

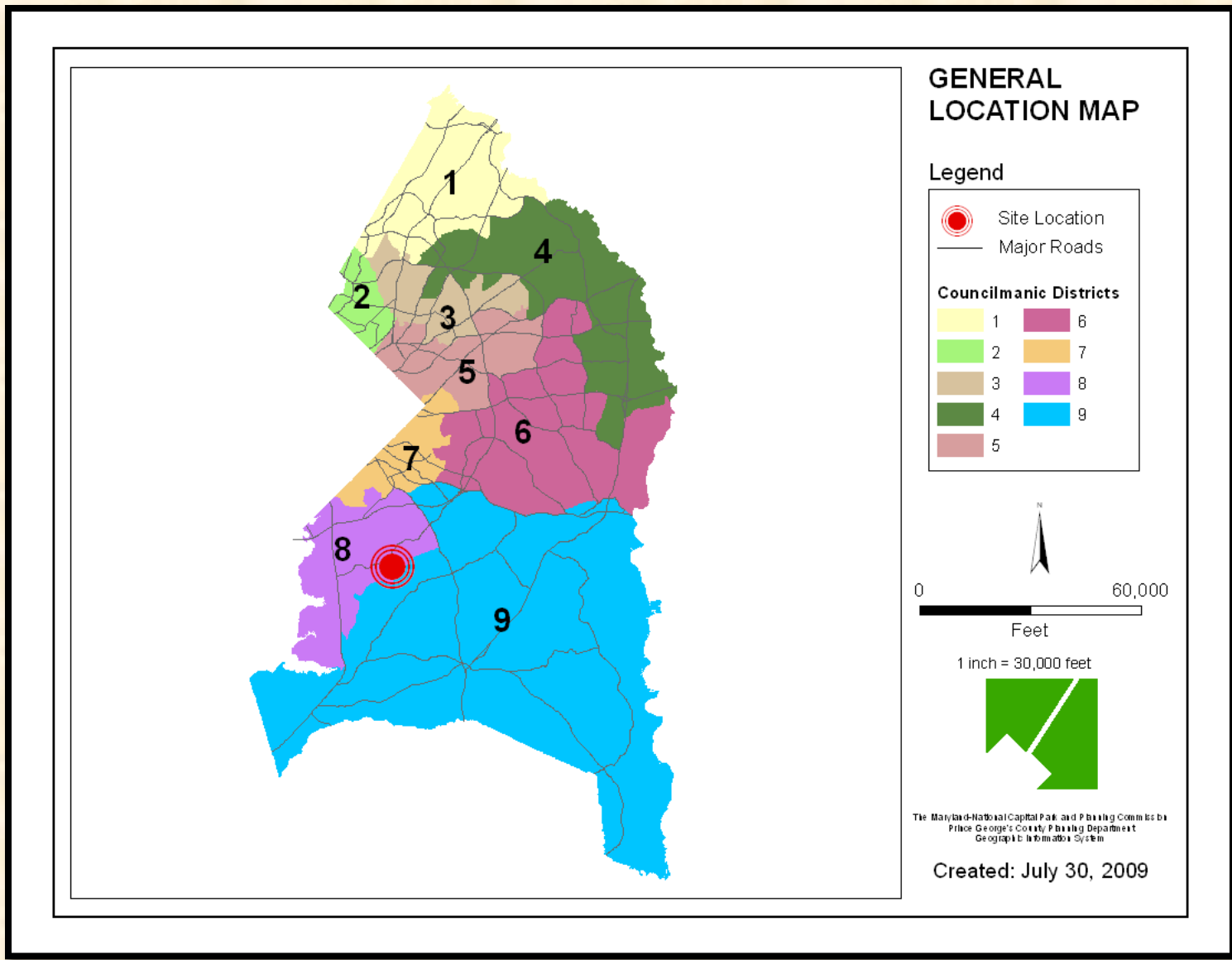
ITEM # :

