

PRINCE GEORGE'S COUNTY, MARYLAND

**TYPE II TREE CONSERVATION
AND LANDSCAPE PLAN**



LEGEND

General Information Table		
Layer Category	Layer Name	Value
Zone	Zon ng (Zone)	R-A
Zone	Avat on Policy Area (APA)	N/A
Administrative	Tax Gie (TMG)	142, D4
Administrative	WSSC Grid (Sheet 20)	2195F02
Administrative	Policy Analysis Zone (PAZ)	273E
Administrative	Planning Area (Plan Area)	84-5
Administrative	Election District (ED)	5
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	N/A
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2634

BRL	BUILDING RESTRICTION LINE
CONC	CONCRETE
CLF	CHAIN LINK FENCE
C&G	CURB & GUTTER
ELEC	ELECTRIC
Ⓢ	ELECTRIC MANHOLE
FH	FIRE HYDRANT
GV	GAS VALVE
Ⓢ	HANDICAP SPACE
L/F	LIBER/FOLIO
LP	LIGHT POLE
Ⓢ	
PB/PNO	PLAT BOOK/PLAT NUMBER
R/W	RIGHT OF WAY
Ⓢ	SEWER MANHOLE
Ⓢ	
Ⓢ	STORM DRAIN MANHOLE
WV	WATER VALVE
Ⓢ	
+PM	PARKING METER

	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREELINE
	EXISTING SHRUBLINE
	PROPOSED TREELINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED PARCEL
	PROPOSED BLOCK
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
	REFORESTATION/AFFORESTATION
	PRESERVATION
	FORESTED FLOODPLAIN (TO BE PRESERVED)
	NOT INCLUDED IN CALCULATIONS
	TREE PROTECTION DEVICE

	7/17/2017	Revised LOD at Lots 17 & 18, Block C and 50 = 52, Block D		MAH
	4/18/2017	Revised LOD at Lots 3C, 22C, 23C, 84C and 50D		MAH
	9/26/2016	Removed saved, not counted trees from Lot 10-D-59		MAH
	7/8/14	Add MWPPC broken approval block		EAE
	6/16/14	WORKSHEET - BROKEN DOWN INTO PHASES, Revised Preservation Areas		SMD
NO	DATE	DESCRIPTION		BY

ENGINEER:

OWNER/DEVELOPER:
ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpnet.com

N: \2001\2001173\dwg\TCPII\COVER_SHT.dwg

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

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

GENERAL NOTES

1. SUBDIVISION NAME: ST. JAMES PROPERTY
2. EXISTING ZONING: V-M (VILLAGE MEDIAN) DEVELO PER CB-11-2000 AS R-A
3. PROPOSED DEVELOPMENT: 182 SINGLE FAMILY DETACHED, LOTS
4. MASTER PLAN AREA: SUBURBION V STUDY AREA, PLANNING AREA 84
5. POLICY ANALYSIS ZONE: 14A 07384, RE 27384
6. TAX MAP: PG Co. #142 GRID B,C,4; Par 7161; #152 GRID C,D 1,2,3
7. ELECTION DISTRICT: 5TH ELECTION DISTRICT
8. SEC. MAP: 202 SE 02, 202 SE 03, 218 SE 02, 219 SE 02, 202 SE 03
9. ADM. MAP: P.G. Co. #30H12, 31B13,37K1,38A2
10. WATER CATEGORY: 4 (applied for 3)
11. SEWER CATEGORY: 4 (applied for 3)
12. CROSS TRACT AREA: +/- 400.07 ACRES
13. WETLAND DELINEATION: +/- 12 ACRES
14. 100-YEAR FLOODPLAIN: +/- 41.43 ACRES
15. EXISTING 100 YEAR FLOODPLAIN STUDY: SUBMITTED FOR REVIEW
16. 100 PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
17. BOUNDARY: COMPILED FROM DEEDS AND PLATS OF RECORD.
18. TOPOGRAPHY: BY FSI DESIGN GROUP INC.
19. RECREATION FACILITIES: LAND DEDICATION 20 ACRES
20. STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
21. COMPREHENSIVE DESIGN PLAN: CDP-9401, APPROVED 4/11/1986 (PCGPB RES. 96-121)
22. TREE CONSERVATION PLAN: TYPE 1: TOP 1/66/95, REVISED RESUBMITTED
23. PRELIMINARY PLAT: PCGPB NO. 96-148/4-95131, APPROVED 12/11/95, REVISED RESUBMITTED
24. STORMWATER MANAGEMENT CONCEPT PLAN: SUBMITTED FOR REVIEW
25. THERE ARE NO CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
26. THERE ARE NO HISTORIC STRUCTURES ON SITE. ST. JAMES HOUSE IS LOCATED OFFSITE NORTH +/- 610'ALF AND EAST OF LIVINGSTON ROAD (84-1).
27. THE PROPERTY IS WITHIN THE HISTORIC MT.VERNON MANSION, RIVER VIEW SHED, IN ACCORDANCE WITH THE ZONING CODE, NO BUILDING STRUCTURES OVER 36' IN HEIGHT WILL BE ALLOWED.
28. LIVINGSTON ROAD IS IDENTIFIED AS A HISTORIC ROAD. A 120' ROW TO BE DEDICATED.
29. THIS SITE IS IN THE PISCATAWAY CREEK DRAINAGE BASIN AND CONTAINS A SMALL PORTION OF CHESAPEAKE BAY CRITICAL ZONE (CBA) ALONG THE NORTHWEST PERIMETER. A WAIVER LETTER FROM DMR IS REQUIRED PRIOR TO GRADING PERMIT ISSUANCE.
30. ALL ROAD RIGHT-OF-WAYS TO BE PUBLIC DEDICATION TO THE COUNTY.
31. TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
32. ALL ROADS TO BE DEDICATED.
33. PROPERTY ACREAGE AND OUTLINE ARE SUBJECT TO FINAL CALCULATIONS.
34. EXISTING STRUCTURES ON SITE SHALL BE RAZED AND REMOVED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS AS WELL AS EXISTING WETLANDS AND BOUND ON SITE.
35. DRIVEWAY LOCATIONS SHALL BE DEPENDENT UPON ARCHITECTURAL DESIGN.
36. PROPOSED MIT OF DISTURBANCE IS PRELIMINARY IN NATURE AND MAYBE SUBJECT TO REVISIONS.
37. ROAD ROW TO BE DEDICATION 40' ALONG LIVINGSTON ROAD BOTH SIDES, 10' ALONG BERRY ROAD, 30' ALONG FARMINGTON ROAD.
38. VARIING LOT SIZE IS USED IN THE R-A.

TOTAL LOTS SHOWN IN R-A ZONE: 182 LOTS
GROSS TRACT 400 +/- ACRE IN R-A ZONE
200 LOTS MAXIMUM ALLOWED TOTAL THIS ZON
182 LOTS SHOWN TOTAL THIS ZONE

60% OF THE LOTS MUST BE AT LEAST 87,120 SF (.60X182=109.2 LOTS)
MINIMUM 109 LOTS AT LEAST 87,120 SF REQUIRED
113 LOTS AT LEAST 87,120 SF SHOWN

ONE, (1 ACRE), LOT PER 25 ACRES (400/25=16 LOTS)
MAXIMUM 16 LOTS AT LEAST 43,560 SF ALLOWED
14 LOTS AT LEAST 43,560 SF SHOWN

REMAINING LOTS MUST BE AT LEAST 50,000 SF IN SIZE
75 LOTS AT LEAST 50,000 SF ALLOWED
55 LOTS AT LEAST 50,000 SF SHOWN

THIS PRELIMINARY PLAN APPLICATION INTENDS TO UTILIZE THE COUNCIL BILL CB-11-2000, WHICH ALLOWS THE IMPLEMENTATION OF THE UNDER LYING ZONING (RA) UPON APPROVAL OF THIS PRELIMINARY PLAN, THE EXISTING APPROVED COMMODITY WILL BE NULL AND VOID. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE AND, AS IT IS BASED ON OUR BEST JUDGEMENT, WE CANNOT BE HELD LIABLE FOR ANY DAMAGES OR LOSS INCURRED THROUGH THE USE OF THIS PLAN IN EXCESS OF THE CHARGES MADE FOR THIS PLAN. CONFIGURATION OF LOTS SHOWN IS SUBJECT TO THE ABOVE, AND INTERPRETATION OF REGULATIONS.

DEVELOPMENT DATA:

ZONE: R-A GROSS TRACT AREA:	+/- 400 ACRES	LOT STANDARDS	R-A
100 YEAR FLOODPLAIN:	+/- 41.43 ACRES	MINIMUM LOT SIZE	87/120
CBCA PER CONSERVATION PLAN:	+/- 5.23 ACRES	MINIMUM FRONT YARD	50'
NET TRACT AREA:	+/- 353.25 ACRES	BRL	150'
		MINIMUM SIDE YARD	35/1'
MAX. DWELLING UNIT PER NET ACRE	= 200 LOTS	MINIMUM REAR YARD	35'
D/U PER NET ACRE SHOWN	= 182 LOTS		

DESIGN TEAM
TRAFFIC CONSULTANT:
THE TRAFFIC GROUP, INC.
40 W. CHESAPEAKE AVENUE, SUITE 600
TOWSON, MD 21204 410-583-8405

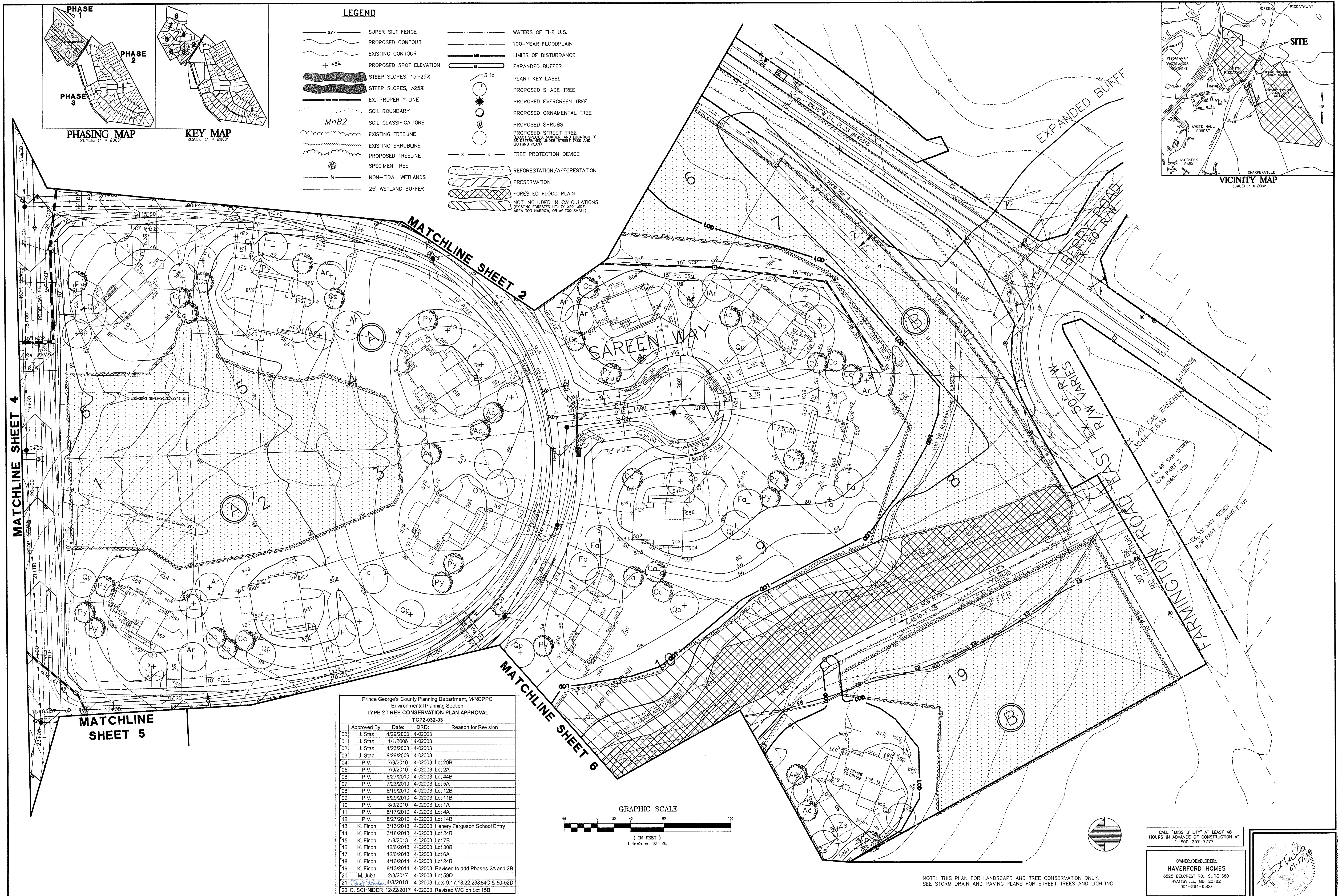
WETLAND FSD CONSULTANT
McCARTHY AND ASSOCIATES
14485 OLD MILL RD., SUITE 201
UPPER MARLBORO, MD 20772 301-627-7205

NOISE CONSULTANT
POLYSONICS
5115 MACARTHUR BLVD NW
WASHINGTON DC. 20016 202-244-7171

NOTE: PHASE 2A = LOTS 1-6 'C' AND 55-66 'D' AND PARCEL 'F' ONLY
NOTE: PHASE 1 AND 2B ARE THE REMAINDER

[illegible]

Revised 11/9/17 SMD
Revised 7/17/17 MAH
Revised 4/18/17 MAH
Revised 9/28/16 MAH
Revised 7/08/14 GPI
Revised 5/02/14 GPI
Revised Afforestation per field info. 8/25/09
Revised LOD 7/25/08 LT
Revised 1/26/05 LSG

[illegible]

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
GPI 10977 GULFROAD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 860-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY

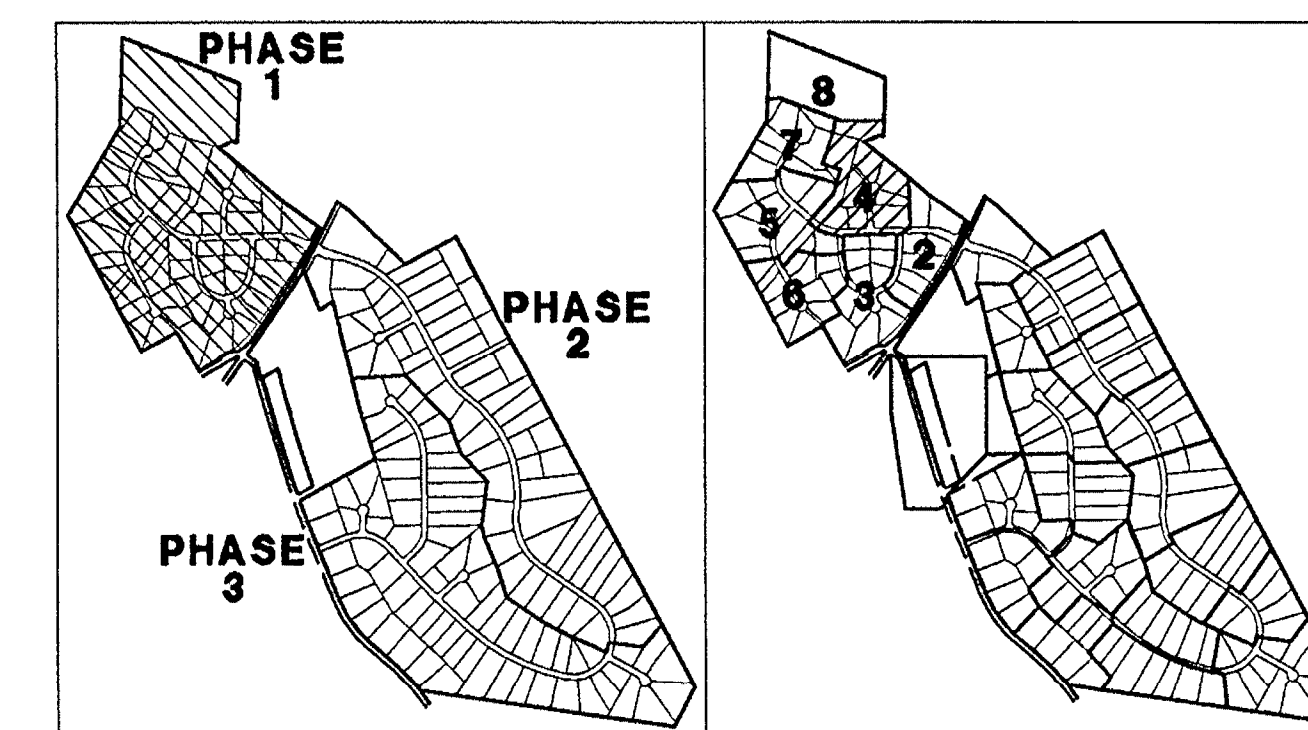
LIVINGSTON ROAD

PISCATAWAY, MARYLAND

P.A. 84 PISCATAWAY
PISCATAWAY ELECTION DISTRICT No.5

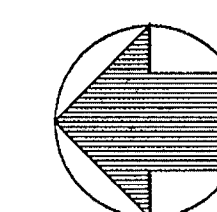
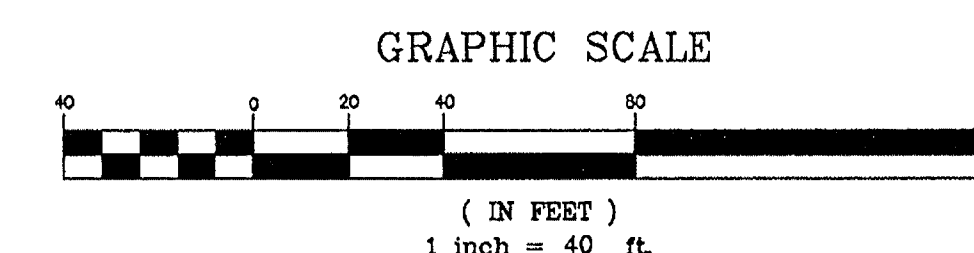
**LANDSCAPE AND TYPE II
TREE CONSERVATION PLAN
PHASE I**

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	3
	OF
	27



	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EX. PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREELINE
	EXISTING SHRUBLINE
	PROPOSED TREELINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	PLANT KEY LABEL
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED STREET TREE (USE DISTANCE, NUMBER AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
	TREE PROTECTION DEVICE
	REFORESTATION/AFFORESTATION
	PRESERVATION
	FORESTED FLOOD PLAIN
	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, EXISTING FORESTED UTILITY >20' WIDE, >20' WIDE)

Prince George's County Planning Department, MNCPPC Environment and Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-032-03				
Approved By	Date:	DRD	Reason for Revision	
00 J. Staz	4/29/2003	4-02003		
01 J. Staz	1/1/2006	4-02003		
02 J. Staz	4/23/2008	4-02003		
03 J. Staz	8/29/2009	4-02003		
04 P.V.	7/9/2010	4-02003	Lot 29B	
05 P.V.	7/9/2010	4-02003	Lot 2A	
06 P.V.	9/27/2010	4-02003	Lot 44B	
07 P.V.	7/29/2010	4-02003	Lot 5A	
08 P.V.	8/19/2010	4-02003	Lot 12B	
09 P.V.	8/29/2010	4-02003	Lot 11B	
10 P.V.	8/9/2010	4-02003	Lot 1A	
11 P.V.	8/17/2010	4-02003	Lot 4A	
12 P.V.	8/27/2010	4-02003	Lot 14B	
13 K. Finch	3/13/2013	4-02003	Henry Ferguson School Entry	
14 K. Finch	3/18/2013	4-02003	Lot 24B	
15 K. Finch	4/8/2013	4-02003	Lot 7B	
16 K. Finch	12/8/2013	4-02003	Lot 30B	
17 K. Finch	12/8/2013	4-02003	Lot 39A	
18 K. Finch	4/16/2014	4-02003	Lot 24B	
19 K. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B	
20 M. Juba	2/3/2017	4-02003	Lot 59D	
21 <u>Ben C. Schneider</u>	4/3/2018	4-02003	Lots 9, 17, 18, 22, 23, 64C & 80, 50-52	
22 C. SCHNIDER	12/22/2018	4-02003	Revised WC on Lot 15B	



