

90179.07

NOTES/DEBATES

COVER

90179.07

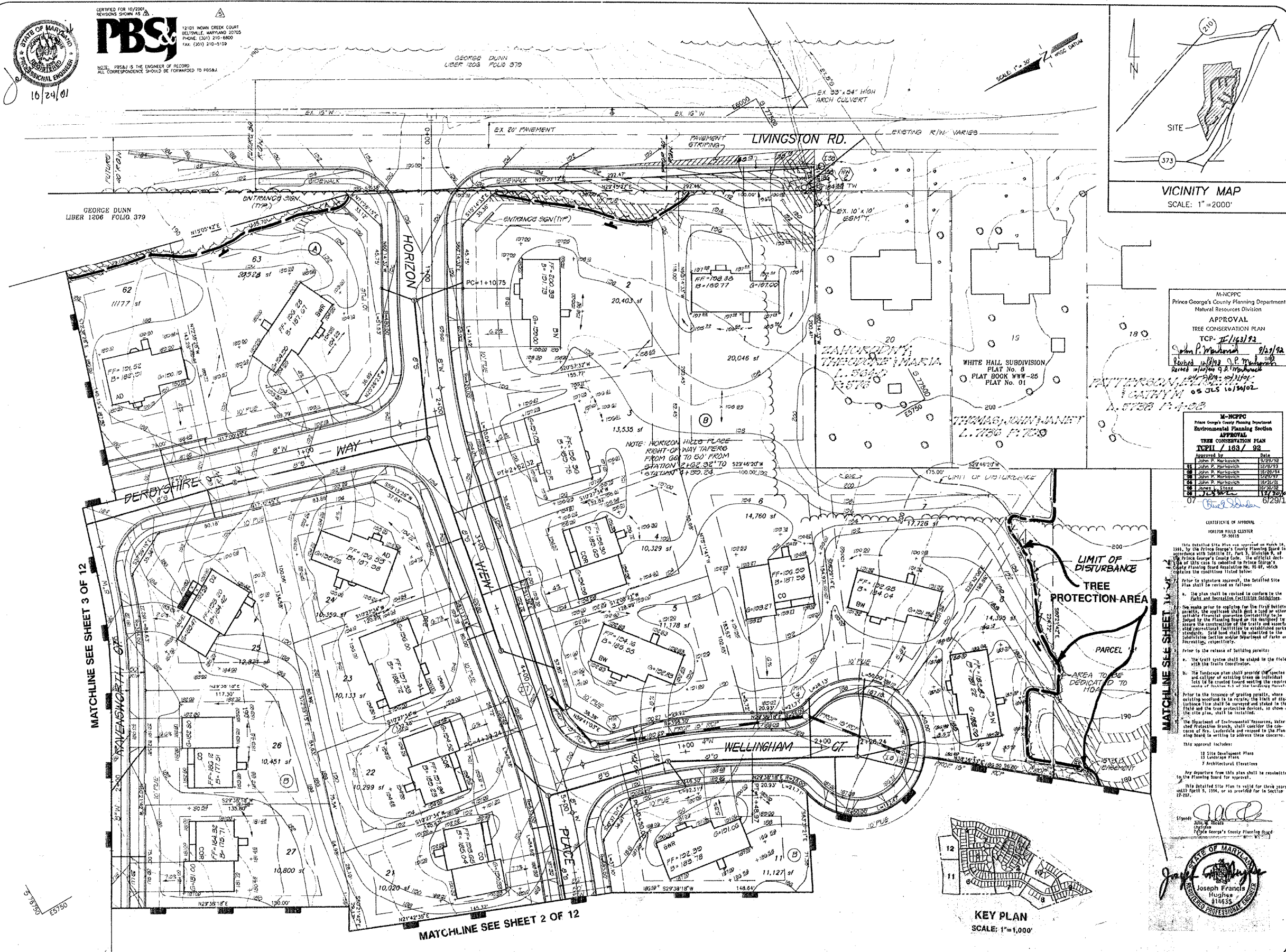
1/12



12101 INDIAN CREEK COURT
BELTSVILLE, MARYLAND 20705
PHONE: (301) 210-6800
FAX: (301) 210-5159

NOTE: FBS&J IS THE ENGINEER OF RECORD.
ALL CORRESPONDENCE SHOULD BE FORWARDED TO FBS&J.

GEORGE DUNN
LIBER 1206 FOLIO 372



M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/163/92
John P. Mahon 9/23/92
Revised 12/1/93 J.P. Mahon

M-MCPFC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TEPH / 163 / 92

	Approved by	Date
	John P. Markovich	9/29/92
01	John P. Markovich	12/8/92
02	John P. Markovich	10/28/92
03	John P. Markovich	1/29/93
04	John P. Markovich	10/21/92
05	James J. Stasz	10/30/92
06	<i>[Signature]</i>	1/7/93

CERTIFICATE OF APPROV.
HORIZON HILLS CLUSTER
32-92115

This Outlot Site Plan was approved on March 14, 1991, by the Prince George's County Planning Board in accordance with Subtitle 22, Part 3, Division 9, of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-09, which contains the conditions listed below:

- For the signature approval, the Detailed Site Plan shall be reviewed as follows:
- The plan shall be reviewed to conform to the rules and regulations of the Building Division.
 - Two weeks prior to applying for the first building permits, the applicant shall post a notice or sign on the site indicating the location of the proposed building. The notice shall be posted for a minimum of 30 days prior to the construction of the trails and access roads. The notice shall be in the form of a sign that reads: "Notice of Proposed Construction of Trails and Access Roads". Said notice shall be submitted to the Planning and Design Department of Parks and Recreation, respectively.
 - For the release of building permits:
 - The trail system shall be staked in the field with the following conditions:
 - The foreman plan shall provide the location and callout of existing trees on individual lots.
 - The staked location shall be in accordance with the provisions of Division 4-3 of the Landmark Measure.
 - In the instance of grading permits, where the grading is required to be done in the riparian disturbance line shall be surveyed and staked in the field. The staked location shall be in accordance with the provisions of Division 4-3 of the Landmark Measure, the other plan, shall be installed.
- The Department of Environmental Resources, under the supervision of the Planning and Design Department of Parks and Recreation of Los Angeles and signed by the Planning and Design Department of Parks and Recreation, respectively.

This approval includes:

- 12 Site Development Plans
- 13 Landscape Plans
- 7 Architectural Elevations

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for three years until April 5, 1994, or as provided for in Section 22-287.

Signed: 
John W. Woods
Chairman
Plymouth Georgia's County Planning Board

STATE OF MARYLAND



Joseph Francis
Hughes
818635

EDUCATIONAL PROFESSIONAL BOARD

...the ...

project	date
90179.07	OCT'90
illustration	engineering
JA/JAR	P.R.I.
code	approval
1"=30'	R.E.H.

