



Prince George's County
 Department of Permitting, Inspections and Enforcement
SITE/ROAD PERMIT PROCESSING UNIT PERMIT
 FOR CONSTRUCTION AND RELATED ACTIVITIES WITHIN
 THE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY SITE WORK
 9400 Peppercorn Place, Suite 230



CASE NAME: **UPPER MARLBORO - 16000 CROOM AIRPORT RD**

APPLICATION NUMBER: **35426-2024-SDFG**

CASE TYPE: **SDFG**

PERMIT NUMBER: **P57497-2024-SDFG**

District: **CENTRAL**

Permittee:

Owner of Property:

MNCPPC/Kang Francis
6600 KENILWORTH AVENUE
RIVERDALE MD 20737

MNCPPC/Kang Francies
6600 KENILWORTH AVENUE
RIVERDALE MD 20737

Officer Name : **MNCPPC/Kang Francis**

Officer Title:

Telephone No : **3016992441**

Contact Person:

Name: **Barniea Megan**
 Phone: **4106949401**
 Email: **mbarniea@baylandinc.com**

THIS TO CERTIFY THAT THE PERMITTEE HAS PERMISSION TO PERFORM WITHIN THE PUBLIC RIGHT -OF-WAY or /and ON SITE: **Proposed Bituminous and Permeable Pavement, ADA Parking Space, and Mitigation Landscaping associated with the boat ramp and fishing pier replacement at Jacksons Landing at Patuxent River Park**

EROSION : Yes

GRADINGONSITE : Yes

LANDSCAPINGRWOUTSIDE : Yes

PAVESTRIPRWOUTSIDE : Yes

PAVINGONSITE : Yes

STABILIZATION : Yes

SWMRWOUTSIDE : Yes

Conditions of Approval:

Municipality : **COUNTY**

On Site Disturbed Area (SQ FT): **2345**

R/W Disturbed Area (SQ FT): **0**

Dimensions:

OTHER:

THE PROPOSED CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT OF PRINCE GEORGE'S COUNTY AND IN ACCORDANCE WITH SUBTITLE 23 AND SUBTITLE 32 OF THE PRINCE GEORGE'S COUNTY CODE AND THE GENERAL SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES, AND SUBJECT TO THE INSPECTION AND CONTROL OF THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT OF PRINCE GEORGE'S COUNTY.

* ALL STREET LIGHTING REQUIREMENTS MUST BE SATISFIED, INCLUDING THE SUBMISSION OF A STREET LIGHTING PLAN AND THE ORDERING OF AND PAYMENT FOR STREET LIGHTING WORK TO THE LOCAL UTILITY COMPANY.

SEDIMENT CONTROL# :

RELATED BUILDING PERMIT# :

RELATED SITE/ROAD PERMIT# :

LOCATION OF PROPOSED WORK

STREET NAME: : **16000 CROOM AIRPORT UPPER MARLBORO MD 20772**

LOTS(S) :

BLOCK(S) :

APPLICATION NUMBER: **35426-2024-SDFG**

PERMIT NUMBER : **P57497-2024-SDFG**

PARCEL(S) : **0259226**

DPW & T MAP PAGE & GRID : **129-F1**

EMBANKMENT USED IN THE ROADWAY SHOULD BE MONITORED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE OR COUNTY LAB PERSONNEL TO ENSURE A STABILIZED SUBGRADE.

NOTE: THE APPLICANT SHALL BE ADVISED THAT THE PERMIT ISSUED BY THIS DEPARTMENT DOES NOT IN ANY WAY RELIEVE THE APPLICANT FROM OBTAINING OTHER PERMITS COVERING ALL THE REQUIRED WORK. IT IS YOUR RESPONSIBILITY TO OBTAIN ANY ADDITIONAL PERMITS, APPROVALS AND LICENSES FROM OTHER FEDERAL, STATE, COUNTY AGENCIES AND MUNICIPALITIES.

PAID : \$

BOND # :

PERMIT ISSUANCE DATE:

PERMIT EXPIRATION DATE:

PERMIT EXTENSION DATE:

PERMIT EXTENSION EXP. DATE :



Dawit A. Abraham
(Director)

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO APPLY FOR AN EXTENSION IN WRITING NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE. THE APPLICANT SHALL NOTIFY THE DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION OR RESTARTING CONSTRUCTION BY CONTACTING DPIE'S INSPECTIONS DIVISION AT 301-883-3820. SELECT THE PROMPT FOR SITE DEVELOPMENT INSPECTION.

APPLICATION NUMBER: **35426-2024-SDFG**

PERMIT NUMBER : **P57497-2024-SDFG**

REVIEW AND RECOMMEND

Wes Moore

Governor

Application #: 35426-2024-SDFG

Date: 04/15/24
Aruna Miller
Lt. Governor

Reviewed by: Alice Jacobs

Limitations:

OK for boat ramp replacement & improvements at the Patuxent River Park, per WMR-2024-014 & letter from the State of Maryland Critical Area Commission and Atlantic Coastal Bays (6/12/23).



STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

Erik Fisher
Chair

Katherine Charbonneau
Executive Director

June 12, 2023

Mr. Jason Traband
Project Specialist
Bayland Consulting
7455 New Ridge Road, Suite T
Hanover, MD 210767

RE: Jackson Landing Boating Access Facility Renovations

The purpose of this letter is to officially notify you of the Critical Area Commission's action on the above referenced project. At its meeting on June 7, 2023, the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays unanimously approved the above-referenced project as proposed.

