CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 4

This approval includes:

24 Site Development Plans
24 Landscape Plans, and
83 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-529.

Signed: John F. Rickert
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/01

This revision to a Specific Design Plan was approved on December 19, 1992, by the Development Review Division as delegated by the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls; and
2. Conversion of Lot 36, Block III into a stormwater management facility; and
3. Addition of an alternative construction detail for the retaining wall (Keystone system).

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets A; 1, 2, 3, 4, 4A, 4B, 5, 10, 11, 12, 14, 15 and 22 of 28 Site Plans; and

Sheets 1, 2, 4, 4A, 4B, 5, 10, 11, 12, 14, 15 and 22 of 28 Landscape Plans.

Signed: Jerrold Harmon
Farrell Signer
Urban Design Supervisor

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED WATER LINE — 8" W
- PROPOSED SEWER LINE — 8" S
- PROPOSED RIP RAP
- RIGHT OF WAY
- LOT LINES
- BUILDING RESTRICTION LINES
- 100 YEAR FLOODPLAIN
- 50' FLOODPLAIN SETBACK
- WETLANDS
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED SPOT ELEVATION +323
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF FLOW
- CURB AND GUTTER
- CURB ONLY
- LIMIT OF DISTURBANCE
- GUARD RAIL
- CROSSWALK
- PROPOSED STREET LIGHTS

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevation, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant lists provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 23L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

SURRATTS ROAD — EXISTING PVMT. 52' PVMT.

R=1305.24' A=19.66' N 11 23 10 E 8.00'

R=25.15' A=39.13' S 79 28 35 E 90.06'

S 10 31 25 W 8.00'

R=25.00' A=39.27'

L. TUELL 5499/368 P.30 R-R ZONE

SECRETARY OF H.U.D. 6721/34 P.2 R-R ZONE

M. CASEY 6626/126 P.6 R-R ZONE

J. DOWNEY 5763/755 P.20 R-R ZONE

R. MCCONNIE 5780/41 P.25 R-R ZONE

Y. MICHELI 6699/979 P.48 R-R ZONE

T. JENKINS 5876/124 P.26 R-R ZONE

H. MOHAMED 6227/911 P.21 R-R ZONE

N. VASQUEZ 5630/680 P.49 R-R ZONE

EX. STORM DRAIN

SUMMIT CREEK DRIVE

WOODLAND CONSERVATION AREA •SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

PARCEL K 2.07 AC DEDICATED TO HOA INFILTRATION TRENCH ESMT.

REALTY INVESTMENT ASSOCIATES III 4726/709 P.75 R-R ZONE

PARCEL BB 9.08 AC DEDICATED TO HOA

WOODEN BRIDGE LANE

SQUIREMAN COURT 50' R/W 26' PVMT.

LIMIT OF DISTURBANCE

50' SETBACK

WETLANDS

100 YR. FLOODPLAIN

INFILTRATION TRENCH ESMT.

MATCH LINE SEE SHEET 3L

SEE SHEET 2L

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP: _____ DATE: _____

11/29/91 Lonnie Gilbert 3/28/92
Revised 12/11/92 Lonnie Gilbert

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

Date	Revisions	By
6-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
7-22-92	REV. LIMITS OF DISTURBANCE	
12/4/92	REV. DESIGN & DETAIL ON SUMMIT CREEK DRIVE FROM STA. 32+00 TO ±SURRATTS RD.	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

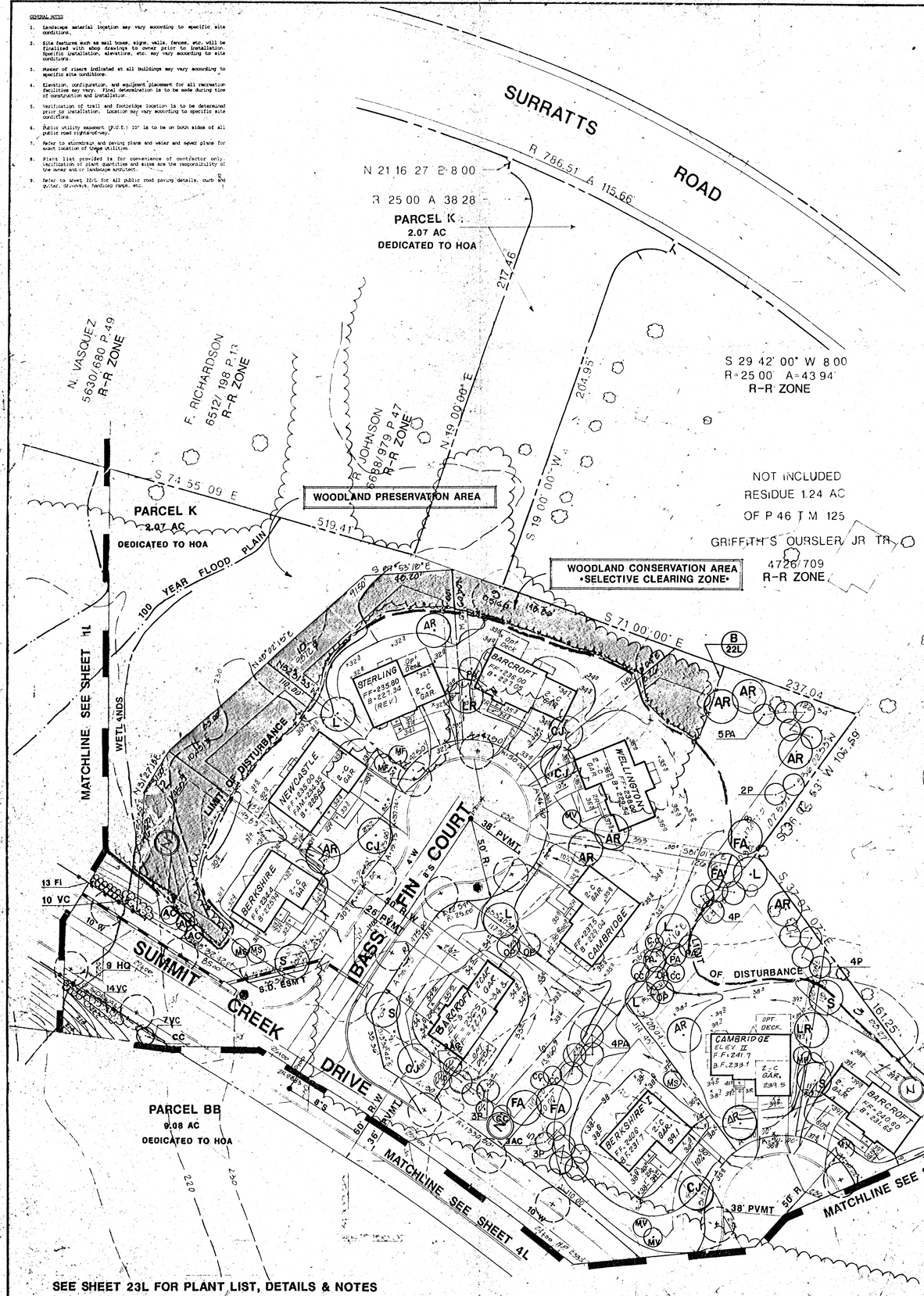
Project Title:
SUMMIT CREEK
CLINTON 8TH ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

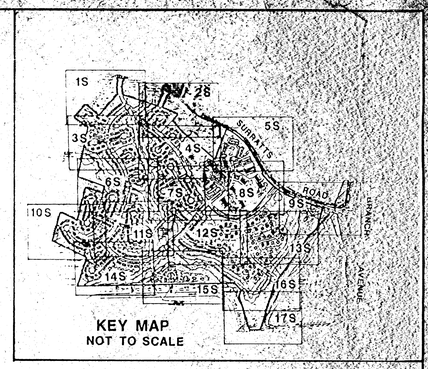
Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30'
Approved TCP 1991
Job No. 87170.00
Sheet No. 1L

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.





Certificate of Approval

Summit Creek
SDP 9117

This Specific Design Plan was approved on April 6, 1992, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The application for this case is recorded in Prince George's County Planning Board Resolution No. 92-108, which contains the condition listed below.

FOR CORRECTIONS OF APPROVAL SEE CORRECTION PLANS SHEET 1

This approval includes:

28 - Site Development Plans
01 - Landscape Plans
03 - Architectural Layout

Site revision is valid only with Planning approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for 12 years until April 06, 1997, or as provided for in Section 27-520.

Signed:
John J. Rhoton
Chairman
Prince George's County Planning Board

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP1
DATE

11/29/91 Lorraine Glen 3/25/92
Revised 7/21/92 Lorraine Glen

STATE OF MARYLAND
Gerald F. Williams
No. 10,191
REGISTERED LANDSCAPE ARCHITECT
11/29/91

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

Date	Revisions	By
6-2-93	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9-22-92	REV. LIMITS OF DISTURBANCE	
2-10-93	RESITED HOUSES ON LOTS 3 THRU 12, BLK 'N'	
12-8-93	RESITED LOT 3 BLK 'N'	
2-15-94	RESITED LOT 4 BLK 'N'	
3-3-94	RESITED LOT 4 BLK 'N'	
4-13-94	RESITED LOT 6 BLK 'N'	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30'
15 0 30

Date: MAR 1991
Job No: 87170.00

Sheet No: 2L

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

MATCHLINE SEE SHEET 1L

MATCHLINE SEE SHEET 1L

WOODLAND PRESERVATION AREA

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

AFFORESTATION AREA

MATCHLINE SEE SHEET 4L

WOODLAND PRESERVATION AREA

KEY MAP
NOT TO SCALE

SQUIREMAN COURT

TIARA COURT

WOODEN BRIDGE LANE

FLYFISH COURT

LIMIT OF DISTURBANCE

50' SETBACK

100 YR. FLOODPLAIN

WETLANDS

PARCEL BB
9.08 AC
DEDICATED TO HOA

PARCEL CC
5.55 AC
DEDICATED TO HOA

P.G.CO.
6260 892 P 54
R-R ZONE

P.G. CO. BOARD OF EDUCATION
6260/892 P.8
R-R ZONE

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/02

This revision to a Specific Design Plan was approved on December 16, 1992, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part B, Division 4 of the Prince George's County Code.

This revision includes:

a. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls; and

b. Conversion of Lot 36, Block 10 into a stormwater management facility; and

c. Addition of an alternative construction detail for the retaining wall (Keystone System).

All other conditions of the original approval shall remain in full force and effect unless specifically amended by any conditions attached to this revision approval or by other revisions required by the Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 1L, 2, 3, 4A, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A, 13, 14, 15 and 22 of 28 Site Plans; and

Sheets 1, 2, 3, 4, 4A, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 24 of 28 Landscape Plans.

Signed: Jeffrey Hansen
Permit Supervisor
Urban Design Supervision

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 16, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part B, Division 4 of the Prince George's County Code. The official decision of this case is contained in Prince George's County Planning Board Resolution No. 91-106, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 4

This approval includes:

26 Site Development Plans
26 Landscape Plans, and
03 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-520.

Signed: John V. Nichols
Chairman
Prince George's County Planning Board

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP# TCP-24/91
BY DATE 4/22/92

Revised 12/1/92

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

MATCHLINE SEE SHEET 6L

MATCHLINE SEE SHEET 6L

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

Date:	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9.22.92	REV. LIMITS OF DISTURBANCE & STORM DRAIN	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30'
15 0 30

Date: MAR 1991
Job No: 87170.00

Sheet No: 3L

S 37°07'07" E 161.25'

S. OURSLER
4705/173 P. 133
R-R ZONE

GRIFFITH S. OURSLER JR. TR.
4726/709
NOT INCLUDED RESIDUE 15.0 AC.±
OF P. 46 T.M. 125
R-R ZONE

S 52°19'26" E 864.16'

MATCHLINE SEE SHEET 2L

MATCHLINE SEE SHEET 3L

MATCHLINE SEE SHEET 7L

MATCHLINE SEE SHEET 5L

MATCHLINE SEE SHEET 7L

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

Site of Major Recreation Center

SEE SHEET 4AL
FOR SITE PLAN INFORMATION

PARCEL BB
9.08 AC.±
DEDICATED TO HOA

PARCEL LL
3.32 AC.±
DEDICATED TO HOA

PARCEL M
8.96 AC.±
DEDICATED TO HOA

PALATTE COURT

SUMMIT CREEK DRIVE

SADDLEBOW COURT

LEGACY COURT

DEWDROP WAY

LIMIT OF DISTURBANCE

INFILTRATION TRENCH ESMT.

WETLANDS

100 YR. FLOODPLAIN

SETBACK

ASPHALT TRAIL

KEY MAP
NOT TO SCALE

REVISION	RESTRICTION DATE
11/6/98 RESITE LOT 113	
1/30/99 RESITE LOT 118	
1/12/00 RESITE LOT 113	
12/3/03 REV. PER WSSC M-NCPPC	
2/13/04 RESITED LOT	
3/15/04 RESITED LOT	
4/14/04 RESITED LOT 114 & 115	

ANY REVISIONS AFTER MARCH 31, 1992 WERE NOT DONE BY GREENMAN PEDERSEN, INC.

