

The Clay Property

Project Team

- Owner: Marvin R. Blumberg Heirs
- Owner's Representative: Mark Ferguson
- Land Use Counsel: Chris Hatcher
- Civil Engineer: Soltesz, LLC

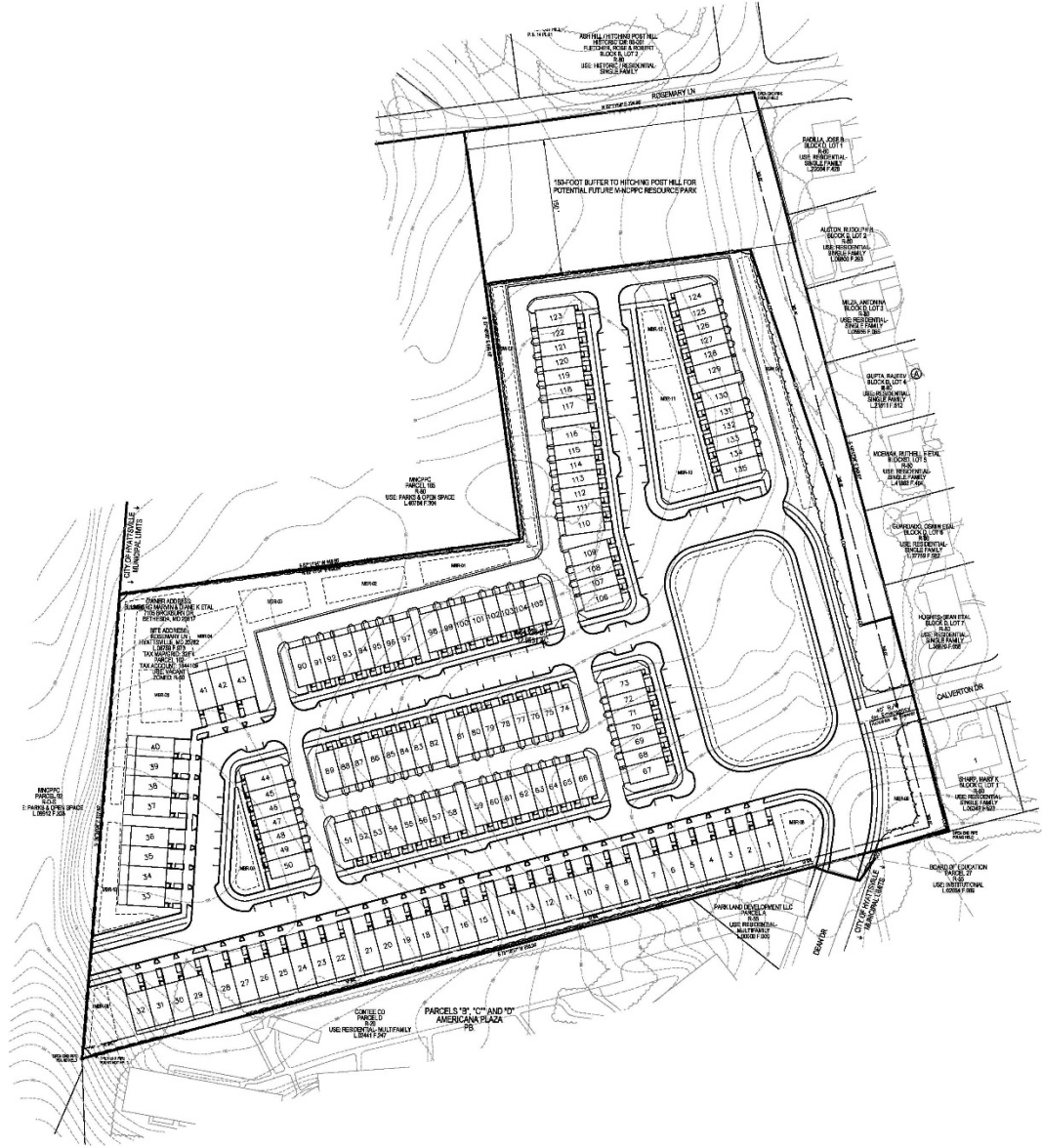


Prince George's Plaza Transit District



Prince George's Plaza Transit District

GENERAL NOTES:



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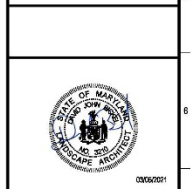
SOLTESZ, LLC
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P. 301.794.7555 F. 301.794.7656
 www.solteszco.com

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING THE LOCATION AND DEPTH OF UTILITIES SHOULD BE OBTAINED FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

