

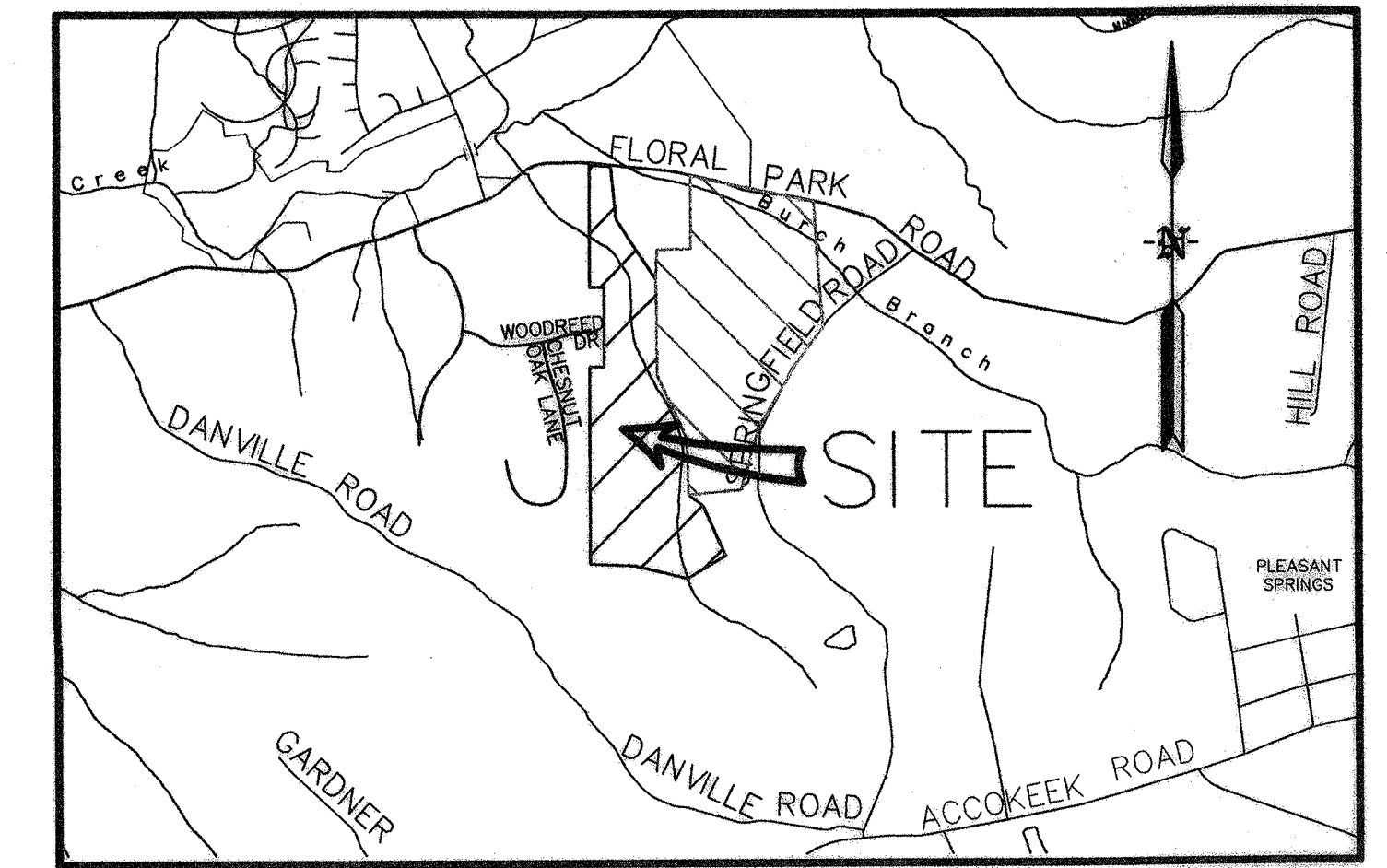
# THE RIDGES III

## 5th ELECTION DISTRICT

### PRINCE GEORGE'S COUNTY, MARYLAND

## LANDSCAPE AND

## TYPE II TREE CONSERVATION PLAN



VICINITY MAP  
1" = 2000'

SHEET 20

SHEET 13

SHEET 19

RIDGES III

SHEET 18

SHEET 17

SHEET 16

SHEET 10

SHEET 12

SHEET 8

SHEET 11

SHEET 5

SHEET 6

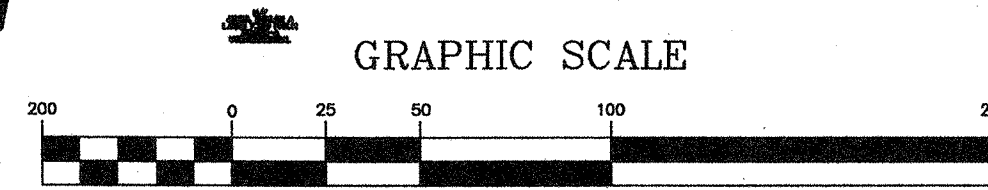
SHEET 7

SHEET 4

WOODLAND CONSERVATION WORKSHEET  
FOR  
NON-GOVERNMENTAL PROJECTS

WOODLAND CONSERVATION CALCULATIONS:

EXISTING WOODLAND	NET TRACT (acres)	FLOODPLAIN (acres)
WCT (50% NET TRACT)	103.63	10.91
SMALLER OF a. OR b.	51.82	
WOODLAND ABOVE WCT (a - b) IF < 0	51.82	
WOODLAND CLEARED	37.33	0.52
SMALLER OF d. OR e.	37.33	
CLEARING BELOW WCT (e - f) IF < 0	0	
REPLACEMENT (f x 0.25)	9.33	
AFFORESTATION (if applicable)	0	
(net tract x .2 - a), or		
(net tract x .15 - a); 0 IF < 0	0	
WOODLAND CONSERVATION REQUIRED (c + h + i + j + l - g)	61.81	
WOODLAND CONSERVATION PROVIDED:		
WOODLAND PRESERVATION	66.30	65.98
REFORESTATION / REPLACEMENT	0	
AFFORESTATION	0	
AREA APPROVED FOR FEE-IN-LIEU	0	
OFF-SITE CREEPS	0	
WOODLAND CONSERVATION PROVIDED (must equal or exceed item "m" above)	66.30	65.98 acres and \$
ADDITIONAL WOODLAND RETAINED BUT NOT PART OF ANY REQUIREMENTS:		
RESTORED FLOODPLAIN 10.49 acres		
FREE CONSERVATION EASEMENT FOR EASTERLY MANOR TCPII/128/95 = 0.16AC. PROPOSED REFORESTATION x 2 = 0.32AC. PRESERVATION OFF-SITE PRESERVATION ON LOT NOT INCLUDED (COUNTED AS IF CLEARED) = 1.36AC.		



FOR LOCATION OF UTILITIES, CALL MISS UTILITY  
916-257-7777 AT LEAST 48 HOURS  
BEFORE BEGINNING ANY CONSTRUCTION.

#### GENERAL NOTES

- Existing Zoning: R-A
- Proposed Development: Single Family Detached
- Master Plan Area:
- Tax Map: Map 145, Grids D-2 and D-3
- ADC Map: Map 31, Grid E-10 & E-11
- Water Category: W-4
- Sewer Category: S-4
- Owner - Developer: THE RIDGES AT BRANDYWINE, LLC  
c/o John Pyles  
2812 Chesterfield Road  
Washington, D.C. 20008
- Planner - Engineer: Greenman - Pedersen, Inc.  
10620 Guilford Road, Suite 100  
JESSUP, Maryland 20794  
(301)470-2772
- Boundary and Topography supplied by RDA
- Gross Tract Area:  
RIDGES II = 118.62 acres  
RIDGES III = 118.34 acres
- Area Dedicated to H.O.A.:  
RIDGES II = 50.43± acres  
RIDGES III = 36.74± acres
- Total Number of Lots:  
RIDGES II = 2± acre Lots = 21  
50,000 s.f. Lots = 8  
Total single family detached = 29  
RIDGES III = 2± acre Lots = 18  
50,000 s.f. Lots = 12  
Total single family detached = 30
- The following lot and architectural standards shall apply to the single-family detached development:  
Single - Family Detached Lot Standards  
Maximum Height: Three stories  
Minimum Lot Width at Right-of-way: 25 feet  
Minimum Lot Width at Front Building: 150 feet  
Minimum Front Yard: 50 feet  
Minimum Side Yard: 17 feet, 35 total both yards  
Minimum Rear Yard: 35 feet
- A minimum of 50% of the front facades shall be brick.  
- Main roof gables will be a minimum of 7 to 12 pitch.  
- Highly visible end walls shall provide the same attention to detail as the front elevation.  
- No two units located next to or across the street from each other may have identical front elevations.