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

Date	Revisions	By
11/4/91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
1/6/92	REV. CLEARING LIMITS	
1/9/92	REV. UNIT TYPES (LOTS 102-108) TO MATCH SITE PLAN	
1/9/92	REV. LIGHTS LOCATION	
1/13/92	RESITED LOT 1, BLK. N	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS • ENGINEERS • PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

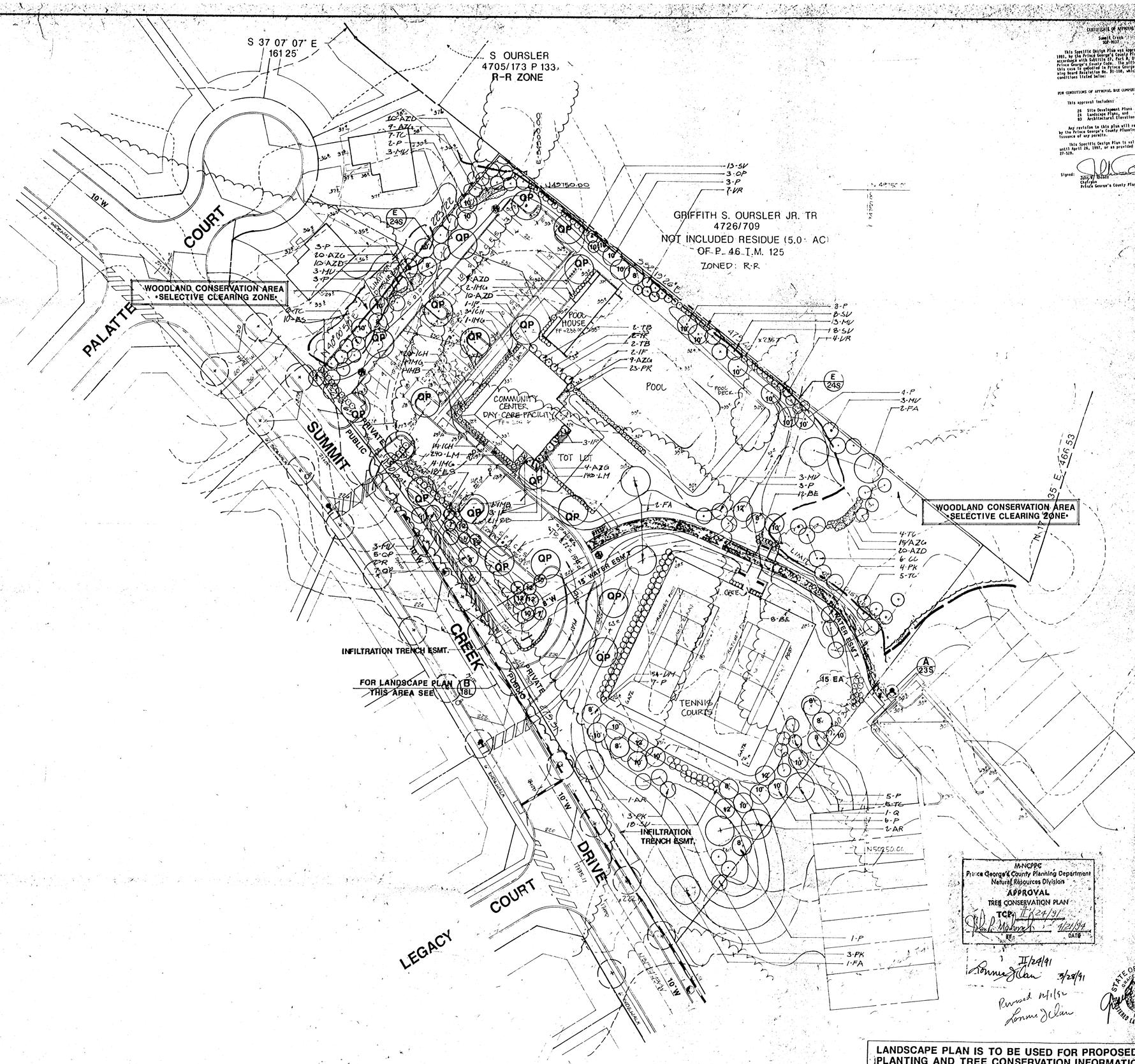
Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30'

Date: MAR. 1991

Job No. 87170.00

Sheet No. **4L**



CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is published in Prince George's County Planning Board Resolution No. 91-100, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 4

This approval includes:

26 Site Development Plans
25 Landscape Plans, and
03 Architectural Elevations

Any revision to this plan will required approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-520.

Signed: [signature]
John W. Rhoads
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/01

This revision to a Specific Design Plan was approved on December 19, 1992, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls and,
2. Conversion of Lot 36, Block HH into a stormwater management facility, and
3. Addition of an alternative construction detail for the retaining wall (Keystone system).

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 2, 3, 4, 4A, 5, 8, 10, 11, 12, 14, 15 and 22 of 26 Site Plans; and,

Sheets 1, 3, 4, 4A, 8, 9, 10, 11, 12, 14, 15 and 22 of 26 Landscape Plans.

Signed: [signature]
Farrell Turner
Urban Design Supervisor
Development Review Division

ORIGINAL SIGNED

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
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4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
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7. Refer to storndrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP: II/24/91
[signature] 4/2/91
DATE

II/24/91
[signature] 3/28/91
Revised 8/11/92
[signature]

STATE OF MARYLAND
[signature]
REGISTERED LANDSCAPE ARCHITECT
3/28/91

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

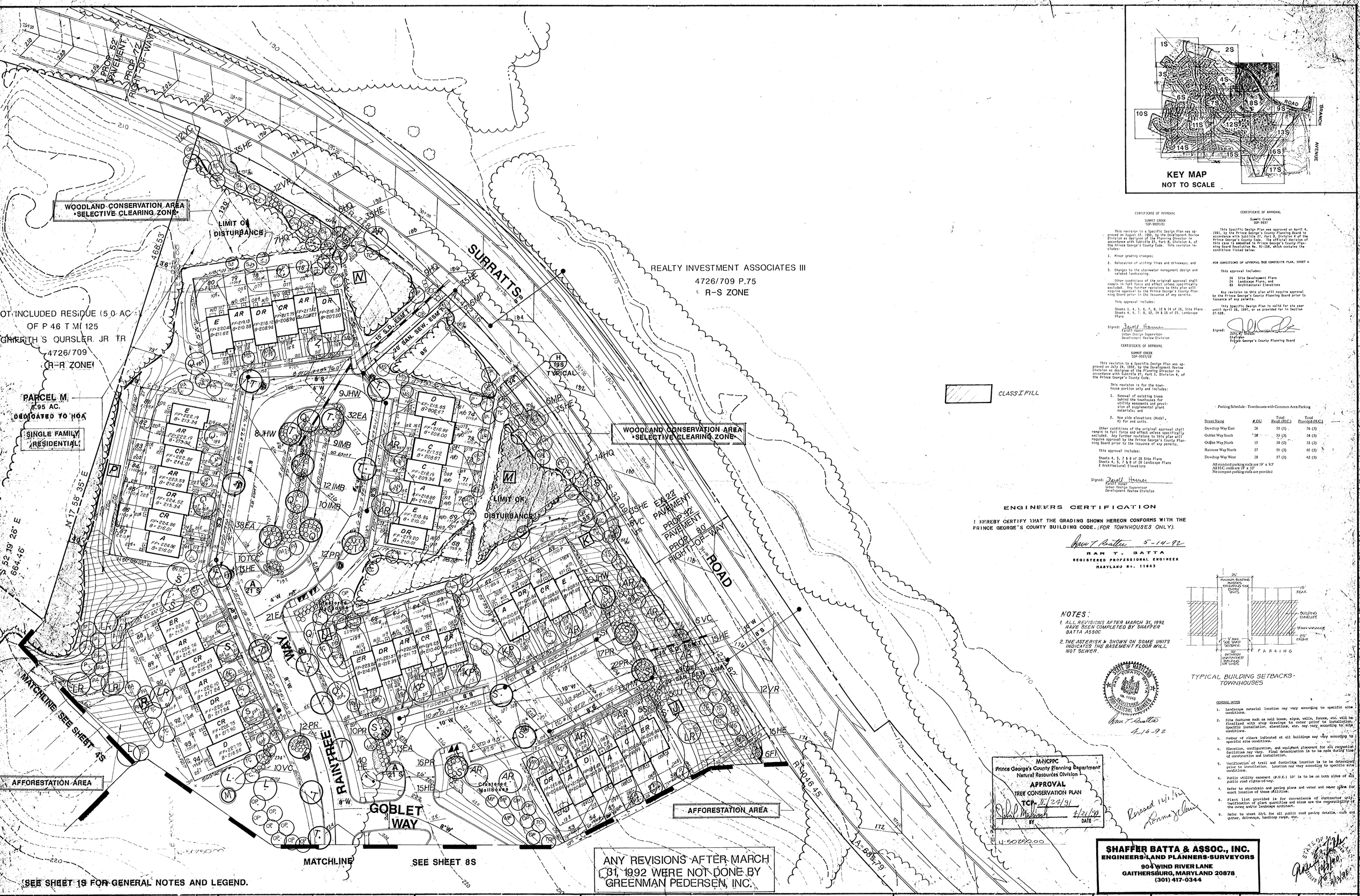
Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30'
15 0 30

Date: MAR 1991
Job No: 87170.00

Sheet No: 4AL



KEY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/01

This revision to a Specific Design Plan was approved on August 17, 1993, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part B, Division 4, of the Prince George's County Code. This revision includes:

1. Minor grading changes;
2. Relocation of utility lines and driveways; and
3. Changes to the stormwater management design and related landscaping.

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 4, 5, 6, 7, 8, 12 & 14 of 26, Site Plans
Sheets 4, 5, 7, 8, 12, 14 & 25 of 23, Landscape Plans

Signed: Jarell Hamer
Jarell Hamer
Urban Design Supervisor
Development Review Division

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/02

This revision to a Specific Design Plan was approved on July 24, 1992, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 3, Division 4, of the Prince George's County Code.

This revision is for the townhouse portion only and includes:

1. Removal of existing trees behind the townhouses for utility easements and provision of supplemental plant materials; and
2. New side elevations (Model, A) for end units.

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 4, 5, 7 & 8 of 26 Site Plans
Sheets 4, 5, 7 & 8 of 26 Landscape Plans
2 Architectural Elevations

Signed: Jarell Hamer
Jarell Hamer
Urban Design Supervisor
Development Review Division

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 6, 1993, by the Prince George's County Planning Board in accordance with Subtitle 27, Part B, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 93-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET A

This approval includes:

26 Site Development Plans
24 Landscape Plans, and
B3 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-528.

Signed: John W. Rhoads
John W. Rhoads
Chairman
Prince George's County Planning Board

- Parking Schedule - Townhouses with Common Area Parking

Street Name	# DU	Total Reqd.(H.C.)	Total Provided(H.C.)
Dewdrop Way East	26	53 (3)	56 (3)
Goblet Way South	26	53 (3)	58 (3)
Goblet Way North	15	30 (2)	32 (2)
Raintree Way North	27	55 (3)	65 (3)
Dewdrop Way West	28	57 (3)	62 (3)

All standard parking stalls are 19' x 9.5'
All H.C. stalls are 19' x 13'
No compact parking stalls are provided

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THE GRADING SHOWN HEREON CONFORMS WITH THE PRINCE GEORGE'S COUNTY BUILDING CODE. (FOR TOWNHOUSES ONLY).

Ram T. Batta 5-14-92
RAM T. BATTA
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 11643

NOTES:

1. ALL REVISIONS AFTER MARCH 31, 1992 HAVE BEEN COMPLETED BY SHAFFER BATTA ASSOC.
2. THE ASTERISK * SHOWN ON SOME UNITS INDICATES THE BASEMENT FLOOR WILL NOT SEWER.

TYPICAL BUILDING SETBACKS-
TOWNHOUSES

STATE OF MARYLAND
RAM T. BATTA
No. 11643
REGISTERED
PROFESSIONAL
ENGINEER
Ram T. Batta
4-16-92

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/24/91
Paul Mahoney 4/21/92
BY DATE

U-5020.00

Revised 14/1/92
Ronnie Glenn

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 25/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SHAFFER BATTA & ASSOC., INC.
ENGINEERS/LAND PLANNERS·SURVEYORS
904 WIND RIVER LANE
GAITHERSBURG, MARYLAND 20878
(301) 417-0344

STATE OF MARYLAND
RAM T. BATTA
No. 11643
REGISTERED
PROFESSIONAL
ENGINEER
4-16-92

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND/DESIGN REVISIONS	
3-92	RESITE 1 REGRADED UNITS 53 THRU 94.	
8-92	REV. CLEARING LIMITS & RESITED HSE TYPE ON LOT 74.	
9-92	REV. S.D. 68M/E	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