OWNER / DEVELOPER / APPLICANT
 MARVIN R. BLUMBERG COMPANY
 402 KING FARM BLVD
 SUITE 100-211
 ROCKVILLE, MD 20859
 CONTACT: SETH BLUMBERG



CONCEPTUAL LAYOUT
CONCEPTUAL SITE PLAN
CLAY PROPERTY
CSP-20007

TAX MAP 32.74	DRAWING CATEGORY R-30
MISC. SHEET	
ZONING, ZONINGS	
DATE OF SHEET 01/11/2021	DATE JAN 2021
SCALE 1" = 60'	DESIGNED BY CAM
SHEET 3	CHECKED BY DJB
OF 3	DATE PLOTTED 01/11/2021
PROJECT NO. 1888-01-00	

- GENERAL NOTES:**
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR OSP 2007. IF OSP 2007 CHANGES, THEN THIS TOPIC ALSO CHANGES AND IS NO LONGER VALID.
 - THE TDP WILL BE COVERED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND A GRADING PERMIT APPLICATION, BY THE OWNER COMBINED WITH THE TYPE 1 TREE CONSERVATION PLAN. PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, RESTORATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS SAID UNITS OF DISTURBANCE SHOWN ON THIS DRAWING SHALL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE BUFFER AND SETBACK CONTROL PLAN.
 - CHANGES TO THE TYPE, LOCATION OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONCERNING PROVISIONS OF SECTION 26-196G OF THE WOODLAND CONSERVATION ORDINANCE. CUTTING, CLEARING, OR REMOVING WOODLAND CONTRARY TO THIS PLAN, AS ADOPTED BY A TYPE 1 TREE CONSERVATION PLAN OR IN THE ABSENCE OF AN APPROVED TYPE 1 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGES COUNTY PLANNING BOARD OR ORDINANCE SHALL BE SUBJECT TO APPROPRIATE LITIGATION UNLESS ANOTHER REGISTRATION OF THE DISTURBED AREA AND A TREE NOT TO BE CUTTED SIGN FOR SQUARE FOOT OF WOODLAND DESTROYED.
 - THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TOPIC AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
 - THE PROPERTY IS WITHIN THE DEVELOPMENT BOUNDARIES ZONED R-8D. THE BOUNDARY IS BEING REQUESTED BY OSP 2007.
 - THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCenic BYWAY.
 - THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
 - THIS PLAN IS NOT GRANTEE FORTIFIED BY CS-27-2010, SECTION 26-196G.
 - PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLANS 04-04-2014. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TOPIC ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TOPIC SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
 - LANDS TO BE DEDICATED TO A PUBLIC AGENCY WILL ONLY BE USED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS OF THE AGENCY PROVIDES WRITTEN AUTHORIZATION FOR THE USE OF THESE LANDS PRIOR TO SIGNING AN APPROVAL OF THIS PLAN. LAND PROVIDED FOR DEDICATION THAT CONTAINS WOODLAND CONSERVATION INCLUDES APPROXIMATELY 1.18 ACRES OF 150 WIDE WOODED BUFFER TO BE DEDICATED TO MANSPC.

