

PRINCE GEORGE’S COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL

IN THE MATTER OF:

Signature Club East
340 E. Manning Road
Accokeek, MD 20607

CSP-23002 and TCP1-052-97-03



WRITTEN EXCEPTIONS AND REQUEST FOR ORAL ARGUMENT

WP East Acquisitions, LLC (“Applicant”) submitted an application for the approval of a Conceptual Site Plan (CSP-23002), a Type I Tree Conservation Plan (TCP1-052-97-03), and a Forest Conservation Act Variance (“FCA Variance”) to develop up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space on a 16.90 acre property at 340 E. Manning Road, Accokeek, Maryland 20607 (“Subject Property”). The Planning Board approved CSP-23002, TCP1-052-97-03, and the associated FCA Variance (collectively, “Development Applications”) in Resolution 2025-057 dated July 31, 2025 (“Resolution”). Notice of the Planning Board’s decision was mailed to all Persons of Record on August 5, 2025.

Carolyn Keenan, Jordan Eberst, Robyn Braswell, Brittney Braswell, Tatiana Gomez, Laura Sanchez Ramirez, Alexander Gomez, Rana Dotson, Julian Dotson, Caleb Dotson, Victor Christiansen, Vincent Ambrosino, and Janet Taylor (“Citizen-Protestants”), by and through their attorney, Alex Votaw, appeal the Planning Board’s decision to approve the Development Applications, file these exceptions, and request oral argument before the Prince George’s County Council, Sitting as the District Council (“District

Council”). Certain Citizen-Protestants are Persons of Record¹ and opposed the Development Applications before the Planning Board.

QUESTIONS PRESENTED

- 1. Whether, as a threshold matter, the Planning Board’s Resolution is legally deficient?**
- 2. Whether the Planning Board erred legally when it approved the removal of designated forest preservation areas?**
- 3. Whether the Planning Board’s approval of CSP-23002 is arbitrary and capricious and the record lacks substantial evidence to support the decision when undisputed evidence in the record demonstrates that CSP-23002 does not comply with at least two required criteria?**
- 4. Whether the Planning Board erred legally when it concluded that the CSP-23002 and TCP1-052-97-03 were eligible for grandfathering.**
- 5. Whether the Planning Board erred legally when it approved the Applicant’s FCA Variance?**
- 6. Whether the Planning Board failed to follow its Rules of Procedure?**

STANDARD OF REVIEW

¹ Laura Sanchez Ramirez and Alexander Gomez are Not Persons of Record, but they are the immediately family of, and share residence with, Tatiana Gomez who is a Person of Record. Laura and Alexander also signed a petition evidencing their opposition which is part of the Planning Board Record. Additional Backup, page 20. Vincent Ambrosino and Janet Taylor are also not Persons of Record. However, under Maryland’s standing jurisprudence, if one petitioner has standing, the decision maker need not analyze whether other petitioners have standing. *See Bryniarski v. Montgomery Cty. Bd. of Appeals*, 247 Md. 137, 145 (1967). All other Citizen-Protestants indisputably have standing to appeal to the District Council.

When the District Council reviews the Planning Board's decision to approve a Conceptual Site Plan ("CSP"), the District Council exercises appellate, not original, jurisdiction. *See Cty. Council of Prince George's Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 569–70 (2015).

When exercising appellate jurisdiction, the District Council must first ask, as a threshold matter, whether the Planning Board's Resolution meets the minimum requirements for articulating the facts found, the law applied, and the relationship between the two without need for reference to the record? The District Council "may not uphold the agency order unless it is sustainable on the agency's findings and for the reasons stated by the agency" in the agency's written decision. *United Steelworkers of Am. AFL-CIO, Local 2610 v. Bethlehem Steel Corp.*, 298 Md. 665, 679 (1984); *see also Relay Imp. Ass'n v. Sycamore Realty Co.*, 105 Md. App. 701, 714 (1995). If the Planning Board's Resolution fails to adequately articulate the basis of the Planning Board's decision, the District Council must vacate the Planning Board's decision and remand for further proceedings.

Second, if the Planning Board's Resolution is legally sufficient, the District Council asks whether the Planning Board premised its decision on an erroneous conclusion of law. *See Potomac Valley Orthopaedic Assocs. v. Md. State Bd. of Physicians*, 417 Md. 622, 635–36 (2011). The District Council does not afford any deference to the Planning Board's conclusions of law and instead reviews the Planning Board's conclusions of law *de novo*. *See e.g., Hayfields, Inc. v. Valleys Planning Council, Inc.*, 122 Md. App. 616, 629 (1998) (quoting *People's Counsel v. Prosser Co.*, 119 Md. App. 150, 167–68 (1998)).

Third, if the Planning Board premised its decision on correct conclusions of law, the District Council asks whether the record includes substantial evidence to support the agency's findings or whether the Planning Board's decision is arbitrary or capricious. *See Layton v. Howard Cty. Bd. of Appeals*, 171 Md. App. 137, 173–74 (2006). If the record lacks substantial evidence to support the Planning Board's decision or if the Planning Board's decision is arbitrary or capricious, the District Council must reverse the Planning Board's decision.

EXCEPTIONS

I. The Planning Board's Resolution is legally deficient.

As a threshold matter, the Planning Board's Resolution is legally deficient because it fails to accurately state material facts and fails to adequately articulate the basis of the Planning Board's decision. Therefore, the District Council must vacate the Planning Board's decision and remand with instructions to provide a new Resolution.

1. The Resolution describes the wrong property.

The Planning Board's Resolution describes the Subject Property as being "located on the east side of Hazelwood Drive, approximately 1,500 feet north of its intersection with MD 458 (Walker Mill Road)." Resolution 1. However, the Subject Property is located at 340 E. Manning Road, Accokeek, Maryland 20607 which is more than 20 miles south of the intersection of Hazelwood Drive and MD 458. Accordingly, the Resolution does not accurately identify or describe the Subject Property. On this basis alone, the District

Council must vacate the Planning Board's decision and remand with instructions to accurately identify and describe the Subject Property.

2. The Resolution fails to articulate the Planning Board's analysis of two required criteria for TCP1-052-97-03.

a. Conformance with the Green Infrastructure Plan.

The Planning Board determined that "this CSP and TCP1 application is subject to the 2010 [Woodland and Wildlife Conservation Ordinance ("WCO")].” Resolution 29. Assuming *arguendo* that the Planning Board is legally correct when it determined that the 2010 WCO applies, the 2010 WCO requires that

Each TCP shall conform to the Countywide Green Infrastructure Functional Master Plan and subsequent area master plan revisions, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or, in the case of area master plans, the District Council has not imposed the recommended zoning.

Prior Prince George's County Code ("PGCC") § 25-121(a)(5).

Here, the Resolution does not include any analysis as to whether TCP1-052-97-03 conforms with the Countywide Green Infrastructure Functional Master Plan or any subsequent area master plan revisions. Thus, the Resolution fails to adequately articulate the basis of the Planning Board's decision as it relates to Section 25-121(a)(5) of the 2010 WCO. The District Council must vacate the Planning Board's decision and remand with instructions to analyze whether TCP1-052-97-03 conforms to the Green Infrastructure Plan.

b. Removal of a Priority Retention Area.

The State Forest Conservation Act provides that “contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site” “shall be considered priority for retention and protection, and [it] shall be left in an undisturbed condition unless the applicant has demonstrated to the satisfaction of the State or local authority that reasonable efforts have been made to protect [it] and the plan cannot reasonably be altered.” NR § 5-1607(C)(2)(ii). If a local approving authority is approving a plan that proposes to remove priority retention areas like contiguous forest, the local approving authority must “issue written findings and justification for any clearing.” NR § 5-1607(c)(3)(i).²

Here, the Subject Property contains 13.32 acres contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site. *See* Resolution 29. Thus, the Subject Property contains a priority retention area described by NR Section 5-1607(C)(2)(ii). TCP1-052-97-03 proposes to remove all of the 13.32 acres of contiguous forest on the Subject Property.

Under NR Section 5-1607(c)(3)(i), the Planning Board, as the local approving authority, was required to “issue written findings and justification” for the proposed clearing. However, the Resolution contains no written findings or justification for the

² These provisions of the State Forest Conservation Act went into effect on July 1, 2024. While the TCP1 may be subject to the preservation requirements set forth in the 2010 WCO, the Planning Board is not exempted from complying with the procedural requirements set forth in the current version of the State Forest Conservation Act.

proposed clearing. More specifically, the Planning Board failed to articulate whether “the applicant has demonstrated . . . that reasonable efforts have been made to protect [the contiguous forest] and the plan cannot reasonably be altered.” *See* NR § 5-1607(C)(2)(ii). Therefore, the District Council must vacate the Planning Board’s approval of TCP1-052-97-03 and remand with instructions to articulate how the Applicant demonstrated that it took reasonable efforts to protect the existing forest on the Subject Property and why the proposed development cannot reasonably be altered to preserve more of the existing woodland on the Subject Property.

3. The Resolution fails to adequately articulate how the proposed development is compatible with existing and proposed development in the vicinity.

As previously described, the Planning Board’s Resolution, as a threshold matter, must meet the minimum requirements of Maryland’s land use jurisprudence which requires administrative agencies to articulate the facts found, the law applied, and the relationship between the two and also prohibits administrative agencies from simply providing broad conclusory statements or boiler plate resolutions. *Bucktail, LLC v. Cty. Council of Talbot Cty.*, 352 Md. 530, 553 (1999); *see also M-NCPPC v. Greater Baden-Aquasco Citizens Ass’n*, 412 Md. 73, 107 (2009).

To approve a CSP application, the Planning Board is legally obligated to make a finding that “the proposed development is compatible with existing and proposed development in the vicinity.” *See* Prince George’s County Prior Zoning Ordinance (“PZO”) § 27-546(d)(4). Thus, the Planning Board was required to describe, with

specificity, the facts that demonstrate how the proposed five-story development is compatible with the existing and proposed development in the vicinity. The Planning Board cannot simply provide broad conclusory statements that the proposed development is compatible with the development in the vicinity.

However, the Planning Board provided only the following:

The approved development is compatible with the existing and planned development within the area, specifically, residential houses on the Signature Club property, which are being constructed, and residential houses approved with the Addition to Signature Club development located across Manning Road East. The multifamily dwelling units and commercial/retail spaces within the subject development will offer additional housing options and opportunities for existing and future residents to patronize locally.

Resolution 14.

The Planning Board's analysis amounts to nothing more than broad conclusory statements or boiler plate resolutions and thus fails to meet the minimum articulation requirements under Maryland's Administrative jurisprudence. *See Bucktail.*, 352 Md. at 553; *see also Greater Baden*, 412 Md. at 107. The Planning Board's insufficient analysis is particularly problematic here because the record demonstrates that there are no other five story buildings in the area. *See e.g.*, Additional Backup 48–51.

Therefore, the District Council must vacate the Planning Board's approval of CSP-23002 and remand with instructions to properly analyze how the proposed development is compatible with the development in the area.

II. The Planning Board is not legally permitted to approve a Tree Conservation Plan that violates the WCO or has the effect of causing a violation of the WCO.

The Planning Board is legally obligated to ensure that the Tree Conservation Plans submitted to the Planning Board satisfy the requirements of the WCO. As such, the Planning Board errs legally when it approves a development which either violates the WCO in and of itself or has the effect of causing a violation of the WCO. Here, the Applicant's TCP1 violates the WCO and has the effect of rendering two prior developments violative of the WCO.

The Subject Property consists of two lots—Lot 12 and Outparcel B. Lot 12 was part of the former Manning Village development approved in DSP-04063 and TCP2-039-01. The most recent version of the TCP2 (TCP2-039-01-03) designates Lot 12 as “Preservation Area 2.” *See* Attachment A page 2, 11–12.³ The plan further provides the following Tree Preservation and Retention Notes:

10. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.

[. . .]

³ The District Council is permitted to take administrative notice of publicly available governmental documents particularly those that are part of the development history of the Subject Property described in the Planning Board's decision. Thus, the District Council may take administrative notice of Attachments A and B.

14. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

See id., page 1.

In accordance with Tree Preservation and Retention Notes 10 and 14, Lot 12 contains signs that demark the woodland onsite as a “Forest Retention Area.” Additional Backup, page 39–44.

TCP2-039-01-03 also describes that the Manning Village development satisfied its woodland conservation threshold through a mixture of preserving 12.03 acres of woodland—specifically including 10.06 acres on Lot 12—and the purchase of 10.04 acres of off-site mitigation. *See id.* page 1, 2.

Similarly, Outparcel B was the subject of prior approvals including TCP2-116-01 which designates Outparcel B as “Tree Preservation.” *See* Attachment B. The prior development of Outparcel B satisfied its woodland conservation threshold through 6.50 acres of onsite woodland conservation—specifically including 3.90 acres on Outparcel B. *Id.*

Here, the Applicant proposes to remove all of the woodland currently located on Lot 12 and Outparcel B which was designated as woodland preservation to satisfy the woodland conservation threshold for prior developments. *See* PGCPB No. 2025-057 page 36. No provision in the WCO allows the Applicant to remove woodland already designated as woodland preservation which was used by prior developments to satisfy the woodland

conservation threshold. Therefore, for that reason alone, the Planning Board erred legally when it approved the Applicant's TCP1 in this case because the TCP1 violates the WCO.

Even if the Applicant could, in some instances, remove woodland preservation areas, the Applicant must be required to account for the violative effect caused by the removal of the woodland preservation. In other words, if the Applicant proposes to remove the woodland preservation areas that prior developments relied on to satisfy their woodland conservation threshold, then Applicant must provide enough woodland conservation to make up for that.

Here, prior developments specifically preserved the woodland on Lot 12 and Outparcel B to satisfy their woodland conservation threshold. However, the Applicant's counsel specifically stated during the Planning Board hearing that CSP-23002 and TCP1-052-97-03 do not account for the woodland conservation requirements for the prior developments. Accordingly, the Applicant's request to remove the woodland preservation areas on Lot 12 and Outparcel B has the effect of violating the WCO because it will bring two previous development approvals out of compliance with the WCO's conservation requirements. The off-site preservation proposed by the Applicant does not compensate for the woodland preservation areas removed by the Applicant's proposed development.

Therefore, the Planning Board erred legally when it approved the Applicant's TCP without, at the very least, requiring the Applicant to account for the impact of removing woodland preservation areas. The District Council must either reverse the Planning Board's approval of TCP1-052-97-03 because the Applicant is not legally permitted to

remove woodland previously designated for preservation or the District Council must vacate the Planning Board's approval and remand with instructions to require the Applicant to purchase enough off-site credits to compensate for the removal of the woodland preservation areas.

III. The Planning Board's decision is arbitrary and capricious and the record lacks substantial evidence to support the approval because the Planning Board itself found that the traffic facilities are not adequate and the proposed development fails to provide office space.

The record in this case, and the Planning Board's own Resolution, demonstrate unequivocally that CSP-23002 does not satisfy two criteria required for approval. Accordingly, the Planning Board's approval of CSP-23002 is arbitrary and capricious and the record lacks substantial evidence to support the Planning Board's decision.

1. Transportation Adequacy.

PZO Section 27-546(d)(9) states that:

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

[...]

(d) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The

finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

The use of the word “shall” indicates a mandatory action required of the Planning Board *before* the Planning Board approves a CSP application. Thus, the Planning Board was legally obligated to find that the existing or proposed transportation facilities will be adequate to handle the anticipated traffic *before* the Planning Board approved CSP-23002. *See* PZO § 27-546(d)(9). The plain language of the PZO demonstrates that if the transportation facilities are found to be inadequate, CSP-23002 must be denied.

Here, the Planning Board found that “the intersection of MD 210 and MD 373 does not meet the level of service requirements under any condition,” Resolution 18, and that “the traffic impact study demonstrates that the intersection of MD 210 and MD 373 will fail with the addition of trips associated with the subject application.” Resolution 19. Thus, the Planning Board’s decision to approve CSP-23002 even though the Planning Board found that CSP-23002 does not satisfy the requirements of PZO Section 27-546(d)(9) is arbitrary and capricious and the record lacks substantial evidence to support the decision.

Moreover, the Planning Board attempted to justify this fatal flaw by stating in the body of the Resolution that “at the time of PPS, the applicant shall submit a new traffic study for the planned development and address all transportation adequacy standards, including any mitigation measures that may be required, to ensure that transportation will be adequate to carry anticipated traffic for the planned development.” Resolution 19. However, this requirement was not included in any of the stated conditions of approval.

See Resolution 38–40. Thus, even if the Planning Board was allowed to approve CSP-23002 on the condition that transportation adequacy would be demonstrated at a later stage, the Planning Board failed to do even that. Instead, the Planning Board approved CSP-23002 even though the Planning Board acknowledged that the transportation facilities are not adequate without any assurance that the transportation facilities will ever be adequate in the future.

Therefore, the District Council must reverse the Planning Board’s approval of CSP-23002 because the Planning Board’s decision is arbitrary and capricious and the record lacks substantial evidence to support the decision.

2. Compliance with prior conditions of approval.

The transitional provisions of the current Zoning Ordinance (“ZO”) provide that “property which was in the M-X-T Zone may proceed to develop in accordance with the standards and procedures of the prior Zoning Ordinance and this Section, subject to the terms and conditions of the development approvals it has received.” ZO § 27-1704(k).

