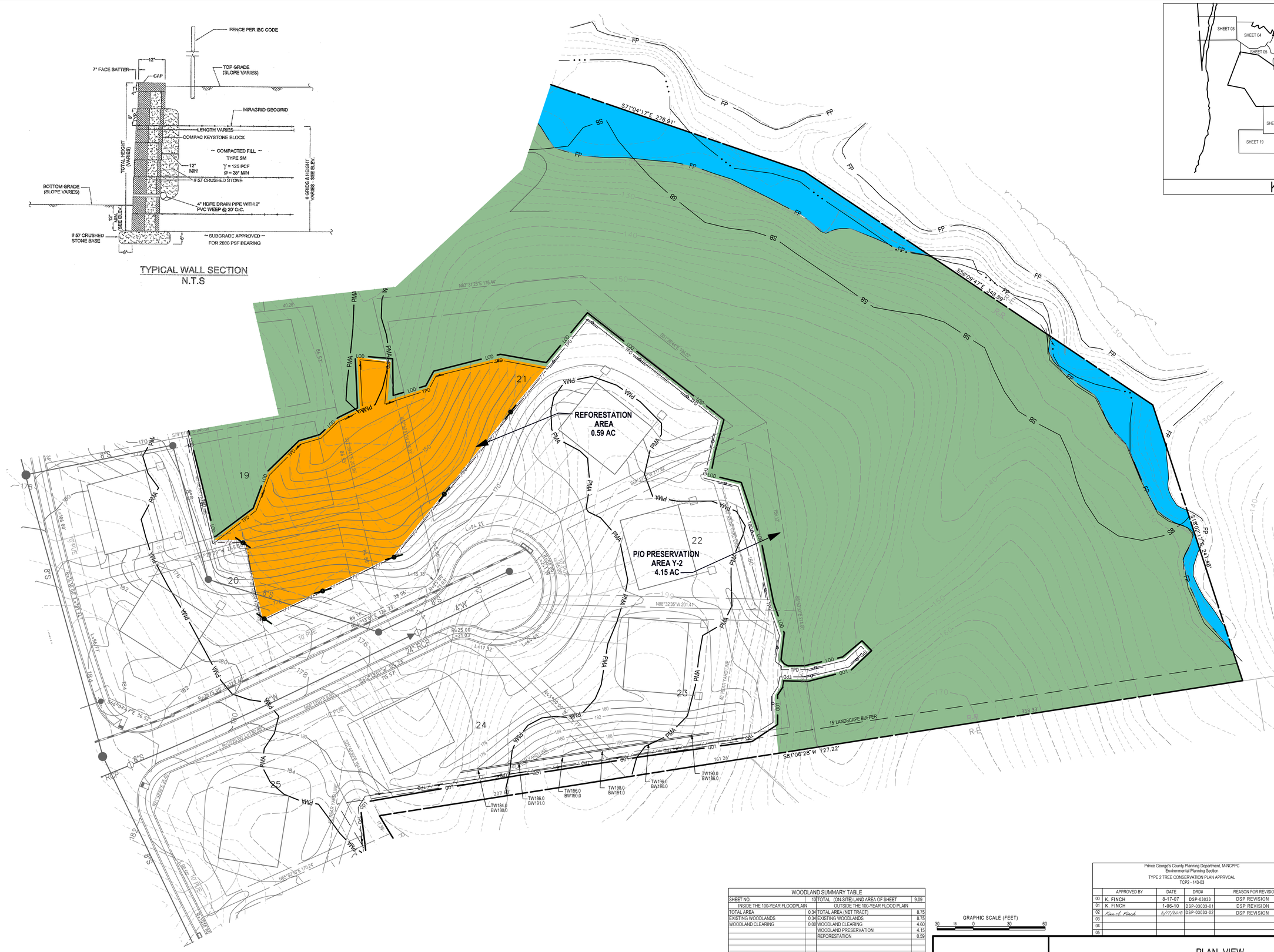
TYPICAL WALL SECTION
N.T.S



KEY MAP

LEGEND

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- EXISTING TREELINE
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- STORM DRAIN
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- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASEMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- X — X — CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE



SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

WOODLAND SUMMARY TABLE			
SHEET NO.	13	TOTAL (ON-SITE) LAND AREA OF SHEET	9.09
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.34	TOTAL AREA (NET TRACT)	8.75
EXISTING WOODLANDS	0.34	EXISTING WOODLANDS	8.75
WOODLAND CLEARING	0.00	WOODLAND CLEARING	4.60
		WOODLAND PRESERVATION	4.15
		REFORESTATION	0.59
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Karen S. Finch	2/17/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC
APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

