TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 029-95

	Approved by	Date	DRD #	Reason for Revision
00	H. Stacy Miller	6/9/95	DSP-95015	N/A
01	Jim Stasz	11/17/2008	DSP-05107	For Pacels 2 & 3 only
02	(signature)	8/16/2017	4-16020	To remove Parcels A, 2, and 3 from site.
03				
04				
05				

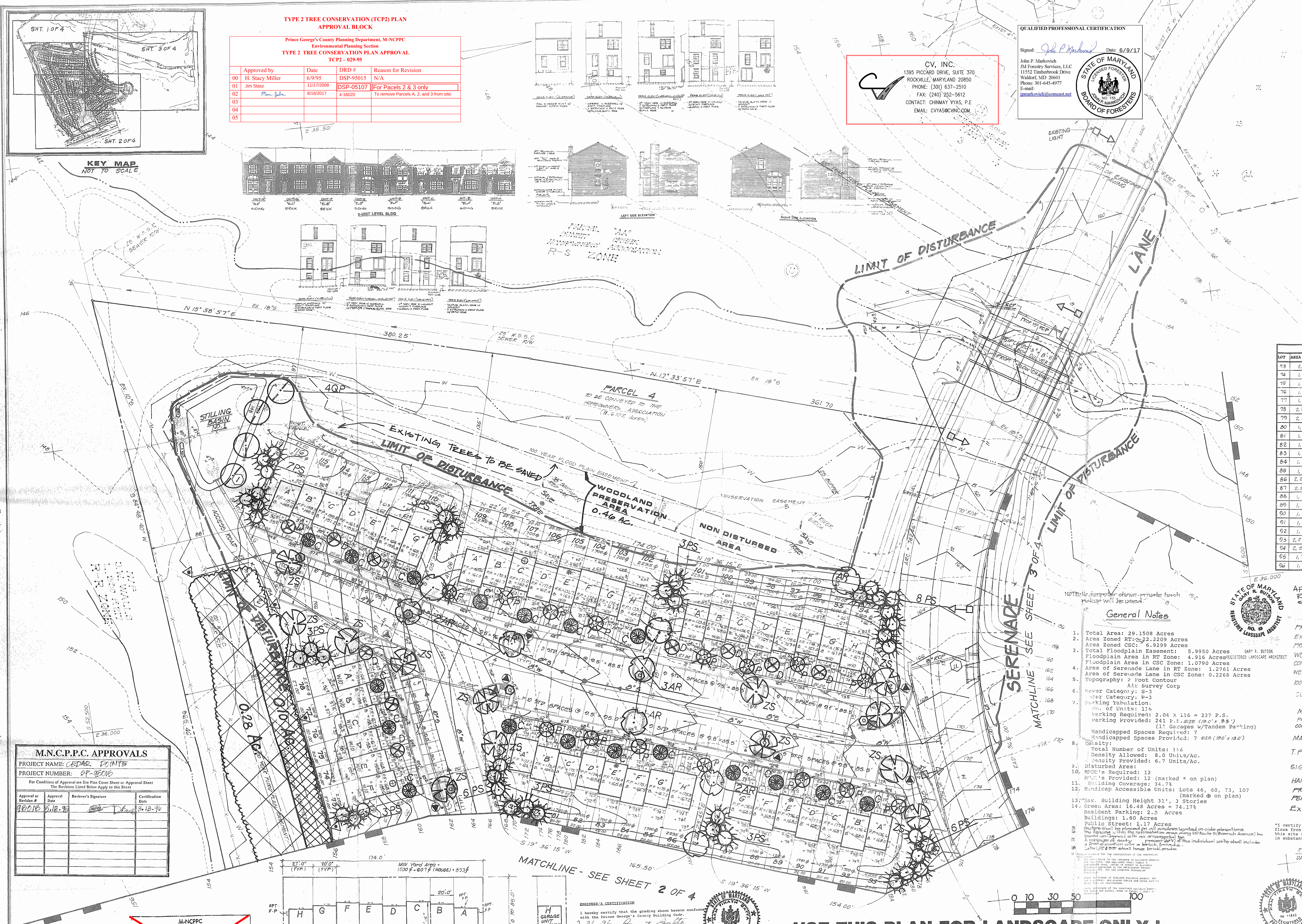
CV, INC.
1395 PICCARD DRIVE, SUITE 370
ROCKVILLE, MARYLAND 20850
PHONE: (301) 637–2510
FAX: (240) 252–5612
CONTACT: CHINMAY VYAS, P.E
EMAIL: CVYAS@CVINC.COM

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: (signature) Date: 6/9/17

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail:
jpmarkovich@comcast.net

STATE OF MARYLAND LICENSED FORESTER JOHN P. MARKOVICH NO. 153 BOARD OF FORESTERS



NOTE: No dumpster shown-private trash pickup will be used.

General Notes

1. Total Area: 29.1508 Acres
2. Area Zoned RT: 22.2209 Acres
   Area Zoned CSC: 6.9299 Acres
3. Total Floodplain Easement: 5.9950 Acres
   Floodplain Area in RT Zone: 4.916 Acres
   Floodplain Area in CSC Zone: 1.0790 Acres
4. Area of Serenade Lane in RT Zone: 1.2761 Acres
   Area of Serenade Lane in CSC Zone: 0.2268 Acres
5. Topography: 2 Foot Contour
   Air Survey Corp
6. Sewer Category: S-3
   Water Category: W-3
7. Parking Tabulation:
   No. of Units: 116
   Parking Required: 2.04 X 116 = 237 P.S.
   Parking Provided: 241 P.S. SIZE (19.0' x 9.5')
   (11 Garages w/Tandem Parking)
   Handicapped Spaces Required: 7
   Handicapped Spaces Provided: 7 SIZE (19.0' x 13.0')
8. Density:
   Total Number of Units: 116
   Density Allowed: 8.0 Units/Ac.
   Density Provided: 6.7 Units/Ac.
9. Disturbed Area:
10. MPDU's Required: 12
    MPDU's Provided: 12 (marked * on plan)
11. Building Coverage: 34.7%
12. Handicap Accessible Units: Lots 46, 60, 73, 107 (marked ⊕ on plan)
13. Max. Building Height 31', 3 Stories
14. Green Area: 16.48 Acres = 74.17%
    Resident Parking: 2.3 Acres
    Buildings: 1.60 Acres
    Public Street: 1.17 Acres
15. Shutters shall be placed on all windows located on side elevations.
16. The fencing within the reforestation area along MD Route 5 (Branch Avenue) be board-on-board with an ornamental top.
17. A minimum of sixty percent (60%) of the individual units shall include a front elevation with a brick facade.
18. Lots 1, 22 & 33 shall have brick ends.

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT

STATE OF MARYLAND GARY R. BUTSON NO. 53 REGISTERED LANDSCAPE ARCHITECT

LOT AREAS

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
73	2,295	97	1,700		
74	1,700	98	1,700		
75	1,700	99	1,700		
76	1,700	100	1,700		
77	1,700	101	2,295		
78	2,295	102	2,295		
79	2,295	103	1,700		
80	1,700	104	1,700		
81	1,700	105	1,700		
82	1,700	106	1,700		
83	1,700	107	1,700		
84	1,700	108	1,700		
85	1,700	109	2,295		
86	2,295	110	2,295		
87	2,295	111	1,700		
88	1,700	112	1,700		
89	1,700	113	1,700		
90	1,700	114	1,700		
91	1,700	115	1,700		
92	1,700	116	2,295		
93	2,295				
94	2,295				
95	1,700				
96	1,700				

AFFORESTATION/ REFORESTATION SEE SHEET #4

1/4"-1/2" CAL.

1" CAL.

Legend

PROPERTY LINE	
EXISTING CONTOUR	160
PROPOSED GRADE	174
WETLANDS	W — W
CONSERVATION ESM'T.	
WETLAND BUFFER	B — B
100 YR FLOOD PLAIN	
CLASS I FILL	
M.P.D.U	*
PROPOSED 150 W HPSV COLONIAL STYLE LIGHT (PRIVATE)	
MAIL BOX	4'x4' CONC. PAD
T.P.D.	
SIGN	
HANDICAPPED RAMPS	
PROPOSED 150 W HPSV PENDANT STYLE LIGHT (PUBLIC)	
EXISTING TREE LINE	

"I certify that I have inspected this site and that drainage flows from other up-hill properties onto this site, and from this site onto other down-hill properties have been addressed in substantial accordance with applicable codes"

8-22-95
DATE

RAM T. BATTA
Registered Professional Engineer
Maryland, No. 11643

STATE OF MARYLAND RAM TIRATH BATTA No. 11643 REGISTERED PROFESSIONAL ENGINEER

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

PROJECT NAME: CEDAR POINTE
PROJECT NUMBER: SP-95015

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
95015	5.18.95	(signature)	3.13.96

~~M-NCPPC~~
~~Prince George's County Planning Department~~
~~Natural Resources Division~~
~~APPROVAL~~
~~TREE CONSERVATION PLAN~~
~~TCP- II/29/95~~
~~H. Stacy Miller 6.5.95~~
~~BY DATE~~

ENGINEER'S CERTIFICATION

I hereby certify that the grading shown hereon conforms with the Prince George's County Building Code.

2-26-96
Date

Ram T. Batta
Registered Professional Engineer
Maryland No. 11643

OWNER:
KT III ASSOCIATES
11627 PLEASANT MEADOWS DRIVE
N. POTOMAC, MARYLAND 20878
301-762-4743

USE THIS PLAN FOR LANDSCAPE ONLY !

REVISIONS:
4-26-95 - REVISED T.C.P. II
5-22-95 - REVISED T.C.P. II
5-24-95 REVISED T.C.P. II
6-8-17 REVISED T.C.P II

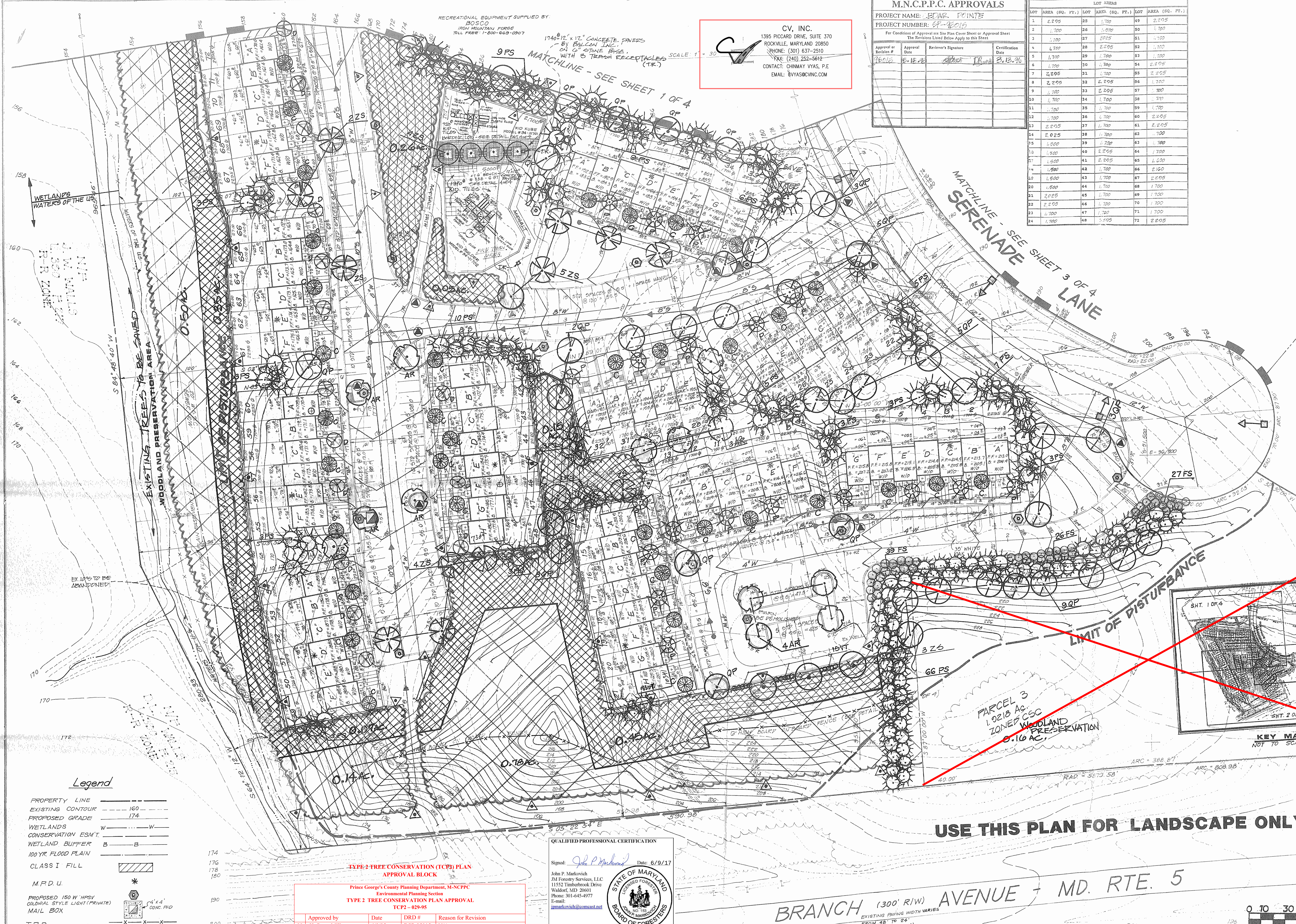
~~SHAFFER BATTA & ASSOC., INC.~~
~~ENGINEERS-LAND PLANNERS-SURVEYORS~~
~~818 W. DIAMOND AVE., SUITE 100~~
~~GAITHERSBURG, MARYLAND 20878~~
~~(301) 417-0344~~

LANDSCAPE, TCP II, LIGHTING AND RECREATION PLAN

CEDAR POINTE

SURRATTS ELECTION DISTRICT # 9
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'
SHEET NO.: 1 OF 5
DATE: NOVEMBER, 1994
DRAWN BY:



Legend

PROPERTY LINE	
EXISTING CONTOUR	160
PROPOSED GRADE	174
WETLANDS	W
CONSERVATION ESM'T.	
WETLAND BUFFER	B
100 YR. FLOOD PLAIN	
CLASS I FILL	
M.P.D.U.	*
PROPOSED 150 W HPSV COLONIAL STYLE LIGHT (PRIVATE)	
MAIL BOX	4'x4' CONC. PAD
T.P.D.	
SIGN	
HANDICAPPED RAMP	
PROPOSED 150 W HPSV PENDANT STYLE LIGHT (PUBLIC)	