#### Basic Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

Zone	Column A	Column B	Column C	Column D
Gross Tract	118.34			
Floodplain	10.91			
Previously Dedicated Land	0.00			
Net Tract (NTA)	103.00	0.00	0.00	

Property Description or Subdivision Name: \_\_\_\_\_  
Is this site subject to the 1989 Ordinance? (y/n) \_\_\_\_\_  
Is this one (1) single family lot? (y/n) \_\_\_\_\_  
Are there prior TCD approvals which include a combination of this lot? (y/n) \_\_\_\_\_  
Is this a Woodland Conservation Bank? \_\_\_\_\_  
Break-even Point (preservation) = 61.83 acres  
Clearing permitted w/o reforestation: 40.12 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A	Column B	Column C	Column D
Existing Woodland	101.58			
Woodland Conservation Threshold (WCT) = 50.00%	51.50			
Smaller of 13 or 14	51.50			
Woodland above WCT	50.15			
Woodland cleared	37.68	1.06	0.64	
Woodland cleared above WCT (smaller of 16 or 17)	37.68			
Clearing above WCT (0.25 : 1) replacement requirement	9.42			
Woodland cleared below WCT	0.00			
Clearing below WCT (2:1 replacement requirement)	0.00			
Afforestation Threshold (AT)	20.00%			
Off-site Conservation being provided on this property	0.00			
Woodland Conservation Required	62.62			

SECTION III - Meeting the Requirements

	Column A	Column B	Column C	Column D
Woodland Preservation	62.91			
Afforestation / Reforestation	0.00			
Area approved for fee-in-lieu	0.00			\$0.00
Credits for Off-site Conservation on another property	0.00			
Off-site Conservation (preservation) being provided on this property	0.00			
Off-site Conservation (afforestation) being provided on this property	0.00			
Total Woodland Conservation Provided	62.91			

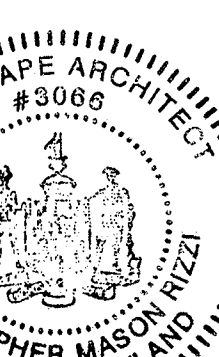
Area of woodland not cleared: 63.97 acres  
Woodland retained not part of requirements: 1.06 acres

Prepared by: \_\_\_\_\_ Date: 6/5/10

PLAN CERTIFIED BY: Christopher M. Rizzi, R.L.A.  
GREENMAN-PEDERSEN, INC.  
10620 GUILFORD ROAD SUITE 100  
JESSUP, MD 20794  
MD #3066 R.L.A.

#### LEGEND

- BRL BUILDING RESTRICTION LINE  
CONC CONCRETE  
CLF CHAIN LINK FENCE  
C&G CURB & GUTTER  
ELEC ELECTRIC  
EM ELECTRIC MANHOLE  
FH FIRE HYDRANT  
GV GAS VALVE  
HS HANDICAP SPACE  
L/F LIBER/FOLIO  
LP LIGHT POLE  
PB/PLG PLAT BOOK/PLAT NUMBER  
R/W RIGHT OF WAY  
SM SEWER MANHOLE  
SDM STORM DRAIN MANHOLE  
WV WATER VALVE  
PM PARKING METER  
SSF SUPER SILT FENCE  
PC PROPOSED CONTOUR  
EC EXISTING CONTOUR  
SE PROPOSED SPOT ELEVATION  
SS STEEP SLOPES, 15-25%  
SS+ STEEP SLOPES, >25%  
EX EX. PROPERTY LINE  
PR PROPOSED RIGHT-OF-WAY  
PL PROPOSED PARCEL LINE  
SB SOIL BOUNDARY  
SC SOIL CLASSIFICATIONS  
ET EXISTING TREELINE  
ES EXISTING SHRUBLINE  
PT PROPOSED TREELINE  
ST SPECIMEN TREE  
NTW NON-TIDAL WETLANDS  
WB 25' WETLAND BUFFER  
WU WATERS OF THE U.S.  
FL 100-YEAR FLOODPLAIN  
LD LIMITS OF DISTURBANCE  
EB EXPANDED BUFFER  
EW EXISTING WATER LINE  
ESW EXISTING SEWER LINE  
PP PROPOSED PARCEL  
PB PROPOSED BLOCK  
PS PROPOSED SHADE TREE  
PE PROPOSED EVERGREEN TREE  
PO PROPOSED ORNAMENTAL TREE  
PSH PROPOSED SHRUBS  
PST PROPOSED STREET TREE  
PSTP PROPOSED STREET TREE AND PLANTING  
RF REFORESTATION  
PR PRESERVATION  
FL FLOOD PLAIN  
TP TREE PROTECTION DEVICE  
US UNDER SEPARATE SUBMISSION



OWNER/DEVELOPER  
SADDLECREEK, LLC.  
c/o Carrie Shearer  
14416 Old Mill Road, #201  
Upper Marlboro, MD. 20772

OWNER/DEVELOPER  
THE RIDGES AT BRANDYWINE, LLC  
c/o John Pyles  
2812 Chesterfield Road  
Washington, DC. 20008

SHEET INDEX	
SHEET #	DESCRIPTION
1	TITLE SHEET
2	LANDSCAPE AND TYPE II TREE CONSERVATION DETAILS
3	LANDSCAPE AND TYPE II TREE CONSERVATION DETAILS
4	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
5	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
6	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
7	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
8	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
9	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
10	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
11	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
12	RIDGES II - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
13	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
14	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
15	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
16	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
17	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
18	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
19	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
20	RIDGES III - LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

#### TCPII NOTES

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated times for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the location of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
- The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to installation of Initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas shall be posted at the same time as Tree Protective Device installation. These signs shall remain in place in perpetuity.
- See the forest stand delineation for detailed forest stand composition information.
- Sediment and erosion control measures will comply with the Sediment Control Plan as approved by the Prince George's County Soil Conservation District.

#### Duplicate

M-NCPPC  
Prince George's County Planning Section  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCPII / 06 / 93  
Approved by: \_\_\_\_\_ Date: 10/16/03  
10/16/03  
01/17/04  
02/17/04  
03/17/04  
04/17/04  
05/17/04  
06/17/04

GREENMAN-PEDERSEN, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 www.gpinet.com

APPROVED PLANS, 10-5-10  
REVISED 10/16/03 TCPII 10/11



1. Cutting or clearing of woodland land in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.

2. The Department of Environmental Resources (DER) inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.

3. All work-related bonds will be posted with the Building Official prior to the issuance of any permits. Any bond will be retained as surety by the Building Official until all required activities have been satisfied.

4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be marked in the field prior to the pre-construction meeting with the inspector from DER. Upon approval of the flagged or staked TPD locations by the DER inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No additional clearing or tree implementation of TPDs shall be required for TPD installation.

5. Construction work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.

6. Wooded areas shall be protected by the TPDs for the entire duration of the same time as Tree Protection Devices installation. The signs shall remain in place in perpetuity.

7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches. A wire mesh or wire mesh (gabion) may be used to stabilize a steep trench, prior to installation of Tree Protective Devices or start of grading.

8. Contractor is liable for any damages he causes during construction to any preservative areas, fences, roads, paved paths, utilities, or other structures. Tree Protection Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.

9. The Protection Device sheet shown below (Detail 1) is to be used for both preservation and reforestation areas.

Plant Identification: All plants shall be properly marked for identification.

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not weedy stock, nor from cold storage. Plants shall not be grown (except as noted below) in cold storage. Plants shall not be pruned prior to delivery. The shape of the plant shall be in general conformance to its natural growth proportions unless otherwise specified. Trees shall conform to the standards of the American Association of Nurserymen, and shall be healthy and free of insect damage. Plants shall be well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18 inches. Deciduous trees are to have an internode no greater than 12 inches. The average of at least the middle third of the plant shall be in the plant list.