Please note, any change or increase to the scope, design, or impacts of the project will require review by Commission staff and may require approval by the Critical Area Commission. If you have any questions or concerns, please contact me at 410.260.3462 or michael.grassmann@maryland.gov.

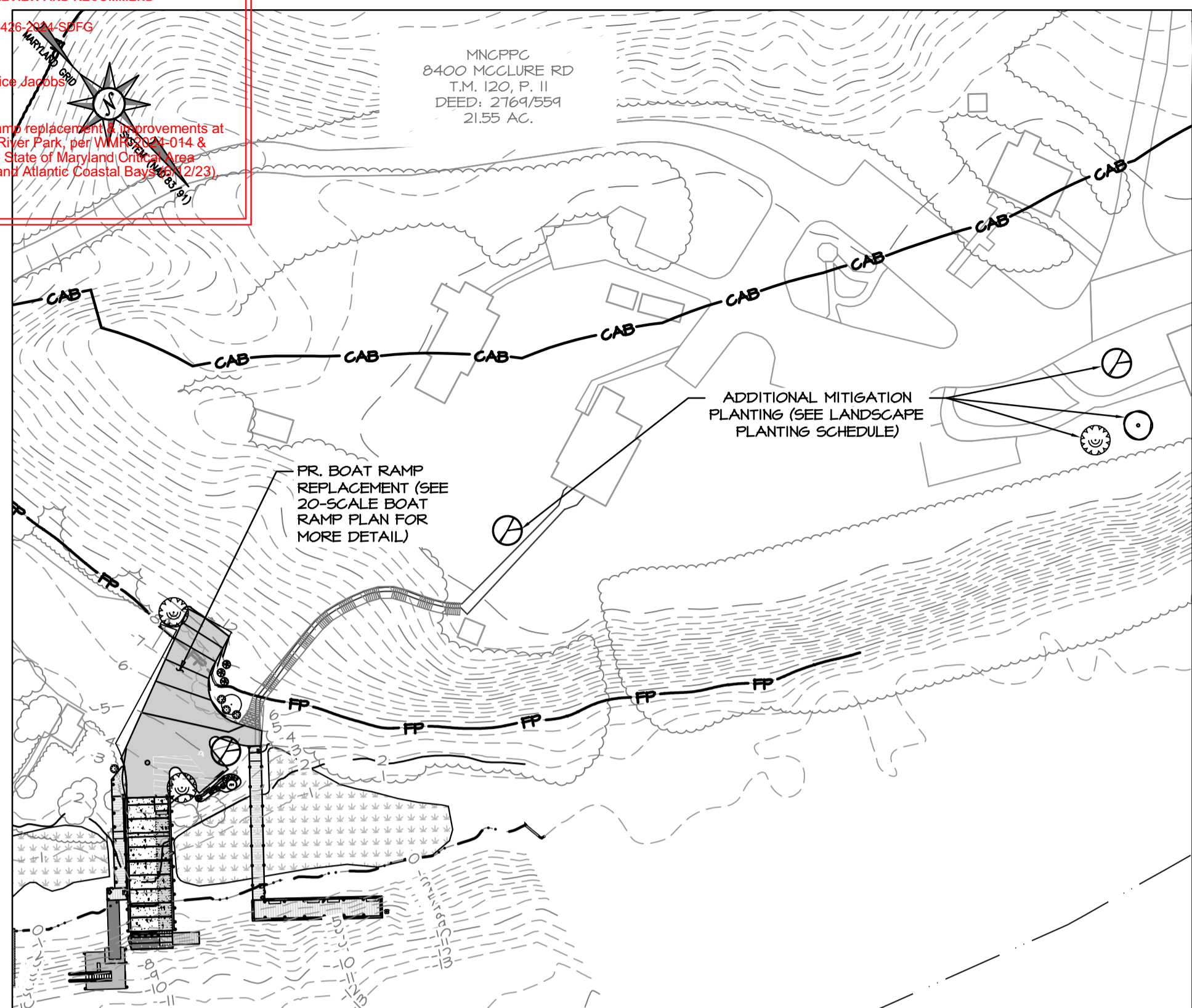
Sincerely,

Michael Grassmann
Natural Resources Planner

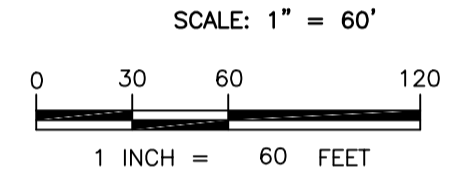
File: M-NCPPC 02-22

cc: Thomas Baden, M-NCPPC
Li Lan Carson, DNR

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
REVIEW AND RECOMMEND
 Application #: 35416-2015-015
 Date: 04/15/24
 Reviewed by: Alice Johnson
 Limitations:
 OK for boat ramp replacement and improvements at the Patuxent River Park, per VMD 2014-014 & letter from the State of Maryland, Coastal Bay Area Commission and Atlantic Coastal Bay Area (2/23)