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OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET	XXXX:
211 SE 12 212 SE 12	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND · DAVID JOHN BROWN · NO. 3220 · LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 13
OF 24

PROJECT NO.
1336-00-00

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KEY MAP

LEGEND

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- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

WOODLAND SUMMARY TABLE CURRENT PHASE AREA			
SHEET NO.	14	TOTAL (ON-SITE) LAND AREA OF SHEET	10.83
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	10.83
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	10.83
WOODLAND CLEARING	0.00	WOODLAND CLEARING	9.09
		WOODLAND PRESERVATION	1.74
		REFORESTATION	0.00
		OFF-SITE WOODLAND CLEARING	0.00

WOODLAND SUMMARY TABLE FUTURE PHASE AREA			
SHEET NO.	14	TOTAL (ON-SITE) LAND AREA OF SHEET	0.34
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	0.34
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	0.34
WOODLAND CLEARING	0.00	WOODLAND CLEARING	0.34

GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
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03				
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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NO.	REVISIONS	BY	DATE
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1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 CAD STANDARDS VERSION: V8 - 2000 V8 - 2000
DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM: HORIZONTAL: ____ VERTICAL: ____	XXXX:

STATE OF MARYLAND — DAVID JOHN BOOTH — NO. 3225 — LANDSCAPE ARCHITECT

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 14 OF 24

PROJECT NO. 1336-00-00

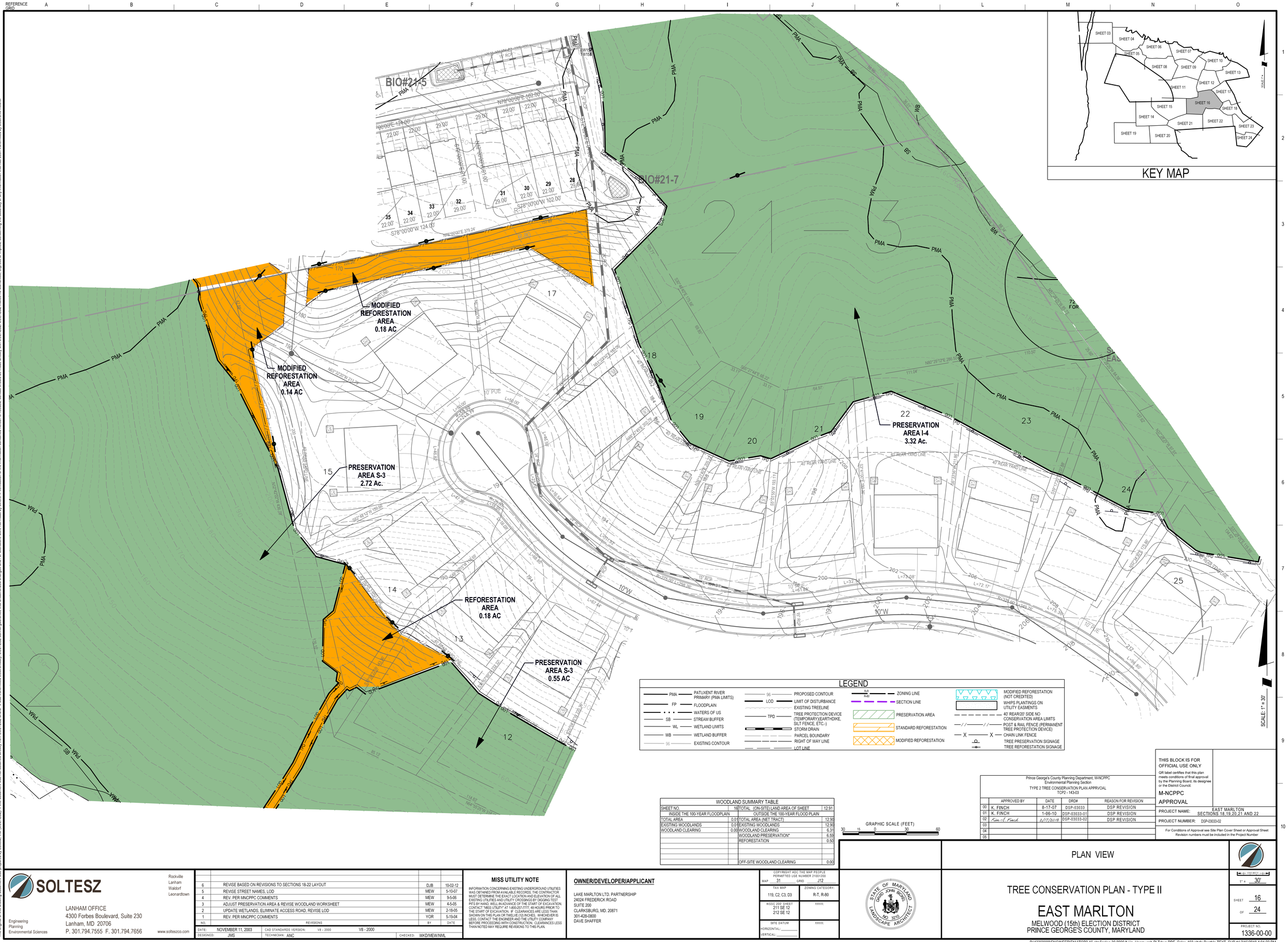
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REFERENCE GRID: A B C D E F G H I J K L M N O