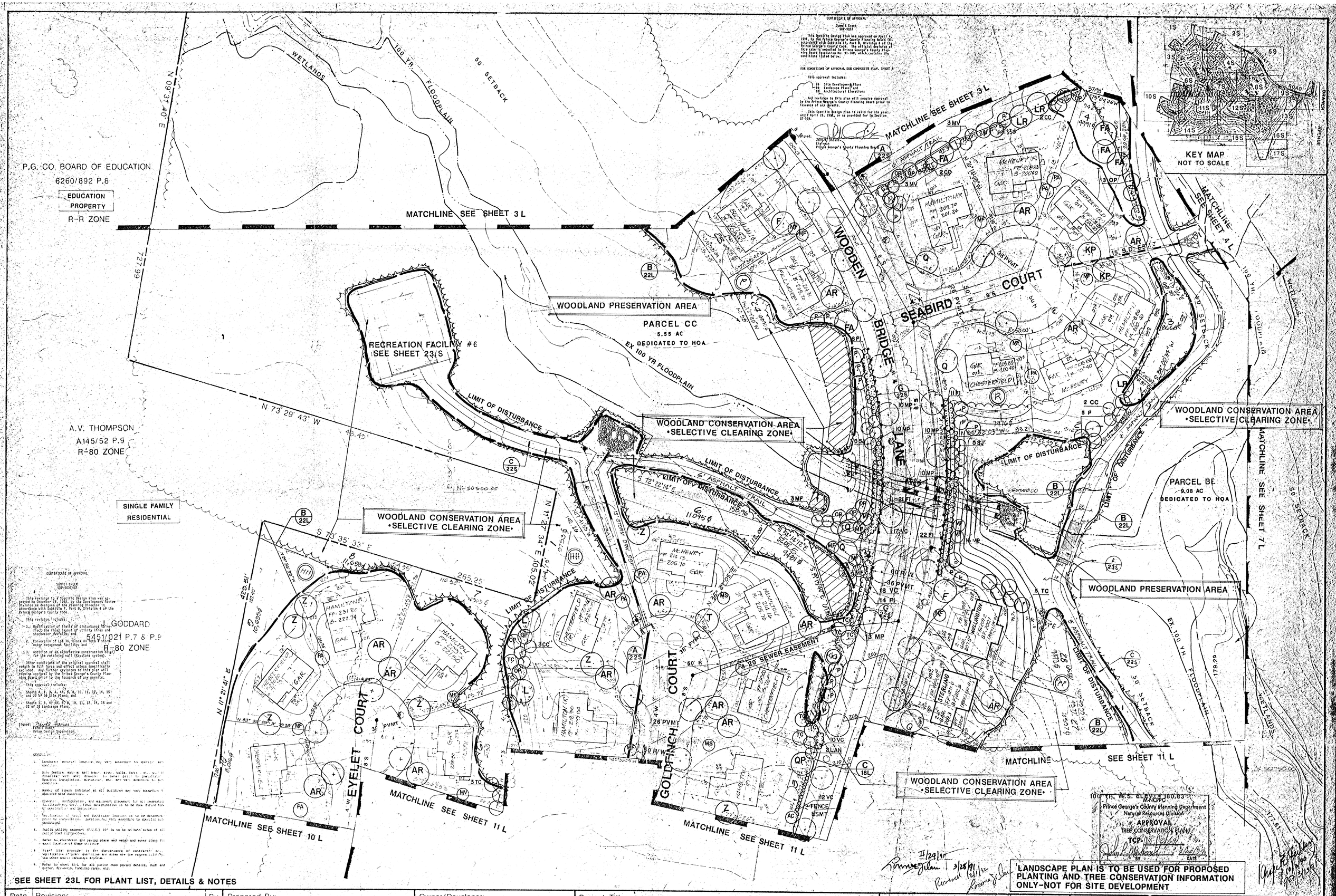
Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale 1"=30'
15 0 30

Date
MAR 1991
Job No.
87170.00

Sheet No.
5L



CERTIFICATE OF APPROVAL

Summit Creek
SDP-9237

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part B, Division 4 of the Prince George's County Code. The official decision of this approval is contained in Prince George's County Planning Board Resolution No. 91-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE EXH. SHEET 1

This approval includes:

- 6L Site Development Plans
- 6M Landscape Plans and
- 23J Architectural Elevations

And revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 25, 1998, or as provided for in Section 27-528.

Signed: [illegible]
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9237/01

This revision to a Specific Design Plan was approved on December 19, 1991 by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part B, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance which affect the final layout of utility lines and stormwater facilities; and
2. Conversion of Lot 36, Block M into a storm water management facility; and
3. Addition of an alternative construction detail for the retaining wall (Keystone system).

Other conditions of the original approval shall remain in full force and effect unless specifically modified. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 2, 3, 4, 4A, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 22 of 26 Site Plans; and

Sheets 1, 2, 3, 4C, 4D, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 22 of 26 Landscape Plans.

Signed: [illegible]
Parent Owner
Urban Design Supervisor

NOTES:

1. Landscape material location may vary, subject to specific site conditions.
2. Site feature, material, bath tower, walks, walls, berm, etc. will be installed with adequate drainage, as shown on approved Specific Design Plans. Elevation, etc. may vary, subject to site conditions.
3. Number of plants indicated at all buildings may vary, subject to specific site conditions.
4. Elevation, configuration, and equipment placement for all stormwater facilities may vary, subject to determination to be made during site construction and installation.
5. Verification of final and construction location is to be determined prior to construction. Location may vary, subject to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant size provided is for convenience of contractor, or, identification of plant materials and areas are the responsibility of the owner and/or landscape architect.
9. Refer to street plans for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9-22-92	REV. LIMITS OF DISTURBANCE	
6/21/93	REV. HOUSE C GRADING ON LOTS 27 & 28	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30
15 0 30

Date: MAR 1991
Job No: 87170.00

Sheet No: 6L

MATCHLINE SEE SHEET 4L

WETLANDS

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

100 YR FLOOD PLAIN

50' SETBACK

WOODLAND PRESERVATION AREA

SEE SHEET 6L

FLOODPLAIN WETLANDS

100 YR FLOOD PLAIN

MATCHLINE

MATCH LINE SEE SHEET 11L

NEWCASTLE
FF=207.00
B=204.59
W.O.
(EL 4)
2-C GAR 207.3

WELLINGTON II
FF=210.00
B=206.62
2-C GAR 218.3

BERKSHIRE
FF=215.00 (EL 7)
B=209.75
RE=211.00 (EL 8)
2-C GAR 213.3

WELLINGTON
FF=211.00
B=205.54
RE=208.00
W.O.
2-C GAR 209.3

BARCROFT
FF=209.00
B=203.59
RE=206.00
W.O.
2-C GAR 209.3

STERLING
FF=204.80
B=196.34
W.O.
(EL 1)
2-C GAR 203.1

CAMBRIDGE
FF=203.70
B=196.24 (EL 3)
2-C GAR 203.0

WELLINGTON
FF=205.50
B=199.04
W.O.
(EL 6)
2-C GAR 205.3

BARCROFT
FF=199.00
B=190.05
2-C GAR 197.1

STERLING
FF=199.00
B=191.85
2-C GAR 197.1

CAMBRIDGE
FF=202.00
B=196.24
2-C GAR 203.0

BERKSHIRE
FF=207.00
B=200.75
2-C GAR 205.3

STERLING
FF=221.00
B=212.50
W.O.
2-C GAR 219.3

CAMBRIDGE
FF=218.00
B=210.75
RE=213.00
W.O.
2-C GAR 216.3

CAMBRIDGE
FF=223.00
B=217.00
W.O.
2-C GAR 220.3

HAMILTON (R)
FF=215.70
B=205.24
2-C GAR 213.3

HAMILTON (R)
FF=210.00
B=205.24
2-C GAR 208.3

HAMILTON (R)
FF=215.70
B=205.24
2-C GAR 213.3

HAMILTON (R)
FF=210.00
B=205.24
2-C GAR 208.3

HAMILTON (R)
FF=215.70
B=205.24
2-C GAR 213.3

HAMILTON (R)
FF=210.00
B=205.24
2-C GAR 208.3

CHESTERTON
FF=215.70
B=205.24
2-C GAR 213.3

PARCEL BB
9.08 AC.
DEDICATED TO HOA

REFER TO APPROVED LANDSCAPE PLAN 24 & 25-L SOUTH POND SUMMIT CREEK BY SHAFFER-BATTA, ASSOC. FOR SUPPLEMENTAL LANDSCAPING FOR THIS AREA

WOODLAND PRESERVATION AREA

WETLANDS

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 12L

LEGACY COURT

SADDLEBOW COURT

CHAIN FERN COURT

MOUNT AUBURN

SUMMIT CREEK DRIVE

LIMIT OF DISTURBANCE

PARCEL MM
8.95 AC.
DEDICATED TO HOA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

PARCEL EE
0.18 AC.
DEDICATED TO HOA

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

MATCHLINE SEE SHEET 8L

MATCHLINE SEE SHEET 12L

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

KEY MAP
NOT TO SCALE

APPROVAL PLAN
Prince George's County Planning Department
Natural Resources Division
RE-CONFIRMATION

GENERAL NOTES:

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be installed with shop drawings and owner prior to installation. Specific location may vary according to site conditions.
3. Decks or stoops indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and adjustment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of exact and footbridge location is to be determined prior to installation. location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of above utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22L for all public road paving details, curb and gutter, sidewalk, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

12-6-95 RESITED LOT 19 BLK 1P
8-4-94 REV LOT 69 & 70 RESITED AS BUILT

DATE	REVISION
SEP 20 92	REV. LANDSCAPE & SITE PLAN ON LOTS 1,2,3,4,5,6,18,19
JAN 21 93	REV. HSE. TYPE ON LOT 6-L
MAR 18 1993	RESITE ON LOTS 18-26, BLK 'S'
APR 18 1993	RESITE ON LOT 22 'S'

THIS APPROVAL DOES NOT INCLUDE LOTS 30 & 31, BLK 'S'

ANY REVISIONS AFTER MARCH 31, 1992 WERE NOT DONE BY GREENMAN PEDERSEN, INC.

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

Date	Revisions	By
11-2-93	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
5-8-92	REV. CLEARING LIMITS	
6-4-92	REV. HSE TYPE ON LOT 22	
7-9-92	REV. LIGHTS LOCATION	
7-21-92	REV. HSE TYPES ON LOTS 1-7 & LOT 17 BLK 'T' LOTS 19-27 BLK 'S'	
8-10-92	RESITED & RELOCATED LOTS 22 & 23, BLK 'S'	
9-14-92	RESITED HSE TYPE ON LOT 20, BLK 'S'	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 301 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale 1" = 30'

Dates: MAR 1991

Job No: 9217C00

Sheet No: 7L

PARCEL O
0.10 AC
DEDICATED TO HOA

MATCHLINE SEE SHEET 4L

MATCHLINE SEE SHEET 7L

MATCHLINE SEE SHEET 7L

MATCHLINE

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 13L

DEWDROP WAY

RAINTREE WAY

GOBLET WAY

SURRATTS ROAD

MOUNT AUBURN DRIVE

SUMMIT CREEK DRIVE

SERENADE LANE

HUCKLEBERRY COURT

RECREATION FACILITY #3
SEE SHEET 21L

AFFORESTATION AREA

LIMIT OF DISTURBANCE

PARCEL MM
0.4 AC
DEDICATED TO HOA

PARCEL AA
37.16 AC
DEDICATED TO HOA

PARCEL M
8.85 AC ±
DEDICATED TO HOA

OPEN PLAY AREA

WOODLAND CONSERVATION AREA
SELECTIVE CLEARING ZONE

WOODLAND PRESERVATION AREA

REALTY INVESTMENT ASSOCIATES III
4726/709 P.79
LCD ZONE

KEY MAP
NOT TO SCALE

ANY REVISIONS AFTER MARCH 31, 1992 WERE NOT DONE BY GREENMAN PEDERSEN, INC.

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY - NOT FOR SITE DEVELOPMENT

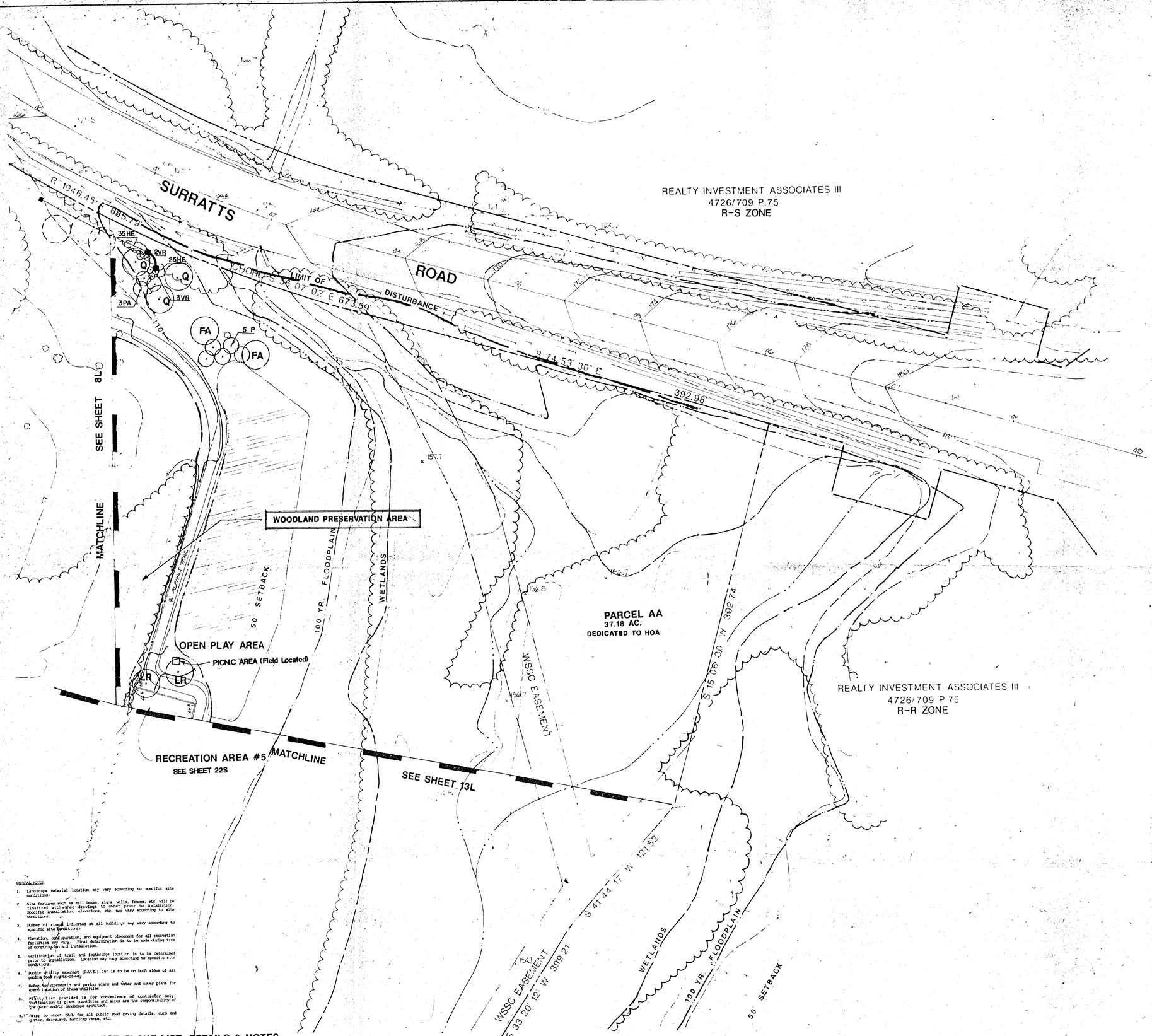
SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

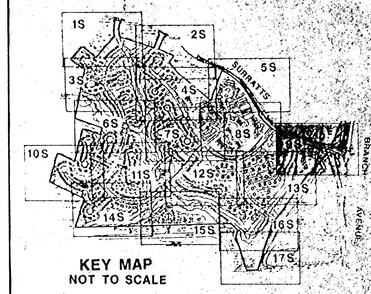
M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- [illegible]
[illegible] DATE

CERTIFICATE OF APPROVAL
[illegible]
This Specific Design Plan was approved on April 6, 1994 by the Prince George's County Planning Board in accordance with Section 27-, Part 8, Division 4 of the Prince George's County Code, 1987 edition. This plan is subject to Prince George's Code of Ordinances, Subtitle 27, Zoning Ordinance, which contains the following listed items.