CASE NO: 4-09032

SANFORD ESTATES



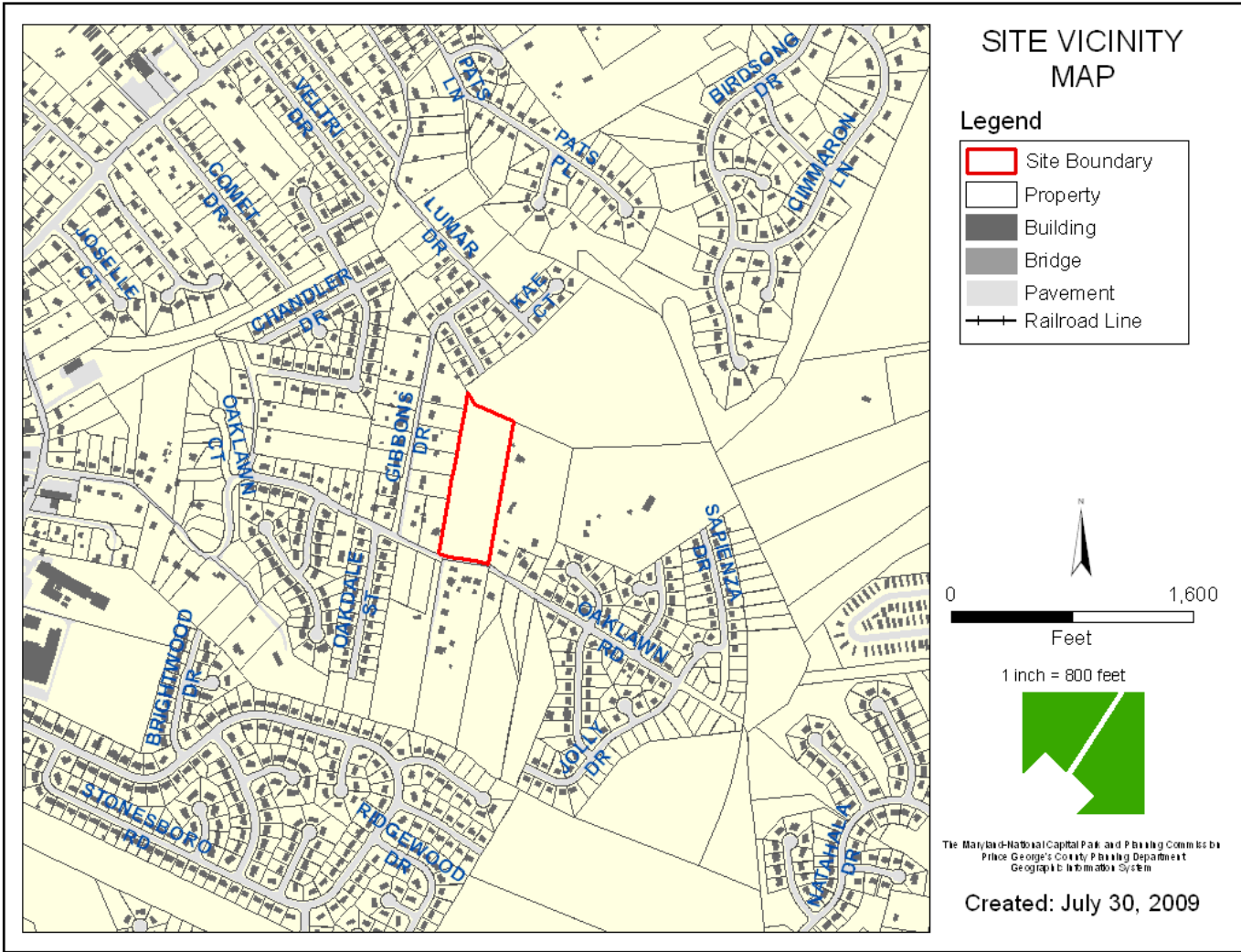
GENERAL LOCATION MAP



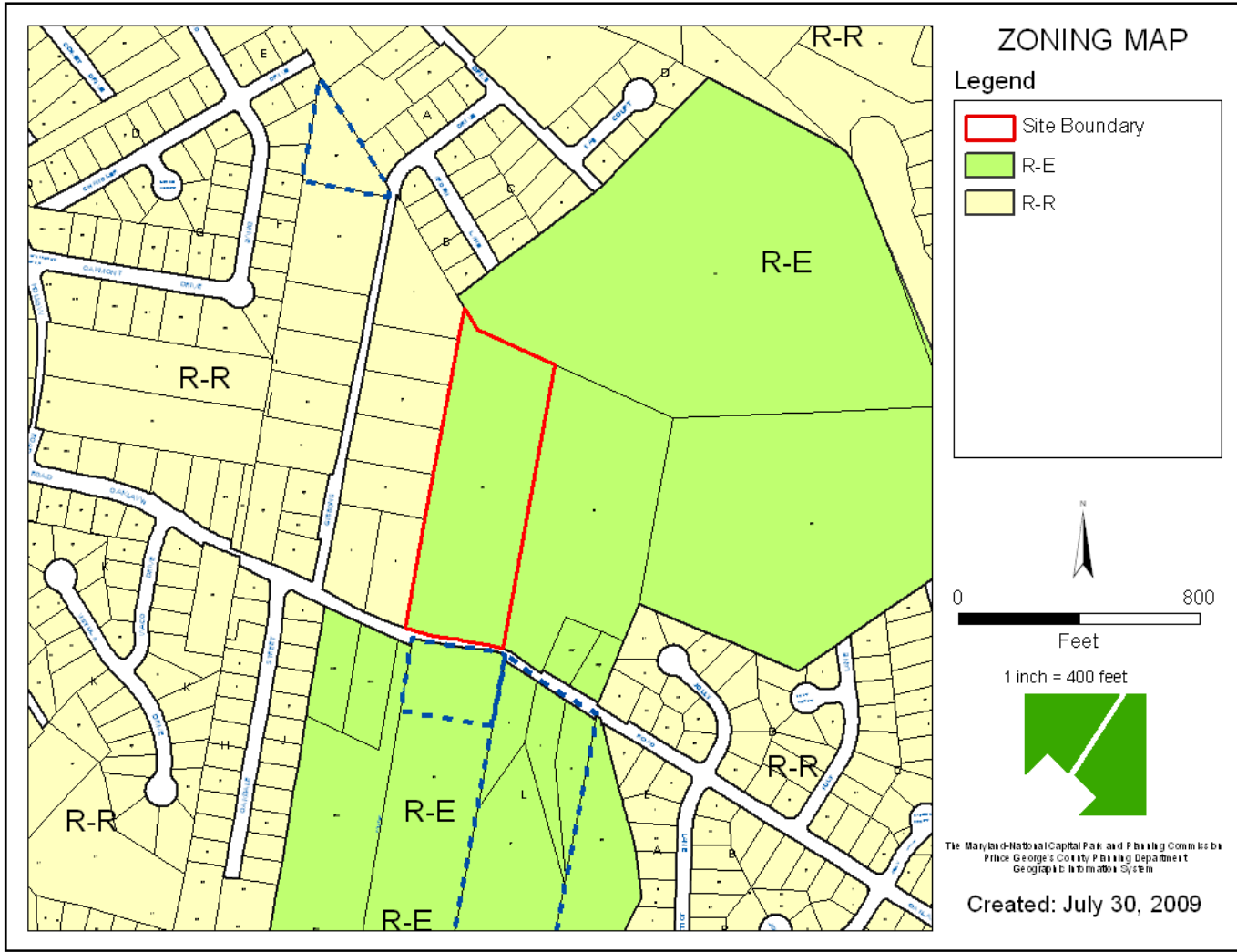
ITEM

4-09032

SITE VICINITY MAP



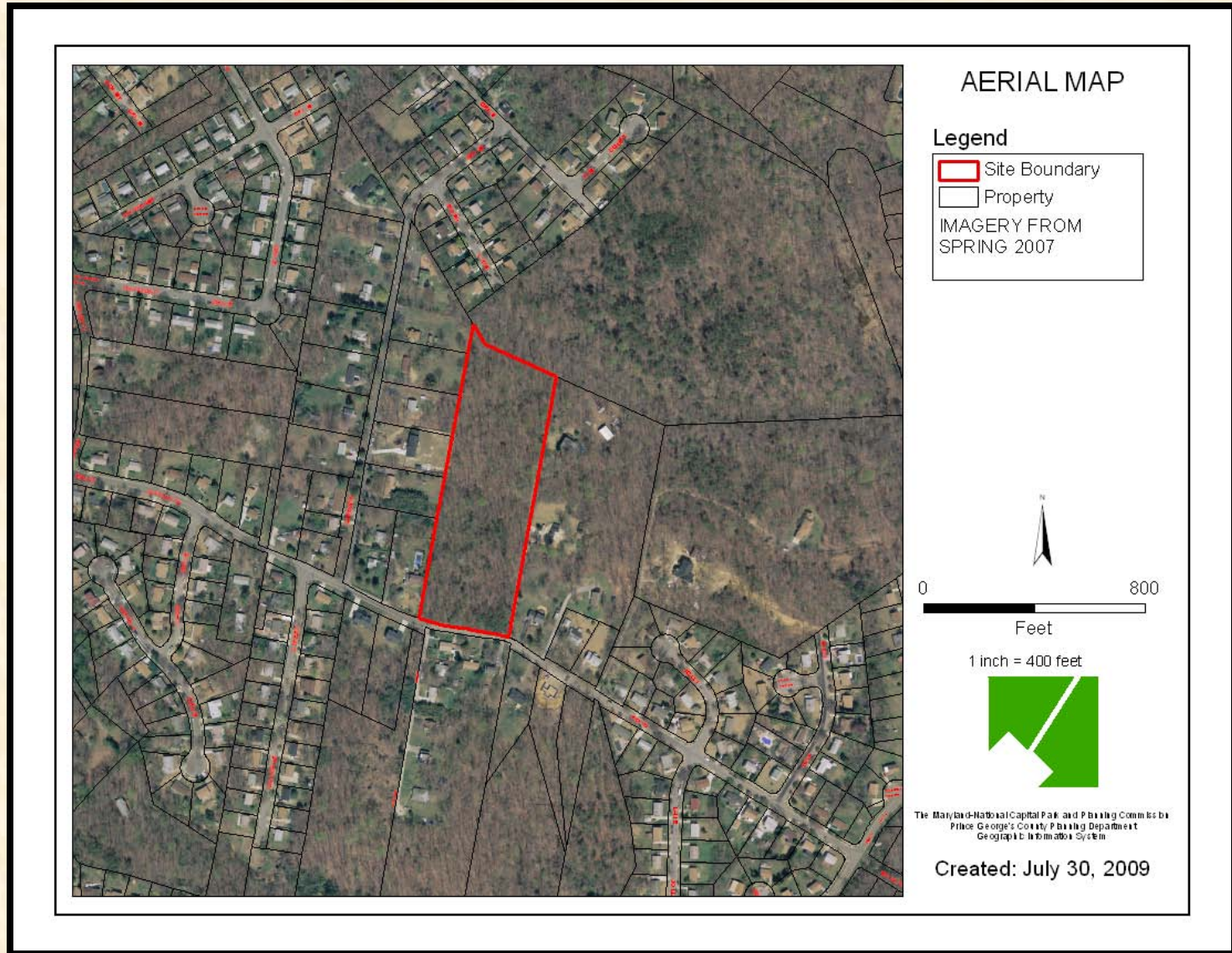
ZONING MAP



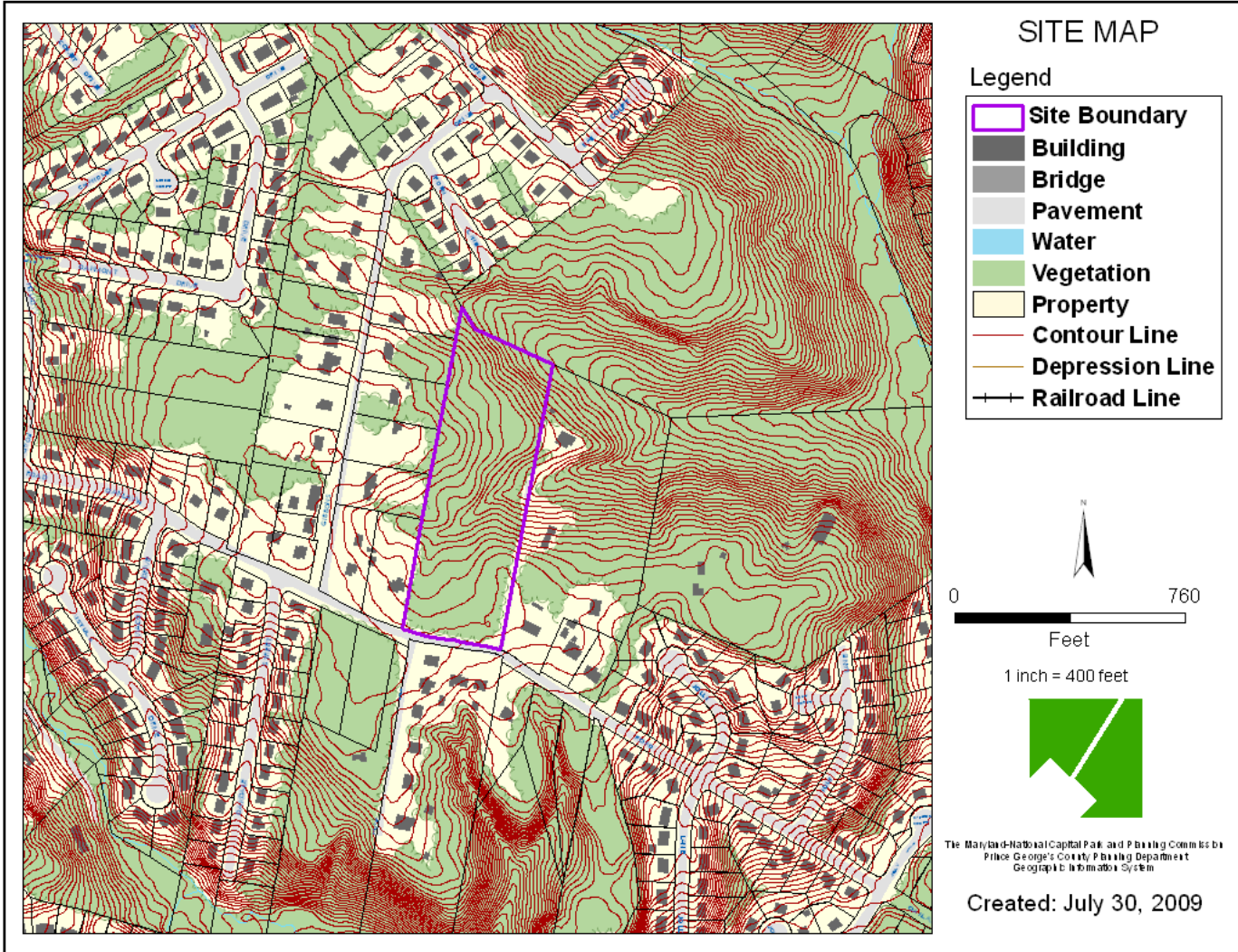
ITEM

4-09032

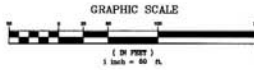
AERIAL PHOTO



SITE MAP



PRELIMINARY PLAN



This Conservation Subdivision Preliminary Plan 4-09032 meets the purpose and intent of Sec. 24-132 of Subchapter 19 of the Annotated Code of Maryland by providing an alternative conservation plan that will preserve the important environmental features of the site. The purpose of this conservation plan is to provide a public benefit through preserving unique environmental features of the site as follows:

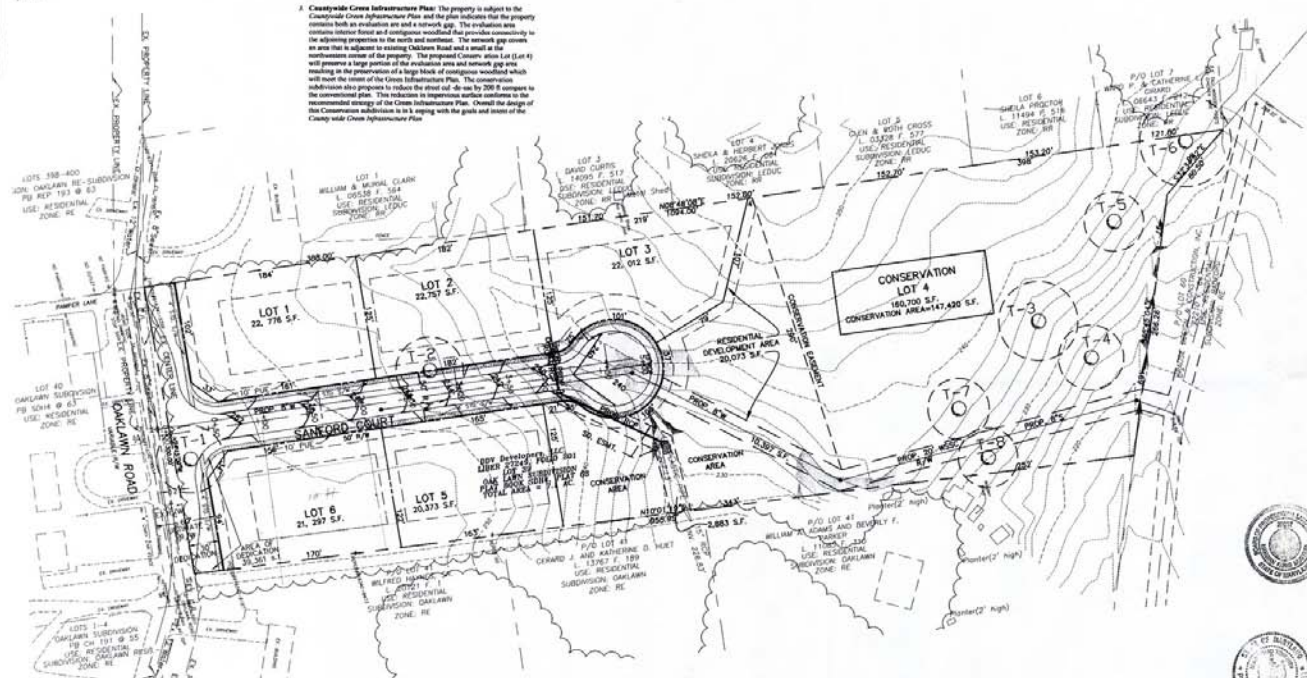
- Wooded and Specimen Trees:** The site is comprised of 6.96 acres of existing wooded with 6 specimen trees. Overall, the on-site woodlands are good quality mixed hardwood. In