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

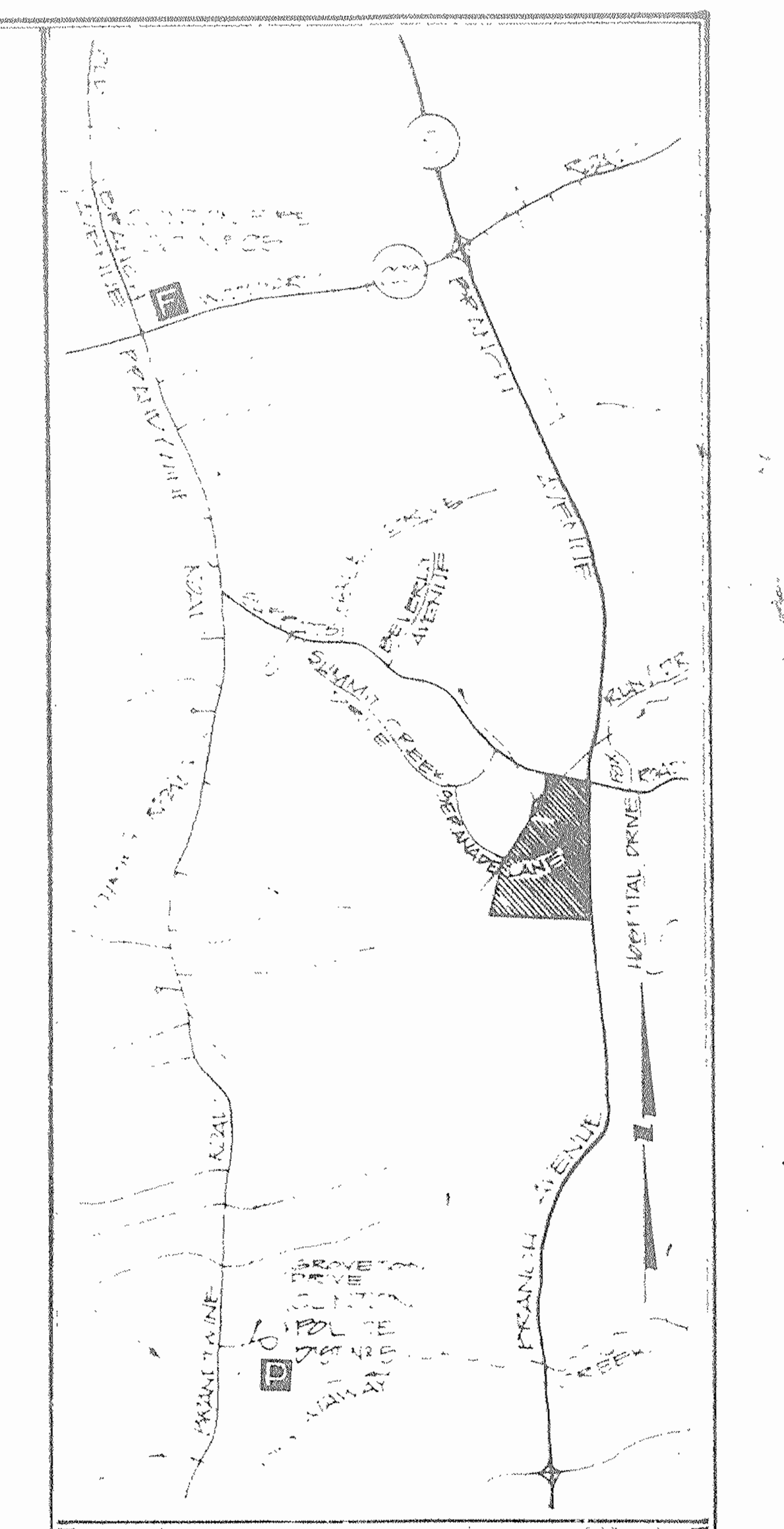
PROJECT NAME: CEDAR POINTE
PROJECT NUMBER: SP-95015

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
95015	5.16.95	[signature]	3.13.96

LOT AREAS

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	2,295	25	1,700	49	2,295
2	1,700	26	1,500	50	1,700
3	1,700	27	2025	51	1,700
4	1,700	28	2,295	52	1,700
5	1,700	29	1,700	53	1,700
6	1,700	30	1,700	54	2,295
7	2,295	31	1,700	55	2,205
8	2,295	32	2,295	56	1,700
9	1,700	33	2,205	57	1,700
10	1,700	34	1,700	58	1,700
11	1,700	35	1,700	59	1,700
12	1,700	36	1,700	60	2,295
13	2,295	37	1,700	61	2,205
14	2,025	38	1,700	62	1,700
15	1,500	39	1,700	63	1,700
16	1,500	40	2,295	64	1,700
17	1,500	41	2,295	65	1,600
18	1,500	42	1,700	66	2160
19	1,500	43	1,700	67	2295
20	1,500	44	1,700	68	1,700
21	2,025	45	1,700	69	1,700
22	2,295	46	1,700	70	1,700
23	1,700	47	1,700	71	1,700
24	1,700	48	2,205	72	2205



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

STATE OF MARYLAND
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT
NO. 89

GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 029-95

	Approved by	Date	DRD #	Reason for Revision
00	H. Stacy Miller	6/9/95	DSP-95015	N/A
01	Jim Stasz	6/5/95	DSP-05107	Parcels 2 & 3 only
02	[signature]	8/16/2017	4-16020	To remove Parcels A, 2, and 3 from site.
03				
04				
05				

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: [signature] Date: 6/9/17

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail:
jpmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
NO. 153
JOHN P. MARKOVICH
BOARD OF FORESTERS

OWNER:
KT III ASSOCIATES
11627 PLEASANT MEADOWS DRIVE
N. POTOMAC, MARYLAND 20878
301-762-4743

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

REVISIONS:
4-26-95 Revised TCP II.
5-22-95 REVISED T.C.P. II
5-24-95 Revised T.C.P. II
6-8-17 REVISED T.C.P II

SHAFFER BATTA & ASSOC., INC.
ENGINEERS-LAND PLANNERS-SURVEYORS
818 W.DIAMOND AVE. SUITE 100
GAITHERSBURG, MARYLAND 20878
(301) 417-0344

LANDSCAPE, TCP II, LIGHTING AND RECREATION PLAN

CEDAR POINTE

SURRATTS ELECTION DISTRICT # 9
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'
SHEET NO.: 2 OF 5
DATE: NOVEMBER, 1994
DRAWN BY:


MATCH LINE - SEE SHEET 1 OF 3
MATCH LINE - SEE SHEET 1 OF 4
MATCH LINE - SEE SHEET 2 OF 4
MATCH LINE - SEE SHEET 2 OF 3
PARCEL 1
TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION
189,331 ± or 4.3464 AC.
PARCEL 2
208,272 ± or 4.7813 AC.
- ZONED CSC -
PARCEL 3
83,715 ± or 1.9218 AC.
- ZONED CSC
PARCEL A
37,065 ± or 0.8510 AC
(RESERVATION - NOT INCLUDED)
STILLING BASIN
100 YEAR FLOOD PLAIN EASEMENT
CONSERVATION EASEMENT
WOODLAND PRESERVATION AREA
NON DISTURBED AREA
1.55 AC. R.T.
LIMIT OF DISTURBANCE
WOODLAND CONSERVATION AREA 0.26 AC. C.S.C.
WOODLAND PRESERVATION 0.22 AC.
0.10 AC.
SYCAMORE
ZONING LINE
RT
CSC
6' ASPHALT PATH STAKE OUT IN THE FIELD FOR INSPECTION
TRASH RECEPT.
CLEAR BRUSH ONLY
2 PICNIC TABLES
GRILL
31" YELLOW POPLAR
25' W.S.S.C. SEWER R/W
SERENADE LANE (70' R/W)
BRANCH AVENUE (300' R/W)
MD. ROUTE 5
EXISTING PAVING WIDTH VARIES FROM 48' TO 24' (SOUTH DIRECTION)
0 10 30 50 100
KEY MAP NOT TO SCALE
Vicinity Map
SCALE 1" = 30'

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 029-95				
	Approved by	Date	DRD #	Reason for Revision
00	H. Stacy Miller	6/9/95	DSP-95015	N/A
01	Jim Stasz	6/5/95	DSP-05107	For Parcels 2 & 3 only
02	[signature]	8/16/2017	4-16020	To remove Parcels A, 2, and 3 from site
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FAX: (240) 252–5612
CONTACT: CHINMAY VYAS, P.E
EMAIL: CVYAS@CVINC.COM

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: [signature] Date: 6/9/17

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail:
jpmarkovich@comcast.net

STATE OF MARYLAND LICENSED FORESTER JOHN P. MARKOVICH NO. 153 BOARD OF FORESTERS

M.N.C.P.P.C. APPROVALS
PROJECT NAME: CEDAR POINTE
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: RT
Gross Tract: 22.22
Floodplain- 5.09
Previously Dedicated Land- –
Net Tract: 17.13
Owner: K.T. III
Address: 11627 PLEASANT MEADOW DR N. POTOMAC, MD. 20878
Phone: 301-762-4743
Tax map: 125 E2
Permit #:
Subdivision/Block/Lot: CEDAR POINTE 1-116 BLK A

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 4.79	k. 4.71
WCT[1] (20 % x Net tract)[2]	b. 3.42	
Smaller of a. or b.	c. 3.42	
Woodland above WCT (a - b); 0 if <0	d. 1.37	
Woodland Cleared	e. 2.46	l. 0.40
Smaller of d. or e.	f. 1.37	
Clearing below WCT (e - f); 0 if <0	g. 1.09	
Replacement (f x 0.25)	h. 0.34	
(g x 2.0)	i. 2.18	
Afforestation: (if applicable) (net tract x .2 - a), or (net tract x .15 - a); 0 if < 0	j. –	
Woodland Conservation Required: (c+h+i+j+l-g)	m. 5.25	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	2.01	
Reforestation / Replacement	3.24	
Afforestation	–	
Area approved for fee-in-lieu		$0.30 * 43560 $
Off-site Credits		
Woodland Conservation Provided (must equal or exceed item "m" above)	5.25	and $

Additional woodland retained but not part of any requirements: ______ acres

Plan Certified by: Name GARY R. BUTSON
Address 904 WIND RIVER LN #105 GAITHERSBURG, MD. 20878
License LANDSCAPE ARCHITECT

Note: As of 8/16/2017, it was noted that the TCP was previously approved and implemented with an error in this worksheet. There is 0.01 acres of woodland conservation still required to be met on-site or in fee-in-lieu. Any future development on this property will have meet this requirement onsite or in fee-in-lieu..

Woodland Conservation Worksheet for Non-Governmental Projects

Zone: CSC
Gross Tract: 6.93
Floodplain- 1.10
Previously Dedicated Land- –
Net Tract: 5.83
Owner: K.T. III
Address: 11627 PLEASANT MEADOW DR N. POTOMAC MD. 20878
Phone: 301-762-4743
Tax map: 125 E-2
Permit #:
Subdivision/Block/Lot: CEDAR POINTE

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Existing Woodland	a. 0.66	k. 0.64
WCT[1] (15 % x Net tract)[2]	b. 0.87	
Smaller of a. or b.	c. 0.66	
Woodland above WCT (a - b); 0 if <0	d. 0	
Woodland Cleared	e. 0.16	l. 0
Smaller of d. or e.	f. 0.16	
Clearing below WCT (e - f); 0 if <0	g. 0	
Replacement (f x 0.25)	h. 0.04	
(g x 2.0)	i. –	
Afforestation: (if applicable) (net tract x .2 - a), or (net tract x .15 - a); 0 if < 0	j. 0.21	
Woodland Conservation Required: (c+h+i+j+l-g)	m. 0.91	

Woodland Conservation Provided:	(acres)	
Woodland Preservation	0.70	
Reforestation / Replacement	0	
Afforestation	0.21	
Area approved for fee-in-lieu	–	$0.30 * 43560 $
Off-site Credits	–	
Woodland Conservation Provided (must equal or exceed item "m" above)	0.91	and $

Additional woodland retained but not part of any requirements: ______ acres

Plan Certified by: Name GARY R. BUTSON
Address 904 WIND RIVER LN, #105 GAITHERSBURG, MD. 20878
License LANDSCAPE ARCHITECT

STATE OF MARYLAND GARY R. BUTSON REGISTERED LANDSCAPE ARCHITECT NO. 8
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

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

OWNER:
K.T. III ASSOCIATES
11627 PLEASANT MEADOWS DRIVE
N. POTOMAC, MARYLAND 20878
301-762-4743

REVISIONS:
4-26-95 Revised TCP II
5-22-95 REVISED TCP II
6-8-17 REVISED T.C.P II

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ENGINEERS·LAND PLANNERS·SURVEYORS
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LANDSCAPE, TCP II, LIGHTING AND RECREATION PLAN
CEDAR POINTE
SURRATTS ELECTION DISTRICT # 9
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'
SHEET NO.: 3 OF 5
DATE: NOVEMBER 1994
DRAWN BY: D.G. LEAÑO

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 029-95

	Approved by	Date	DRD #	Reason for Revision
00	H. Stacy Miller	6/9/95	DSP-95015	N/A
01	Jim Stasz	6/5/95	DSP-05107	For Parcels 2 and 3 only.
02	[signature]	8/16/2017	4-16020	To remove Parcels A, 2, and 3 from the site.
03				
04				
05				

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: [signature] Date: 6/9/17

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND — LICENSED FORESTER — JOHN P. MARKOVICH — NO. 153 — BOARD OF FORESTERS

CV, INC.
1395 PICCARD DRIVE, SUITE 370
ROCKVILLE, MARYLAND 20850
PHONE: (301) 637-2510
FAX: (240) 252-5612
CONTACT: CHINMAY VYAS, P.E
EMAIL: CVYAS@CVINC.COM

LANDSCAPE SPECIFICATIONS

A. Materials

(1) Plants shall be nursery grown in accordance with hood horticultural practice, and grown under climatic conditions similar to those in the locality of the project. They shall have been root pruned, preferably within the last year.

They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, pests, eggs or larvae, and shall have a healthy, developed root system.

Plants shall not be pruned before delivery. Trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, sunscaled, disfiguring knots or fresh cuts over 1 1/2" will be rejected.

No change in quantity, size, kind or quality of plant specified will be permitted without the approval of the landscape architect.

(2) Topsoil shall be fertile, friable and typical of the locality: it shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.

(3) Planting soil (backfill mix) shall be five-parts topsoil and one-part wet loose peat moss.

(4) Staking materials: Guy wire shall be pliable 12 guage galvanized twisted two-strand wire. Hose shall be a suitable length of two-ply rubber hose 3/4 inch in diameter, stakes shall conform to the detail on this sheet.

(5) Wrapping material shall be a standard manufactured tree wrapping paper with crinkled surface and fastened by an approved method.

B. Applicable Specifications and Standards:

(1) "Standard Plant Names," latest edition American Joint Committee on Horticultural Nomenclature.

(2) "American Standard for Nursery Stock," latest edition, American Association of Nurseryman.

C. Digging and Handling of Plant Materials

(1) Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-dessicant, applying an adequate film over trunks, branches, twigs, and/or foliage.

(2) Dig ball and burlap (B&B) plants with firm natural balls of earth, of diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted of the ball is cracked or broken before or during planting operations.