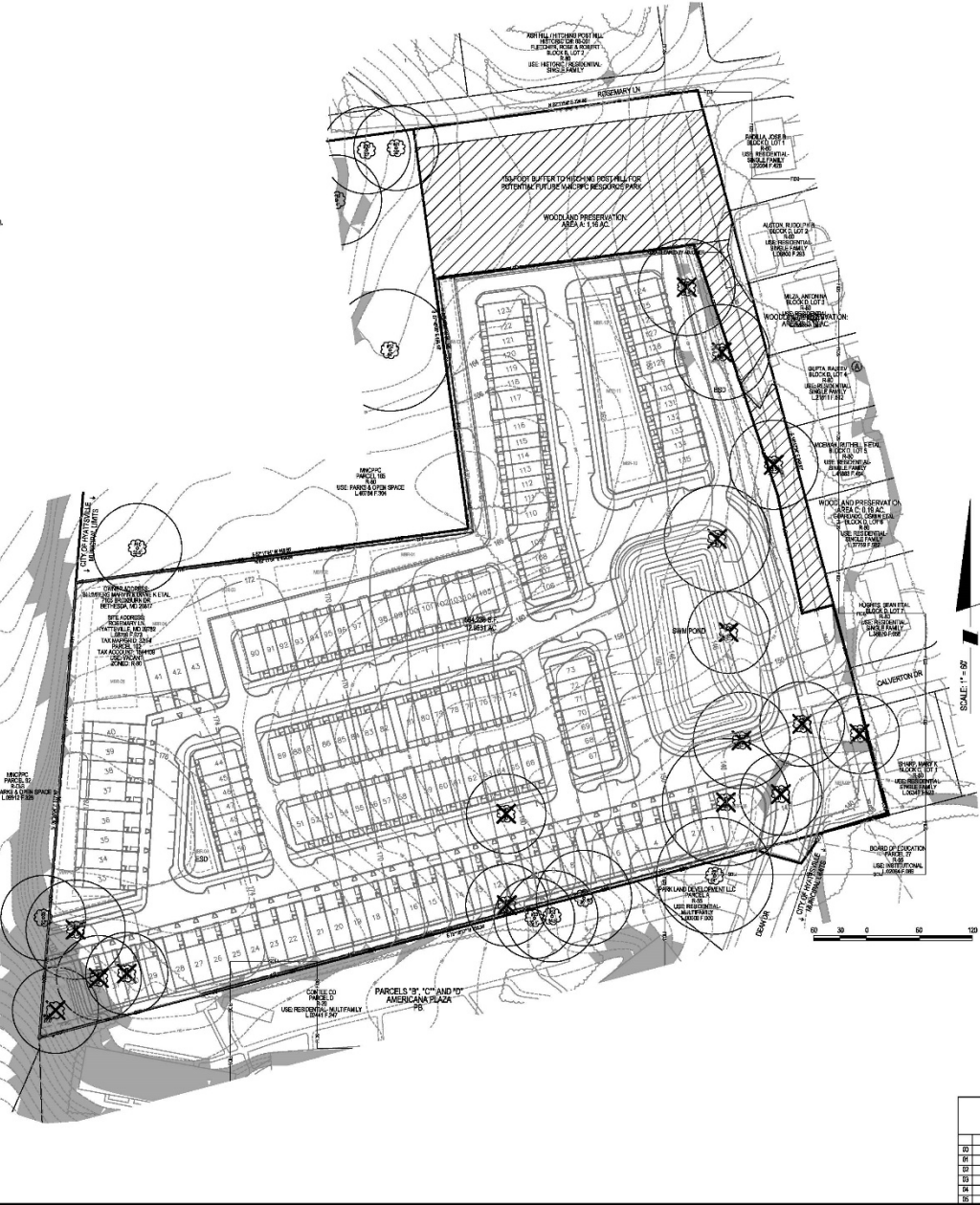
Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter areas for each acre)				
1 Zone				
2 Gross Acre	12.88			
3 Floodplain	0.00			
4 Previously Disturbed Land	0.00			
5 Net Tract (A-D)	12.88	0.00	0.00	
SECTION II - Determining Requirements (Enter acres for each corresponding column)				
Item	Column A WCT (%)	Column B Net Tract (1.1)	Column C Grouped (1.1)	Column D On-Site Impacts (1.1)
17 Existing Woodland	20.00%	2.58	3.36	
18 Woodland Conservation Threshold (WCT) =		2.58		
19 Greater of 17 or 18		2.58		
20 Woodland above WCT	10.00%	1.29		
21 Woodland cleared		0.00	3.36	0.00
22 Woodlands cleared above WCT (same as 17 or 18)		1.29		
23 Creating new WCT (3.25% 1% replacement requirement)		2.28		
24 Woodland retained above WCT		1.31		
25 Creating below WCT (2% replacement requirement)		2.28		
26 Alternative Requirement - Threshold (2.75%)	18.00%	2.32		
27 Official WCA being created on this property		7.33		
28 Woodland Conservation Required		7.33		
SECTION III - Managing the Requirements (Enter acres for each corresponding column)				
Item	Column A WCT (%)	Column B Net Tract (1.1)	Column C Grouped (1.1)	Column D On-Site Impacts (1.1)
29 Woodland Preservation		1.48		
30 Alternative Requirement		0.00	3.36	0.00
31 Natural Regeneration		0.00		
32 Landmark Creation		0.00		
33 Impact-reducing Tree Credit (TRC Area "2")	0.00	0.00		
34 Forest Enhancement and Credit (Area "3")	0.00	0.00		
35 How tree credit is used (e.g. for other development)				
36 Area approved for tree in-lieu		0.00	0.00	\$0.00
37 Other Woodland Conservation Credits Received		0.00		
38 Other WCA Preservation to be provided on this property		0.00		
39 Other WCA Preservation to be provided on other projects		0.00		
40 Woodland Conservation Provided		7.33		
SECTION IV - Other Requirements (Enter acres for each corresponding column)				
Item	Column A WCT (%)	Column B Net Tract (1.1)	Column C Grouped (1.1)	Column D On-Site Impacts (1.1)
41 Area of woodland not cleared		1.48		
42 Net tree woodland retained per project requirements		0.00		
43 100-year old woodland retained		0.00		
44 On-site woodland conservation provided		1.48		
45 On-site woodland conservation alternative provided		0.00		
46 On-site woodland retained not credited		0.00		