TREE MITIGATION INSET



SITE INFORMATION

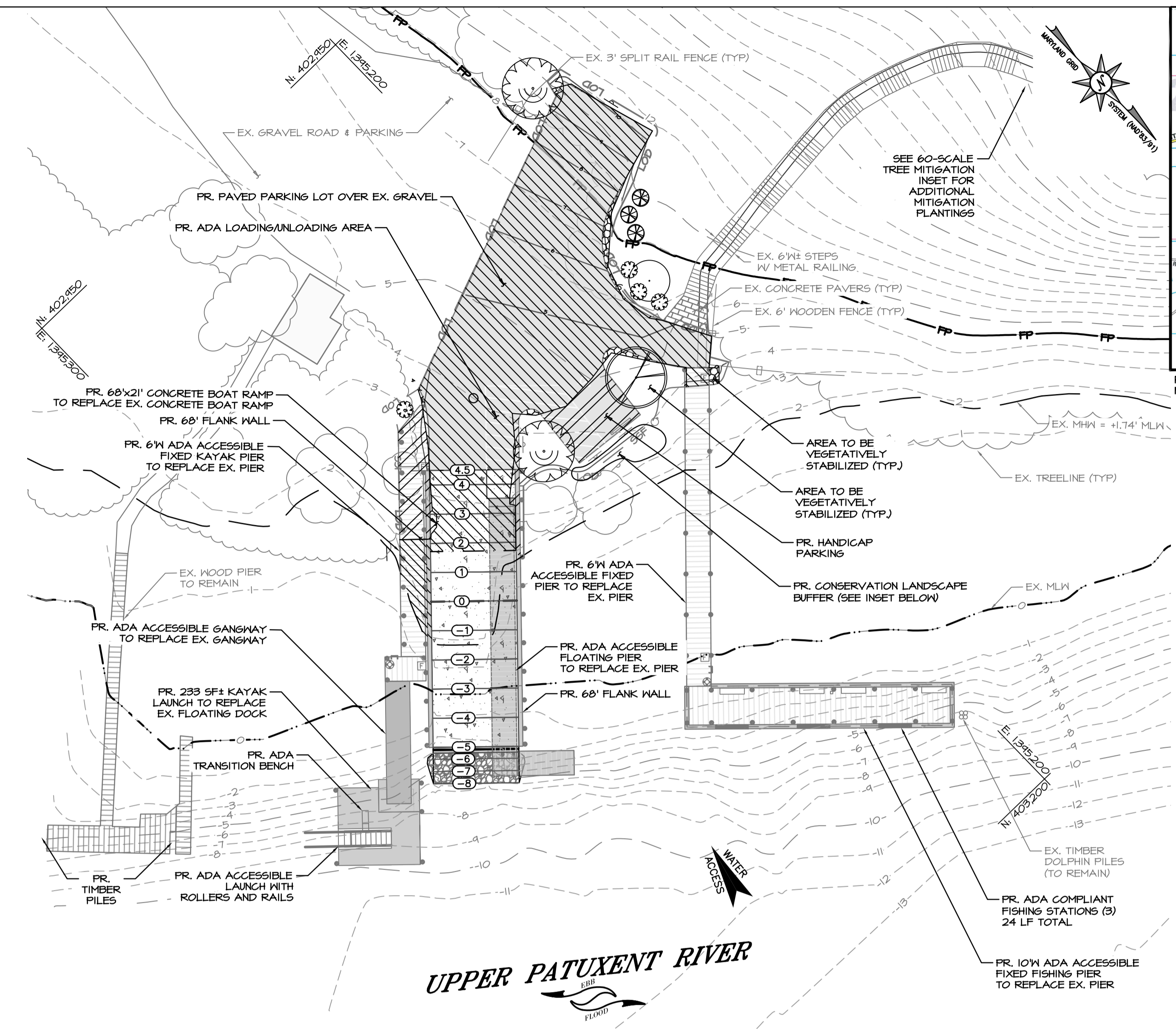
- OWNER/DEVELOPER: MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION WITH PRINCE GEORGE'S COUNTY DEPARTMENT OF PARKS & RECREATION
- OWNER/DEVELOPER INFORMATION: MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 6600 KENILWORTH AVENUE RIVERDALE, MD 20737 ATTN: FRANCIS KANG PH: 301-689-2441
- ENGINEER: BAYLAND CONSULTANTS & DESIGNERS, INC.
- ENGINEER INFORMATION: 7455 NEW RIDGE ROAD, SUITE T HANOVER, MARYLAND 21076 PH: 410-694-9401
- TAX MAP: 120
- PARCEL: 11
- DEED REF: 2769/559
- DISTRICT: 4
- ZONING: RESERVED OPEN SPACE (R-0-S)
- USE: PUBLIC PARK
- PROPERTY AREA: 21.55 ACRES
- CRITICAL AREA: 21.55 ACRES
- WATERSHED: UPPER PATUXENT RIVER

GENERAL NOTES

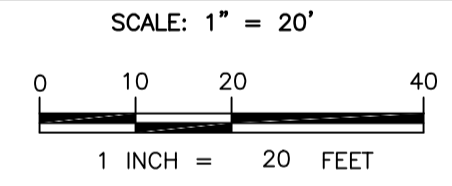
- THE PURPOSE OF THIS BUFFER MANAGEMENT PLAN IS TO COMPLY WITH THE BUFFER MITIGATION REQUIREMENTS FOR THE UPGRADES TO THE EXISTING LAUNCH FACILITY ON THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION FOR THIS PROPERTY IS RCA (RESOURCE CONSERVATION AREA).
- THE PROJECT WILL RESULT IN NO NET INCREASE IN LOT COVERAGE OUTSIDE OF THE BUFFER.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- MEAN HIGH WATER AS SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY BAYLAND CONSULTANTS & DESIGNERS, INC., DATED FEBRUARY 12, 2021.