D. Excavating of Planting Areas:

(1) Stake out on the ground locations for plants and outlines of area to be planted and obtain approval of the landscape architect before excavation is begun. Landscaped areas to be thoroughly wooded prior to planting operations.

E. Planting Operations:

(1) Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing reminder of the planting soil to top of pits, eliminating all air pockets.

(2) Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from the top of ball after plant has been set. Leave burlap or cloth wrappping intact around balls. Turn under and bury portions of burlap at top of ball.

(3) Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, peat moss or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

(4) Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

(5) Mulch all pits and beds with a two inch layer of bark mulch immediately after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting. Add additional mulch to make a total 3" mulch depth.

F. Staking, Wrapping and Pruning

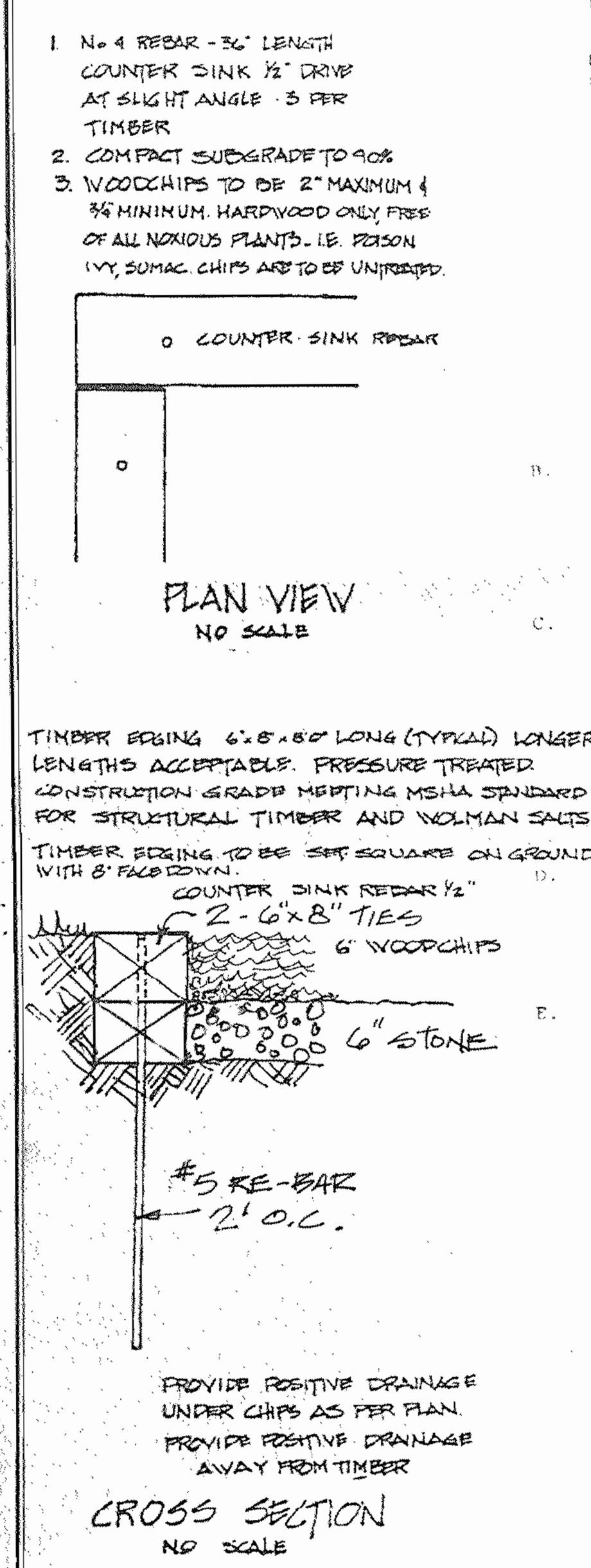
(1) Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wire shall be disposed of off site by the contractor.

(2) Wrap deciduous tree trunks starting at the base of the tree up to the second branch. Remove wrapping at the end of the guarantee period.

(3) Prune plants at the time of planting as directed by the landscape architect ot remove 1/5 or 1/3 of the foliage. Remove all dead wood, suckers or broken branches and preserve the natural character of the plant.

G. Guarantee:

(1) All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the beginning of the sicond growing season following acceptance by the landscape architect.



DETAIL OF BORDER LOG WITH CHIPS

PLANTING GENERAL NOTES

1. All plant materials & planting procedures shall conform to the current "Landscap Specification Guidelines for Baltimore-Washington Metropolitan Areas" by L.C.A.M.W.

~~2. Wetland & Emergency Vegetation: Peltandra Verginica, Pontederia Cordata, and Scirpus Americanus shall be planted in soil loosened to depth of 4" to one ounce of osmocote. 19-6-12, slow release fertilizer or approved equal shall be incorporated with the soil around each plant at the time of planting. Soil shall be saturated with water during & after planting or completely flooded. At these times these species & the cephalanthus occidentalis are normally unavailable from standard nursery sources. The contractor shall make arrangements with a competent wetlands restoration specialist to insure a supply of the required material. These wetland plants shall be grown in pots for a minimum 12 month period prior to installation.~~

Planting Notes:

1. Planting soil mixture shall be mixed on the project site. Proportions for mixing are as follows: 2 parts topsoil, 1 part peat moss, 1 part washed builders sand (course textured sand devoid of impurities). Peat moss shall be thoroughly moistened before mixing with the topsoil and sand. Manure shall be mixed with the topsoil, peat, and sand mixture at the rate of 5 (five) pounds manure actual weight, to one cubic yard of topsoil, peat, and sand mixture. Mixing shall be done in a thorough manner to insure uniform distribution of materials throughout the mixture, see landscaping specifications for materials description specifications.

2. Mulching material shall be either wood chips, licorice root, saw root or ten bark acceptable to the landscape architect. A minimum of 2" (two) mulch shall be added to the top of each plant bed.

3. Delivery, preparation, protection, and storage of materials time of planting and seeding, and planting procedures shall be under the direction of the landscape architect.

4. No substitutions without the approval of the landscape architect.

5. Place 4" (four) of topsoil on all disturbed areas. Hand rake until smooth and seed per specifications.

Notes to include with all Plans:

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Forest Resources Unit of the Department of Environmental Resources (DER) must be contacted at (301) 925-5820 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

Notes to include on Plans when appropriate:

5. The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Forest Resources Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Forest Resources Unit, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Tree Protection Devices are not required for this Plan since an undisturbed 100 foot buffer of open land or a 50 foot forested buffer is being maintained between the Limit of Disturbance (LOD) and the Tree Save Area. If the LOD changes and impacts these undisturbed buffers the Forest Resources Unit of DER shall be contacted to evaluate the change to determine if revision to the Tree Conservation Plan are necessary or if installation of TPD's will be required.
7. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place until 6 mos. after U+O permits for units.
9. All tree planting for woodland replacement, reforestation or afforestation will be completed prior to sale of homes. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in a failure to receive a Use and Occupancy Permit and/or a violation of this Plan including the associated $1.50 per square foot penalty unless a written extension is approved by the Forest Resources Unit of (DER).
10. The Forest Resources Unit of DER shall be notified prior to soil preparation or initiation of any tree planting on this site.
11. Results of survival checks for all tree planting shall be reported to the Forest Resources Unit of DER.
12. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.
Name
Business Name
Address

Phone Number

Residential Requirements

1) Zone: RT
2) Number of lots: 116
3) Number of trees required per lot: 174 shade trees 1.5; 116 ornamental trees or -1 trees
4) Total number of trees provided: 94 shade trees; 116 ornamental trees; 128 evergreen trees

2 EVERGREEN TREES COUNT FOR 1 SHADE TREE OR 64. 64 + 94 = 158 + 16 (CREDIT FOR TREES IN O.S. = 174

Interior Planting

1) Area of parking compound: (see Figure 4-9) – 99,734 S.F.
2) Interior landscaped area required (% and sq. ft.): 8% = 8,000 S.F.
Interior landscaped area provided (% and sq. ft.): 8.3% = 8,358 S.F.
3) Number of shade trees required: 1/300 ф = 27
Number of shade trees provided: = 30

Commercial and Industrial Landscaped Strip – FUTURE

1) Linear feet of street frontage, not including parking lots and driveway entrances (see Figure 4-2):
2) Option selected (1,2, or 3):
3) Number of plants required: ___ shade trees (or equivalent ornamental or evergreen trees); ___ shrubs
4) Number of plants provided: ___ shade trees; ___ ornamental trees; ___ evergreen trees; ___ shrubs

Buffering Residential Development from Streets

1) Type of street adjacent to rear yards: 70' R/W
2) Minimum width of required buffer:
3) Linear feet of street frontage toward which rear yards are oriented:
4) Number of plants required: ___ shade trees; ___ evergreen trees; ___ shrubs
5) Percentage of required buffer strip occupied by existing woodland:
6) Six-foot fence or wall or five foot berm employed in buffer strip: ___ Yes ___ No
7) Number of plants provided: ___ shade trees; ___ evergreen trees; ___ shrubs

Perimeter Area

1) Linear feet of parking lot perimeter adjacent to property line: NONE
2) Number of plants required between parking lot and property line: ___ shade trees (or equivalent ornamental or evergreen trees); ___ shrubs
3) Number of plants provided between parking lot and property line: ___ shade trees; ___ ornamental trees; ___ evergreen trees; ___ shrubs

Parking Lot Landscaped Strip

1) Linear feet of street frontage of parking lot: 105 FT.
2) Option selected (1,2,3, or 3):
3) Number of plants required: 3 shade trees (or equivalent ornamental or evergreen trees); 15 shrubs
4) Number of plants provided: 3 shade trees; ___ ornamental trees; ___ evergreen trees; 15 shrubs

Bufferyard Planting

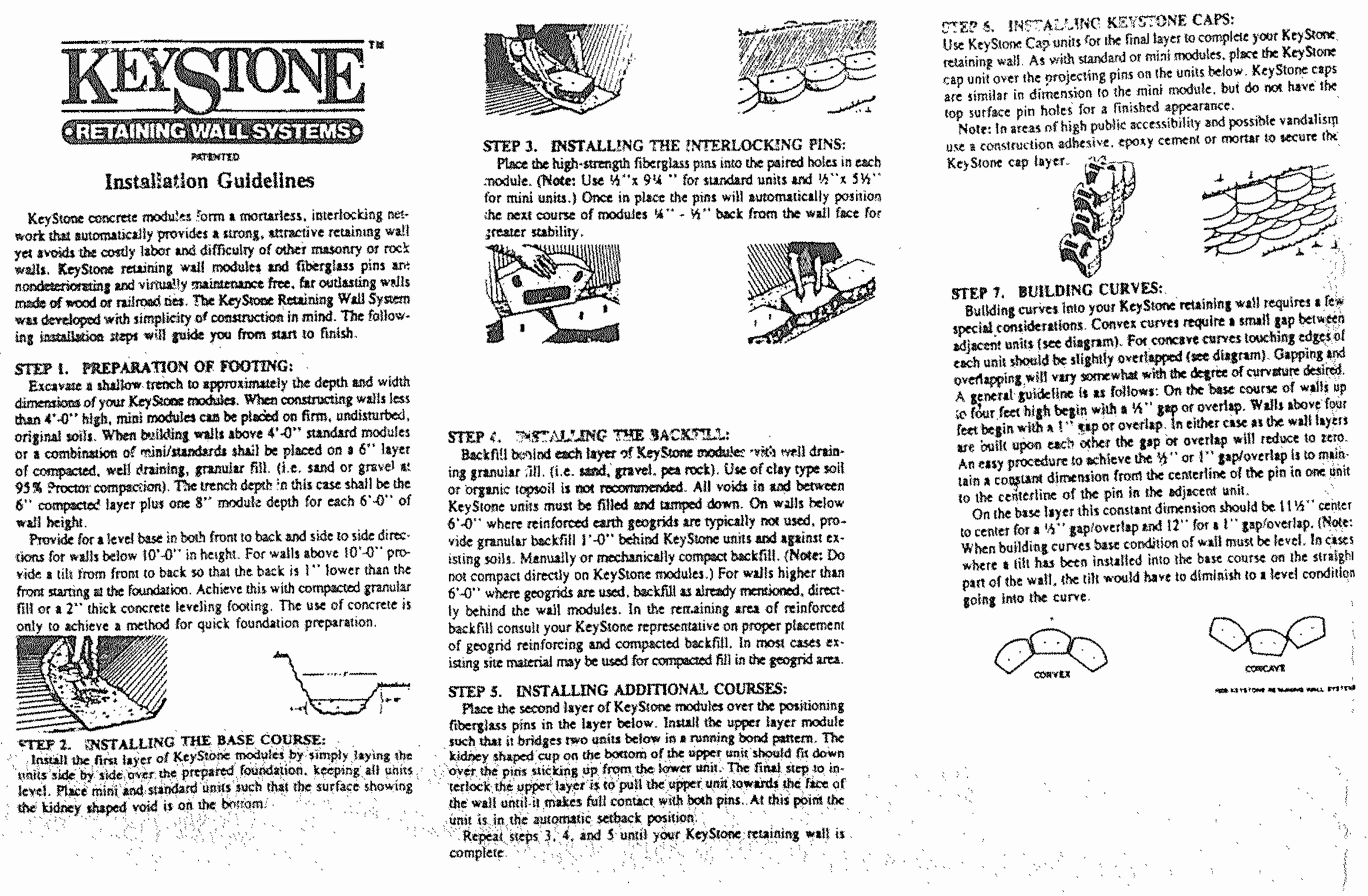
1) Use category of proposed (non-residential) development: "CSC"
2) Impact of proposed development (H,M, or L):
3) Use category of adjoining (non-residential) development:
4) Impact of adjoining development (H,M,L):
5) Minimum required bufferyard (A,B,C, or D):
6) Minimum building setback: 30 FT.
7) Minimum width of landscaped yard: 20 FT.
8) Linear feet of buffer strip required along property line and right-of-way: 427'
9) Percentage of required bufferyard occupied by existing woodland: 0
10) Six-foot fence or wall or five foot berm employed in bufferyard: ___ Yes ✓ No
11) Total number of plant units required in buffer strip: 512
12) Number of shade trees provided: 9 x 10 p.u. = 90 p.u.
Number of evergreen trees: 66 x 5 p.u. = 330 p.u.
Number of ornamental trees: ___ x 5 p.u. = ___ p.u.
Number of shrubs: 92 x 1 p.u. = 92 p.u.
13) Total number of plant units provided in buffer strip: 512