10.	revisions	date	10/20/01
REVISED PER PSCC COMMENTS.			
REVISED PER WASHCO COMMENTS SUBMITTED TO THE MINGUS			
10/20/01			

HORIZON HILLS SUBDIVISION
ELECTION DISTRICT NO. 1
PRINCE GEORGE'S COUNTY, MARYLAND

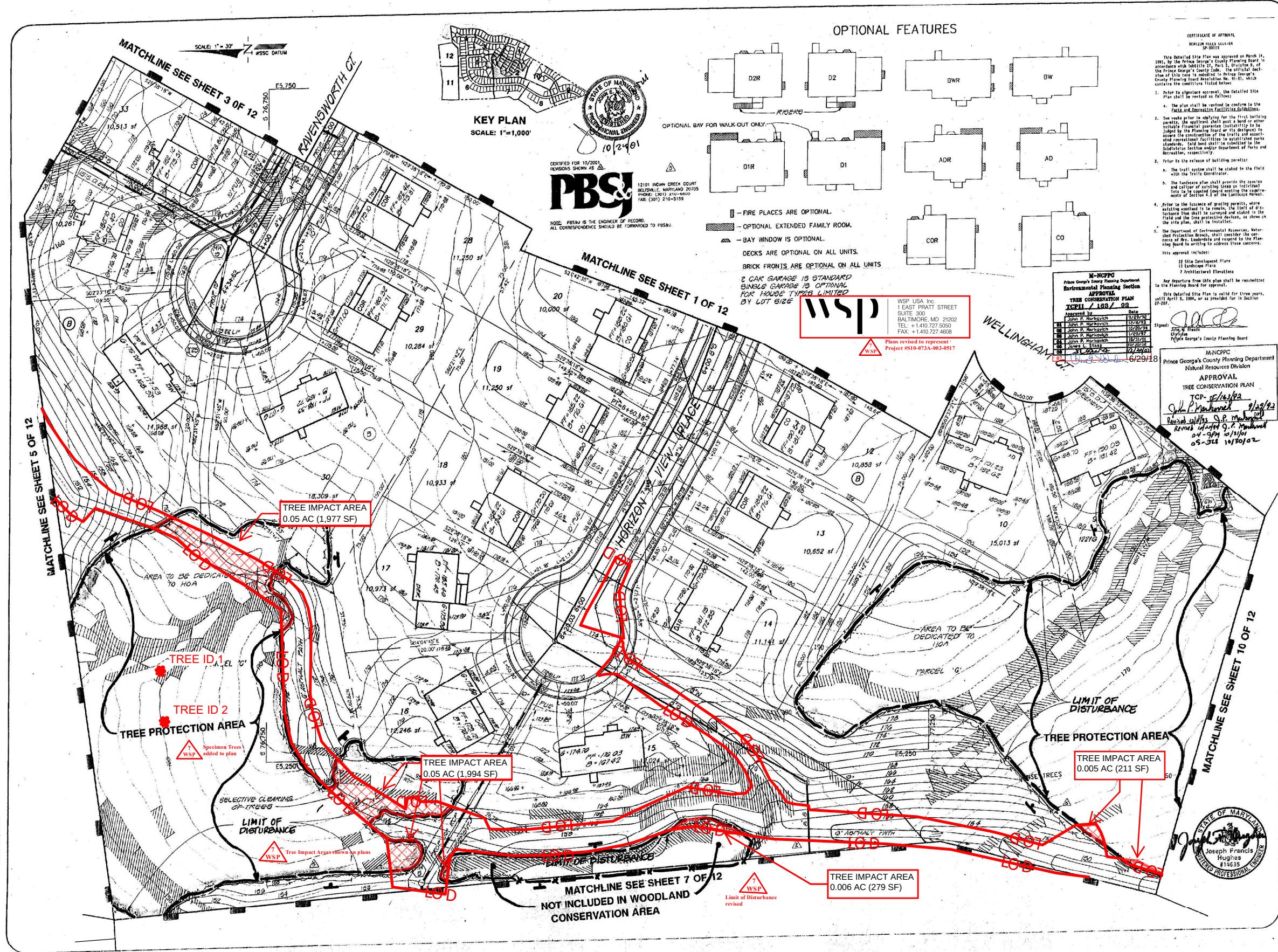
SITE PLAN

 **kamber engineering**
818 west diamond ave
gallitzsburg, maryland 20878
(301) 840-1030

1 OF 12

Number of hauls	<i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)
1	10	5	2
2	25	10	4
3	45	15	6
4	65	20	8
5	80	25	10
6	90	30	12
7	95	35	14
8	98	40	16
9	99	45	18
10	100	50	20

WAL. APPROVED 2 DATE: 10/24/01



HORIZON HILLS SUBDIVISION

90179.07

4/12

DATE: 10/24/01

RIDALL COURT

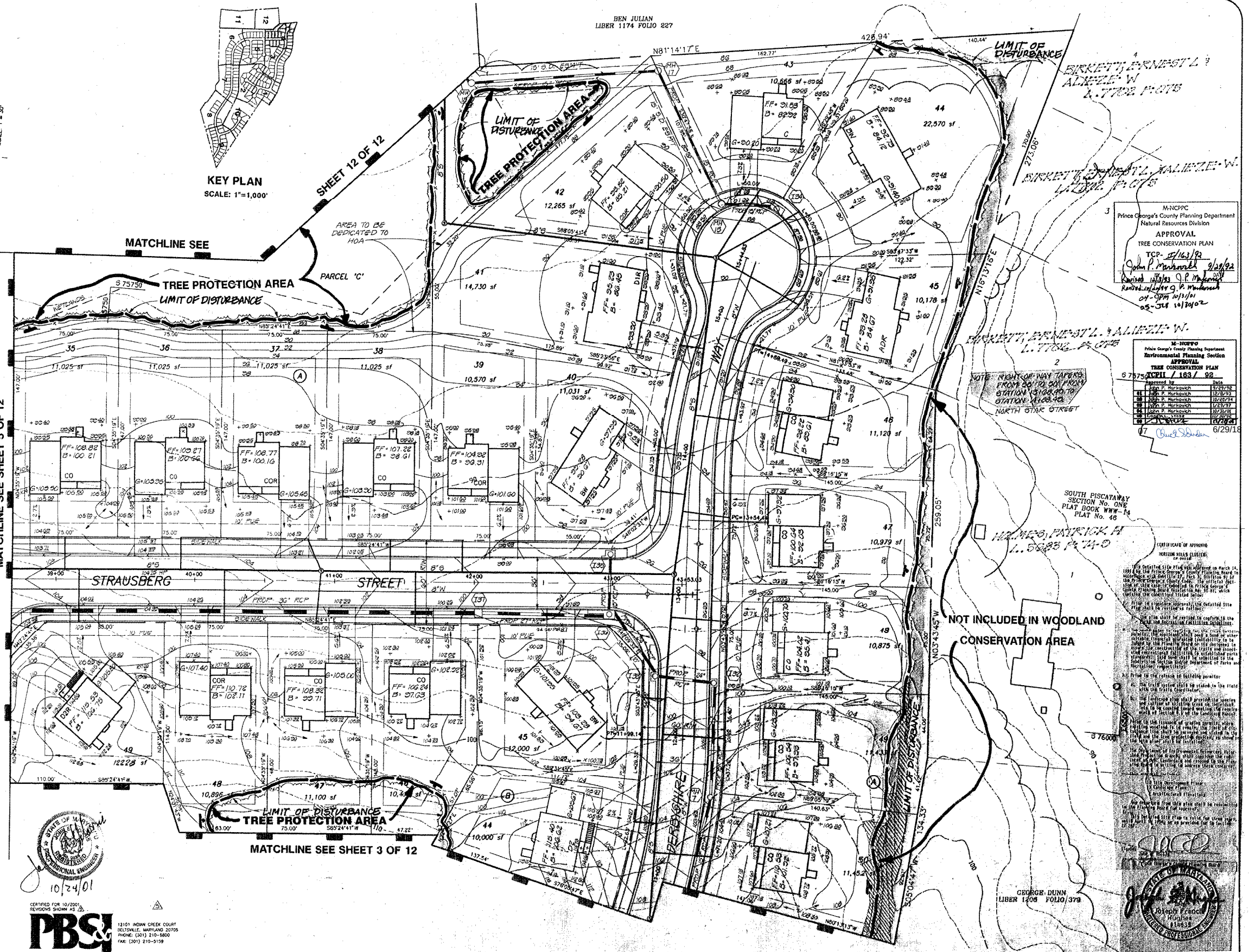
MATCHLINE SEE SHEET 5 OF 12

MATCHLINE SEE

KEY PLAN
SCALE: 1"=1,000'