Prepared by David Bickel Date: 03-20-21

SPECIMEN TREE TABLE

KEY	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	CRZ (IN)	CONDITION
1	WILLOW OAK	QUERCUS PHÉLLOS	48	72	FAIR
2	SOUTHERN RED OAK	QUERCUS FALCATA	36	54	FAIR
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	30	45	FAIR
4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31	45	GOOD
5	PIN OAK	QUERCUS PALLISTRIS	31	45	GOOD
6	WILLOW OAK	QUERCUS PHÉLLOS	32	48	GOOD
7	WILLOW OAK	QUERCUS PHÉLLOS	37.5	56.25	GOOD
8	BLACK CHERRY	PRUNUS SEROTINA	32	48	POOR
9	WILLOW OAK	QUERCUS PHÉLLOS	32.5	48.75	POOR
10	SHADBLE OAK	QUERCUS OCCIDENTALIS	36	54	GOOD
11	TULIP POPLAR	LIRIODENDRON TULIPIFERA	46	69	FAIR
12	TULIP POPLAR	LIRIODENDRON TULIPIFERA	34	51	GOOD
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	33	49.5	POOR
21	SWEETGUM	LIQUIDAMBAR STYRACIUM	32	48	GOOD
22	TULIP POPLAR	LIRIODENDRON TULIPIFERA	36.5	54.75	GOOD
23	TULIP POPLAR	LIRIODENDRON TULIPIFERA	36	54	GOOD
24	TULIP POPLAR	LIRIODENDRON TULIPIFERA	38.5	57.75	GOOD
25	RED MAPLE	ACER RUBRUM	40	60	POOR
26	SOUTHERN RED OAK	QUERCUS FALCATA	31	46.5	POOR
27	SWEETGUM	LIQUIDAMBAR STYRACIUM	38.5	57.75	GOOD
28	SHADBLE OAK	QUERCUS OCCIDENTALIS	32	48	GOOD
29	TULIP POPLAR	LIRIODENDRON TULIPIFERA	36	54	GOOD
30	RED MAPLE	ACER RUBRUM	31	46.5	POOR
31	SOUTHERN RED OAK	QUERCUS FALCATA	44	66	FAIR
32	WILLOW OAK	QUERCUS PHÉLLOS	34.5	51.75	GOOD
33	SOUTHERN RED OAK	QUERCUS FALCATA	38.5	57.75	GOOD



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LEGEND

- PROPERTY BOUNDARY
- DATE OF DISTURBANCE
- EXISTING TREE LINE
- TYPE 1 TREE CONSERVATION PLAN
- POTENTIAL BUFFER INTERIOR OVERLAPPING SPECIES 1800'
- WOODLAND PRESERVATION AREA (WPA)
- SPECIMEN CHAMPION HISTORIC TREE (TO BE PRESERVED BY OWNER/DEVELOPER)
- SPECIMEN CHAMPION HISTORIC TREE (TO BE PRESERVED BY STATE/LOCAL AGENCY)
- SPECIMEN CHAMPION HISTORIC TREE (TO BE PRESERVED BY STATE/LOCAL AGENCY)

MISS UTILITY NOTES
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES INCLUDING FROM WASHINGTON, DISTRICT OF COLUMBIA, AND STATE OF MARYLAND, SHOULD BE OBTAINED BY THE DEVELOPER PRIOR TO COMMENCING ANY CONSTRUCTION. THE LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE DETERMINED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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 ROCKVILLE, MD 20850
 CONTACT: SETH BLUMBERG



PLAN VIEW SHEET
TREE CONSERVATION PLAN TYPE 1
CLAY PROPERTY

Prince Georges County Planning Department, MANSPC
GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Site	Existing Parcel Line	N/A
Administration	Aviation Policy Area (APA)	N/A
Administration	DCR Code (Type)	3524
Administration	PRSP Code (Special Use)	3385B01, 3385B02
Administration	Comprehensive Zoning Ordinance	17
Administration	General Plan (2021)	DEVELOPED
Administration	Historical Resources Inventory	LIST - COMPLETED
Administration	Historical Resources Inventory	LIST - COMPLETED
Administration	Historical Resources Inventory	LIST - COMPLETED