Here, CSP-23002 must comply with the terms and conditions of prior development approvals applicable to the Subject Property. *See* ZO § 27-1704(k). More specifically, CSP-99050 imposed certain conditions on the Subject Property including a requirement that Lot 12 (previously identified as “Pod 3”) include “a minimum of 10,000 square feet of office space.” Backup p. 100. Here, the Applicant’s proposed development on Lot 12 does not include any office space and thus the proposed development does not comply with

prior conditions of approval. Accordingly, CSP-23002 does not comply with ZO Section 27-1704(k) because CSP-23002 does not comply with this prior condition of approval.

CSP-99050 also required that the interior parking areas on Lot 12 “shall exceed the requirements of Sections 4.3a and 4.2a, of the *Landscape Manual* in terms of plant quantities by no less than 25 percent” and required that “perimeter landscaping/screening of all development pods shall exceed the requirements of Section 4.3a and 4.2a, of the *Landscape Manual* in terms of width and plant quantities by no less than 100 percent.” Backup 112. The Applicant presented no evidence demonstrating that it complied with these requirements and the Planning Board only found that “additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining incompatible land uses.” Resolution 7. Accordingly, CSP-23002 does not comply with ZO Section 27-1704(k) because the record lacks any evidence to support a finding that CSP-23002 satisfies this prior condition of approval.

Therefore, the District Council must reverse the Planning Board’s approval of CSP-23002 because the Planning Board’s approval of CSP-23002 is arbitrary and capricious and the record lacks substantial evidence to support the Planning Board’s decision.

IV. The Planning Board erred legally when it concluded that CSP-23002 is eligible for review under the PZO.

The transitional provisions of the ZO describe two scenarios in which an applicant can apply for a development approval under the PZO—applications pending prior to the

effective date of the ZO (meaning applications pending prior to April 1, 2022), *see* ZO Section 27-1703, or applications for projects which received development or permit approval under the provisions of the PZO. *See* ZO Section 27-1704.

However, when an applicant elects to have a development reviewed under the PZO, pursuant to ZO Section 27-1704, the CSP cannot increase the land area subject to such approval. ZO § 27-1704(a).

Here, the Subject Property consists of two parcels—referred to as Outparcel B and Lot 12. Resolution 2. Although Lot 12 was part of a project which received development or permit approval under the provisions of the PZO, Outparcel B was not part of that project. *See* Resolution 3. Thus, CSP-23002 clearly violates the prohibition in ZO Section 27-1704(a) against increasing land area subject to prior approvals.

The Planning Board justified this fatal flaw as follows:

The subject CSP which covers Lot 12 and Outparcel B, if approved, will supersede CSP-99050 for the area of Lot 12. Pursuant to Section 27-1704(a) of the current Zoning Ordinance, approvals for a CSP, special permit, comprehensive sketch plan, or comprehensive design plan may not be amended to increase the land area subject to such approval. Therefore, the subject CSP application was filed and reviewed as a new CSP because the applicant is adding a 3.7-acre parcel (Outparcel B) to the Pod 3 development.

Resolution 3.

By the Planning Board’s own admission, CSP-23002 attempts to increase the land area subject to the prior approval because CSP-23002 includes both Lot 12 (formerly known as “Pod 3”) *and* Outparcel B. *Id.*

This is not permitted by ZO Section 27-1704. The transitional provisions allow an applicant to submit a development application under the PZO only when all of the land included in the new application was subject to the same previous development approval. The transitional provisions do not allow an applicant to submit a development application under the PZO when only part of the land included in the new application was subject to the previous development approval. As previously explained, the Applicant's development proposal here (CSP-23002) includes two tracts of land that were not subject to the same previous development approval.

Therefore, the District Council must reverse the Planning Board's approval of CSP-23002 because the Planning Board erred legally when it determined that CSP-23002 is eligible for review under the PZO. *See* ZO § 27-1704(a).

V. The Planning Board's approval of the FCA variance is legally erroneous and the record lacks substantial evidence to support the decision.

The Applicant requested a FCA variance to remove four specimen trees. Resolution 33. The Planning Board erred when it concluded that the Applicant's FCA Variance request satisfies any of the requirements of PGCC Section 25-119(d)(3) other than criteria (E).

1. The Planning Board failed to identify "special conditions peculiar to the property."

Criterion (A) requires the Planning Board to identify special conditions that are "peculiar" to the Subject Property. PGCC § 25-119(d)(3)(A). The Planning Board failed to identify any conditions peculiar to the Subject Property. Resolution 33–34. The record also lacks any evidence of features that are peculiar to the Subject Property. Thus, the Planning

Board erred legally when it failed to identify any special features peculiar to the Subject Property and the record lacks any evidence to demonstrate that there are special features peculiar to the Subject Property. The Planning Board also failed to evaluate whether any alleged special conditions have a sufficient nexus with the alleged need for the FCA variance. Therefore, the District Council must either vacate the Planning Board's decision as legally erroneous and remand with instructions to identify special conditions peculiar to the Subject Property or reverse the Planning Board's because the record lacks any evidence to demonstrate that there are special features peculiar to the Subject Property.

2. The Planning Board failed to identify an unwarranted hardship that relates to the entire Subject Property.

Criterion (A) requires the Planning Board to find that the Applicant will experience an unwarranted hardship if the Applicant were required to retain the four specimen trees. Maryland's FCA jurisprudence requires that alleged unwarranted hardship relates to the use of the entire property and that the proposed development cannot be accomplished elsewhere on the property. *See West Montgomery Cty. Citizens Ass'n v. Montgomery Cty. Planning Bd. of M-NCPPC*, 248 Md. App. 314, 347 (2020).

Here, the four specimen trees are clustered around the northern and eastern boundary of the Subject Property. Resolution 33. The Planning Board failed to analyze how the retention of four specimen trees on the edge of the Subject Property would prevent the Applicant from developing the entire Subject Property. Thus, the Planning Board's evaluation of the unwarranted hardship criteria was contrary to Maryland's FCA

jurisprudence and legally erroneous. The record also lacks any evidence demonstrating how the Applicant would be prevented from developing the entire property if the Applicant were required to retain the four specimen trees located at the edge of the Subject Property.

Therefore, the District Council must vacate the Planning Board's decision as legally erroneous and remand with instructions to analyze whether the alleged hardship relates to the entire Subject Property or reverse the Planning Board's decision because the record lacks any evidence to demonstrate that retaining the four specimen trees would prevent the Applicant from using the entire Subject Property.

3. The Planning Board erred legally when it determined that the Applicant satisfies Criteria (B) and (C) based only on the fact that other FCA variances have been granted.

The Planning Board found that the Applicant satisfied Criterion (B) because, according to the Planning Board, "not granting the variance request . . . would prevent the site from being developed in a functional and efficient manner like other developments of similar size and use." Resolution 34. The Planning Board found that the Applicant satisfied Criterion (C) because, according to the Planning Board, "all variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the ETM for site-specific conditions." Resolution 34.

The Planning Board's interpretation of Criteria (B) and (C) renders these criteria meaningless because every FCA Variance request will satisfy the Planning Board's interpretation. Thus, the Planning Board's interpretation of these criteria is legally

erroneous and the District Council must vacate the Planning Boards approval of the FCA Variance.

4. The Planning Board erred legally when it concluded that the need for the FCA variance is not based on conditions caused by the Applicant.

The Planning Board erred when it found that the need to remove the four specimen trees along the northern and eastern boundary of the Subject Property is not caused by the Applicant for two reasons. First, the Planning Board found that the location of the specimen trees “is based on natural *or intentional circumstances* that long predate the applicant’s interest in the developing this site.” Resolution 35 (emphasis supplied). In other words, the Planning Board found that the Applicant satisfies Criterion (D) because the circumstances causing the need to remove the specimen trees were caused by the prior property owners. This is legally erroneous.

In Maryland, when title is transferred, it takes with it all the encumbrances and burdens that attach to title; but it also takes with it all the benefits and rights inherent in ownership. *If a predecessor in title was subject to a claim that he had created his own hardship, that burden, for variance purposes, passes with the title.* But, at the same time, if the prior owner has not self-created a hardship, a self-created hardship is not immaculately conceived merely because the new owner obtains title.

Richard Roeser Professional Builder, Inc. v. Anne Arundel County, 368 Md. 294 , 319 (2002) (emphasis supplied).

Thus, the Planning Board erred legally when it determined that the self-created hardship criterion is limited to the actions of the current applicant and does not include consideration of actions by the prior owners as well.

Moreover, the evidence in the record demonstrates that the need for the variance is caused by the Applicant or the prior property owners. To start, the eastern portion of the Subject Property “has an existing regional pond” which was installed by either the Applicant or prior owners to “serve[] the adjacent Addition to Signature Club subdivision, portions of Manning Road East, and the subject application Signature Club East development.” Resolution 36. This pond restricts the development potential on the Subject Property and pushes the development closer to the specimen trees. If the pond was not located on the Subject Property, the Applicant could easily avoid impacts to the four specimen trees. Thus, the request for the FCA variance is based on conditions or circumstances, the pond, caused by the Applicant or the prior owners of the Subject Property.

Additionally, the Planning Board found that “no specimen trees were identified on the previously approved tree conservation plans” and that “these specimen trees have grown to specimen size over time.” Resolution 33. The record also shows that a large majority of the Subject Property was deliberately placed in a forest retention area. *See* Additional Backup 38–44; Additional Backup 53; Attachment A; Attachment B. Thus, the Applicant, or the prior owners of the Subject Property, took deliberate actions which created conditions that allowed the Specimen Trees to exist on the Subject Property.

Therefore, the District Councill must vacate the Planning Board’s decision as legally erroneous and remand with instructions to analyze whether the request is based on conditions or circumstances caused by the prior owners of the Subject Property or reverse

the Planning Board's decision because the record lacks substantial evidence to demonstrate that the need for the FCA variance is not caused by the Applicant or the prior property owners.

5. The record lacks any evidence to demonstrate to support the Planning Board's conclusion that granting the FCA Variance will not adversely affect water quality.

Criterion (F) requires the Planning Board to find that granting the FCA Variance will not adversely affect water quality. PGCC § 25-119(d)(3)(F). However, the Applicant has not provided any evidence to demonstrate that the proposed development will not adversely affect water quality—the Applicant does not even have an approved stormwater management plan. The Planning Board failed to identify any evidence provided by the Applicant that supports the Planning Board's finding regarding Criterion (F). Resolution 35. Thus, the record lacks any evidence to support the Planning Board's conclusion that the Applicant satisfied Criterion (F). Therefore, the District Council must reverse the Planning Board's approval the FCA Variance because it is not supported by substantial evidence in the record.

VI. The District Council must vacate the Planning Board's decision because the Planning Board failed to follow its rules of procedure.

On July 10, 2025, the Planning Board held an evidentiary hearing on CSP-23002. *See* Planning Board Agenda July 10, 2025. Under the Planning Board's new rules of procedure, adopted May 8, 2025, the Applicant and the opposition were each entitled to one hour to present their cases. *See* Planning Board Rules of Procedure § 6.5. However,

after the Applicant closed its case, the Chair of the Planning Board informed Counsel for Citizen-Protestants that she would be limited to only 5 minutes. Counsel for Citizen-Protestants was not given the opportunity to call witnesses and was informed only after she concluded her statements that her clients would be prohibited from testifying before the Planning Board. The Planning Board also failed to post TCP1-052-97-03 before the hearing on July 10, 2025.

Therefore, the District Council must vacate the Planning Board's approval of the Development Applications and remand with instructions to hold a new hearing in conformance with the Board's Rules of Procedure.

Respectfully Submitted,



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of September 2025, a copy of the foregoing Exceptions and Request for Oral Argument was mailed electronically and by first-class, postage pre-paid, to:

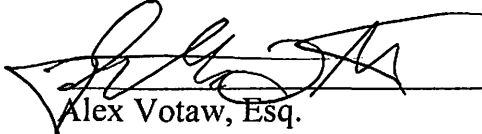
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Office of the General Counsel
The Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Suite 3133
Largo, Maryland 20774
Email: david.warner@mncppc.org

Persons of Record (List Attached)
(By U.S. Mail Only)


Alex Votaw, Esq.

CASE NO: CSP-23002
CASE NAME: SIGNATURE CLUB EAST
PARTY OF RECORD: 32
PB DATE: 7-31-2025

JUDITH ALLEN-LEVENTHAL
P.O.BOX 217
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

EDWARD GIBBS
1300 CARAWAY COURT SUITE102
LARGO MD 20774
(CASE NUMBER: CSP-23002)

CALEB DOTSON
16602 OLD CABIN PLACE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MICHAEL LENHART
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE MD 21108
(CASE NUMBER: CSP-23002)

ROBYN BRASWELL
SIGNATURE CLUB COMMUNITY
313 BUCCOO REEF LOOP
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

SCOTT ZIMMERLY
WOOD PARTNERS
11 N WASHINGTON STREET
ROCKVILLE MD 20850
(CASE NUMBER: CSP-23002)

ZACHARY ALBERT
WOOD PARTNERS
11 N. WASHINGTON STREET, SUITE 320
ROCKVILLE MD 20850
(CASE NUMBER: CSP-23002)

SIGNATURE 2016 COMMERCIAL, LLC
9130 SILVER POINT WAY
FAIRFAX STATION VA 22039
(CASE NUMBER: CSP-23002)

TATIANA GOMEZ RAMIREZ
SIGNATURE CLUB RESIDENT
219 BUCCOO REEF LOOP ALLEY SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

ALEX VOTAW
THE LAW OFFICE OF G. MACY NELSON, LLC
600 WASHINGTON AVENUE SUITE SUITE 600
WASHINGTON AVENUE
TOWSON MD 21204
(CASE NUMBER: CSP-23002)

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: CSP-23002)

MR.EZEKIEL DENNISON JR.
MARLTON HOMEOWNERS ASSOCIATION
10213 LILY GREEN COURT, UPPER
MARLBORO M COURT/S
UPPER MARLBORO MD 20772
(CASE NUMBER: CSP-23002)

MEGAN CRIGGER
1451 LEONARD CALVERT DRIVE SUITE 14512
LEONARD CALVERT DR
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MS.ERICA BELL
16521 ANEGADA DRIVE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: CSP-23002)

LAWRENCE GREEN
1329 MACKINAW DRIVE SUITE
WAKE FOREST NC 27587
(CASE NUMBER: CSP-23002)

CARL CODDINGTON
317 MANNING ROAD EAST
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MR.CHARLES H FLOWERS IV
206 MANNING ROAD EAST
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

KAREN THOMAS
16712 BEALLE HILL FOREST LANE SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

BRITTNEY BRASWELL
SIGNATURE CLUB RESIDENT
203 BUCCOO REEF LOOP SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

LISA BURNAM
KEEP ACCOKEEK GREEN
16603 OLD CABIN PLACE SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

RANA DOTSON
USG
16602 OLD CABIN PLACE SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

JULIAN DOTSON

16602 OLD CABIN PLACE SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MS.RANA DOTSON
16602 OLD CABIN PLACE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

VICTOR CHRISTIANSEN
16521 BOOT HILL ROAD
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

CAROLYN KEENAN

16801 BOOT HILL ROAD SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

JORDAN EBERST

16801 BOOT HILL ROAD SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MR.VICTOR J CHRISTIANSEN
16521 BOOT HILL ROAD
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

DR.HANS HAUCKE
14901 POPLAR HILL ROAD SUITE 14901
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

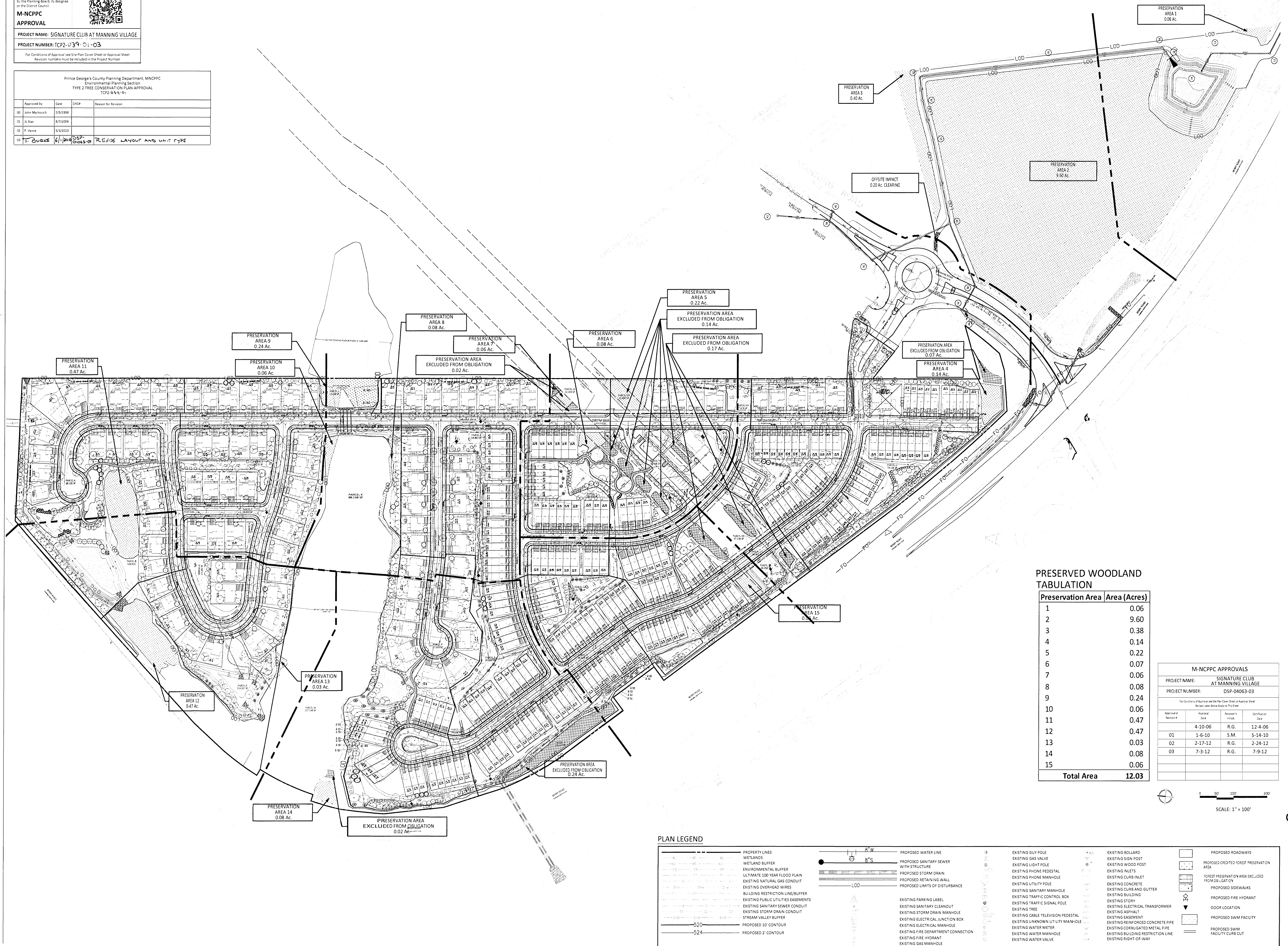
MRS.PAMELA PAYNE
1108 STRAUSBERG STREET
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