SOILS TABLE

SOIL LABEL	SOIL SERIES	SLOPES (%)	K FACTOR	HYDRIC RATING
ChE	COLLINGTON-WIST COMPLEX	15-25	0.17	0
NM	NANTICOKE & MANNINGTON SOILS, TIDALLY FLOODED	-	0.43	1.0

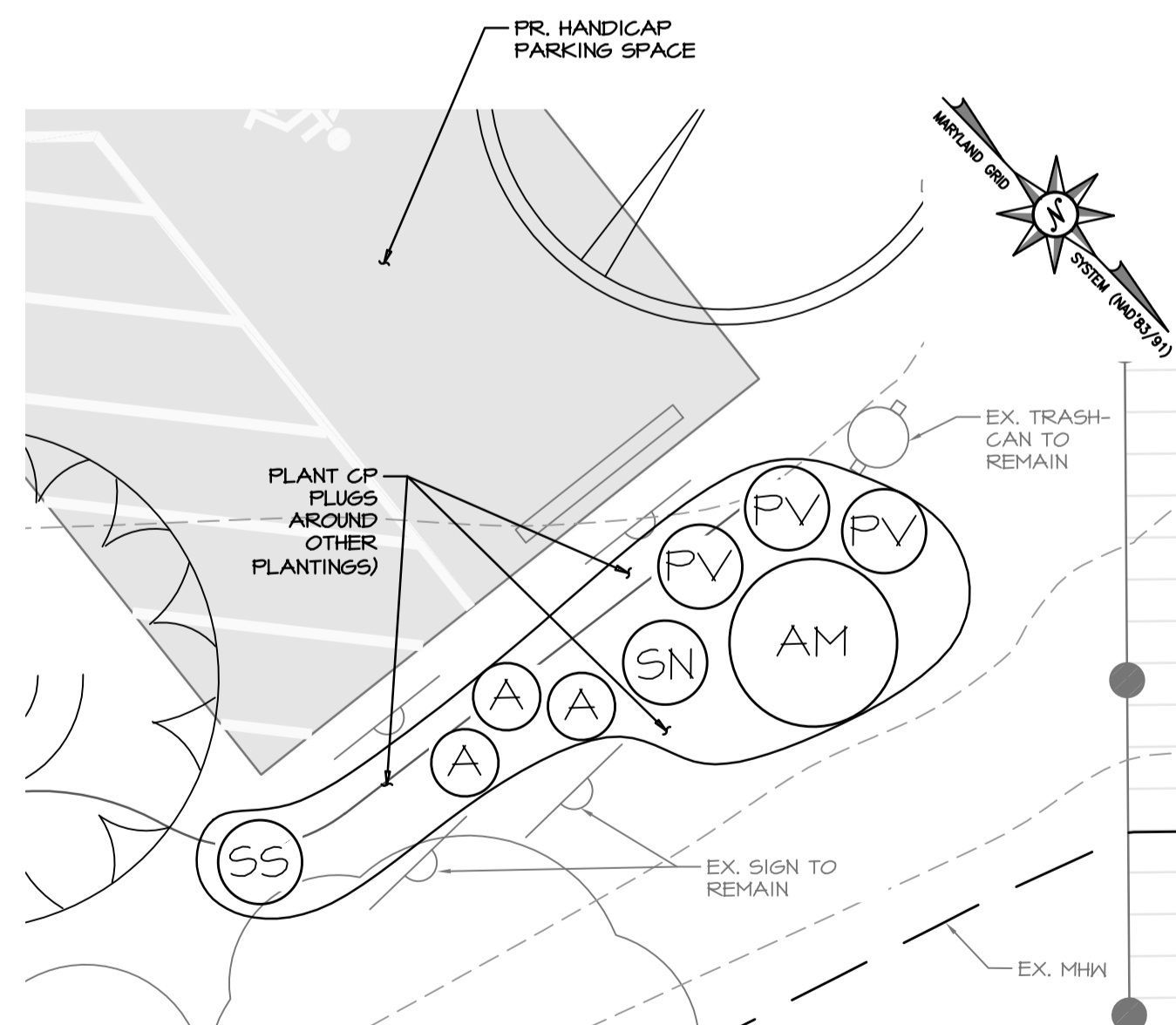


BOAT RAMP PLAN VIEW

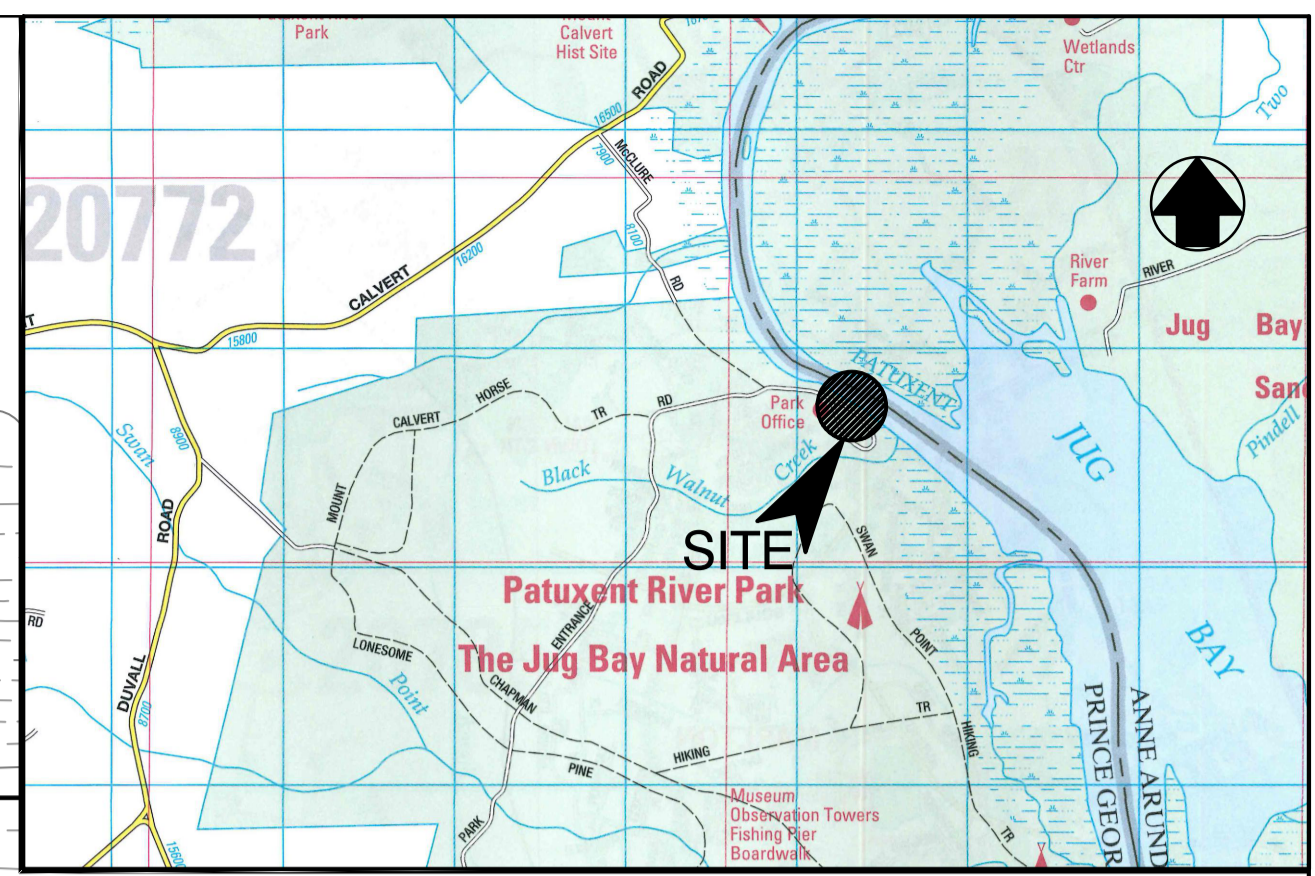
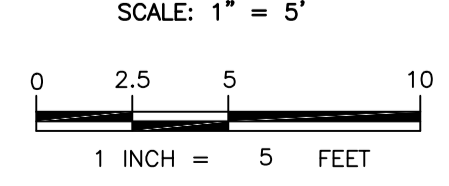


MITIGATION SUMMARY

SITE AREA CALCULATIONS	
TOTAL LOD	4,870 SF
LOD IN BUFFER	
EX LOT COVERAGE TO REMAIN	3,559 SF
EX LOT COVERAGE REMOVAL	65 SF
PR LOT COVERAGE	479 SF
EX PVIOUS AREA TO REMAIN OR BE RESTORED UPON PROJECT COMPLETION	767 SF
TOTAL LOD IN BUFFER	4,870 SF
MITIGATION REQUIREMENT CALCULATIONS	
LOT COVERAGE MITIGATION REQUIREMENTS	
PR NEW WATER DEPENDENT LOT COVERAGE	269 SF
MITIGATION RATIO	2 :1
SUBTOTAL	538 SF
PR NEW WATER DEPENDENT ACCESSORY LOT COVERAGE	268 SF
MITIGATION RATIO	3 :1
SUBTOTAL	804 SF
PR NEW LOT COVERAGE TOTAL	1,342 SF
DEDUCTION FOR EX LOT COVERAGE REMOVAL	65 SF
NET LOT COVERAGE MITIGATION REQUIRED	1,277 SF
10% RULE REQUIREMENT (NON-STRUCTURAL BMP/PLANTING)	600 SF
