




THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

INTRA-OFFICE MEMORANDUM

February 24, 2021

TO: Maurene E. McNeil
Chief, Zoning Hearing Examiner

DB

FROM: Donna J. Brown
Clerk of the Council

RE: **A-10051 - Zoning Map Amendment Carozza Property
Maria Volpe and Sandra Carey, Trustees/Carozza Property, Applicant**

Pursuant to Section 27-133 of the Zoning Ordinance and in accordance with the District Council's February 24, 2021 Order of Remand for the above referenced matter, I am hereby returning the entire case file to your office. If you have any questions, please contact me.

Thank you.

Attachments

cc: Russell Shipley, Esq., Attorney for the Applicant
Raj Kumar, Principal Counsel to the District Council
Karen T. Zavakos, Zoning and Legislative Counsel
Stan Brown, Peoples Zoning Counsel
James Hunt, Division Chief, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

February 24, 2021

**RE: A-10051 - Zoning Map Amendment Carozza Property
Maria Volpe and Sandra Carey, Trustees/Carozza Property, Applicant**

NOTICE OF DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on February 9, 2021.

CERTIFICATE OF SERVICE

This is to certify that on February 24, 2021, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown", is written above a horizontal line.

Donna J. Brown
Clerk of the Council

Case No.: A-10051 - Zoning Map Amendment
Carozza Property

Applicants: Maria Volpe and Sandra Carey,
Trustees/Carozza Property

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

ORDER OF REMAND

For reasons set forth herein, this Zoning Map Amendment application to rezone approximately 60.02 acres of land in the R-R (Rural Residential) Zone—located at the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road and identified as 9702 and 10200 Marlboro Pike—to the M-X-T (Mixed-Use Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone, is REMANDED to the Zoning Hearing Examiner.

In July 2019, Planning Board Staff accepted this application for review and in October 2019, Staff recommended disapproval of the application. Staff Report, 10/17/2019. Subsequently, Planning Board adopted Staff's recommendation that the application should be disapproved.

The Zoning Hearing Examiner held a hearing on the application on January 15, 2020, and issued a written recommendation to the District Council on August 20, 2020. The Examiner did not make a final recommendation to approve or disapprove the application on the merits. Instead, the Examiner issued a recommendation to Council that the application should be remanded subject to certain conditions. ZHE Decision, 8/20/2020, pp. 1, 20-21, Exceptions, 9/16/2020, p. 2.

On September 21, 2020, the Clerk of the Council received the Applicant's written exceptions to the Examiner's written recommendation on the application. Exceptions, 9/16/2020.

On October 5, 2020, Council elected to review and make the final decision on the application. 10/5/2020, Tr.

On December 18, 2020, the Clerk of the Council issued written notice of oral argument to all persons of record that Council elected to make the final decision on the application, and that oral argument will be held on January 25, 2021. Notice of Oral Argument, 12/18/2020.

On January 21, 2021, the Applicant, through counsel, filed an amendment to its written exceptions. In the amendment letter, the Applicant consented to the Examiner's recommendation of remand. In relevant part, the Applicant indicated that (without waiving arguments on written exceptions) if Council remanded the application to the Examiner, there would be no need for oral argument on January 25, 2021. Amendment Letter, 1/21/2021.

On January 25, 2021, without conducting oral argument on the merits of the application, Council voted (11-0) to remand the application to the Examiner. Council's decision to remand this application to the Examiner does not constitute a waiver of the right to elect to review the application to make the final decision whether the subject property should be rezoned nor does it constitute a waiver of the right to decide the merits of Applicant's prior written exceptions. 1/25/2021, Tr.

On remand, the Examiner shall render a new or revised disposition recommendation subject to applicable requirements in the County Code and the Land Use Article.

ORDERED this 9th day of February, 2021, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.


Opposed:

Abstained:

Absent:

Vote: 11-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 

Calvin S. Hawkins, II, Chair

ATTEST:



Donna J. Brown
Clerk of the Council

NOTICE OF VIRTUAL HEARING

Application Number: REMAND A-10051 (Remanded by District Council)

Applicant(s) Name: Carozza Property/ Maria Volpe

Date and time of scheduled Zoning Hearing Examiner meeting: April 14, 2021 at 9:30 A.M.