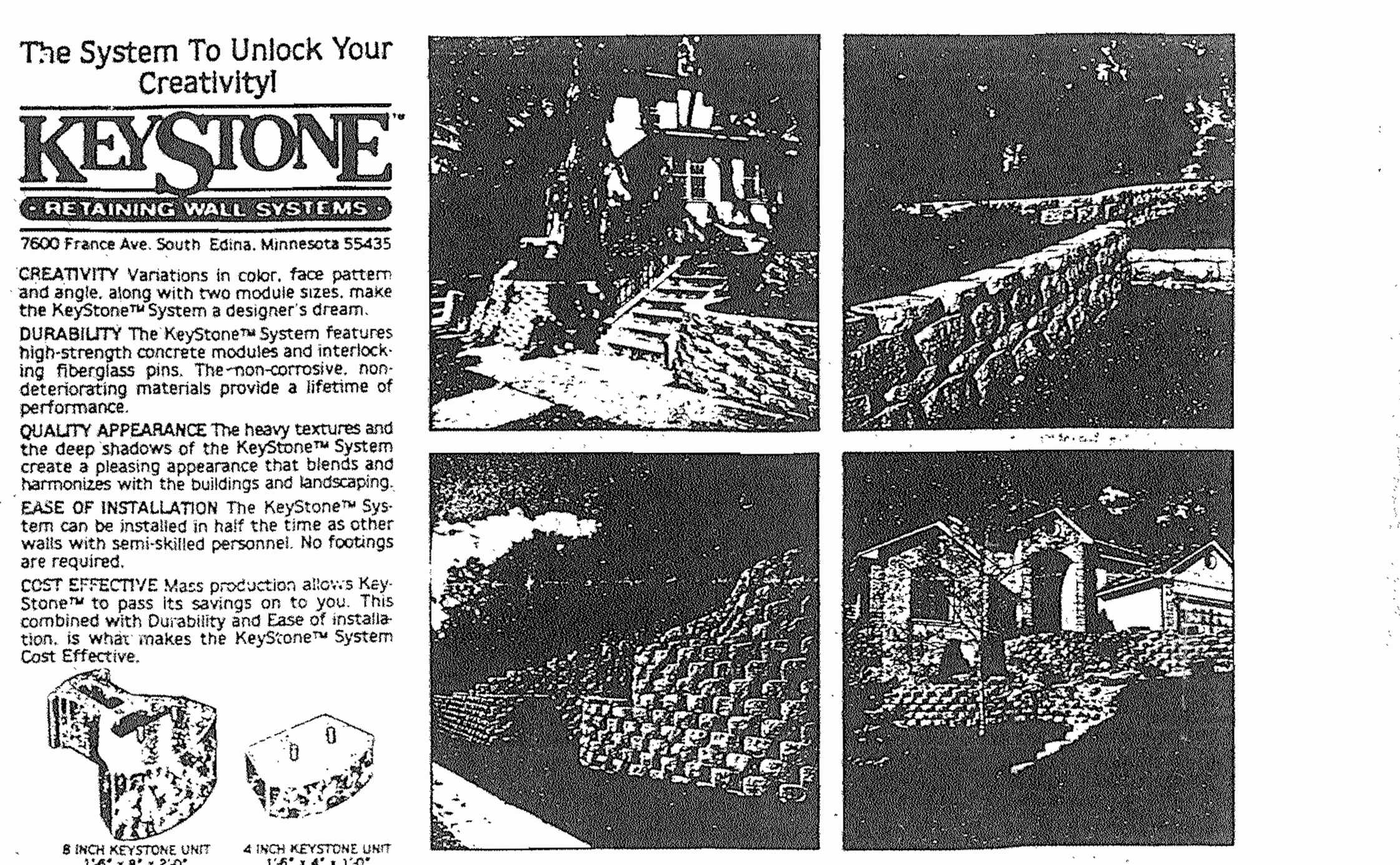
Plant Management Plan

1. This plan is for a 5 year period until the reforestation is established.
2. The maintenance program is as follows.
   a. The area will be outlined by the tree protective device for the five year period.
   b. The area protected by the T.P.D. will be mowed 3 times a year to assure weed control and allow seedlings a chance to survive.
   c. The H.O.A. will be responsible for tree care.
   d. The final survival rate will be 75% of the total planted.

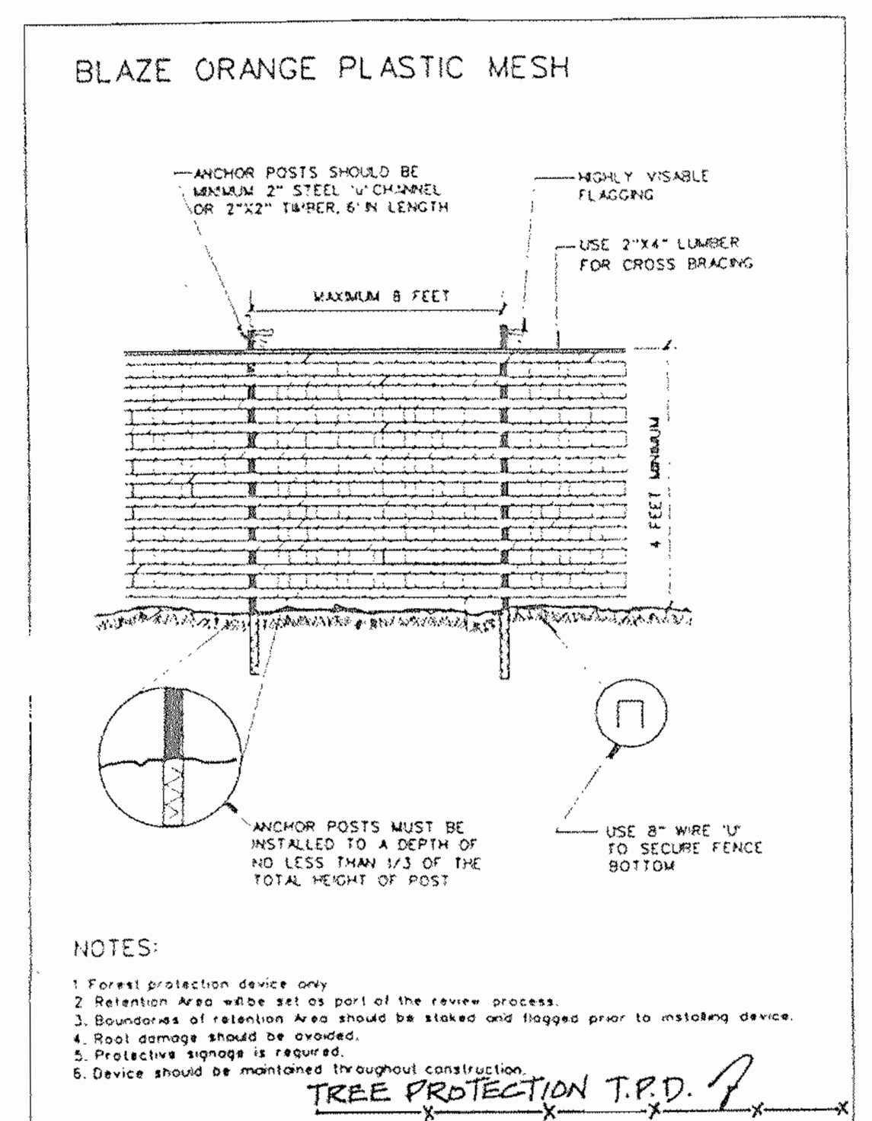
Year 1: tree planting; Survival check 3 times (March-April), (July-August), (October-November); Watering if needed; Control of undesirable vegetation if needed
Years 2-3: Reinforcement planting if needed; Survival check twice annually (April-May), (September-October); Control of undesirable vegetation if needed
Years 4-5: Reinforcement planting if needed; Survival check once annually (May-September)

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Field data forms (Condition Check Sheets) will be sent to the client after each visit. We estimate a survival rate of about 75 percent through 5 years. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.





TREE PROTECTION FENCING(2)

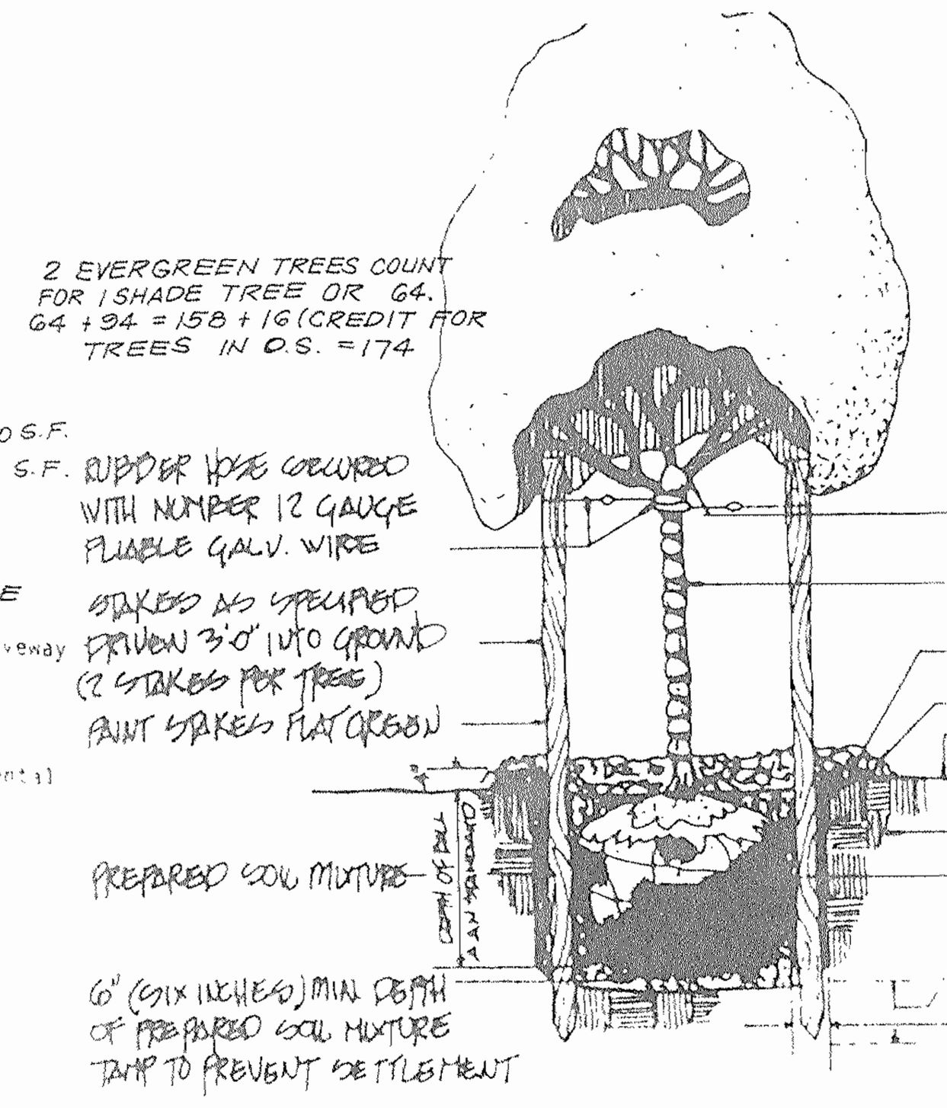


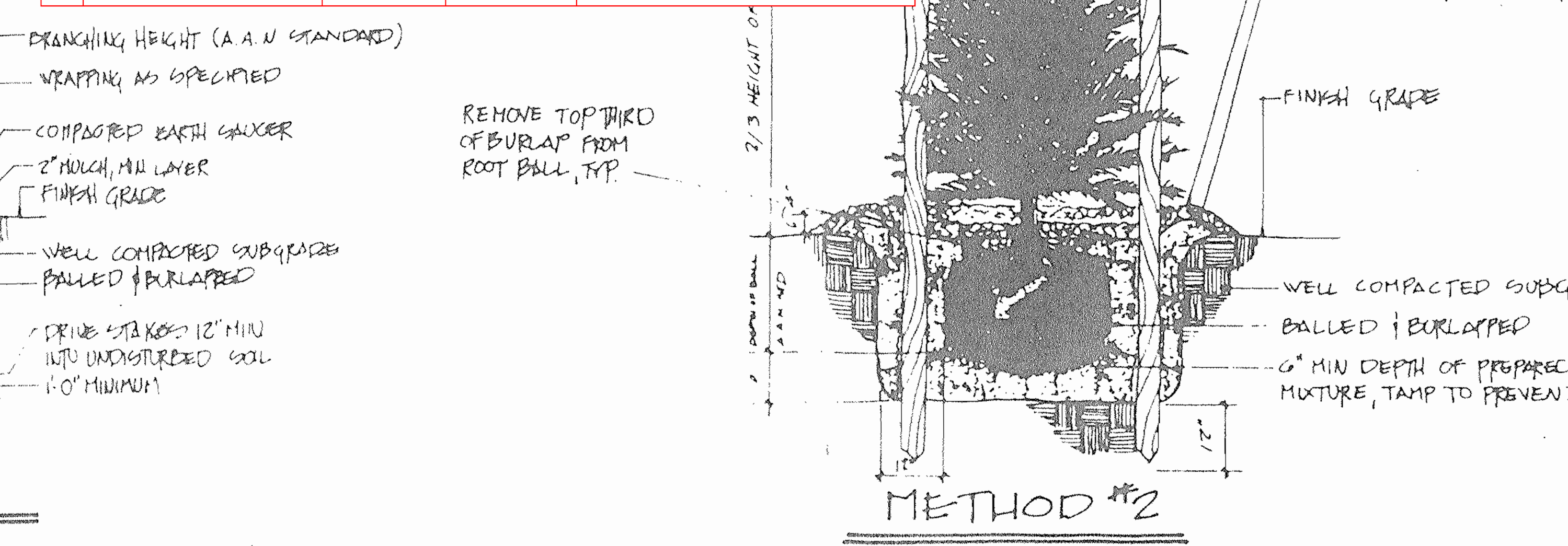
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AR	25	ACER RUBRUM	RED MAPLE	2 1/2 - 3" CAL.	B & B
QP	43	QUERCUS PALUSTRIS	PIN OAK	2 1/2 - 3" CAL.	B & B
ZS	29	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2 - 3" CAL.	B & B
PS	194	PINUS STROBUS	WHITE PINE	6 - 8' HT.	B & B
C	50	CERCIS CANADENSIS	RED BUD	7 - 9' HT.	B & B
D	30	CORNUS FLORIDA	DOGWOOD	7 - 9' HT.	B & B
P	36	PRUNUS KWANZAN	FLOWERING CHERRY	7 - 9' HT.	B & B
SHRUBS					
FS	92	FORSYTHIA SUSPENSA	FLOWERING FORSYTHIA	2'-3' HT.	CONT.
VT	77	VIBURNUM TOMENTOSUM	DOUBLE FILE VIBURNUM	2'-3' HT.	