PARCEL C
PARCEL A
40' LANDSCAPE BUFFER
35' LANDSCAPE BUFFER
PRESERVATION AREA O 0.34 AC
REFORESTATION AREA 0.23 AC
PRESERVATION AREA N 0.13 AC
REFORESTATION AREA 0.38 AC
PRESERVATION AREA S-2 1.36 AC
PRESERVATION AREA S-2 0.21 AC
BIO#22-2
BIO#22-3
BIO#22-4
BIO#22-5
BIO#22-7
BIO#22-8
BIO#22-9
R-O-S
R-T
R-80
LOD
PMA
FP
SB
WL
WB
TW161.0 BW161.0
TW155.0 BW146.0
TW148.0 BW148.0
TW160.5 BW149.5
TW174.0 BW161.0
TW175.0 BW175.0
TW177.0 BW177.0
S89°02'02"W 1321.50'
S89°02'26"E 124.00'
S89°02'22"W 41.78'
N51°09'47"W 135.06'
N76°47'46"W 77.57'
S78°00'00"W 531.33'
N82°04'41"E 110.55'
S21°25'18"E 118.06'
S89°02'02"W 8.73'
S89°02'02"W 146.00'
N00°4'40"E 146.00'
S89°47'20"E 146.00'
N00°4'40"E 146.00'
S89°47'20"W 146.00'
S89°36'22"W 98.83'
S89°36'22"W 98.05'
S89°36'22"W 98.05'
S89°36'22"W 98.05

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REFERENCE GRID: A B C D E F G H I J K L M N O



LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY)(EARTHDIKE, SILT FENCE, ETC.)
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- LOT LINE
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- PRESERVATION AREA
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- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASEMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- X — X — CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

GRAPHIC SCALE (FEET): 30 15 0 30 60

WOODLAND SUMMARY TABLE

SHEET NO.	18	TOTAL (ON-SITE) LAND AREA OF SHEET	12.91
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.01	TOTAL AREA (NET TRACT)	12.90
EXISTING WOODLANDS	0.01	EXISTING WOODLANDS	12.90
WOODLAND CLEARING	0.00	WOODLAND CLEARING	6.31
		WOODLAND PRESERVATION*	6.59
		REFORESTATION	0.50
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/7/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

SOLTESZ

Engineering
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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

Rockville
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www.solteszco.com

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001000

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BUCCI — NO. 3215 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

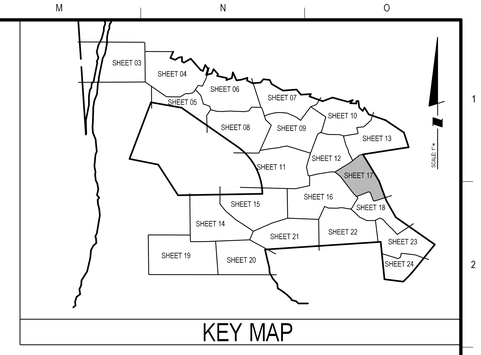
1" = 30'

SHEET 16 OF 24

PROJECT NO. 1336-00-00

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KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
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- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

WOODLAND SUMMARY TABLE

SHEET NO.	17	TOTAL (ON-SITE) LAND AREA OF SHEET	6.51
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	6.51
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	6.51
WOODLAND CLEARING	0.00	WOODLAND CLEARING	5.36
		WOODLAND PRESERVATION	1.15
		REFORESTATION	0.22
		OFF-SITE WOODLAND CLEARING	0.00