SHEET 12 OF 12

MATCHLINE SEE SHEET 3 OF 12



PBS&J
13101 RIDGE CREEK COURT
BELTSVILLE, MARYLAND 20705
PHONE: (301) 210-6800
FAX: (301) 210-3109

NOTE: PBS&J IS THE ENGINEER OF RECORD
ALL CORRESPONDENCE SHOULD BE FORWARDED TO PBS&J

BEN JULIAN
LIBER 1174 FOLIO 287

GEORGE DUNN
LIBER 1206 FOLIO 379

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-17/163/92
John P. Kamber 9/29/92
Kamber 10/13/92
04-0PM 10/1/92
05-514 10/19/92

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP-17/163/92
Approved by: [Signature]
Date: 6/29/92

NOT INCLUDED IN WOODLAND
CONSERVATION AREA

1. The detailed site plan was approved on March 14, 1992 by the Prince George's County Planning Board in accordance with the provisions of the Prince George's County Code. The official decision of the Planning Board is hereby recorded for the public use of the County of Prince George's.

2. The detailed site plan was approved on March 14, 1992 by the Prince George's County Planning Board in accordance with the provisions of the Prince George's County Code. The official decision of the Planning Board is hereby recorded for the public use of the County of Prince George's.

3. The detailed site plan was approved on March 14, 1992 by the Prince George's County Planning Board in accordance with the provisions of the Prince George's County Code. The official decision of the Planning Board is hereby recorded for the public use of the County of Prince George's.

PROJECT	DATE	DESCRIPTION	APPROVED BY	REMARKS
90179.07	OCT 90	ENGINEERING	J.P.K.	
90179.07	OCT 90	ENGINEERING	J.P.K.	

PROJECT	DATE	DESCRIPTION	APPROVED BY	REMARKS
90179.07	OCT 90	ENGINEERING	J.P.K.	
90179.07	OCT 90	ENGINEERING	J.P.K.	

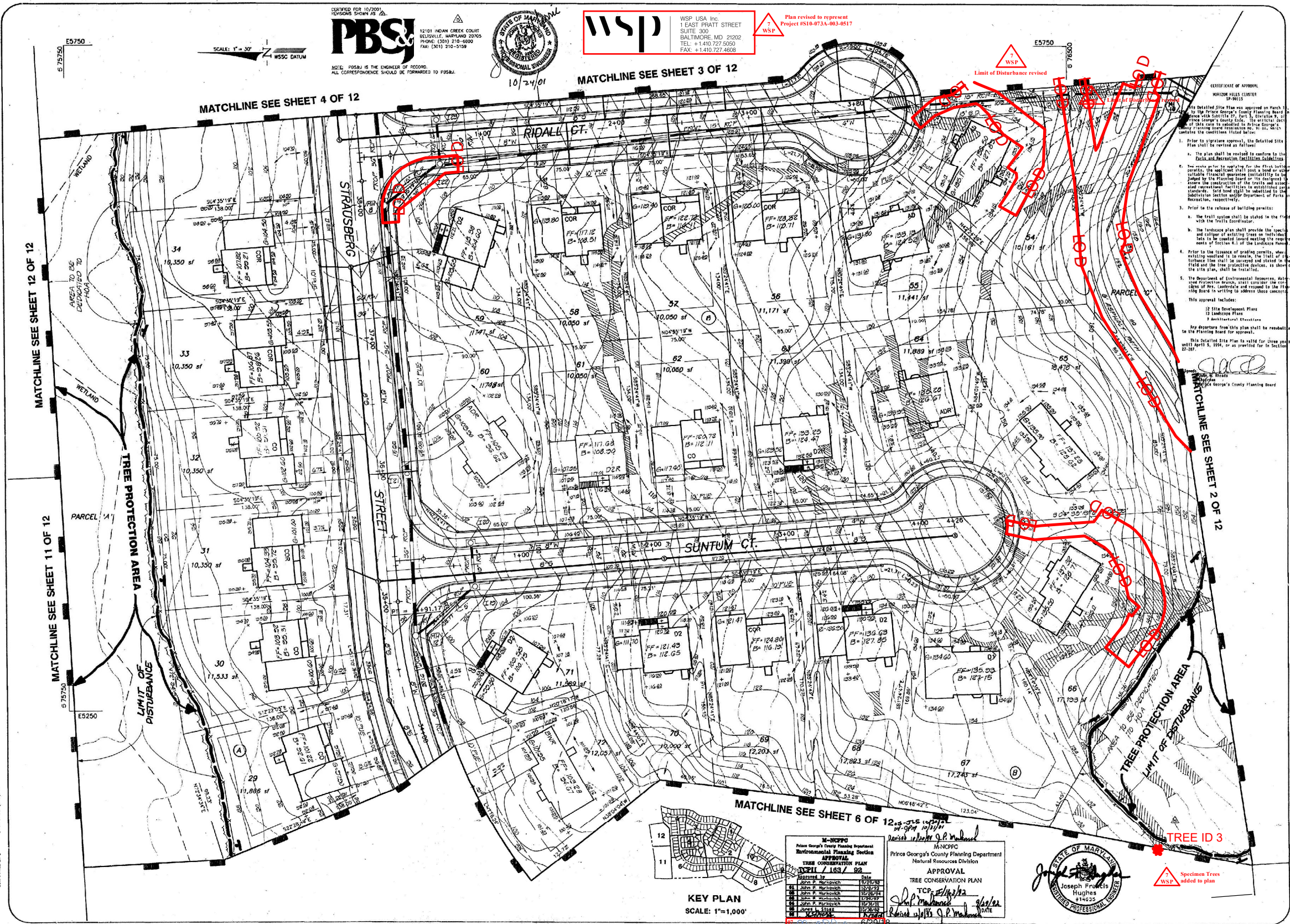
HORIZON HILLS SUBDIVISION
ELECTION DISTRICT NO. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN
TREE CONSERVATION PLAN

kamber engineering
818 Westmonte Ave.
Baltimore, Maryland 20878
(301) 840-1030

5/12

5/12



kamber engineering
313 west diamond ave.
gaitheersburg, maryland 20878
(301) 840-1030

HORIZON HILLS SUBDIVISION
ELECTION DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN

TREE CONSERVATION PLAN

project	date
90179.07	OCT'90
illustration	engineering
JA/JAR	P.R.I.
scale	approval
1"=30'	R.E.H.

no.	description	date
1	REVISED PER POSCO COMMENTS.	10/20/01
2	REVISED PER MACROBOS COMMENTS.	2/26/04
3	REJECTED TO THE MACROBOS.	11/17/00

HORIZON HILLS SUBDIVISION
ELECTION DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN

11000000

kamber engineering
313 west diamond ave.
gaitheersburg, maryland 20878
(301) 840-1030

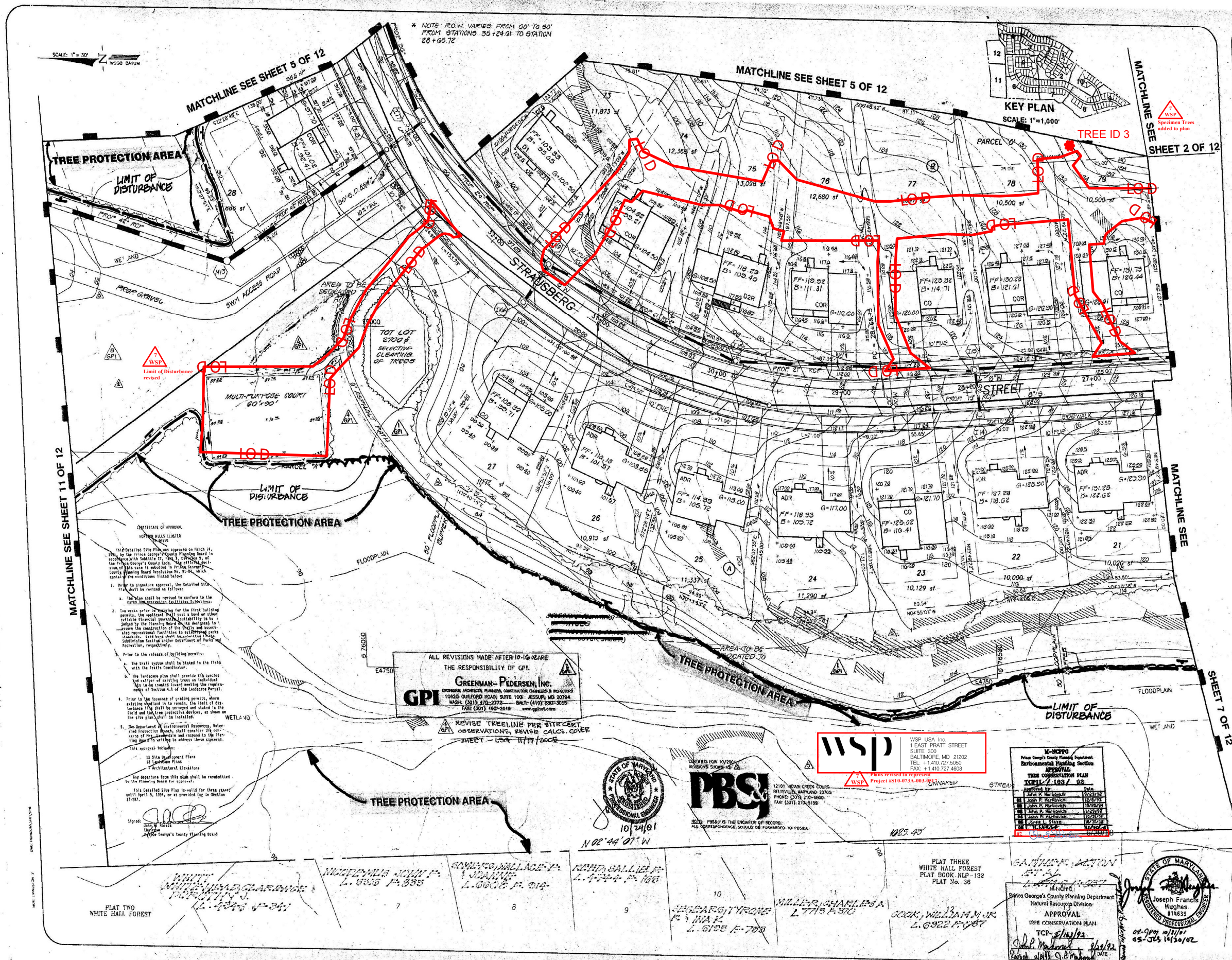


5 OF 12

Wages	0.00	0.00
Costs	0.00	0.00

90179.07

HORIZON HILLS SUBDIVISION



project	date
90179.07	OCT'90
illustration	engineering
JA/JAR	P.R.I.
scale	approved
1"=30'	REH

DATE	DESCRIPTION
10/20/01	REVISED PER PSSCD COMMENTS.
11/01/03	REV. PER NRC COMMENTS
11/27/00	TRANSFERRED TO THE LABORATORY