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

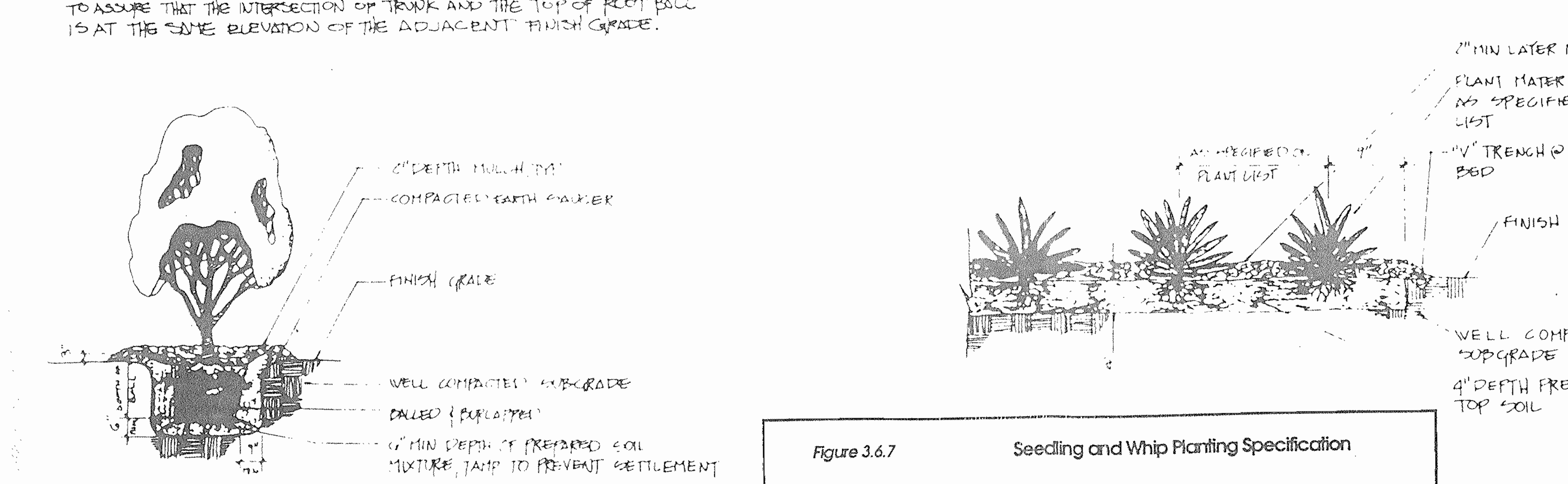
PROJECT NAME: CEDAR POINTE
PROJECT NUMBER:

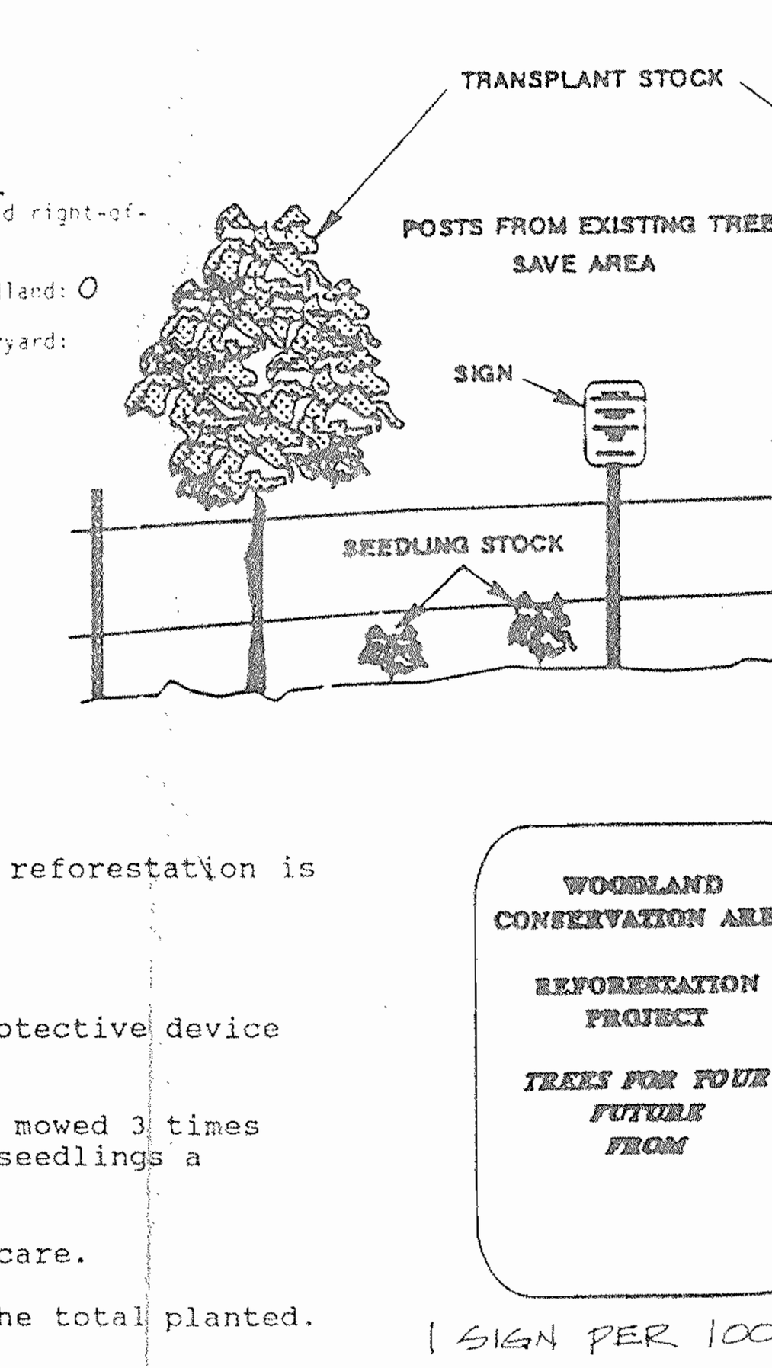
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet

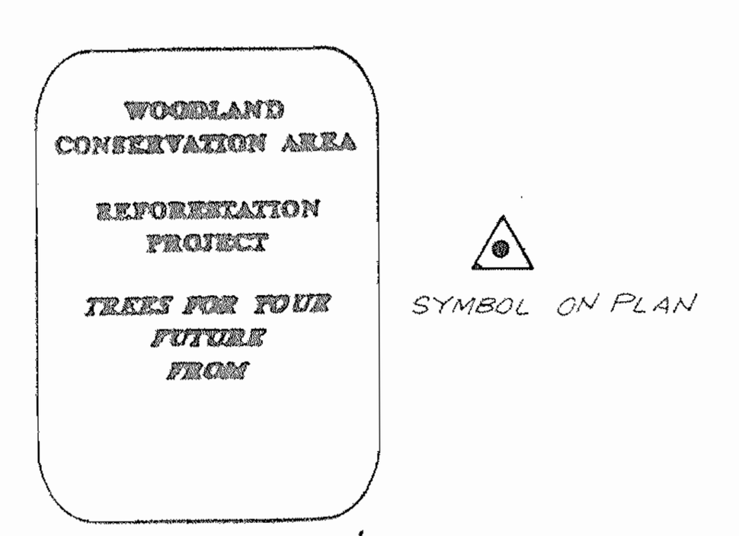




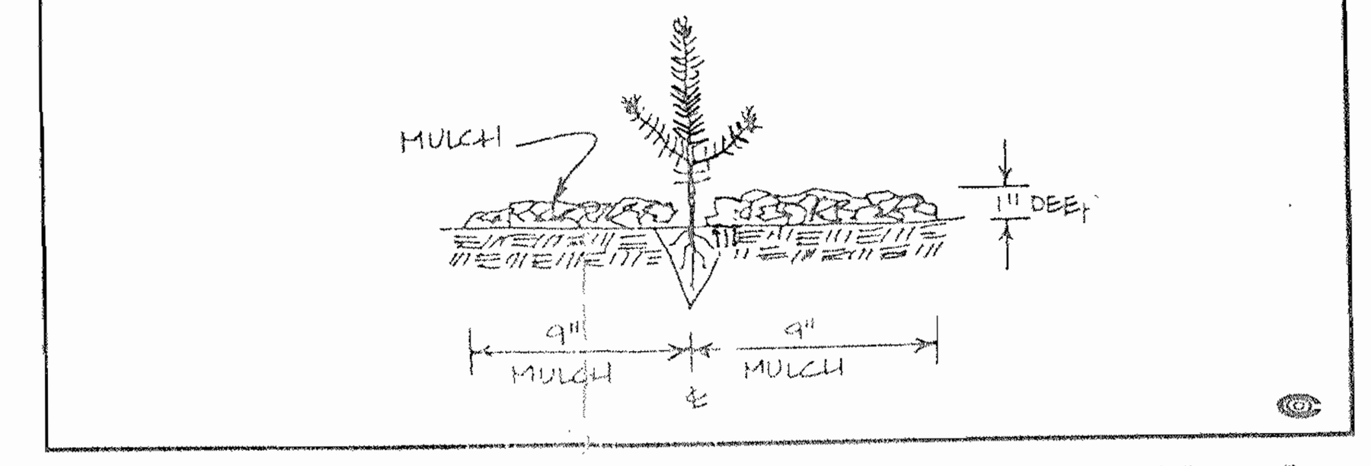
NOTE: SETTING ALL TREES - THE PIT SHALL BE EXCAVATED TO A DEPTH SO AS TO ASSURE THAT THE INTERSECTION OF TRUNK AND THE TOP OF ROOT BALL IS AT THE SAME ELEVATION OF THE ADJACENT FINISH GRADE.



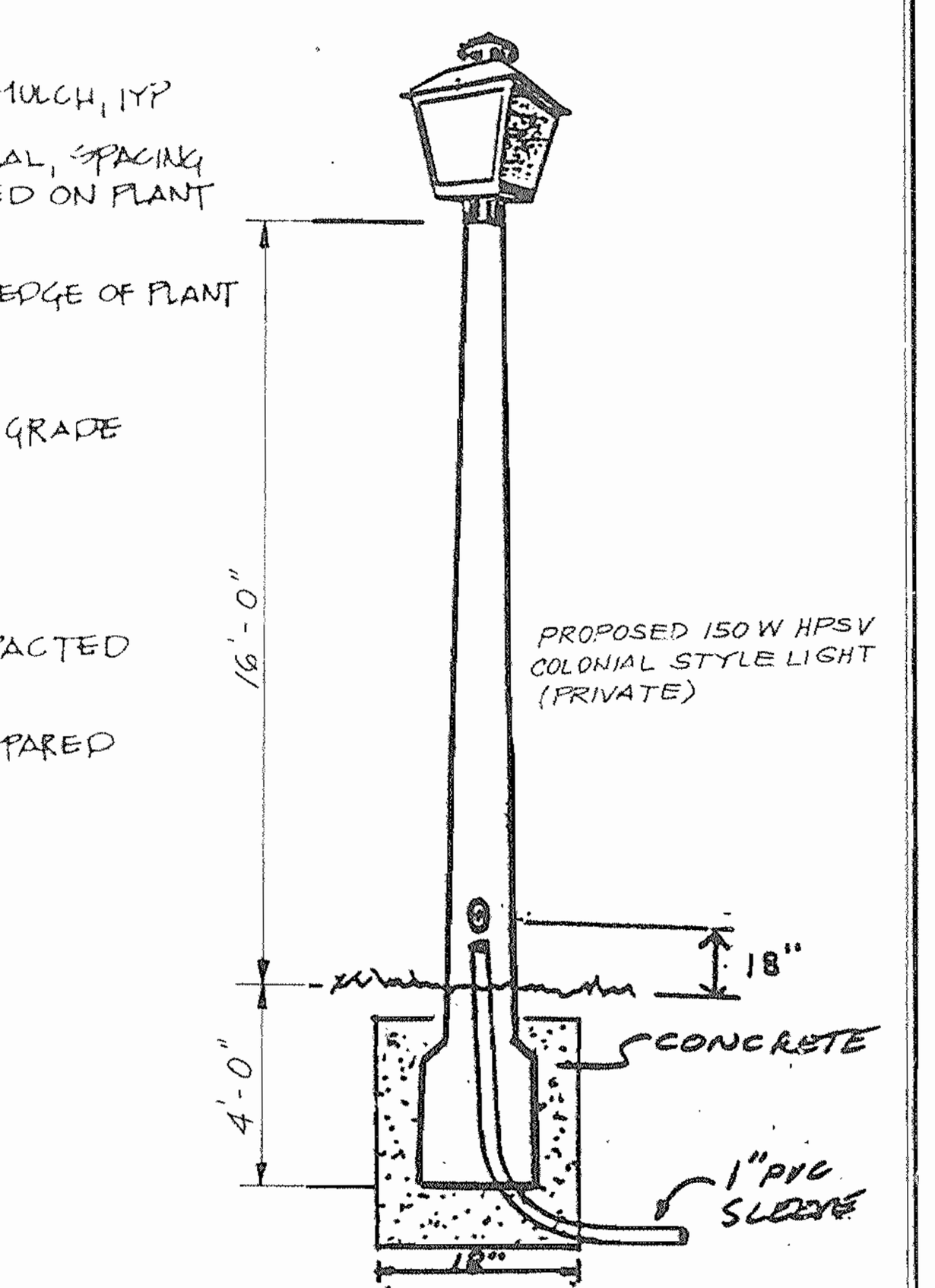




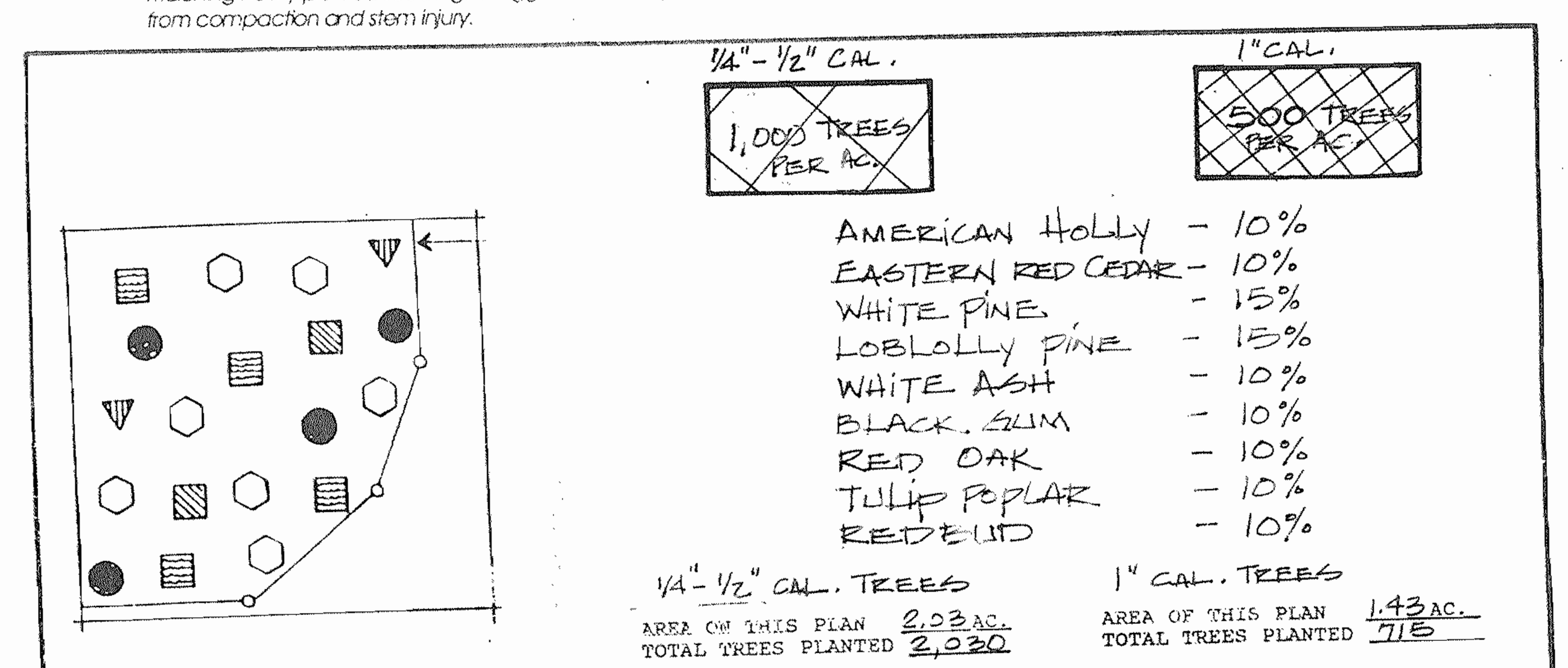
1 SIGN PER 100'



Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seedling from compaction and stem injury.