order to maximize the amount of woodland to be saved on site, the conservation subdivision program to reduce the area subdivided by 2005. Thus allowing an additional 0.82 acres of woodland to be saved under conservation subdivision plus compliance to a conservation subdivision. Under a conservation subdivision only 2.84 acres of woodland will be retained and remain undisturbed. This conservation subdivision will save 1.41 acres of beautiful woodland. Of the 6 specimen trees only 2 are retained by the conservation sub.
- Contiguous Woodland:** The environmental characteristics of adjacent properties that are wooded areas both west, east and south of the site. By creating a conservation area as part of Lot 4 the connectivity between the neighborhood area conservation and adjacent properties demonstrates a continuous open space network between the properties. If the conservation area were absent there would be a gap between various adjacent wooded areas and the connectivity between woodlands would be lost.
- Campside Green Infrastructure Plan:** The property is subject to the Campside Green Infrastructure Plan and the plan indicates that the property contains both an evaluation area and a network gap. The evaluation area contains interior forest and development woodlands. The network connecting to adjacent properties is a network gap. The network gap occurs in an area that is subject to existing Children Road and is small in size. The proposed Campside Green Infrastructure Plan (L-14) will preserve a large portion of the subdivision area and network gap and will meet the intent of the Campside Green Infrastructure Plan. The conservation subdivision also complies with the intent of the L-14 as it is 200 ft setback to the conservation plan. The inclusion is important to continue to be in the recommended setting of the Campside Green Infrastructure Plan. Overall the design of the Conservation subdivision is in keeping with the goals and vision of the Campside Green Infrastructure Plan.