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, burdock grass, litter, toxic substances, or any other material which may be harmful to plant growth. In grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be bared to the time of planting. Backfill shall be well tamped about the roots and settled by watering. Plants will be taller than surrounding grade. Shrubs and trees will be 3' higher.

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3' with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6' greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micro-pore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc. Bag #355 Suffern, New York 19091 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

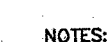
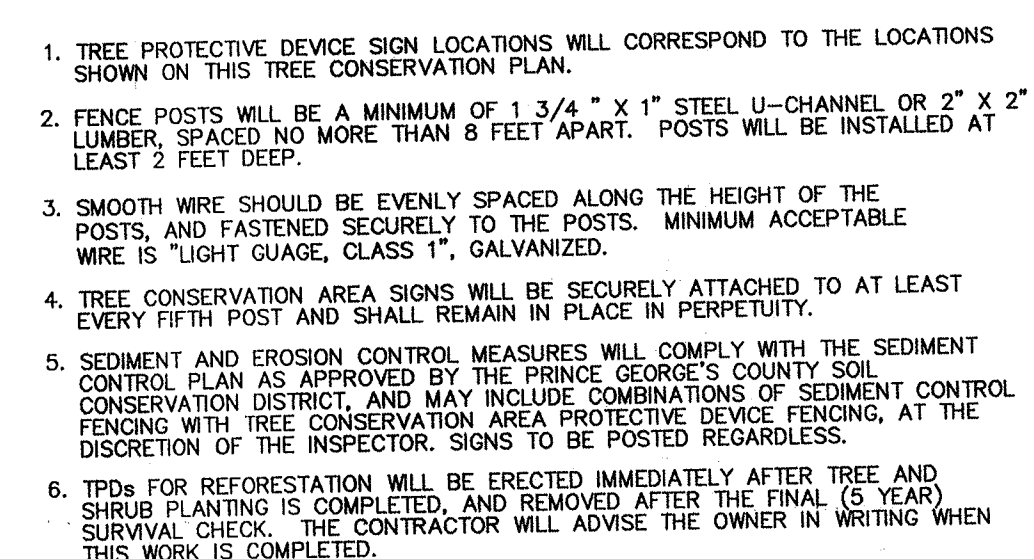
All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to 3' maximum depth with shredded bark just prior to expiration of the one-year guarantee. The owner shall sign in writing when this work is occur.

Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espallered material shall be closer than 30' to building, walks or curbs.



1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Anchor posts should be placed to avoid severing or damaging large tree roots.
4. Fencing material should be fastened securely to the anchor posts, cross bracing, and ground.



1. SIGN TO BE LAMINATED CARDBOARD WITH WHITE ON RED PRINT.
2. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE
3. SEE NOTE 4 UNDER TREE PROTECTION DEVICE.

1 TREE PROTECTION DEVICE - TYPE 2  
TYP SMOOTH WIRE FENCE

2 TREE CONSERVATION SIGN NTS  
TYP

Latest date hereon

**GPI** **GREENMAN-PEDERSEN, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

## LANDSCAPE AND TYPE II TREE CONSERVATION DETAILS

DATE	PROJECT No
3/04/03	2001131
SCALE	SHEET
	2
NONE	OF
	20

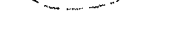
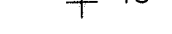






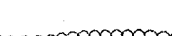




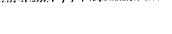
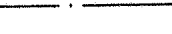










<b>DUPLICATE</b>	
<b>M-NCPPC</b>	
Prince George's County Planning Department	
<b>Environmental Planning Section</b>	
<b>APPROVAL</b>	
<b>TREE CONSERVATION PLAN</b>	
<b>TCPII / 06 / 93</b>	
Approved by	Date
J.D. STASZ	12/15/06
01 <i>J. V...</i>	12/15/06
02	
03	
04	
05	
06	

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777

N:\2001\2001131\dwg\ph2\LA&TCPII\SHT02.dwg  
TCP II 2 of 11





- |   |                         |
|---|-------------------------|
|    | SUPER SILT FENCE        |
|    | PROPOSED CONTOUR        |
|    | EXISTING CONTOUR        |
|    | PROPOSED SPOT ELEVATION |
|    | STEEP SLOPES, 15-25%    |
|    | STEEP SLOPES, >25%      |
|    | EX. PROPERTY LINE       |
|    | PROPOSED RIGHT-OF-WAY   |
|    | PROPOSED PARCEL LINE    |
|    | SOIL BOUNDARY           |
|    | SOIL CLASSIFICATIONS    |
|    | EXISTING TREELINE       |
|    | EXISTING SHRUBLINE      |
|    | PROPOSED TREELINE       |
|    | SPECIMEN TREE           |
|    | NON-TIDAL WETLANDS      |
|    | 25' WETLAND BUFFER      |
|    | WATERS OF THE U.S.      |
|    | 100-YEAR FLOODPLAIN     |
|    | LIMITS OF DISTURBANCE   |
|  | EXPANDED BUFFER         |
|  | EXISTING 10' WATER      |
|  | EXISTING 10' SEWER      |
|  | EXISTING PARCEL         |
|  | PROPOSED PARCEL         |

**GPI** **GREENMAN-PEDERSEN, Inc.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

DATE	PROJECT No
3/04/03	2001131
SCALE	SHEET
	3
AS SHOWN	OF
	20



<div style="text-align: center;"> <h1>LANDSCAPE AND TYPE II TREE CONSERVATION PLAN</h1> </div>	DATE	PROJECT No.
	10/04/02	2001131
	SCALE	SHEET
	1"=40'	13 OF

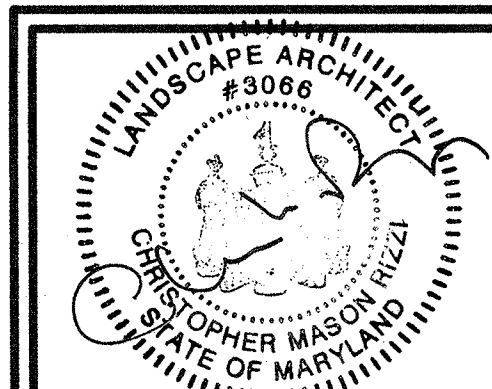




## PLANT SCHEDULE

THIS SHEET ONLY -- SEE SHEET 7 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS			
KEY	QTY.	BOTANICAL NAME	COMMON NAME
Ar	3	Acer rubrum	Red Maple
Fa	6	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Qp	7	Quercus phellos	Willow Oak
Zs	2	Zelkova serrata 'Village Green'	Village Green Zelkova
Ia	3	Ilex x aquipernyi 'San Jose'	San Jose Holly
Ix	1	Ilex x aquipernyi 'Male'	Pyramidal Male Holly
Po	5	Picea onorika	Serbian Spruce
Ac	0	Amelanchier canadensis	Shadblow Serviceberry
Ca	2	Carpinus caroliniana	Ironwood / Amer. Hornbeam
Cc	1	Cercis canadensis	Eastern Redbud
Py	3	Prunus yedoensis	Yoshino Cherry

<b>DUPLICATE</b>	
<b>M-NCPPC</b>	
Prince George's County Planning Department	
<b>Environmental Planning Section</b>	
<b>APPROVAL</b>	
<b>TREE CONSERVATION PLAN</b>	
<b><u>TCPII / 06 / 93</u></b>	
Approved by	Date
<b>J.L. STAGZ</b>	<b>12/15/03</b>
<i>[Signature]</i>	<i>12/15/10</i>
01	
02	
03	
04	
05	
06	

[illegible]