TERRY COVINGTON
201 201 MATTAWOMAN WAY WAY 201
MATTAWOMAN WAY
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

JACQUAN HILLIARD
16503 CARIBBEAN WAY SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

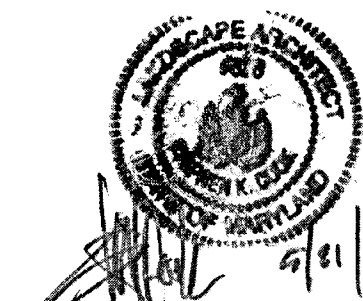
Attachment A

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-019-01			
Approved by	Date	ORDER	Reason for Revision
00 John Marchese	2/1/1998		
02 A. Mac	7/1/2006		
03 P. Vance	5/3/2010		
01 T. BURKE	6/1/2008 05:53 PM		RE-USE LAYOUT AND UNIT TYPE



REVISIONS	DATE
AGENCY CMNTS.	4/9/2018

PROFESSIONAL SEAL



NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 02/17/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TREE
 CONSERVATION
 PLAN II
 COMPOSITE
 SHEET

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018

VIKA	
PROJECT	VM1856G
DRAWING	
NO	

SHEET NO. 2 OF 12



PROJECT NUMBER: TCP2-039-01-03

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

[illegible]

VICINITY MAP
SCALE: 1" = 2000'

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE
CONSERVATION
PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018

PROJECT VM1856G

DRAWING
NO.

SHEET NO. 3 OF 12

LAYOUT: 3 OF 12, Plotted By: Posthumus

\\1501-2000\1856\cadd\site development\PLOT SHEETS\1856200_P_1CP-11.dwg -- May 21, 2018

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OR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.



M-NCPPC
APPROVAL

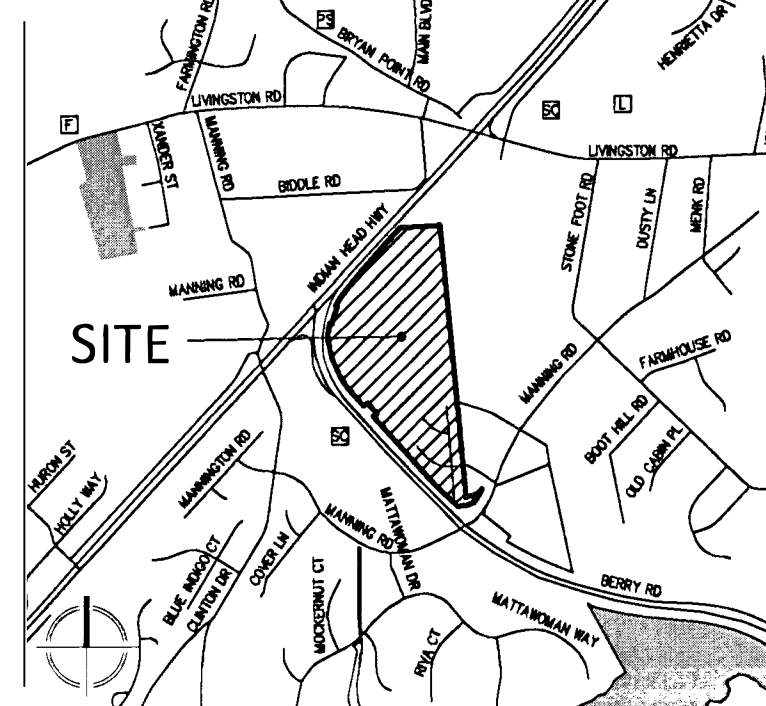
PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE

PROJECT NUMBER: TC2-039-01-03

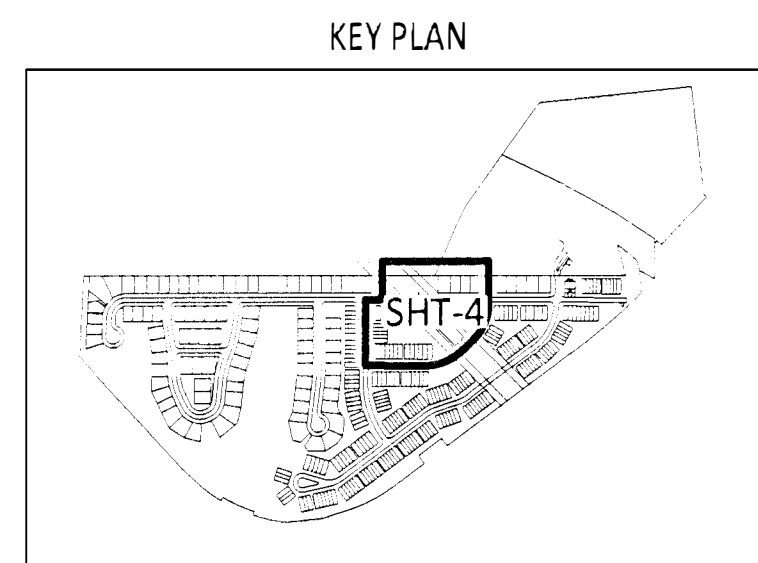
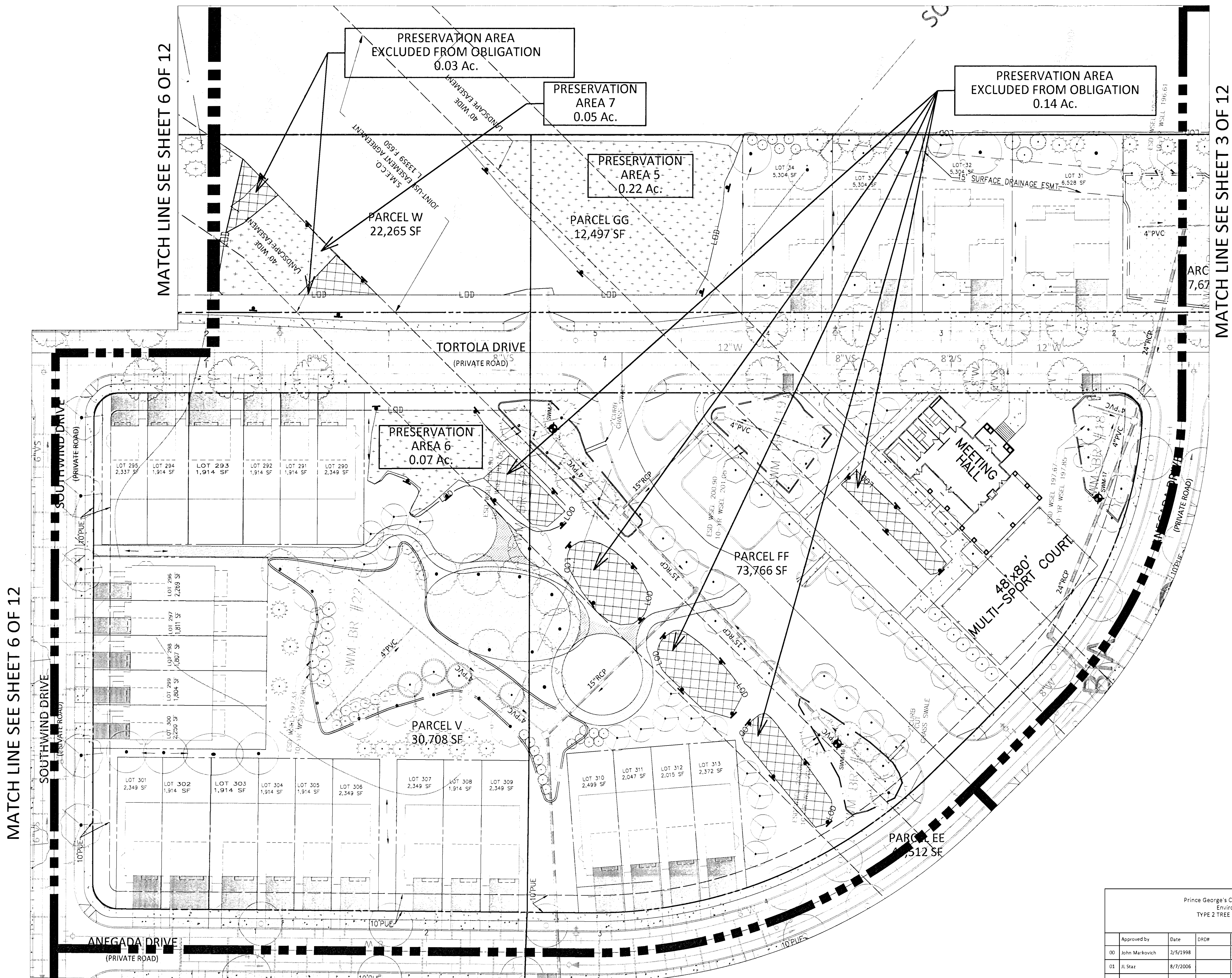
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4500
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.933.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com



VICINITY MAP
SCALE: 1" = 2000'

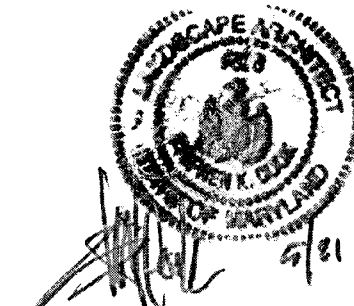


SCALE: 1" = 30'

REVISIONS
AGENCY COMMENTS

DATE
4/9/2018

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 03/31/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 2215W01

TYPE II TREE
CONSERVATION
PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 4/9/2018
VKA
PROJECT: VM1856G
DRAWING
NO.

SHEET NO. 4 OF 12

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TC2-039-01			
Approved By	Date	DROP	Reason for Revision
00 John Markovich	2/5/1998		
01 J. Star	8/7/2006		
02 D. Vance	5/9/2010		
03 T. BURKE	5/1/2014	DSP-04063-03	RE/HS LAYOUT AND UNIT TYPE

M-NCPPC APPROVALS			
PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE			
PROJECT NUMBER: DSP-04063-03			
For Conditions of Approval and Other Plan Data (Owner Approval Sheet) Owner: Jane Doe (approx. 10% of the plan)			
Approval #	Approval Date	Reviewer's Initials	Certification Date
00	4-10-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
02	2-17-12	R.G.	2-24-12
03	7-3-12	R.G.	7-9-12

PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GUY POLE		EXISTING RIGHT-OF-WAY
	WETLANDS		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		PROPOSED CURB INLET
	WETLAND BUFFER		PROPOSED STORM DRAIN		EXISTING SIGN POST		EXISTING CONCRETE
	ENVIRONMENTAL BUFFER		PROPOSED RETAINING WALL		EXISTING LIGHT POLE		EXISTING ELECTRICAL TRANSFORMER
	ULTIMATE 500 YEAR FLOOD PLAIN		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		EXISTING ELECTRICAL POLE
	EXISTING NATURAL GAS CONDUIT		EXISTING PARKING LABEL		EXISTING PHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING TRAFFIC CONTROL BOX		EXISTING BUILDING
	BUILDING RESTRICTION LINE/BUFFER		EXISTING STORM DRAIN MANHOLE		EXISTING CABLE TELEVISION PEDESTAL		EXISTING ASPHALT
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING UNKNOWN UTILITY MANHOLE		EXISTING EASEMENT
	EXISTING SANITARY SEWER CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER METER		EXISTING REINFORCED CONCRETE PIPE
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE HYDRANT		EXISTING BUILDING RESTRICTION LINE		EXISTING CORRUGATED METAL PIPE
	STREAM VALLEY BUFFER		EXISTING GAS MANHOLE				EXISTING FACILITY CURB CUT
	PROPOSED 10' CONTOUR						PROPOSED PRESERVATION AREA SIGN
	PROPOSED 2' CONTOUR						



PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE
PROJECT NUMBER: TCP2-039-01-03

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

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com

MATCH LINE SEE SHEET 6 OF 11

MATCH LINE SEE SHEET 4 OF 12

MATCH LINE SEE SHEET 3 OF 12

PAH 46,26

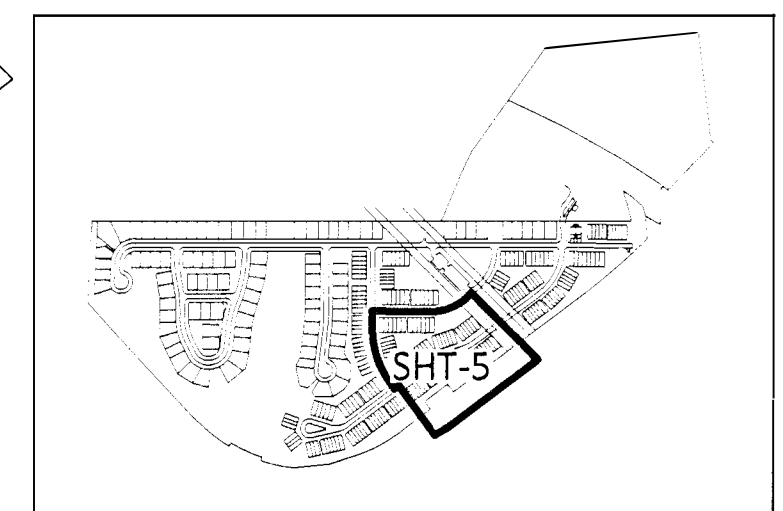
MATCH LINE SEE SHEET 7 OF 12

[illegible]

PRESERVATION
AREA 15 11.0
0.06 Ac.

PRESERVATION AREA
EXCLUDED FROM OBLIGATION
0.08 Ac.

KEY PLAN



SCALE: 1" = 30'

REVISIONS	DATE
AGENCY CMNTS.	4/9/2018

PROFESSIONAL SEAL



HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 02/27/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE CONSERVATION PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018
PROJECT VM1856G
DRAWING

5 OF 12

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 REE CONSERVATION PLAN APPROVAL TCP2-839-01				
	Approved By	Date	DDMM	Reason for Revision
00	John Markovich	2/21/1998		
01	R. Staz	8/7/2006		
02	P. Vance	5/31/2010		
03	1.2 BORIE 6/1/2012			RE/ISE INPUT AND UNIT TYPE

M-NCPPC APPROVALS			
PROJECT NAME:		SIGNATURE CLUB AT MANNING VILLAGE	
PROJECT NUMBER:		DSP-04068-03	
For Completion of Approval Use the Plan Sheet Count or Approval Sheet Revised Counts Below Apply to This Sheet.			
Approval or Rejection of	Approval Date	Reviewer's Initials	Completion Date
	4-10-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
02	2-17-12	R.G.	5-24-12
03	7-3-12	R.G.	7-9-12

PLAN LEGEND

[illegible]

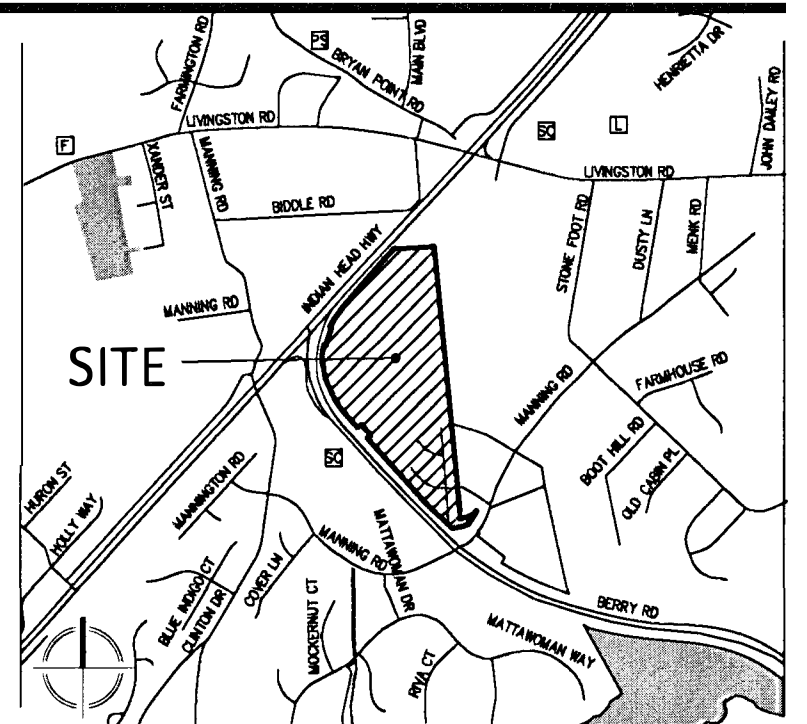
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meets conditions of final approval
by the Planning Board, its designee
or the District Council.