THE CONDITIONS OF APPROVAL SEE OPPOSITE PLAN, SHEET 21

The approved features are:
[illegible]
[illegible]
[illegible]





CERTIFICATE OF APPROVAL

Summit Creek
SDP-9032

This Specific Design Plan was approved on April 2, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 2, of the Prince George's County Code. The action of the Board in this case is embodied in Prince George's County Planning Board Resolution No. 91-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 1

This approval includes:

- 2A Site Development Plans
- 2B Landscape Plans, and
- 2C Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 24, 1997, or as provided for in Section 27-528.

Signed: John W. Rhoads
Chairman
Prince George's County Planning Board

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP I 7/24/91
BY DATE

3/28/91
Revised 10/16/91

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

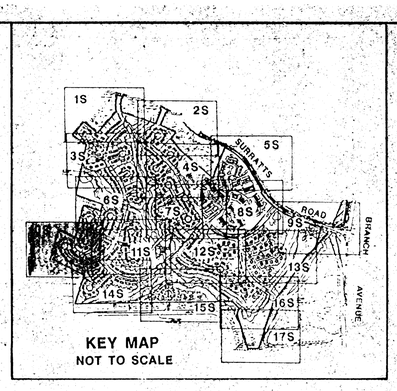
Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" 30'
15 0 30

Date: MAR. 1991
Job No: 87170.00

Sheet No: 9L



CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official action of the Planning Board is embodied in Prince George's County Planning Board Resolution No. 91-134, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 1

This approval includes:

26 Site Development Plans
26 Landscape Plans and
26 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six (6) years until April 26, 1997, or as provided for in Section 27-528.

Signed: John V. Rhoads
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/01

This revision to a Specific Design Plan was approved on December 19, 1991, by the Development Review Division of the Prince George's County Planning Board in accordance with Subtitle 27 Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls; and

2. Conversion of Lot 35, Block 10 into a storm water management facility; and

3. Addition of an illustrative construction detail for the retaining wall structure system.

Other conditions of the original approval shall remain in full force and effect, unless specifically revised. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of the Landscape Plan.
Sheets 21, 22 and 23 of the Plans.

Signed: [illegible]
Planning Director
Prince George's County Planning Board

Date: December 19, 1991
File No. SDP-9037/01
Staff Person: [illegible]
Date of Design Supervised Development Review Division:

J GODDARD
5451/021 P.7 & P.9
R-80 ZONE

T. GALLIHUGH
5367/656 P.16
R-80 ZONE

BRANDYWINE ROAD PARTNERSHIP
C/O LARRY EVL CENTURY 21
6965/701 P.18
R-80 ZONE

CLARA V VALLANDINGHAM
6965/701 P.18
R-80 ZONE

R G SHAVER
6362/782 P.22
R-80 ZONE

MATCHLINE SEE SHEET 6L

MATCHLINE SEE SHEET 11L

MATCHLINE SEE SHEET 11L

EYELET COURT

BRIDGE LANE

WOODEN

LIMIT OF DISTURBANCE

S 66 06 06 E 266.80

N 66 04 54 W 499.15

N 01 24 03 E 423.51

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

APPROVAL
TREE CONSERVATION PLAN
M-NCPPC
Prince Georges County Planning Department
Natural Resources Division
DATE

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
12-19-91	ADD POND NEAR TO LOT 35 HH	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON / 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30'

Date: MAR. 1991
Job No: 87170.00

Sheet No: 10L

4-8-94 Lot 62 Resited.

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037/07

This revision to a Specific Design Plan was approved on December 19, 1992, by the Development Review Division of the Office of the Planning Director in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls; and
2. Conversion of Lot 36, Block HH into a storm water management facility; and
3. Addition of an alternative construction detail for the retaining wall (Keystone system).

Other conditions of the original approval shall remain in full force and effect unless specifically exempted. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1, 2, 3, 4, 6A, 6, 8, 10, 11, 12, 14, 15 and 22 of 26 Site Plans; and

Sheets 1, 3, 4, 6A, 6, 8, 10, 11, 12, 14, 15 and 18 of 28 Landscape Plans.

Signed: John W. Mahoney
Chairman
Prince George's County Planning Board

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- 11/24/91
BY DATE

11/24/91 3/29/91

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

MATCHLINE SEE SHEET 6L

MATCHLINE SEE SHEET 7L

MATCHLINE SEE SHEET 10L

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 14L

MATCHLINE SEE SHEET 14-L

MATCHLINE SEE SHEET 21S

WOODLAND PRESERVATION AREA

LIMIT OF DISTURBANCE

50' SETBACK

WETLANDS

EX. 100 YR. FLOODPLAIN

PROP. SWM POND
100 YR. W.S. ELEV. = 180.83

PARCEL BB
9.08 AC
DEDICATED TO HOA

REFER TO APPROVED LANDSCAPE PLAN 24 & 25-L SOUTH POND SUMMIT CREEK BY SHAFFER-BATTA, ASSOC. FOR SUPPLEMENTAL LANDSCAPING FOR THIS AREA

PARCEL FF
0.27 AC
DEDICATED TO HOA

RECREATION FACILITY #1
SEE SHEET 21S

100 YR. W.S. ELEV. = 180.83

KEY MAP
NOT TO SCALE

SUMMATT ROAD

BRANCH AVENUE

EYELET COURT

FAWN CROSSING

GOLDFINCH LANE

WOODEN BRIDGE WAY

DEEP CREEK COURT

STORM DRAIN ESMT.

20' SAN. SEW. ESMT.

15' SAN SEW ESMT

General Notes

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 27/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9-22-92	REV. LIMITS OF DISTURBANCE	
12-4-92	ADD. TREE NEXT TO LOT 35 HH.	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30'
15 0 30

Date: MAR. 1991
Job No: 87170.00

Sheet No: 11L

CERTIFICATE OF APPROVAL

SUMMIT CREEK
SDP-9037

This revision to the Specific Design Plan was approved on December 15, 1992, by the Planning Director as designee of the Planning Director in accordance with Section 27-528, Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance (LOD) reflect the final layout of utilities and stormwater facilities; and

2. Addition of Lot 36, Block NN into a stormwater management facility; and

3. Addition of an alliagrative construction detail (with retaining wall, playground option).

Other conditions of the original approval shall remain in full force and effect unless specifically amended by conditions contained in this plan. Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This approval includes:

Sheets 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 14, 15 and 16 of 23 of the plan set; and

Sheets 3, 7, 9, 13, 17, 18, 19, 20, 21, 22 and 23 of 23 of the plan set.

Signed: John W. Rhoads
Acting Director
Prince George's County Planning Board

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 6, 1994, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision in this case is embodied in Prince George's County Planning Board Resolution #R: 94-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 3

This approval includes:

28 Site Development Plans
24 Landscape Plans, and
45 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-528.

Signed: John W. Rhoads
Acting Director
Prince George's County Planning Board

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of plants indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may require final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

KEY MAP
NOT TO SCALE

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

MATCHLINE SEE SHEET 7L

MATCHLINE SEE SHEET 8L

MATCHLINE SEE SHEET 11L

MATCHLINE SEE SHEET 13L

MATCHLINE SEE SHEET 15L

MATCHLINE SEE SHEET 16L

PROPOSED 100 YR. W.S. ELEV. = 180.83

WOODLAND PRESERVATION AREA

PROP. SWM POND
100 YR. W.S. ELEV. = 180.83

REFER TO APPROVED LANDSCAPE PLAN
SOUTH POND SUMMIT CREEK BY SHAFFER BATTA ASSOC.
FOR SUPPLEMENTAL LANDSCAPING FOR THIS AREA

REFER TO APPROVED LANDSCAPE PLAN 24 & 25-L
SOUTH POND SUMMIT CREEK BY SHAFFER BATTA ASSOC.
FOR SUPPLEMENTAL LANDSCAPING FOR THIS AREA

PARCEL X
01 AC
DEDICATED TO HOA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP: TCP2/95/94
DATE

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9-22-92	REV. LIMITS OF DISTURBANCE	
12-10-92	REV. GRADING LOTS 36, 2 TU'	
2-25-94	REVISED LOT: 12 U'	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30'
15 0 30

Date:
MAR. 1991
Job No.
87170.00

Sheet No:
12L

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

LIMIT OF DISTURBANCE

SEE SHEET 8L

MATCHLINE SEE SHEET 8L

MATCHLINE SEE SHEET 9L

SETBACK

100 YR. FLOODPLAIN

WETLANDS

RECREATION AREA #5
SEE SHEET 22B

PARCEL AA
37.18 AC.
DEDICATED TO HOA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

PARCEL PP
.01 AC.
DEDICATED TO HOA

HUCKLEBERRY COURT

GOOSE CREEK COURT

ROTUNDA COURT

SERENADE COURT

FIREBUSH COURT

LANE

PUBLIC PRIVATE

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 16L

MATCHLINE SEE SHEET 16L

REALTY INVESTMENT ASSOCIATES III
1726/700 P 75
R-R ZONE

WSSC EASEMENT

S 33 20' 12" W 399.21'

S 34° 30' 32" W 388.27'

S 34° 43' 17" W 121.52'

40' SAN. SEW. ESMT

KEY MAP
NOT TO SCALE

NOTE: LOTS 13-15, BLOCK AA ARE CONSIDERED UNBUILDABLE UNTIL INFILTRATION IS PROVEN FEASIBLE. AN INFILTRATION STUDY MUST BE CONDUCTED BY OWNER AND SUBMITTED TO WATERSHED PROTECTION BRANCH. THESE LOTS ARE TO BE USED FOR WATER QUALITY PONDS IF INFILTRATION IS INFEASIBLE.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP1 [illegible]
[illegible] 3-2-93
BY DATE

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

9-2-93	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS
7-20-94	REVISED LIMIT OF DISTURBANCE

GREENMAN • PEDERSEN, INC.
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
301) 470-27[illegible] (301) 980-3055

REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30'

Date: MAR. 1991

Job No. 87170.00

Sheet No. 13L

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9101

This Specific Design Plan was approved on April 4, 1991 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The formal decision of this case is embodied in Prince George's County Plan Along Board Resolution No. 91-100, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 1

This approval includes:

26 Site Development Plans,
24 Landscape Plans, and
83 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 04, 1997, or as provided for in Section 27-520.

Signed:
John V. Thompson
Chairman
Prince George's County Planning Board

R. G. SHAVER
6362/782 P. 22
R-80 ZONE

C. J. QUEEN
6708 - 396 P. 23
R-80 ZONE

COLUMBIA LODGE 126
LYL ORD MOOSE
5317/829 P 24
R-80 ZONE
CERTIFICATE OF APPROVAL
SDP-9101/01

This revision to a Specific Design Plan was approved on November 20, 1996, by the Development Review Division as designee of the Planning Director in accordance with Section 27-528.01 of the Prince George's County Code.

This revision includes a new house type.

Under conditions of the original approval shall remain in full force and effect unless specifically modified. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Approval Includes:
Sheets 2, 3 and 10A of 26 Site Plan
Sheets 4 of 24, Landscape Plan
8 Architectural Elevations

Signed: Farrell Hansen
Farrell Hansen
Senior Design Supervisor
Development Review Division

J A DEVELOPMENT CO
6525/199 P 74
R-80 ZONE

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Location with shop drawings to owner prior to installation. Location, elevation, etc. may vary according to site conditions.
3. Number of risers indicated on all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public Utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveway, handicap ramp, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

REVISIONS

- RESITE LOT 8 BLOCK NN 9/28/93
- RESITE LOT 4 BLOCK NN 9/28/93
- 9/15/93 RESITE LOT 8 NN
- 10/21/93 RESITE LOT 1 FF
- 12/10/93 RESITE LOT 615 FF
- 12/17/93 RESITE LOT 2 MM, LOT 1 FF
- 1/6/94 RESITE LOT 2 FF
- 1/7/94 RESITE LOT 1 MM
- 2-15-94 RESITED LOT 1 FF
- 2-17-94 RESITED LOT 3 FF
- 2-21-94 RESITED LOT 9 NN
- 2-28-94 RESITED LOT 9 NN
- 3-3-94 RESITED LOT 8 FF
- 3-29-94 RESITED LOT 3 JW
- RESITED LOT 5 MM 4/4/94

Date	Revisions	By
6-2-95	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
7-22-96	REV. LIMITS OF DISTURBANCE & STORM DRAIN	S.B.A.
7-25-96	RESITE HOUSE ON LOT 4, BLK MM	
9/16/93	RESITE HOUSE ON LOT 5, BLK NN	
3-3-94	Resited LOT 5 MM	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30
15 0 30

Date: MAR. 1991
Job No: 87170.00

Sheet No: 14L

REFER TO APPROVED LANDSCAPE PLAN SOUTH POND SUMMIT CREEK BY SHAFFER BATTA ASSOC. FOR SUPPLEMENTAL LANDSCAPING FOR THIS AREA.