TOTAL PLANTING CREDIT REQUIRED	1,877 SF
MITIGATION PROVIDED	
MITIGATION PLANTING PROVIDED (SEE PLANTING SCHEDULE)	1,917 SF
MITIGATION REQUIREMENT SATISFIED	YES



CONSERVATION LANDSCAPE BUFFER INSET



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- 100' CRITICAL AREA BUFFER
- EX. SOILS BOUNDARY
- EX. LOT COVERAGE TO BE REMOVED.
- EX. LOT COVERAGE TO REMAIN/BE REPLACED
- PR. NEW LOT COVERAGE

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

DEPARTMENT OF PARKS & RECREATION
 PRINCE GEORGE'S COUNTY
 6600 KENILWORTH AVENUE
 RIVERDALE, MARYLAND 20737
 301-689-2481

PATUXENT RIVER PARK

JACKSON'S LANDING

PARK # R91
 8400 MCCLURE RD
 UPPER MARLBORO MD
 20772

CONSULTANT

 Bayland Consultants & Designers, Inc.
 "Integrating Engineering and Environment"
 7455 New Ridge Road, Suite T Phone: (410) 694-9401
 Hanover, Maryland 21076 Fax: (410) 694-9402
 www.baylandinc.com

DESIGN: MB/AJ
 DRAWN: MW/DG
 PROJECT MANAGER: FRANCIS KANG

BUFFER MANAGEMENT PLAN

BID NO.
 DATE: 04/29/23
 ISSUE: DATE
 SHEET NO.