AREA TABULATION	
100% Total Area	308,276 S.F. (7.10 acres)
40% Minimum Conservation Area	123,740 S.F.
309,276 S.F. total area X 40%	123,740 S.F.
Conservation Area	123,740 S.F.
MSDC Equipment	-10,397 S.F.
Stormwater Outfall	-2,883 S.F.
Conservation Area Proposed	147,430 S.F. (47.97%)
60% Minimum Residential Development Area	185,560 S.F.
309,276 S.F. total area X 60%	185,560 S.F.
Total Lot Area	109,215 S.F.
Public R/W	39,381 S.F.
MSDC Equipment	10,397 S.F.
Stormwater Outfall	2,883 S.F.
Residential Development Area Proposed	(52,236)

Mapped Soil Types on Sanford Property

Map Unit	Description	K-Factor	Hydric	Prime Farmland
AuD	Aura gravelly loam, 12-20% slopes	0.37	No	No
BrnB	Bethsville-Lithan land complex, 0-5% slopes	0.43	*No	No
CaD2	Chillum silty loam 12-20% slopes, moderately eroded	0.43	No	No

* may contain hydric soil inclusions
 Taken from: USDA, NCS - Soil Survey, Prince George's County Maryland (1987)

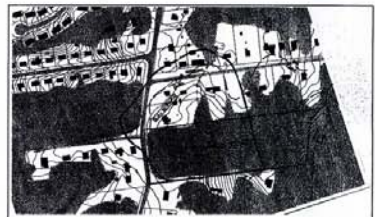


- ### SANFORD ESTATES GENERAL NOTES
- TOTAL AREA OF PROPERTY: 7.1 AC.
 - EXISTING ZONE: R-4E
 - LEGAL DESCRIPTION: LOT 39, LIBER: 14123, FOLIO: 524
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL PER CB-4-2006 (CONSERVATION SUBDIVISION)
 - TAX ACCOUNT#: 0935106
 - TAX MAP#: 115, GRID: C1 & C2
 - A.C.C. MAP # 24-008-D-11
 - MSDC 200' MAP REFERENCE: 211524
 - OWNER: WENDEMA & DESSAENS
16000 TRADE ZONE AVE. SUITE 400-A
UPPER MARLBORO MD. 20774
 - PROPOSED NUMBER OF LOTS: 6
 - LOT SIZE REGULATIONS:
NET LOT AREA (MINIMUM): 20,000 S.F. REQ.
OPEN CB-6-2006, TABLE 1)
 - MAX. LOT COV. = 35% (CB-6-2006, TABLE 2)
 - LOT WIDTH FRONTAGE
MIN. LOT WIDTH @ FRONT BLDG LINE
AND FRONT STREET LINE: 60' (CB-6-2006, TABLE 1)
AT CUL-DE-SAC: 45' (CB-6-2006, TABLE 1)
 - SETBACKS:
FRONT YARD: 25'
REAR YARD: 25'
SIDE YARD: 10' (CB-6-2006, TABLE 3)
 - EXISTING WATER CATEGORY: W-4, PROPOSED WATER CATEGORY: W-3
 - EXISTING SEWER CATEGORY: S-4, PROPOSED SEWER CATEGORY: W-3
 - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - NO KNOWN HISTORICAL SITE AFFECTED BY THIS PLAN.
 - NO EXISTING WETLANDS.
 - TOPOGRAPHICAL INFORMATION: M.A.C.P.# & C
 - BOUNDARY INFORMATION: PREPARED BY GDD
 - BOUNDARY INFORMATION: BASED ON RECORDED DEED
 - NO EXISTING FLOODPLAIN
 - STORMWATER MANAGEMENT CONCEPT # 24791-2006-00, APPROVED JANUARY 5TH 2006.
 - NO PUBLIC UTILITY EASEMENT HAS BEEN PROVIDED ALONG ALL RIGHTS-OF-WAY.
 - THERE ARE NO COMMENTERS ON OR CONTIGUOUS TO THE PROPERTY.
 - THERE ARE NO EASEMENTS HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION, OR ANY LAND TRUST ORGANIZATION BY OR ADJACENT TO THIS PROPERTY.
 - DENSITY CALCULATION: 7.1AC X 1.08 = 7.66 LOTS.