**GPI** **GREENMAN-PEDERSEN, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

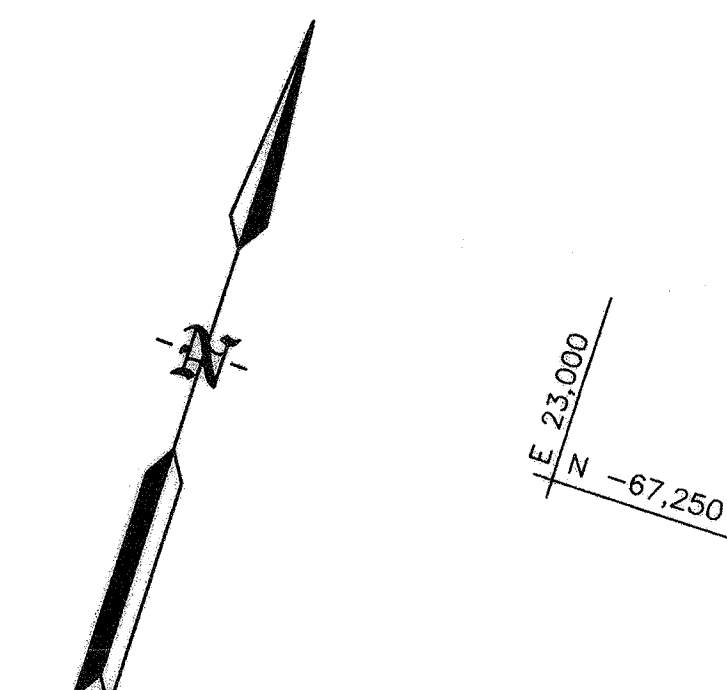
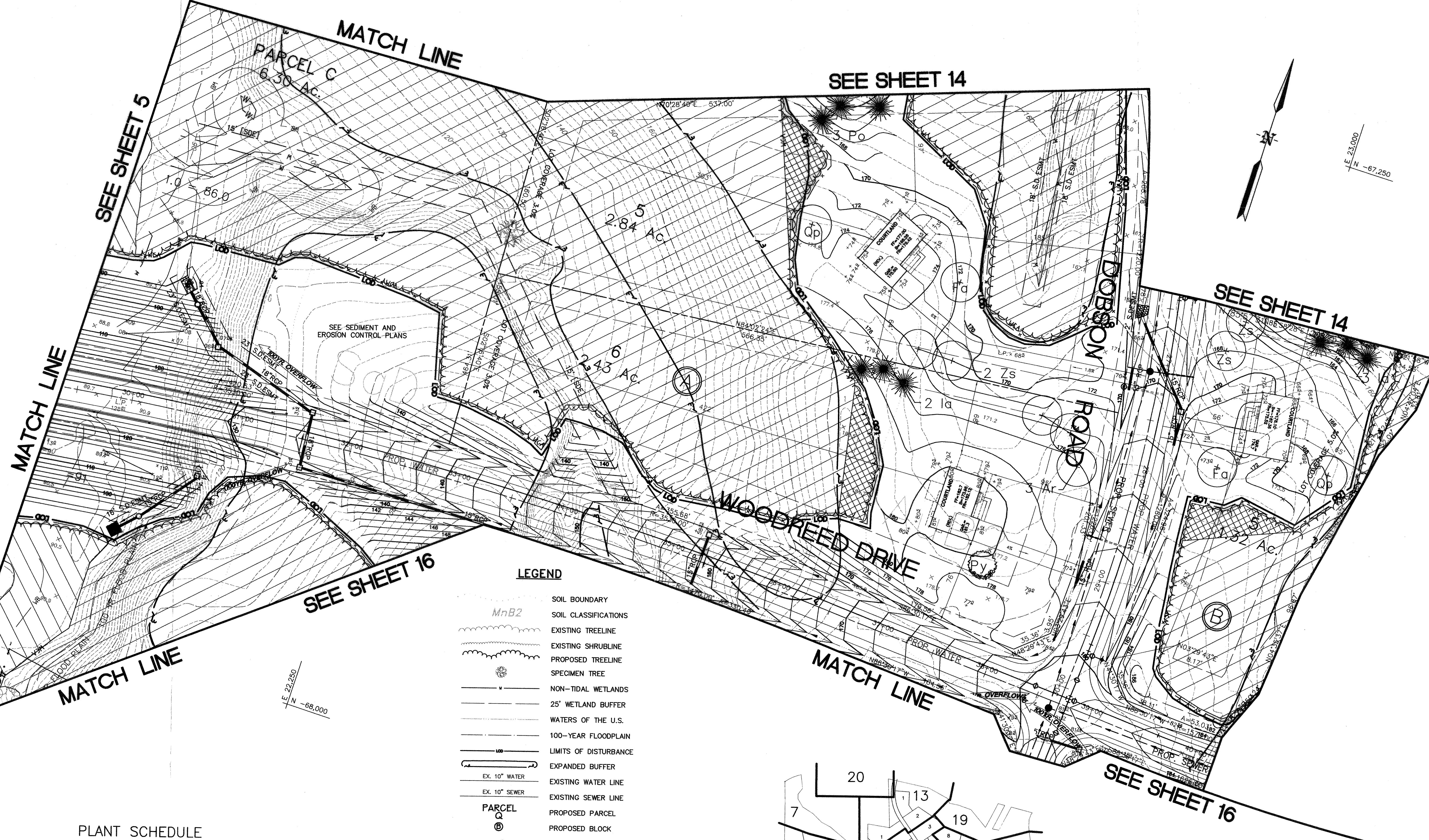
# THE RIDGES III