TYPICAL STREET LIGHT DETAIL (SCALE: ¼" = 1')



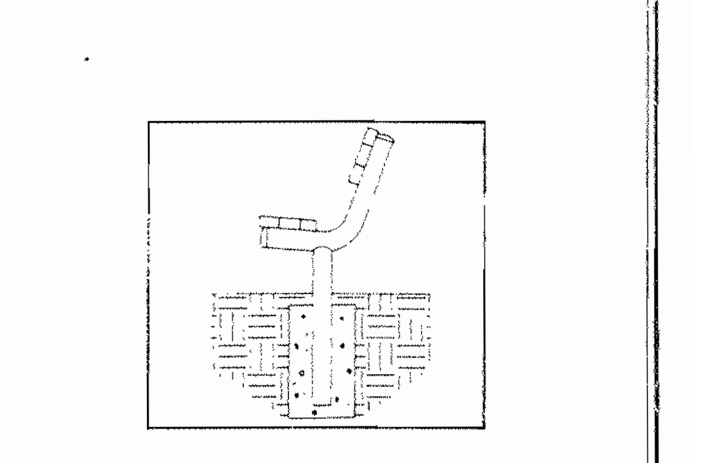
AMERICAN HOLLY - 10%
EASTERN RED CEDAR - 10%
WHITE PINE - 15%
LOBLOLLY PINE - 15%
WHITE ASH - 10%
BLACK GUM - 10%
RED OAK - 10%
TULIP POPLAR - 10%
REDBUD - 10%

¼"-½" CAL. TREES — AREA OF THIS PLAN 2.03 AC. — TOTAL TREES PLANTED 2,030
1" CAL. TREES — AREA OF THIS PLAN 1.43 AC. — TOTAL TREES PLANTED 715

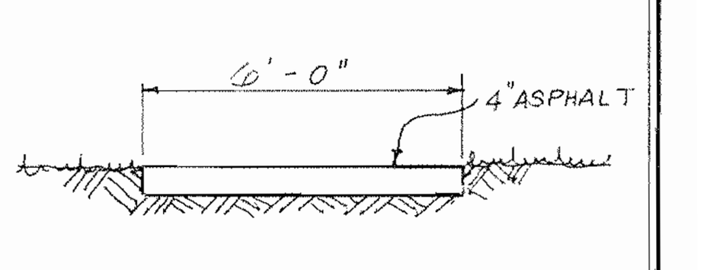
TO BE PLANTED IN RANDOM DISTRIBUTION PATTERN.

AREA TO BE REFORESTED ON THESE PLANS: 3.77 AC.

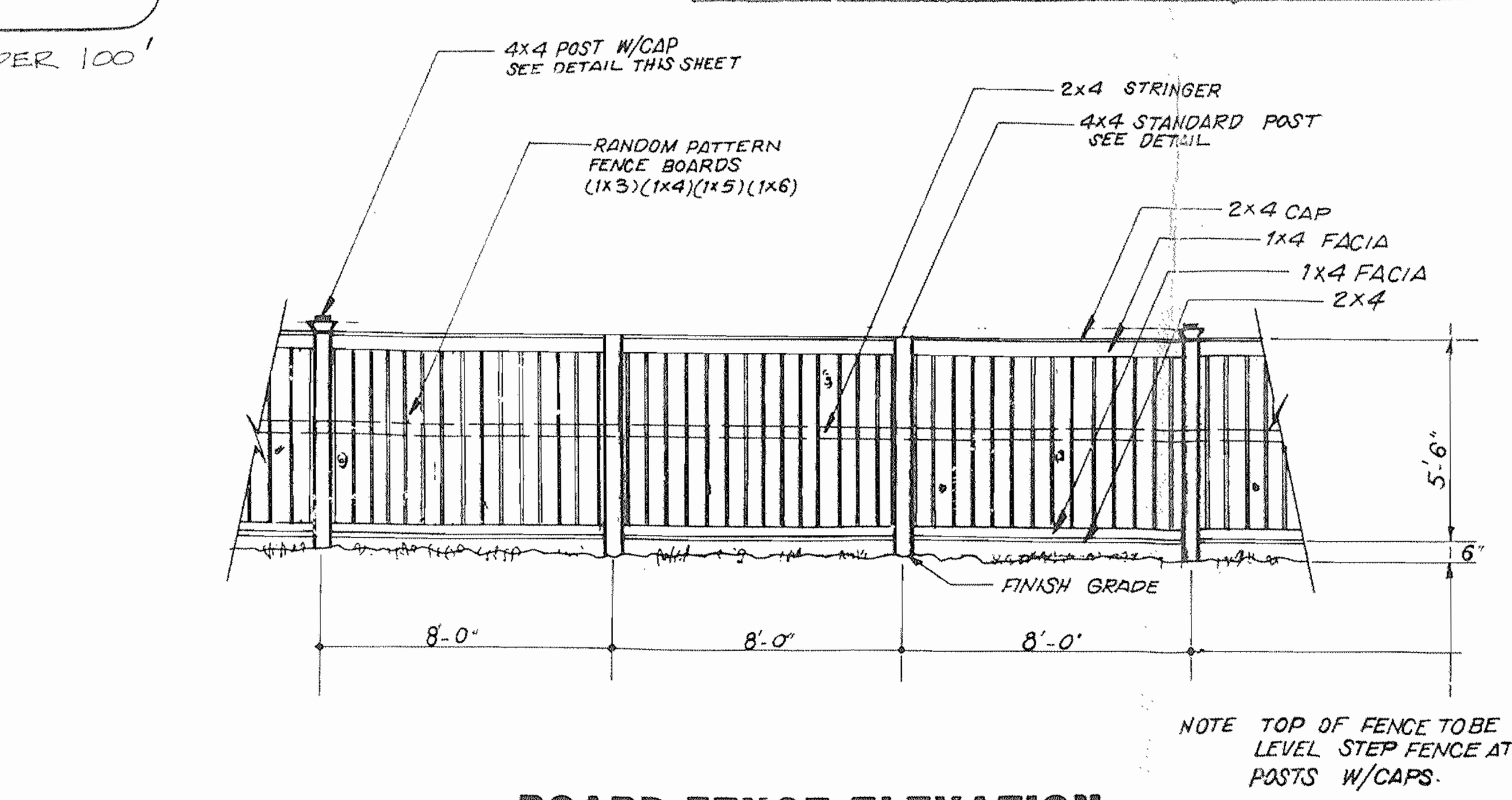
REFORESTATION DETAILS



DETAIL OF BENCH
MODEL # 338-6 GT - 6' BENCH

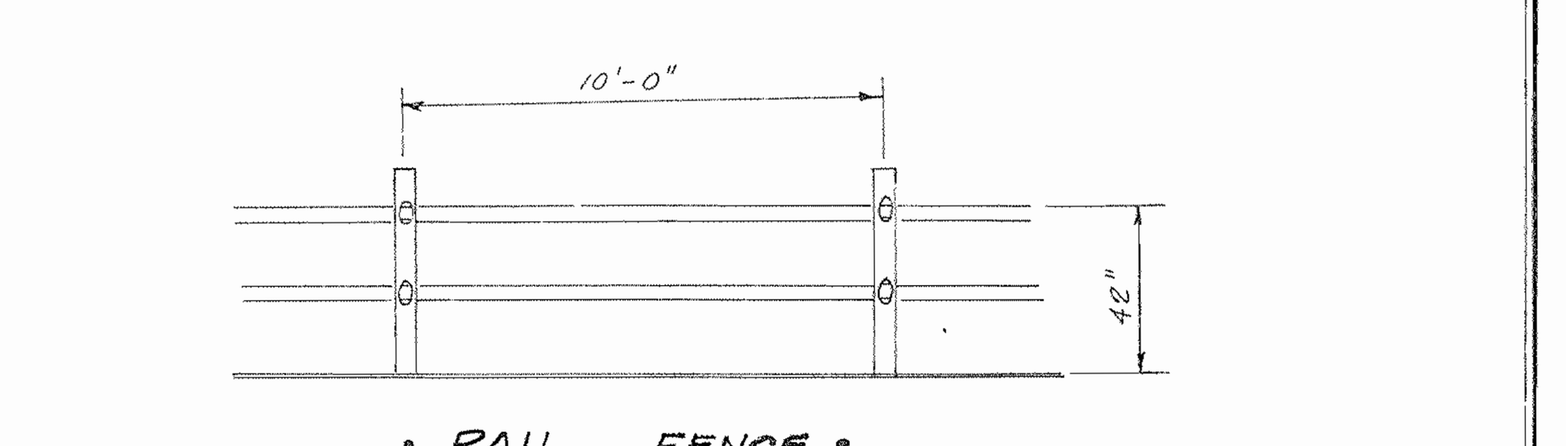


DETAIL OF ASPHALT PATH
N.T.S.



NOTE: TOP OF FENCE TO BE LEVEL STEP FENCE AT POSTS W/CAPS.

BOARD FENCE ELEVATION
N.T.S



RAIL FENCE
INSTALL 42" HIGH RAIL FENCE AT TOP OF WALLS.

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II 29/95
BY DATE

STATE OF MARYLAND — GARY R. BUTSON — NO. 83 — REGISTERED LANDSCAPE ARCHITECT
GARY R. BUTSON
REGISTERED LANDSCAPE ARCHITECT

REVISIONS:
4-26-'95 - REVISED T.C.P. II
5-22-'95 - REVISED T.C.P. II
6-8-17 REVISED T.C.P II

SHAFFER BATTA & ASSOC., INC.
ENGINEERS·LAND PLANNERS·SURVEYORS
818 W. DIAMOND AVE., SUITE 100
GAITHERSBURG, MARYLAND 20878
(301) 417-0344

LANDSCAPE, TCP II, LIGHTING AND RECREATION PLAN
CEDAR POINTE
SURRATTS ELECTION DISTRICT # 9
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: AS SHOWN
SHEET NO. 4 OF 5
DATE: NOVEMBER, 94
DRAWN BY: D.G. LEAÑO

KID BUILDERS SPECIFICATIONS
FOR KID BUILDER #95051504

Plastic Caps shall fit snugly into 5" and 1-5/16" tube ends and shall be injection molded High Density Polyethylene. This plastic shall be stabilized against ultraviolet (UV) degradation and shall have color molded in. All caps will be installed at the factory and 5" caps will be secured with nylon or aluminum 6/6 rivets.

Paint shall be an electrostatically applied polyester dry powder coating which shall be cured at temperatures between 400 and 500 degrees Fahrenheit. The polyester powder shall comply with ASTM standards: D-522 (Flexibility Mandrel Test), D-2794 (Impact Resistance Test), B-117 (Salt Spray Resistance Test), D-2247 (Humidity Resistance Test), D822 (Weatherability Test), D3363 (Pencil Hardness Test), D2454 (Overbake Resistance Test) and D3359B (Adhesion Crosshatching Test). Epoxy or Hybrid paints are not acceptable due to poor weatherability characteristics.

Rotationally Molded Plastic Parts shall be molded from linear low density polyethylene with ultraviolet (UV) light stabilizers, anti-static guard and color molded in. This material shall comply with ASTM-D-790 (Flex Modulus), ASTM -D-638 (Tensile Strength), ASTM-D-648 (Heat Distortion Temperature) and ARM-STD (Low Temperature Impact) and shall have an average 5/16" (8mm) wall thickness.

Textured Poly-Vinyl-Chloride coating shall be an average of 1/8" thick. Poly-vinyl-chloride coating shall be oven cured, environmentally friendly and textured for better traction than wooden or smooth vinyl coated surfaces.

Hardware: Bolts, Nuts, Screws, Threaded Spacers, Washers and Other Hardware used in the assembly of components shall be Stainless Steel, Ultra-Kote™ coated and be tamper resistant. All necessary hardware shall be provided.

Deck Clamp assemblies shall consist of two steel half-clamps. Clamp profiles shall be designed to eliminate protrusions. Clamps shall be die formed from 12 gauge draw quality steel. Clamps shall have a 1/4" (6mm) radius rib formed in the top and bottom of the clamp for structural integrity. The clamp attachment bracket shall be formed from 11 gauge sheet steel and shall be welded securely to the clamp half. All clamp halves shall be zinc plated, yellow dichromate coated and phosphate coated before being TGIC polyester powder coated. Tamper-resistant fasteners shall be used to retain clamps and shall consist of 3/8" (10mm) diameter Torx® socket head steel cap screws and 3/8" (10mm) slab-base Tee nuts. All clamps shall be provided with a rivet to protect against slippage. The rivets have a stainless steel pin inside an aluminum sleeve.

Rail Clamp assemblies shall consist of two steel half-clamps. Clamp profiles shall be designed to eliminate protrusions. Clamps shall be die formed from 12 gauge draw quality steel. Clamps shall have a minimum 1/4" radius rib formed in the top and bottom of the clamp for structural integrity. All clamp halves shall be zinc plated, yellow dichromate coated and phosphate coated before being TGIC polyester powder coated. Tamper-resistant fasteners shall be used to retain clamps and shall consist of 3/8" diameter Torx® socket head steel cap screws and 3/8" slab-base Tee nuts. All clamps shall be provided with a Hammer-in rivet to protect against slippage. The rivets have a stainless steel pin inside an aluminum sleeve.

Galvanized Steel Posts shall be 5" (127mm) outside diameter, 11 gauge pre-galvanized round tubing. Minimum tensile strength shall be 55,000psi (310MPa). Minimum yield point shall be 50,000psi (230MPa). This tubing shall comply to ASTM standards: A-500 or A-513. The components shall be cleaned in a six bath system which shall include a rust-inhibitive iron phosphate wash prior to painting. The bottom portion of all upright posts shall be crimped slightly to enhance retention in concrete footings. Plastic caps shall fit into the uncrimped end of the 5" (127mm) tubing. After fabrication, all posts shall have a baked-on electrostatically applied polyester dry powder coating.