HOBOON HILLS SUBDIVISION

ELECTION DISTRICT No. 13
JAMES GEORGE'S COUNTY, MARYLAND

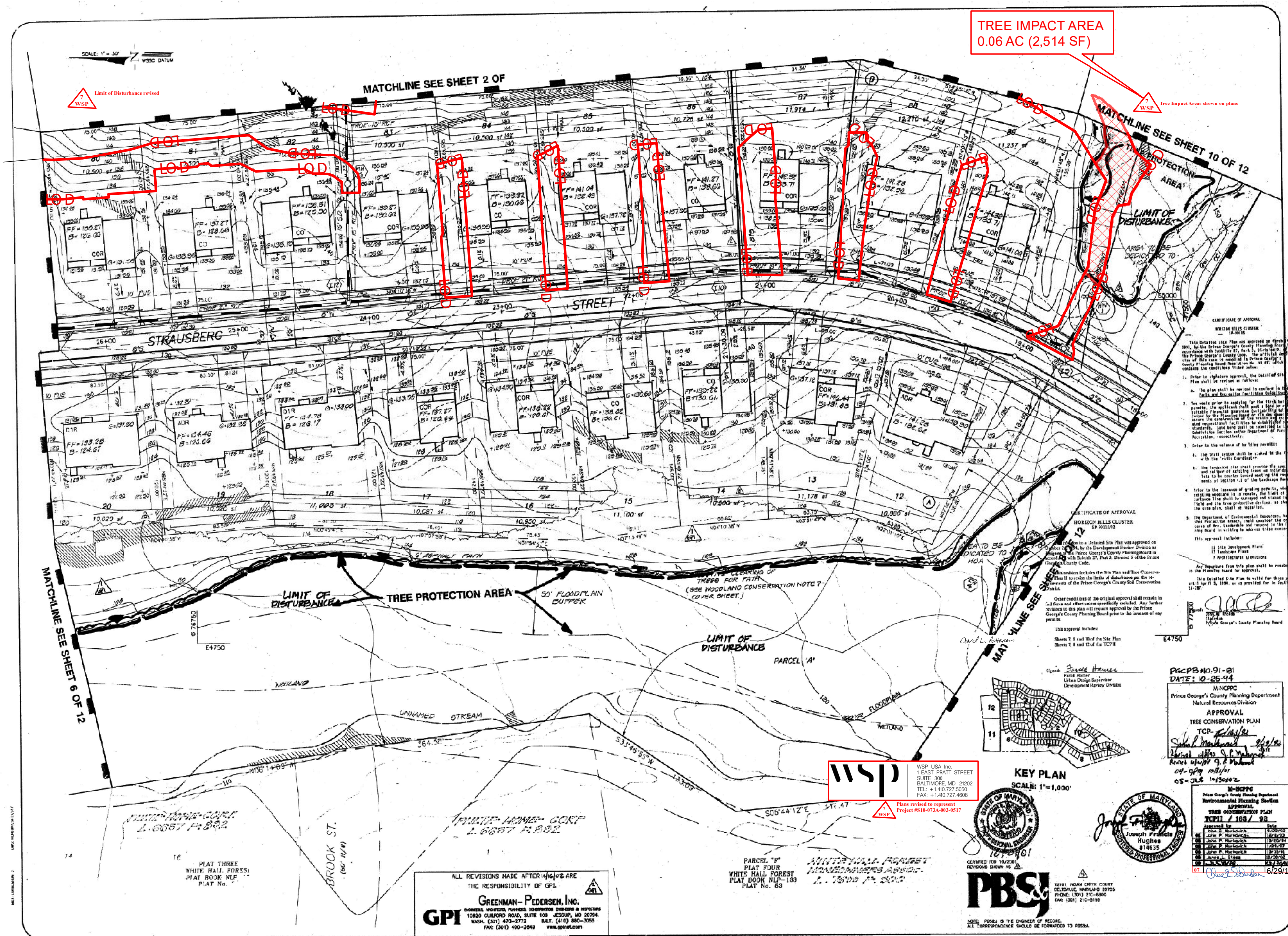
SITE PLAN

FREE CONSERVATION PLAN

kamber engineering

315 west diamond ave.
315 west diamond ave. 20878

7/12



30	REVISED PER: PASCAL COMMENTS	10/20/03	project	date
29	REV. LIMITS OF DIST. PER: PASCAL COMMENTS	11/10/03	50179.07	OCT'90
28	REVISED PROOF SHEET ALIENMENT PER: PASCAL COMMENTS	11/10/03	12/14/03	P.R.I.
27	REVISED PER: PASCAL COMMENTS	11/10/03	JAN/JAR	approval
26	REVISED PER: PASCAL COMMENTS	11/10/03	11/23/03	REN
25	REVISED PER: PASCAL COMMENTS	11/10/03	11/23/03	11/23/03

HORIZON HILLS SUBDIVISION

ELECTION DISTRICT No. 13
SPRINGFIELD COUNTY, MARYLAND

SITE DI ANI

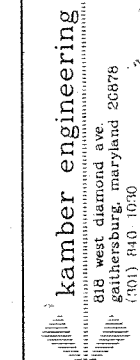
kamber engineering

18 west diamond ave.

Waltham, MA 01901
Tel: 617 840-1030

7 OF 12

8/12

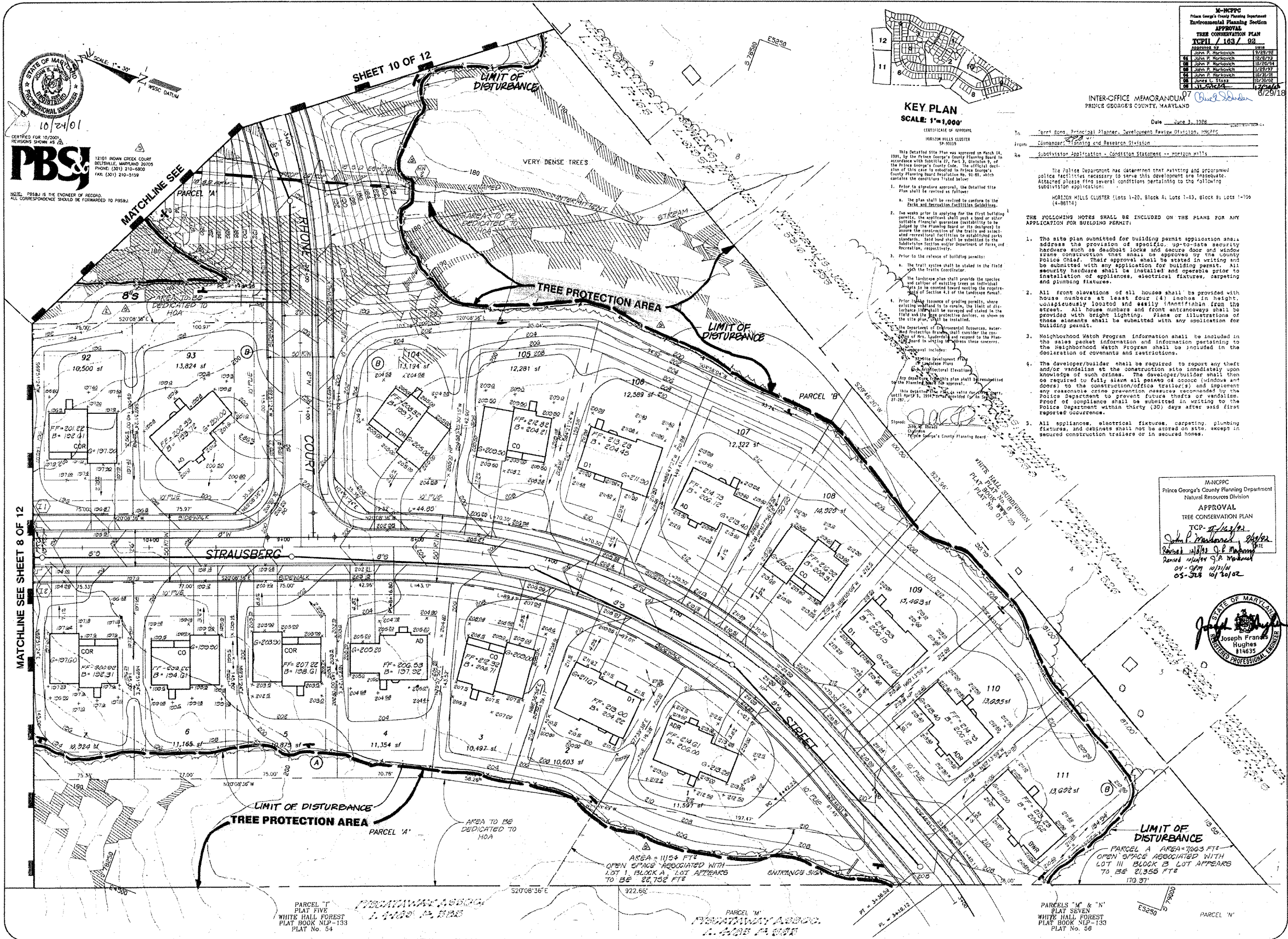


HORIZON HILLS SUBDIVISION
ELECTION DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN

TREE CONSERVATION PLAN

REVISED PER PSCD COMMENTS.	4/20/2001	project	date
REV. LIMITS OF DIST. PER PSCD COMMENTS	1/10/01	301739	OCT 90
REVISED SEWER ALIGNMENT PER PSCD	4/20/01	illustration	engineering
REVISED PER MWDGOS COMMENTS	4/20/01	JA/JAR	P.R.I.
REVISED PER MWDGOS COMMENTS	4/20/01	scale	approval
decision	001(c)	1=30	REH