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M-NCPPC APPROVAL

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim S. Finch	1/17/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 17 OF 24

PROJECT NO. 1336-00-00

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Lanham, MD 20706
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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
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3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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DAVE SHAFFER

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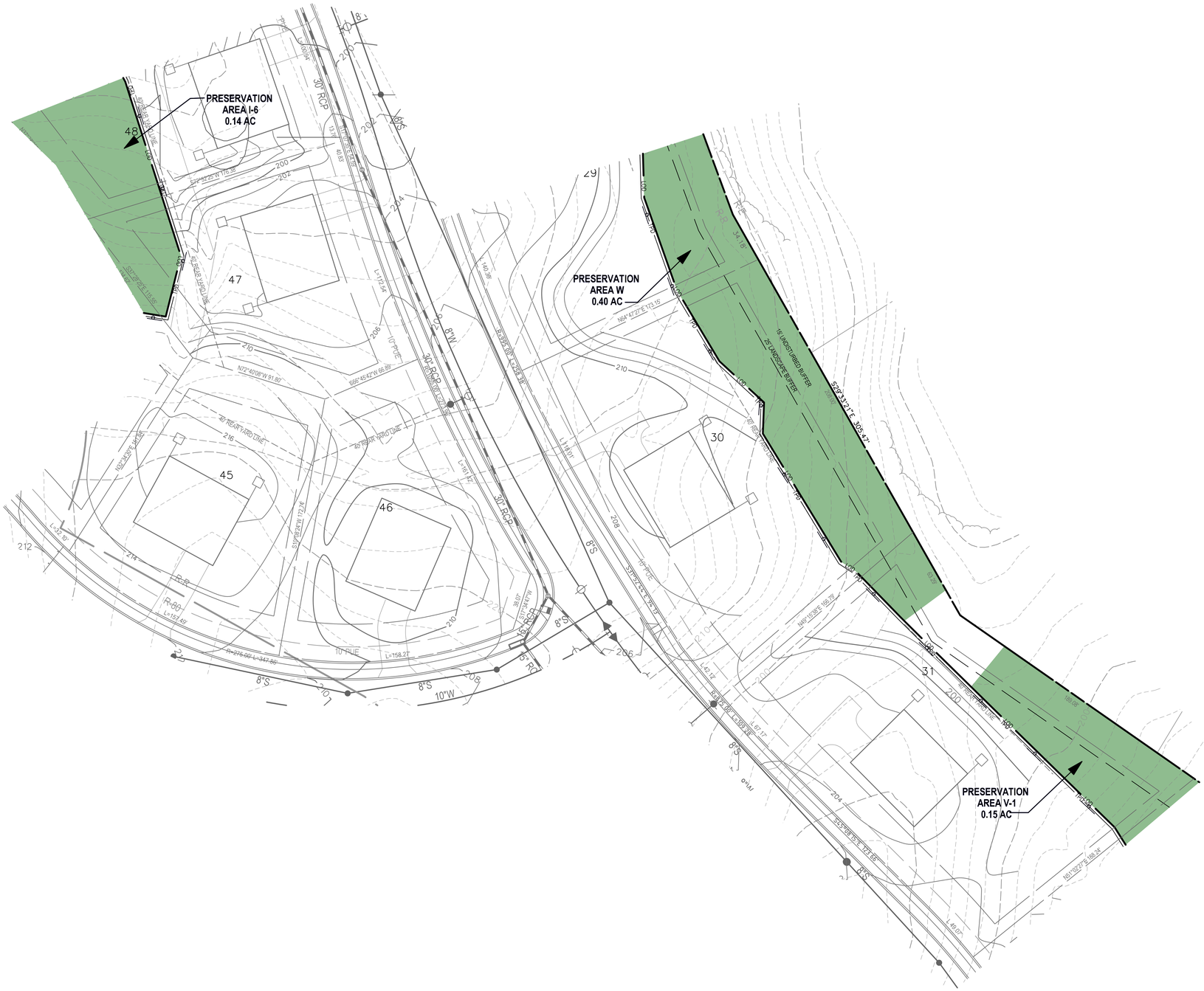
MAP 31	GRID J12
TAX MAP 119, C2, C3, D3	ZONING CATEGORY: R-T, R-80
WSSC 200' SHEET 211 SE 12 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