Description of Request: REMAND HEARING on the Application of Maria Volpe, Trustee and Sandra Carey, Trustee (Carozza Property), Applicants, request to REZONE from the R-R (Rural Residential) ZONE to the M-X-T (Mixed Use-Transportation Oriented) Zone, property containing approximately 60.02 acres, southwest of the interchange of Pennsylvania Avenue (MD 4) and Woodyard Road (223), located on Parcels 32, 35 and 92, and identified as 9702 and 10200 Marlboro Pike, Upper Marlboro, Maryland, 20772

* * * * *

Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on April 12, 2021. Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us, or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: March 14, 2021 to Persons of Record (List attached to original in file)

5 single-sided signs 4 double-sided signs (for a total 3 physical signs)

indicate on the map which are double and single via A= single B= double



North Marwood
BLVD

50104084
T099REIM

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Thomas Previll, hereby certify that the subject property was posted with
(print or type name)

Thirteen (13)
specify number)

sign(s) on 3-12-2021
(date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Thomas Previll 3-26-2021

Application Numbers: A-10051 (Remand) Name: Carozza Property Maria Volpe

Date: _____

Address: 4601 Forbes Blvd., Suite 300, Lanham, MD 20706

Telephone: 301.364.1881

Capacity in which you are acting: Agent

(Owner, Applicant, Agent)

NOTE: Attach legible photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

*

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The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (Remand)
To become a Person of Record
Email: ZHE@co.pg.md.us
DATE: 4-14-2021 TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov



SHOULDER
WORK



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION A-10051 DEMAND
A-10051 DEMAND
TO BECOME A Board of
Record Email ZHE@dcpland
www.dcp.com TIME 9:30AM
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.pwcc.org/pwcccounty.md.gov



COMING HEARING EXHIBIT
HEARING
FOR INFORMATION
301-952-3644
IMMEDIATELY A LOCAL RESIDENT
A MODERNIZATION
TO REBUILD A TOWN OF
SMALL TOWN CO. REPAIRS
WATER MAINS
VERTICAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER BARBARO, MD
www.maryland.gov

SPEED LIMIT
40
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ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION NO. WORKSHEET
A-10051 (Renard)
To become a member of the com
Email: ZUECA@mc.us
DATE: 11/14/2021
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.priecgeorgescountymd.gov



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAIND)
A-10051 (REMAIND)
TO BECOME A PERSONAL
RECORD EMAIL: ZHE@CDPS.MD
DATE: 4-14-2021 TIME: 9:30A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov





³ ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO BECOME A PERSONAL
Record Email: ZHE@CO.PG.MD.G
DATE: 4-14-2021 TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

22 Westgate Rd
Clinton
Marlboro Rd



SHOULDER
WORK



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO BECOME A Person of
Record Email ZHE@princegeorgescountymd.gov
DATE: 4-14-2021 TIME: 9:30 AM
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

Dewberry
www.dewberry.com

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO BECOME A Person of
Record Email: ZHE@CO. PG. MD.US
DATE: 4-14-2021 TIME: 9:30A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO BECOME A Person of
Record Email: ZHE@CO. PG. MD.US
DATE: 4-14-2021 TIME: 9:30A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICANT: A-10051 (HEARING)
TO BECOME PERSON OF RECORD
EX. 1250 (10/10/15)
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARYLAND, MD
www.georgecountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICANT: A-10051 (HEARING)
TO BECOME PERSON OF RECORD
EX. 1250 (10/10/15)
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARYLAND, MD
www.georgecountymd.gov



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# REMAND A-10051
REMAND A-10051
TO BECOME a Person of Record
Email: ZHE@CO.PG.MD.US
DATE: 4-14-2021 TIME: 9:30 a.m.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

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ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO BECOME Person of Record
Email: ZHE@CO.PG.MD.US
DATE: 4-14-2021 TIME: 9:30 a.m.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov



ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10051 (REMAND)
A-10051 (REMAND)
TO become a Person of Record
Email: ZHE@CO.PG.MD.US
DATE: 4-14-2021 TIME: 9:30A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-10061 (REMAND)
A-10061 (REMAND)
TO become a Person of Record
Email: ZHE@CO.PG.MD.US
DATE: 4-14-2021 TIME: 9:30A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov







ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
OPERATING PERMIT A-1000
HEARING AT 1000
FOR INFO AND PRESENTATION
CALL 301-952-3644
DATE: 11-20-21 TIME: 9:30am
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
10000 HAINES RD. MD
www.georgetown.gov/courtsandgov

³ ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION: *Remand A-10051*
REMAND A-10061
FOR INFO Email: *ZHECO@princegeorgescountymd.gov*
OR CALL 301-952-3644
DATE: *4-14-2021* TIME: *9:30 A.M.*
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov



CONDUCTING HEARING
HEARING
FOR ALL DEEDS
301-952-3644
SCHEDULE YOUR HEARING TODAY
CALL US TODAY
WE WILL BE THERE FOR YOU
CALL US TODAY
WE WILL BE THERE FOR YOU

CONDUCTING HEARING
HEARING
FOR ALL DEEDS
301-952-3644
SCHEDULE YOUR HEARING TODAY
CALL US TODAY
WE WILL BE THERE FOR YOU
CALL US TODAY
WE WILL BE THERE FOR YOU

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICANT: *RENAUD A. COBI*
ADDRESS: *1411 JEFFERSON ST NW*
FOR MORE INFO: *CALL 301-952-3644*
DATE: *10/26/2017*
VIRTUAL Hearings
COUNTY ADMINISTRATION BUILDING
UPPER MARLBOROUGH, MD
www.fairfaxcounty.gov/permits

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICANT: *RENAUD A. COBI*
ADDRESS: *1411 JEFFERSON ST NW*
FOR MORE INFO: *CALL 301-952-3644*
DATE: *10/26/2017*
VIRTUAL Hearings
COUNTY ADMINISTRATION BUILDING
UPPER MARLBOROUGH, MD
www.fairfaxcounty.gov/permits



ATTORNEY AT LAW

Stan Brown, Esq.

Stan Derwin Brown Law Office, LLC
1300 Caraway Court, Suite 101 • Largo, Maryland 20774-5462
Telephone: 301.883.8888 • Fax: 301.883.8606
Website: StanBrown.law
E-mail: attorney@StanBrown.law
Licensed in Maryland & Washington, D.C.

To: Clerk of the Council
All Parties of Record
Zoning Hearing Examiner
Planning Board
District Council