KEY PLAN
SCALE: 1"=1,000'

This Detailed Site Plan was approved on March 14, 1994, by the Prince George's County Planning Board in accordance with Subtitle 17, Part 3, Division 1, of the Prince George's County Code. The official location of this case is submitted in Prince George's County Planning Board Resolution No. 91-81, which contains the conditions stated below:

1. Prior to signature approval, the Detailed Site Plan shall be revised as follows:
 - a. The plan shall be revised to conform to the rules and regulations of the Planning Board.
 - b. Two weeks prior to applying for the first building permit, the applicant shall post a bond or other suitable financial guarantee (sufficient to be judged by the Planning Board or its designee) to ensure the construction of the trails and associated recreational facilities to established parks standards. Said bond shall be submitted to the Subdivision Section and/or Department of Parks and Recreation, respectively.
 - c. Prior to the release of building permits:
 - i. The trail system shall be staked in the field with the trail coordinator.
 - ii. The landscape plan shall provide the species and color of existing trees on individual lots to be retained and the location of the proposed tree protection areas.
 - iii. The Department of Environmental Resources, Watershed Protection Branch shall consider the construction of any new structures proposed on the site and the Planning Board in writing to address these concerns.
2. The developer/builder shall be required to report any theft and/or vandalism of the construction site immediately upon knowledge of such crimes. The developer/builder shall then be required to fully alarm all points of access (windows and doors) to the construction/office trailer(s) and implement any reasonable crime prevention measures recommended for the Police Department to prevent future thefts or vandalism. Proof of compliance shall be submitted in writing to the Police Department within thirty (30) days after said first reported occurrence.
3. All appliances, electrical fixtures, carpentry, plumbing fixtures, and cabinets shall not be stored on site, except in secured construction trailers or in secured homes.

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND

Date: June 3, 1994

To: Terril Bond, Principal Planner, Development Review Division, MNCPPC

From: Commander, Planning and Research Division

Re: Subdivision Application - Condition Statement -- Horizon Hills

The Police Department has determined that existing and programmed police facilities necessary to serve this development are inadequate. Attached please find several conditions pertaining to the following subdivision application:

HORIZON HILLS CLUSTER (Lots 1-20, Block 4; Lots 1-43, Block 5; Lots 1-109 (4-88174))

THE FOLLOWING NOTES SHALL BE INCLUDED ON THE PLANS FOR ANY APPLICATION FOR BUILDING PERMIT:

1. The site plan submitted for building permit application shall address the provision of specific, up-to-date security hardware such as deadbolt locks and secure door and window frame construction that meets or exceeds the County Police Chief. Their approval shall be stated in writing and be submitted with any application for building permit. All security hardware shall be installed and operable prior to installation of appliances, electrical fixtures, carpentry and plumbing fixtures.
2. All front elevations of all houses shall be provided with house numbers at least four (4) inches in height, conspicuously located and easily identifiable from the street. All house numbers and front entrances shall be provided with bright lighting. Plans or illustrations of these elements shall be submitted with any application for building permit.
3. Neighborhood Watch Program information shall be included in the sales packet information and information pertaining to the Neighborhood Watch Program shall be included in the construction of covenants and restrictions.
4. The developer/builder shall be required to report any theft and/or vandalism of the construction site immediately upon knowledge of such crimes. The developer/builder shall then be required to fully alarm all points of access (windows and doors) to the construction/office trailer(s) and implement any reasonable crime prevention measures recommended for the Police Department to prevent future thefts or vandalism. Proof of compliance shall be submitted in writing to the Police Department within thirty (30) days after said first reported occurrence.
5. All appliances, electrical fixtures, carpentry, plumbing fixtures, and cabinets shall not be stored on site, except in secured construction trailers or in secured homes.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-11/10/94
John P. Madenjian
Daniel J. White
Revised: 10/10/94
05-318 10/10/94



9/12

90179.07

9 OF 12

RE 10/10/94 PER ASDC COMMENTS
2. REVISOR SEWER ALIGNMENT PER ASDC
3. REVISOR SEWER ALIGNMENT PER ASDC
4. REVISOR SEWER ALIGNMENT PER ASDC

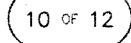
DATE: 10/10/94
BY: J.A.JAR
P.L.L.
SCALE: 1"=30'

HORIZON HILLS SUBDIVISION
ELECTION DISTRICT No. 13
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN
TREE CONSERVATION PLAN

kamber engineering
818 west diamond ave
gaitersburg, maryland 20878
(301) 840-1030

10/12



CERTIFICATE OF ~~COMPLETION~~
HORIZONAL CONTROL

(07-19-15)

This Detailed Site Plan was approved on March 14, 1984, by the Planning and Zoning Planning Board in accordance with Sections 22, 27, 28, 31, Division 1, of the Planning and Zoning Ordinance. The approval of this case is embodied in Prince George's County Board of Commissioners Resolution No. 12-84, which outlines the conditions listed below:

Prior to signature approval, the Detailed Site Plan must:

- a. The plan shall be required to conform to the Parks and Recreation Facilities Guidelines.
- b. Two weeks prior to applying for the final building permit, the applicant must be bonded and other suitable financial guarantees (suitability to be determined by the Planning and Zoning Board) must be submitted to assure the construction of the trails and associated facilities, as well as to establish the park's landscape. Said bond shall be submitted to the Subdivision Section and/or Department of Parks and Recreation, respectively.

Prior to the release of building permits:

- a. The trail system shall be staked in the field by the Planning and Zoning Board.
- b. The landscape plan shall provide the species and calliper of existing trees, individual trees to be removed, and the required tree replacement of Section 4.1 of the Landscape Manual.

Prior to the issuance of grading permits, where existing topography is to be altered, the State of Suburbance Trail map shall be surveyed and staked in the field and the final map shall be furnished, as shown on the site plan, shall be furnished.

The Department of Environmental Resources, Incorporated, shall be responsible for the implementation of the terms of this. Supercede and respond to the Planning and Zoning Board address these concerns.

This approval includes:

- 12 Site Development Plans
- 13 Landscape Plans
- 7 Environmental Easements

Any development on this plan shall be subordinated to the Planning Board for approval.

This Detailed Site Plan is valid for three years, April 1, 1984, and is provided for by Section 31.1 of the Planning and Zoning Ordinance.

JOHN W. GORDON
County Manager
Prince George's County Planning Board



ALL REVISIONS MADE AFTER 8/6/12 ARE THE RESPONSIBILITY OF GPI.

GREENMAN-PEDERSEN, INC.
DESIGN, ARCHITECT, PLANNING, CONSTRUCTION MANAGER & HOUSING
19820 CALVERT ROAD, SUITE 100, JESSUP, MD 20794
PHONE: (301) 440-2648 FAX: (301) 440-2649 www.gpi.com

GPI

KEY PLAN
SCALE: 1"=1,000'



PBS&J
12101 INDIAN CREEK COURT
BETHESDA, MARYLAND 20814
PHONE: (301) 210-6800
FAX: (301) 210-5159

NOTES: PBS&J IS THE ENGINEER OF RECORD.
ALL CORRESPONDENCE SHOULD BE FORWARDED TO PBS&J.