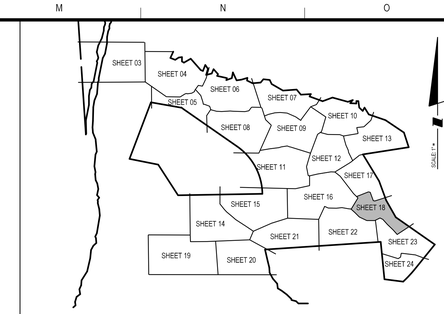
STATE OF MARYLAND — DAVID JOHN BOZEK — NO. 3010 — LANDSCAPE ARCHITECT

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KEY MAP

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- TREE PRESERVATION SIGNAGE
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SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

WOODLAND SUMMARY TABLE

SHEET NO.	18	TOTAL (ON-SITE) LAND AREA OF SHEET	4.97
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	4.97
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	4.97
WOODLAND CLEARING	0.00	WOODLAND CLEARING	4.28
		WOODLAND PRESERVATION	0.69
		REFORESTATION	0.00
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
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03				
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M-NCPPC
APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 18 OF 24

PROJECT NO. 1336-00-00

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
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DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX:

STATE OF MARYLAND — DAVID JOHN BOGEN — NO. 3215 — LANDSCAPE ARCHITECT

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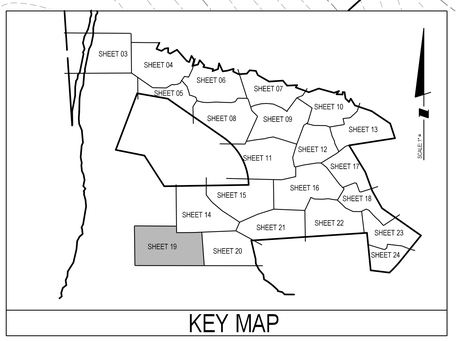


WOODLAND SUMMARY TABLE CURRENT PHASE AREA			
SHEET NO.	19	TOTAL (ON-SITE) LAND AREA OF SHEET	0.61
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	0.61
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	0.61
WOODLAND CLEARING	0.00	WOODLAND CLEARING	0.00
		WOODLAND PRESERVATION	0.61
		REFORESTATION	0.00
		OFF-SITE WOODLAND CLEARING	0.00

WOODLAND SUMMARY TABLE FUTURE PHASE AREA			
SHEET NO.	19	TOTAL (ON-SITE) LAND AREA OF SHEET	0.05
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	0.05
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	0.05
WOODLAND CLEARING	0.00	WOODLAND CLEARING	0.05

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- TREE REFORESTATION SIGNAGE



KEY MAP

GRAPHIC SCALE (FEET): 30 15 0 30 60

SCALE: 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

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M-NCPPC APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

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3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YGR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET	XXXX:
211 SE 12 212 SE 12	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

STATE OF MARYLAND — DAVID JOHN BROWN — No. 3220 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