Fr: Stan Brown, People's Zoning Counsel

Date: April 5, 2021

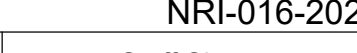
Re: A-10051, Carozza Property

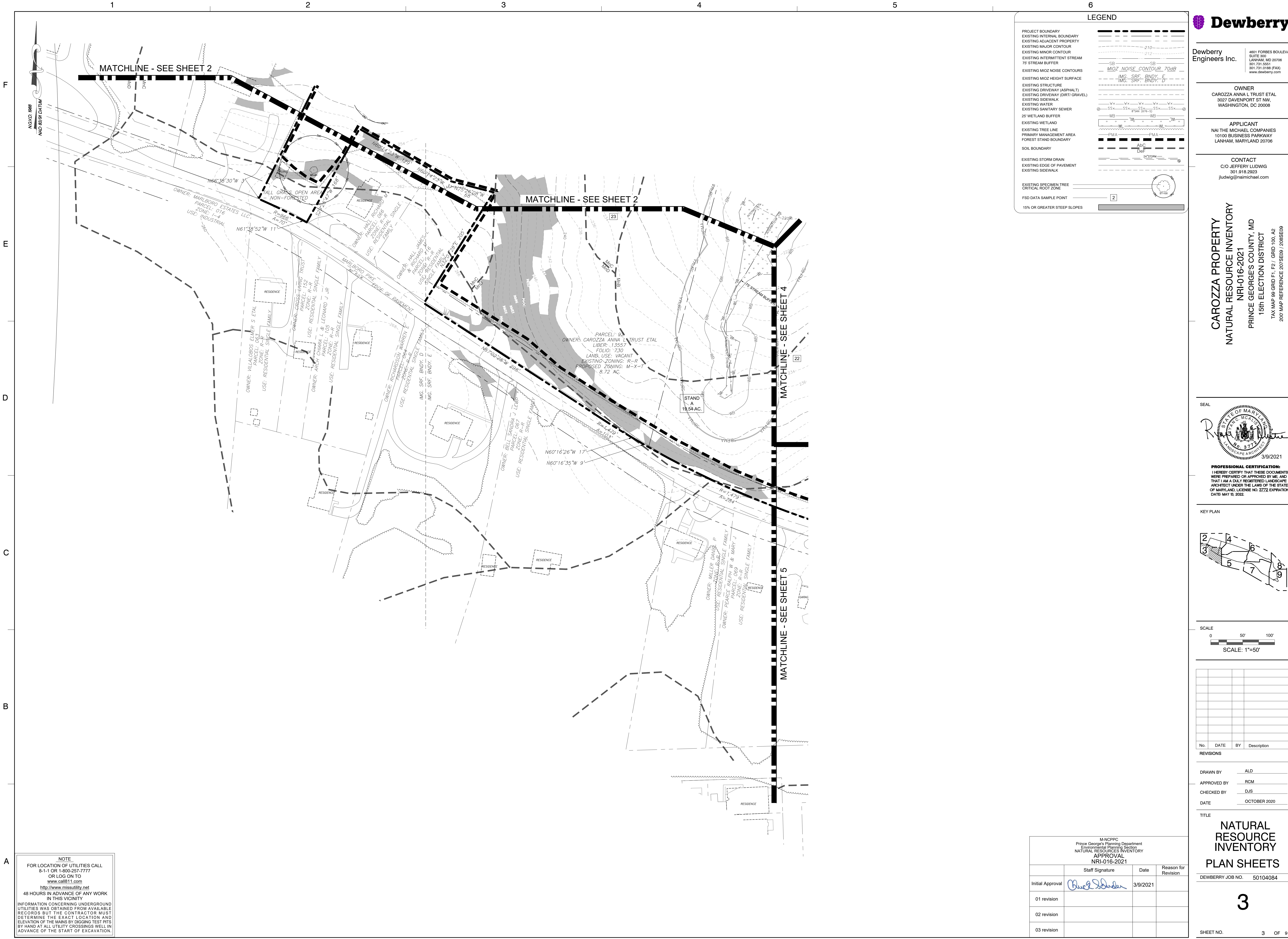
NOTICE OF INTENTION TO PARTICIPATE

Pursuant to Prince George's County Zoning Ordinance § 27-139.01 (C) (Powers & Duties), this memo is formal notification that the People's Zoning Counsel intends to participate in the above-noted pending zoning cases before the Prince George's County District Council, the Prince George's County Planning Board and/or the Prince George's County Zoning Hearing Examiner. Please file this memo in your official file for the record in the above-noted zoning cases.

Stan Brown, Esq.
People's Zoning Counsel

M-NCPCC
 Prince George's Planning Department
 Environmental Planning Section
NATURAL RESOURCES INVENTORY
APPROVAL
NRI-016-2021

	Staff Signature	Date	Reason for Revision
Initial Approval		3/9/21	
01 revision			
02 revision			
03 revision			



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

M-NCPPC Department Prince George's Planning Environmental Planning Section NATURAL RESOURCES INVENTORY APPROVAL NRI-016-2021			
Staff Signature	Date	Reason for Revision	
Initial Approval <i>Blue G. Johnson</i>	3/9/2021		
01 revision			
02 revision			
03 revision			