CERTIFICATE OF APPROVAL
HORIZON HILLS SUBDIVISION
12-0013

This Detailed Site Plan was approved on March 14, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Section 8, of the Prince George's County Code. The official decision of the Board is embodied in Prince George's County Planning Board Resolution No. 91-81, which contains the conditions listed below.

Prior to a signature approval, the Detailed Site Plan shall be revised as follows:

1. The plan shall be revised to conform to the Right-of-Way Dedication Act.
2. Two weeks prior to applying for the first building permit, the applicant shall post a bond or other suitable financial guarantee (collectability to be judged by the Planning Board or its designee) to insure the destruction of the trees and associated recreational facilities to established parks standards. Said bond shall be submitted to the Subdivision Section and/or Department of Parks and Recreation, respectively.
3. Prior to the release of building permits:
 - a. The trail system shall be staked in the field with the trail coordinator.
 - b. The landscape plan shall provide the species and number of existing trees on individual lots to be counted toward meeting the requirements of Section 4.1 of the Landscape Manual.
 - c. Prior to the release of grading permits, where existing wetlands are to be regraded, the limit of disturbance line shall be surveyed and staked in the field and the tree protective devices, as shown on the plan, shall be installed.
4. The Department of Environmental Resources, Watershed Protection Branch, shall consider the consistency of the Landscape and Respond to the Planning Board to writing to address these concerns.

This approval is for:
1. Site Development Plans
2. Landscape Plans
3. Architectural Elevations

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for three years, until April 15, 1994, or as provided for in Section 27-087.

Signed: *[Signature]*
Date: 03/14/91
Title: Senior Planning Advisor

MATCHLINE SEE SHEET 12 OF 12

MATCHLINE SEE SHEET 5 OF 12

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
NOV 11 / 1991 / 391

Approved by:

No.	Name	Date
1	John P. Markovich	8/29/91
2	John P. Markovich	11/22/91
3	John P. Markovich	11/29/91
4	John P. Markovich	11/29/91
5	John P. Markovich	11/29/91
6	John P. Markovich	11/29/91
7	John P. Markovich	11/29/91
8	John P. Markovich	11/29/91
9	John P. Markovich	11/29/91
10	John P. Markovich	11/29/91

07/06/92 07/29/92

STATE OF MARYLAND
[Signature]
Joseph Francis Hughes
Professional Engineer

kamber engineering
818 West Diamond Ave
Bethesda, Maryland 20878
(301) 840-1030

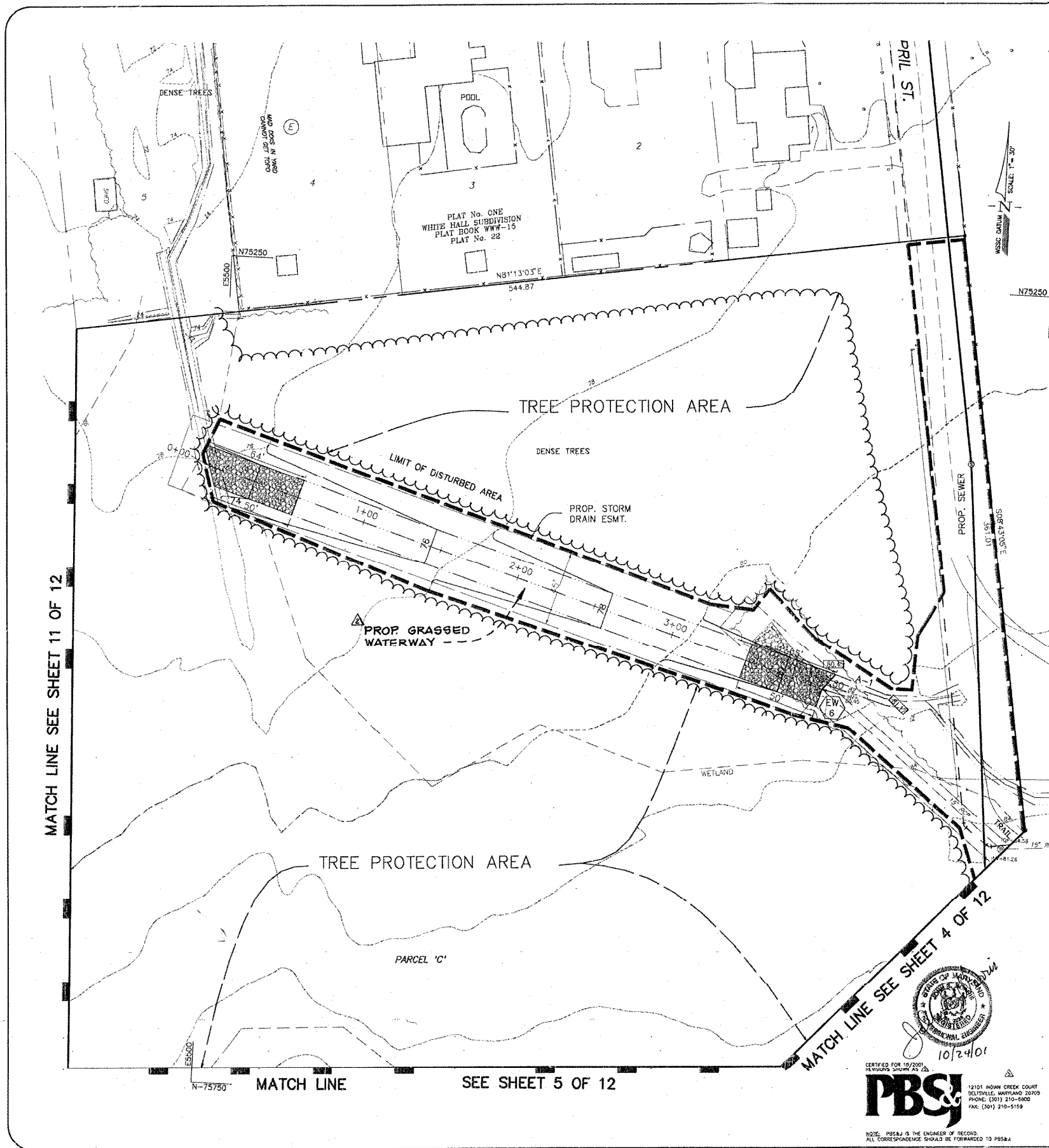
HORIZON HILLS SUBDIVISION
SECTION 27, PART 3, SECTION 8
PRINCE GEORGE'S COUNTY, MARYLAND

SITE PLAN

TREE CONSERVATION PLAN

Project	Date	Illustration	Scale	Approval	Rev.
90179.07	OCT'90	JA/JAR	1"=30'	P.R.I.	R.E.H.
REVISIONS	DATE	BY	DESCRIPTION	APPROVED	REV.
1	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	1
2	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	2
3	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	3
4	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	4
5	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	5
6	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	6
7	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	7
8	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	8
9	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	9
10	11/10/95	JA/JAR	REVISED PER PGSC COMMENTS	PGSC	10

MATCH LINE SEE SHEET 11 OF 12



MATCH LINE

SEE SHEET 5 OF 12

PBS&J
12101 INDIAN CREEK COURT
BETHESDA, MARYLAND 20814
PHONE: (301) 210-5600
FAX: (301) 210-5109

NOTE: PBS&J IS THE ENGINEER OF RECORD.
ALL CORRESPONDENCE SHOULD BE FORWARDED TO PBS&J.