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

## LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

DATE	PROJECT No.
10/04/02	2001131
SCALE	SHEET
	14
1"=40'	OF
	20





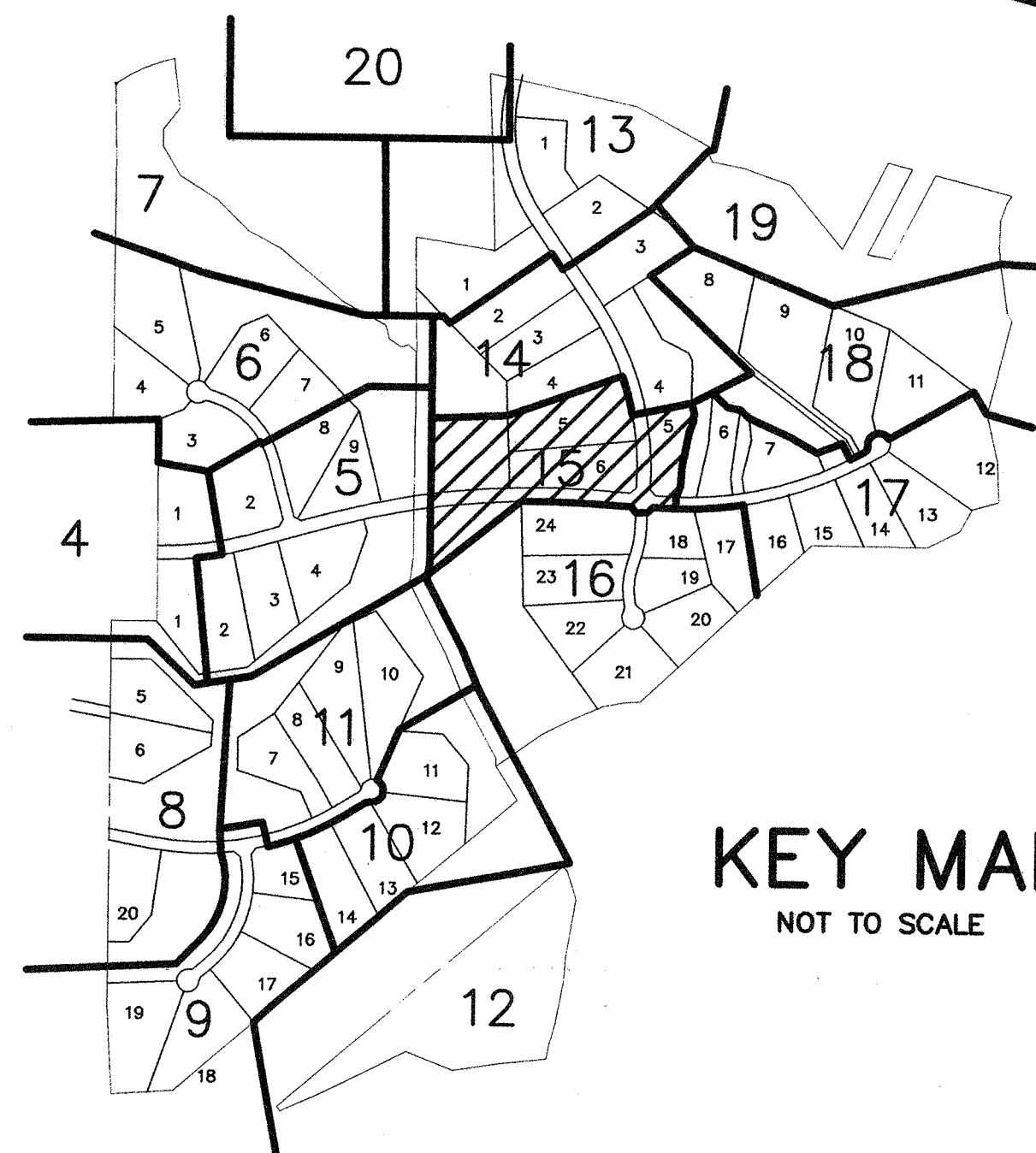
LEGEND

- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREELINE
- EXISTING SHRUBLINE
- PROPOSED TREELINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- PRESERVED BUT NOT INCLUDED (NOT PART OF FOREST CONSERVATION AREA - COUNTED AS CLEARED, LANDOWNER MAY MODIFY)
- PRESERVATION
- FLOOD PLAIN
- TREE PROTECTION DEVICE (ASSOCIATED TREE PROTECTION SIGNS TO BE PLACED EVERY 40 FEET PER DETAIL SHEET)

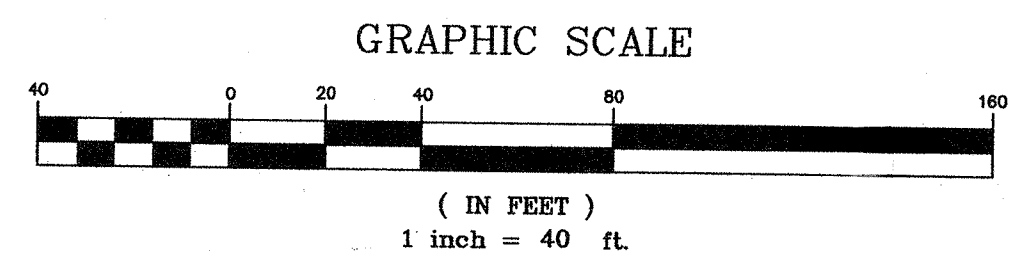
PLANT SCHEDULE

THIS SHEET ONLY - SEE SHEET 2 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS

KEY	QTY.	BOTANICAL NAME	COMMON NAME
Ar	3	Acer rubrum	Red Maple
Fa	2	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Qp	2	Quercus phellos	Willow Oak
Zs	4	Zelkova serrata 'Village Green'	Village Green Zelkova
Ia	5	Ilex x aquipernyi 'San Jose'	San Jose Holly
Ix	1	Ilex x aquipernyi 'Male'	Pyramidal Male Holly
Po	3	Picea omorika	Serbian Spruce
Ac	0	Amelanchier canadensis	Shadblow Serviceberry
Ca	0	Carpinus caroliniana	Ironwood / Amer. Hornbeam
Cc	0	Cercis canadensis	Eastern Redbud
Py	1	Prunus yedoensis	Yoshino Cherry



KEY MAP  
NOT TO SCALE



DUPLICATE

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section

APPROVAL

TCPH / 08 / 93

Approved by: JL. SPASE Date: 12/15/08

01 12/15/08  
02  
03  
04  
05  
06



PROJ. MGR.	D.J.
DESIGNED	LSG
DRAWN	DMH
CHECKED	D.J.
DATE	6/23/10
ADDED 45' SEWER R/W TO PARCELS B & F, 20' R/W TO LOT 8 BLK. B	GPI
REVISIONS	BY
DATE	REVISIONS
BY	

**GPI** GREENMAN-PEDERSEN, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 www.gpinet.com

**THE RIDGES III**  
5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**LANDSCAPE AND  
TYPE II TREE CONSERVATION PLAN**

DATE	PROJECT No.
10/04/02	2001131
SCALE	SHEET
1"=40'	15
	OF
	20



**MATCH LINE**

**SEE SHEET 11**

**MATCH LINE**

## MATCH LINE

**SEE SHEET 10**

THIS SHEET ONLY - SEE SHEET 2 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS

KEY QTY.		BOTANICAL NAME	COMMON NAME
Ar	7	Acer rubrum	Red Maple
Fa	6	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Qp	9	Quercus phellos	Willow Oak
Zs	5	Zelkova serrata 'Village Green'	Village Green Zelkova
Ia	3	Ilex x aquipernyl 'San Jose'	San Jose Holly
Ix	1	Ilex x aquipernyl 'Male'	Pyramidal Male Holly
Pa	6	Picea omorika	Serbian Spruce
Ac	3	Amelanchier canadensis	Shadblow Serviceberry
Ca	2	Carpinus caroliniana	Ironwood / Amer. Hornbeam
Cc	5	Cercis canadensis	Eastern Redbud
Py	4	Prunus yedoensis	Yoshino Cherry























**KEY MAP**  
NOT TO SCALE

NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.  
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

FOR LOCATION OF UTILITIES, CALL MISS UTILITY  
@ 1-800-257-7777 AT LEAST 48 HOURS  
BEFORE BEGINNING ANY CONSTRUCTION.

SPECIMEN TREE TO  
BE LOCATED AND NO  
GRADING TO OCCUR  
WITHIN CANOPY DRIP  
LINE

### LEGEND

- |   |  |
|---|--|
|   | SOIL BOUNDARY  |
|   | SOIL CLASSIFICATIONS   |
|  | EXISTING TREELINE  |
|  | EXISTING SHRUBLINE   |
|  | PROPOSED TREELINE  |
|  | SPECIMEN TREE  |
|  | NON-TIDAL WETLANDS   |
|  | 25' WETLAND BUFFER   |
|  | WATERS OF THE U.S.   |
|  | 100-YEAR FLOODPLAIN  |
|  | LIMITS OF DISTURBANCE  |
|  | EXPANDED BUFFER  |
|  | EXISTING WATER LINE  |
|  | EXISTING SEWER LINE  |
| <b>PARCEL</b>   | PROPOSED PARCEL  |
|  | PROPOSED BLOCK   |
|  | PROPOSED SHADE TREE  |
|  | PROPOSED EVERGREEN TREE  |
|  | PROPOSED ORNAMENTAL TREE   |
|  | PROPOSED SHRUBS  |
|  | PROPOSED STREET TREE   |
|  | DEVELOPMENT, NUMBER AND LOCATION TO<br>BE DETERMINED BY THE ADJACENT STREET TREE AND<br>LANDSCAPE ARCHITECT          |
|  | PROPOSED BUT NOT INCLUDED<br>(MAY PART OF FOREST CONSERVATION<br>AREA - COUNTEY AS ADVISED,<br>LANDOWNER MAY MODIFY) |
|  | PRESERVATION   |
|  | FLOOD PLAIN  |

**DUPLICAT**

I-NCPPC

Prince George's County Planning Department  
Environmental Planning Section

**APPROVAL**

TREE CONSERVATION PLAN  
TCP# / 06 / 93

Approved by \_\_\_\_\_ Date \_\_\_\_\_

J.L. STASZ	12/15/03
------------	----------

J. Kline	10/5/10



--	--



ESCAPE ARCHITECTS  
#3086

ANDS 30000 INTEC



160

11/11/11

STOPHER MASON  
STATE OF MICHIGAN

STATE OF MARYLAND

[illegible]