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

OWNER/DEVELOPER:
HAVERFORD HOMES
6525 BELCREST RD., SUITE 380
HYATTSVILLE, MD, 20782
301-864-6500

01-17-18

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

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD

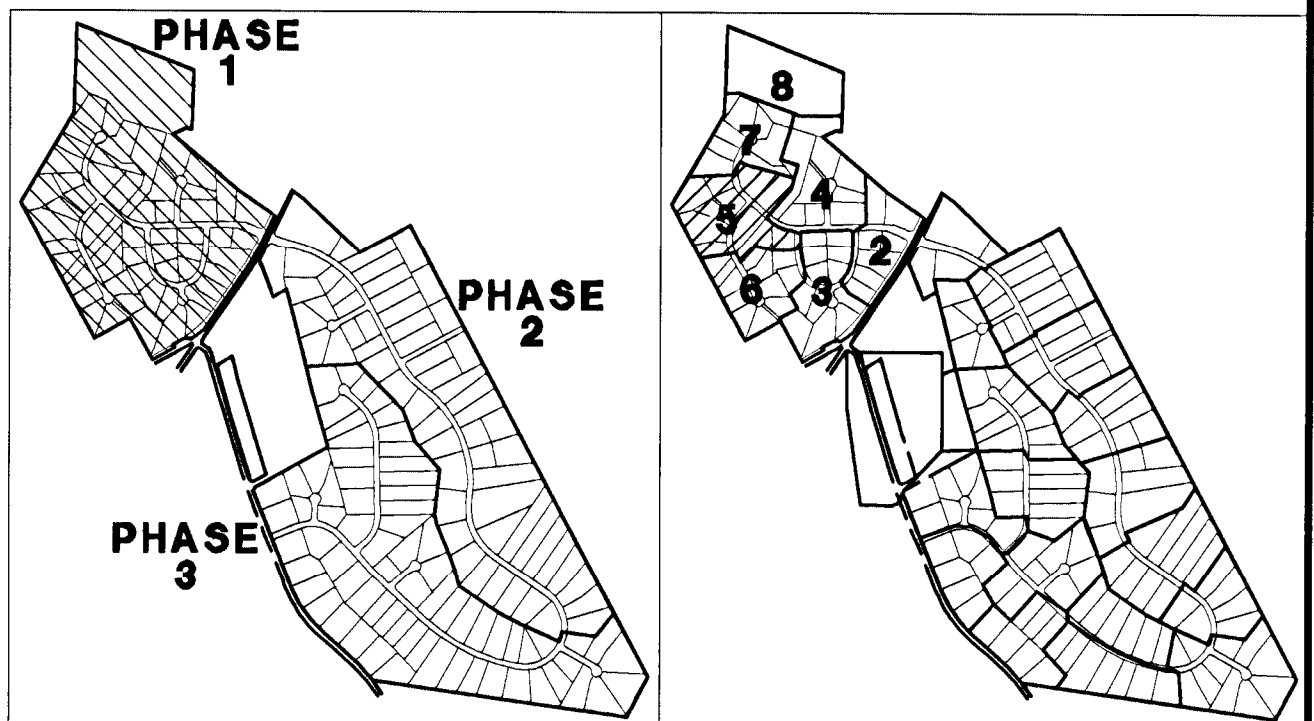
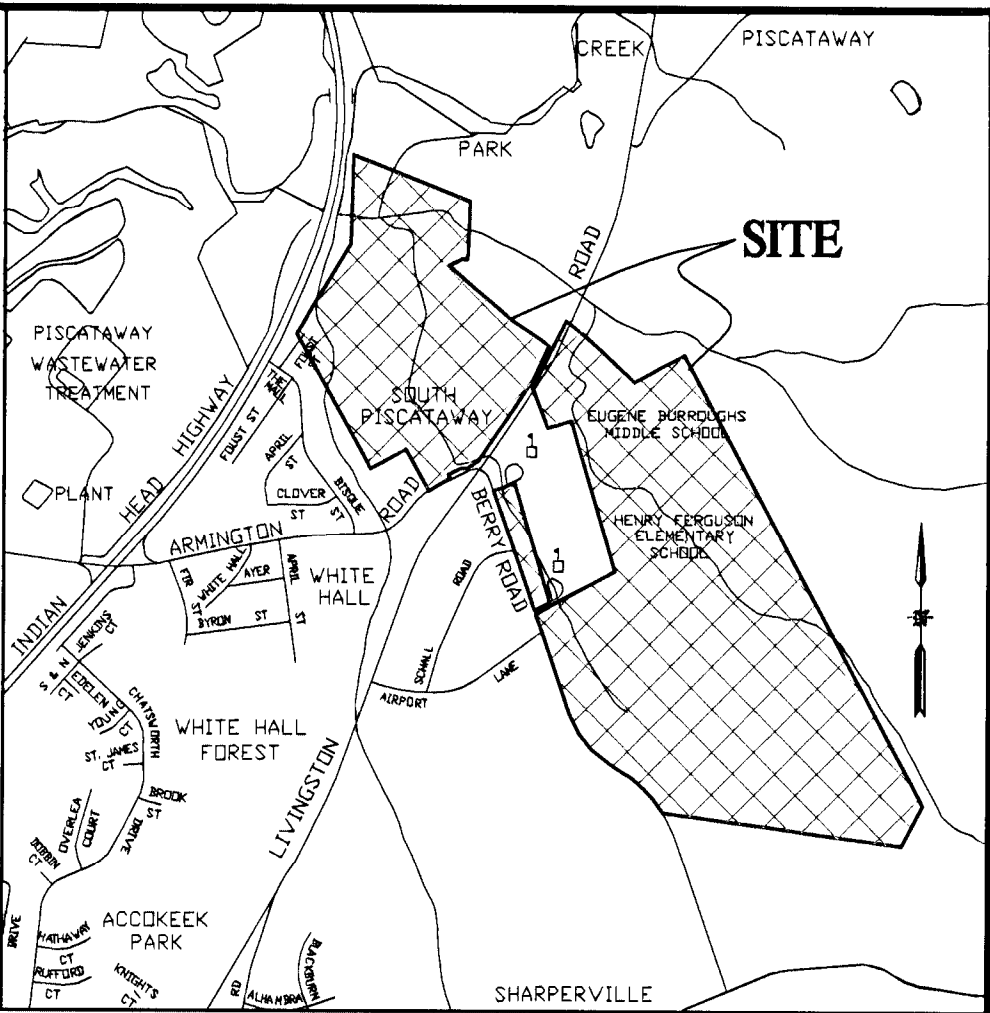
P.A. 84 PISCATAWAY

PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE I

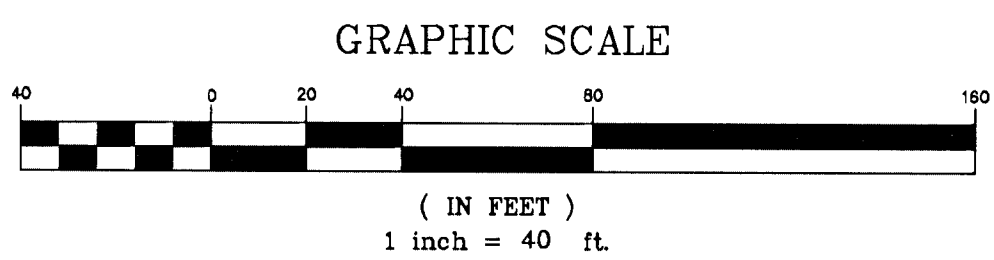
DATE	PROJECT N
1/24/2003	2001173
SCALE	SHEET
	4
1"=40'	OF
	27

N:\2001\2001173\dwg\TC01StJV.dwg
BA00St.IV EC00St.IV EF00St.IV



LEGEND

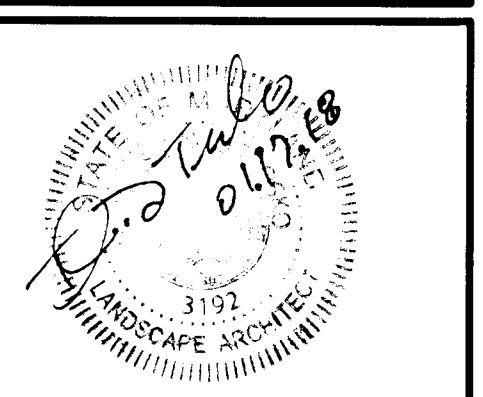
- | | |
|--|--|
| | SUPER SILT FENCE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | STEEP SLOPES, 15-25% |
| | STEEP SLOPES, >25% |
| | EX. PROPERTY LINE |
| | SOIL BOUNDARY |
| | SOIL CLASSIFICATIONS |
| | EXISTING TREELINE |
| | EXISTING SHRUBLINE |
| | PROPOSED TREELINE |
| | SPECIMEN TREE |
| | NON-TIDAL WETLANDS |
| | 25' WETLAND BUFFER |
| | WATERS OF THE U.S. |
| | 100-YEAR FLOODPLAIN |
| | LIMITS OF DISTURBANCE |
| | EXPANDED BUFFER |
| | PLANT KEY LABEL |
| | PROPOSED SHADE TREE |
| | PROPOSED EVERGREEN TREE |
| | PROPOSED ORNAMENTAL TREE |
| | PROPOSED SHRUBS |
| | PROPOSED STREET TREE |
| | (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN) |
| | TREE PROTECTION DEVICE |
| | REFORESTATION/AFFORESTATION |
| | PRESERVATION |
| | FORESTED FLOOD PLAIN |
| NOT INCLUDED IN CALCULATIONS
(EXISTING FORESTED UTILITY >60' WIDE AREA
100' WARRIOR OR 400' SMALL) | |



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

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

OWNER/DEVELOPER:
HAVERFORD HOMES
525 BELCREST RD., SUITE 380
HYATTSVILLE, MD, 20782
301-864-6500

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

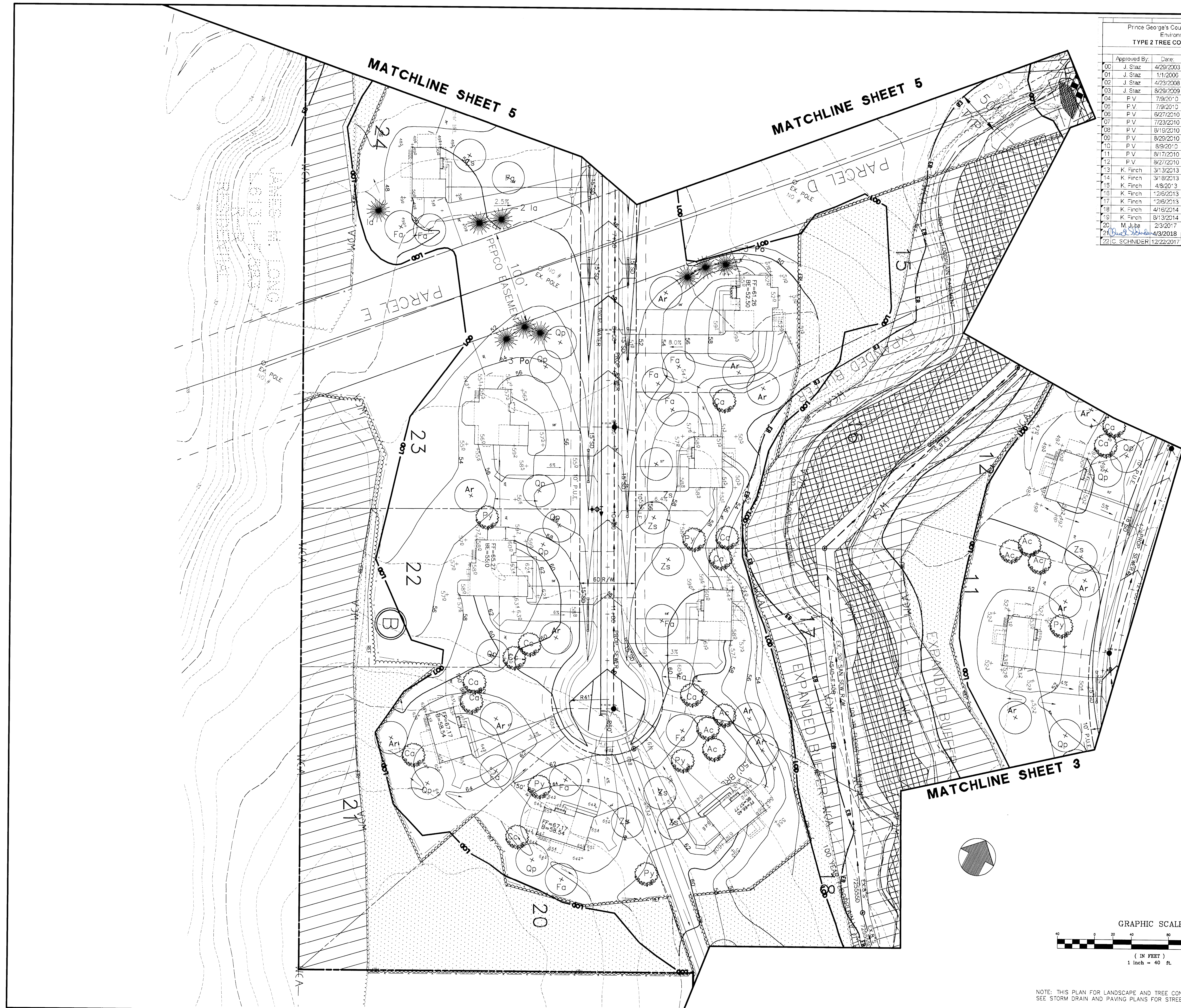
ST. JAMES PROPERTY
LIVINGSTON ROAD

P.A. 84 PISCATAWAY

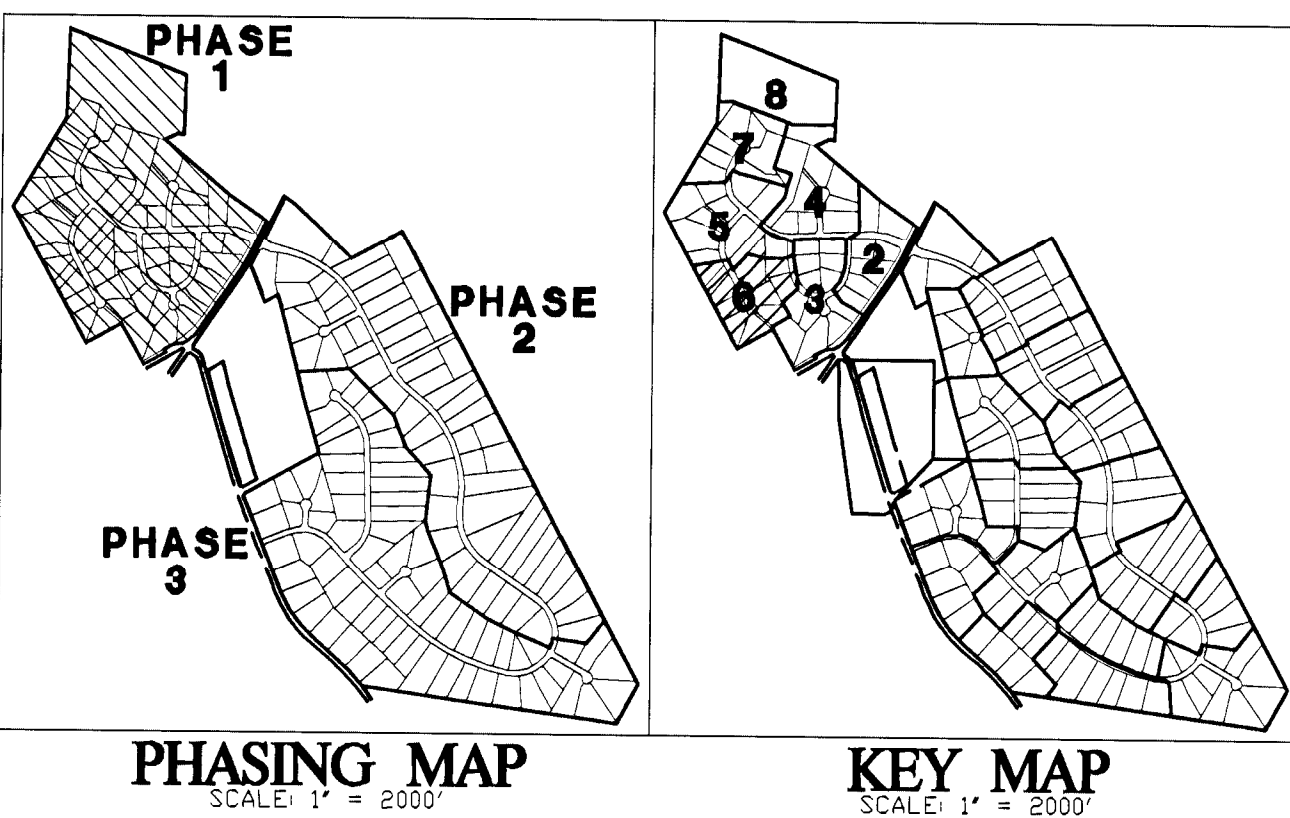
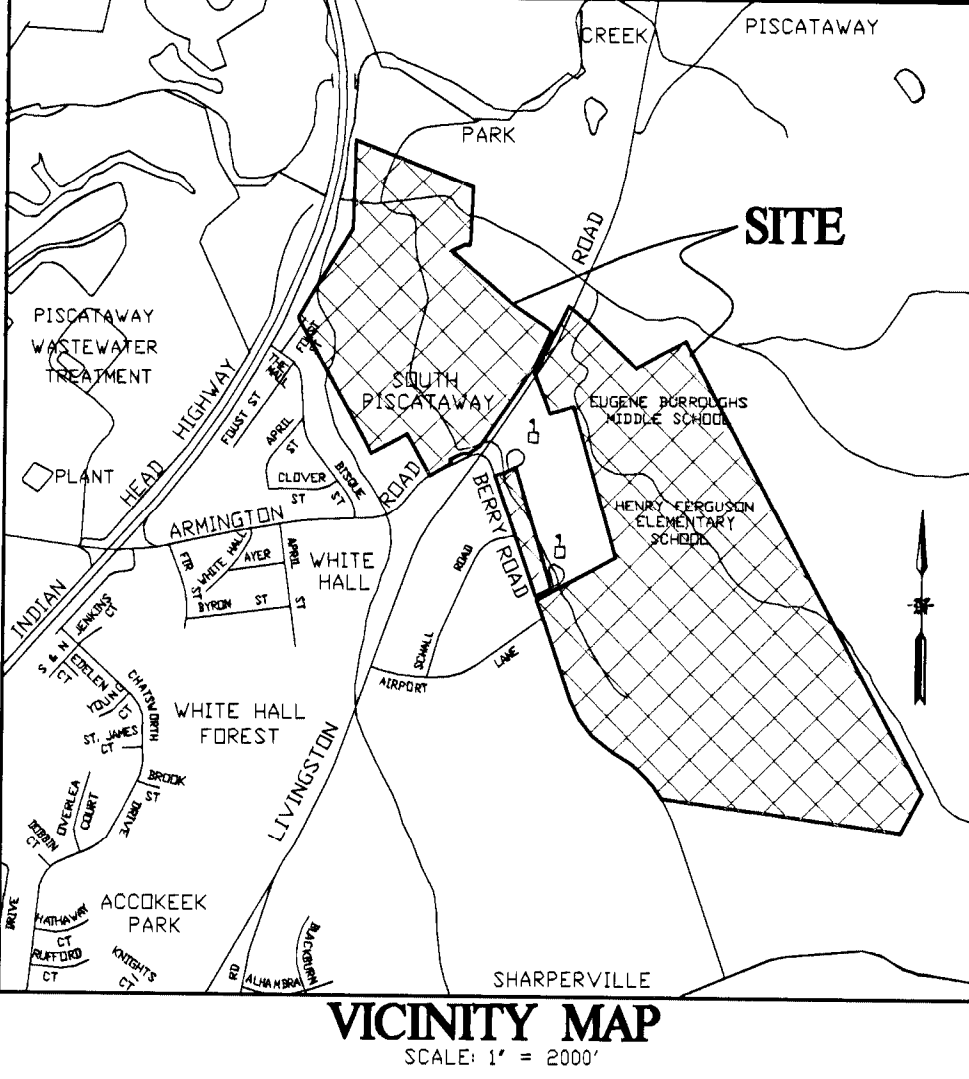
PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE I