BUFFER MANAGEMENT PLAN APPROVAL

OK for boat ramp replacement. THIS BUFFER MANAGEMENT PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSISTENCY WITH THE LOCAL letter from the State of Maryland Critical Area Commission and Atlantic Coastal Bays (6/12/23).

STAFF NAME _____ STAFF TITLE _____ DATE _____

INSPECTION AGREEMENT

I, _____, THE OWNER OF THE SUBJECT PROPERTY, SHOWN HEREON, DO HEREBY GRANT PERMISSION TO THE APPROVING AUTHORITY TO INSPECT THE PLANTINGS AT APPROPRIATE TIMES AT THE ADDRESS PROVIDED BELOW.

STREET ADDRESS: 8400 MCCLURE RD
 TAX MAP: 120
 GRID: F1
 PARCEL: 11
 SECTION: N/A
 LOT: N/A

OWNER _____ DATE _____

LANDSCAPE NOTES

- ALL PLANT SPECIES SHALL BE NATIVE TO THE CHESAPEAKE AND ATLANTIC COASTAL BAYS REGION BASED ON THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING MATERIAL. IF CONFLICTS ARISE, BAYLAND, INC. MUST BE NOTIFIED PRIOR TO ANY GROUND BREAKING.
- NO CONTAINER-GROWN MATERIAL SHALL BE PLANTED IF NOT ACCLIMATED TO THE CURRENT WEATHER CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR GENERAL MAINTENANCE INCLUDING WATERING.
- ALL PLANTING MATERIAL AND PLANTING METHODS SHALL CONFORM TO CONSTRUCTION SPECIFICATIONS.

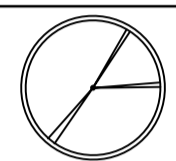
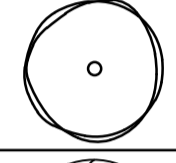

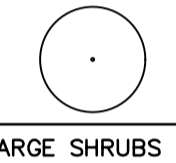
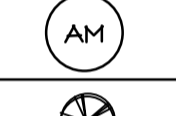
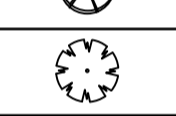
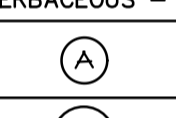
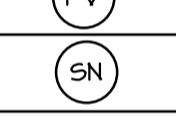




MAINTENANCE AND LONG TERM PROTECTION PLAN

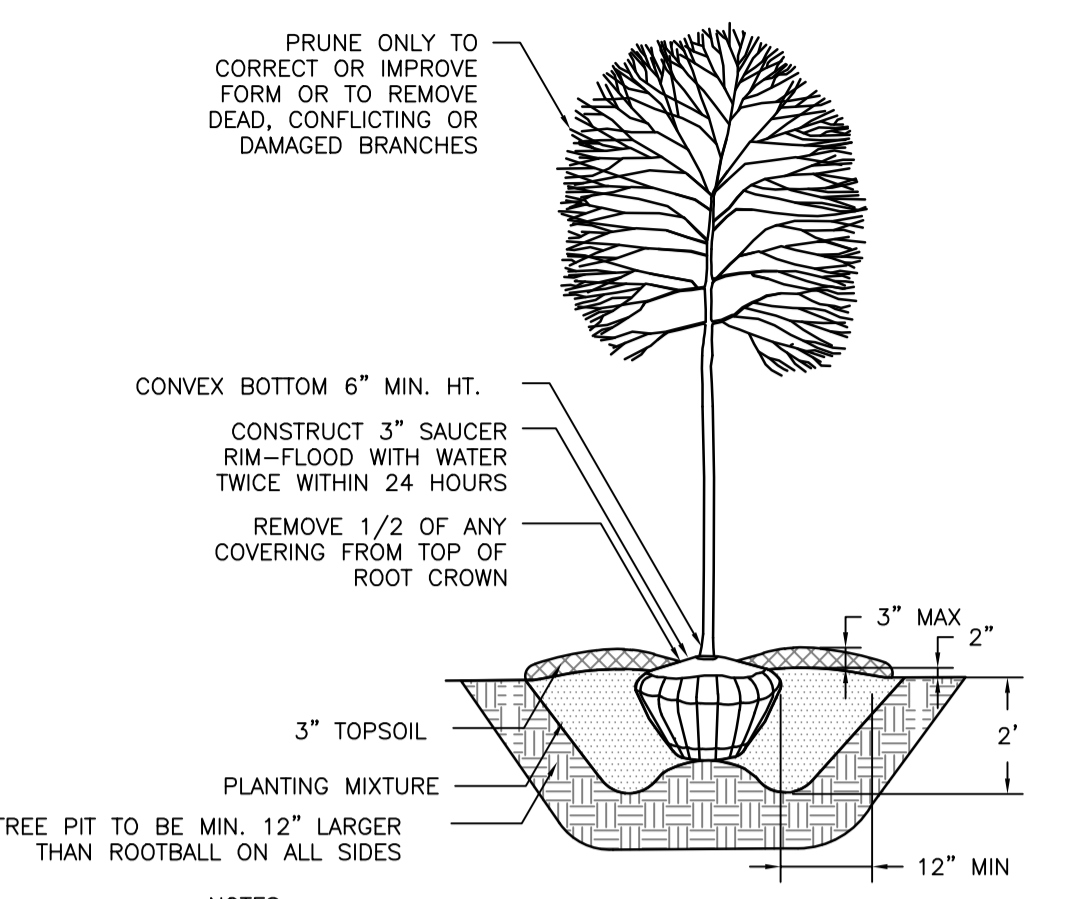
- MONITOR THE PLANTINGS OFTEN TO REDUCE PLANT STRESS SUCH AS WATER DEFICIENCY, NUTRIENT DEFICIENCY, INVASIVE SPECIES COMPETITION, PEST DAMAGE, AND DISEASE.
- WATER ONLY AS NECESSARY BUT AT LEAST ONCE EVERY 10 DAYS WITHOUT RAINFALL FROM MAY THROUGH SEPTEMBER, DEPENDING ON SOIL MOISTURE LEVELS. MONITOR TO ENSURE THAT OVER-WATERING DOES NOT FREQUENTLY OCCUR.
- USE ONLY LOW NITROGEN AND SLOW RELEASE FERTILIZERS AND APPLY IN LATE FALL OR EARLY SPRING.
- AT THE END OF THE 2-YEAR MONITORING PERIOD, THE SURVIVAL OF THE PLANTINGS SHALL BE ASSESSED TO DETERMINE THE NEED FOR REPLACEMENT PLANTINGS.
- ALL OF THE PLANTS ARE REQUIRED TO SURVIVE PER COMAR 27.01.09.01-2J. ANY LANDSCAPE STOCK PLANT OR PLANTS THAT DID NOT SURVIVE SHALL BE REPLACED.