DATE	PROJECT N
------	-----------

11

10/04/02	2001131
----------	---------

SHEET

SCALE SHEET  
16

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

## THE RIDGES III

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

## LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

DATE	PROJECT No.
0/04/02	2001131

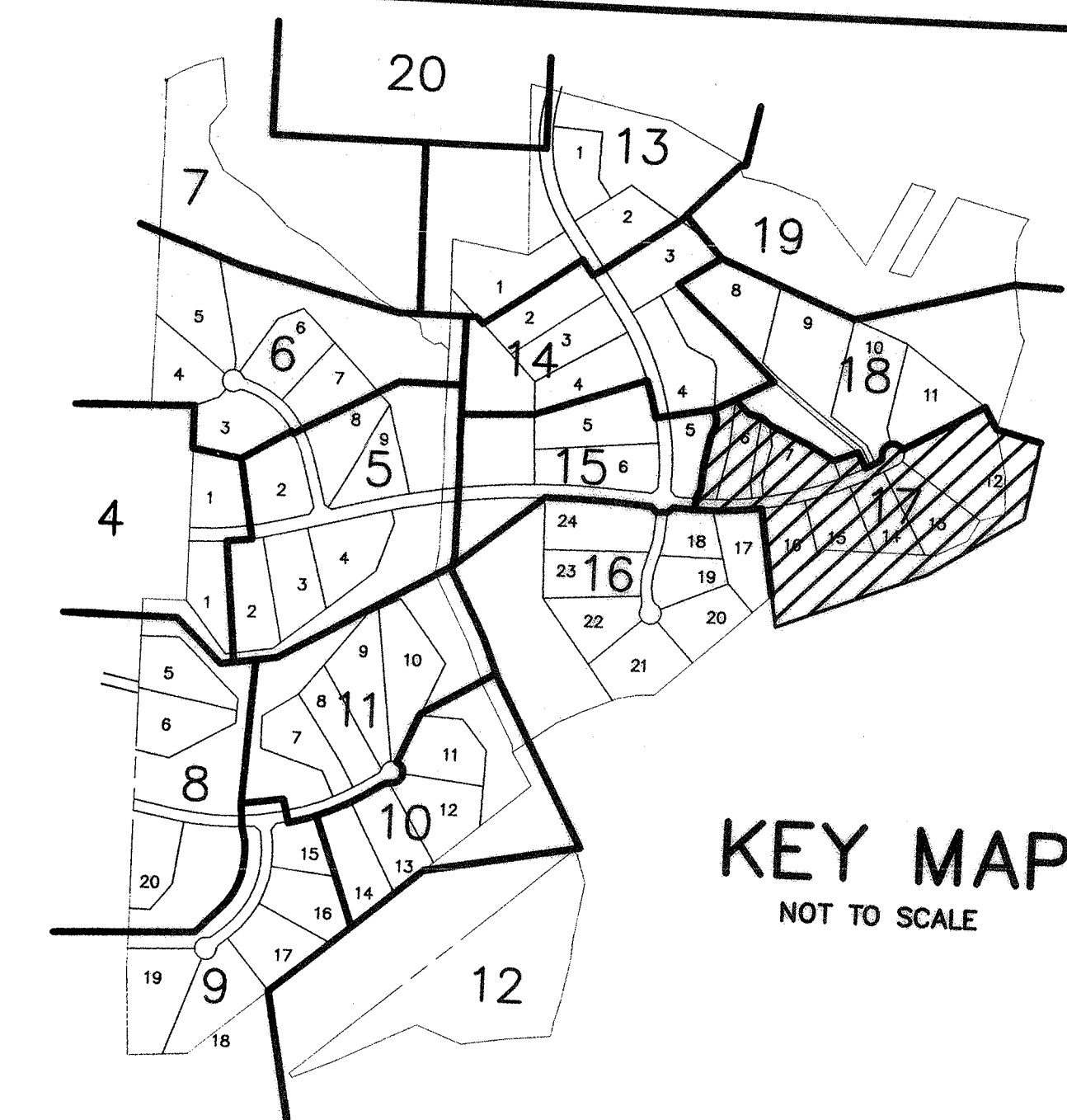
SCALE	SHEET 16
-------	-------------

**GPI** **GREENMAN-PEDERSEN, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

[illegible]



E 23,500  
N - 67,250



KEY MAP  
NOT TO SCALE

PLANT SCHEDULE

THIS SHEET ONLY - SEE SHEET 2 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS

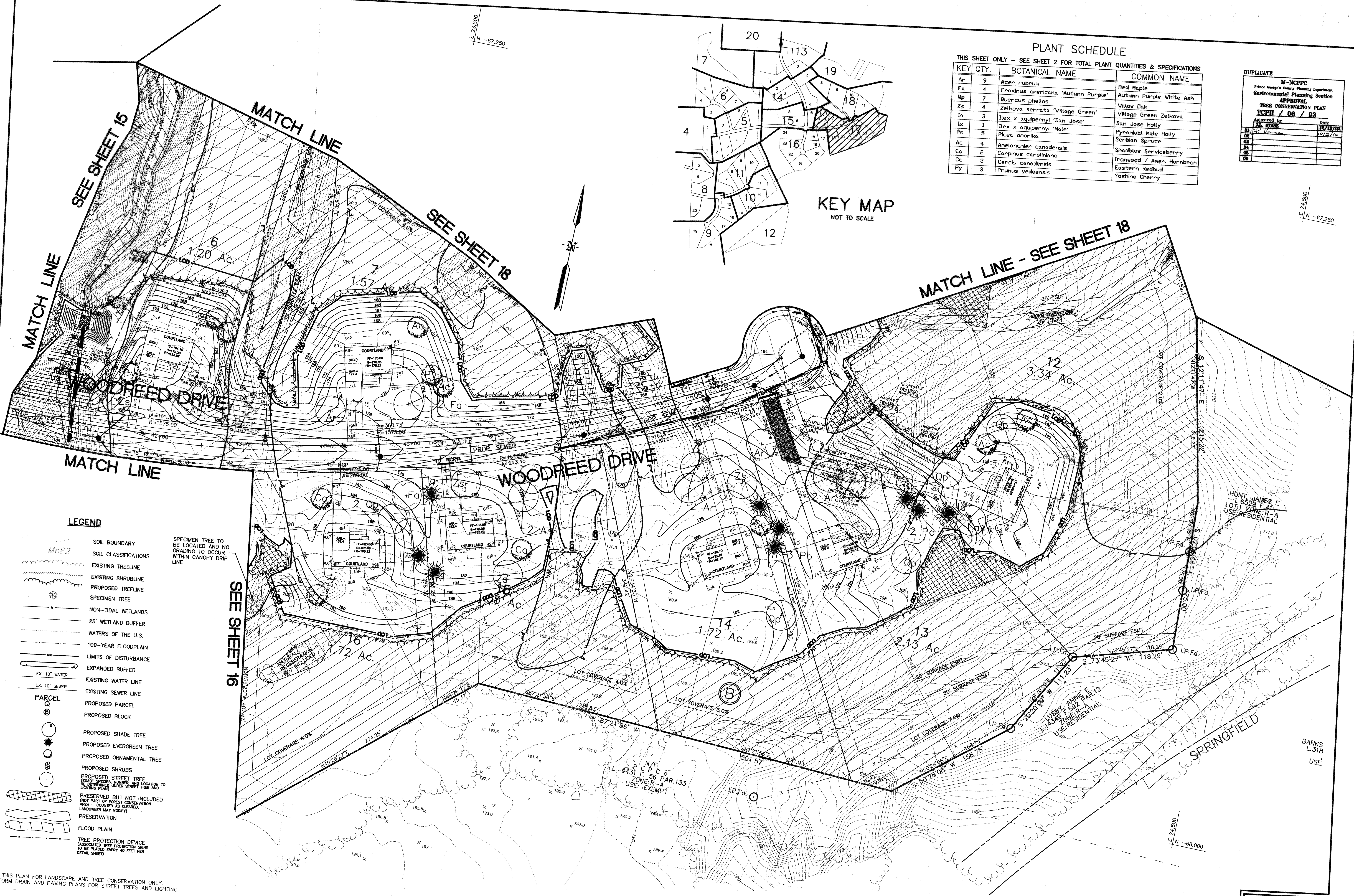
KEY	QTY.	BOTANICAL NAME	COMMON NAME
Ar	9	Acer rubrum	Red Maple
Fa	4	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Qp	7	Quercus phellos	Willow Oak
Zs	4	Zelkova serrata 'Village Green'	Village Green Zelkova
Ia	3	Ilex x aquipernyi 'San Jose'	San Jose Holly
Ip	1	Ilex x aquipernyi 'Male'	Pyramidal Male Holly
Po	5	Picea canadensis	Serbian Spruce
Ac	4	Anelanchier canadensis	Shadblow Serviceberry
Ca	2	Carpinus caroliniana	Ironwood / Amer. Hornbeam
Cc	3	Cercis canadensis	Eastern Redbud
Py	3	Prunus yedoensis	Yoshino Cherry