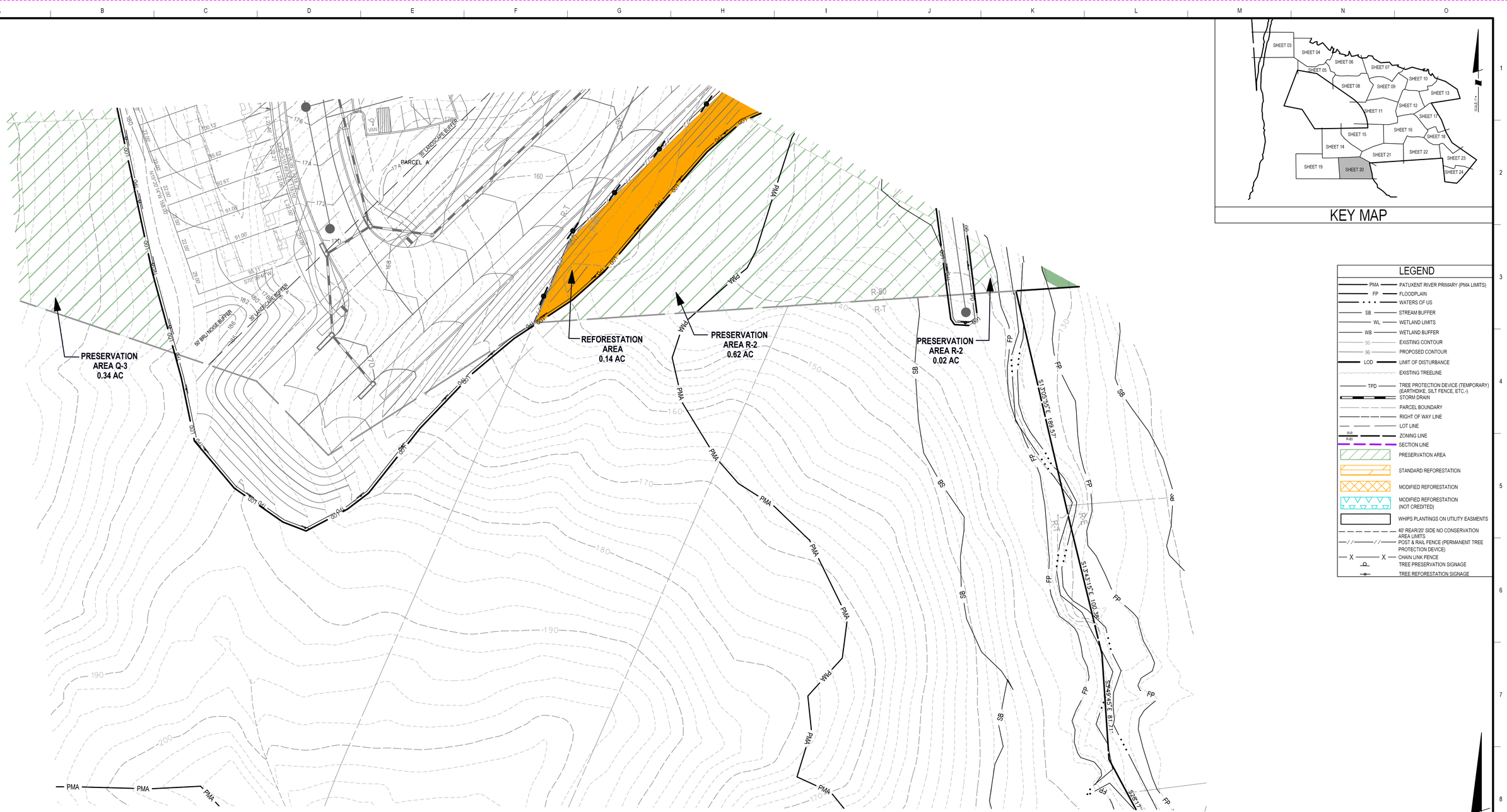
1" = 30'

SHEET 19 OF 24

PROJECT NO. 1336-00-00

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KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY) (EARTHDIKE, SILT FENCE, ETC.-)
- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- R-R / R-80 — ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- X — X — CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

WOODLAND SUMMARY TABLE — CURRENT PHASE AREA			
SHEET NO.	20	TOTAL (ON-SITE) LAND AREA OF SHEET	2.76
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.02	TOTAL AREA (NET TRACT)	2.74
EXISTING WOODLANDS	0.02	EXISTING WOODLANDS	2.74
WOODLAND CLEARING	0.00	WOODLAND CLEARING	1.76
		WOODLAND PRESERVATION	0.98
		REFORESTATION	0.14
		OFF-SITE WOODLAND CLEARING	0.00

WOODLAND SUMMARY TABLE — FUTURE PHASE AREA			
SHEET NO.	20	TOTAL (ON-SITE) LAND AREA OF SHEET	0.41
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	0.41
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	0.41
WOODLAND CLEARING	0.00	WOODLAND CLEARING	0.41

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M-NCPPC APPROVAL

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Ken S. Finch	2/17/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

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Waldorf
Leonardtown

NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200

MAP 31	GRID J12
TAX MAP 119, C2, C3, D3	ZONING CATEGORY: R-T, R-80
WSSC 200' SHEET 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX:

STATE OF MARYLAND — DAVID JOHN BOWEN — NO. 3010 — LANDSCAPE ARCHITECT

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 20 OF 24

PROJECT NO. 1336-00-00

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KEY MAP

LEGEND

PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)	96 — PROPOSED CONTOUR	R-R / R-80 — ZONING LINE	MODIFIED REFORESTATION (NOT CREDITED)
FP — FLOODPLAIN	LOD — LIMIT OF DISTURBANCE	SECTION LINE	WHIPS PLANTINGS ON UTILITY EASMENTS
WATERS OF US	EXISTING TREELINE	PRESERVATION AREA	40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
SB — STREAM BUFFER	TPD — TREE PROTECTION DEVICE (TEMPORARY)(EARTHDIKE, SILT FENCE, ETC..)	STANDARD REFORESTATION	POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
WL — WETLAND LIMITS	STORM DRAIN	MODIFIED REFORESTATION	CHAIN LINK FENCE
WB — WETLAND BUFFER	PARCEL BOUNDARY		TREE PRESERVATION SIGNAGE
96 — EXISTING CONTOUR	RIGHT OF WAY LINE		TREE REFORESTATION SIGNAGE
	LOT LINE		