LEGEND

PROJECT BOUNDARY	---
EXISTING INTERNAL BOUNDARY	---
EXISTING ADJACENT PROPERTY	---
EXISTING MAJOR CONTOUR	--- 210 ---
EXISTING MINOR CONTOUR	--- 212 ---
EXISTING INTERMITTENT STREAM	SB
75' STREAM BUFFER	SB
EXISTING MIDZ NOISE CONTOURS	---
EXISTING MIDZ HEIGHT SURFACE	---
EXISTING STRUCTURE	---
EXISTING DRIVEWAY (ASPHALT)	---
EXISTING DRIVEWAY (DIRT/ GRAVEL)	---
EXISTING SIDEWALK	---
EXISTING WATER	---
EXISTING SANITARY SEWER	---
25' WETLAND BUFFER	WB
EXISTING WETLAND	WB
EXISTING TREE LINE	---
PRIMARY MANAGEMENT AREA	---
FOREST STAND BOUNDARY	---
SOIL BOUNDARY	---
EXISTING STORM DRAIN	---
EXISTING EDGE OF PAVEMENT	---
EXISTING SIDEWALK	---
EXISTING SPECIMEN TREE	---
CRITICAL ROOT ZONE	---
FSD DATA SAMPLE POINT	2
15% OR GREATER STEEP SLOPES	---

Dewberry
Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER
CAROZZA ANNA L TRUST ETAL
3027 DAVENPORT ST NW,
WASHINGTON, DC 20008

APPLICANT
NAI THE MICHAEL COMPANIES
10100 BUSINESS PARKWAY
LANHAM, MARYLAND 20706

CONTACT
C/O JEFFERY LUDWIG
301.918.2923
jludwig@naimichael.com

CAROZZA PROPERTY
NATURAL RESOURCE INVENTORY
NRI-016-2021
PRINCE GEORGES COUNTY, MD
15th ELECTION DISTRICT
TAX MAP 96 GRD F1, F2 / GRD 100, A2
200' MAP REFERENCE 207SE09 / 208SE09

SEAL

3/9/2021

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DAILY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 9272, EXPIRATION
DATE MAY 15, 2022.


KEY PLAN


SCALE
0 50' 100'
SCALE: 1"=50'


No.	DATE	BY	Description
REVISIONS			
DRAWN BY: ALD			
APPROVED BY: RCM			
CHECKED BY: DJS			
DATE: OCTOBER 2020			
TITLE			
NATURAL RESOURCE INVENTORY PLAN SHEETS			
DEWBERRY JOB NO. 50104084			