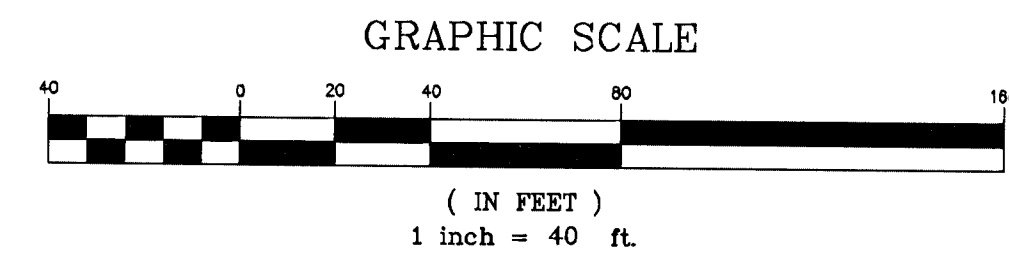
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	5
1"=40'	OF
	27



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-032-03			
Approved By:	Date:	DRD:	Reason for Revision
00	J. Staz	4/29/2003	4-02003
01	J. Staz	11/12/2003	4-02003
02	J. Staz	4/23/2008	4-02003
03	J. Staz	8/29/2009	4-02003
04	P.V.	7/9/2010	4-02003 Lot 26B
05	P.V.	7/9/2010	4-02003 Lot 2A
06	P.V.	6/27/2010	4-02003 Lot 44B
07	P.V.	7/23/2010	4-02003 Lot 5A
08	P.V.	8/19/2010	4-02003 Lot 12B
09	P.V.	8/29/2010	4-02003 Lot 11B
10	P.V.	8/9/2010	4-02003 Lot 1A
11	P.V.	8/17/2010	4-02003 Lot 4A
12	P.V.	8/27/2010	4-02003 Lot 14B
13	K. Finch	3/13/2013	4-02003 Henry Ferguson School Entry
14	K. Finch	3/18/2013	4-02003 Lot 24B
15	K. Finch	4/8/2013	4-02003 Lot 7B
16	K. Finch	12/6/2013	4-02003 Lot 35B
17	K. Finch	12/6/2013	4-02003 Lot 5A
18	K. Finch	4/16/2014	4-02003 Lot 24B
19	K. Finch	8/13/2014	4-02003 Revised to add Phases 2A and 2B
20	M. J. J. J.	2/3/2017	4-02003 Lot 35D
21	M. J. J. J.	4/3/2018	4-02003 Lots 9, 17, 18, 22, 23, 34, 4C & 5C-52D
22	C. SCHNIDER	12/22/2017	4-02003 Revised VVC on Lot 15B



- LEGEND**
- SSF SUPER SILT FENCE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - + 45.5 PROPOSED SPOT ELEVATION
 - STEEL SLOPES, 15-25%
 - STEEL SLOPES, >25%
 - EX. PROPERTY LINE
 - SOIL BOUNDARY
 - MnB2 SOIL CLASSIFICATIONS
 - EXISTING TREELINE
 - EXISTING SHRUBLINE
 - PROPOSED TREELINE
 - SPECIMEN TREE
 - NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100-YEAR FLOODPLAIN
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - PLANT KEY LABEL
 - PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - PROPOSED STREET TREE (EXACT SPECIES, NUMBER AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
 - TREE PROTECTION DEVICE
 - RESTORATION/AFFORESTATION
 - PRESERVATION
 - FORESTED FLOOD PLAIN
 - NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 250' WIDE AREA TOO NARROW, OR #1 TOO SMALL)



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

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

OWNER/DEVELOPER:
HAVERFORD HOMES
6525 BELCREST RD., SUITE 380
HAYTTSVILLE, MD, 20782
301-864-6500

DATE: 1/24/2003
PROJECT No.: 2001173

SCALE: 1"=40'
SHEET: 6 OF 27

PROJ. MGR.																			
CAS																			
DESIGNED																			
GPI																			
DRAWN	4/10/12	Updated Lots 20, 21 & 24 B per New Landscape Manual										SMD							
GPI	7/25/12	REVISED ALLOCATION PER FIELD INFO																	
CHECKED	1/28/08	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.										LSG							
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)										A.N.C							
	DATE	REVISIONS										BY	DATE	REVISIONS					BY

TCPI-PHASE11TC01SU.dwg, 1/10/2018 1:28:02 PM, dssbPDF

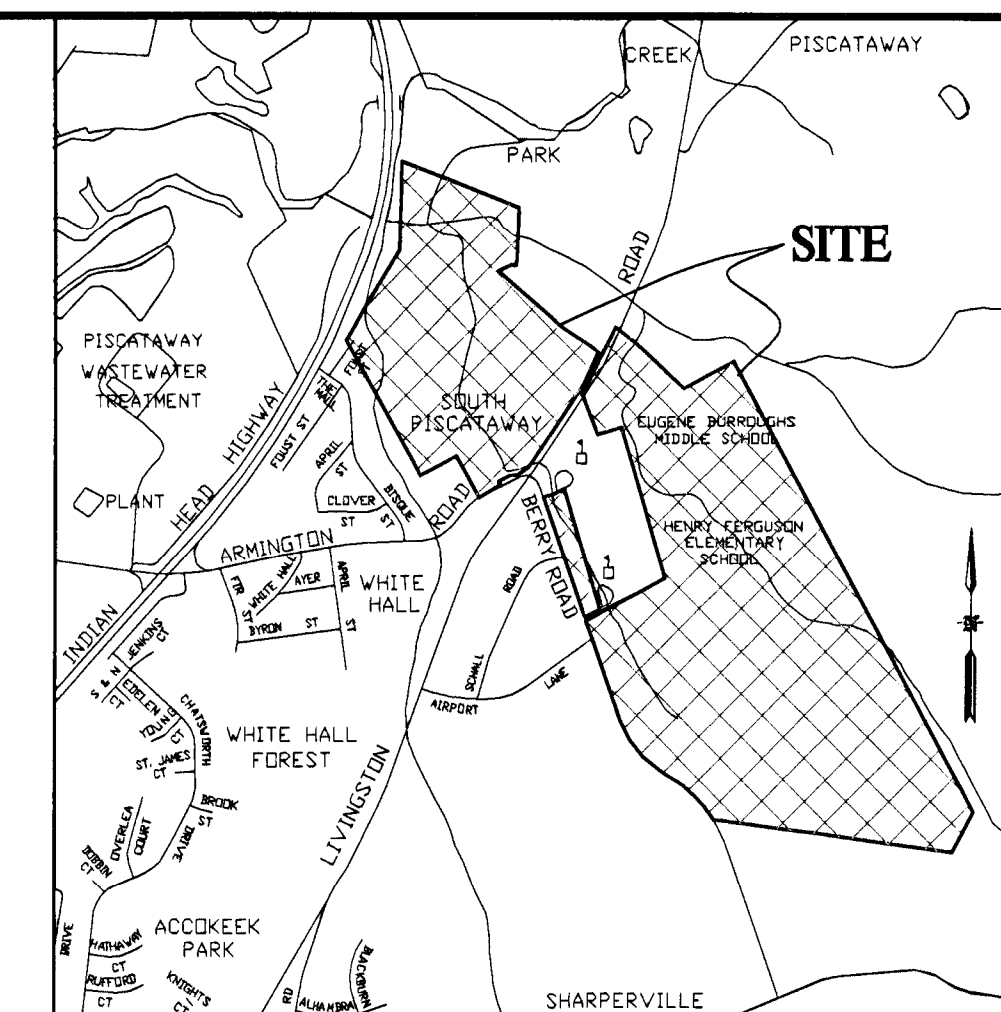
GREENMAN-PEDERSEN, Inc.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GULF ROAD ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND
P.A. 84 PISCATAWAY
PISCATAWAY ELECTION DISTRICT No.5

**LANDSCAPE AND TYPE II
TREE CONSERVATION PLAN
PHASE I**

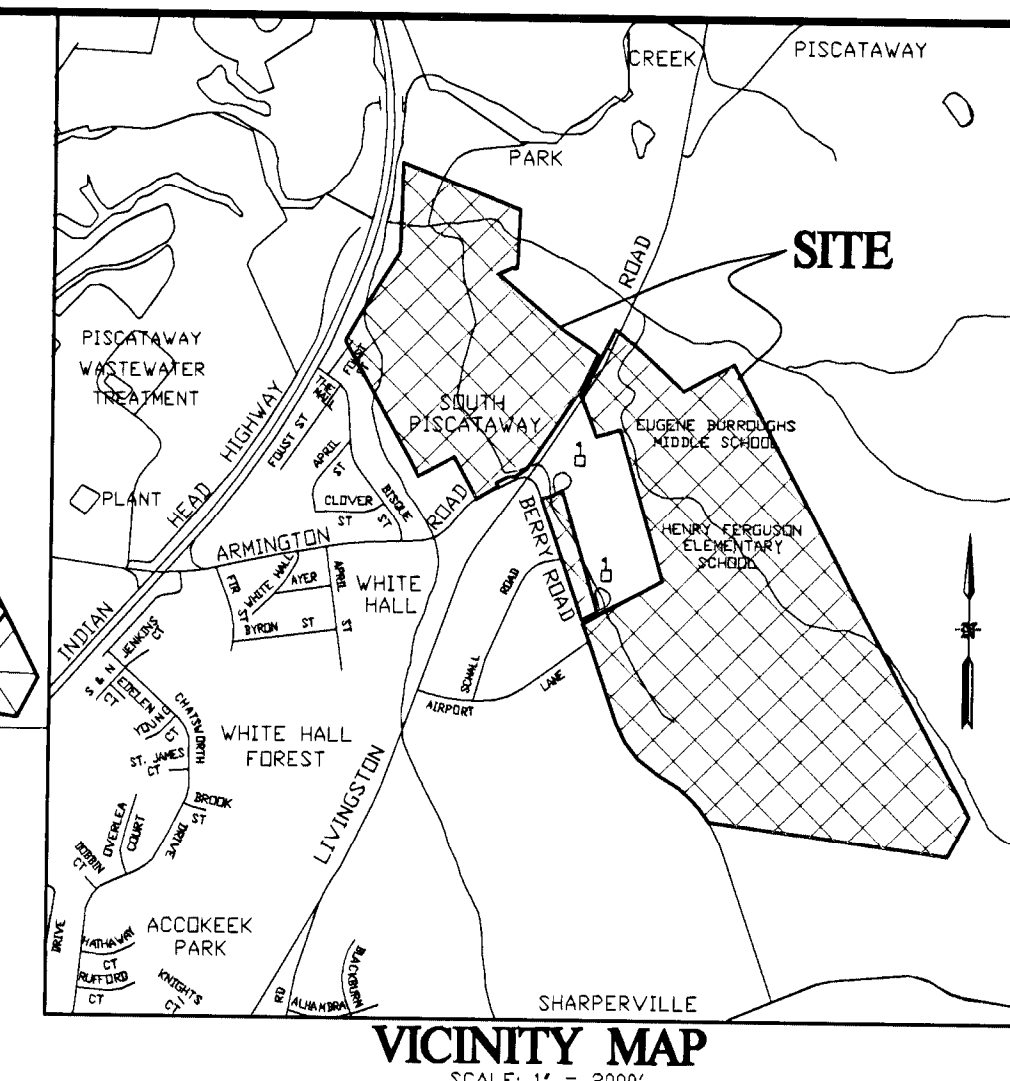
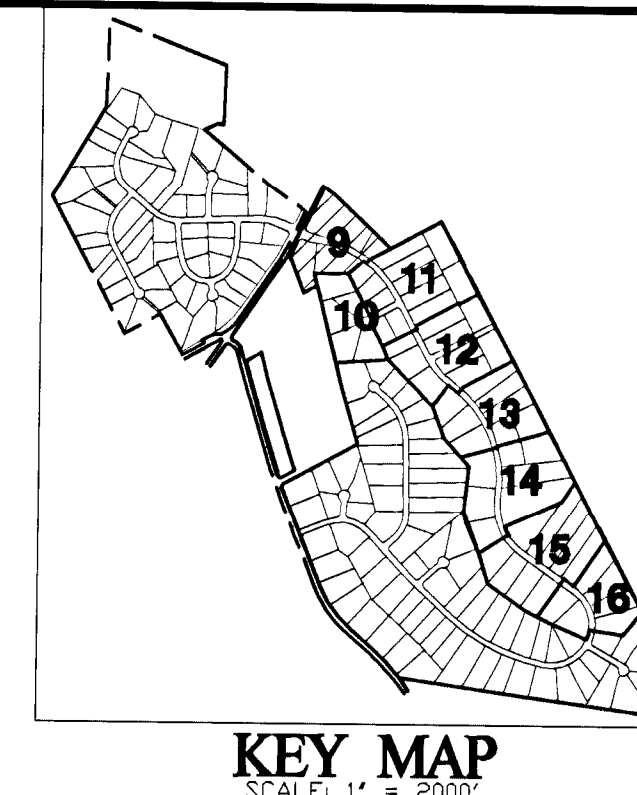
DATE: 1/24/2003
PROJECT No.: 2001173

SCALE: 1"=40'
SHEET: 6 OF 27



LEGEND

- SSF SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- + 45.5 PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EX. PROPERTY LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREELINE
- EXISTING SHRUBLINE
- PROPOSED TREELINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- PLANTING KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- TREE PROTECTION DEVICE
- REFORESTATION
- PRESERVATION
- FORESTED FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >30' WIDE AREA TOO NARROW, OR IF TOO SMALL)

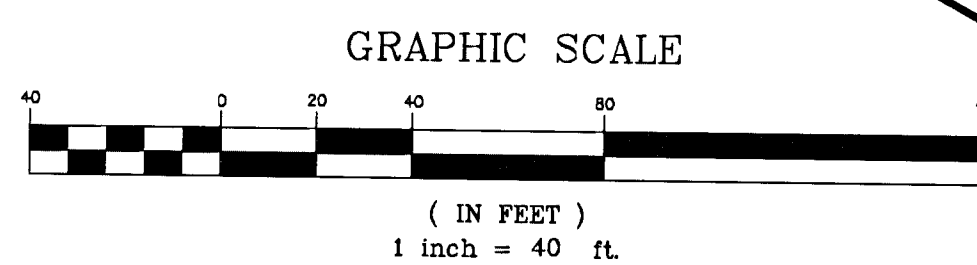


Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-032-03			
Approved By	Date	DRD	Reason for Revision
00 J. Staz	4/29/2003	4-02003	
01 J. Staz	1/1/2008	4-02003	
02 J. Staz	4/23/2008	4-02003	
03 J. Staz	8/29/2009	4-02003	
04 P.V.	7/9/2010	4-02003	Lot 29B
05 P.V.	7/9/2010	4-02003	Lot 2A
06 P.V.	8/27/2010	4-02003	Lot 44B
07 P.V.	7/23/2010	4-02003	Lot 5A
08 P.V.	8/16/2010	4-02003	Lot 12B
09 P.V.	8/26/2010	4-02003	Lot 11B
10 P.V.	9/9/2010	4-02003	Lot 1A
11 P.V.	8/17/2010	4-02003	Lot 4A
12 P.V.	8/27/2010	4-02003	Lot 14B
13 K. Finch	3/13/2013	4-02003	entry Ferguson School Entry
14 K. Finch	3/18/2013	4-02003	Lot 24B
15 K. Finch	4/8/2013	4-02003	Lot 7B
16 K. Finch	12/6/2013	4-02003	Lot 30B
17 K. Finch	12/6/2013	4-02003	Lot 9A
18 K. Finch	4/16/2014	4-02003	Lot 24B
19 K. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B
20 W. Juba	2/3/2017	4-02003	Lot 55D
21 W. Juba	4/3/2018	4-02003	lots 9, 17, 18, 22, 23, 84C & 50-52D
22 C. SCHNIDER	12/22/2017	4-02003	Revised WC on Lot 15B



MATCHLINE SHEET 10

MATCHLINE SHEET 11



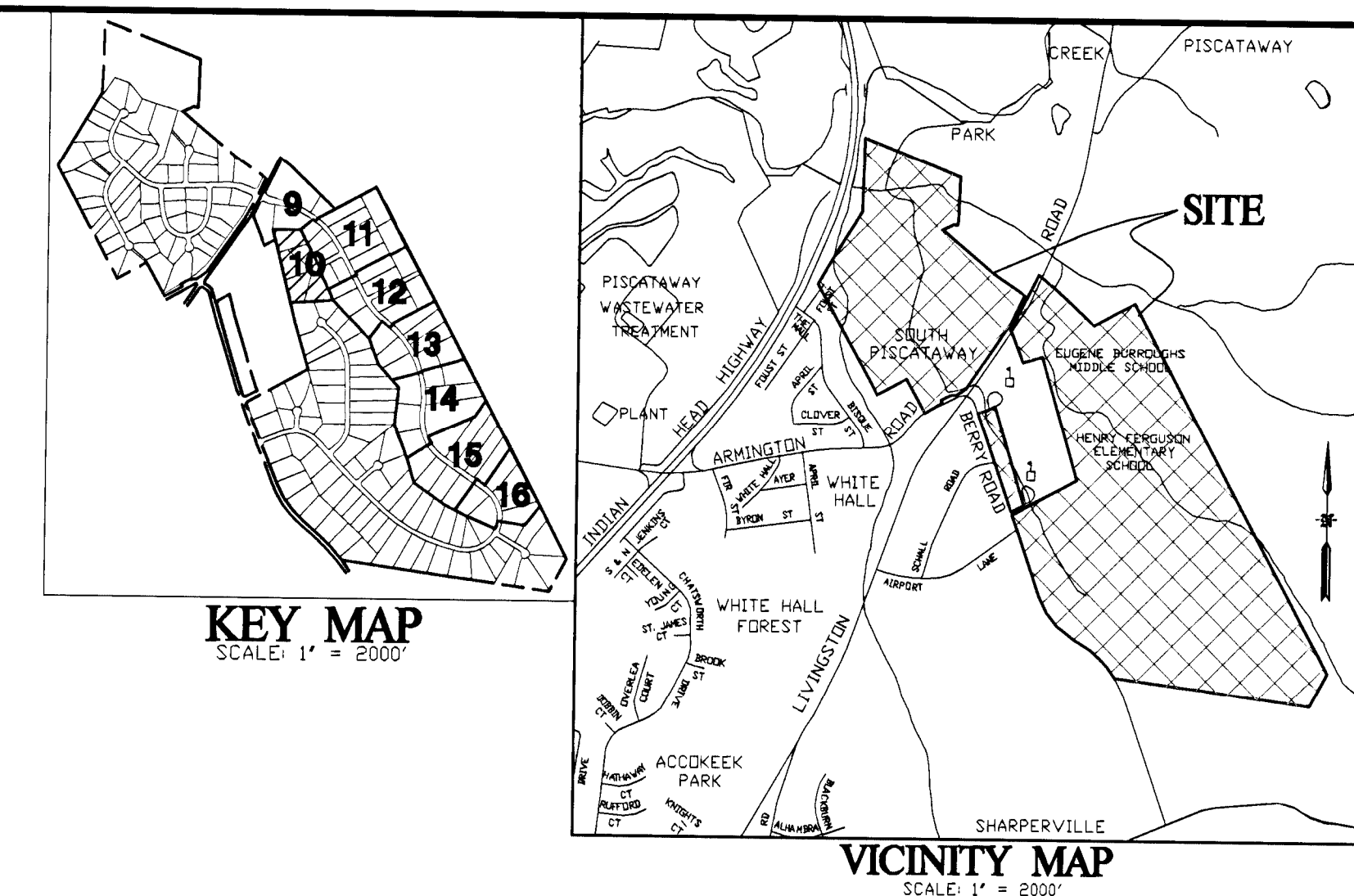
PROJ. MGR.	CAS	4/18/17	Revised LOD at Parcel F	MAH	
DESIGNED	GPI	8/26/14	Updated Landscape & Schedules on Lots 1 'C' & 65-66 'D'	SMD	
		8/2/14	Rev. Tree Save Lot 69D, & Parcel F, 1 'C' & 65 'D'	H/SMD	
DRAWN	GPI	4/24/14	REVISED LOD: Parcel F, Lots 65-66 'D' & 1 'C'	RH	
		7/25/04	REVISED LOD	LT	
CHECKED	CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSO	
		4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.	
DATE			REVISIONS	BY	DATE