WOODLAND SUMMARY TABLE

SHEET NO.	21	TOTAL (ON-SITE) LAND AREA OF SHEET	9.55
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	1.18	TOTAL AREA (NET TRACT)	8.37
EXISTING WOODLANDS	1.18	EXISTING WOODLANDS	8.37
WOODLAND CLEARING	0.02	WOODLAND CLEARING	0.65
		WOODLAND PRESERVATION	7.72
		REFORESTATION	0.23
		OFF-SITE WOODLAND CLEARING	0.00

GRAPHIC SCALE (FEET)
30 15 0 30 60

SCALE: 1" = 30'

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/7/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON
SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

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301-428-0800
DAVE SHAFFER

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PERMITTED USE NUMBER 21001200
MAP 31 GRID J12

TAX MAP:	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND — DAVID JOHN BROWN — NO. 3270 — LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

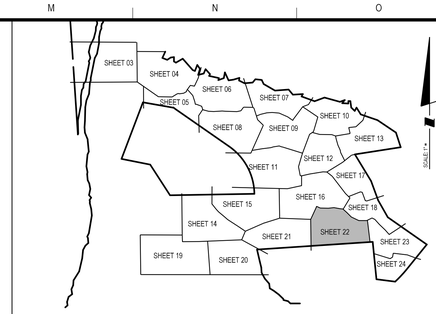
1" = 30'

SHEET 21 OF 24

PROJECT NO. 1336-00-00

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KEY MAP

LEGEND

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- FP — FLOODPLAIN
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- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
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- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

WOODLAND SUMMARY TABLE			
SHEET NO.	22	TOTAL (ON-SITE) LAND AREA OF SHEET	10.18
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	10.18
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	10.18
WOODLAND CLEARING	0.00	WOODLAND CLEARING	3.52
		WOODLAND PRESERVATION*	6.66
		REFORESTATION	0.34
		MODIFIED REFORESTATION	0.00
		TOTAL REFORESTATION (CREDITED)	0.34
		REFORESTATION (NOT CREDITED)	0.00
		OFF-SITE WOODLAND CLEARING	0.00

GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/17/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC

APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22

PROJECT NUMBER: DSP-03033-02

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

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
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SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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MAP 31 GRID J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: VERTICAL:	XXXX:

STATE OF MARYLAND · DAVID JOHN BROAD · NO. 2015 · LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'

SHEET 22 OF 24

PROJECT NO. 1336-00-00

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NOTE: CROOM ROAD IS A DESIGNATED HISTORIC ROAD

SCALE: 1" = 30'

GRAPHIC SCALE (FEET)
30 15 0 30 60

WOODLAND SUMMARY TABLE			
SHEET NO.	23	TOTAL (ON-SITE) LAND AREA OF SHEET	7.23
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	7.23
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	7.23
WOODLAND CLEARING	0.00	WOODLAND CLEARING	4.94
		WOODLAND PRESERVATION	2.29
		REFORESTATION	0.98
		OFF-SITE WOODLAND CLEARING	0.00

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim A. Finch	2/27/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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M-NCPPC
APPROVAL

PROJECT NAME: EAST MARLTON SECTIONS 18,19,20,21 AND 22
PROJECT NUMBER: DSP-03033-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

PLAN VIEW

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3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-18-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

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DESIGNED: JMS TECHNICIAN: ANC CHECKED: WKD/MEW/NML

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MAP 31 GRID J12
TAX MAP 119, C2, C3, D3
ZONING CATEGORY: R-T, R-80
WSSC 200' SHEET 211 SE 12 212 SE 12
XXXX:
SITE DATUM HORIZONTAL: VERTICAL:
XXXX:

STATE OF MARYLAND DAVID JOHN BROWN NO. 3216 LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

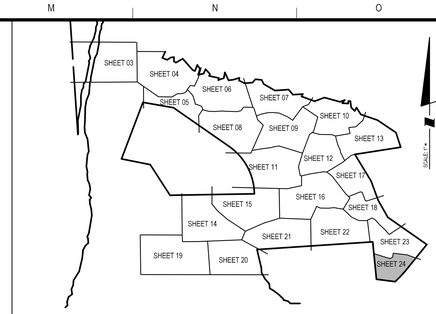
MELWOOD (15th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 23
OF 24
PROJECT NO. 1336-00-00