PARCEL BB
9.08 AC
DEDICATED TO HOA

RECREATION FACILITY #1
SEE SHEET 21L

PARCEL DD
0.58 AC
DEDICATED TO HOA

PARCEL AA
37.18 AC
DEDICATED TO HOA

WOODLAND PRESERVATION AREA

WOODLAND CONSERVATION AREA •SELECTIVE CLEARING ZONE•

LIMIT OF DISTURBANCE

MATCHLINE SEE SHEET 10L

MATCHLINE SEE SHEET 11L

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 15L

WOODEN BRIDGE LANE

MOUNT AUBURN DRIVE

WRENSONG COURT

WETLANDS

FLOODPLAIN

WSSC EASEMENT

McGUIRE WAY

CONNEMARA HILLS SUBDIVISION
P B 89 P 40

KEY MAP
NOT TO SCALE

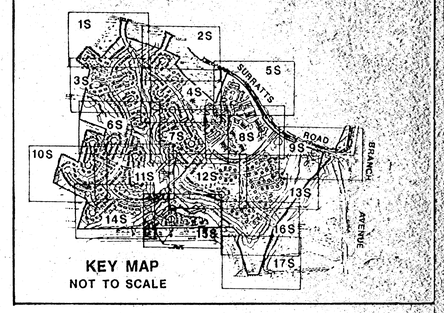
SHAFFER BATTA & ASSOC., INC.
ENGINEERS•LAND PLANNERS•SURVEYORS
904 WIND RIVER LANE
GAITHERSBURG, MARYLAND 20879
(301) 417-0344

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP1 1-91-91
BY DATE

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

STATE OF MARYLAND — ANDREW R. SUTTON — REG. NO. 000 — REGISTERED LANDSCAPE ARCHITECT

STATE OF MARYLAND — CONNIE J. DELANEY — REG. NO. 21324 — REGISTERED LANDSCAPE ARCHITECT



MOUNT AUBURN DRIVE

MATCHLINE SEE SHEET 14L

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 12 L

MATCHLINE SEE SHEET 16L

WETLANDS

100 YR. FLOODPLAIN

50' SETBACK

60' R/W 36' PVMT.

82' R/W 36' PVMT.

LIMIT OF DISTURBANCE

WOODLAND CONSERVATION AREA
•SELECTIVE CLEARING ZONE•

WOODLAND PRESERVATION AREA

PARCEL AA
37.18 AC.
DEDICATED TO HOA

S.D. ESMT.

20' SAN.SEW. ESMT.

WSSC EASEMENT

42' DRIVEWAY EASEMENT

8' ASPHALT TRAIL

4 LAN

OURSLER PARK DRIVE

CONNEMARA HILLS SUBDIVISION
P.B. 89 P. 40
R-80 ZONE

S 85 52' 26" W 2227.60'

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footpipe location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP# 7-91/01
[signature] 4/2/92
BY DATE

CERTIFICATE OF APPROVAL
Summit Creek
SDP-9037

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-108, which contains the conditions listed below:

FOR CONDITIONS OF HYDROMAL SEE COMPOSITE PLAN, SHEET 4

This approval includes:

16 Site Development Plans
24 Landscape Plans, and
83 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 25, 1997, or as provided for in Section 27-528.

Signed: John D. Rhoads
Chairman
Prince George's County Planning Board

CERTIFICATE OF APPROVAL
Summit Creek
SDP-9037

This revision to a Specific Design Plan was approved on December 19, 1991, by the Development Review Division as designee of the Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code.

This revision includes:

1. Modification of limits of disturbance to reflect the final layout of utility lines and stormwater outfalls; and
2. Conversion of Lot 14, Block 4A into a storm water management facility; and
3. Addition of an alternative construction detail for the retaining wall (keystone system).

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets A, 1, 2, 3, 4A, 6, 8, 10, 11, 12, 14, 15 and 22 of 26 Site Plans; and

Sheets 1, 3, 4, 4A, 6, 8, 10, 11, 12, 14, 15 and 22 of 26 Landscape Plans.

Signed: Jerald Hanson
Acting Chairman
Urban Design Section
Development Review Division

11/24/91 3/25/91 Revised 1-14-92 [signature]

STATE OF MARYLAND
LANDSCAPE ARCHITECT
No. 1190
6/5/90
12/3/91
4/2/92

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

Date	Revisions	By
6-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
9-22-92	REV. LIMITS OF DISTURBANCE	
10/15/92	REV. GRADING ON 9' TRAIL	
4/1/94	REV. L.O.D. ON LOTS 7,8,9 'DD' DUE TO SHC.	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" 30
15 0 30

Date:
MAR 1991
Job No:
87170.00

Sheet No:
15L

6PA 6.11.91

PARCEL A A
37.18 AC.
DEDICATED TO HOA

FIREBUSH COURT

SERENADE LANE

ENCHANTED COURT

RECREATION FACILITY #4

MATCHLINE SEE SHEET 12L

MATCHLINE SEE SHEET 13L

MATCHLINE SEE SHEET 15L

MATCHLINE SEE SHEET 17L

LIMIT OF DISTURBANCE

50' SETBACK

100 YR. FLOODPLAIN

WETLANDS

WSSC EASEMENT

20' SAN. SWR. ESMT.

15' S.D. EASEMENT

WOODLAND PRESERVATION AREA

S 85 52 26 W 2227.60

N 42 03 10 W 161.07

N 21 49 00 E 177.39

N 23 26 30 W 409.53

N 17 30 10 W 369.45

S 15 06 30 W 302.74

S 17 33 57 W 397.97

S 34 36 32 W 398.27

CONNEMARA HILLS SUBDIVISION
PB 89 P40
R-80 ZONE

REALTY INVESTMENT ASSOCIATES III
4726/709 P 75
R-R ZONE

KEY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Plan Zoning case no. A-9962 and the adopted Planning Board Resolution No. 91-158, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET A

This approval includes:

29 Site Development Plans
25 Landscape Plans, and
05 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 18, 1997, or as provided for in Section 27-520.

Signed: John W. Rhoades
Chairman
Prince George's County Planning Board

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to storm drain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 22L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST AND DETAILS

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP: 11/29/91
BY DATE

Revised 12/1/91
11/29/91
3/25/11
3/10/11
OFA 3/11/91

Date	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
2-22-92	REV. LIMITS OF DISTURBANCE & STORM DRAIN	
4-20-94	REVISED LIMIT OF DISTURBANCE	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1" = 30
15 0 30

Date: MAR. 1991
Job No: 87170.00

Sheet No: 16L

N 21 49' 00" E 77.39'

N 23 26' 35" W 495.53'

100 YR. FLOODPLAIN

EL 126.00

N 52000.00

50' SETBACK

WETLANDS

MATCHLINE SEE SHEET 16L

S 17 33' 57" W 397.97'

WETLANDS

100 YR. FLOODPLAIN

50' SETBACK

N 52000

CONNEMARA HILLS SUBDIVISION
P B 89 P 40
R-80 ZONE

N 17 30 10" W 399.47'

WSSC EASEMENT

PARCEL AA
37.18 AC.
DEDICATED TO HOA

WSSC EASEMENT

302.74'

S 15 06' 30" W

REALTY INVESTMENT ASSOCIATES III
4726/709 P 75
R-R ZONE

S 84 48' 40" W 129.48'

N 82 54' 10" W
12.7'

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9017

This Specific Design Plan was approved on April 6, 1993, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. PG-108, which contains the conditions listed below:

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 1

This approval includes:

26 Site Development Plans
24 Landscape Plans, and
83 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 06, 1997, or as provided for in Section 27-528.

Signed:
John R. Rhoads,
Chairman
Prince George's County Planning Board

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP: 7/29/91
DATE

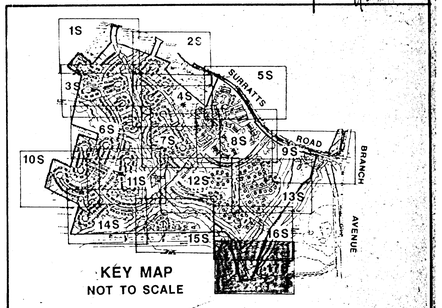
Revised 12/12/91
3/28/91

STATE OF MARYLAND
GRACE A. GILLAN
No. 21
REGISTERED LANDSCAPE ARCHITECT

GENERAL NOTES

1. Landscape material location may vary according to specific site conditions.
2. Site features such as mail boxes, signs, walls, fences, etc. will be finalized with shop drawings to owner prior to installation. Specific installation, elevations, etc. may vary according to site conditions.
3. Number of risers indicated at all buildings may vary according to specific site conditions.
4. Elevation, configuration, and equipment placement for all recreation facilities may vary. Final determination is to be made during time of construction and installation.
5. Verification of trail and footbridge location is to be determined prior to installation. Location may vary according to specific site conditions.
6. Public utility easement (P.U.E.) 10' is to be on both sides of all public road rights-of-way.
7. Refer to stormdrain and paving plans and water and sewer plans for exact location of these utilities.
8. Plant list provided is for convenience of contractor only. Verification of plant quantities and sizes are the responsibility of the owner and/or landscape architect.
9. Refer to sheet 23/L for all public road paving details, curb and gutter, driveways, handicap ramps, etc.

SEE SHEET 23L FOR PLANT LIST, DETAILS & NOTES



KEY MAP
NOT TO SCALE

LANDSCAPE PLAN IS TO BE USED FOR PROPOSED PLANTING AND TREE CONSERVATION INFORMATION ONLY-NOT FOR SITE DEVELOPMENT.

Date:	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

Project Title:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: 1"=30'
15 0 30

Date
MAR. 1991

Job No:
87170.00

Sheet No:
17L

CFA 9.11.91

Tree Conservation Plan TCP TYPE II

TREE CONSERVATION PLAN - TYPE II
EXISTING ZONING R-E
GROSS TRACT AREA 153.7 ACRES
NET TRACT AREA 137 ACRES
WOODLAND CONSERVATION REQ. 20%
WOODLAND CONSERVATION PROVIDED 18%

NOTE:

A) TREE PROTECTIVE DEVICES WILL BE MAINTAINED BY OWNER (REALTY INVESTMENT ASSOCIATES III).

B) TREE PROTECTIVE DEVICES WILL NOT CROSS EXISTING FLOODPLAINS OF WETLANDS.

C) UPON ISSUANCE OF THE USE AND OCCUPANCY PERMITS BY PRINCE GEORGE'S COUNTY, THE OWNER WILL BE ALLOWED TO REMOVE TREE PROTECTIVE DEVICES.

D) GRADING OF CONSTRUCTION SITE UP TO THE LIMIT OF DISTURBANCE LINE IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR. AREAS OF SELECTIVE CLEARING WITHIN THE WOODLAND CONSERVATION ZONES ARE TO BE INSPECTED AND MANAGED BY THE OWNER (REALTY INVESTMENT ASSOCIATES III).

E) SELECTIVE CLEARING OF EXISTING WOODLANDS IN OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE INSTALLER/SUBCONTRACTOR. REMOVAL OF GRAND LEVEL, LARGE DETERIORATED TREES, AND SMALLER INSIGNIFICANT TREES, SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE OWNER/LANDSCAPE ARCHITECT. PROPER CLEARING AND STABILIZATION OF THE GRAND PLAIN IN THESE ZONES SHALL BE PERFORMED TO THE APPROVAL OF OWNER/DEVELOPER. SEEDING OF CLEARED AREA SHALL BE CONTINUOUS AND CONSISTENT WITH ADJACENT OPEN AREAS. PRUNING OF EXISTING SHADE TREES SHALL BE PERFORMED BY CONTRACTOR TO REMOVE UNHEALTHY AND/OR UNSAFE BRANCHES AND TO IMPROVE THE QUALITY OF EXISTING TREES.

THESE REQUIREMENTS ARE APPLICABLE FOR SELECTIVE CLEARING ZONES WHICH OCCUR ON PRIVATE LOTS AND OPEN SPACE OF HOMEOWNER'S ASSOCIATION.

F) UNDERSTORY AND OTHER CLEARED MATERIAL CAN BE CHIPPED AND USED AS MULCH.

G) PROPOSED GRADING TO THE LIMIT OF DISTURBANCE SHALL MEET EXISTING GRADE AND WHERE NECESSARY, SHALL BE EXCAVATED AROUND SAVED TREES (CLUSTERED OR INDIVIDUAL) AS TO NOT JEOPARDIZE THE HEALTH OF THE TREES. SOIL COMPACTION SHOULD NOT OCCUR.

H) IN AREAS DESIGNATED FOR SELECTIVE CLEARING, THE GRADE MAY OR MAY NOT DEVELOPMENT UNDER ZONES WITH UNDERSTORY PLANTING. REFER TO LANDSCAPE PLANS FOR ADDITIONAL PLANT MATERIAL.

AFFORESTATION/REFORESTATION SPECIFICATIONS:

MANAGEMENT/MAINTENANCE MEASURES:

1. AFFORESTATION AREA MANAGEMENT WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. A FIVE YEAR MANAGEMENT PLAN WILL BE SET UP BY OWNER/DEVELOPER AND SUBMITTED TO PRINCE GEORGE'S COUNTY PARKS.
3. SIGNS WILL BE POSTED AND A LIGHT PICK MAINTAINED AROUND PERIMETER OF CLEARED AREAS FOR A PERIOD OF FIVE YEARS OR AS NECESSARY. SEE C-22L FOR A SIGN DETAIL.
4. SIGNS WILL BE POSTED AT LEAST ONE PER LOT AND 200' APART IN OPEN SPACES.