M-NCPPC
APPROVAL

PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE
PROJECT NUMBER: TCP2-039-01-03

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

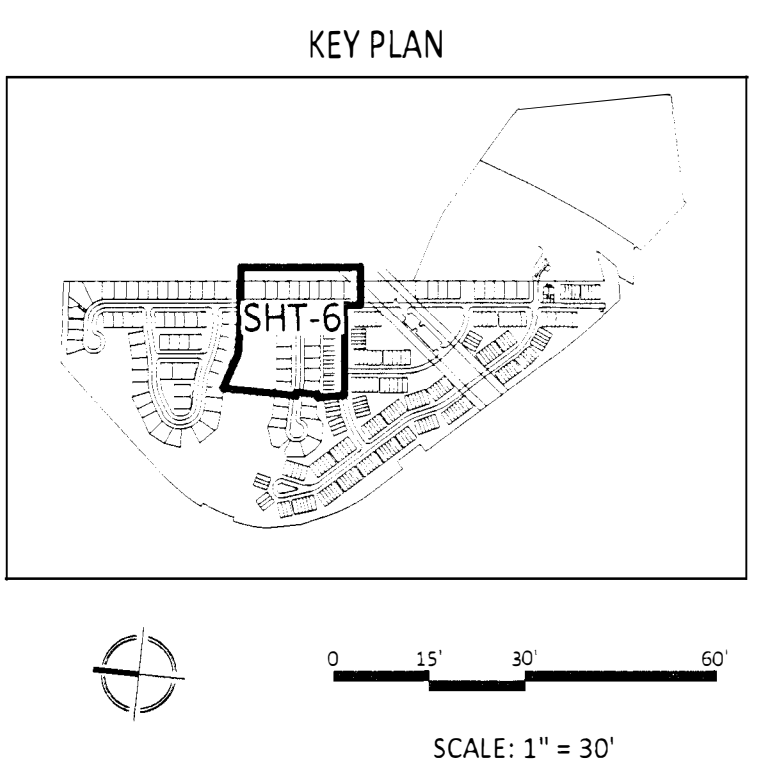
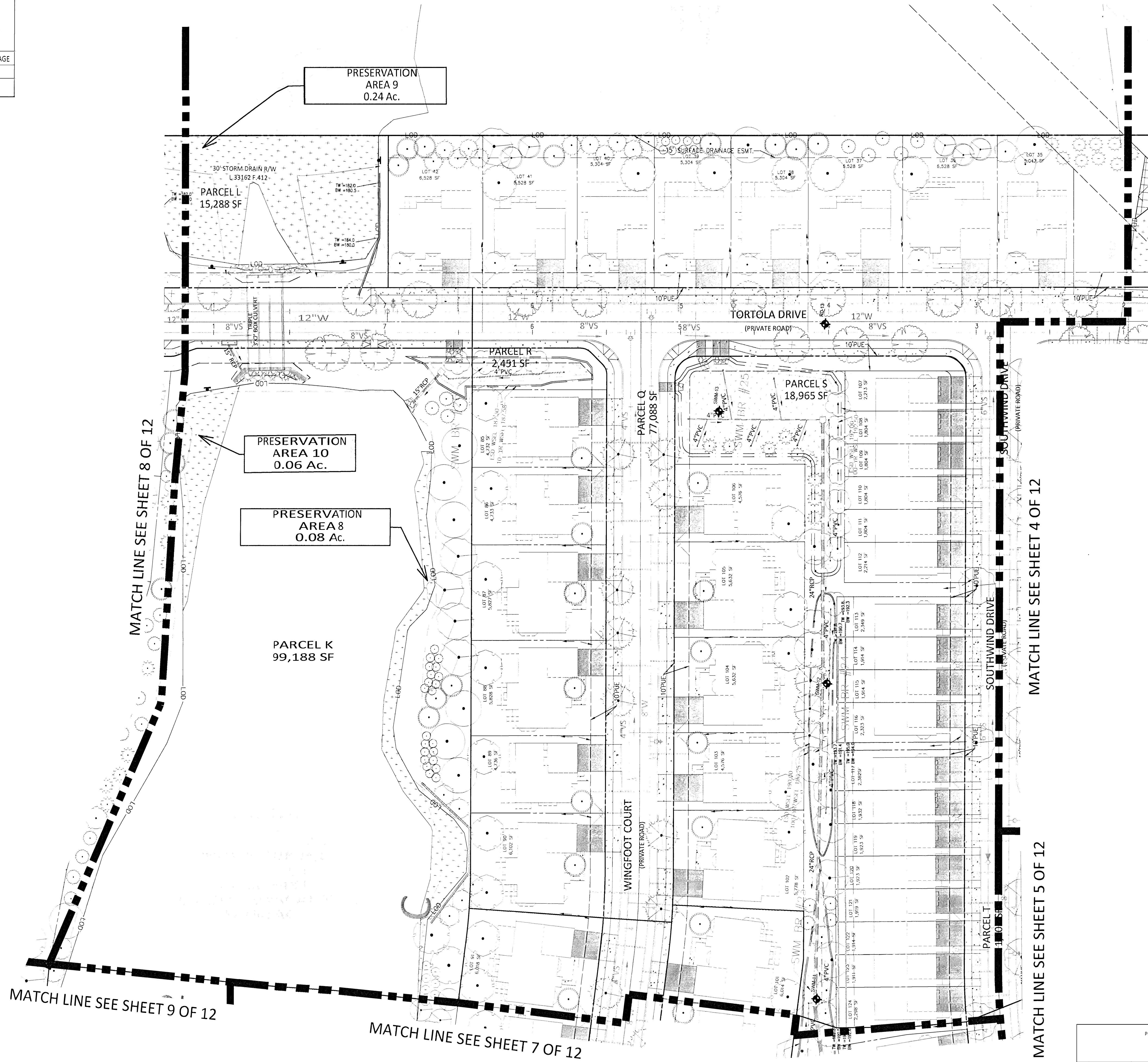


VICINITY MAP
SCALE: 1" = 2000'



ENGINEERS - PLANNERS
LANDSCAPE ARCHITECTS - SURVEYORS
VIKA MARYLAND, LLC
20281 CENTURY BOULEVARD, SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2382
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
505 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carushomes.com



REVISIONS
AGENCY CMNTS. DATE
4/9/2018

PROFESSIONAL SEAL



HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I AM A duly
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 819
EXPIRATION DATE: 03/31/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE
CONSERVATION
PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 4/9/2018

Vika
PROJECT: VM1856G
DRAWING
NO.

SHEET NO. 6 OF 12

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP2-039-01			
Approved by	Date	ORIP	Reason for Revision
00 John Markovich	2/5/2008		
01 J. Stas	8/7/2008		
02 P. Vance	5/3/2010		
03 J. Burke	6/1/2018		Revised input and unit type

M-NCPPC APPROVALS			
PROJECT NAME:		SIGNATURE CLUB AT MANNING VILLAGE	
PROJECT NUMBER:		DSP-04063-03	
For Directors of Approval use this Plan Cover Sheet or Approval Sheet Reason: Limit Below Approval to "Y" or "N"			
Approval Revision #	Approval Date	Reviewers Initials	Certification Date
	4-10-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
02	2-17-12	R.G.	2-24-12
03	7-3-12	R.G.	7-9-12

PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	PROPOSED ROADWAYS
WETLANDS	PROPOSED SANITARY SEWER	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED CREDITED FOREST PRESERVATION AREA
WETLAND BUFFER	BATH STRUCTURE	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED PRESERVATION AREA EXCLUDED FROM ORIGIN
ENVIRONMENTAL BUFFER	PROPOSED STORM DRAIN	EXISTING PHONE PEDESTAL	EXISTING INLETS	PROPOSED SIDEWALKS
ULTIMATE 100 YEAR FLOOD PLAIN	PROPOSED RETAINING WALL	EXISTING PHONE MANHOLE	EXISTING CONCRETE	PROPOSED FIRE HYDRANT
EXISTING NATURAL GAS CONDUIT	PROPOSED LIMITS OF DISTURBANCE	EXISTING UTILITY POLE	EXISTING CURB AND GUTTER	DOOR LOCATION
EXISTING OVERHEAD WIRES	EXISTING PARKING LABEL	EXISTING SANITARY MANHOLE	EXISTING BUILDING	PROPOSED SWM FACILITY
BUILDING RESTRICTION LINE/BUFFER	EXISTING SANITARY CLEANOUT	EXISTING TRAFFIC CONTROL POLE	EXISTING STORY	PROPOSED SWM FACILITY CURB CUT
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING STORM DRAIN MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	PROPOSED PRESERVATION AREA SIGN
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING REINFORCED CONCRETE PIPE	
STREAM VALLEY BUFFER	EXISTING WATER MANHOLE	EXISTING WATER METER	EXISTING CORRUGATED METAL PIPE	
PROPOSED 10' CONTOUR	EXISTING FIRE HYDRANT	EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
PROPOSED 2' CONTOUR	EXISTING GAS MANHOLE		EXISTING RIGHT-OF-WAY	

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M-NCPPC

APPROVAL

PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE

PROJECT NUMBER: TCP2-039-01-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

PLAN LEGEND

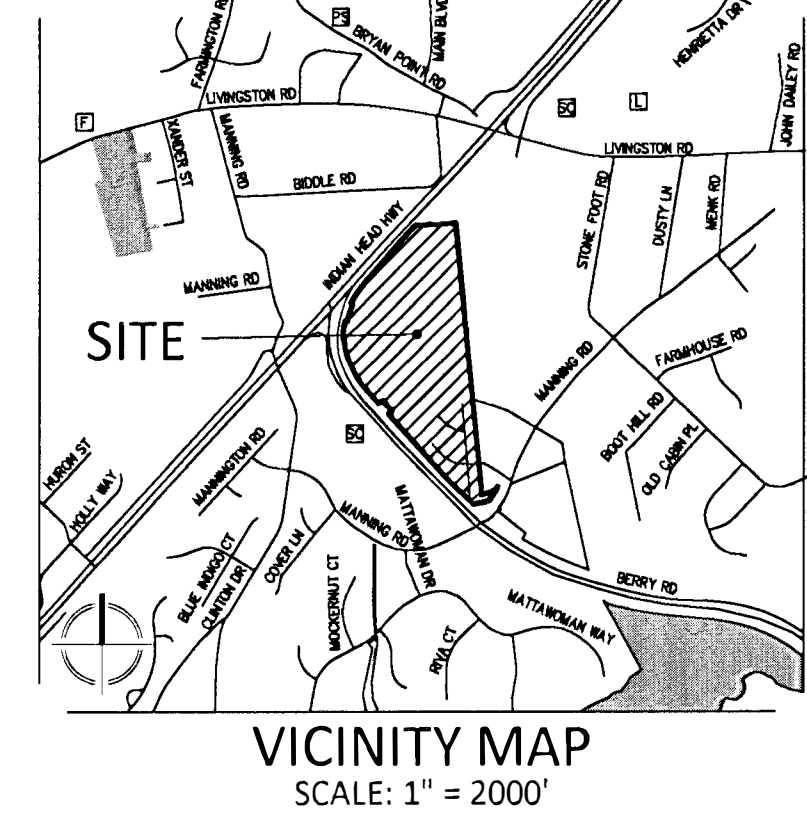
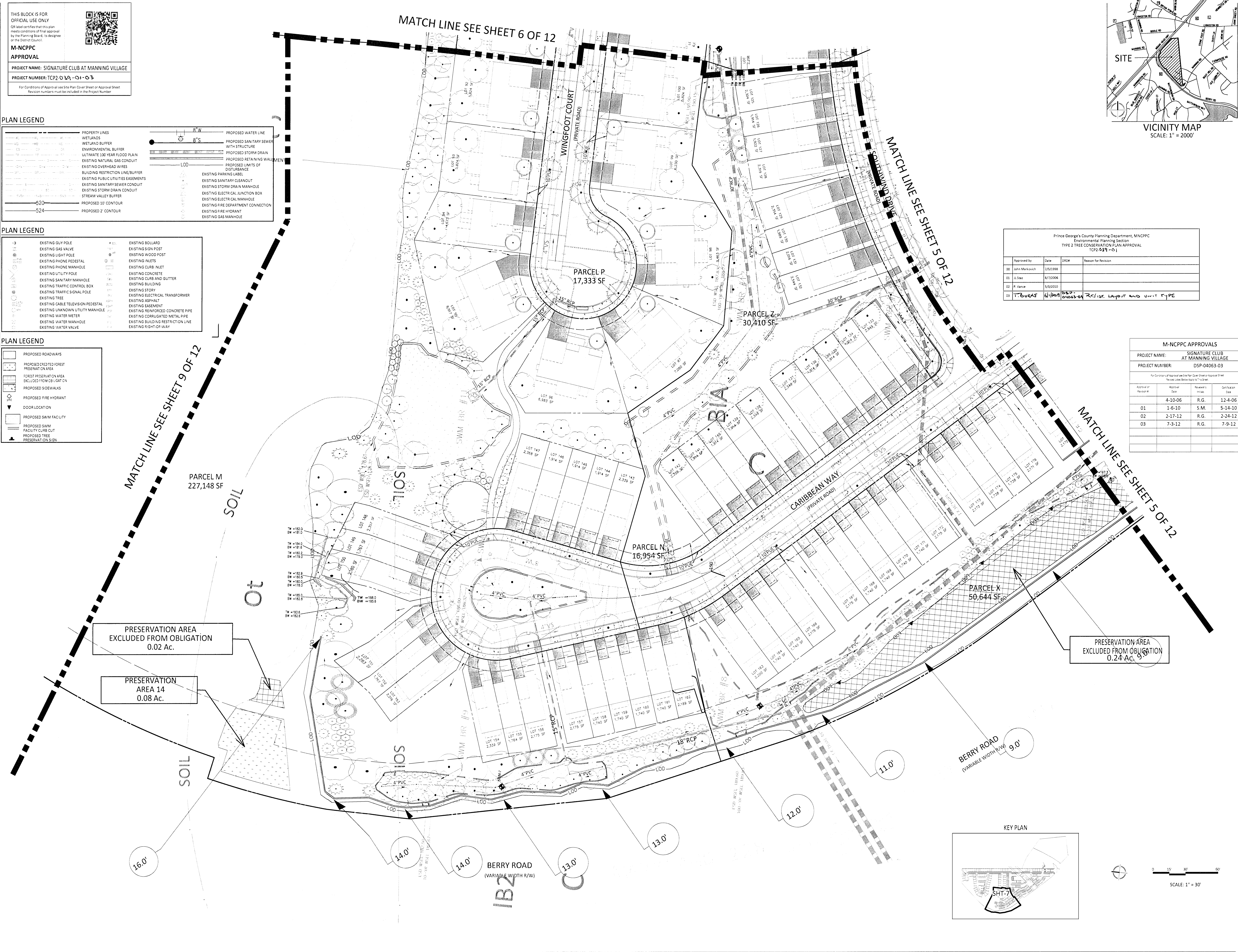
PROPERTY LINES	PROPOSED WATER LINE
WETLANDS	PROPOSED SANITARY SEWER WITH STRUCTURE
WETLAND BUFFER	PROPOSED STORM DRAIN
ENVIRONMENTAL BUFFER	PROPOSED RETAINING WALL/VEGETATION
ULTIMATE 100 YEAR FLOOD PLAIN	PROPOSED LIMITS OF DISTURBANCE
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT
BUILDING RESTRICTION LINE/BUFFER	EXISTING STORM DRAIN MANHOLE
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION
STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT
PROPOSED 12' CONTOUR	EXISTING GAS MANHOLE
PROPOSED 2' CONTOUR	

PLAN LEGEND

EXISTING GUY POLE	EXISTING BOLLARD
EXISTING GAS VALVE	EXISTING SIGN POST
EXISTING LIGHT POLE	EXISTING WOOD POST
EXISTING PHONE PEDESTAL	EXISTING INLETS
EXISTING PHONE MANHOLE	EXISTING CURB INLET
EXISTING UTILITY POLE	EXISTING CONCRETE
EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER
EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING
EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY
EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER
EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT
EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT
EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE
EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE
EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE
	EXISTING RIGHT-OF-WAY