Square Vinyl Clad Metal Decks shall cover a minimum of 2,275 square inches (1.5 square meters) of top surface area, be a one-piece construction and be designed to maintain a full 48" (1.2m) on center post spacing. Metal decks shall be fabricated from 13 gauge hot rolled steel which shall be punched formed, and reinforced with welded in place 3" x 11 gauge strips. Decks shall have a pattern of equally spaced holes on each edge to provide flush mounting of play events that attach to the deck. This hole pattern shall allow multiple decks to be assembled at the same level providing a surface without size limitations. This assembly shall be dipped in a textured poly-vinyl-chloride coating which will provide better traction when wet than a wooden or smooth vinyl-coated surface.

Triangular Vinyl Clad Metal Decks shall be fabricated from 13 gauge hot rolled steel which shall be punched formed, and reinforced with welded in place 3" x 11 gauge strips. Each triangular deck shall cover a minimum of 985 square inches (0.64 square meters) of top surface area, be a one-piece construction and be designed to maintain a full 48" (1.2m) on center post spacing. Decks shall have a pattern of equally spaced holes on each edge to provide flush mounting of play events that attach to the deck. This hole pattern shall allow multiple decks at the same level to be assembled providing a surface without size limitations. This assembly shall be dipped in a textured poly-vinyl-chloride coating.

Transfer Station shall consist of a triangular deck, a single step, a two step assembly and handrails. The triangular deck shall be 16" above ground cover. This deck shall be fabricated from 11 gauge sheet steel, covering 639 square inches and have six 1"x6" hand slots incorporated into the deck surface for aid in user transition. The single step is located on one edge of the transfer deck enabling access from the ground to the transfer deck and the one piece, 2 step assembly provides access from the transfer deck to a 36" deck height. Each step shall have a tread depth of 16" and a tread width of 37-1/2", with each rise 8" or less. Each step assembly shall have an all welded construction from 11 gauge sheet steel. Each step assembly and Transfer Deck shall be dipped in a textured poly-vinyl-chloride coating. Transfer station handrails and loops shall be fabricated from 1-5/16" (33mm) O.D., pre-galvanized, 14 gauge tubing. Vertical supports are fabricated from 2-3/8" (60mm) O.D., pre-galvanized, 12 gauge tubing. A protective barrier is created with 1" (25mm) O.D., pre-galvanized, 11 gauge tubing along side of the two step assembly. All welded handrail assemblies shall have a baked-on electrostatically applied polyester dry powder coating.

Vinyl Clad Step Deck planks shall cover a minimum of 624 square inches (0.4 square meters) of top surface area per step and be designed to maintain a full 48" (1.2m) on center spacing. Metal step decks shall be fabricated from punched sheet steel and shall have 2-1/2" (64mm) formed sides. This assembly shall be dipped in textured poly-vinyl-chloride. Step deck shall mount using two 1-5/16" (33mm) handrails which shall have a baked-on electrostatically applied polyester dry powder coating..

Wave Slides with Hood enclosure shall be rotationally molded from linear low density polyethylene. Top of the slide hood shall be at least 38" above the deck surface. The connection between the slide and the slide hood shall prohibit string entanglement. Plastic slide side rails shall be a minimum of 8" (203mm) high from the slide surface and slide bedway shall be designed with a 16" (406mm) minimum width. Plastic slides shall have the manufacturer's trademark molded-in to identify the source of the product. Slide bed shall be one-piece with no seams or joints. Slide end support shall be fabricated from 1-1/2" square tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Mid support shall be fabricated from 1-5/8" outside diameter tubing and shall have a baked-on electrostatically applied polyester dry powder coating.

Double Wide Slides shall be rotationally molded from linear low density polyethylene. Plastic double wide slide sides shall be 8" (203mm) high from the slide surface and slide bedway shall be designed with a 16" (406mm) minimum width. Double wide slide shall be a one-piece design with a center divider having no seams, joints or gaps. Plastic slides shall have the manufacturer's trademark molded-in to identify the source of the product. Slide end support shall be fabricated from 1-1/2" square tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Mid support shall be fabricated from 1-5/8" outside diameter tubing and shall have a baked-on electrostatically applied polyester dry powder coating. A single rail sit down bar shall be fabricated from 1-5/8" outside diameter pre-galvanized steel tubing, attach to posts using rail clamps and shall have a baked-on electrostatically applied polyester dry powder coating.

360° Spiral Slide (U.S. Patent #D335,517) shall be one-piece, rotationally molded from linear low density polyethylene. Slide side rails shall be a minimum of 14" (406mm) high from the slide surface. Center post shall be 3-1/2" (89mm) pre-galvanized tubing. Slide bed and enclosure shall conform to United States CPSC guidelines for spiral slides. Spiral slide shall provide a full 360° of rotation. Slide transition decks shall be fabricated from punched sheet steel and shall cover a minimum of 1,080 square inches (0.7 square meters) of top surface. This assembly shall be dipped in textured poly-vinyl-chloride. Slide enclosures shall be fabricated from 1-5/16" (33mm) outside diameter pre-galvanized steel tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Slide enclosures shall have no gaps greater than 3-1/2" (89mm) and less than 9" (229mm), especially between vertical rungs and posts.

Sliding Poles shall be fabricated from 1-5/8" (41mm) outside diameter pre-galvanized steel pipe. After fabrication all components shall have a baked-on electrostatically applied polyester dry powder coating. The top support brace shall be fabricated from 1-5/16" outside diameter pre-galvanized steel pipe.

Step Ladders shall be fabricated from 13 gauge punched hot rolled sheet steel assembled to a 13/32" (10mm) thick high density, impact resistant, UV stabilized high strength polyethylene. Ladder treads and risers shall be dipped in a textured poly-vinyl-chloride and oven cured. Handrails shall be fabricated from 1-5/16" (33mm) outside diameter pre-galvanized steel tubing. Handrails shall be field attached to deck enclosures constructed from 1-5/16" (33mm) outside diameter pre-galvanized tubing. After fabrication handrails and enclosures shall have a baked-on electrostatically applied polyester dry powder coating. Slope of stairs shall be greater than 50° and will have rises no greater than 8-1/2" (216mm).

Inverted Arch Climbers shall be designed to incorporate a one-piece, all welded construction with rungs welded to siderails. The siderails shall be fabricated from 1-5/8" O.D. pre-galvanized steel tubing, be arched and have a center to center spacing of 28-7/16". The rungs shall be fabricated from 1-5/16" outside diameter pre-galvanized steel tubing and shall have a "U" shape design. Loops shall be fabricated from 1-5/16" (33mm) outside diameter pre-galvanized steel tubing. After fabrication all parts shall have a baked-on electrostatically applied polyester dry powder coating.

Curly Climbers shall have no gaps greater than 3-1/2" (89mm) and less than 9" (229mm), especially between coils and shall be of a design which will not allow children to climb into the interior of the coil. Curly Climber coils shall be fabricated from 1-5/16" (33mm) outside diameter pre-galvanized steel tubing. The center support post shall be fabricated out of 1-5/8" (41mm) outside diameter pre-galvanized steel tubing. The top support brace shall be fabricated from 1-5/16" outside diameter pre-galvanized steel tubing. After fabrication all parts shall have a baked-on electrostatically applied polyester dry powder coating.

"S" Pipe Climber side rails shall be fabricated from 1-7/8" (48mm) outside diameter pre-galvanized steel tubing. "S" pipe climber U-shaped rungs shall be fabricated from 1-5/16" (33mm) diameter pre-galvanized steel tubing, spaced evenly apart using center to center spacing. Climber shall be an all-welded construction. Loops shall be fabricated from 1-5/16" (33mm) outside diameter pre-galvanized steel tubing. After fabrication all parts shall have a baked-on electrostatically applied polyester dry powder coating.

Mirror Panel mirror shall be fabricated from Type 430, 16 gauge, No. 2 bright annealed stainless steel. The mirror shall be attached to a plastic panel to provide an enclosure. The plastic panel shall have the manufacturer's trademark molded in to identify the source of the product. The panel shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness.

Bubble Panels shall be fabricated from 1/4" (6mm) thick Lexan®, an extremely tough, impact resistant polycarbonate material and shall be optically clear. The bubble panel shall be attached to a plastic panel to provide an enclosure. The plastic panel shall have the manufacturer's trademark molded in to identify the source of the product. The panel shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness.

Safety Panels shall have the manufacturer's trademark molded in to identify the source of the product. The panel shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness.

Deck-to-Deck Panels shall be fabricated from 13/32" (10mm) thick high density, impact resistant, UV stabilized high strength polyethylene. Deck-to-Deck panels shall have pre-punched holes for mounting.

Roofs shall have the manufacturer's trademark molded-in to identify the source of the product. Roof shall be a double-wall construction. The roof shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness. Roof shall mount using eight self-drilling Teks® screws.

Loops shall be fabricated from 1-5/16" (33mm) outside diameter galvanized steel pipe and shall have a baked-on electrostatically applied polyester dry powder coating.

Transition Loops shall be fabricated from 1-5/8" (41mm) outside diameter galvanized steel pipe with a stub rail fabricated from 1-5/16" (33mm) outside diameter galvanized steel welded into one end. After fabrication, the steel components shall have a baked-on electrostatically applied polyester dry powder coating.

Playevent Footings shall be a minimum of 12" diameter x 25" depth.

Footings for 5" Diameter Upright Posts shall be a minimum 12" diameter x 37" depth.

All Steel Pipe Components Excluding the Exceptions Listed Below shall comply with ASTM standards: A-500, or A-513. The steel pipe components shall be pre-galvanized. The components are freed of excess weld spatter and shall be cleaned in a six bath system which shall include a rust-inhibitive iron phosphate wash prior to painting.
Exceptions: 5" outside diameter aluminum posts and 5" outside diameter steel posts.

KID KUBES™ SPECIFICATIONS
For Drawing #95051505

Plastic Caps shall fit snugly into 2-1/2" (64mm), 1-5/16" (33mm) diameter, and 1" (25mm) square pipe ends and shall be injection molded high density polyethylene. This plastic shall be stabilized against ultraviolet (UV) degradation and shall have color molded in. All plastic caps shall be pre-installed at the factory.

Hole Plugs shall be injection molded plastic and provided to fill all unused pre-drilled holes in upright post and cross beams. Hole plugs shall be installed without tools and must not be hand-removable.

Paint shall be an electrostatically applied polyester powder coating which shall be cured at temperatures between 400° Fahrenheit (204° Celsius) and 500°Fahrenheit (260° Celsius). The polyester powder shall comply with ASTM standards: D-522 (Flexibility Mandrel Test), D-2794 (Impact Resistance Test), B-117 (Salt Spray Resistance Test), D-2247 (Humidity Resistance Test), D-822 (Weatherability Test), D-3363 (Pencil Hardness Test), D-2454 (Overbake Resistance Test) and D-3359B (Adhesion Crosshatching Test). Epoxy or Hybrid paints are not acceptable due to poor weatherability characteristics. The components shall be cleaned in a six bath system which shall include a rust-inhibitive iron phosphate wash prior to painting.

Rotationally Molded Plastic Parts shall be molded from linear low density polyethylene with ultraviolet (UV) light stabilizers, anti-static guard and color molded in. This material shall comply with ASTM-D-790 (Flex Modulus), ASTM -D-638 (Tensile Strength), ASTM-D-648 (Heat Distortion Temperature) and ARM-STD (Low Temperature Impact) and shall have an average 5/16" (8mm) wall thickness.

Hardware: Bolts, Nuts, Screws, Threaded Spacers, Washers and Other Hardware used in the assembly of components shall be Stainless Steel, Ultra-Kote™ coated and be tamper resistant. All necessary hardware shall be provided.

Textured Poly-Vinyl-Chloride coating shall be an average of 1/8" thick. Poly-vinyl-chloride coating shall be oven cured, environmentally friendly and textured for better traction than wooden or smooth vinyl coated surfaces.

Steel Upright Posts shall be pre-drilled 2-1/2" (64mm) square, 12 gauge, pre-galvanized steel tubing. Minimum tensile strength shall be 55,000 psi (380MPa). Minimum yield point shall be 50,000 psi (345MPa). Plastic caps shall be positioned in the top of each post. Posts shall have a baked-on electrostatically applied polyester dry powder coating.

Square and Add-on Vinyl Clad Metal Decks shall cover a minimum 1,739 square inches (1.12 square meters) of top surface area. Metal decks shall be fabricated from punched 11 gauge hot rolled sheet steel. This assembly shall be dipped in a textured poly-vinyl-chloride coating.

Double Vinyl Clad Metal Decks shall cover a minimum 3,385 square inches (2.18 square meters) of top surface area. Metal decks shall be fabricated from punched 11 gauge hot rolled sheet steel. This assembly shall be dipped in a textured poly-vinyl-chloride coating.

Transfer Station shall consist of a triangular deck, a single step, a two step assembly and handrails. The triangular deck shall be 16" above ground cover. This deck shall be fabricated from 11 gauge sheet steel, covering 639 square inches and have six 1"x6" hand slots incorporated into the deck surface for aid in user transition. The single step is located on one edge of the transfer deck enabling access from the ground to the transfer deck and the one piece, 2 step assembly provides access from the transfer deck to a 36" deck height. Each step shall have a tread depth of 16" and a tread depth of 37.5", with each rise 8" or less. Each step assembly shall have an all welded construction from 11 gauge sheet steel. Each step assembly and Transfer Deck shall be dipped in a textured poly-vinyl-chloride coating. Transfer station handrails and loops shall be fabricated from 1-5/16" (33mm) O.D., pre-galvanized, 14 gauge tubing. Vertical supports are fabricated from 2-3/8" (60mm) O.D., pre-galvanized, 12 gauge tubing. A protective barrier is created with 1" (25mm) O.D., pre-galvanized, 11 gauge tubing along side of the two step assembly. All welded handrail assemblies shall have a baked-on electrostatically applied polyester dry powder coating.

Vinyl Clad Step Ladders shall be fabricated from 13 gauge punched hot rolled sheet steel assembled to a 13/32" (10mm) thick high density, impact resistant, UV stabilized high strength polyethylene. Ladder treads and risers shall be dipped in textured poly-vinyl-chloride coating and oven-cured. Handrails shall be fabricated from 1-5/16" (33mm) O.D., pre-galvanized tubing. Handrails shall be field attached to deck enclosures constructed from 1-5/16" (33mm) O.D., pre-galvanized tubing. After fabrication handrails and enclosures shall have a baked-on electrostatically applied polyester dry powder coating. Slope of step ladders shall be greater than 50° and will have rises no greater than 8-1/2" (216mm).

Arched Chain Climbers shall be designed to incorporate a one-piece, all-welded frame. The side rails shall be arched and have a center to center spacing of 30" (0.8m). The side rails shall be fabricated from 1-5/8" (41mm) O.D., pre-galvanized steel tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Chain rungs shall be fabricated from 1" (25mm) O.D., 14 gauge hot rolled steel, be electrically welded to 4/0 steel chain and shall have a baked-on electrostatically applied polyester dry powder coating. After fabrication, chain and rung assembly shall be coated with a poly-vinyl-chloride coating, and shall then be connected to the side rail assembly with 'S' hooks. Arched chain climber shall come with two loops.