BUFFER MANAGEMENT AND PROTECTION STANDARDS

- REMOVAL OF NATURAL VEGETATION WITHIN THE 100-FOOT BUFFER AND EXPANDED BUFFER IS PROHIBITED. CUTTING AND CLEARING OF NATURAL VEGETATION WITHIN THE BUFFER AND EXPANDED BUFFER SHALL BE AS SHOWN ON THIS BUFFER MANAGEMENT PLAN AS SUBMITTED AND/OR AS SUBSEQUENTLY AMENDED, SUBJECT TO APPROVAL BY THE CRITICAL AREA COMMISSION. ADDITIONAL INFORMATION CAN BE OBTAINED BY CONTACTING THE CRITICAL AREA COMMISSION AT 21804 WEST STREET, SUITE 100, ANNAPOLIS, MARYLAND 21401.
- THE CRITICAL AREA BUFFER ON THIS LOT SHALL BE PLANTED IN ACCORDANCE WITH THIS PLAN. ALL EXISTING AND PLANTED VEGETATION WITHIN THE BUFFER SHALL BE MAINTAINED AND SURVIVAL OF PLANTED AND NATURALLY OCCURRING REGENERATED AREAS OF THE BUFFER SHALL BE AS DESCRIBED IN THIS PLAN.
- NEW LAWN AREAS SHALL NOT BE CREATED WITHIN THE BUFFER OR EXPANDED BUFFER UNLESS SPECIFICALLY ADDRESSED IN THIS BUFFER MANAGEMENT PLAN.
- THE CONTRACTOR SHALL OBSERVE MINIMAL SITE PREPARATION/DISTURBANCE, PROTECTION, OF PLANTS AFTER DELIVERY UNTIL THEY ARE PLANTED. PROPER DIGGING AND HANDLING OF PLANT MATERIALS, PROPER EXCAVATION OF PLANTING AREAS, PLANTING OPERATIONS, STABILIZATION OF THE PLANTING AREAS WITH MULCH AFTER PLANTING, STAKING, AND PRUNING.

