



LEGEND

PROPERTY BOUNDARY
 EX. CONTOUR (2')
 EX. CONTOUR (10')
 EX. TREELINE
 REGULATED STREAM (CENTERLINE)
 REGULATED STREAM (TOP OF BANK)
 STREAM BUFFER (50')
 NONTIDAL WETLAND
 EX. WETLAND BUFFER (25')
 EX. FLOODPLAIN
 FSD DATA SAMPLE POINT
 WETLAND SAMPLE POINT
 STEEP SLOPES (15% OR GREATER)
 FOREST STAND BOUNDARY
 SOILS BOUNDARY
 SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
 WOODLAND PRESERVATION AREA (WPA-1)
 WOODLAND PRESERVATION AREA - CREDITED AS OFF-SITE (WPA-2)
 WOODLAND REFORESTATION AFFORESTATION AREA (WRA)

NATURAL RESOURCE INVENTORY - GENERAL NOTES

- The following notes must be provided on all Natural Resource Inventories with all fields filled in or zero.
- This site is zoned R-80 (One-Family Detached Residential) and is located in Environmental Strategy Area 2 in accordance with Plan 2035.
- The source of the property boundaries on this plan is from ALTA Survey B/D.
- The topography shown on this plan is from an ALTA Geospatial March 2021, Aerial Topo.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and prepared on March 29, 2021.
- In a letter dated 09/02/21, the Prince George's County Department of Permitting, Inspections and Enforcement stated that no wetlands regulated 100-year floodplain is located on site.
- No wetlands or streams are located on or as field verified by Mike Perdue.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.20.01.01.
- This site is located within a Tier II catchment and does not contain a Tier II waterbody as defined in COMAR 26.06.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) adopted for sediment, which has a 30-foot special protection under Maryland's Anti-degradation policy.
- This site is located within a Streambed Disturbance as established by the MD DNR.
- This site is not within a Sensitive Species Protection Review Area based on a review of the SPRM GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
- The site does not include Forest Interior Dwelling Species habitat.
- The site is subject to previously approved TCRs. Previously approved TCRs include: TCR104194, TCR201659, TCR163002, TCR203562, TCR202703.
- This site is 3' streamer located on the property. These trees were located using field observations.
- The subject site is not within a State Reasonable Prudent Area.
- The subject property is located within a Riparian Historic District.
- There are no known archaeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review process.
- Marston clay is not found on or within the vicinity of this property. Christiana clay is found to occur on or within the vicinity of the property.

SOILS FOUND ON SITE

SYMBOL	NAME/DESCRIPTION	K FACTOR	HYDRIC	HYDROLOGIC GROUP	DRAINAGE CLASS
CDD	Christiana-Chesapeake Urban land complex	-	No	C	WELL DRAINED
DUB	Downs-Hampton Urban land complex	-	No	B	WELL DRAINED
Nu	New-Urban land complex, occasionally flooded	0.37	No	C	SOMEWHAT POORLY DRAINED
Uu	Urbic Christiana-Urban land complex	-	No	C	POORLY DRAINED
UuSd	Urbic soils	0.17	No	C	WELL DRAINED
UuSd	Urbic soils	0.17	No	C	WELL DRAINED
UuSd	Urbic soils	0.17	No	C	WELL DRAINED

Site Statistics Table

Category	Total
Gross tract area	40.04 ac.
Existing 100-year floodplain	0 ac.
Tract area	40.04 ac.
Existing woodland in the floodplain	0 ac.
Existing woodland not in floodplain	12.19 ac.
Existing woodland total	12.19 ac.
Existing PMA	0 ac.
Regulated stream (linear feet of centerline)	0 ft.
Riparian (wooded) buffer up to 300 feet wide ²	0 ft.

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
Zoning (Zone)	R-80	
Aviation Policy Area (APA)	NA	
Administrative	Tax Code (TAX)	30-43 63
Administrative	WSSC Code (Sheet 20)	0 ac.
Administrative	Planning Area (Plan Area)	267
Administrative	Electron District (ED)	21
Administrative	Conservation District (CD)	3
Administrative	General Plan 2020 Tier (Tier)	Development Tier
Administrative	General Plan Growth Policy (2005)	Established Community
Administrative	Police District	I
Administrative	Joint Base Andrews Land Use Control Area	None

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPCC
 Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
 NRI - 062 - 2021

Approved by: *Mike J. G.* Date: 10/21/2021 Reason for Revision:

NO.	REVISION	DATE
00	Initial	10/21/2021
01		
02		
03		
04		
05		
06		

NATURAL RESOURCE INVENTORY LANDS OF DOCTORS' COMMUNITY MEDICAL CENTER

DISTRICT No. 21
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE: 1"=50'

APPLICANT: LUMINUS HEALTH ANNE ARUNDEL MEDICAL CENTER 2001 MEDICAL PARKWAY ANNAPOLIS, MD 21401 ATTN: LUCAS KLOCK PHONE: (301) 343-5518

DATE: 04/30/20 REVISED PER ATTORNEY COMMENT: TELM BY DATE: 11-50 REVISIONS: MAP: A73023 APRIL 2021 54.001-Z

QUALIFIED PROFESSIONAL CERTIFICATION
 This NRI complies with the current requirements of Prince George's County Code and Environmental Technical Manual.
 Signed: *Michael* Date: 8/25/21
 Ben Dyer Associates, Inc.
 11721 Woodstone Road, Hanover, Maryland 21071
 Phone: (301) 430-2000. Email: ben@ben-dyer.com

11721 WOODSTONE ROAD, SUITE 200
 HANOVER, MARYLAND 21071
BEN DYER ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 TELEPHONE: (301) 430-2000
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