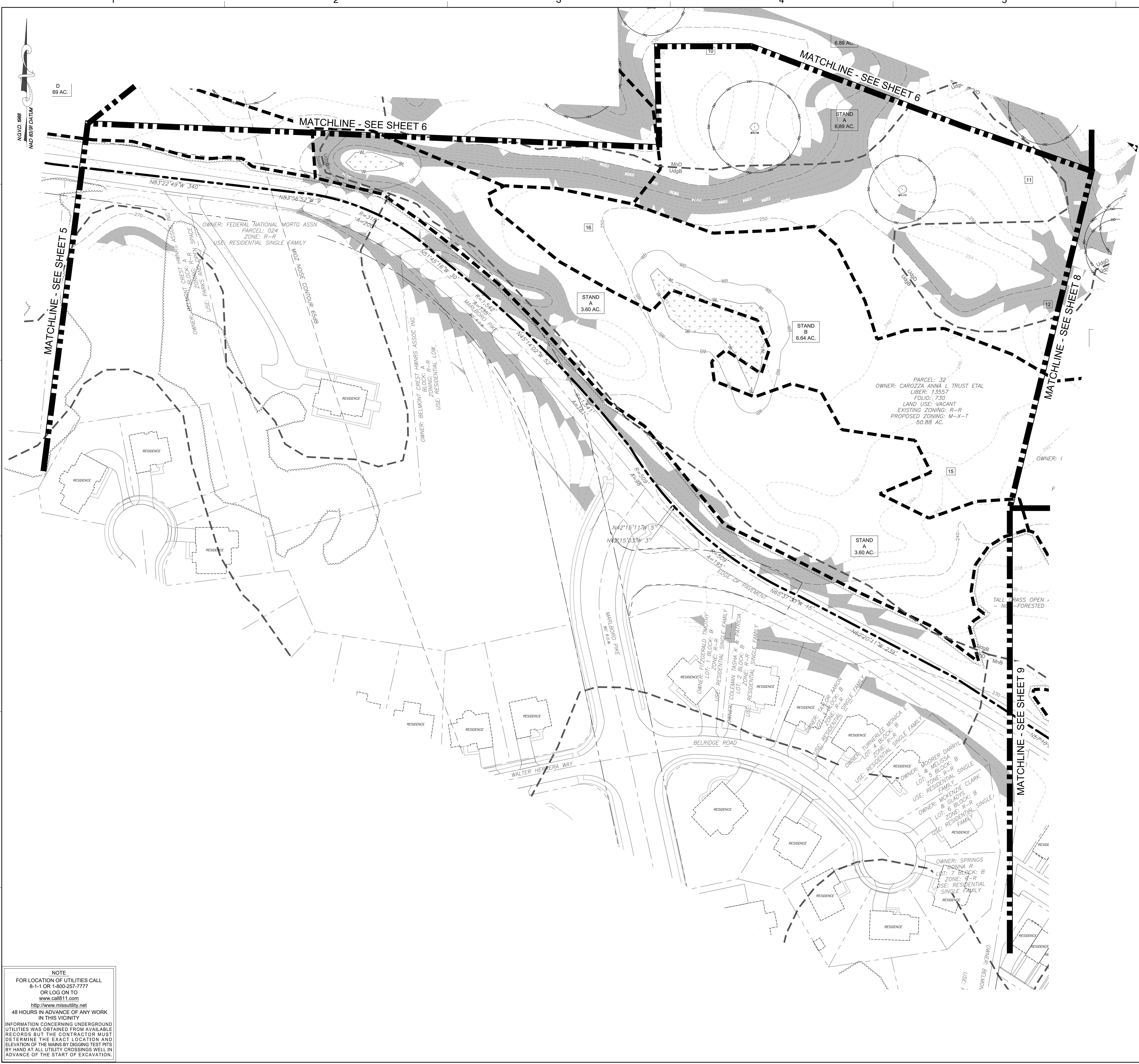
3

SHEET NO. 3 OF 9

M-NCPPC Prince George's Planning Department Environmental Planning Section NATURAL RESOURCES INVENTORY APPROVAL NRI-016-2021			
	Staff Signature	Date	Reason for Revision
Initial Approval		3/9/2021	
01 revision			
02 revision			
03 revision			

M-NCPPC Prince George's Planning Department Environmental Planning Section NATURAL RESOURCES INVENTORY APPROVAL NRI-016-2021			
	Staff Signature	Date	Reason for Revision
Initial Approval		3/9/2021	
01 revision			
02 revision			
03 revision			

M-NCPPC Prince George's Planning Department Environmental Planning Section NATURAL RESOURCES INVENTORY APPROVAL NRI-016-2021			
	Staff Signature	Date	Reason for Revision
Initial Approval		3/9/2021	
01 revision			
02 revision			
03 revision			



LEGEND

PROJECT BOUNDARY
EXISTING INTERNAL BOUNDARY
EXISTING ADJACENT BOUNDARY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING INTERMITTENT STREAM
75' STREAM BUFFER
EXISTING MIDZ NOISE CONTOURS
EXISTING MIDZ HEIGHT SURFACE
EXISTING STRUCTURE
EXISTING DRIVEWAY (ASPHALT)
EXISTING DRIVEWAY (DIRT/ GRAVEL)
EXISTING SIDEWALK
EXISTING WATER
EXISTING SANITARY SEWER
25' WETLAND BUFFER
EXISTING WETLAND
EXISTING TREE LINE
PRIMARY MANAGEMENT AREA
FOREST STAND BOUNDARY
SOIL BOUNDARY
EXISTING STORM DRAIN
EXISTING EDGE OF PAVEMENT
EXISTING SIDEWALK
EXISTING SPECIMEN TREE
CRITICAL ROOT ZONE
FSD DATA SAMPLE POINT
15% OR GREATER STEEP SLOPES

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NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missutility.net>

48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

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

CAROZZA PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND