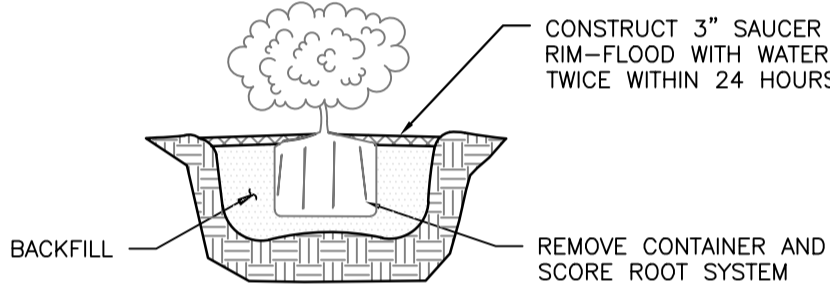
LANDSCAPE PLANTING SCHEDULE

PLAN SYMBOL	SCIENTIFIC NAME	COMMON NAME	IND STATUS	SPACING	QUANTITY	TOTAL CREDIT (SF)
CANOPY TREES – 2" CALIPER						200 SF CREDIT PER UNIT
	ACER RUBRUM	RED MAPLE	FAC	AS SHOWN	3	600
	NYSSA SYLVATICA	BLACK GUM	FAC	AS SHOWN	1	200
	QUERCUS PHELLOS	WILLOW OAK	FACW	AS SHOWN	3	600
UNDERSTORY TREES – 3/4" CALIPER						75 SF CREDIT PER UNIT
	AMELANCHIER CANADENSIS	EASTERN SERVICEBERRY	FAC	AS SHOWN	1	75
LARGE SHRUBS – 36" CONTAINERIZED						50 SF CREDIT PER UNIT
	ARONIA MELANOCARPA	BLACK CHOKEBERRY	FAC	AS SHOWN	1	50
	CLETHRA ALNIFOLIA	COASTAL SWEETPEPPERBUSH	FACW	AS SHOWN	3	150
	ILEX GLABRA "SHAMROCK"	"SHAMROCK" INKBERRY HOLLY	FACW	AS SHOWN	4	200
HERBACEOUS – 1 GALLON						8 SF CREDIT PER UNIT
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	N/L	AS SHOWN	3	24
	PANICUM VIRGATUM	SWITCHGRASS	FAC	AS SHOWN	3	24
	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	FACW	AS SHOWN	1	8
	SOLIDAGO SEMPEVIRENS	SEASIDE GOLDENROD	FACW	AS SHOWN	1	8
HERBACEOUS – PLUGS						CREDIT BASED ON AREA COVERED
	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	N/L	0.75' ON CENTER	50	28
TOTAL					14	1917

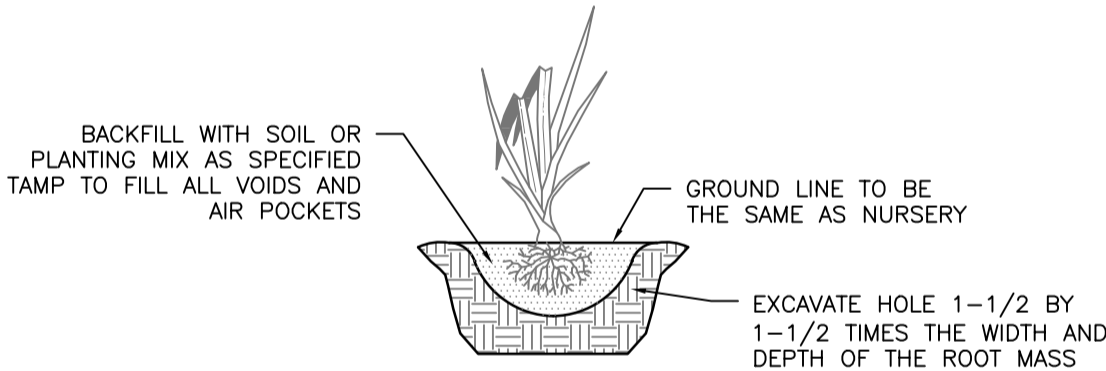


NOTES:
 1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
 2. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURES STANDARD.

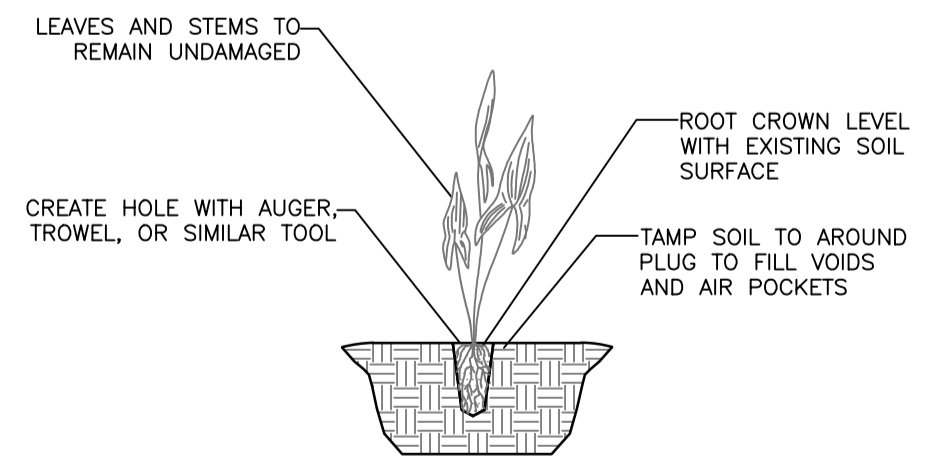
TREE PLANTING DETAIL



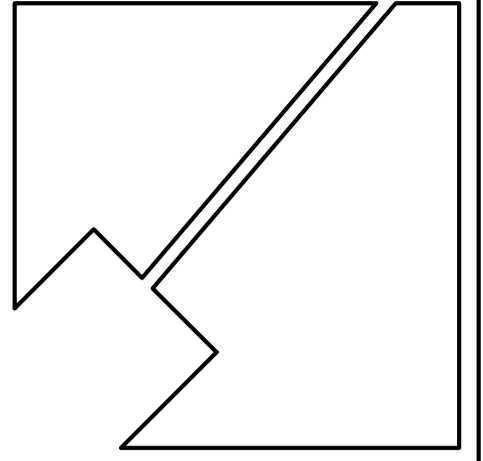
SHRUB PLANTING DETAIL



HERBACEOUS PLANTING - GALLON



HERBACEOUS PLANTING - PLUG



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 www.breyerinc.com

DESIGN: MB/AJ
 DRAWN: MW/DG
 PROJECT MANAGER: FRANCIS KANG

BUFFER MANAGEMENT PLAN NOTES & DETAILS

SHEET TITLE
 SHEET NO.
 BID NO.
 DATE: 04/29/23
 ISSUE: _____ DATE _____

 SHEET NO.

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