PLANTING SCHEDULE/SPECIES SELECTION:

1. AFFORESTATION/REFORESTATION AREAS ARE DESIGNATED ON LANDSCAPE TYPE PLANS, SHEETS 2, 5, & 6.
2. SPECIES SELECTED FOR RELOCATION INCLUDE BLACKGUM, MAPLE, RED OAK, PIN OAK, AND CEDAR, 2 - 4" CALIPER. SEE TABLE FOR QUANTITIES.
3. SEEDLING OR SAPLING TREES WILL BE USED AT A RATE OF 1000 PLANTS PER ACRE, AND WILL BE HAND-PLANTED IN DESIGNATED AREAS AS REQUIRED.
4. SEEDLING OR SAPLING VARIETIES INCLUDE BLACKGUM, WHITE OAK, AND RED MAPLE, 4 - 6' CALIPER, VIRGINIA PINE, 3 - 3/4" CALIPER, AND EASTERN REDBUD, 4 - 1" CALIPER.

SOIL PREPARATION:

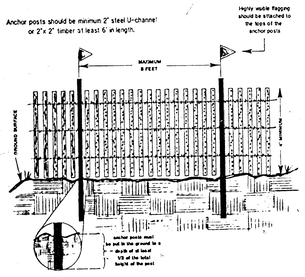
1. SOIL PREPARATION NOTES AND SPECIFICATIONS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. FIELD LIMING WILL BE APPLIED PER SOIL TEST RESULTS.

TRANSPLANT MATERIAL:

1. ALL TRANSPLANT STOCK FROM SITE WILL BE INSPECTED BEFORE FINAL MOVE.
2. ALL TRANSPLANT STOCK WILL BE PRUNED AND SHAPED. ALL DEAD OR DAMAGED BRANCHES WILL BE REMOVED.
3. ALL TRANSPLANT STOCK WILL BE MOVED WITH A TREE SPADE, AND MULCHED WITH 3" DEPTH OF WOOD CHIPS.
4. DISTRIBUTION OF TRANSPLANTS WILL BE AS SHOWN IN DETAIL M/22L.
5. RECEIVING AREAS WILL BE EXCAVATED AND TESTED BEFORE TRANSPLANT OPERATION COMMENCES.

DISTURBANCE OF AFFORESTED/REFORESTED AREAS:

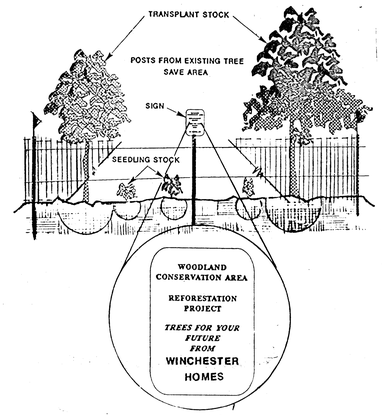
1. ALL AREAS DISTURBED BY RELOCATION DURING PLANTING OPERATION WILL BE LOOSENED, RESTORED AND RETURNED TO ORIGINAL GRADE. COMPACTION AT TREES SAVE LINES IS TO BE MINIMIZED.



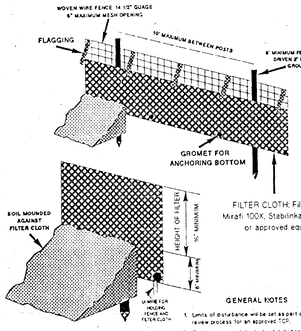
GENERAL NOTES

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.

(B 22L) SNOW FENCING
TREE PROTECTIVE DEVICE NTS



(C 22L) SIGN DETAIL
TREE PROTECTIVE DEVICE NTS

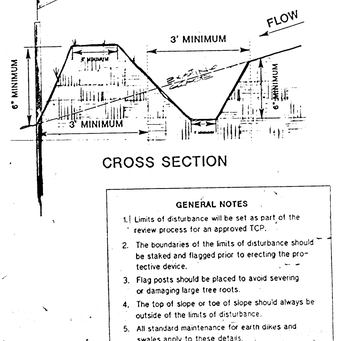


FILTER CLOTH: Filter X, Mirafi 100X, Stabilinka T140N, or approved equal

GENERAL NOTES

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.

(D 22L) IMPROVED FILTER CLOTH ON WIRE MESH TREE PROTECTIVE DEVICE NTS

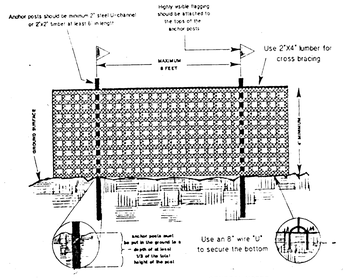


CROSS SECTION

GENERAL NOTES

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. Flag posts should be placed to avoid severing or damaging large tree roots.
4. The top of slope or toe of slope should always be outside of the limits of disturbance.
5. All standard maintenance for earth dikes and swales apply to these details.
6. All standard reclamation practices for earth dikes and swales shall apply to these details.

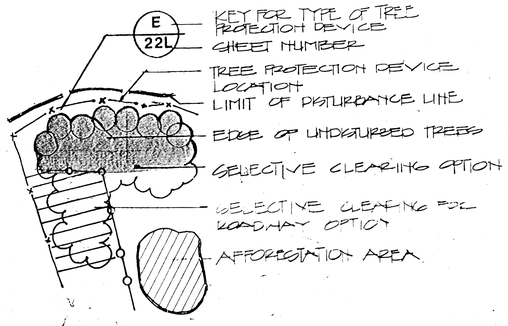
(E 22L) PERIMETER DIKE OR SWALE TREE PROTECTIVE DEVICE NTS



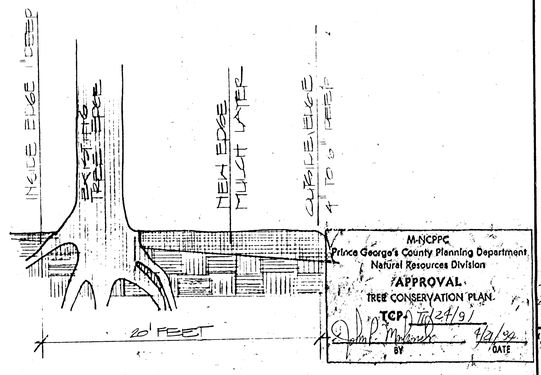
GENERAL NOTES

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 brace and ground.

LEGEND

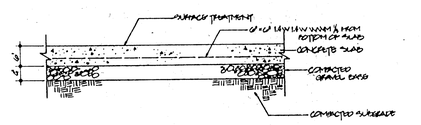


(A 22L) BLAZE ORANGE PLASTIC MESH TREE PROTECTIVE DEVICE NTS

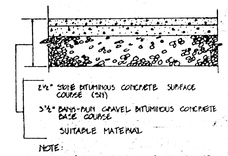


(F 22L) CROSS SECTION OF NEW EDGE MULCH

Tonnie O'Leary 3/26/91

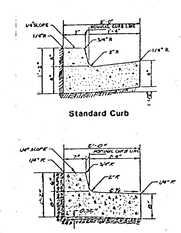


(G 22L) CONCRETE PAVING
Scale: 1/2"=1'-0"



NOTE:
UNSUITABLE MATERIAL MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH DIRECTED BY THE ENGINEER.

(H 22L) Typical Private Paving Section
No Scale



NOTE: CONSTRUCT EXPANSION JOINTS AT 100' INTERVALS, AT BEGINNING AND END OF SHORT RADIUS (LESS THAN 100') CURVES, AT STRUCTURES, AND AT MID POINT OF LONG RETURN. USE 1/2" PREFORMED EXPANSION JOINT FILLER, FOR ENTRANCE.

(J 22L) Concrete Curb And Gutter
No Scale

"CERTIFICATE OF APPROVAL

Summit Creek
SDP-9107

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-106, which contains the conditions listed below.

FOR CONDITIONS OF APPROVAL SEE COMPOSITE PLAN, SHEET 4

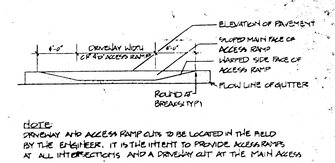
This approval includes:

26 Site Development Plans
24 Landscape Plans, and
80 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

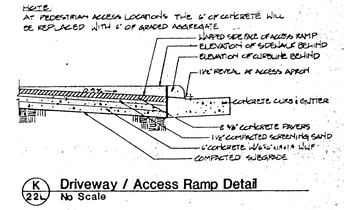
This Specific Design Plan is valid for six years until April 28, 1997, or as provided for in Section 27-528.

Signed:
John H. Rhoads
Chairman
Prince George's County Planning Board



NOTE:
DRIVEWAY AND ACCESS RAMP CUTS TO BE LOCATED IN THE FIELD BY THE ENGINEER. IT IS THE INTENT TO PROVIDE ACCESS RAMPS AT ALL INTERSECTIONS AND A DRIVEWAY CUT AT THE MAIN ACCESS.

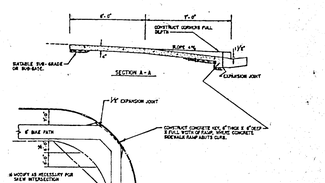
Typical Section



Typical Elevation

NOTE:
AT PEDESTRIAN ACCESS LOCATIONS THE 6" OF CONCRETE WILL BE REPLACED WITH 6" OF GRADED AGGREGATE.

(K 22L) Driveway / Access Ramp Detail
No Scale

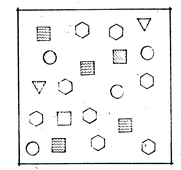


(L 22L) Handicap Ramp Detail
No Scale

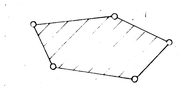


POST AND SMOOTH WIRE FENCING

TRANSPLANT STOCK
- BLACKGUM
- REST MAPLE
- RED OAK
- PIN OAK
- BALD CYPRESS



BLACKGUM	200/AC.
WHITE OAK	100/AC.
RED MAPLE	400/AC.
VIRGINIA PINE	200/AC.
EASTERN REDBUD	100/AC.



AFFORESTATION/REFORESTATION AREA

(M 22L) AFFORESTATION DETAIL

WOODLAND PRESERVATION AREA

These areas are identified throughout the site and represent zones of undisturbed existing woodland. Generally, these conditions exist within the stream valleys and steep terrain.

WOODLAND CONSERVATION AREA
SELECTIVE CLEARING ZONE

Three distinct areas have been identified:

1. SELECTIVE CLEARING IN OPEN SPACE
   15' strip of cleared understory, tree branches, and pruning which parallels a proposed roadway.
2. SELECTIVE CLEARING ON PRIVATE LOTS
   Portions of existing woodland on lots will be designated for selective clearing, clear understory, and mulching to assure proper treatment of these woodlands.
3. SELECTIVE CLEARING FOR TRAILS & RECREATION FACILITIES
   The clearing required for the installation of these site amenities will be managed on site to assure the reasonable clearing and stabilizing treatments for these woodland areas. All construction features are susceptible to change in site location if existing conditions warrant.

AFFORESTATION

Afforestation will occur along areas of open ground surface which may lie between two existing woodland areas, or to extend an existing woodland area into the site. See notes regarding type of plant material proposed for areas throughout the project.

In addition to nursery stock, afforestation may also include transplanted material from onsite or nearby areas. See notes regarding transplant areas.

TRANSPLANT MATERIAL

QTY.	BOTANICAL/COMMON NAME	SIZE
15	Nyssa Sylvatica Blacc Gum	2 - 4" Cal.
4	Acer Rubrum Red Maple	2 - 4" Cal.
6	Quercus Rubra Red Oak	2 - 4" Cal.
2	Quercus Palustris Pin Oak	2 - 4" Cal.
15	Taxodium Distichum Bald Cypress	2 - 4" Cal.
Total Transplanted Trees:		42

REFORESTATION/AFFORESTATION PER ACRE

200/ac.	Blackgum	1 - 1" Cal.
100/ac.	White Oak	1 - 1" Cal.
400/ac.	Red Maple	1 - 1" Cal.
200/ac.	Virginia Pine	1 - 3/4" Cal.
100/ac.	Eastern Redbud	1 - 1" Cal.
Number of transplanted trees per acre		23
Number of seedlings/saplings per acre		100
Total afforestation area		1.81 acres
Total trees per acre		1823

STATE OF MARYLAND — CHRISTOPHER P. LIVINGSTON — 10787 — REGISTERED LANDSCAPE ARCHITECT

Date:	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

PROJECT TITLE
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: AS SHOWN

Date: MAR. 1991
Job No: 87170.00

Sheet No: 22L

MAIN ENTRANCE PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
PE	26	Pennisetum alopecuroides	Fountain Grass	2 gal.	cont.
HE	126	Hemerocallis spp	Daylily	2 gal.	cont. Mixture of color yellow, Dk. orange pink.
SB	28	Spirea 'Vanhoutte'	Vanhoutte Spirea	24 - 30" ht.	B&B
VR	20	Viburnum rhytidophyllum	Leatherleaf Viburnum	4 - 5' ht.	B&B
JHM	172	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	15 - 18" spd.	
MG	20	Magnolia stellata	Star Magnolia	4 - 5' ht.	B&B
HH	800	Hedera helix	English Ivy	4"	pot
VC	672	Viburnum 'Carlesii'	Koreanspice Viburnum	24 - 30" ht.	full, B&B
LM	100	Liriope muscari	Green Liriope	1 gal.	
AC	12	Amelanchier canadensis	Servisoberry	12 - 14' ht.	
SE	48	Salvia spectabile 'Brilliant'	Stonecrop	1 gal.	
ILG	40	Ilex glabra	Inkberry	30 - 36" ht.	full B&B

COMMUNITY ENTRANCES PLANT LIST

MAIN ENTRANCE

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
ICH	18	Ilex crenata 'Helleri'	Helleri Holly	18 - 24" spd.	full, cont.
JHB	70	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	15 - 18" spd.	cont.
TCC	12	Taxus cuspidata 'Capitata'	Pyramidal Yew	3 - 4' ht.	B & B full
VM	22	Viburnum plicatum tomentosum 'Mariesii'	Marie's Doublefile Viburnum	30 - 36" ht.	B & B full
GROUND COVER					
LM	44	Liriope muscari	Green Liriope	1 qt.	12" o.c.
PERENNIALS					
RO	82	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	24" o.c.
ANNUAL					
AN	80	Annuals			Seasonal rotation Spring: Pansy 6" pot Summer: Ageratum/Geranium 6-8" pots Fall: Chrysanthemum 6" pot

COMMUNITY ENTRANCE AT HYATTSVILLE

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
ICH	12	Ilex crenata 'Helleri'	Helleri Holly	18 - 24" spd.	cont.
SS	11	Spirea nipponia 'Snowmound'	Snowmound Spirea	3' ht.	full, B&B
PERENNIAL					
RO	58	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	24" o.c.
SE	24	Salvia spectabile 'Brilliant'	Stonecrop	8" pot	1' o.c.
ANNUAL			Bench & Chimney		
AN	70	Annuals			Seasonal rotation Spring: Pansy 6" pot Summer: Geraniums 6" pot, Ageratum 6" pots Fall: chrysanthemum 6" pot

TURNPIKE ENTRANCE

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
AED	20	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	18 - 24" ht.	cont.
JHM	54	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	15 - 18" spd.	cont.
VR	13	Viburnum rhytidophyllum	Leatherleaf Viburnum	3 - 4' ht.	full; B&B
PERENNIAL					
RO	51	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 Gal.	24" o.c.

SOUTHBAY COMMUNITY ENTRANCE MEDIANS

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
CT	84	Cotoneaster dammeri 'Skogholm'	Skogholm Cotoneaster	15 - 18" spd.	cont.
RH	11	Rhododendron maximum	Native Rhododendron	3 - 4' ht.	Full, B & B
PERENNIALS					
HE	94	Hemerocallis 'Cathyn Woodbury'	Daylily	2 quart	Soft Pink to Yellow Ctr.

RECREATION CENTER PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHADE TREES					
AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	2½ - 3" Cal.	full headed B&B
FA	5	Fagus grandifolia	American Beech	4" Cal.	Specimen quality tree on site to be tagged by L.A.
Q	1	Quercus borealis	Northern Red Oak	2½ - 3" Cal.	full headed B&B
QP	15	Quercus phellos	Willow Oak	2½ - 3" Cal.	B&B Specimen
FLOWERING TREES					
CC	4	Cercis canadensis	Eastern Redbud	2 - 2½" Cal.	Multi-Stem (3 min) full B&B
MV	18	Magnolia virginiana	Sweet Bay Magnolia	2½ - 3" Cal.	Multi Stem (3 min) full, B&B
VN	13	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2½ - 3" Cal.	B&B
EVERGREEN TREES					
OP	15	Ilex opaca	American Holly	Varies - See Plan for location	(6)-6-7' ht.; (6)-8-10' ht.; (4)-10-12' ht. B&B, full
IF	11	Ilex x attenuata 'Fosteri'	Foster Holly	6 - 7'	B&B, full
P	44	Pinus strobus	White Pine	Varies - See Plan for location	(12) 7-8' ht.; (20)-8-10' ht.; (4)-10-12' ht. Undesired, full; B&B
TC	27	Thuja canadensis	Canadian Hemlock	6 - 7' ht.	full, even-branched
SHRUBS AND GROUND COVER					
AEG	57	Azalea sp 'Gumbo Pink'	Gumbo Pink Azalea	18 - 24" ht.	full cont.
AED	47	Azalea sp. Delaware Valley White	Delaware Valley White Azalea	18 - 24" ht.	full, cont.
BE	12	Berberis thunbergii 'Atropurpurea'	Crimson Pygmy Barberry	12 - 15" spd.	cont.
EB	28	Euonymus Kautschovicus 'Eisenlikeus'	Sieboldi Euonymus	24 - 30" ht.	full, B&B
ICH	52	Ilex crenata 'Helleri'	Helleri Holly	18 - 24" spd.	3' o.c.; cont.
IWB	2	Ilex meserveae 'Blue Boy'	Blue Boy Holly	30 - 36" ht.	full, B&B
IWG	7	Ilex meserveae 'Blue Girl'	Blue Girl Holly	30 - 36" ht.	full, B&B
LM	300	Liriope 'muscari'	Lily Turf	4" pot	12" o.c.
PH	21	Prunus laurocerasus 'Schipkaensis'	Cherry Laurel	24 - 30" ht.	B&B
SG	23	Spirea x bumalda 'Gold Flame'	Goldflame spirea	24 - 30" ht.	B&B
SV	47	Spirea x vanhouttei	Spirea Vanhoutte	24 - 30" ht.	B&B
TH	4	Taxus baccata 'Repandens'	Spreading English Yew	18 - 24" spd.	3' o.c.
VM	94	Viburnum plicatum var. 'mariesii'	Marie Viburnum	24 - 30" ht.	B&B, 4' o.c.
VR	11	Viburnum rhytidophyllum	Leatherleaf Viburnum	5 - 6' ht.	7' o.c.
EA	18	BUXHMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24-30 ht.	CONT

RECREATION CENTER ENTRANCE PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
BE	14	Berberis thunbergii Atropurpurea 'crimson pygmy'	Crimson Pygmy Barberry	15 - 18" ht.	full; cont.
JHP	11	Juniperus horizontalis 'Prostrata nana'	Juniper	12 - 15" spd.	cont.
JHW	8	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	12 - 15" spd.	cont.
TB	7	Taxus baccata 'Repandens'	Spreading English Yew	18 - 24" spd.	cont.
PERENNIAL					
HE	7	Hemerocallis sp.	Pink Daylilies	2 quart	Pink
IG	11	Iris germanica	Bearded German Iris	2 quart	
NA	120	Narcissus King Alfred	Daffodils Yellow	2 year bulb	
RO	13	Rudbeckia fulgida 'Goldstrum'	Blackeye Susan	1 gal.	
GRAND COVER					
HH	120	Hedera helix	English Ivy	flats	8" o.c.
LM	55	Liriope 'Muscari'	Lily Turf	1 qt.	12" o.c.

SINGLE FAMILY FOUNDATION PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
AZ	1017	Azalea sp.	Aprodite Delaware Valley White Gumpo Pink	15 - 18" ht.	Cont. Exact color of azalea will be determined at the time construction. i.e. Brick face - White, Siding = pink
DCD	171	Ilex crenata 'Durfordii'	Durford Holly	21 - 24" ht.	full, cont.
DCC	490	Ilex crenata 'Convexa'	Convexleaf Holly	18 - 24"	full, cont.
DCH	60	Ilex crenata 'Helleri'	Helleri Holly	15 - 18"	full, cont.
DM	177	Ilex crenata microphylla	Upright Japanese Holly	24 - 30" ht.	full, cont.
EA	86	Ilex x attenuata 'Fosteri'	Foster Holly	3 - 4' spd.	full, cont
JHW	819	Juniperus horizontalis	Blue Rug Juniper	12 - 15" spd.	full, cont.
JSH	168	Juniperus horizontalis 'procumbens'	Juniper	12 - 15" spd.	full, cont.
PG	37	Picea glauca 'Conica'	Dwarf Alberta Spruce	21 - 24" ht.	good shape, full
PL	104	Prunis laurocerasus 'schipkaensis'	Cherry Laurel	18 - 24" ht.	good shape, cont., full branch
TC	252	Taxus cuspidata 'Capitata'	Pyramidal Yew	30" -36" ht.	full-even branching
TH	172	Taxus baccata 'Repandens'	Spreading English Yew	15 - 18" spd.	full-even branching
TN	192	Taxus x media 'Hicksii'	Hicksii Yew	30 - 36"	full-even branching

TOWNHOUSE FOUNDATION PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
AZ	360	Azalea sp.	Aprodite Delaware Valley White Gumpo Pink	15 - 18" ht.	Cont. Exact color of azalea will be determined at the time construction. i.e. Brick face - White, Siding = pink
DCD	40	Ilex crenata 'Durfordii'	Durford Holly	21 - 24" ht.	full, cont.
DCC	96	Ilex crenata 'Convexa'	Convexleaf Holly	18 - 24"	full, cont.
DCH	252	Ilex crenata 'Helleri'	Helleri Holly	15 - 18"	full, cont.
DM	26	Ilex crenata microphylla	Upright Japanese Holly	24 - 30" ht.	full, cont.
JHH	78	Juniperus horizontalis 'Plumosa'	Blue Rug Juniper	12 - 15" spd.	full, cont.
TCC	140	Taxus cuspidata 'capitata'	Pyramids Yew	30" -36" ht.	full-even branching
TH	96	Taxus baccata 'Repandens'	Spreading English Yew	15 - 18" spd.	full-even branching

DUPLEX FOUNDATION PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
AZ	302	Azalea sp.	Aphrodite Delaware Valley White Gumpo Pink	15 - 18" ht.	Cont. Exact color of azalea will be determined at the time construction. i.e. Brick face - White, Siding = pink
DCD	72	Ilex crenata 'Durfordii'	Durford Holly	21 - 24" ht.	full, cont.
DCC	96	Ilex crenata 'Convexa'	Convexleaf Holly	18 - 24"	full, cont.
DCH	252	Ilex crenata 'Helleri'	Helleri Holly	15 - 18"	full, cont.
DM	26	Ilex crenata microphylla	Upright Japanese Holly	24 - 30" ht.	full, cont.
JHH	78	Juniperus horizontalis 'Plumosa'	Blue Rug Juniper	12 - 15" spd.	full, cont.
TCC	140	Taxus cuspidata 'capitata'	Pyramids Yew	30" -36" ht.	full-even branching
TH	96	Taxus baccata 'Repandens'	Spreading English Yew	15 - 18" spd.	full-even branching

DUPLEX OPEN SPACE & LOTS PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHRUB					
AZ	74	Azalea sp	Aphrodite, Delaware Valley White	15 - 18" ht.	Cont
EA	81	Euonyma alatus 'Compactus'	Compact Burning Bush	24 - 30" ht.	Cont.
FI	40	Forsythia x intermedia 'Spectabilis'	Forsythia	24 - 30"	cont.
HQ	101	Hydrangea quercifolia	Oakleaf Hydrangea	24 - 36"	cont
MB	36	Myrica Pennsylvanica	Bayberry	30 - 36"	full, cont.
SB	37	Spiraea prunifolia	Bridalwreath Spirea	24 - 30"	cont.
SY	25	Syringa vulgaris	Lilac	3 - 4'	Vault Stem, B&B
VC	81	Viburnum carlesii	Koreanspice Viburnum	3 - 4'	B&B
VR	38	Viburnum rhytidophyllum	Leatherleaf Viburnum	36 - 48"	B&B

SINGLE FAMILY OPEN SPACE & LOTS PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHADE TREES					
AP	1765	Acer palmum 'October Glory'	October Glory Red Maple	2½ - 3" cal.	B&B
CC	28	Cercidiphyllum japonicum	Katsuratree	2½ - 3" cal.	B&B
FA	56	Fagus grandifolia	American Beech	From Site	Specimen Quality
FP	19	Fraxinus pennsylvania 'Patmore'	Patmore Ash	2½ - 3" cal.	B&B
GB	52	Ginko biloba 'Autumn Gold'	Ginko	2½ - 3" cal.	B&B
LS	82	Koelreuteria paniculata	Goldenrain Tree	2½ - 3" Cal	B&B
L	43	Liquidambar styraciflua	Sweet Gum	2½ - 3" cal.	B&B
LT	84	Liriodendron tulipifera	Tulip Tree	2½ - 3" Cal	B&B
Q	52	Quercus borealis	Red Oak	2½ - 3" cal.	B&B
QP	31	Quercus phellos	Willow Oak	2½ - 3" Cal.	B&B
S	26	Sophora japonica	Japanese Pagodatree	2½ - 3" cal.	B&B
T	17	Tilia cordata 'Greenspire'	Linden	2½ - 3" cal.	B&B
TP	14	Platanus acerifolia	London Plane Tree	2 - 2½" cal.	B&B
Z	154	Zelkova serrata 'Village Green'	Zelkova	2½ - 3" cal.	B&B
FLOWERING TREES					
AC	8	Amelanchier canadensis	Servisoberry	2 - 2½" cal.	full head
CC	31	Cercis canadensis	Eastern Redbud	2 - 2½" cal.	multi-stem (3 min)
CL	24	Crataegus laevigata 'Crimson Cloud'	Washington Hawthorne	1 3/4 - 2" cal.	B&B
LAG	8	Lagerstroemia indica 'Natchez'	White Crape Myrtle	1 3/4 - 2" cal.	B&B
LAT	28	Lagerstroemia indica 'Tuscarora'	Pink Crape Myrtle	1 3/4 - 2" cal.	B&B
MS	8	Magnolia x Soulangiana	Saucer Magnolia	1 3/4 - 2" cal.	B&B
MV	22	Magnolia virginiana	Sweetbay Magnolia	1 3/4 - 2" cal.	multi-stem (3 min)
MF	54	Malus floribunda	Japanese Flowering Crabapple	1 3/4 - 2" cal.	full head
PS	4	Prunus x yedoensis	Yoshino Cherry	1 3/4 - 2" cal.	B&B
SJ	10	Styrax japonica	Japanese Snowbell	1 3/4 - 2" cal.	full head
EVERGREEN TREES					
AC	25	Amelanchier canadensis	Servisoberry	2 - 2½" cal.	full head
CC	109	Cercis canadensis	Eastern Redbud	2 - 2½" cal.	multi-stem (3 min)
CL	5	Crataegus laevigata 'Crimson Cloud'	Washington Hawthorne	1 3/4 - 2" cal.	B&B
LAG	38	Lagerstroemia indica 'Natchez'	White Crape Myrtle	1 3/4 - 2" cal.	B&B
LAT	72	Lagerstroemia indica 'Tuscarora'	Pink Crape Myrtle	1 3/4 - 2" cal.	B&B
MS	45	Magnolia x Soulangiana	Saucer Magnolia	1 3/4 - 2" cal.	B&B
MV	54	Magnolia virginiana	Sweetbay Magnolia	1 3/4 - 2" cal.	multi-stem (3 min)
MF	127	Malus floribunda	Japanese Flowering Crabapple	1 3/4 - 2" cal.	B&B
PS	4	Prunus x yedoensis	Yoshino Cherry	1 3/4 - 2" cal.	B&B
SJ	10	Styrax japonica	Japanese Snowbell	1 3/4 - 2" cal.	full head
EVERGREEN TREES					
CU	110	Cupressocyparis 'Leylandii'	Leyland Cypress	7 - 8'	even and full
OP	52	Ilex opaca	American Holly	5 - 6'	full; 1 leader
PA	34	Picea abies	Norway Spruce	4 - 5'	full; 1 leader
P	123	Pinus Strobus	White Pine	6 - 7'	full; branches no more than 6"
TC	18	Tsuga canadensis	Canadian Hemlock	5 - 6'	full; 1 leader
SHRUBS					
EA	150	BUXHMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	24-30	CONT
FI	160	FORSYTHIA x INTERMEDIA 'SPECTABILIS'	FORSYTHIA	24-30	CONT