P:\13360000\ENGINEER\ENV\TCP2-23.sht Scale= 30.0000 ft / in. User= yroh PLTdrv= PDF_Color_150.pltcfg PenIbl= TEXT_SUB.tbl 2/16/2018 4:01:41 PM

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KEY MAP

LEGEND

- PMA — PATUXENT RIVER PRIMARY (PMA LIMITS)
- FP — FLOODPLAIN
- WATERS OF US
- SB — STREAM BUFFER
- WL — WETLAND LIMITS
- WB — WETLAND BUFFER
- 95 — EXISTING CONTOUR
- 95 — PROPOSED CONTOUR
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREELINE
- TPD — TREE PROTECTION DEVICE (TEMPORARY) (EARTHDIKE, SILT FENCE, ETC.-)
- STORM DRAIN
- PARCEL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- R-R / R-80 — ZONING LINE
- SECTION LINE
- PRESERVATION AREA
- STANDARD REFORESTATION
- MODIFIED REFORESTATION
- MODIFIED REFORESTATION (NOT CREDITED)
- WHIPS PLANTINGS ON UTILITY EASMENTS
- 40' REAR/20' SIDE NO CONSERVATION AREA LIMITS
- POST & RAIL FENCE (PERMANENT TREE PROTECTION DEVICE)
- X — X — CHAIN LINK FENCE
- TREE PRESERVATION SIGNAGE
- TREE REFORESTATION SIGNAGE

SCALE: 1" = 30'

NOTE: CROOM ROAD IS A DESIGNATED HISTORIC ROAD

WOODLAND SUMMARY TABLE			
SHEET NO.	24	TOTAL (ON-SITE) LAND AREA OF SHEET	5.05
INSIDE THE 100-YEAR FLOODPLAIN		OUTSIDE THE 100-YEAR FLOOD PLAIN	
TOTAL AREA	0.00	TOTAL AREA (NET TRACT)	5.05
EXISTING WOODLANDS	0.00	EXISTING WOODLANDS	5.05
WOODLAND CLEARING	0.00	WOODLAND CLEARING	3.29
		WOODLAND PRESERVATION	1.77
		REFORESTATION	0.45
		OFF-SITE WOODLAND CLEARING	0.00

GRAPHIC SCALE (FEET)
30 15 0 30 60

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPRVOAL
TCP2 - 143-03

	APPROVED BY	DATE	DRD#	REASON FOR REVISION
00	K. FINCH	8-17-07	DSP-03033	DSP REVISION
01	K. FINCH	1-06-10	DSP-03033-01	DSP REVISION
02	Kim S. Finch	2/7/2018	DSP-03033-02	DSP REVISION
03				
04				
05				

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: EAST MARLTON SECTIONS 18,19,20,21 AND 22
PROJECT NUMBER: DSP-03033-02

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

PLAN VIEW

TREE CONSERVATION PLAN - TYPE II

EAST MARLTON

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

1" = 30'
SHEET 24 OF 24
PROJECT NO. 1336-00-00

SOLTESZ

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Planning
Environmental Sciences

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Lanham
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Leonardtown

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NO.	REVISIONS	BY	DATE
6	REVISE BASED ON REVISIONS TO SECTIONS 18-22 LAYOUT	DJB	10-02-12
5	REVISE STREET NAMES, LOD	MEW	5-10-07
4	REV. PER MNCPPC COMMENTS	MEW	9-5-06
3	ADJUST PRESERVATION AREA & REVISE WOODLAND WORKSHEET	MEW	4-5-05
2	UPDATE WETLANDS, ELIMINATE ACCESS ROAD, REVISE LOD	MEW	2-16-05
1	REV. PER MNCPPC COMMENTS	YOR	5-19-04

DATE: NOVEMBER 11, 2003 | CAD STANDARDS VERSION: V8 - 2000 | V8 - 2000
DESIGNED: JMS | TECHNICIAN: ANC | CHECKED: WKD/MEW/NML

MISS UTILITY NOTE

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

OWNER/DEVELOPER/APPLICANT

LAKE MARLTON LTD. PARTNERSHIP
24024 FREDERICK ROAD
SUITE 200
CLARKSBURG, MD. 20871
301-428-0800
DAVE SHAFFER

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MAP	GRID
31	J12

TAX MAP	ZONING CATEGORY:
119, C2, C3, D3	R-T, R-80
WSSC 200' SHEET: 211 SE 12, 212 SE 12	XXXX:
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	XXXX:

STATE OF MARYLAND — DAVID JOHN BOZZI — NO. 3010 — LANDSCAPE ARCHITECT

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