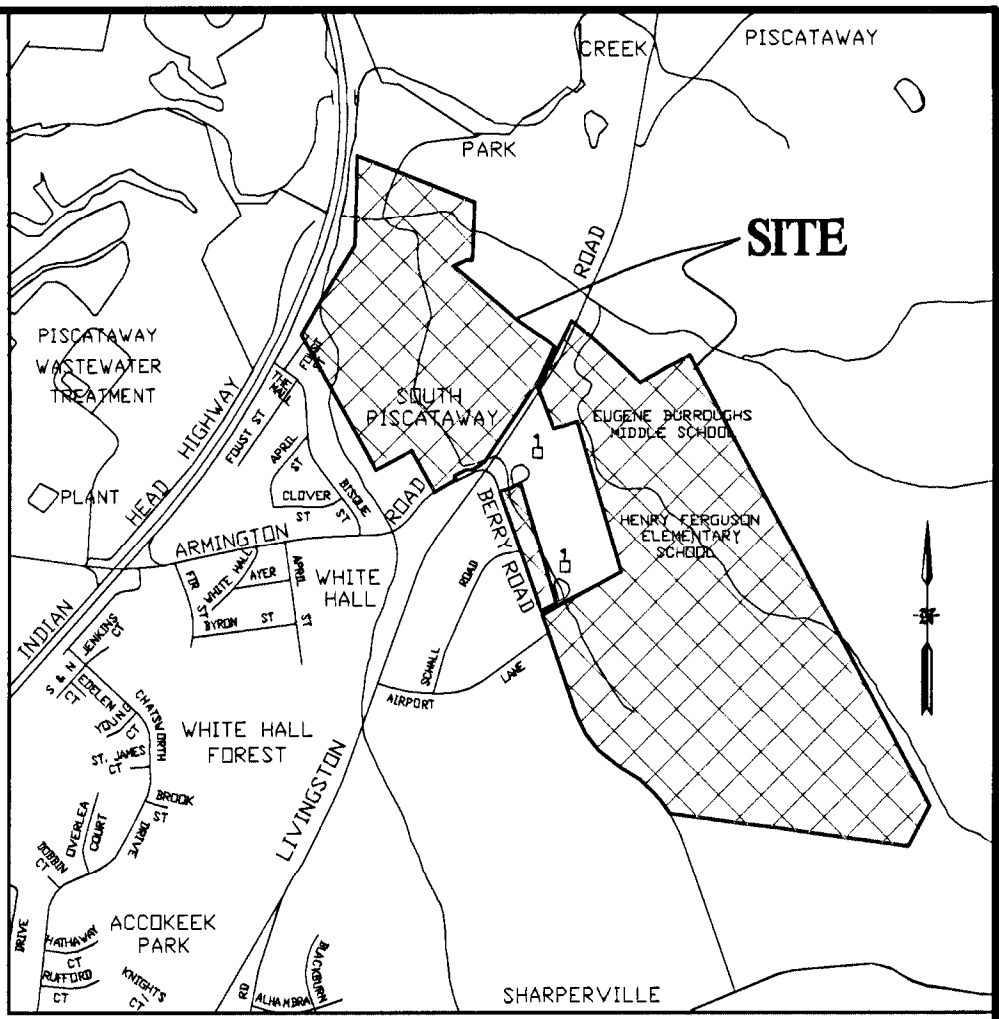
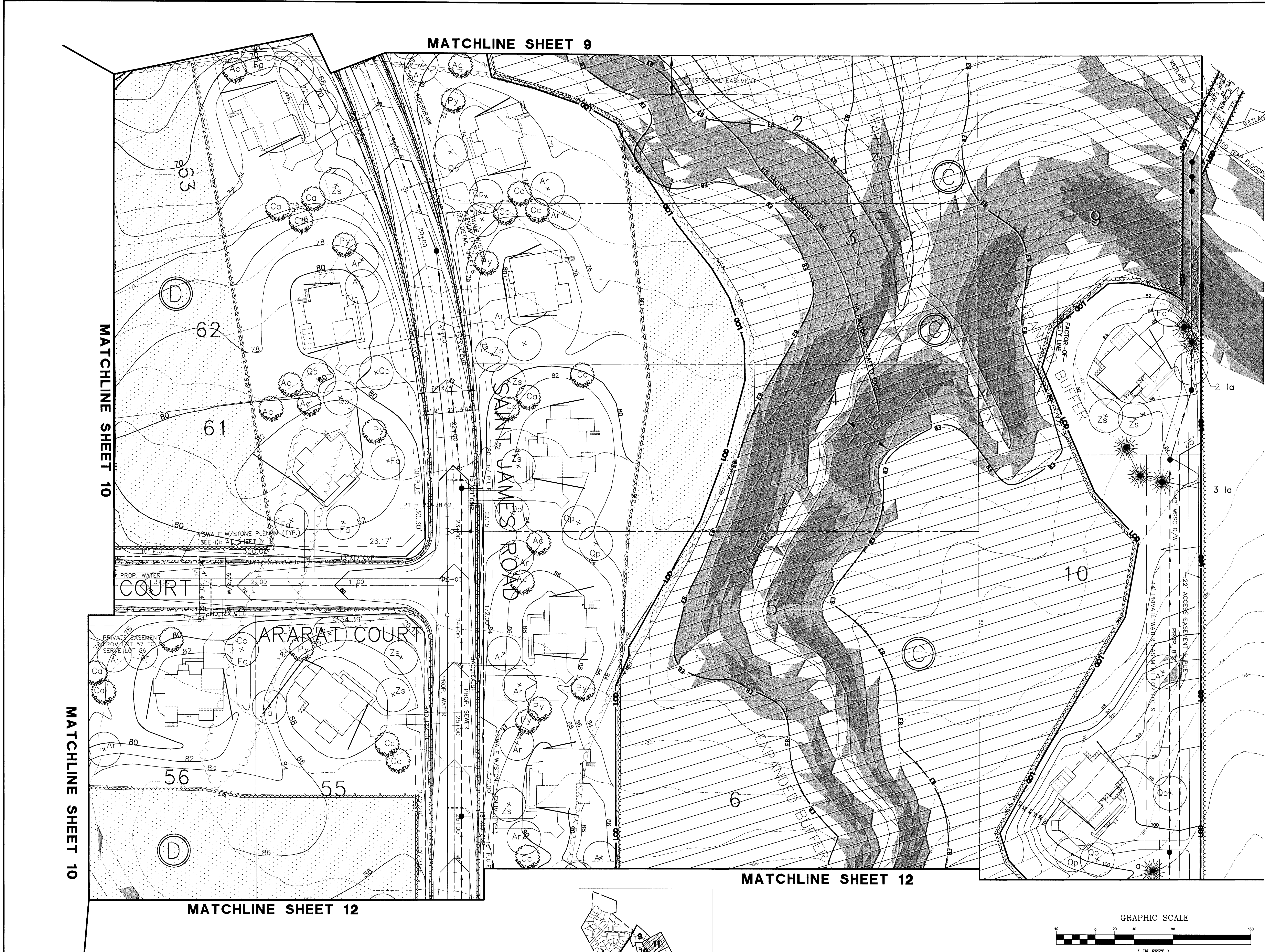
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

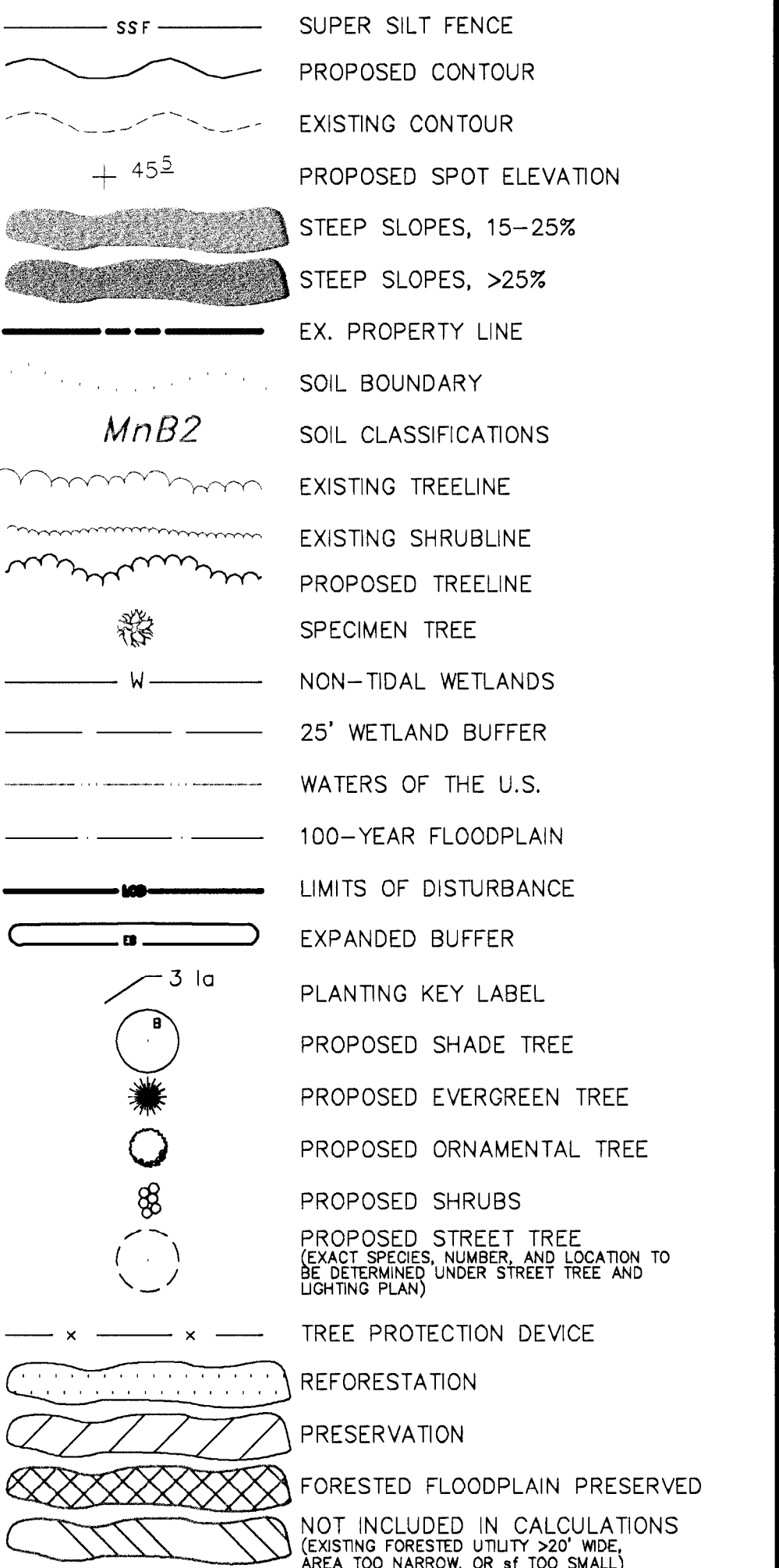
**LANDSCAPE AND TYPE II
TREE CONSERVATION PLAN
PHASE II**

DATE	4/24/2014	PROJECT No.	2001173
SCALE	1"=40'	SHEET	9 OF 26





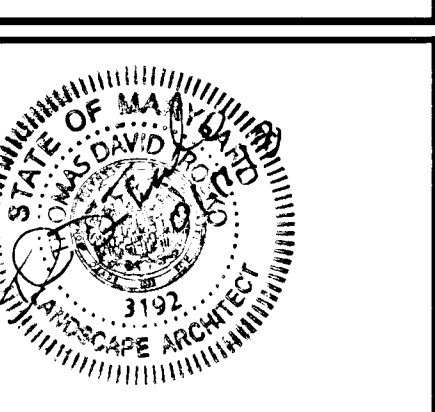
LEGEND



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP2-032-03			
Approved By	Date	DRD	Reason for Revision
02 J. Staz	4/29/2003	4-02003	
01 J. Staz	1/1/2006	4-02003	
02 J. Staz	4/23/2008	4-02003	
03 J. Staz	8/29/2009	4-02003	
04 P.V.	7/9/2010	4-02003	Lot 29B
05 P.V.	7/9/2010	4-02003	Lot 2A
06 P.V.	6/27/2010	4-02003	Lot 44B
07 P.V.	7/23/2010	4-02003	Lot 5A
08 P.V.	8/19/2010	4-02003	Lot 12B
09 P.V.	8/29/2010	4-02003	Lot 11B
10 P.V.	8/9/2010	4-02003	Lot 1A
11 P.V.	8/17/2010	4-02003	Lot 4A
12 P.V.	8/27/2010	4-02003	Lot 14B
13 K. Finch	3/13/2013	4-02003	Henry Ferguson School Entry
14 K. Finch	3/18/2013	4-02003	Lot 24B
15 K. Finch	4/8/2013	4-02003	Lot 7B
16 K. Finch	12/6/2013	4-02003	Lot 30B
17 K. Finch	12/6/2013	4-02003	Lot 6A
18 K. Finch	4/16/2014	4-02003	Lot 24B
19 K. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B
20 M. Juba	2/9/2017	4-02003	Lot 59B
21 J. Staz	4/3/2018	4-02003	Lots 9, 17, 19, 22, 23B, 40C & 50-52C
22 C. Schneider	12/22/2017	4-02003	Revised WVC on Lot 15B

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-267-7777

OWNER/DEVELOPER:
ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500



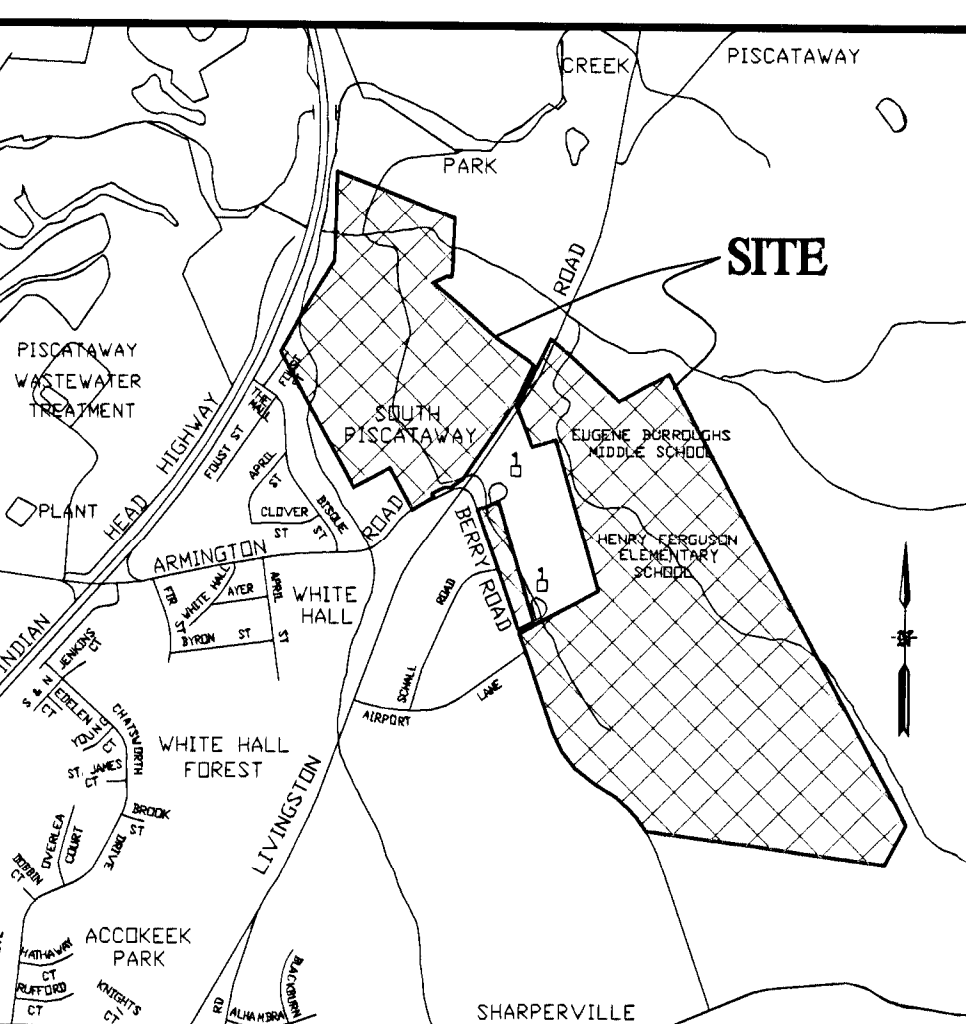
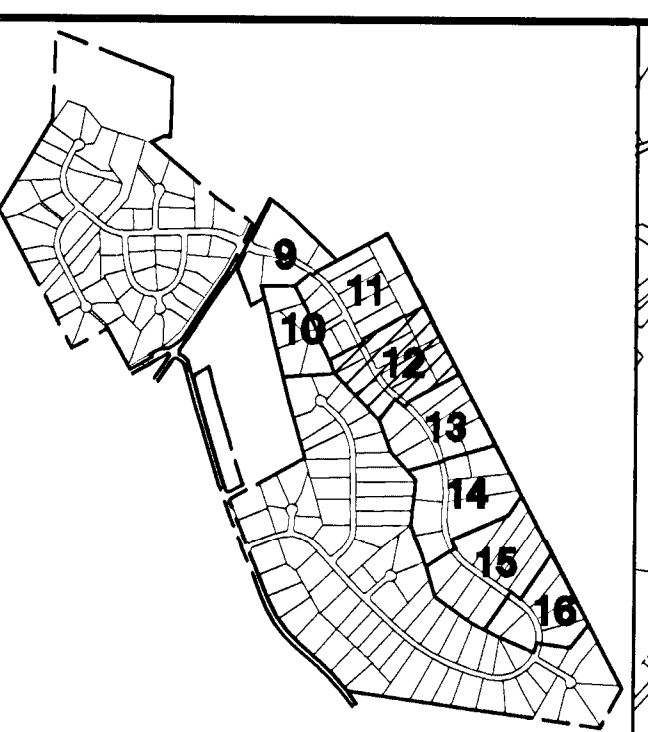
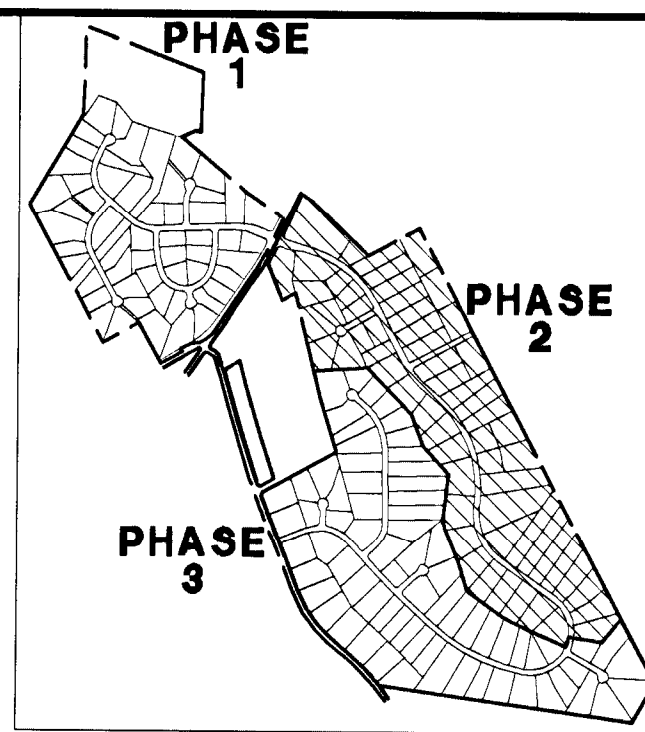
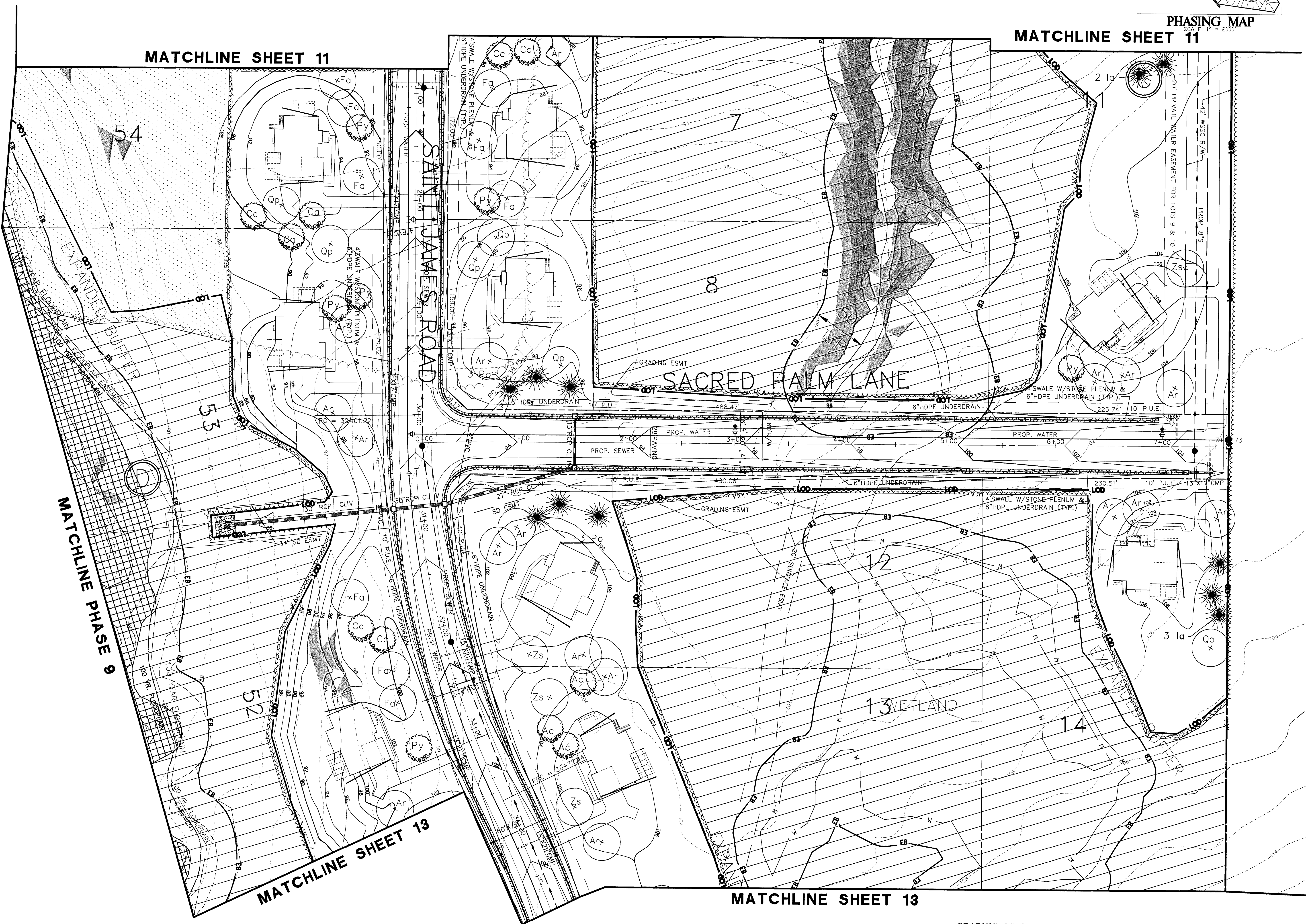
PROJ. MGR.	CAS	DATE	REVISIONS	BY	DATE	REVISIONS	BY
DESIGNED	GPI	4/18/17	Revised LOD at Lot 9, Block C	MAH			
DRAWN	GPI	8/26/17	Updated Landscape Lots 55, 56, 61-63 'D' & 2-6 'C'	SMD			
CHECKED	CAS	6/3/14	Rev.: Tree Areas Lots 2-5 & 9 'C' and 56 'D'	H/SMD			
		4/24/14	REVISED LOD: Lot 56 'D' and 2-5 and 9 'C'	RH			
		1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
		6/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpnet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND
PISCATAWAY ELECTION DISTRICT No.5