DUPLICATE

M-NCPPC  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
TREE CONSERVATION PLAN  
TCFPL / 06 / 93

Approved by: [Signature] Date: 12/19/98  
[Signature] 12/12/98

E 24,500  
N - 67,250



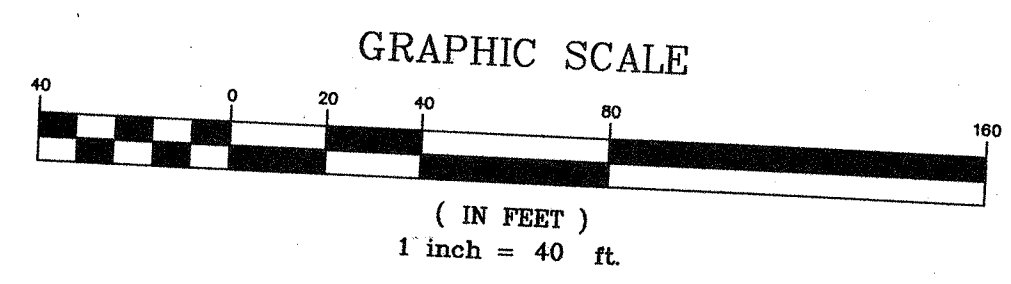
LEGEND

- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREELINE
- EXISTING SHRUBLINE
- PROPOSED TREELINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE
- PRESERVED BUT NOT INCLUDED
- PRESERVATION
- FLOOD PLAIN
- TREE PROTECTION DEVICE

SPECIMEN TREE TO BE LOCATED AND NO GRADING TO OCCUR WITHIN CANOPY DRIP LINE

NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY. SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.

FOR LOCATION OF UTILITIES, CALL MISS UTILITY @ 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING ANY CONSTRUCTION.



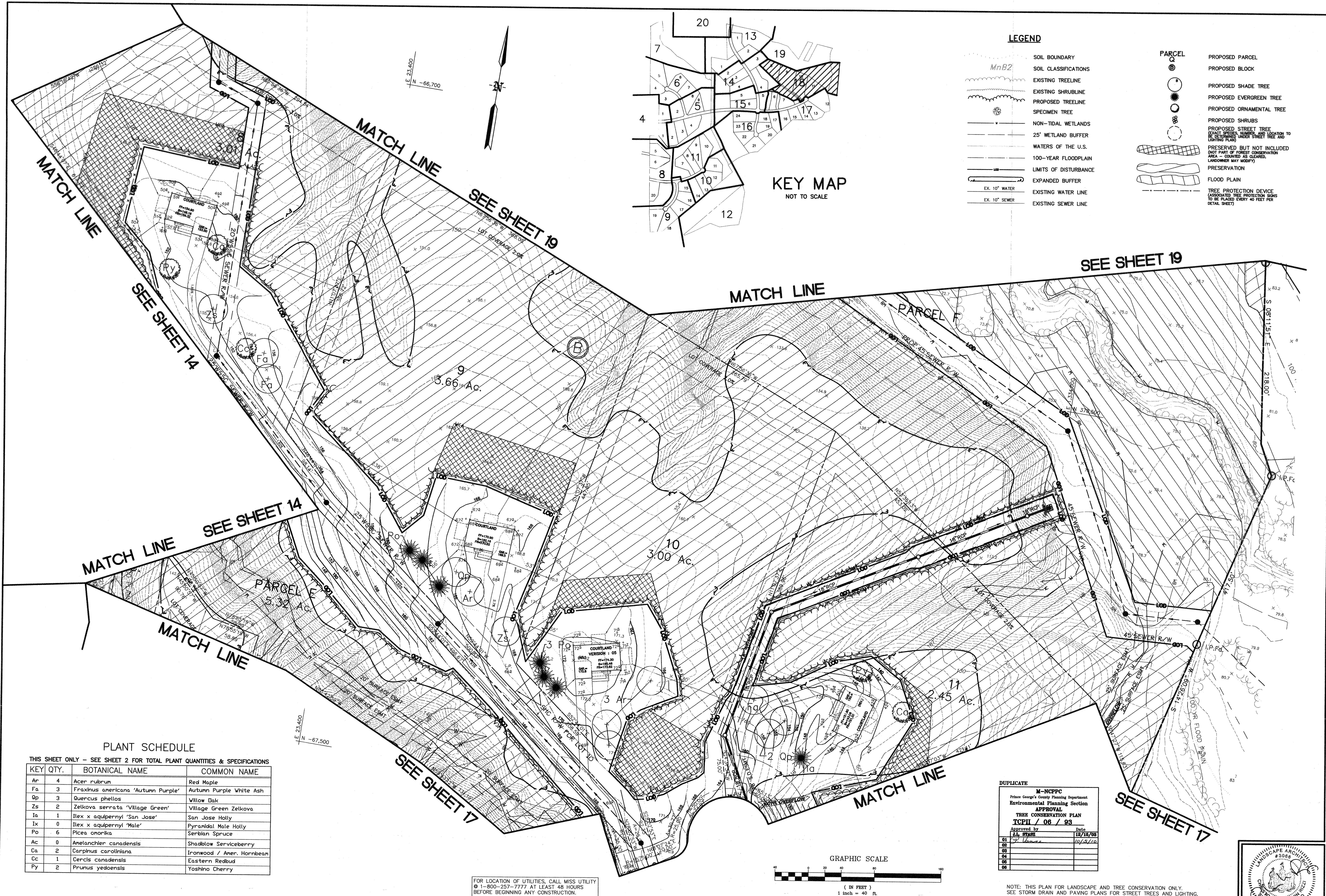
PROJ. MGR.	D.J.
DESIGNED	LSG
DRAWN	DMH
CHECKED	D.J.
DATE	6/23/10
ADDED 45' SEWER R/W TO PARCELS B & F; 20' R/W TO LOT 8 R/W	

GREENMAN-PEDERSEN, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100, JEFFERSON, MD

THE RIDGES III







THIS SHEET ONLY		SEE SHEET 2 FOR TOTAL PLANT	QUANTITIES & SPECIFICATIONS
KEY	QTY.	BOTANICAL NAME	COMMON NAME
Ar	4	Acer rubrum	Red Maple
Fa	3	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Qp	3	Quercus phellos	Willow Oak
Zs	2	Zelkova serrata 'Village Green'	Village Green Zelkova
Ia	1	Ilex x aquipernyil 'San Jose'	San Jose Holly
Ix	0	Ilex x aquipernyil 'Male'	Pyramidal Male Holly
Po	6	Picea omorika	Serbian Spruce
Ac	0	Anelanchier canadensis	Shadblow Serviceberry
Ca	2	Carphus caroliniana	Ironwood / Amer. Hornbeam
Cc	1	Cercis canadensis	Eastern Redbud
Py	2	Prunus yedoensis	Yoshino Cherry

FOR LOCATION OF UTILITIES, CALL MISS UTILITY  
 @ 1-800-257-7777 AT LEAST 48 HOURS  
 BEFORE BEGINNING ANY CONSTRUCTION.