TOWNHOUSE OPEN SPACE & LOTS PLANT LIST

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
SHADE TREES					
AR	50	Acer rubrum 'October Glory'	October Glory Red Maple	2½ - 3" cal.	B&B
FA	5	Fagus grandifolia	American Beech	From Site	Specimen Quality
KP	3	Koelreuteria paniculata	Goldenrain Tree	2½ - 3" Cal	B&B
L	4	Liquidambar styraciflua	Sweet Gum	2½ - 3" cal.	B&B
LT	15	Liriodendron tulipifera	Tulip Tree	2½ - 3" Cal	B&B
Q	24	Quercus borealis	Red Oak	2½ - 3" cal.	B&B
QP	1	Quercus phellos	Willow Oak	2½ - 3" Cal.	B&B
S	27	Sophora japonica	Japanese Pagodatree	2½ - 3" cal.	B&B
T	27	Tilia cordata 'Greenspire'	Linden	2½ - 3" cal.	B&B
TP	7	Platanus acerifolia	London Plane Tree	2 - 2½" cal.	B&B
Z	28	Zelkova serrata 'Village Green'	Zelkova	2½ - 3" cal.	B&B
FLOWERING TREES					
AC	26	Amelanchier canadensis	Servisoberry	2 - 2½" cal.	full head
CC	42	Cercis canadensis	Eastern Redbud	2 - 2½" cal.	multi-stem (3 min)
CL	17	Crataegus laevigata 'Crimson Cloud'	Washington Hawthorne	1 3/4 - 2" cal.	B&B
LAG	4	Lagerstroemia indica 'Natchez'	White Crape Myrtle	1 3/4 - 2" cal.	B&B
LAT	6	Lagerstroemia indica 'Tuscarora'	Pink Crape Myrtle	1 3/4 - 2" cal.	B&B
MS	16	Magnolia x Soulangiana	Saucer Magnolia	1 3/4 - 2" cal.	B&B
MV	8	Magnolia virginiana	Sweetbay Magnolia	1 3/4 - 2" cal.	multi-stem (3 min)
MF	45	Malus floribunda	Japanese Flowering Crabapple	1 3/4 - 2" cal.	B&B
PS	4	Prunus x yedoensis	Yoshino Cherry	1 3/4 - 2" cal.	B&B
SJ	3	Styrax japonica	Japanese Snowbell	1 3/4 - 2" cal.	full head

M.N.C.P.P.C. APPROVALS

PROJECT NAME: SUMMIT CREEK

PROJECT NUMBER: SDP-9037

For Certificate of Approval see Site Plan Check Sheet or Approval Sheet. The Numbers Listed Below Apply to this Sheet.

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
22	8-9-91	MF	8-11-92

TOWNHOUSE OPEN SPACE & LOTS PLANT LIST CONT.

EVERGREEN

KEY	QUANTITY	BOTANICAL	COMMON	SIZE	REMARK
CU	13	Cupressocyparis 'Leylandii'	Leyland Cypress	7 - 8'	even and full
OP		Ilex opaca	American Holly	5 - 6'	full; 1 leader
PA		Picea abies	Norway Spruce	4 - 5'	full; 1 leader
P	71	Pinus Strobus	White Pine	6 - 7'	full; branches no more than 6"
TC		Tsuga canadensis	Canadian Hemlock	5 - 6'	full; 1 leader
SHRUBS					
AZ	80	Azalea sp.	Aphrodite, Delaware Valley White	15 - 18" ht.	Cont
EA	375	Euonyma alatus 'Compactus'	Compact Burning Bush	24 - 30" ht.	Cont.
FI	61	Forsythia x intermedia 'Spectabilis'	Forsythia	24 - 30"	cont.
HQ	40	Hydrangea quercifolia	Oakleaf Hydrangea	24 - 30"	Cont
JCC	121	Ilex crenata 'Compacta'	Compact Japanese Holly	24 - 30" ht.	Cont
JHW	100	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	12 - 15" Spd.	Cont.
PR	18	Prunus laurocerasus Schipkaensis	Cherry Laurel	24 - 30" ht.	B&B
SY	114	Syringa vulgaris	Lilac	3 - 4'	B&B
TB	23	Taxus baccatta 'Repandens'	Spreading English Yew	15 - 18" spd.	Full-even branching
TCC	16	Taxus cuspidata 'Capitata'	Pyramids Yew	30 - 36" ht.	Full-even branching
TH	96	Taxus x media 'Hicksii'	Hicksii Yew	30 - 36" ht.	Full-even branching
VC	93	Viburnum carlesii	Koreanspice Viburnum	3 - 4'	B&B
PERENNIALS					
HE	388	Hemerocallis sp.	Pink Daylilies	1 gal.	

CERTIFICATE OF APPROVAL

Summit Creek
SDP-9037-18

This revision to a Specific Design Plan was approved on April 20, 1992, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 5, Division 4 of the Prince George's County Code.

This revision includes 2 new Ryan Homes types:
Rosewood (2,220 sq. ft.)
Marquette (2,342 sq. ft.)

Other conditions of the original approval shall remain in full force and effect unless specifically excluded. Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

This approval includes:

Sheets 1,3,4,7 & 15, Site Plan
Sheets 1,3,8,15 & 23, Landscape Plan
Sheet 8, Architecture

Signed: David Homer
David Homer
Urban Design Supervisor
Development Review Division

CERTIFICATE OF APPROVAL

This Specific Design Plan was approved on April 4, 1991, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 8, Division 4 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 91-108, which contains the conditions listed below.

[illegible] CONDITIONS OF APPROVAL FOR COMMUNITY PLAN, SHEET 4

This approval includes:

26 Site Development Plans
24 Landscape Plans, and
83 Architectural Elevations

Any revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Specific Design Plan is valid for six years until April 26, 1997, or as provided for in Section 27-520.

Signed: [illegible]
[illegible]
Chairman
Prince George's County Planning Board

GENERAL NOTES

1. Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to size, growth, size of ball, and density of branch structure.
2. All plants (B&B or containers) shall be properly identified by weather-proof labels securely attached thereto before delivery to project site. Labels shall identify plants by name, species, and size. Labels shall not be removed prior to the inspection by the Landscape Architect.
3. Any material and/or work may be rejected by the Landscape Architect if it does not meet the requirements of the specifications. All rejected materials shall be removed from the site by the Contractor.
4. The Contractor shall furnish all plants in quantities and sizes to complete the work as specified on plant schedule.
5. Substitutions in plant species or size shall not be permitted except with the written approval of the Landscape Architect.
6. Plants shall be located as shown on the drawings and by scaling or as designated in the field by the Landscape Architect. All locations are to be approved by the Landscape Architect before excavation.
7. Contractor shall contact Miss Utility prior to any excavat...
8. If utility lines are encountered in excavation of tree pits, other locations for trees shall be selected by the Landscape Architect. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the Landscape Architect.
9. Contractor shall first locate and mark the underground utilities and delineate the utility easement areas where no planting shall take place, prior to locating and digging the pits for the trees.
10. All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
11. During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
12. The Landscape Contractor shall be responsible to verify all plant quantities prior to submission of work. Overlooked or omitted plants are for the Contractor's convenience.
13. All disturbed areas of the site not planted with shrubs or ground cover shall be seeded with lawn seed.

SIGNAGE SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	REMARKS
	MONUMENT SIGN PANEL 4" X 4" CEDAR, HT. REMOVE DUE EXPLOSIVE SUPERSLITH ONLY TO DEPT. OF TRANS. CODE	WOODGRAIN DESIGN CRAFT	*
	+ TYPICAL ALL ROADWAY SIGN. REFER TO DETAIL 5/24C		*
	+ TYPICAL ALL TRAIL SIGN REFER TO DETAIL A/22		*
	+ TYPICAL ALL ADDRESS PLAQUES AND IDENTIFICATION SIGNS REFER TO DETAILS 9/24B & A/21S		*

*NOTE: INSTALL ALL ITEMS AS PER MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY ALL LOCATIONS BEFORE INSTALLATION. SHOP DRAWING AND SPECIFICATIONS TO BE SUBMITTED TO CHARLES FOX APPROVAL.

LIGHT SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	REMARKS
	10' STREET/WALKWAY LIGHT (METAL VALUE)	HADCO VC03-J-175PS WITH P-175PS-10-D POLE	*
	5" ACCENT LIGHT (UNCANDESCENT)	HADCO RI-H WITH HOOD DC	*
⬡	STREETLT	T. Bu Differ...	*

*NOTE: INSTALL ALL ITEMS AS PER MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY ALL LOCATIONS BEFORE INSTALLATION. ALL ELECTRICAL WORK SHALL FOLLOW DIVISION 16 OF THE ARCHITECTURAL SPECIFICATIONS. ALL ACCENT LIGHTING TO BE LOCATED FOLLOWING THE INSTALLATION PLANT MATERIALS SPECIFIED.

ONE FAMILY DETACHED
LOTS 9,500 - 19,999 S.F.
Residential Requirements

1) Zone: R-S
2) Number of lots: 123
3) Number of trees required per lot: 2 shade trees; 1 ornamental trees or evergreen trees
4) Total number of trees provided: 246 shade trees; 123 ornamental trees/ evergreen trees

ONE FAMILY DETACHED
LOTS SMALLER THAN 9,500 S.F.
Residential Requirement:

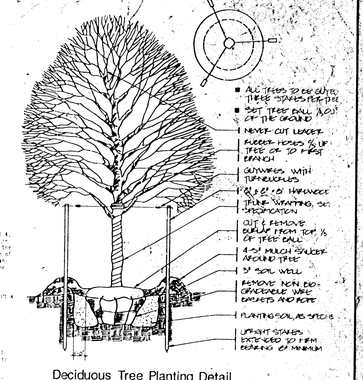
1) Zone: R-S
2) Number of lots: 104
3) Number of trees required per lot: 1 shade trees; 1 ornamental trees or evergreen trees
4) Total number of trees provided: 104 shade trees; 104 ornamental trees/ evergreen trees

TOWNHOUSE
Residential Requirements

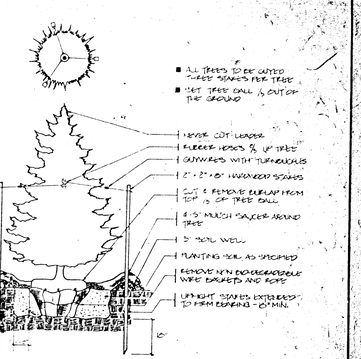
1) Zone: R-S
2) Number of lots: 122
3) Number of trees required per lot: 1.5 shade trees; 1 ornamental trees or evergreen trees
4) Total number of trees provided: 183 shade trees; 122 ornamental trees/ evergreen trees

DUPLEX
Residential Requirements

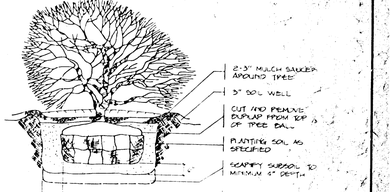
1) Zone: R-S
2) Number of lots: 100
3) Number of trees required per lot: 1.5 shade trees; 1 ornamental trees or evergreen trees
4) Total number of trees provided: 150 shade trees; 100 ornamental trees/ evergreen trees



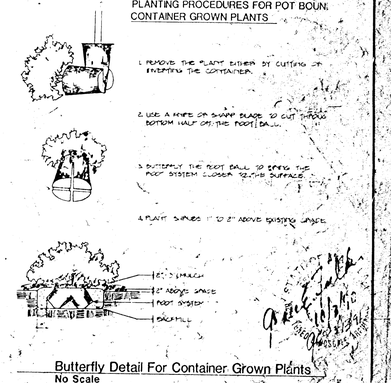
Deciduous Tree Planting Detail
No Scale



Evergreen Tree Planting Detail
No Scale



Shrub Planting Detail
No Scale



Butterfly Detail For Container Grown Plants
No Scale

Date:	Revisions	By
8-2-91	REVISED TO SHOW UTILITY AND SWM POND DESIGN REVISIONS	
2-26-92	REV. QUANTITY FOR LA, AR, P, & IAF	MT

Prepared By:
GREENMAN • PEDERSEN, INC.
ARCHITECTS•ENGINEERS•PLANNERS
14504 GREENVIEW DRIVE SUITE 100
LAUREL, MARYLAND 20708
(301) 470-2772 (301) 880-3055

Owner/Developer:
REALTY INVESTMENT ASSOCIATES III
6305 IVY LANE, SUITE 700
GREENBELT, MD 20770
(301) 474-4411

PROJECT TITLE:
SUMMIT CREEK
CLINTON 8th ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

Sheet Title:
LANDSCAPE / TREE CONSERVATION PLAN

Scale: AS SHOWN

Date: MAR. 1991

Job No: 87170.00

Sheet No: 23L