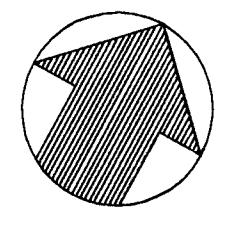
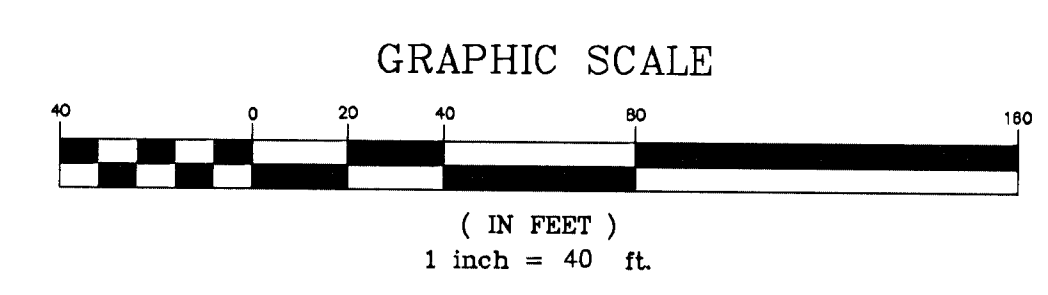
LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE II

DATE	PROJECT No.
4/24/2014	2001173
SCALE	SHEET
1"=40'	11
	OF
	26



- LEGEND**
- SSF SUPER SILT FENCE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT ELEVATION
 - STEEP SLOPES, 15-25%
 - STEEP SLOPES, >25%
 - EX. PROPERTY LINE
 - SOIL BOUNDARY
 - MnB2 SOIL CLASSIFICATIONS
 - EXISTING TREELINE
 - EXISTING SHRUBLINE
 - PROPOSED TREELINE
 - SPECIMEN TREE
 - W NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE U.S.
 - 100-YEAR FLOODPLAIN
 - LIMITS OF DISTURBANCE
 - EXPANDED BUFFER
 - PLANTING KEY LABEL
 - PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS
 - PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
 - TREE PROTECTION DEVICE
 - REFORESTATION
 - PRESERVATION
 - FORESTED FLOODPLAIN PRESERVED
 - NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 200' WIDE AREA TOO NARROW, OR AT TOO SMALL)

Prince George's County Planning Department MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-032-03				
Approved By:	Date:	DRD	Reason for Revision	
J. Staz	4/28/2003	4-02003		
J. Staz	1/11/2006	4-02003		
J. Staz	4/23/2006	4-02003		
J. Staz	8/29/2006	4-02003		
P.V.	7/6/2010	4-02003 Lot 26B		
P.V.	7/6/2010	4-02003 Lot 2A		
P.V.	6/27/2010	4-02003 Lot 44B		
P.V.	7/23/2010	4-02003 Lot 5A		
P.V.	8/19/2010	4-02003 Lot 12B		
P.V.	8/29/2010	4-02003 Lot 11B		
P.V.	8/6/2010	4-02003 Lot 1A		
P.V.	8/17/2010	4-02003 Lot 4A		
P.V.	8/27/2010	4-02003 Lot 14B		
K. Finch	3/13/2013	4-02003 Hervey Ferguson School Entry		
K. Finch	3/18/2013	4-02003 Lot 24B		
K. Finch	4/8/2013	4-02003 Lot 7B		
K. Finch	12/6/2013	4-02003 Lot 30B		
K. Finch	12/6/2013	4-02003 Lot 6A		
K. Finch	4/16/2014	4-02003 Lot 24B		
K. Finch	8/13/2014	4-02003 Revised to add Phases 2A and 2B		
M. Juba	2/3/2017	4-02003 Lot 56D		
SCHNIDER	4/3/2018	4-02003 Lots 9, 17, 16, 22, 23&34C & 50-52D		
SCHNIDER	12/22/2017	4-02003 Revised WC on Lot 15B		



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

OWNER/DEVELOPER
ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS
8110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

Handwritten signature and date: 9/17/18

PROJ. MGR.	CAS	DESIGNED	GPI	DRAWN	GPI	CHECKED	CAS	DATE	REVISIONS	BY	DATE	REVISIONS	BY
				11/9/17	Updated Landscape Lots 52-54 'D' & 7, 8, 11-14 'C'								
				7/17/17	Revised LOD at Lot 52, Block D								
				1/26/04	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.								
				4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)								

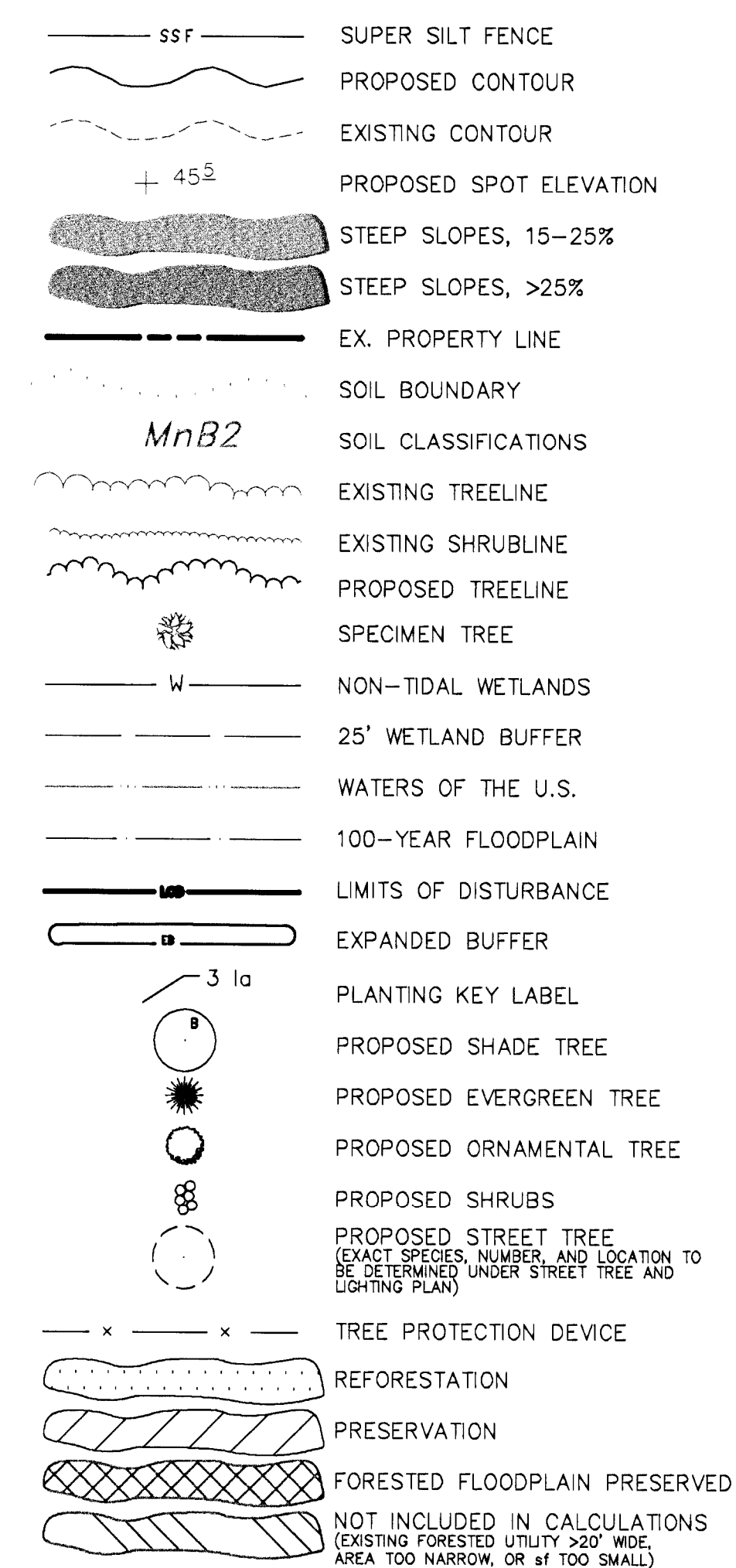
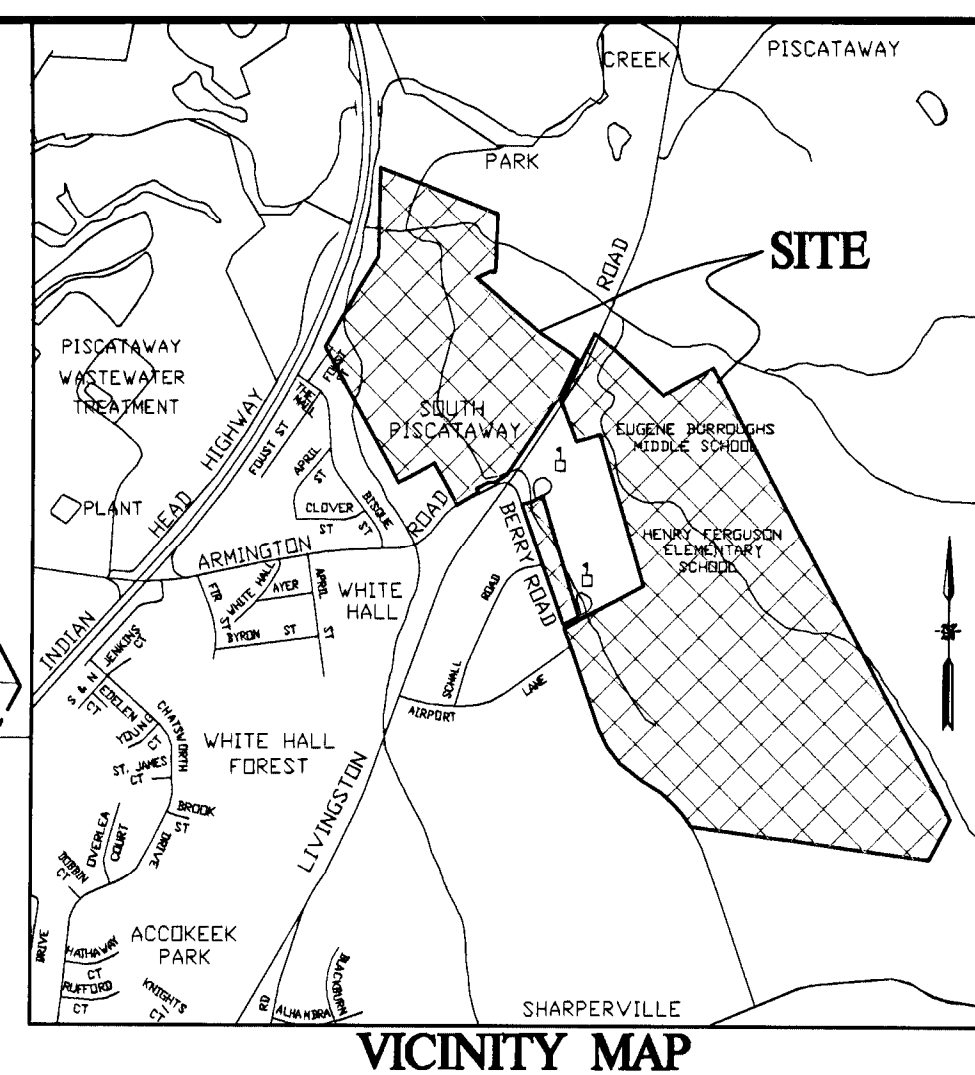
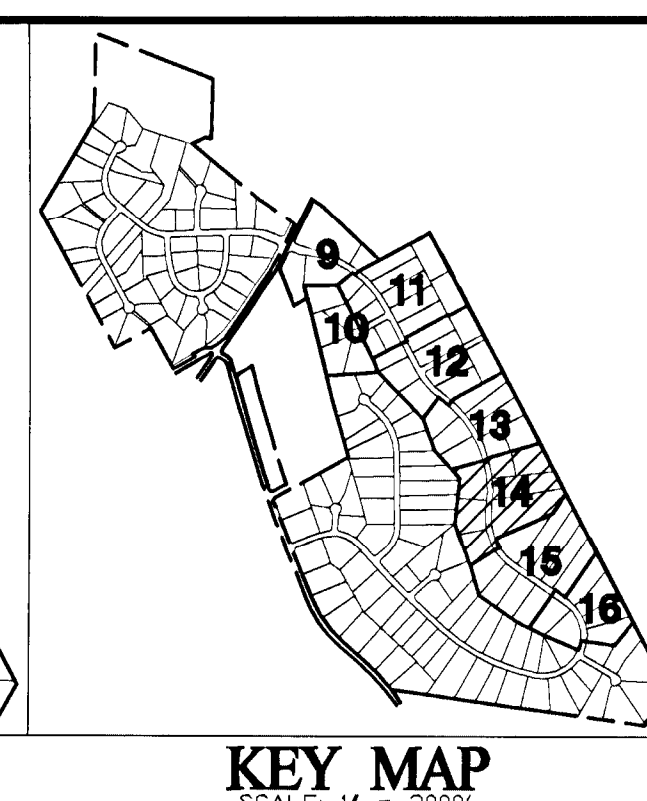
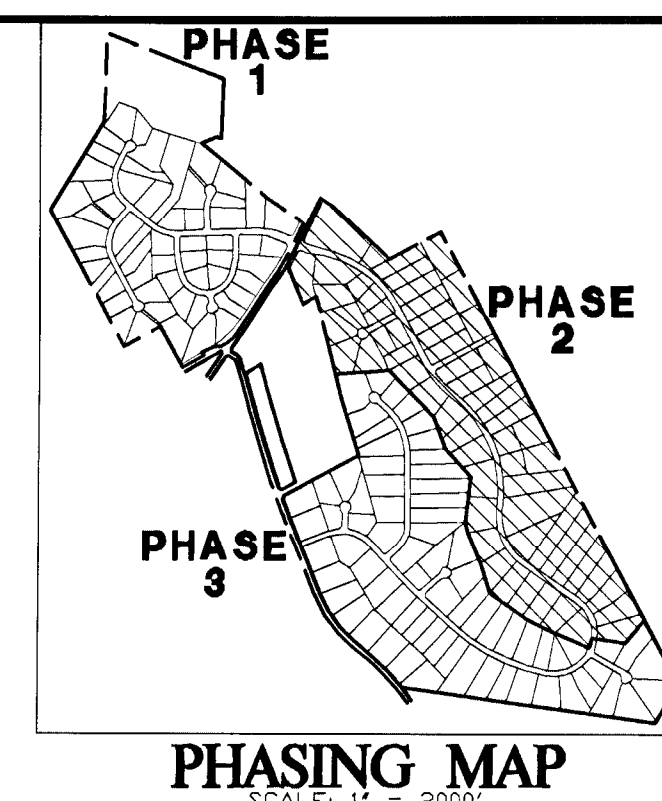
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpi.net.com

GPI

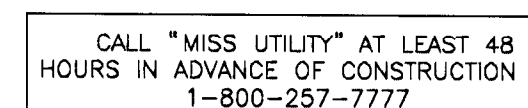
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND
PISCATAWAY ELECTION DISTRICT No. 5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE II

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	12 OF 26

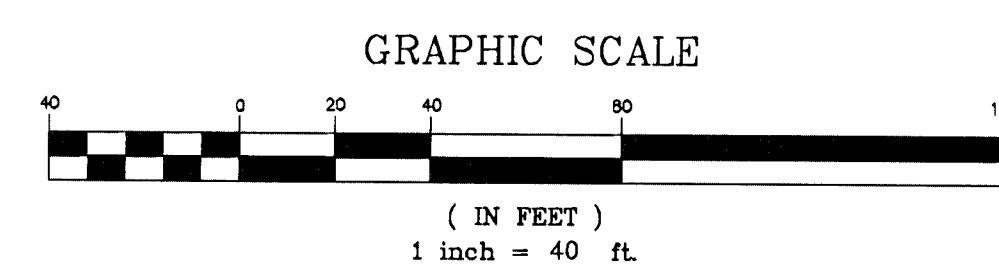
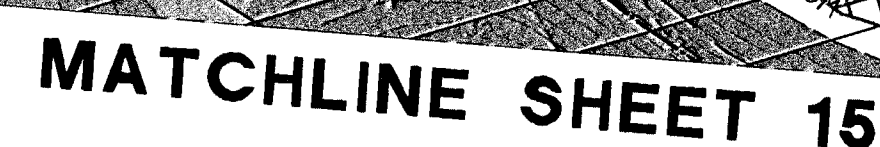
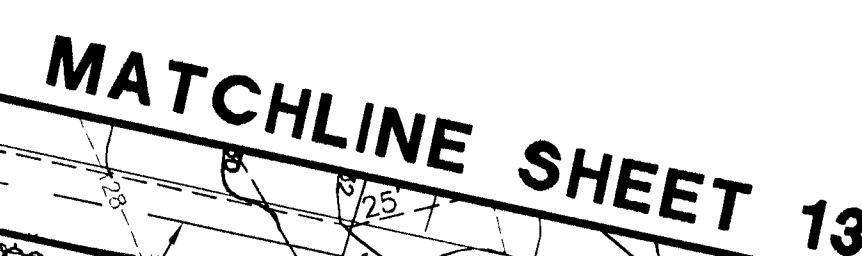


Prince George's County Planning Department MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-032-03				
	Approved By:	Date:	DRD:	Reason for Revisor
00	J Staz	4/29/2003	4-02003	
01	J Staz	1/12/2006	4-02003	
02	J Staz	4/23/2008	4-02003	
03	J Staz	8/29/2008	4-02003	
04	P.V.	7/9/2010	4-02003	Lot 29B
05	P.V.	7/9/2010	4-02003	Lot 2A
06	P.V.	6/27/2010	4-02003	Lot 44B
07	P.V.	7/23/2010	4-02003	Lot 5A
08	P.V.	8/19/2010	4-02003	Lot 12B
09	P.V.	9/29/2010	4-02003	Lot 11B
10	P.V.	8/9/2010	4-02003	Lot 1A
11	P.V.	8/17/2010	4-02003	Lot 4A
12	P.V.	8/27/2010	4-02003	Lot 14B
13	K Finch	3/13/2013	4-02003	Henry Ferguson School Entry
14	K Finch	3/18/2013	4-02003	Lot 24B
15	K Finch	4/8/2013	4-02003	Lot 7B
16	K Finch	12/6/2013	4-02003	Lot 30B
17	K Finch	12/8/2013	4-02003	Lot 6A
18	K Finch	4/16/2014	4-02003	Lot 24B
19	K Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B
20	M. Jupa	2/3/2017	4-02003	Lot 59D
21	<i>David Schindler</i>	4/3/2018	4-02003	lots 9 17 18 22 23866A & 50-502
22	C. SCHNIDER	12/22/2017	4-02003	Revises W/C on lot 15B



OWNER/DEVELOPER:
ST. JAMES/HAVERFORD
CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

J. S. Tulo
01.17.18

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

P.A. 84 PISCATAWAY

PISCATAWAY ELECTION DISTRICT No.5

**LANDSCAPE AND TYPE II
TREE CONSERVATION PLAN
PHASE II**

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	14
1"=40'	OF
	26

	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EX. PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS

SS F SUPER SILT FENCE

PROPOSED CONTOUR

EXISTING TREELINE

EXISTING SHRUBLINE

PROPOSED TREELINE

W SPECIMEN TREE

NON-TIDAL WETLANDS

25' WETLAND BUFFER

WATERS OF THE U.S.