Inverted Arch Climbers shall be designed to incorporate a one-piece, all-welded construction with rungs welded to the side rails. The side rails shall be arched and have a center to center spacing of 28-7/16" (0.8m). The side rails shall be fabricated from 1-5/8" (41mm) O.D., pre-galvanized steel tubing. The rungs shall be fabricated from 1-5/16" (33mm) O.D., pre-galvanized steel tubing and shall have a "U" shape design. The final one piece welded construction shall have a baked-on electrostatically applied polyester dry powder coating. Inverted arch climber shall come with two loops.
Wave Slides with Hood enclosure shall be rotationally molded from linear low density polyethylene. Top of the slide hood shall be at least 38" above the deck surface. The connection between the slide and the slide hood shall prohibit string entanglement. Plastic slide side rails shall be a minimum of 8" (203mm) high from the slide surface and slide bedway shall be designed with a 16" (406mm) minimum width. Plastic slides shall have the manufacturer's trademark molded-in to identify the source of the product. Slide bed shall be one-piece with no seams or joints. Slide end support shall be fabricated from 1-1/2" square tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Mid support shall be fabricated from 1-5/8" outside diameter tubing and shall have a baked-on electrostatically applied polyester dry powder coating.

Elbow Slides shall be one-piece, rotationally molded from linear low density polyethylene. Slide side rails shall be a minimum of 9" high from the slide surface. Slide enclosure shall be fabricated from 1-5/16" O.D. tubing and shall have a baked-on electrostatically applied polyester dry powder coating. Slide end support shall be fabricated from 1-1/2" square tubing and shall be powder coated.

Steering Wheels shall be cast in Tenzaloy, a high strength, self-aging aluminum alloy of the aluminum-zinc-magnesium type. This alloy shall comply to ASTM standards: B179-73, B26-72, B108-73, and Federal Specifications: QQ-A-371f, QQ-A-601d, and QQ-A-596e. Steering wheels shall mount to a 1-5/16" (33mm) O.D., pre-galvanized tube. After fabrication, all these components shall have a baked-on electrostatically applied polyester dry powder coating.

Mirror Panel mirrors shall be fabricated from Type 430, 16 gauge, No. 2 bright annealed stainless steel. The mirror shall be attached to a plastic panel to provide an enclosure. The plastic panel shall have the manufacturer's trademark molded in to identify the source of the product. The panel shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness. Panel mounting brackets shall be fabricated from 7 gauge, pre-galvanized sheet steel and dichromate washed. After fabrication, all steel components shall have a baked-on electrostatically applied polyester dry powder coating.

Window Panels shall be fabricated from 1/4" (6mm) thick Lexan®, an extremely tough, impact resistant polycarbonate material and shall be optically clear. The window shall be attached to a plastic panel to provide an enclosure. The plastic panel shall have the manufacturer's trademark molded in to identify the source of the product. The panel shall be rotationally molded from linear low density polyethylene, and shall have an average 5/16" (8mm) wall thickness. Panel mounting brackets shall be fabricated from 7 gauge, pre-galvanized sheet steel, and dichromate washed. After fabrication, all steel components shall have a baked-on electrostatically applied polyester dry powder coating

Single Deck Roofs shall have the manufacturer's trademark molded in to identify the source of the product. The roof shall be rotationally molded from linear low density polyethylene and shall have an average 5/16" (8mm) wall thickness. Roof shall mount using four self drilling Tek® screws. This roof requires four Kid Kubes posts for mounting.

Deck-To-Deck Panels shall be fabricated from 13/32" (10mm) thick, high density, impact resistant, UV stabilized high strength polyethylene. Deck-to-Deck panels shall have pre-punched holes for mounting. Panel mounting brackets shall be fabricated from 7 gauge sheet steel and dichromate washed. After fabrication, all steel components shall have a baked-on electrostatically applied polyester dry powder coating.

Loops shall be fabricated from 1-5/16" (33mm) O.D., pre-galvanized steel tubing, shall have a baked-on electrostatically applied polyester dry powder coating and be designed to bolt directly to the post and deck.

There shall exist **NO GAPS** greater than 3.5" and less than 9" in any component design, unless otherwise stated.

Footing Requirements shall vary depending on the deck heights, or events attached to the structure.

Anchoring Requirements shall vary depending on the deck heights, or events attached to the structure. All structures having overhead events, a clatterbridge or deck heights above 36" are to be anchor bolted into concrete footings using supplied anchor bolts.

All Steel Tube Components shall comply with ASTM Standards: A-500 or A-513. The steel pipe components shall be pre-galvanized. The components are freed of excess weld spatter and shall be cleaned in a six bath system which shall include a rust-inhibitive iron phosphate wash prior to painting

KID TILES™ SPECIFICATIONS

Kid Tiles™ impact absorbing surface shall consist of prefabricated Polyurethane resin-bound recycled rubber crumb/shred material derived from recycled tires. The individual tiles shall be furnished in a size of one meter by one meter. Tile thickness shall be 1.55", 2.55" or special. Tiles shall have a critical height rating of 4 ft. or 7 ft., with a G-Max of less than 200 and a HIC of less than 1000 when evaluated in accordance with ASTM Procedure F1292. Rubber Tile color to be Black or Green or Red Oxide throughout.

Adhesive shall be a nonflammable non-shrinking, one part moisture cured polyurethane. The adhesive shall be capable of bonding to concrete or asphalt.

CV, INC.
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CONTACT: CHINMAY VYAS, P.E
EMAIL: CVYAS@CVINC.COM

QUALIFIED PROFESSIONAL CERTIFICATION

Signed: [signature] Date: 6/9/17

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail:
jpmarkovich@comcast.net

STATE OF MARYLAND · LICENSED FORESTER · NO. 153 · JOHN P. MARKOVICH · BOARD OF FORESTERS

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 029-95

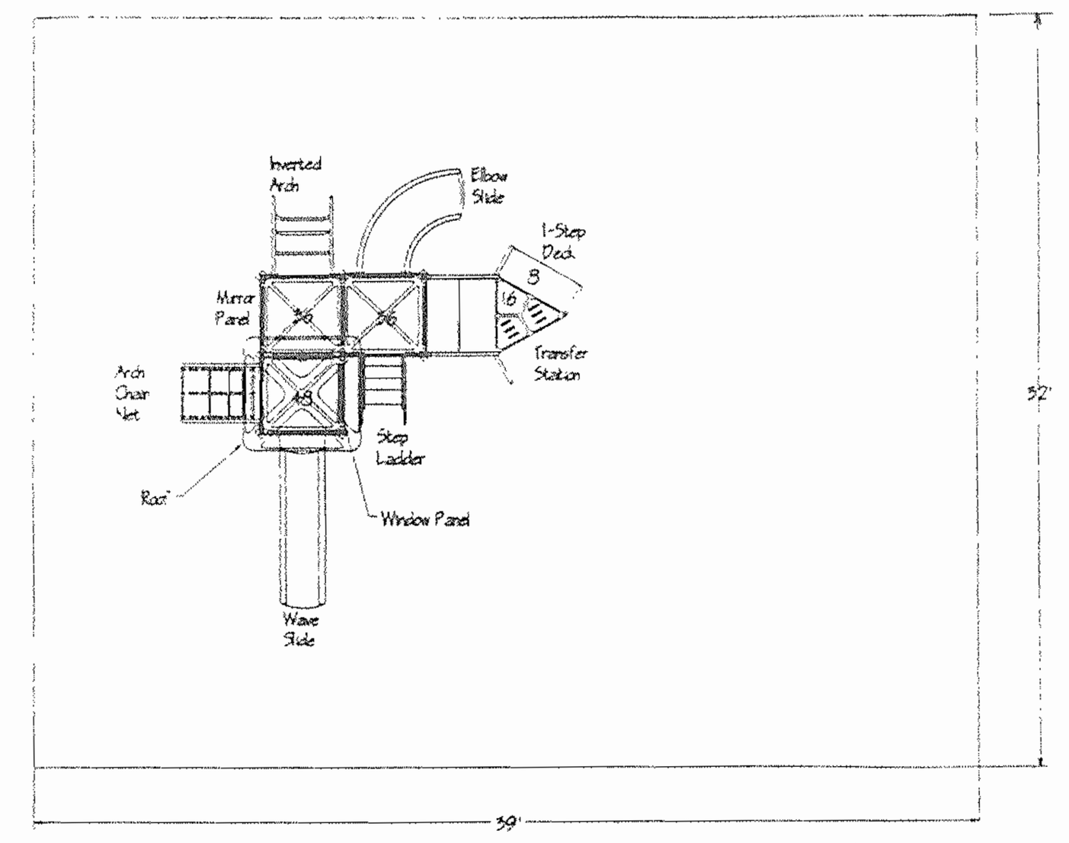
	Approved by	Date	DRD #	Reason for Revision
00	H. Stacy Miller	6/9/95	DSP-95015	N/A
01	Jim Stasz	6/5/95	DSP-05107	For Parcels 2 & 3 only.
02	[signature]	8/16/2017	4-16020	To remove Parcels A, 2, and 3 from the site.
03				
04				
05				

SCHEDULE OF RECREATION FACILITIES

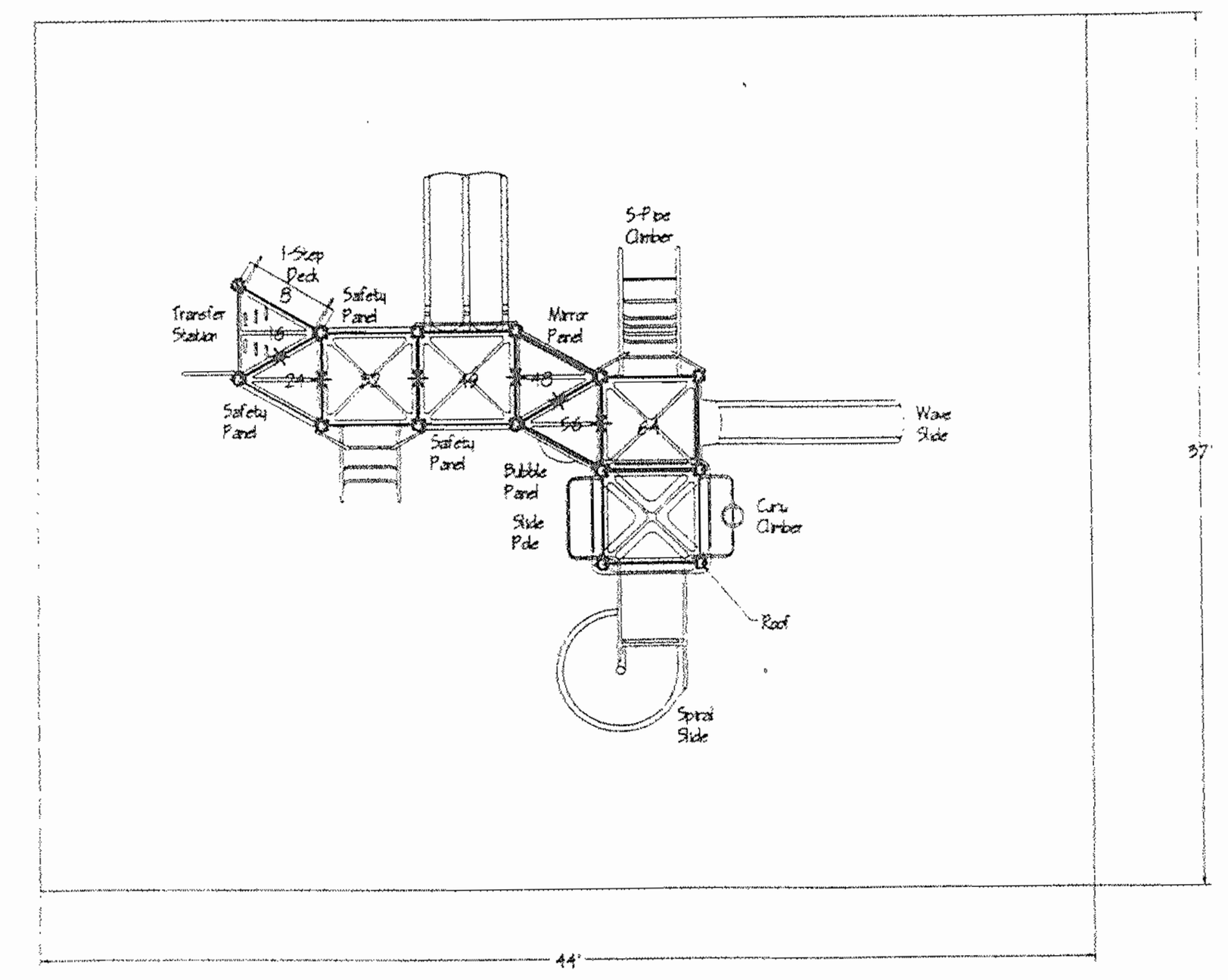
MANUFACTURER - IRON MOUNTAIN FORGE
REPRESENTATIVE - BOSCO ASSOC.
P.O. BOX 30175
ALEXANDRIA, VA. 22310
1-800-669-0907

QUANTITY	ITEM
1	KID KUBE - #95051505 (SEE DETAIL)
1	KID KUBE - #95051504 (SEE DETAIL)
6	BENCHES - #338-6GT-6 FT. STATIONARY GALV.
2	PICNIC TABLES - #238-GT-8 FT.
2	GRILLS - #198-X
4	TRASH RECEPTACLE - #293-X2F-32 GAL. STATIONARY
990 FT.	ASPHALT PATH 6 FT. WIDE - 4 IN. ASPHALT
2110 S.F.	KID TILES
1740 S.F.	CONCRETE PAVERS BY BALCON INC. 12" X 12"

PLAY EQUIPMENT & SURFACE MEET C.P.S.C. GUIDELINES AND FEDERAL REGS. FOR HANDICAP ACCESSIBILITY.



Iron Mountain Forge Kid Kubes
#95051505



Iron Mountain Forge Kid Builders
#95051504

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

PROJECT NAME: CEDAR POINTE
PROJECT NUMBER: SP-95016

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
95016	6.18.95	[illegible]	2-13-96

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-
BY DATE
(crossed out)

REVISIONS:
MAY 22, '95 -
6-8-17 REVISED T.C.P II

SHAFFER BATTA & ASSOC., INC.
ENGINEERS·LAND PLANNERS·SURVEYORS
818 W.DIAMOND AVE., SUITE 100
GAITHERSBURG, MARYLAND 20878
(301) 417-0344

LANDSCAPE, TCP II, LIGHTING AND RECREATION PLAN
CEDAR POINTE
SURRATTS ELECTION DISTRICT # 9
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: AS SHOWN
SHEET: 5 OF 5
DATE: MAY 1995
DRAWN BY: D.G. LEAÑO