Specimen Trees on the Sanford Property

Number	Common Name	Species Name	DBH (Inches)	Condition
1	white oak	Quercus alba	11	Fair
2	southern red oak	Quercus falcata	34	Fair
3	white oak	Quercus alba	43	Good
4	white oak	Quercus alba	33	Good
5	yellow-poplar	Liriodendron tulipifera	46	Fair
6	white oak	Quercus alba	31	Good
7	black oak	Quercus velutina	31	Good
8	yellow-poplar	Liriodendron tulipifera	30	Good

OWNER/DEVELOPER:
 WENDEMA & DESSAENS
 16000 TRADE ZONE AVE. SUITE 400-A
 UPPER MARLBORO MD. 20774
 T.P. NO. OFFICE (301) 218-7440
 FAX NO. (301) 218-7460



LEGEND:

- EXISTING:**
 - FRONT YARD
 - WATER LINE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - SPERMEN TREE
 - SPERMEN TREE CRITICAL ROOT ZONE
 - WIRE LINE
 - WIRE @ CENTER
 - WIRE @ CONTOUR
 - RAILROAD/ROADS
 - NON SLOPES OR GREATER
 - 15-25% SLOPES
 - 25-100% SLOPES OR GREATER
- PROPOSED:**
 - SEWER MANHOLE
 - CATCH BASIN
 - STORM DRAIN PIPE
 - PROPERTY LINE
 - BUILDING RESTRICTION LINE(10')
 - EMT OF DISTANCE
 - BUILDING
 - PROPOSED TREE LINE
 - PUBLIC RESTRICTION AREA (DARLAW, SHAPIRO STREET & DARLAW ROAD EDUCATION)
 - PROPOSED SIDEWALK

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.
 [Signature]
 GARYN F. METCALFE, L.S.
 REG. PROFESSIONAL LAND SURVEYOR
 NO. REG. 91641
 DATE: 4/18/2010

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.
 [Signature]
 MARISSA TORRES, P.A.
 NO. REG. 91641
 DATE: 4/29/10

PROFESSIONAL CERTIFICATION
 I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 12523, Expiration Date: 05/20/2011.

The Maryland-National Capital Park and Planning Commission
PRELIMINARY PLAN
 T/C/P
 PLANNING BOARD ACTION:
 PER RESOLUTION #:
 ADOPTION DATE:
 SIGNATURE APPROVAL DATE:
 AUTHORIZED SIGNATURE

CDI
 CAPITOL DEVELOPMENT DESIGN, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 809 SOUTH MOUNTAIN ROAD, SUITE 200
 ANNAPOLIS, MD 21403
 FAX: (410) 326-7075

SANFORD ESTATES
 LIBER 14123, FOLIO 524
 SUBURBS ELECTION DISTRICT (9TH)
 PRINCE GEORGE'S COUNTY, MARYLAND

CONSERVATION SUBDIVISION
PRELIMINARY PLAN
4-09032

REVISIONS

NO.	DATE	DESCRIPTION
12/28/09	REV. PER	COUNTY COMMENTS
02/24/10	REV. PER	COUNTY COMMENTS
03/27/10	REV. PER	SOIC COMMENTS
04/09/10	REV. PER	SOIC COMMENTS
04/21/10	REV. PER	COUNTY COMMENTS