PLAN LEGEND

PROPOSED ROADWAYS	PROPOSED CREDITED FOREST PRESERVATION AREA
PROPOSED CREDITED FOREST PRESERVATION AREA	FOREST PRESERVATION AREA EXCLUDED FROM OBLIGATION
PROPOSED SIDEWALKS	PROPOSED FIRE HYDRANT
DOOR LOCATION	PROPOSED SWM FACILITY
PROPOSED SWM FACILITY	PROPOSED FACILITY CURB CUT
PROPOSED TREE PRESERVATION SIGN	



Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-039-01

Approved By	Date	DRM	Reason for Revision
00 John Markovich	2/5/1998		
01 J. Staz	8/7/2006		
02 P. Vance	9/3/2010		
03 T. Burke	6/18/2018	04063-03	Revised Layout and Unit Type

M-NCPPC APPROVALS

PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE

PROJECT NUMBER: DSP-04063-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revisions (see below apply to "A" sheet)

Approval or Revision #	Approval Date	Revision Initials	Revision Date
	4-10-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
02	2-17-12	R.G.	2-24-12
03	7-3-12	R.G.	7-9-12

REVISIONS

AGENCY COMMENTS	DATE
	4/9/2018

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVISED BY ME AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN R. COOK
LICENSE NUMBER: 17100
EXPIRATION DATE: 07/2020

SIGNATURE CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE CONSERVATION PLAN

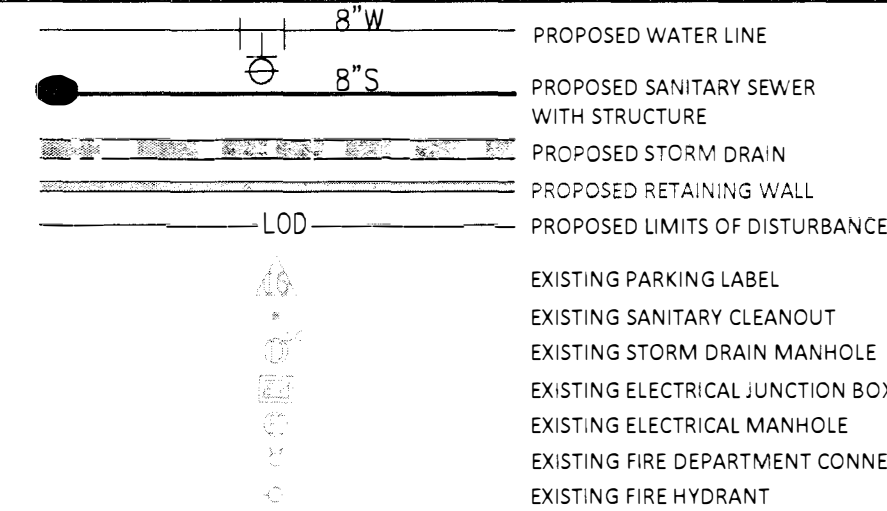
DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018

VIA PROJECT: VM1856G
DRAWING NO. _____

SHEET NO. 7 OF 12

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

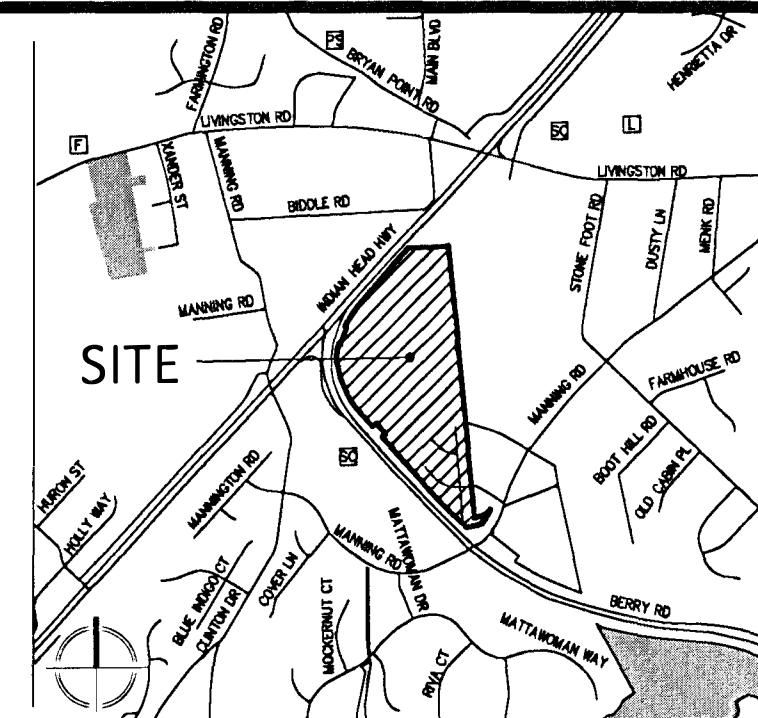
	<p>PROPERTY LINES</p> <p>WETLANDS</p> <p>WETLAND BUFFER</p> <p>ENVIRONMENTAL BUFFER</p> <p>ULTIMATE 100 YEAR FLOOD PLAIN</p> <p>EXISTING NATURAL GAS CONDUIT</p> <p>EXISTING OVERHEAD WIRES</p> <p>BUILDING RESTRICTION LINE/BUFFER</p> <p>EXISTING PUBLIC UTILITIES EASEMENTS</p> <p>EXISTING SANITARY SEWER CONDUIT</p> <p>EXISTING STORM DRAIN CONDUIT</p> <p>STREAM VALLEY BUFFER</p>
520	PROPOSED 10' CONTOUR
524	PROPOSED 2' CONTOUR



EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION POLE
EXISTING UNKNOWN UTILITY
EXISTING WATER METER
EXISTING WATER MANHOLE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE

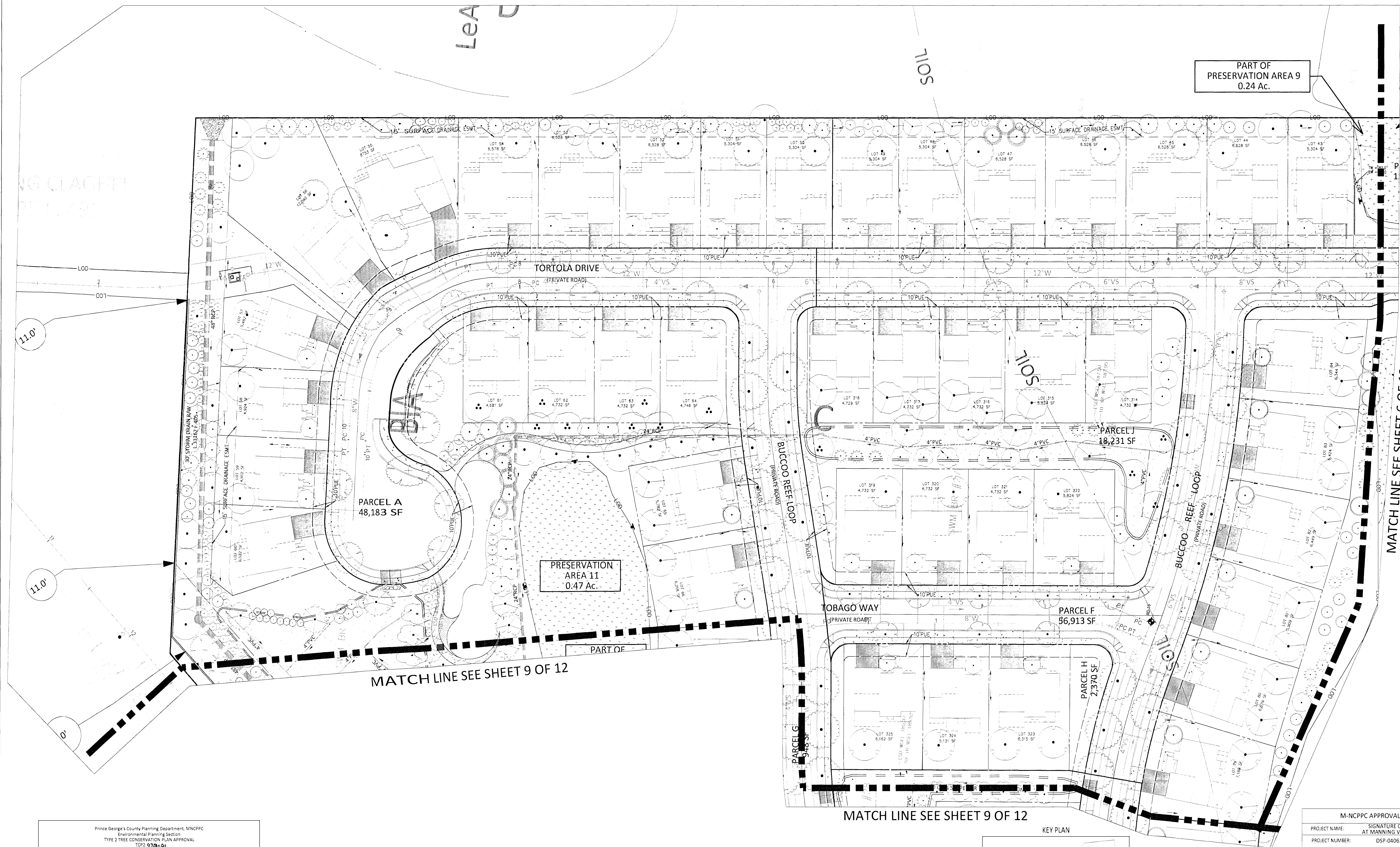
PROPOSED ROADWAYS
PROPOSED CREDITED FOREST PRESERVATION
AREA
FOREST PRESERVATION AREA EXCLUDED FROM
OBLIGATION
PROPOSED SIDEWALKS
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM FACILITY
PROPOSED SWM
FACILITY CURB CUT



VICINITY MAP
SCALE: 1" = 2000'

Vika
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
Vika Maryland, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com



MATCH LINE SEE SHEET 6 OF 12

REVISIONS	DATE
AGENCY CMNTS.	4/9/201

PROFESSIONAL SEA



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DUL
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER T
LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 02/17/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND
WSSC GRID: 221SW01


TYPE II TREE CONSERVATION PLAN

M-NCPPC APPROVALS			
PROJECT NAME:		SIGNATURE CLUB AT MANNING VILLAGE	
PROJECT NUMBER:		DSP-040603-03	
<i>For Conditional Approval use Start Date, End Date, Approval Period Renewal, listed below. Add to this sheet.</i>			
Approval or Renewal	Approval Date	Renewal's 15306	Cancellation Date
	4-10-06	R.G.	12-4-06
D1	1-6-10	S.M.	5-14-10
D2	2-17-12	R.G.	2-24-12
D3	7-3-12	R.G.	7-9-12

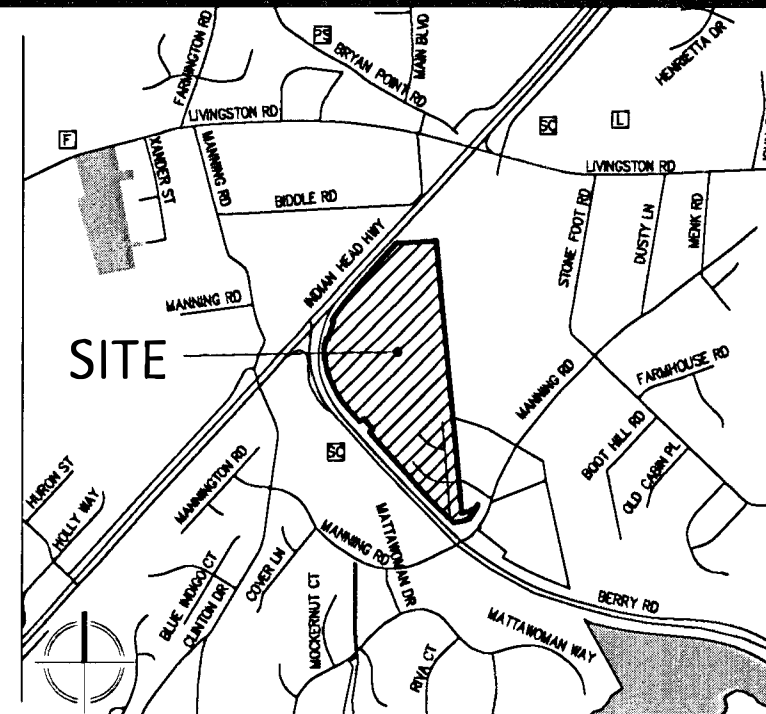
DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018
VIKA
PROJECT VM1856G
DRAWING
NO.

SHEET NO. 8 OF 12

LAYOUT: 8 OF 12. Plotted By: Postnura



PROJECT NUMBER: TCP2-039-01-03



VICINITY MAP
SCALE: 1" = 2000'



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com

[illegible]

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DUL-
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 876
EXPIRATION DATE: 02/17/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE CONSERVATION PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018
VIKA
PROJECT VM1856G
DRAWING
NO.

SHEET NO. 9 OF 12

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-01			
	Approved By	Date	OR# Reason for Revision
00	John Markovich	7/5/1998	
01	Al Sizer	8/7/2006	
02	P. Vance	5/3/2010	
03	T. Bozice	6/1/2015	REVIEW LAYOUT AND UNIT TYPE

PLAN LEGEND

PROPERTY LINES		PROPOSED WATER LINE		EXISTING GAS VALVE		EXISTING GUY POLE		EXISTING SIGN POST		EXISTING BOLLARD		PROPOSED ROADWAYS	
WETLANDS	WETLANDS	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING LIGHT POLE	EXISTING PHONE PEDESTAL	EXISTING WOOD POST	EXISTING INLETS	EXISTING CURB INLET	EXISTING CONCRETE	EXISTING CURB AND GUTTER	EXISTING BUILDING	EXISTING STORM	PROPOSED FOREST PRESERVATION AREA	PROPOSED FOREST PRESERVATION AREA
WETLAND BUFFER	WETLAND BUFFER	PROPOSED STORM DRAIN	EXISTING UTILITY POLE	EXISTING SANITARY MANHOLE	EXISTING ELECTRICAL TRANSFORMER	EXISTING ASPHALT	EXISTING EASEMENT	EXISTING REINFORCED CONCRETE PIPE	EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	EXISTING RIGHT-OF-WAY	PROPOSED PRESERVATION AREA EXCLUDED FROM OBLIGATION	PROPOSED SIDEWALKS
ENVIRONMENTAL BUFFER	ENVIRONMENTAL BUFFER	PROPOSED RETAINING WALL	EXISTING PARKING LABEL	EXISTING TRAFFIC CONTROL BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING TREE	EXISTING CABLE TELEVISION PEDESTAL	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING WATER METER	EXISTING WATER MANHOLE	EXISTING WATER VALVE	PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
ULTIMATE 100 YEAR FLOOD PLAN	ULTIMATE 100 YEAR FLOOD PLAN	PROPOSED LIMITED DISTURBANCE	EXISTING SANITARY CLEANOUT	EXISTING STORM DRAIN MANHOLE	EXISTING ELECTRICAL JUNCTION BOX	EXISTING ELECTRICAL MANHOLE	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING FIRE HYDRANT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
EXISTING NATURAL GAS CONDUIT	EXISTING NATURAL GAS CONDUIT		EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING SANITARY SEWER CONDUIT	EXISTING STORM DRAIN CONDUIT	EXISTING STREAM VALLEY BUFFER	EXISTING 10' CONTOUR	EXISTING 2' CONTOUR	EXISTING 2' CONTOUR	EXISTING 2' CONTOUR	EXISTING 2' CONTOUR	PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
EXISTING OVERHEAD WIRES	EXISTING OVERHEAD WIRES											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
BUILDING RESTRICTION LINE/BUFFER	BUILDING RESTRICTION LINE/BUFFER											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING PUBLIC UTILITIES EASEMENTS											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
EXISTING SANITARY SEWER CONDUIT	EXISTING SANITARY SEWER CONDUIT											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
EXISTING STORM DRAIN CONDUIT	EXISTING STORM DRAIN CONDUIT											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
STREAM VALLEY BUFFER	STREAM VALLEY BUFFER											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
PROPOSED 10' CONTOUR	PROPOSED 10' CONTOUR											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS
PROPOSED 2' CONTOUR	PROPOSED 2' CONTOUR											PROPOSED FIRE HYDRANT	PROPOSED SIDEWALKS

[illegible]