Prince Georges County Planning Department, MANSPC
 Environmental Planning Section
TYPE 1 TREE CONSERVATION PLAN APPROVAL
 TCPP-300-3000

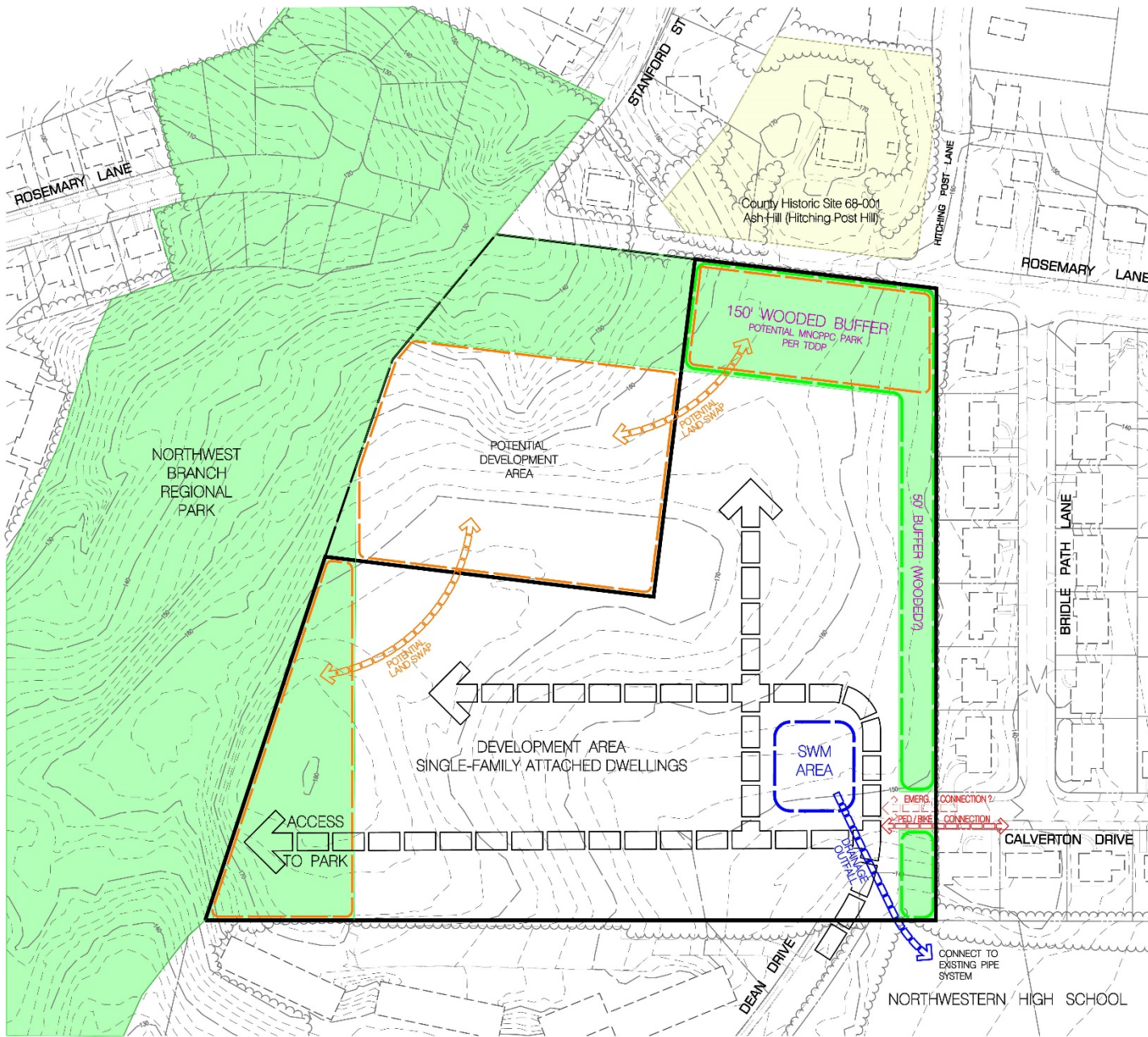
APPROVED BY	DATE	CRZ	REASON FOR REVIEW

DATE 03-20-21
DATE 03-20-21
DATE 03-20-21

SHEET 1
OF 1

DATE JAN 2021
DATE JAN 2021
DATE JAN 2021

PROJECT NO. 1888-01-00



ILLUSTRATIVE
 CONCEPTUAL SITE PLAN
THE CLAY PROPERTY
 CITY OF HYATTSVILLE, MARYLAND