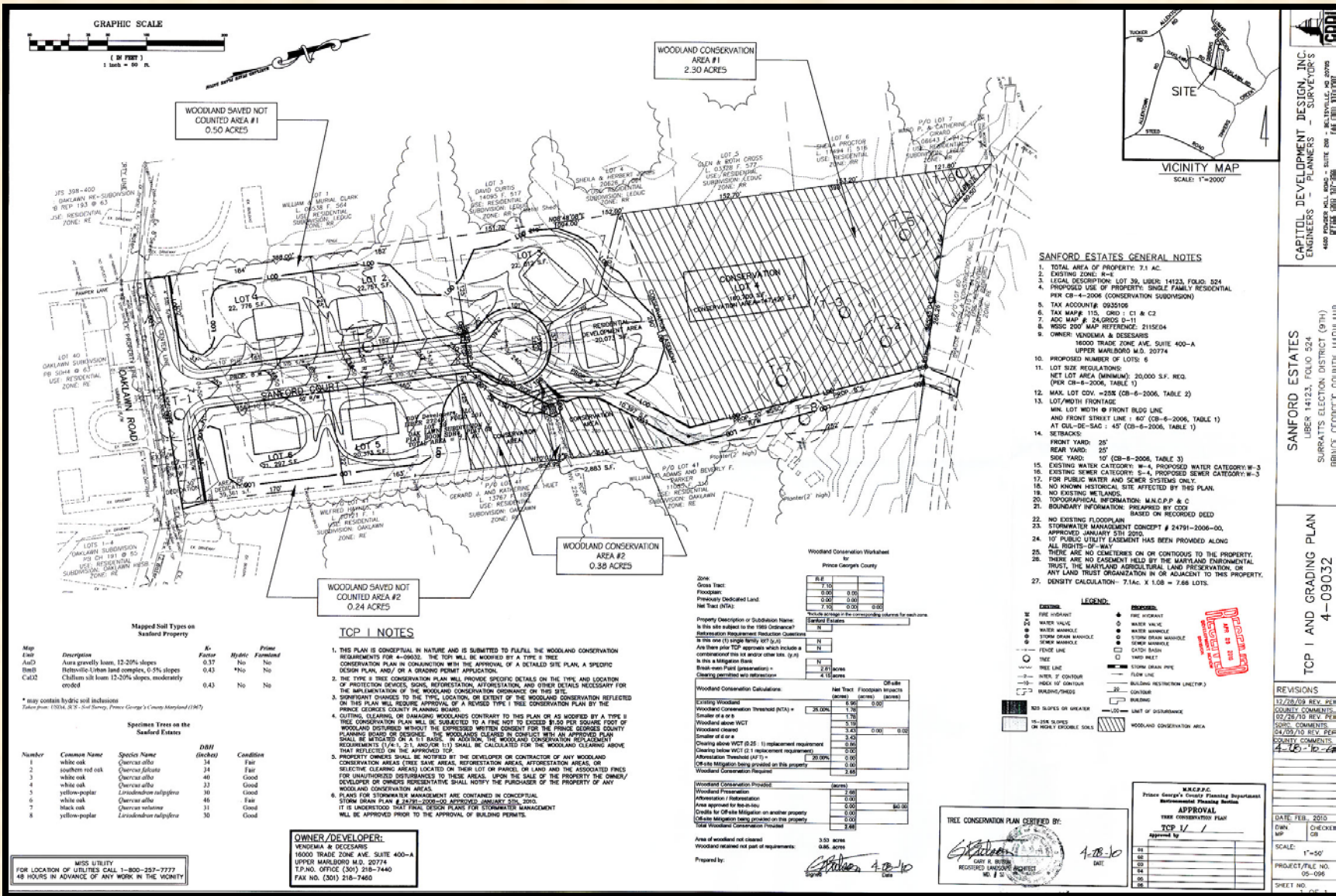
DATE: MARCH 2010
 DRAWN BY: []
 CHECKED BY: []
 SCALE: 1"=50'
 PROJECT/FILE NO: 09-096
 SHEET NO.:



ITEM

4-09032

TREE CONSERVATION PLAN



- SANFORD ESTATES GENERAL NOTES**
- TOTAL AREA OF PROPERTY: 7.1 AC.
 - EXISTING ZONE: R-4
 - LEGAL DESCRIPTION: LOT 39, LIBER 14123, FOLIO 524
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL PER CB-4-2006 (CONSERVATION SUBDIVISION)
 - TAX ACCOUNT#: 0925106
 - TAX MAP#: 115, GRID: C1 & C2
 - ACC. MAP #: 24, GRID 2-11 - A - C
 - MSDC 2007 MAP REFERENCE: 2115204
 - OWNER: VONDEMA & DESSAURS 16000 TRADE ZONE AVE, SUITE 400-A UPPER MARLBORO MD, 20774
 - PROPOSED NUMBER OF LOTS: 6
 - LOT SIZE REGULATIONS: NET LOT AREA (MINIMUM): 20,000 SQ. FEET. (PER CB-4-2006, TABLE 1)
 - MAX. LOT COV. = 25% (CB-4-2006, TABLE 2)
 - LOT WIDTH FRONTAGE: MIN. LOT WIDTH @ FRONT BLDG LINE AND FRONT STREET LINE: 1. 80' (CB-4-2006, TABLE 1) AT OUL-DE-SAC: 45' (CB-4-2006, TABLE 1)
 - SETBACKS: FRONT YARD: 25' SIDE YARD: 10' (CB-4-2006, TABLE 3) REAR YARD: 25' (CB-4-2006, TABLE 3)
 - EXISTING WATER CATEGORY: W-4, PROPOSED WATER CATEGORY: W-3
 - EXISTING SEWER CATEGORY: S-4, PROPOSED SEWER CATEGORY: S-3
 - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 - NO KNOWN HISTORICAL SITE AFFECTED BY THIS PLAN.
 - NO EXISTING WETLANDS.
 - TOPOGRAPHICAL INFORMATION: M.A.L.C.P.P. & C
 - BOUNDARY INFORMATION: PREPARED BY CDDC BASED ON RECORDED DEED
 - NO EXISTING FLOODPLAIN
 - STORMWATER MANAGEMENT CONCEPT # 24791-2006-00, APPROVED JANUARY 5TH 2006
 - NO PUBLIC UTILITY EASEMENT HAS BEEN PROVIDED ALONG ALL SIDES OF WAY
 - THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
 - THERE ARE NO EASEMENTS HELD BY THE MARLBORO ENVIRONMENTAL TRUST, THE MARLBORO AGRICULTURAL LAND PRESERVATION, OR ANY LAND TRUST ORGANIZATION IN OR ADJACENT TO THIS PROPERTY.
 - DENSITY CALCULATION - 7.1AC, X 1.08 = 7.66 LOTS.