LAYOUT: 9 OF 12, Plotted By: Posthumus

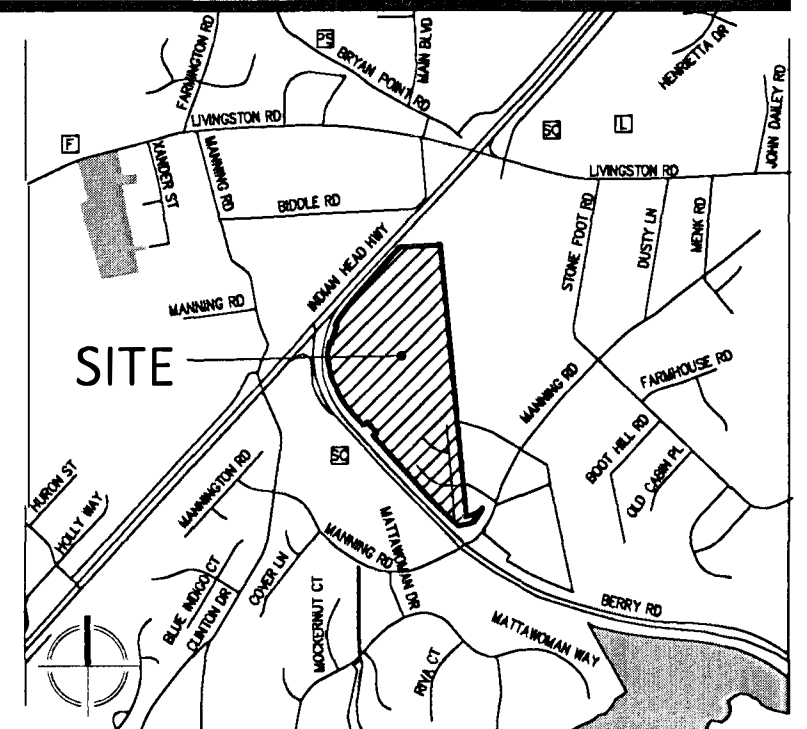
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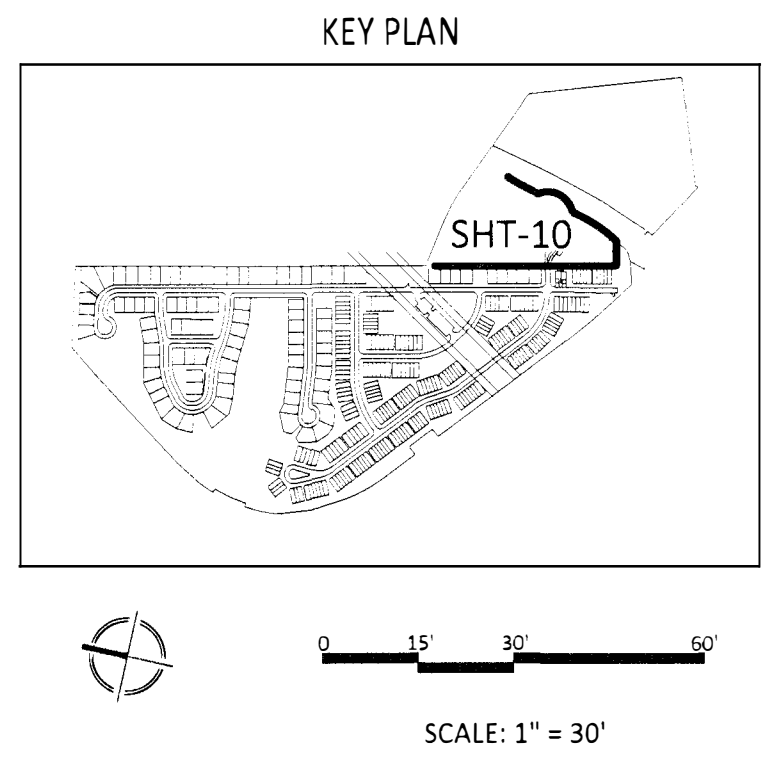
PLAN LEGEND

	PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	PROPOSED ROADWAYS
	WETLANDS	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING N/S G/N POST	
	WETLAND BUFFER	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED CREDITED FOREST PRESERVATION
	ENVIRONMENTAL BUFFER	PROPOSED RETAINING WALL	EXISTING PHONE PEDESTAL	EXISTING INLET	FOREST PRESERVATION AREA EXCLUDED FROM DEDICATION
	ULTIMATE 100 YEAR FLOOD PLAIN	PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE MANHOLE	EXISTING CURB INLET	
	EXISTING NATURAL GAS CONDUIT		EXISTING UTILITY POLE	EXISTING CONCRETE	PROPOSED S/D EASEMENTS
	EXISTING OVERHEAD WIRES	EXISTING PARKING LABEL	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	PROPOSED FIRE HYDRANT
	BUILDING RESTRICTION LINE/BUFFER	EXISTING SANITARY CLEANOUT	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	DOOR LOCATION
	EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING STORM DRAIN MANHOLE	EXISTING "T" SIGNAL POLE	EXISTING STORY	PROPOSED SWM FACILITY
	EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	PROPOSED SWM FACILITY
	EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING ASPHALT	
	STREAM VALLEY BUFFER	EXISTING NO FIRE DEPARTMENT CONNECTION	EXISTING WATER METER	EXISTING EASEMENT	
	PROPOSED 20' BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER MANHOLE	EXISTING REINFORCED CONCRETE PIPE	
	PROPOSED 2' CONTOUR	EXISTING GAS MANHOLE	EXISTING WATER VALVE	EXISTING CONJUGATED METAL PIPE	
				EXISTING BUILDING RESTRICTION LINE	
				EXISTING RIGHT-OF-WAY	

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-65A-0-01				
Approved by	Date	DIG#	Reason for Revision	
00 John Markovich	2/5/1998			
01 N. Stee	6/7/2006			
02 P. Vane	5/3/2010			
01 T. BOURNE	6/1/2010	0603-0	RE: 150 LARD AND UNIT TYPE	



VICINITY MAP
SCALE: 1" = 2000'



M-NCPPC APPROVALS			
PROJECT NAME:		SIGNATURE CLUB AT MANNING VILLAGE	
PROJECT NUMBER:		DSP-04063-03	
For Creation of Right of Way See Plan D-001 on Superior Access Sheet Notes: (See Below Right of Way Sheet)			
Approval Number	Approval Date	Reviewer Initials	Completion Date
	4-14-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
02	2-17-12	R.G.	2-24-12
03	7-3-12	R.G.	7-9-12

[illegible]

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 836
EXPIRATION DATE: 02/17/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE CONSERVATION PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018
VIKA
PROJECT VM1856G
DRAWING
NO. _____
SHEET NO. 10 OF 12

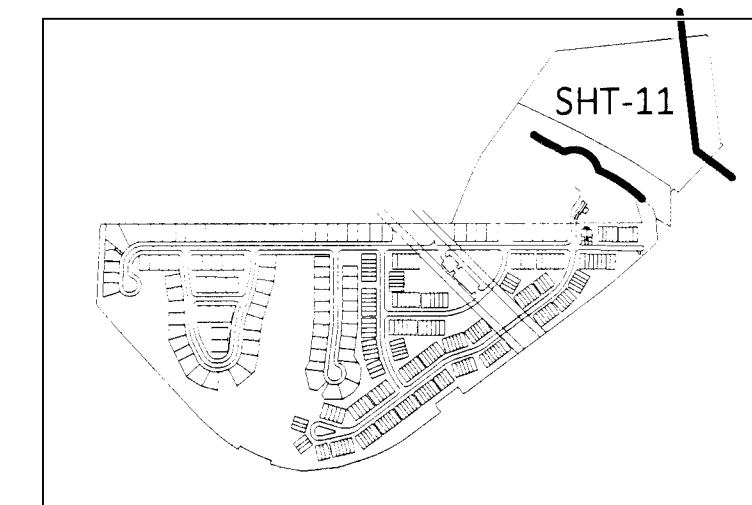
PROJECT NUMBER: TCP2-039-01-03

For Conditions of Approval see Site Plan Cover Sheet or Approval S

[illegible]

VICINITY MAP
SCALE: 1" = 2000'

KEY PLAN



0 15' 30'

SCALE: 1" = 30'

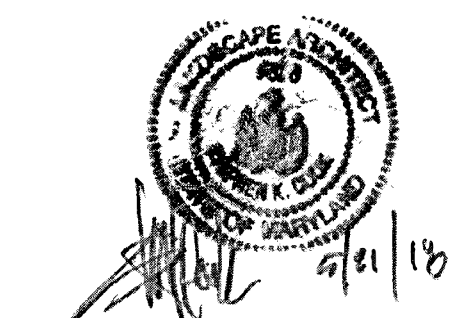
Vika
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
Vika Maryland, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carusohomes.com

M-NCPPC APPROVALS			
PROJECT NAME:		SIGNATURE CLUB AT MANNING VILLAGE	
PROJECT NUMBER:		DSP-04063-03	
For Conditions of Approval use Star-Clear Sheet's Approval Sheet Project Listed Below, Apply to The Street.			
Approval or Reversion	Approval Date	Reviewer's Initial	Certification Date
	4-10-06	R.G.	12-4-06
01	1-6-10	S.M.	5-14-10
D2	2-17-12	R.G.	2-24-12
03	7-3-12	R.G.	7-9-12

[illegible]

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.

NAME:STEPHEN K. COOK
LICENSE NUMBER:876
EXPIRATION DATE:02/17/2020

SIGNATURE
CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

TYPE II TREE CONSERVATION PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018 _____
VIKA
PROJECT VM1856G
DRAWING
NO. _____
SHEET NO. 11 OF 12


Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-039-01				
	Approved by	Date	OR#	Reason for Revision
00	John Markovich	2/5/1998		
01	Ji Sze	8/7/2006		
02	P. Vance	5/3/2010		
03	P. Vance	6/1/2010	039-01	REVISION REQUESTED AND ORIT TYPE

PLAN LEGEND

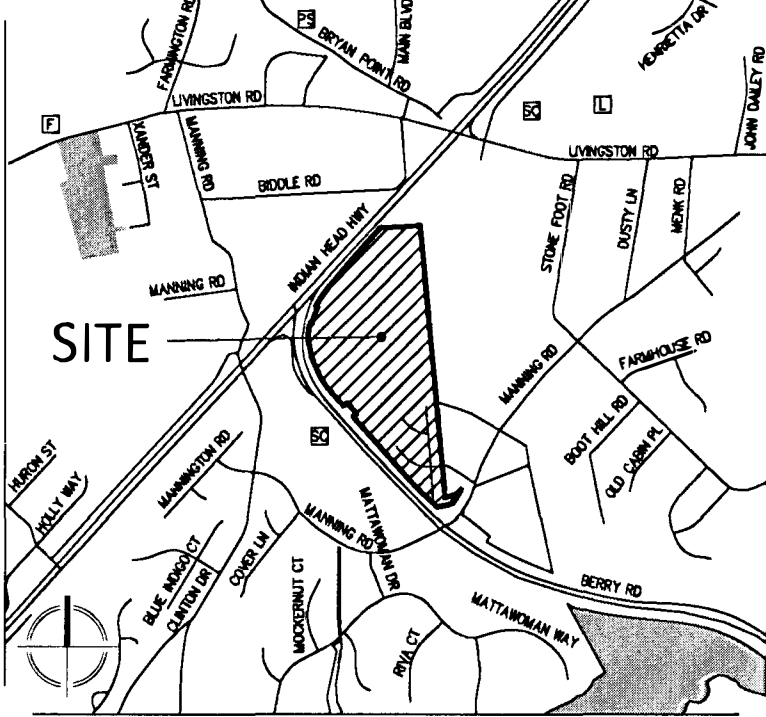
PROPERTY LINES	PROPOSED WATER LINE	EXISTING GLYP POLE	EXISTING SIGN POST	EXISTING BOLLARD	PROPOSED ROADWAYS
WETLANDS	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	EXISTING BOLLARD	PROPOSED CREDIT TO FOREST PRESERVATION AREA
WETLAND BUFFER	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	EXISTING INLETS	FOREST PRESERVATION AREA EXCLUDED FROM SUB-CUTTING
ENVIRONMENTAL BUFFER	PROPOSED RETAINING WALL	EXISTING PHONE MANHOLE	EXISTING CURB INLET	EXISTING BUILDING	PROPOSED SIDEWALKS
ULTIMATE 300' YEAR FLOOD PLAIN	PROPOSED LIMITS OF DISTURBANCE	EXISTING UTILITY POLE	EXISTING CONCRETE	EXISTING STORY	PROPOSED FIRE HYDRANT
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	EXISTING ELECTRICAL TRANSFORMER	DOOR LOCATION
EXISTING OVERHEAD Wires	EXISTING SANITARY CLEANOUT	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	EXISTING ASPHALT	PROPOSED SWM FACILITY
BUILDING RESTRICTION LINE/BUFFER	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	EXISTING EASEMENT	PROPOSED SWM CWM FACILITY
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TREE	EXISTING UNKOWN UTILITY MANHOLE	EXISTING REINFORCED CONCRETE PIPE	PROPOSED SWM CWM FACILITY
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING CABLE TELEVISION PEDESTAL	EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	PROPOSED SWM CWM FACILITY
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	PROPOSED SWM CWM FACILITY
STREAM VALLEY BUFFER	EXISTING FIRE HYDRANT	EXISTING WATER METER	EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	PROPOSED SWM CWM FACILITY
PROPOSED 2' CONTOUR	EXISTING FIRE MANHOLE	EXISTING WATER VALVE	EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	PROPOSED SWM CWM FACILITY
PROPOSED 10' CONTOUR			EXISTING CORRUGATED METAL PIPE	EXISTING BUILDING RESTRICTION LINE	PROPOSED SWM CWM FACILITY

LAYOUT: 11 OF 12, Plotted By: Posthumo

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: SIGNATURE CLUB AT MANNING VILLAGE
PROJECT NUMBER: DSP-04063-03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision Numbers must be included in the Project Number

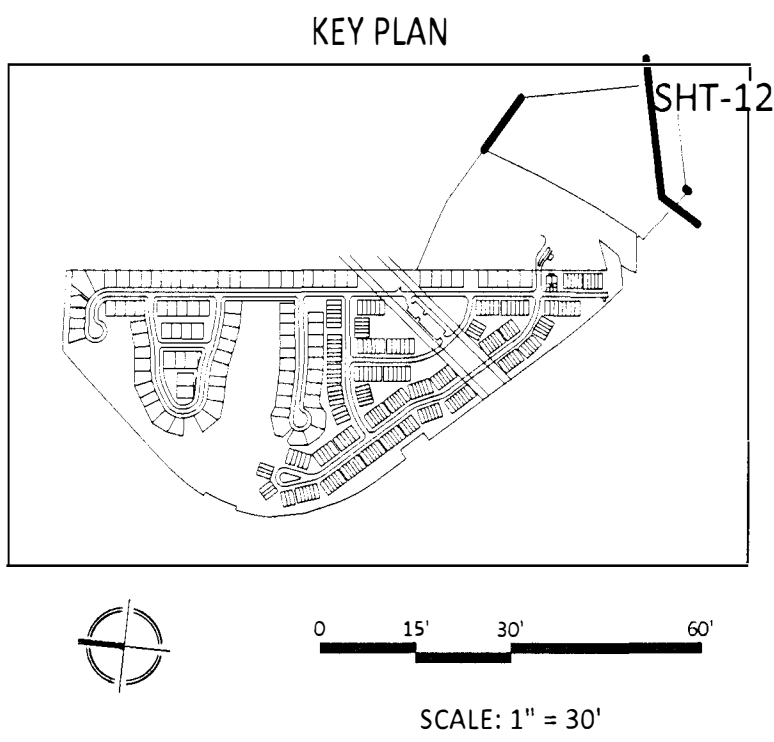
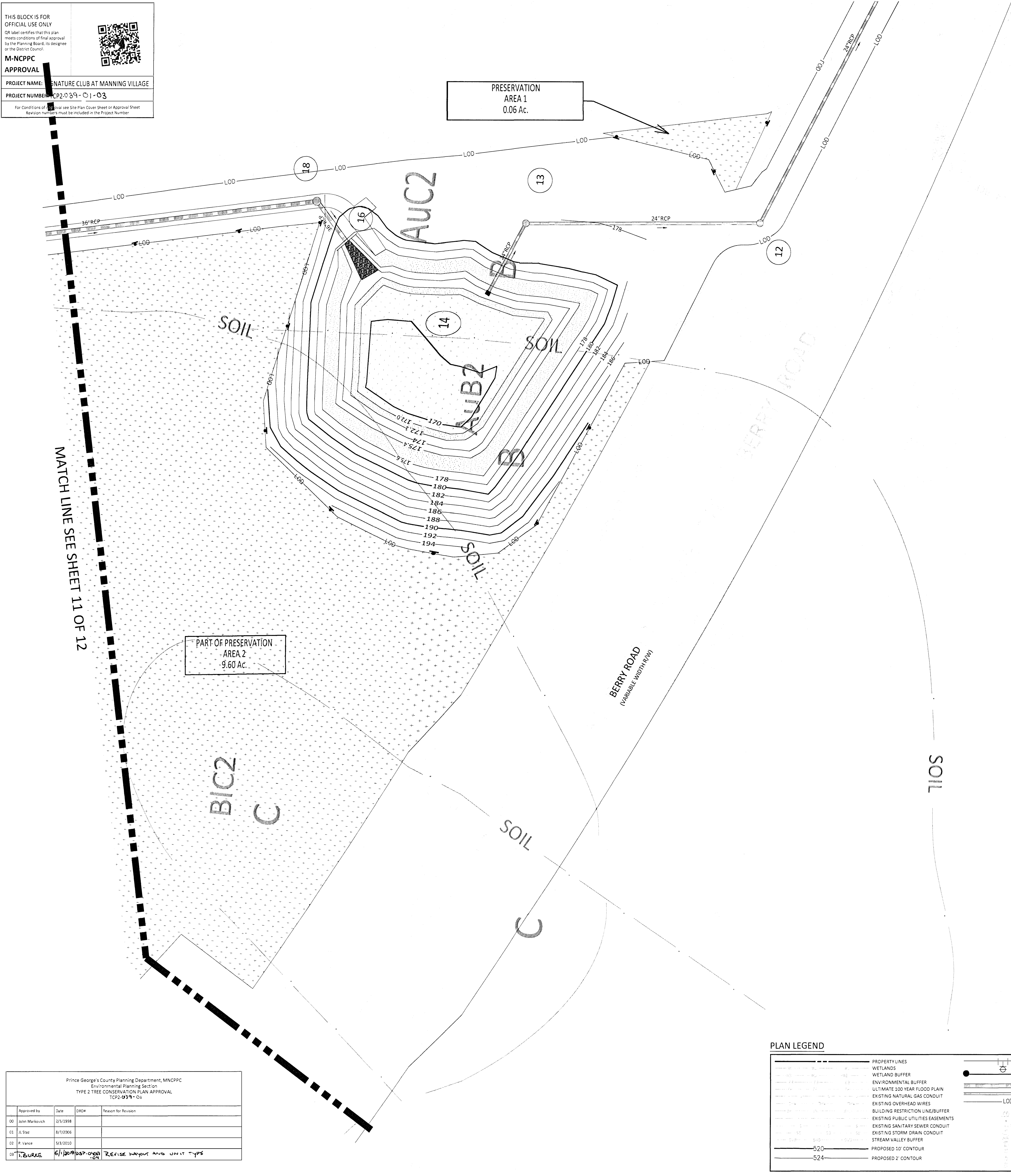


VICINITY MAP
SCALE: 1" = 2000'




Vika
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 800
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
CARUSO HOMES, INC.
120 BALDWIN AVENUE
CROFTON, MD 21114
410.353.8620
NEIL JOSEPH BUTLER
e-mail: nbutler@carushomes.com



REVISIONS	DATE
AGENCY COMMENTS	4/9/2018

PROFESSIONAL SEAL



NEIL JOSEPH BUTLER
4/11/18

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: STEPHEN K. COOK
LICENSE NUMBER: 878
EXPIRATION DATE: 02/27/2020

M-NCPPC APPROVALS			
PROJECT NAME: SIGNATURE CLUB AT MANNING VILLAGE			
PROJECT NUMBER: DSP-04063-03			
<small>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision Lines Below Apply to This Sheet</small>			
Approval #	Approval Date	Reviewer's Initials	Certification Date
01	4-10-06	R.G.	12-4-06
02	1-6-10	S.M.	5-14-10
03	2-17-12	R.G.	2-24-12
04	7-3-12	R.G.	7-9-12

SIGNATURE CLUB

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 221SW01

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE II TREE CONSERVATION PLAN APPROVAL TCP2-019-01			
Approved By	Date	DWG#	Reason for Revision
00 John Markovich	2/5/1998		
01 J. Slat	8/7/2006		
02 P. Vane	5/3/2010		
03 T. Bourke	6/1/2010	DSP-04063-03	REVISE MAPS AND UNIT TYPE

PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GUY POLE		EXISTING BOLLARD		PROPOSED ROADWAYS
	WETLANDS		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		EXISTING SIGN POST		PROPOSED EXCLUDED FOREST PRESERVATION AREA
	WETLAND BUFFER		PROPOSED STORMY DRAIN		EXISTING LIGHT POLE		EXISTING WOOD POST		FOREST PRESERVATION AREA EXCLUDED FROM OS-GATON
	ENVIRONMENTAL BUFFER		PROPOSED RETAINING WALL		EXISTING PHONE PEDESTAL		EXISTING INLETS		PROPOSED SIDEWALKS
	ULTIMATE 100 YEAR FLOOD PLAIN		PROPOSED LIMITS OF DISTURBANCE		EXISTING UTILITY POLE		EXISTING CONCRETE		PROPOSED FIRE HYDRANT
	EXISTING NATURAL GAS CONDUIT		EXISTING PARKING LABEL		EXISTING SANITARY MANHOLE		EXISTING CURB AND GUTTER		DOOR LOCATION
	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING TRAFFIC SIGNAL POLE		EXISTING BUILDING		PROPOSED SWM FACILITY
	BUILDING RESTRICTION LINE/BUFFER		EXISTING STORM DRAIN MANHOLE		EXISTING TREE		EXISTING ASPHALT		PROPOSED SWM FACILITY CURB CUT
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING CABLE TELEVISION PEDESTAL		EXISTING EASEMENT		PROPOSED PRESERVATION AREA SIGN
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING UNKNOWN UTILITY MANHOLE		EXISTING REINFORCED CONCRETE PIPE		
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER METER		EXISTING CORRUGATED METAL PIPE		
	STREAM VALLEY BUFFER		EXISTING FIRE HYDRANT		EXISTING WATER MANHOLE		EXISTING BUILDING RESTRICTION LINE		
	PROPOSED 10' CONTOUR		EXISTING GAS MANHOLE				EXISTING RIGHT-OF-WAY		
	PROPOSED 2' CONTOUR								

TYPE II TREE CONSERVATION PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 4/9/2018

Vika
PROJECT: VM1856G
DRAWING NO.: _____

SHEET NO. 12 OF 12

Attachment B

DRAINAGE CERTIFICATION

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

WARREN KENNETH DUNN
MD. RLA 1074
DATE 9/11/01

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO SUBTITLE 4, DIVISION 3 OF THE BUILDING CODE OF PRINCE GEORGE'S COUNTY, MARYLAND.

WARREN KENNETH DUNN
MD. RLA 1074
DATE 9/11/01

TREE PRESERVATION
= 1.16 AC. ±

TREE PRESERVATION
UNDER 35 FEET
= 0.06 AC. ±

N/F
CARL AND TERRY CODDINGTON
L. 7999 F. 531
LO 1
ZONED: RR
CURRENT USE: VACANT

N/F
MANNING CLAGETT
L. 4740 F. 924
ZONED: RR
CURRENT USE: VACANT

TREE PRESERVATION
= 0.87 AC. ±

TREE PRESERVATION
UNDER 35 FEET
= 0.19 AC. ±

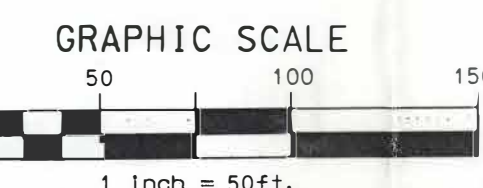
MANOKEEK
PROPOSED LOT 11
P.B. VJ 189 P. 10
OUTLOT 2
N/F
TSC/MUMA MATTAWOMAN
ASSOCIATES-LIMITED PARTNERSHIP
L. 8146 F. 289
ZONING: MXT
CURRENT USE: VACANT
57.4723 AC.

TREE PRESERVATION
= 0.14 AC. ±

TREE PRESERVATION
= 0.43 AC. ±

THIS PLAN IS FOR CONSTRUCTION OF STOCKPILE ONLY AND SHALL BE REVISED FOR FUTURE SITE DEVELOPMENT.

CONTRACT PURCHASER/APPLICANT
TSC/MUMA MATTAWOMAN ASSOC. L.P.
1501 FARM CREDIT BUREAU DRIVE SUITE 2500
MCLEAN, VA, 22102
ATTN: DON S. FRANYO
703-883-4251



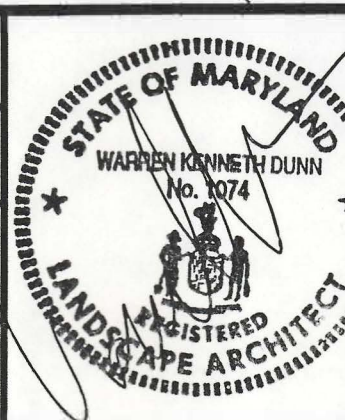
LOIEDERMAN ASSOCIATES, INC.
Civil Engineering Land Planning Land Surveying Environmental Studies

1390 Piccard Drive, Rockville, Maryland 20850 301-948-2750 Fax: 301-948-9067
4407 Forbes Boulevard, Lanham, Maryland 20706 301-794-7555 Fax: 301-794-7656
7 North Market Street, Frederick, Maryland 21701 301-696-1240 Fax: 301-831-4865
6E Industrial Park Drive, Waldorf, Maryland 20602 301-870-2166 Fax: 301-870-2884

Internet address: http://www.loiederman.com

NO. REVISIONS BY DATE
Date: AUGUST 2001
Designed: SRS
CAD Standards Version: MICROSTATION SE
Technician: SRS
Checked: DBM

Copyright ADC The Map People
Permitted Use No. 2187516
Page 37 Grid C5
Tax Map 161 D3 Zoning Category: R-R
M-NRPP 200' Sheet 221 SW 1
WSSC 200' Sheet 221 SW 1



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.

ELECTRONIC FILE DISCLAIMER
THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC CAD FILE BY LOIEDERMAN ASSOCIATES, INC. (LAI). WHILE ALL REASONABLE STEPS HAVE BEEN TAKEN TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN SAID ELECTRONIC FILE, LAI CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS FIRST COMPARED TO A SIGNED ORIGINAL DOCUMENT. LAI ASSUMES NO RESPONSIBILITY AND GRANTS NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON OR IN THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS NEEDED, CONTACT SHOULD BE MADE DIRECTLY WITH LAI.

STOCKPILE GRADING, SEDIMENT CONTROL, & TCP II PLAN

MANOKEEK
VINCENT PROPERTY
5TH / PISCATAWAY ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 OF 2
PROJECT NO. 775-06-01

N/F
MARVIN & LORRAINE MORTHIMER
L. 3534 F. 637
ZONED: RR, CURRENT USE: VACANT

MANOKEEK
P.B. VJ 189 P. 10
OUTLOT 3
N/F
TSC/MUMA MATTAWOMAN
ASSOC. LTD PARTNERSHIP
L. 8146 F. 289
ZONING: MXT
CURRENT USE: VACANT
13.2739 AC.

N/F
LEE D. VINCENT
L. 384 F. 433
PART OF PARCEL 25
(DESCRIBED IN L. FS4 F. 449)
ZONING: R-R
CURRENT USE: VACANT
3.97 AC. ±

WOODLAND CONSERVATION WORKSHEET			
NON - GOVERNMENTAL PROJECTS			
Zone:	RR	Owner:	TSC/MUMA MATTAWOMAN ASSOC. LTD. PARTNERSHIP
Grass Tract:	12.54	Address:	806 W. DIAMOND AVE.
Floodplain:		City:	GAITHERSBURG, MD. 20878
Previously Dedicated Land:		Telephone:	301-590-1318
Net Tract:	12.54	Tax Map:	161, GRID D, E3, E4
Subdivision Block/Lot:	PARCEL 25	Permit:	
Woodland Conservation Calculations:			
Existing Woodland:		Net Tract	12.54
WCT (L200' x Net Tract):		WCT	2,511.6
Smaller of a or b:		Smaller of a or b	2,511.6
Woodland above WCT (a - b) if less than 0:		Woodland above WCT	0.00
Smaller of c or d:		Smaller of c or d	0.00
Woodland cleared:		Woodland cleared	0.00
Clearing below WCT (c - d) if less than 0:		Clearing below WCT	0.00
Replacement (e x 0.25):		Replacement	0.00
Afforestation (if applicable):		Afforestation	0.00
Net Tract x .15 - 0.10 if less than 0:		Net Tract x .15 - 0.10	0.00
Woodland Conservation Required: (a+b+c+d-e-g):		Woodland Conservation Required	0.00
Woodland Conservation Provided:			
Woodland Conservation Provided:		(acres)	0.50
Reforestation/Replacement:		(acres)	0.50
Off-site Credits:		(acres)	0.00
Argo approved for fee-in-lieu:		(acres)	0.00
Woodland Conservation Provided:		(acres)	0.50
(must equal or exceed item "f" above):		(acres)	0.50
Additional Woodland retained but not part of any requirements:		(acres)	0.25
Plan Certified by: KEN DUNN			
4407 FORBES BOULEVARD SUITE 3			
LANHAM, MARYLAND 20706			
301-794-7555			
MARYLAND L.L.A. No. 1074			
License #: 1074			
1. WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy document.			
2. All entries in parentheses are mathematical formulas.			

- SEQUENCE OF CONSTRUCTION
1. THE OWNER/DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH PODER INSPECTOR. (1 DAY)
 2. CLEAR AND GRUB AREA NECESSARY TO INSTALL THE SEDIMENT CONTROL MEASURES. INSTALL 101-1011 TRUCK SIGN 500' FROM INTERSECTION OF EXISTING MANNING ROAD AND 3' FROM EDGE OF PAVING ON EAST AND WESTBOUND ROUTE 228. (1 WEEK)
 3. BEGIN STOCKPILING, STABILIZE SLOPES WITH PERMANENT SEEDING AS REQUIRED. (1 YEAR)
 4. UPON COMPLETION OF STOCKPILING, PERMANENTLY STABILIZE REMAINING DISTURBED AREAS AND ARRANGE INSPECTION WITH DEVELOPMENT INSPECTOR. (1 WEEK)
 5. WITH PERMISSION OF INSPECTOR REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY DISTURBED AREAS. (1 WEEK)
 6. ARRANGE FINAL INSPECTION WITH INSPECTOR FOR BOND RELEASE.
- TOTAL DURATION - 1 YEAR AND 3 WEEKS.

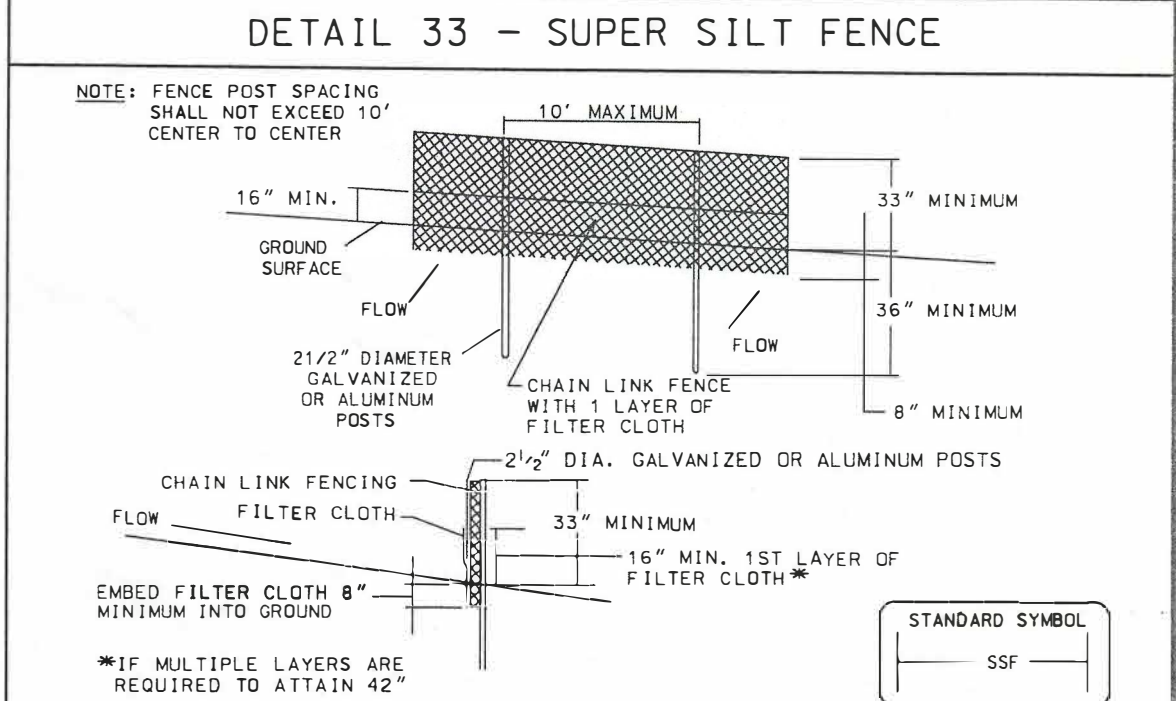
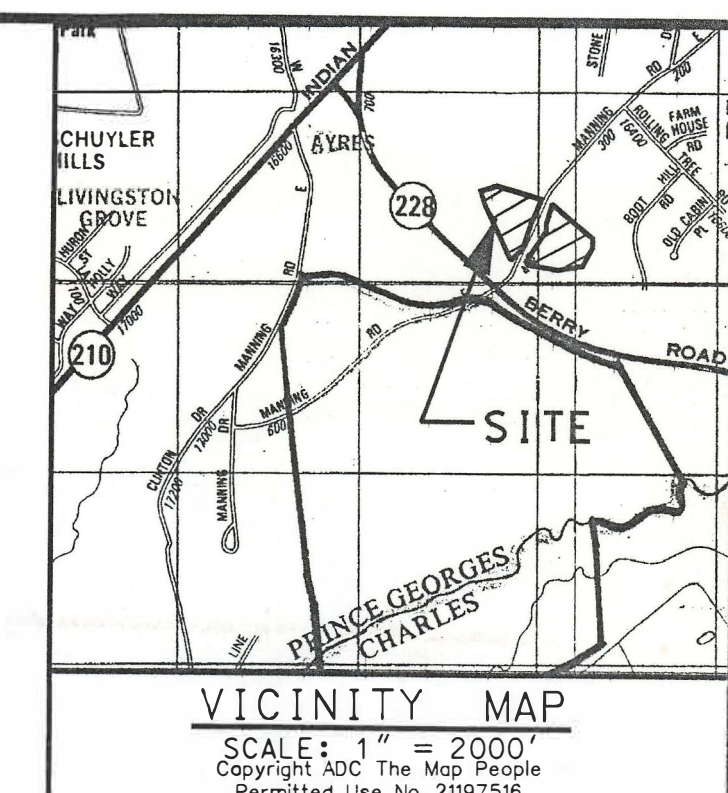
- GENERAL NOTES
1. BOUNDARY PREPARED BY LOIEDERMAN ASSOCIATES, INC. IN THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
 2. TOPOGRAPHY PROVIDED BY 3DI (AERIAL TOPOGRAPHY)
 3. TAX MAP PAGE 161, GRID E2.
 4. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE AND BASED UPON BEST ENGINEERING JUDGEMENT.
 5. THERE ARE NO PERENNIAL STREAMS OR 100 YEAR FLOODPLAIN ON-SITE.
 6. NO CEMETERIES ON-SITE.
 7. NO HISTORIC SITE WITHIN OR ADJACENT TO PROPOSED PRELIMINARY PLAN.
 8. WATER AND SEWER CATEGORIES, 6.
 9. THE PREDOMINANT SOIL TYPE: BELTSVILLE SILT LOAM
 10. STORMWATER MANAGEMENT CONCEPT PLAN #
 11. ACERAGE: 7.7 ACRES TOTAL
 12. ZONE: R-R
 13. All sediment control measures shown hereon shall be constructed in accordance with the 1994 edition of the "Standards and Specifications for Soil Erosion and Sediment Control" by Maryland Department of the Environment (MDE).