100-YEAR FLOODPLAIN

LIMITS OF DISTURBANCE

EXPANDED BUFFER

PLANTING KEY LABEL

PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHRUBS

PROPOSED STREET TREE
(EXACT SPECIES, NUMBER, AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
LIGHTING PLAN)

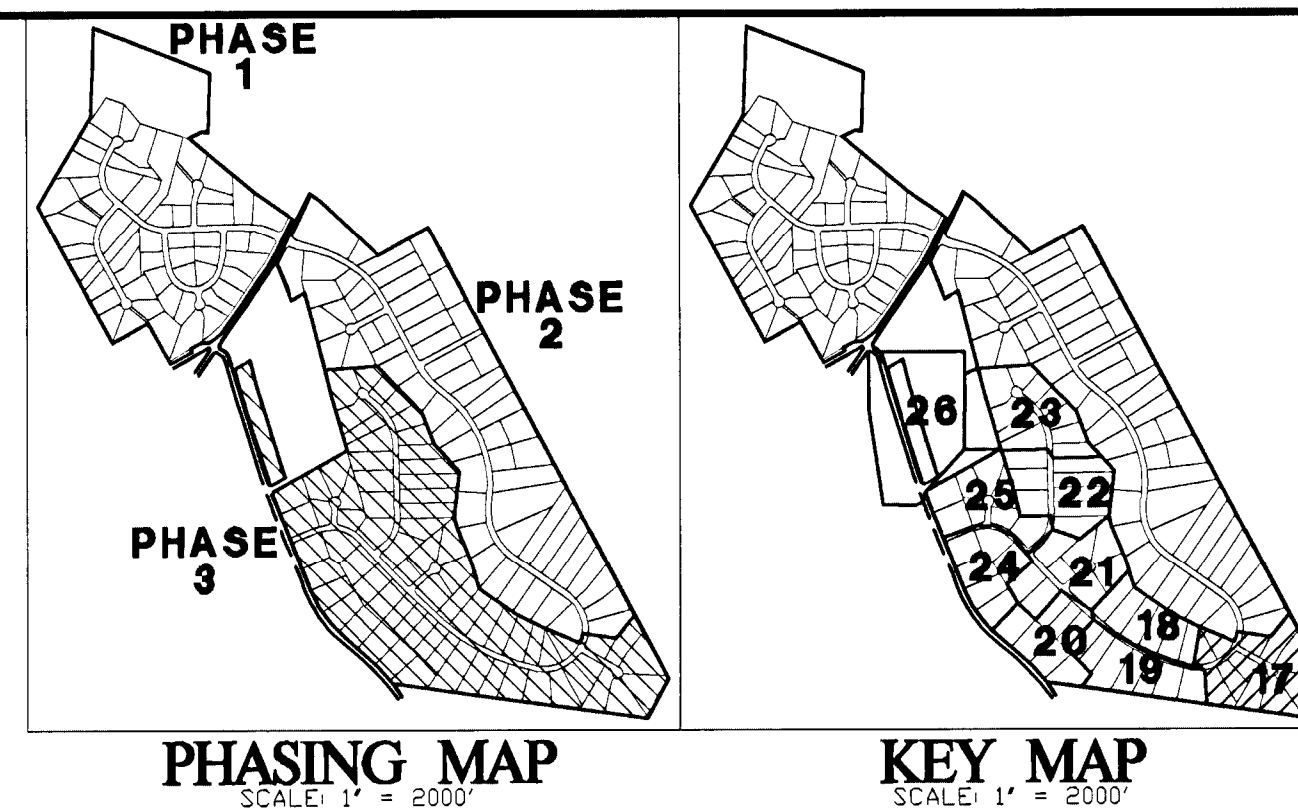
TREE PROTECTION DEVICE

REFORESTATION

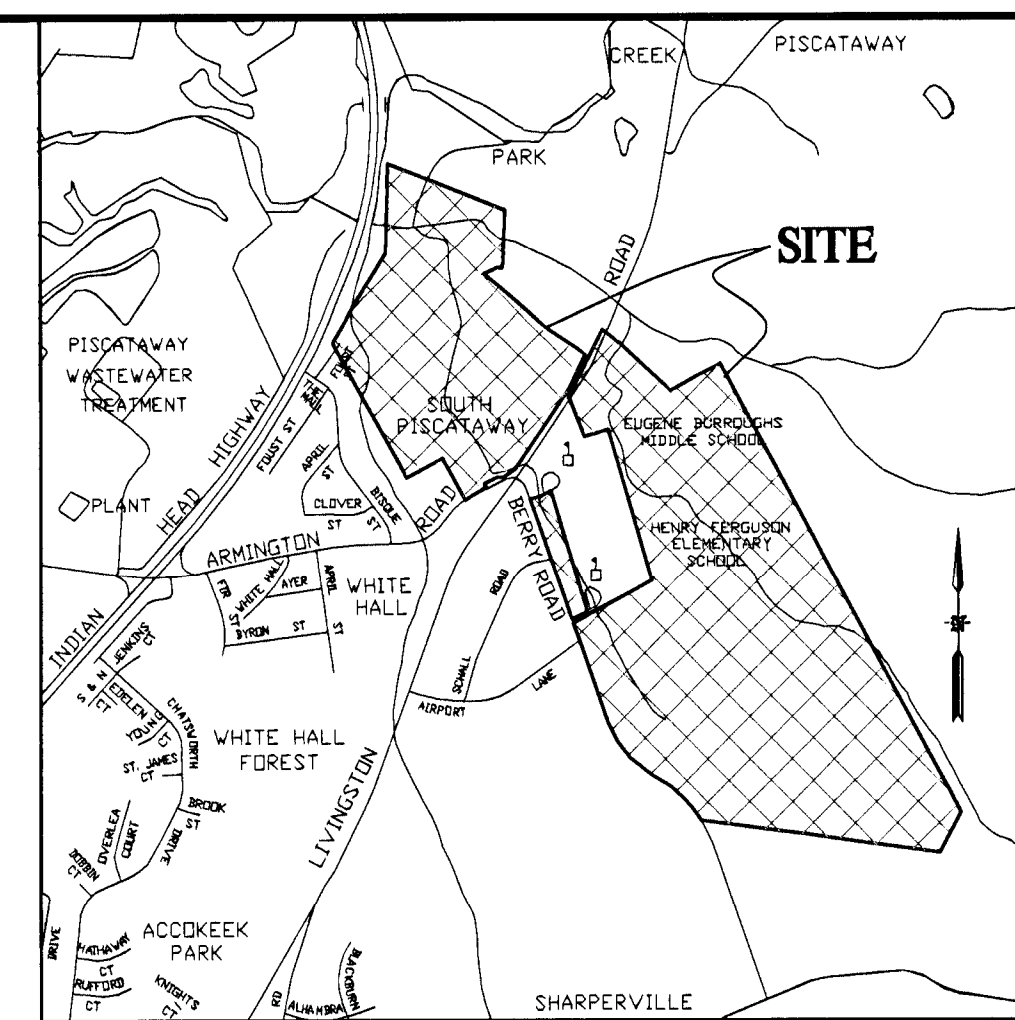
PRESERVATION

FORESTED FLOODPLAIN PRESERVED

NOT INCLUDED IN CALCULATIONS
(AREA LESS THAN 250' WIDE
OR 100' NARROW, OR AT 100' SMALL)



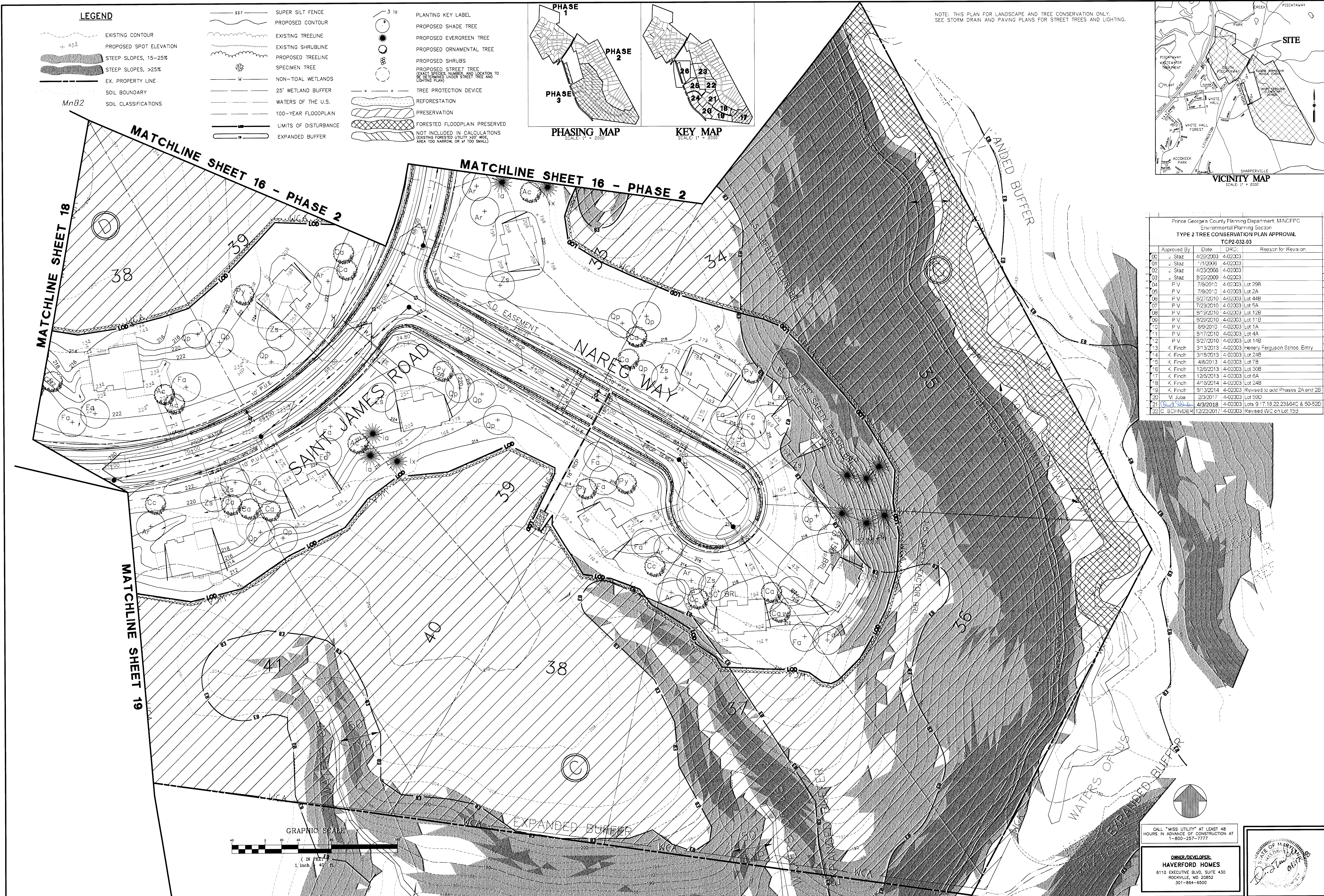
NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
SEE STORM DRAIN AND PAVING PLANS FOR STREET TREES AND LIGHTING.



VICINITY MAP

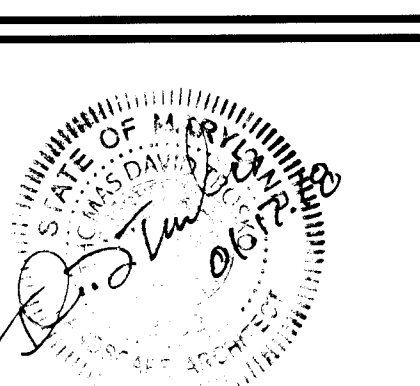
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-032-03

	Approved By	Date	DRD	Reason for Revis on
00	J Staz	4/23/2003	4-02003	
01	J Staz	7/1/2006	4-02003	
02	J Staz	4/23/2008	4-02003	
03	J Staz	9/23/2009	4-02003	
04	P V	7/9/2010	4-02003	Lot 29B
05	P V	7/9/2010	4-02003	Lot 2A
06	P V	8/27/2010	4-02003	Lot 44B
07	P V	7/23/2010	4-02003	Lot 5A
08	P V	8/19/2010	4-02003	Lot 12B
09	P V	9/23/2010	4-02003	Lot 11B
10	P V	8/9/2010	4-02003	Lot 1A
11	P V	9/17/2010	4-02003	Lot 4A
12	P V	9/27/2010	4-02003	Lot 14B
13	< Finch	3/13/2013	4-02003	Henry Ferguson Schoc. Entry
14	< Finch	3/19/2013	4-02003	Lot 24B
15	< Finch	4/8/2013	4-02003	Lot 7B
16	< Finch	12/6/2013	4-02003	Lot 30B
17	< Finch	12/9/2013	4-02003	Lot 6A
18	< Finch	1/29/2014	4-02003	Lot 44B
19	< Finch	3/13/2014	4-02003	Revised to add Phases 2A and 2B
20	M. June	2/23/2017	4-02003	Lot 50D
21	<u>C. S. NIDER</u>	4/30/2018	4-02003	Lots 9, 17, 18, 22, 23, 6A & 50-52D
22	C. S. NIDER	12/22/2017	4-02003	Revised W/C on Lot 15B