Woodland Conservation Worksheet
for
Prince George's County

Zone:	R-4
Class Tract:	7.10
Proposed:	0.50 / 0.50
0.50 / 0.50	
Primary Designated Land:	7.10 / 0.50 / 0.50
Net Tract (Acre):	7.10

Woodland Conservation Calculations:

Existing Woodland (acres)	25.00	0.50
Woodland Conservation Threshold (A) (acres)	1.50	0.50
Greater of A or B	1.50	0.50
Woodland above WCT	23.50	0.00
Greater of A or B	23.50	0.00
Clearing below WCT (D) (1) (replacement requirement)	0.20	0.00
Clearing below WCT (D) (2) (replacement requirement)	0.20	0.00
Offset Mitigation being provided on this project	23.30	0.00
Woodland Conservation Required	0.40	0.00

Woodland Conservation Provided:

Woodland Preservation	0.50	0.00
Afforestation / Restoration	0.50	0.00
Area approved for re-use	0.50	0.00
Debris by Off-site Mitigation on another property	0.50	0.00
Offset Mitigation being provided on this project	0.50	0.00
Total Woodland Conservation Provided	2.50	0.00

Area of woodland not cleared: 3.50 acres
Woodland retained net part of requirements: 0.80 acres

Prepared by: *[Signature]* Date: 4-10-10

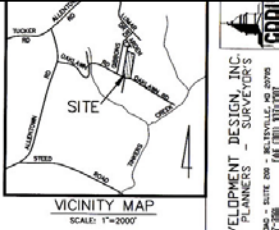
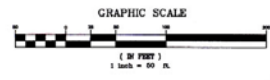
LEGEND

EXISTING

- Fire hydrant
- Water valve
- Water main
- Storm drain manhole
- Storm drain
- Water main
- Fire line
- Water of contour
- High of contour
- Grades/paths
- Set slopes or greater
- Highly erodible soils

PROPOSED

- Water hydrant
- Water valve
- Water main
- Storm drain manhole
- Storm drain
- Water main
- Fire line
- Water of contour
- High of contour
- Grades/paths
- Braking
- Line of disturbance
- Woodland Conservation Area



TCP I NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR R-4-09032. THE TOP WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING POINT APPLICATION.
- THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGN, RESTORATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE WOODLAND CONSERVATION ORDINANCE ON THIS SITE.
- SIGNIFICANT CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REQUIRED ON THIS PLAN WILL REQUIRE APPROVAL OF A REVISED TYPE 1 TREE CONSERVATION PLAN BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD.
- CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN OR AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN WILL BE SUBJECT TO A FINE NOT TO EXCEED \$100 PER SQUARE FOOT OF WOODLAND DAMAGED, WITHOUT THE EXPRESS WRITTEN CONSENT FOR THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR ENGINEER. IN ADDITION, THE WOODLAND CONSERVATION REQUIREMENTS SHALL BE REVISITED ON A 10 YEAR BASIS. IN ADDITION, THE WOODLAND CONSERVATION REQUIREMENTS SHALL BE REVISITED ON A 10 YEAR BASIS. SHALL BE CALCULATED FOR THE WOODLAND CLEARING ABOVE THAT REFLECTED ON THE APPROVED TOP.
- PROPERTY OWNERS SHALL BE NOTICED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, RESTORATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL, OR LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNER RESIDENTIAL SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.
- PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER PLAN # 24791-2006-00 APPROVED JANUARY 5TH, 2006. IT IS UNDERSTOOD THAT FINAL DESIGN PLANS FOR STORMWATER MANAGEMENT WILL BE APPROVED PRIOR TO THE APPROVAL OF BUILDING PERMITS.

OWNER/DEVELOPER:
VONDEMA & DESSAURS
16000 TRADE ZONE AVE, SUITE 400-A
UPPER MARLBORO MD, 20774
T.P. NO. OFFICE (301) 218-7440
FAX NO. (301) 218-7460

Mapped Soil Types on Sanford Property

Map Class	Description	Kc Factor	Hydr	Prime
Au2	Aura gravelly loam, 12-20% slopes	0.37	No	No
He10	Relictive loam loam complex, 0-5% slopes	0.43	Yes	No
Ca12	Chalky silt loam 12-20% slopes, moderately eroded	0.43	No	No

Specimen Trees on the Sanford Estate

Number	Common Name	Species Name	DBH (inches)	Condition
1	white oak	Quercus alba	34	Fair
2	southern red oak	Quercus falcata	24	Fair
3	white oak	Quercus alba	40	Good
4	white oak	Quercus alba	23	Good
5	yellow-poplar	Liquidambar styraciflua	30	Good
6	white oak	Quercus alba	46	Fair
7	black oak	Quercus velutina	31	Good
8	yellow-poplar	Liquidambar styraciflua	30	Good

MISS LITLLEY
UTILITIES CALL 1-800-357-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE MONET

DRD
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4800 WOODLAND DRIVE, SUITE 200, UPPER MARLBORO, MD 20774
TEL: 410-321-1100 FAX: 410-321-1101

SANFORD ESTATES
LIBER 14123, FOLIO 524
SURREAITS ELECTION DISTRICT (9TH)
BRUCE, CONCORD, COLLETT, HALL, JACOB

TCP I AND GRADING PLAN
4-09032

REVISIONS

17/02/09	REV. PER	COMPLY COMMENTS
02/26/10	REV. PER	SOCC COMMENTS
04/20/10	REV. PER	SOCC COMMENTS
4-10-10	REV. PER	SOCC COMMENTS

DATE: FEB. 2010
DWG. NO. CHECKER: CB
SCALE: 1"=50'
PROJECT/FILE NO. 05-096
SHEET NO. 1



ITEM

4-09032

If you wish to speak
and/or become a
Party of Record, please
sign in at the front desk

Note: Please turn off all
cell phones