MISS UTILITY
CALL
MISS UTILITY - TELEPHONE
NUMBER 1-800-257-7777
FOR UTILITY LOCATION
AT LEAST 48 HRS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P. & P.C.
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- 11/16/01
BY [Signature] DATE 9/26/01

PRINCE GEORGE'S SOIL CONSERVATION DISTRICT
SEDIMENT CONTROL, GRADING, SOILS & DRAINAGE
SC- 58-02
POND P-
DISTRICT SIGNATURE DATE

- LEGEND
- LOD LIMIT OF DISTURBANCE
 - SF SILT FENCE
 - SSF SUPER SILT FENCE
 - BOUNDARY
 - 2' CONTOURS
 - 10' CONTOURS
 - 25' WETLAND BUFFER
 - NON-TIDAL WETLANDS
 - TREE PRESERVATION AREA
 - TREE PROTECTION DEVICE
 - PROPOSED TREE LINE
 - EXISTING TREE LINE
 - PRESERVATION SIGN
 - TREE PRESERVATION UNDER 35'



VEGETATIVE STABILIZATION
PERMANENT AND TEMPORARY SEEDING, SOODING AND MULCHING
I. SITE PREPARATION
II. SEEDBED PREPARATION AND SEEDING APPLICATION
III. SOIL AMENDMENTS
IV. SEDIMENT CONTROL PRACTICE SEEDING
V. TEMPORARY/PERMANENT SEEDING MIXTURES AND RATES

CONSULTANT'S CERTIFICATION
I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT AND THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
OWNER'S/DEVELOPER'S CERTIFICATION
I/WE HEREBY CERTIFY THAT I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
OWNER'S/DEVELOPER'S CERTIFICATION
I/WE HEREBY CERTIFY THAT I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

LOIEDERMAN ASSOCIATES, INC.
Civil Engineering Land Planning Land Surveying Environmental Studies
1390 Piccard Drive, Rockville, Maryland 20850
4407 Forbes Boulevard, Lanham, Maryland 20706
7 North Market Street, Frederick, Maryland 21701
6E Industrial Park Drive, Waldorf, Maryland 20602

19.0 STANDARDS AND SPECIFICATIONS FOR LAND GRADING
1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS, OR TO THE NEAREST AVAILABLE WATER BODY.
2. CUT AND FILL SLOPES SHALL BE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 1:1.2 (INCHES IN DIAMETER SHALL BE REMOVED).
3. REVERSE BENCHES SHALL BE PROVIDED WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET FOR 5:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET BENCHES SHALL BE LOCATED TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND SHALL CONVEY THE WATER TO STABLE OUTLET.
4. BENCHES SHALL BE A MINIMUM OF 6 FEET WIDE TO PROVIDE FOR EASE OF MAINTENANCE.
5. BENCHES SHALL BE DESIGNED WITH A REVERSE SLOPE OF 6:1 OR FLATTER TO THE TOP OF THE UPPER SLOPE AND WITH A MINIMUM OF 1 FOOT IN DEPTH.
6. THE FLOW LENGTH WITHIN A BENCH SHALL NOT EXCEED 800 FEET UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.
7. SURFACE WATER SHALL BE DIVERTED FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DRAINS, DITCHES, AND SWALES OR CONVEYED DOWN SLOPE BY THE USE OF A DESIGNED STRUCTURE, EXCEPT WHERE:
8. THE FACE OF THE SLOPE IS OR SHALL BE STABILIZED AND THE FACE OF ALL GRADED SLOPES SHALL BE PROTECTED FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.
9. CUT SLOPES OCCURRING IN RIPABLE ROCK SHALL BE SERATED AS SHOWN ON THE FOLLOWING DIAGRAM.
10. ALL DISTURBED AREAS SHALL BE STABILIZED STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.

EDGE MANAGEMENT NOTES:
1. All non-native, noxious or invasive species may be selectively cleared from tree save areas by cutting at or below the crown and immediately applying a herbicide to the cut surface in accordance with the method approved for that registered herbicide.
2. All dead trees within 75 feet of an edge may be selectively removed by cutting with a saw at ground level.
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. Any proposed trial alignments shall be field adjusted to facilitate minimal damage to the root zones of the trees to be retained.
5. Trees may be pruned in accordance with approved arboricultural standards.
6. Tilling the soils in the Forest Conservation Areas in order to seed with grasses is not permitted.

DETAIL 22 - SILT FENCE
Section 2C.36 Motorized Traffic Signs (W8-6, W11-5, W11-8, W11-10)
Perspective View, Top View, Cross Section
CONSTRUCTION SPECIFICATIONS
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS:
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN NEEDS OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED THE TOP OF THE FABRIC FENCE.

NO. 161 D3
REVISIONS
DATE: AUGUST 2001
CAD Standards Version:
Designed: SRS
Technician: SRS
Checked: UDM

GENERAL NOTES FOR SEDIMENT CONTROL
1. OBTAIN AND FOLLOW THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. NOTIFY THE INSPECTION AGENCY BEFORE THE START OF WORK AND BEFORE REMOVAL OF ANY TEMPORARY SEDIMENT CONTROL MEASURES.
4. NOTIFY THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT (PGSCD) AND PROVIDE A REVISED SCHEDULE IF THE ACCOMPANYING CONSTRUCTION SCHEDULE CANNOT BE MET.
5. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS, PLANS AND CRITERIA AND SPECIFICATIONS ADOPTED BY THE PGSCD.
6. PROTECT ALL TREES TO BE PRESERVED IN ACCORDANCE WITH THE LATEST APPROVED TREE CONSERVATION PLAN, DURING CONSTRUCTION OPERATIONS.
7. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS.
8. PROVIDE CONTINUOUS INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO ENSURE THAT MAXIMUM SEDIMENT CONTROL EFFICIENCY IS OBTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.
9. STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH CRUSHED STONE UNTIL JUST PRIOR TO PAVING OPERATIONS.
10. AT THE END OF EACH WORKING DAY, PLACE A TEMPORARY DIVERSION DIKE AROUND THE TOP OF EACH SLOPE TO PREVENT ANY POSSIBLE RUNOFF AWAY FROM THE FACE OF THE SLOPE TO NON-EROSIVE OUTLET AREA.
11. DURING EARTH MOVING OPERATIONS, MAINTAIN THE SITE IN A ROUGH GRADED CONDITION, BUT NOT EXPOSED TO ANY POSSIBLE RAINFALL RUN OFF, BUT IS DETAINED IN POCKETS AND IS ALLOWED TO SEEP INTO THE SOIL.
12. PREVENT ALL SEDIMENT FROM ENTERING ANY EXISTING STORM DRAINAGE STRUCTURE OR ANY OTHER ACCEPTABLE METHOD AS SHOWN ON PLAN.
13. MAINTAIN POSITIVE DRAINAGE (MINIMUM 0.5%) ALONG ALL DIVERSION DIKES, AND
14. FENCE ALL SEDIMENT TRAPS AND BASINS WITH SEMI-PERMANENT FENCE NOT LESS THAN 42" IN HEIGHT WITH OPENINGS NOT TO EXCEED 3" IN WIDTH.
15. REMOVE SEDIMENT AND RESTORE THE TRAP OR BASIN TO ORIGINAL DIMENSIONS WHENEVER SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE NET STORAGE DEPTH.
16. PROVIDE ADEQUATE CONTROL OF DUST BY WATERING, OR OTHER CONTROL METHODS EQUIVALENT TO THE BUILDING OFFICIAL, AND IN CONFORMANCE WITH APPLICABLE AIR POLLUTION ORDINANCE.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES ARE FOLLOWED DURING THE IMPLEMENTATION OF THIS PLAN.
18. OFFSITE BORROW OR SPOIL AREAS MUST HAVE AN APPROVED AND ACTIVE SEDIMENT CONTROL PLAN.
19. THE TERM "SEEDING" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF LIME AND FERTILIZER IN ACCORDANCE WITH SECTION 6.20 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.
20. IF STABILIZATION OF DISTURBED AREA IS TO BE ACCOMPLISHED DURING THE MONTHS OF DECEMBER, JANUARY, OR FEBRUARY, THE STABILIZATION SHALL CONSIST OF MULCHING, SEED AND MULCH AS SOON AS THE SOIL PERMITS.
21. SODDING WITH LIME AND FERTILIZER MAY BE SUBSTITUTED FOR SEEDING AND MULCHING.
22. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED EASEMENTS, RIGHTS AND INTERESTS OF ANY KIND TO DISSEMINATE FROM THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER TO ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THIS PLAN.
23. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERMIT SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) AND 8) FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
24. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF TWO ACRES, APPROVAL OF THE INSPECTION AGENCY IS TO BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
25. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF TWO ACRES BEFORE REMOVAL OF CONTROL.
26. VOLUME OF SPOIL MATERIAL: 5.31 AC.
27. LIST PREDOMINANT SOIL TYPES AND GENERAL DESCRIPTION PER PGSCD SOIL SURVEY.

WOODLAND CONSERVATION WORKSHEET FOR NON - GOVERNMENTAL PROJECTS
Zone: RR
Address: 801 N. DIAMOND AVE.
Floodplain: 12-22
Previously Dedicated Land: 12-22
Net Tract: 12-22
Subdivision/Block/Lot: PARCEL 25
Woodland Conservation Calculation: 1.00 acre
Additional Woodland retained but not part of any requirements: 0.00 acre.
Plan Certified by: TSC/MUMA MATTHEWMAN ASSOC. L.P.
License #: MARYLAND S.C.A. No. 1074
CONSTRUCTION SPECIFICATION
1. LENGTH - MINIMUM OF 50' (40' FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM; SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (IF FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE.
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.
ELECTRONIC FILE DISCLAIMER
THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC CAD FILE BY LOIEDERMAN ASSOCIATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN SAID ELECTRONIC FILE. LOIEDERMAN ASSOCIATES MAKES NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON OR IN THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS NEEDED, CONTACT SHOULD BE MADE DIRECTLY WITH LAI.

TABLES 27 & 28

TABLE 27 - GEOTEXTILE FABRICS
CLASS, APPARENT OPENING SIZE MM. MAX., GRAB TENSILE STRENGTH LB. MIN., BURST STRENGTH PSI. MIN.

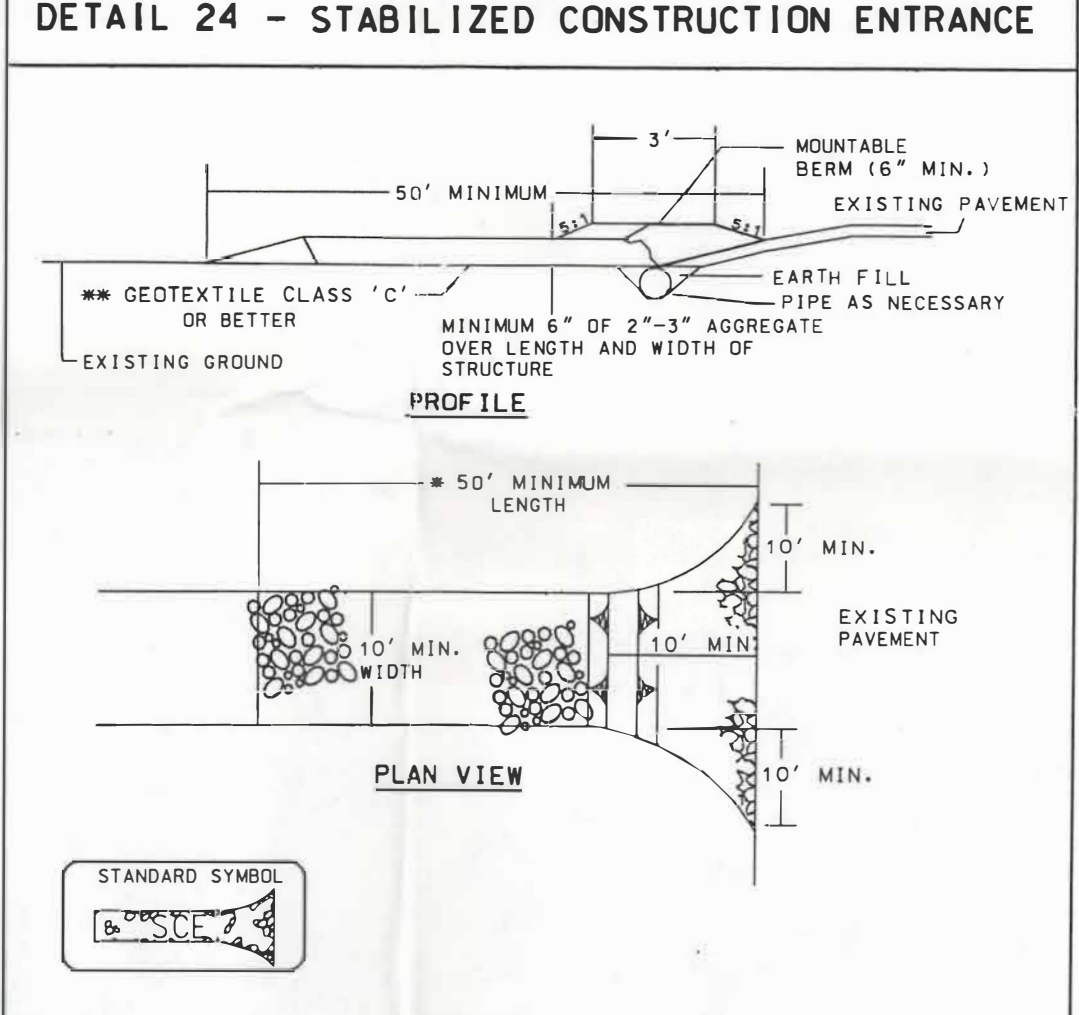
TABLE 28 - STONE SIZE
NUMBER 57, SIZE RANGE, D50, D100, AAHTO, WEIGHT

* THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS.
** THIS CLASSIFICATION IS TO BE USED WHEN EVER SMALL RIP-RAP IS REQUIRED, THE STATE HIGHWAY ADMINISTRATION DESIGNATION FOR THIS STONE IS "STONE FOR GABIONS" (905.01.04)

STONE FOR GABION BASKETS
BASKET THICKNESS, INCHES, SIZE OF INDIVIDUAL STONES, MM

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT SHALL BE CONCRETE BROKEN INTO THE SIZES MEETING THE APPROPRIATE CLASSIFICATION. SHALL CONTAIN NO STEEL REINFORCEMENT AND SHALL HAVE A DENSITY OF 150 POUNDS PER CUBIC FOOT.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION
1. LENGTH - MINIMUM OF 50' (40' FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM; SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (IF FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE.

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TOPSOILING SPECIFICATIONS
1. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS SET FORTH IN THESE SPECIFICATIONS.
2. TOPSOIL SHALL BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
A. SOIL TO BE USED AS TOPSOIL SHALL MEET THE FOLLOWING:
1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND.
2. TOPSOIL SHALL BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
3. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SANDY LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 CUBIC PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.
B. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN SECTION 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.
C. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
1. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS INDICATING FERTILIZER AND LIME AMENDMENTS REQUIRED BY SOILING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
2. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN SECTION 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.
3. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
11. TOPSOIL APPLICATION
A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS STONE OR GRADE STABILIZATION STRUCTURES, EARTH DIKES, SILT FENCE, SEDIMENT TRAPS, AND SEDIMENT BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4".
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION.
1V. ALTERNATIVE FOR PERMANENT SEEDING
A. INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCE FERTILIZER, COMPOSTED SLODGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
1. COMPOSTED SLODGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES, THE COMPOST SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
A. COMPOSTED SLODGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
B. COMPOSTED SLODGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
C. COMPOSTED SLODGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
2. COMPOSTED SLODGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 1 LB/1,000 SQUARE FEET AND 1/3 THE NORMAL LIME APPLICATION RATE.

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MANOKEEK VINCENT PROPERTY
5TH / PISCATAWAY ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO. 775-06-01