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

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

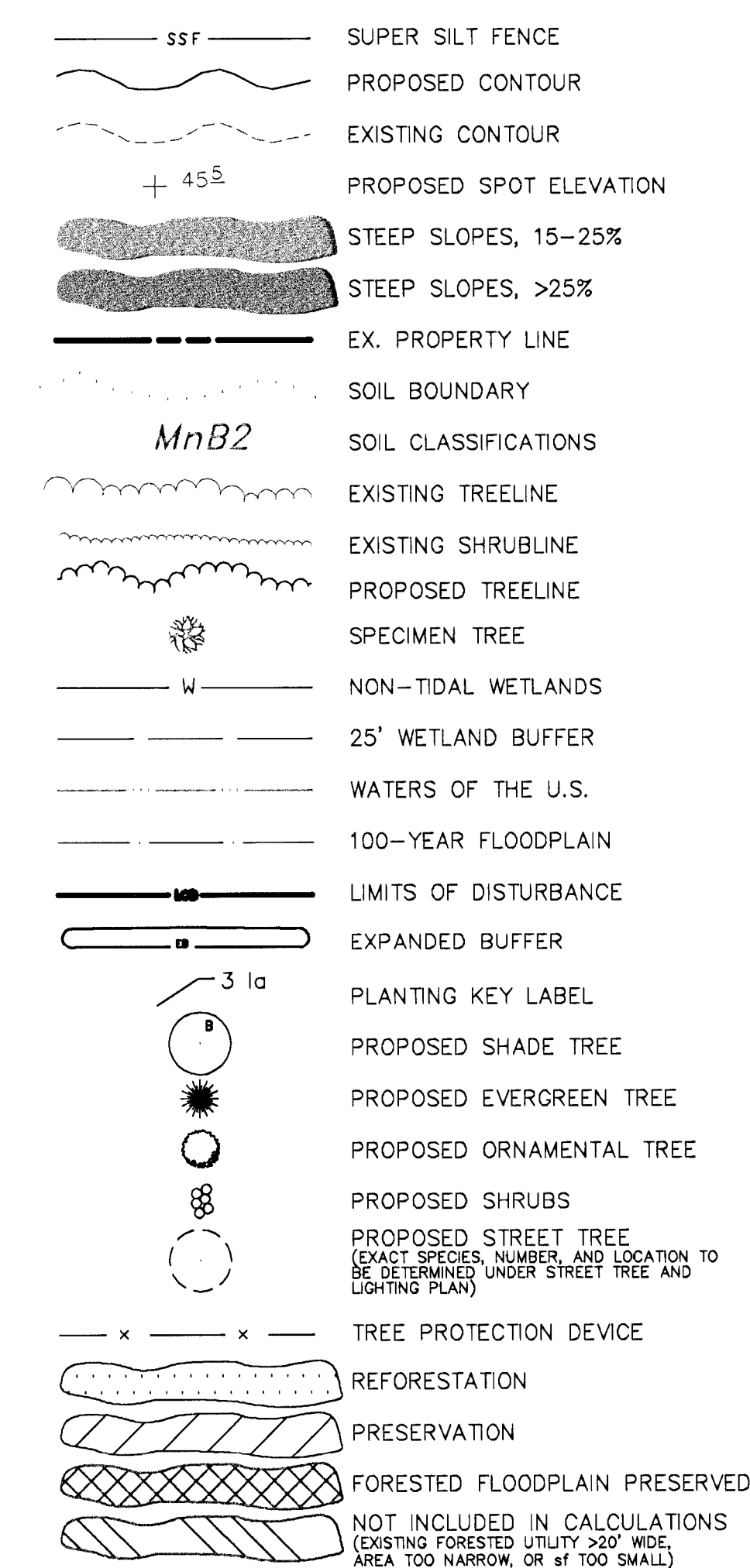
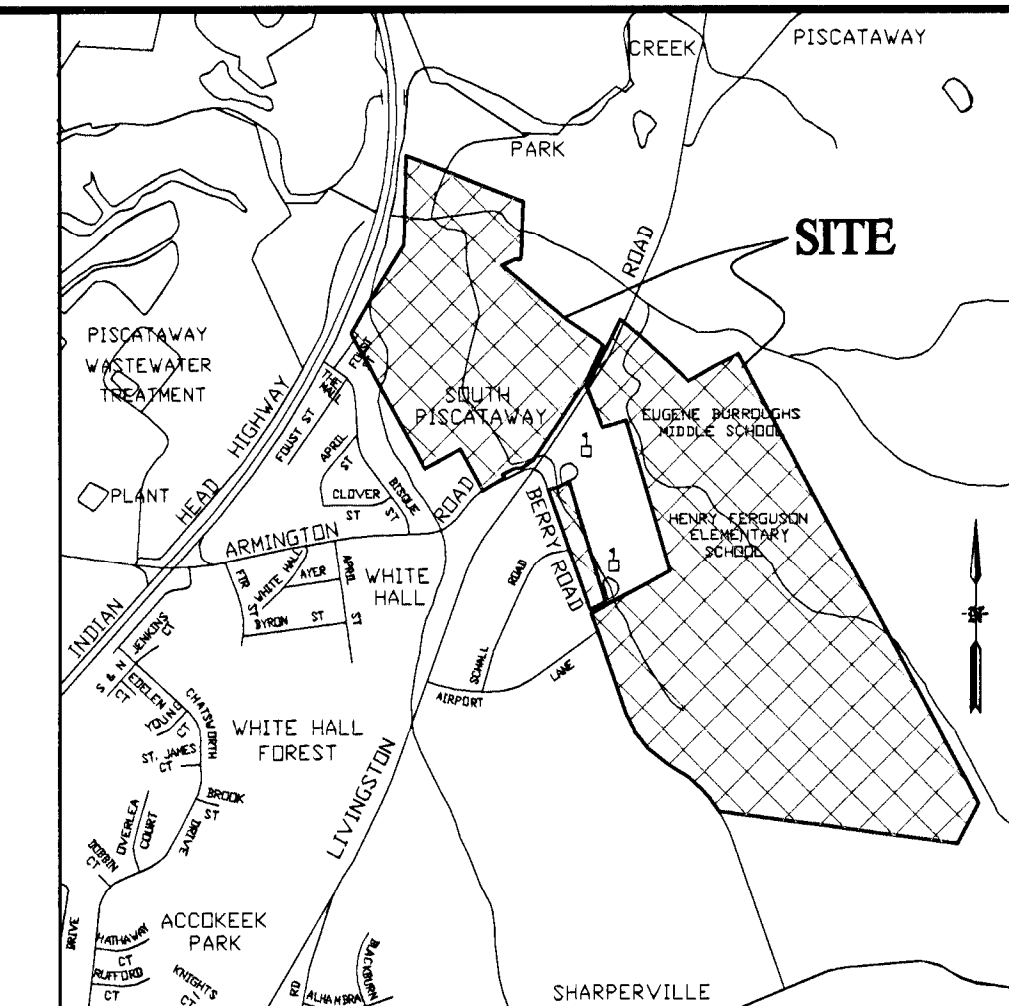
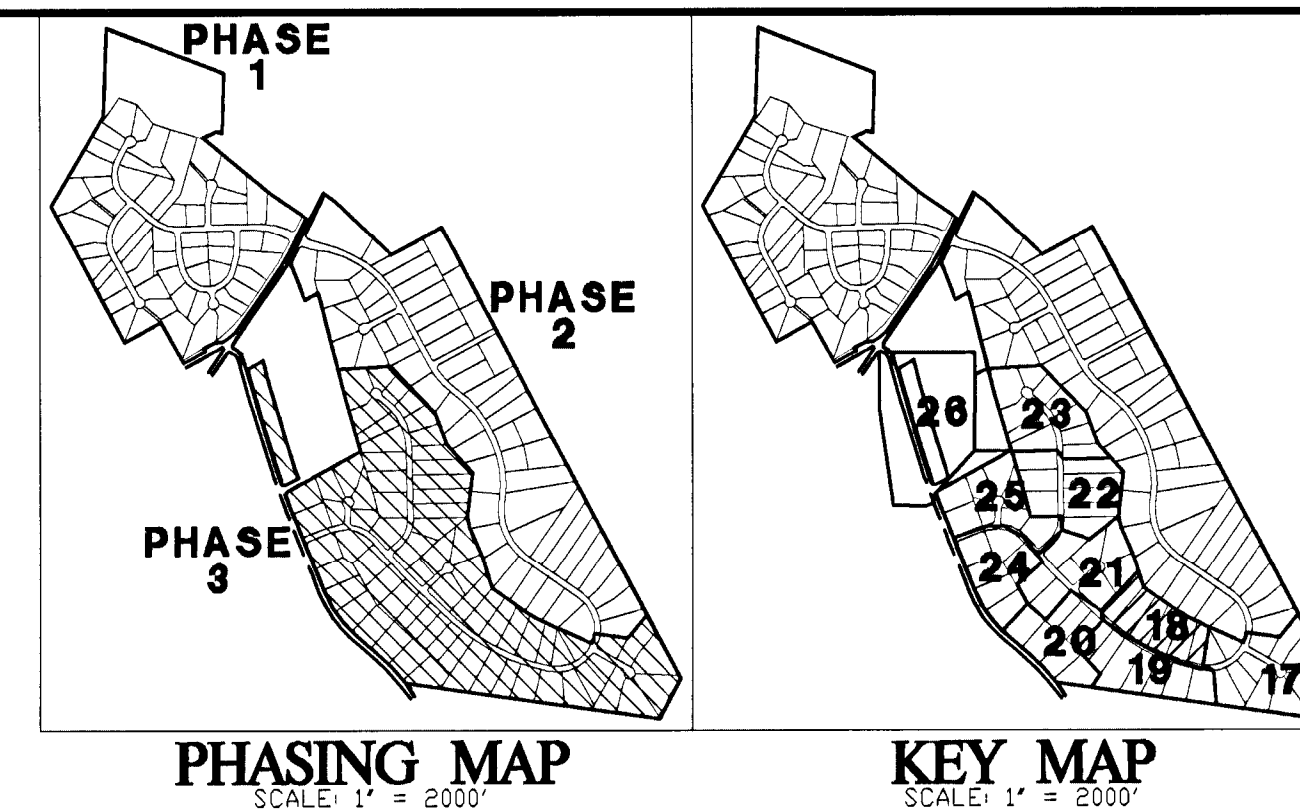
[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

DATE	PROJECT No.
/24/2003	2001173
SCALE	SHEET
	17
1"=40'	OF
	27

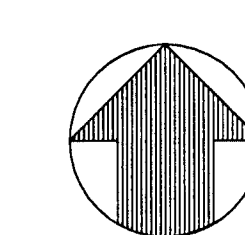


Prince George's County Planning Department - M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCF-2022-033				
	Approved By:	Date:	DRD	Reason for Revision
00	J. Staz	4/26/2023	4-02003	
01	J. Staz	1/12/2006	4-02003	
02	J. Staz	4/23/2026	4-02003	
03	J. Staz	8/29/2029	4-02003	
04	P.V.	7/6/2010	4-02003	Lot 29B
05	P.V.	7/6/2010	4-02003	Lot 2A
06	P.V.	6/27/2010	4-02003	Lot 44B
07	P.V.	7/23/2010	4-02003	Lot 5A
08	P.V.	8/19/2010	4-02003	Lot 12B
09	P.V.	8/23/2010	4-02003	Lot 11B
10	P.V.	8/9/2010	4-02003	Lot 1A
11	P.V.	8/17/2010	4-02003	Lot 4A
12	P.V.	8/27/2010	4-02003	Lot 14B
13	K. Finch	3/13/2013	4-02003	Henry Ferguson School Entry
14	K. Finch	3/18/2013	4-02003	Lot 24B
15	K. Finch	4/8/2013	4-02003	Lot 7B
16	K. Finch	12/26/2013	4-02003	Lot 30B
17	K. Finch	12/29/2013	4-02003	Lot 8A
18	K. Finch	4/16/2014	4-02003	Lot 24B
19	K. Finch	8/13/2014	4-02003	Revised to Add: phases 2A and 2B
20	W. Smith	2/3/2017	4-02003	Revised to Add: phases 2A and 2B
21	<u>6/3/2018</u>	<u>4/19/2018</u>	<u>4-02003</u>	<u>Revised 3/17/16, 22, 23&64E & 50, 52E</u>
22	C. SCHNIDDER	12/22/2021	4-02003	Lots 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

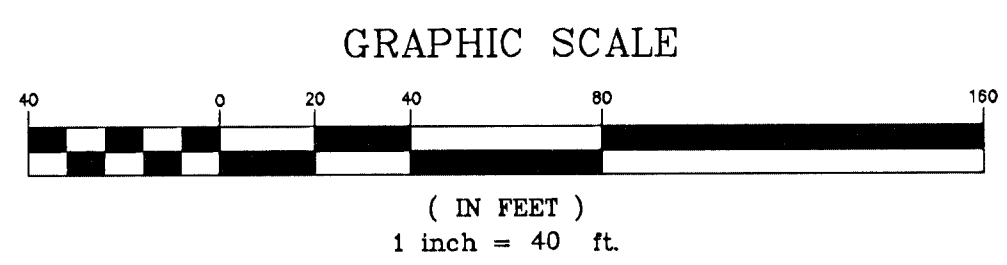
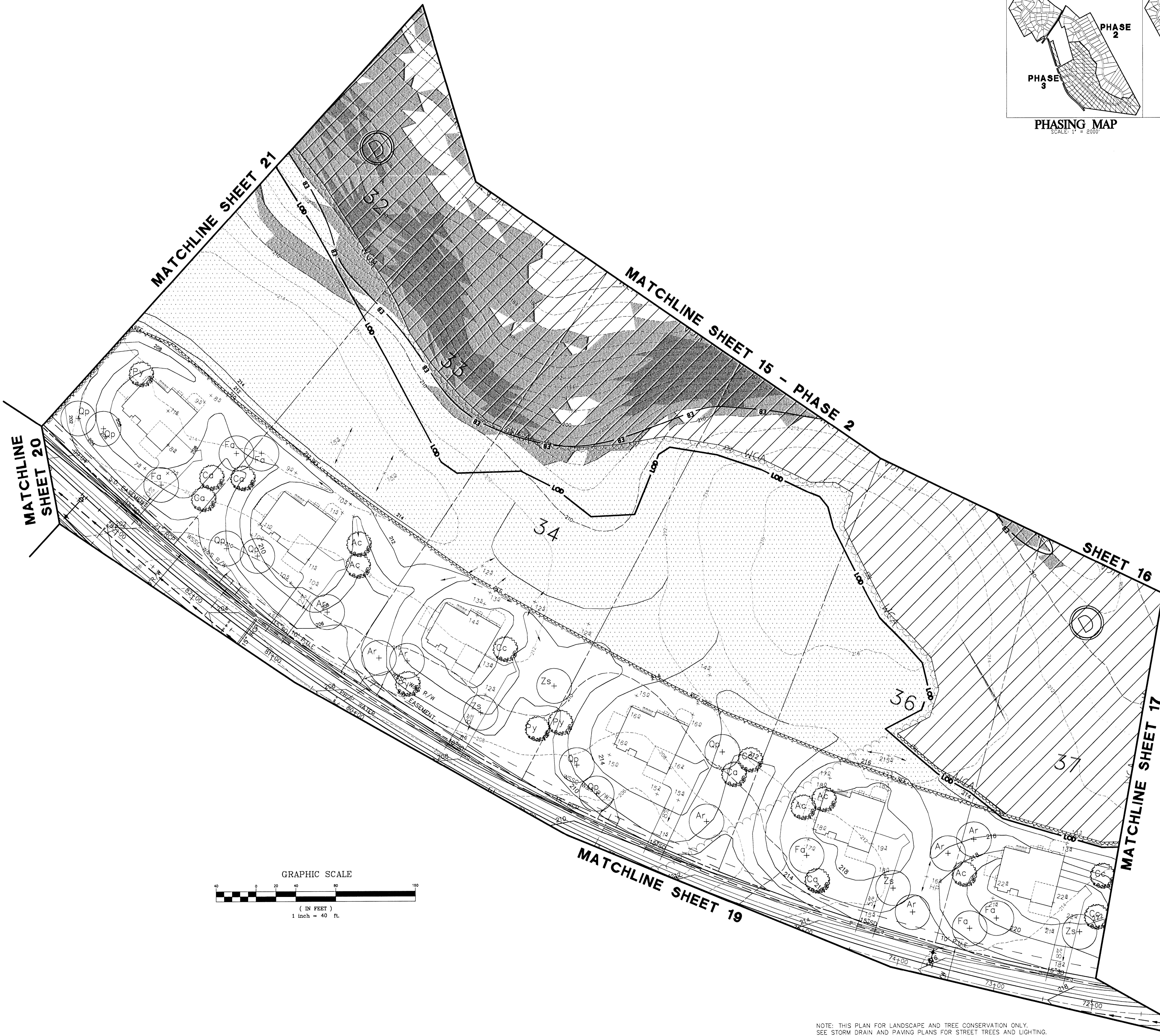
CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-867-3333

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE
ROCKVILLE, MD 20852
301-864-6500

Handwritten signature: *D. J. Talo*
Date: 01.17.18



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



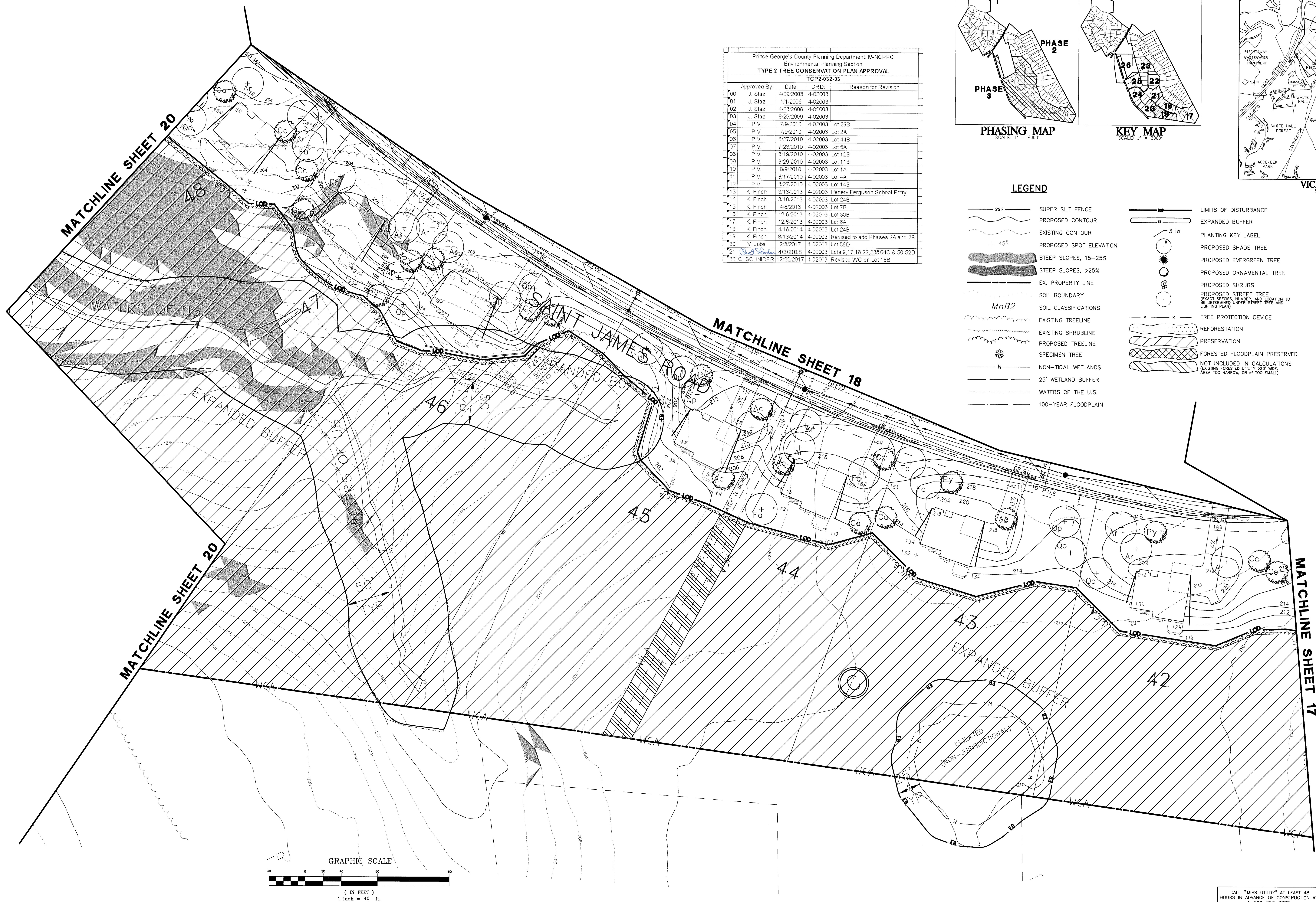
PROJ. MGR.									
CAS									
DESIGNED									
GPI									
DRAWN									
GPI									
CHECKED	1/28/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.			LSG				
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)			A.N.G.				
	DATE	REVISIONS			BY	DATE	REVISIONS		BY

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

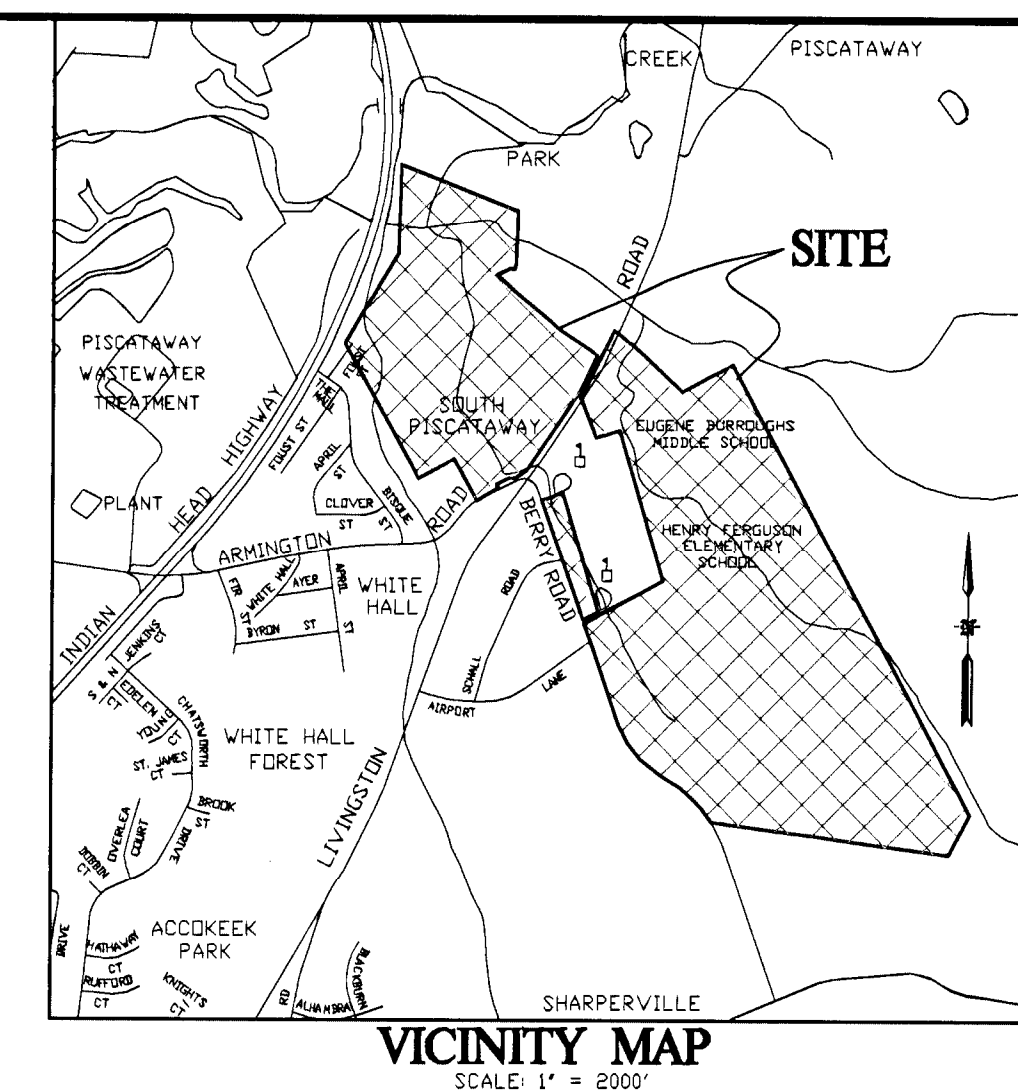
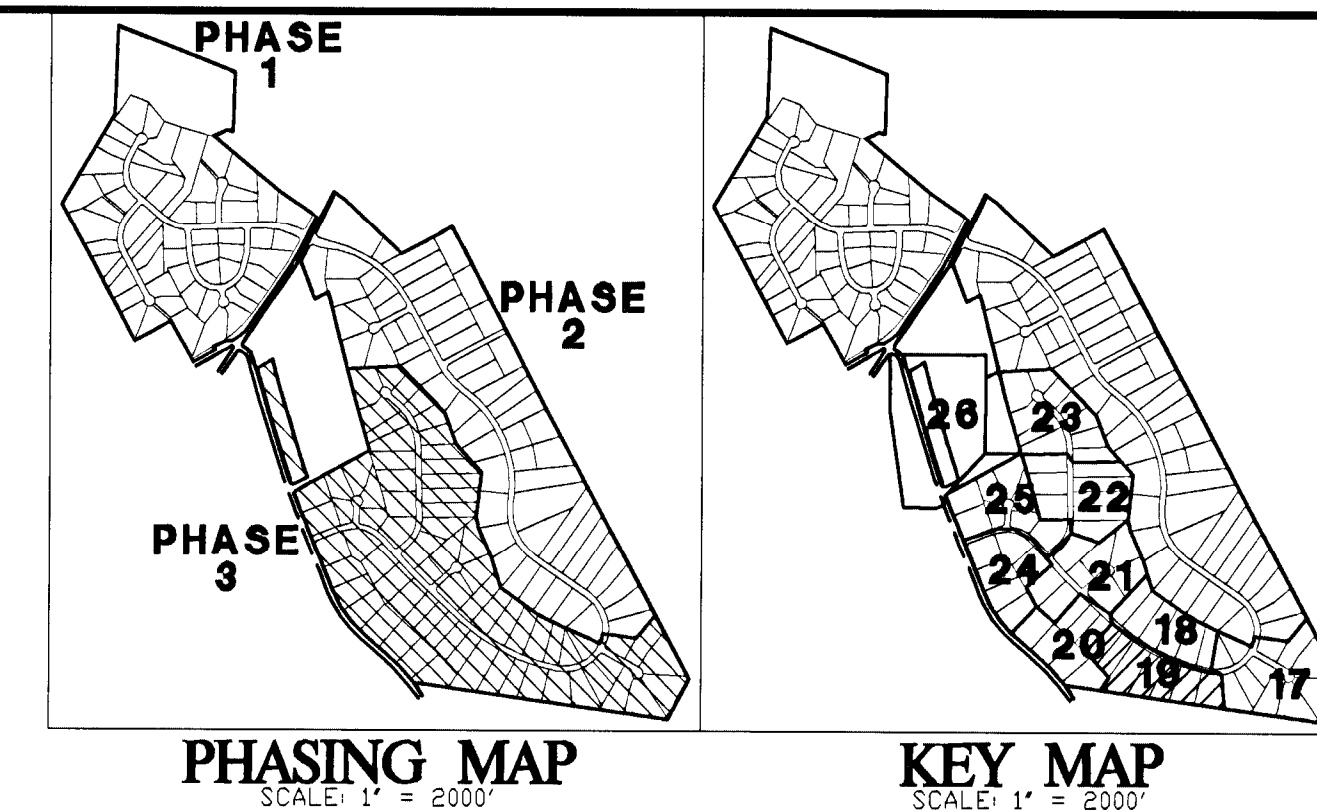
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