**GPI** **GREENMAN-PEDERSEN, Inc.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

# THE RIDGES III

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

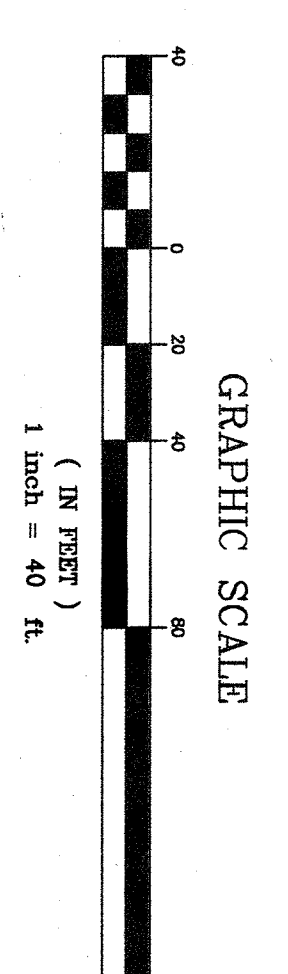
## LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

DATE	PROJECT No.
10/04/02	2001131
SCALE	SHEET
	18
1"=40'	OF
	20

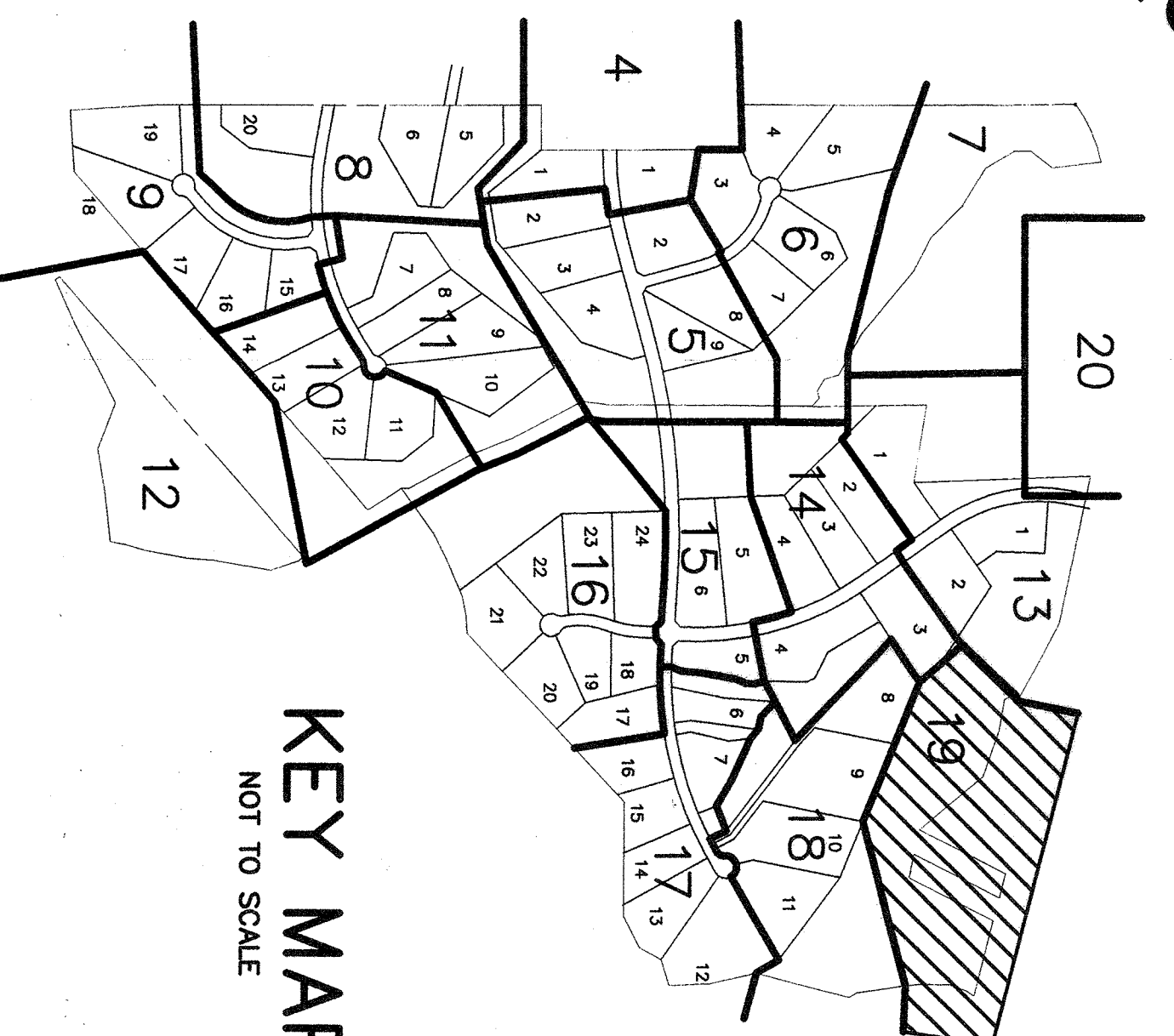


**THIS SHEET ONLY - SEE SHEET 2 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS**

KEY QTY.	BOTANICAL NAME	COMMON NAME
Ar 0	<i>Acer rubrum</i>	Red Maple
Fa 0	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple White Ash
Op 0	<i>Quercus phellos</i>	Willow Oak
Zs 0	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova
Ja 0	<i>Ilex x aquederryi</i> 'Son Jose'	Son Jose Holly
Jx 0	<i>Ilex x aquederryi</i> 'Male'	Parsonal Male Holly
Po 0	<i>Picea omorika</i>	Servian Spruce
Ac 0	<i>Ametanthes canadensis</i>	Shadblow Serviceberry
Co 0	<i>Complanis caroliniana</i>	Ironwood / Amer. Hornbeam
Ce 0	<i>Cercis canadensis</i>	Eastern Redbud
Pv 0	<i>Prunus yedoensis</i>	Yoshino Cherry



FOR LOCATION OF UTILITIES, CALL MISS UTILITY  
 @ 1-800-257-7777 AT LEAST 48 HOURS  
 BEFORE BEGINNING ANY CONSTRUCTION.



**KEY MAP**  
NOT TO SCALE

PRICES GEORGE COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TOPH / 06 / 83 Approved by <i>TL Grayson</i> Date 12/16/03		01 02 03 04 05 06 07 08 09 10 11 12	12/15/03 12/16/03 12/17/03 12/18/03 12/19/03 12/20/03 12/21/03 12/22/03 12/23/03 12/24/03 12/25/03 12/26/03 12/27/03 12/28/03 12/29/03 12/30/03 12/31/03
--	--	--	--

- [illegible]

**LEGEND**

# THE RIDGES III

5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

LANDSCAPE AND

# TYPE II TREE CONSERVATION PLAN

PROT. MGR. D.J.	DESIGNED BY	DATE	BY	REVISIONS
BROWN				
DNH				
CHECKED D.J.				
	6/23/10	ADDED 45' SEWER R/W TO PARCELS B & F; 20' R/W TO LOT B BLK. B	DN	
		REVISIONS		

**GREENMAN-PEDERSEN, Inc.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INTERIORS  
THOMAS GREENMAN-PEDERSEN BUILDING SITE  
WASH. 360-720-5777 FAX: (206) 880-5050  
www.gpi.net

**THE RIDGES III**  
5th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

<h1 style="text-align: center;">LANDSCAPE AND TYPE II TREE CONSERVATION PLAN</h1>	DATE	PROJECT No.
	10/04/02	2001131
	SCALE	SHEET
	1"=40'	19
		OF
		20

N:\2001\2001131\dwg\ph2\LA&TCPII\SH19.dwg

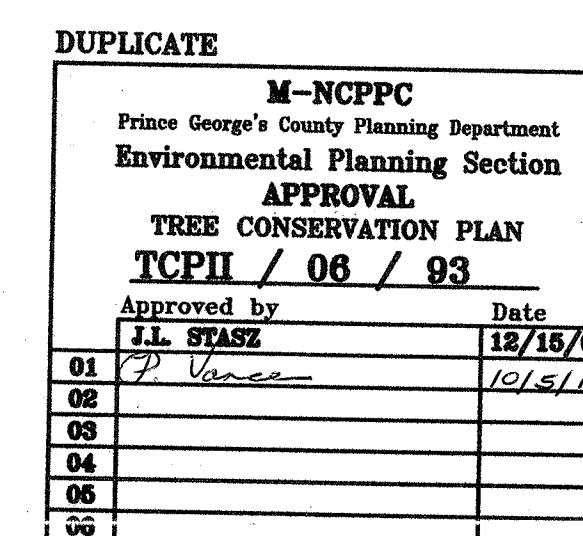
TCPII 10 of 11



THIS SHEET ONLY - SEE SHEET 2 FOR TOTAL PLANT QUANTITIES & SPECIFICATIONS

N/F  
MNCPPC  
L.4332 F.796  
ZONE:  
USE:

FLORAL PARK ROAD



NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.  
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING

**GPI** **GREENMAN-PEDERSEN, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 [www.gpinet.com](http://www.gpinet.com)

## LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

DATE	PROJECT No
6/30/03	2001131
SCALE	SHEET
1"=40'	20
	OF