KEY PLAN
SCALE: 1"=1,000'
SOILS REPORT

1. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

The following is a summary of conclusions and recommendations contained in this report:

- The single family homes may be supported on spread footings founded on firm natural soil or compacted structural fill and designed for a soil bearing pressure of 2000 psf. Existing fill, if any, and soft surficial soil should be undercut and replaced as outlined herein. Wall footings should be a minimum of 16 inches wide for shear considerations and exterior footings should be at least 2.5 feet below outside grade for frost protection.
- Lowest level floor slabs and pavements may be supported on suitable natural soils with special consideration for subgrades in highly plastic clays as discussed herein or on compacted structural fill.
- Compacted structural fill placed for footing support and floor slabs should consist of basically granular soil of ML, SC, SM classification or better. Suitable material for this fill should be available from on-site excavations. Fill for building support and fill placed along slopes should be compacted to a minimum density of 95% per ASTM D-998.
- Compacted structural fill placed for pavement support should consist of granular ML, CL, GM, or better material. The plasticity index and clay content of A and B may also be used on a limited basis for fill below the upper 12 inches of pavement subgrade. However, it should be noted that our laboratory testing indicated that these soils have a moderate to high natural moisture content which will require significant scarifying and drying before reuse. Furthermore, placement and compaction of elastic fills and clays in inclement weather will be difficult. We recommend that reuse of these materials be avoided if possible. Material used for pavement should have a maximum liquid limit of 40, plasticity index of 15 and a minimum density of 105 pcf. Fill for roadways should be placed in horizontal layers of 8 inch loose thickness. Fill below the upper 12 inches of pavement subgrade should be compacted to at least 95 percent of the Standard Proctor maximum dry density per ASTM D-998. The upper 12 inches of fill as pavement subgrade should be compacted to at least 100 percent of the maximum dry density per ASTM D-998. The upper 12 inches of pavement subgrade to be compacted does not include the base course of the pavement cross section. Cuts and fill areas in the pavement subgrade should be profiled and observed by us.
- Stabilization of fill subgrades in low lying areas of the roadways may be necessary where soft ground surface conditions exist. Use of a geotextile/crushed stone/basalt separation layer may be necessary to provide a suitable base for compacting overlying soil fill as described herein. Test strips of the stabilization layer are recommended in the field to evaluate an optimum cross section.
- Lateral earth pressure diagrams are given herein for use in design of building walls below grade. The equivalent fluid pressure of 45H is recommended based on backfill consisting of basically granular soil ML, SM, SP, SW, GP, or GW with a maximum liquid limit of 40 and a maximum plasticity index of 15. An equivalent fluid pressure of 60H is recommended where backfill

consisting of non-expansive soil classified as SC is used. SC soils may be used for backfill if verified as non-expansive by laboratory testing during construction.

An estimated infiltration rate for subsoil in SWM Pond No. 2 is provided herein based on USDA laboratory classification. Groundwater in SWM Pond No. 2 was encountered at shallow depths, and laboratory testing was not performed in that area, since infiltration in high groundwater areas is not recommended.

We recommend full-time field observations of fill subgrades and testing of the fill materials and compaction. Footing, lower floor slab, and pavement subgrades should also be inspected by the geotechnical engineer. Observations should also be made during construction to note presence of old slides, to detect any slope movements, and to determine requirements for additional subdrainage.

An allowance should be established to account for possible additional costs that may be required to construct roadways as recommended in this report. Additional cost may be incurred for various reasons, including soil subgrade condition, precast water conditions, difficulty in obtaining fill compaction, subdrainage requirements in slopes where seepage is observed, etc.

This report has been based on the design concept of the proposed project as submitted to us. We recommend that we be provided the opportunity to review the final design and specifications in order to determine whether any change in concept may have had any effect on the validity of our recommendations and whether those recommendations have been implemented in the plans and specifications. We would suggest the project specifications contain the following statement:

"A geotechnical engineering report has been prepared for this project by Schnabel Engineering Associates, Inc. and is available to prospective bidders and/or contractors for informational purposes. This report was prepared for design purposes only and may not be sufficient to prepare an accurate bid. Contractors wishing copies of the report may receive them from Schnabel Engineering Associates at a nominal charge with the understanding that its scope is limited to design considerations."

This report should be furnished to bidders for information purposes.

We have prepared this report for the use of the design professionals for design purposes in accordance with generally accepted geotechnical engineering practices. No other warranty expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than those named, or for uses other than those enumerated above. It may not contain sufficient information for purposes of other parties or other uses.

SCHNABEL ENGINEERING ASSOCIATES, INC.
REPORT DATED
MAY 10, 1990

CERTIFICATE OF APPROVAL

HORIZON HILLS CLUSTER

SP-00118

This Detailed Site Plan was approved on March 14, 1990, by the Prince George's County Planning Board in accordance with Subtitle 17, Part 3, Division 9, of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-81, which contains the conditions listed below:

1. Prior to landscape approval, the Detailed Site Plan shall be revised as follows:

a. The plan shall be revised to conform to the Parks and Recreation Facilities Subdivision.

b. Two weeks prior to applying for the landscape permit, the applicant shall post a bond or other security to the satisfaction of the Planning Board to ensure the construction of the trails and associated recreational facilities in established parks boundaries. Said bond shall be submitted to the Subdivision Section and/or Department of Parks and Recreation, respectively.

2. Prior to the release of building permits:

a. The trail system shall be staked in the field with the trail coordinator.

b. The landscape plan shall provide the species and number of existing trees on individual lots to be counted toward meeting the requirements of Section 6.1 of the Landscape Manual.

c. Prior to the issuance of grading permits, where existing wooded lots to be counted, the limits of disturbance shall be surveyed and staked in the field and the tree protective devices, as shown on the site plan, shall be installed.

d. The Department of Environmental Resources, Watershed Protection Branch, shall consider the concerns of Mr. Landwehr and respond to the Planning Board in writing to address these concerns.

This approval includes:

12 Site Development Plans

7 Architectural Elevations

any preparation from which plan shall be recommended to the Planning Board for approval.

This Detailed Site Plan is valid for three years, until April 5, 1993, or as provided for in Section 17.28.

Signature: *[Signature]*

Official: *[Signature]*

Prince George's County Planning Board

BEN JULIAN
LIBER 1174 FOLIO 227

CERTIFICATE OF APPROVAL
HORIZON HILLS CLUSTER
SP-00118

This certificate is a Detailed Site Plan was approved on January 27, 1990, by the Development Review Division as designed by the Prince George's County Planning Board in accordance with Subtitle 17, Part 3, Division 9 of the Prince George's County Code.

This revision includes the addition of a note within Parcel C, Block A to amend to direct storm drainage and minor revisions to the Tree Conservation Plan.

Conditions of the related approval shall remain in full force and effect unless specifically amended. Any further changes to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

1 Civil Sheet

Sheet 12 of 12 of the Site Development Plan.

Tree Conservation Plan.

Signature: *[Signature]*

Official: *[Signature]*

Prince George's County Planning Board

M-NCPPC

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP# 183 / 92

Approved by:

John D. Marzouk 2/27/92

John D. Marzouk 12/27/92

John D. Marzouk 12/27/92

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