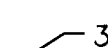
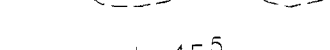
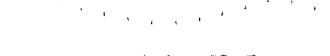
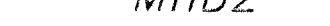
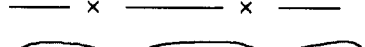
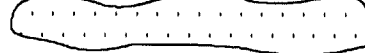
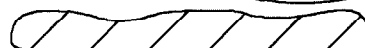
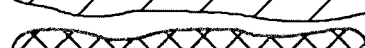
LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

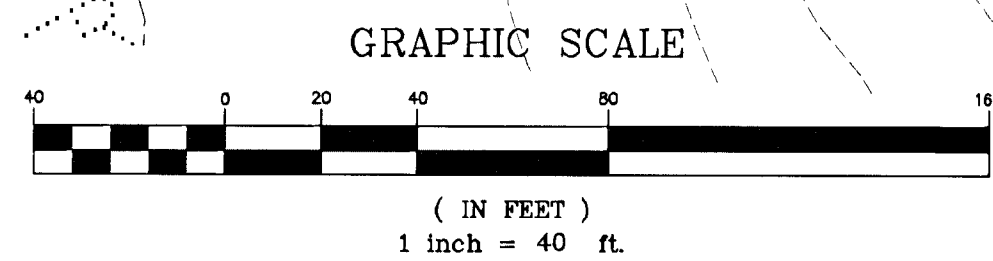
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	18
	OF
	27



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TC2-032-03				
Approval by	Date	ORD	Reason for Revision	
00 J. Staz	4/29/2003	4-02003		
01 J. Staz	1/1/2008	4-02003		
02 J. Staz	4/23/2008	4-02003		
03 J. Staz	8/29/2009	4-02003		
04 P.V.	7/6/2013	4-02003	Lor 29B	
05 P.V.	7/6/2013	4-02003	Lor 2A	
06 P.V.	8/27/2010	4-02003	Lor 4B	
07 P.V.	7/23/2010	4-02003	Lor 3A	
08 P.V.	8/19/2010	4-02003	Lor 12B	
09 P.V.	8/29/2010	4-02003	Lor 11B	
10 P.V.	8/9/2010	4-02003	Lor 1A	
11 P.V.	8/17/2010	4-02003	Lor 4A	
12 P.V.	8/27/2010	4-02003	Lor 14B	
13 K. Finch	3/13/2013	4-02003	Henry Ferguson School Entry	
14 K. Finch	3/18/2013	4-02003	Lor 2B	
15 K. Finch	4/6/2013	4-02003	Lor 7B	
16 K. Finch	12/6/2013	4-02003	Lor 30B	
17 K. Finch	12/6/2013	4-02003	Lor 6A	
18 K. Finch	4/18/2014	4-02003	Lor 4B	
19 K. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B	
20 M. Josa	2/3/2017	4-02003	Lor 55D	
21 <i>(Chris Schneider)</i>	4/30/2018	4-02003	Lots 8, 17, 18, 22 236-6A & 50-52D	
22 C. SCHMIDT	12/22/2017	4-02003	Revised WC on Lot 159	



- | | | | |
|---|-------------------------|---|--|
|  | SUPER SILT FENCE |  | LIMITS OF DISTURBANCE |
|  | PROPOSED CONTOUR |  | EXPANDED BUFFER |
|  | EXISTING CONTOUR |  | PLANTING KEY LABEL |
|  | PROPOSED SPOT ELEVATION |  | PROPOSED SHADE TREE |
|  | STEEP SLOPES, 15-25% |  | PROPOSED EVERGREEN TREE |
|  | STEEP SLOPES, >25% |  | PROPOSED ORNAMENTAL TREE |
|  | EX. PROPERTY LINE |  | PROPOSED SHRUBS |
|  | SOIL BOUNDARY |  | PROPOSED STREET TREE
(EXACT SPECIES, NUMBER, AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
LIGHTING PLAN) |
|  | SOIL CLASSIFICATIONS |  | TREE PROTECTION DEVICE |
|  | EXISTING TREELINE |  | REFORESTATION |
|  | EXISTING SHRUBLINE |  | PRESERVATION |
|  | PROPOSED TREELINE |  | FORESTED FLOODPLAIN PRESERVED |
|  | SPECIMEN TREE |  | NOT INCLUDED IN CALCULATIONS
(EXISTING FORESTED UTILITY >20' WIDE,
AREA TOO NARROW, OR IF TOO SMALL) |
|  | NON-TIDAL WETLANDS | | |
|  | 25' WETLAND BUFFER | | |
|  | WATERS OF THE U.S. | | |
|  | 100-YEAR FLOODPLAIN | | |



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

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

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

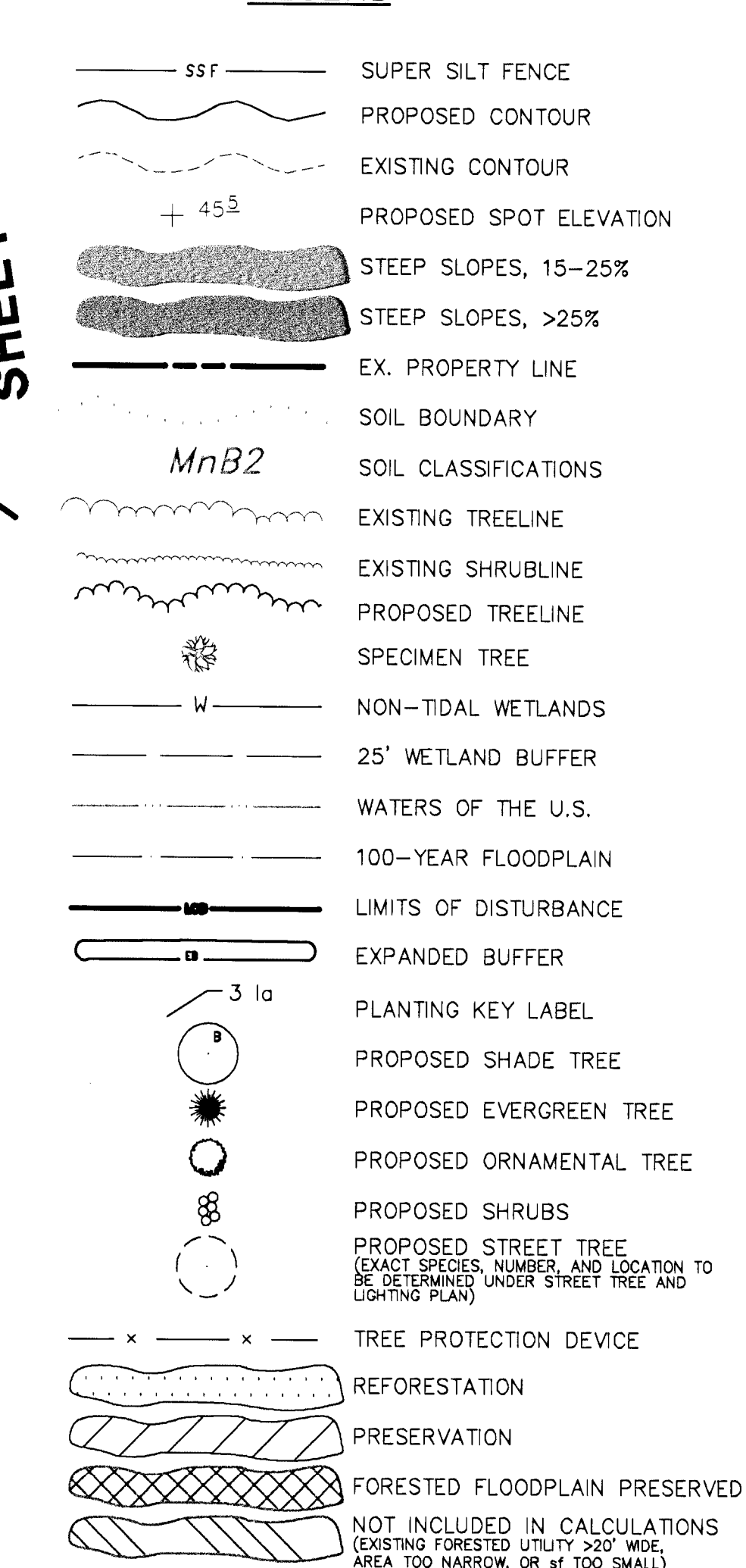
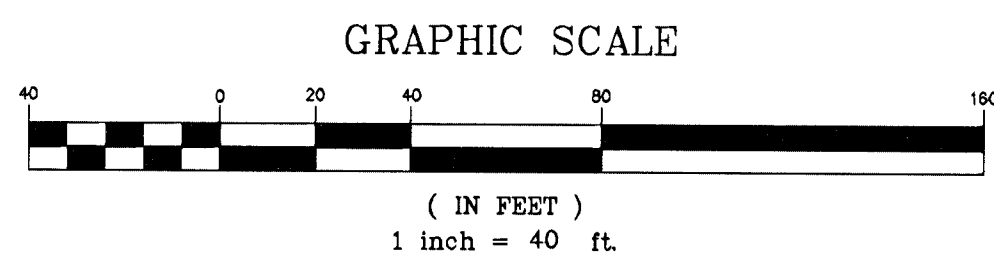
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

P.A. 84 PISCATAWAY

PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	19
1"=40'	OF
	27



Prince George's County Planning Department, M/NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TOP2-392-03			
Approved By	Date	DRD	Reason for Revision
06 J. Staz	4/29/2003	4/2003	
07 J. Staz	11/1/2005	4/2003	
07 J. Staz	4/23/2008	4/2003	
03 J. Staz	8/29/2009	4/2003	
04 P.V.	7/9/2010	4/2003	Lot 29B
05 P.V.	7/9/2010	4/2003	Lot 2A
06 P.V.	6/2/2010	4/2003	Lot 44B
07 P.V.	7/23/2010	4/2003	Lot 5A
08 P.V.	8/19/2010	4/2003	Lot 12B
09 P.V.	8/25/2010	4/2003	Lot 1B
10 P.V.	8/9/2010	4/2003	Lot 4A
11 P.V.	8/17/2010	4/2003	Lot 44A
12 P.V.	8/27/2010	4/2003	Lot 14B
13 K Finch	3/13/2013	4/2003	Hensley Ferguson School Entry
14 K Finch	3/18/2013	4/2003	Lot 24B
15 K Finch	4/9/2013	4/2003	Lot 7B
16 K Finch	12/6/2013	4/2003	Lot 30B
17 K Finch	12/6/2013	4/2003	Lot 6A
18 K Finch	4/16/2014	4/2003	Lot 24B
19 K Finch	8/13/2014	4/2003	Revised to add Phases 2A and 2B
20 K Finch	2/3/2017	4/2003	Revised to add Phases 2A and 2B
21 SCHUBERT	4/3/2018	4/2003	Revised to 11/1/18 and 238,842 & 304,520
22 SCHUBERT	12/22/2017	4/2003	Revised to 11/1/18 and 15B

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

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500



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

[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILDFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

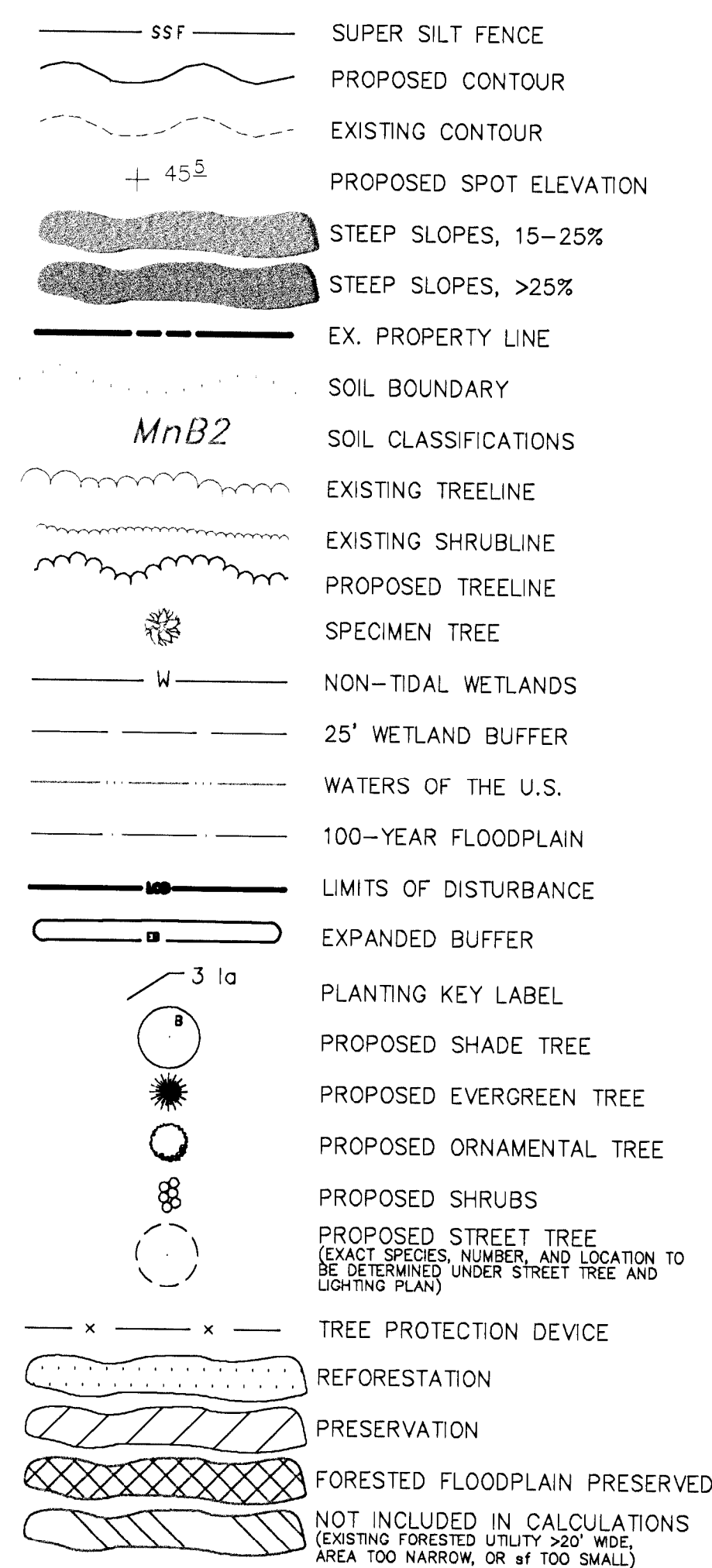
ST. JAMES PROPERTY
LIVINGSTON ROAD

P.A. 84 PISCATAWAY

PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

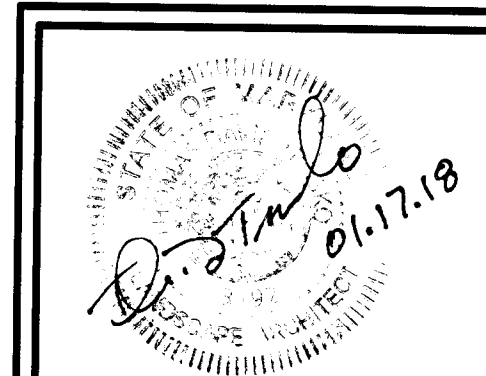
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	20
	OF
	27



Prince George's County Planning Department MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPD-032-033				
	Approved By	Date	DR?	Reason for Revision
00	J. Staz	4/23/2003	4/20/2003	
01	J. Staz	1/1/2006	4/20/2003	
02	J. Staz	4/23/2008	4/20/2003	
03	J. Staz	8/29/2009	4/20/2003	
04	P. V.	7/9/2010	4/20/2003	Lot 29B
05	P. V.	7/9/2010	4/20/2003	Lot 2A
06	P. V.	8/27/2010	4/20/2003	Lot 44B
07	P. V.	7/23/2010	4/20/2003	Lot 5A
08	P. V.	9/19/2010	4/20/2003	Lot 12B
09	P. V.	8/29/2010	4/20/2003	Lot 11B
10	P. V.	8/9/2010	4/20/2003	Lot 11A
11	P. V.	8/17/2010	4/20/2003	Lot 14B
12	P. V.	8/27/2010	4/20/2003	Lot 14B
13	< Finch	3/13/2013	4/20/2003	Henry Ferguson School Entry
14	< Finch	3/18/2013	4/20/2003	Lot 24B
15	< Finch	4/8/2013	4/20/2003	Lot 73
16	< Finch	12/8/2013	4/20/2003	Lot 30B
17	< Finch	12/6/2013	4/20/2003	Lot 6A
18	< Finch	4/12/2014	4/20/2003	Lot 24B
19	< Finch	9/13/2014	4/20/2003	Revised to acc. Phases 2A and 2B
20	M. Jube	2/3/2017	4/20/2003	Lot 59B
21	<u>D. S. Schuler</u>	4/9/2018	4/20/2003	Lots 9, 17, 16, 22, 23B, 6A & 50-52D
22	C. SCHULDER	12/22/2017	4/20/2003	Revised WC on Lot 153

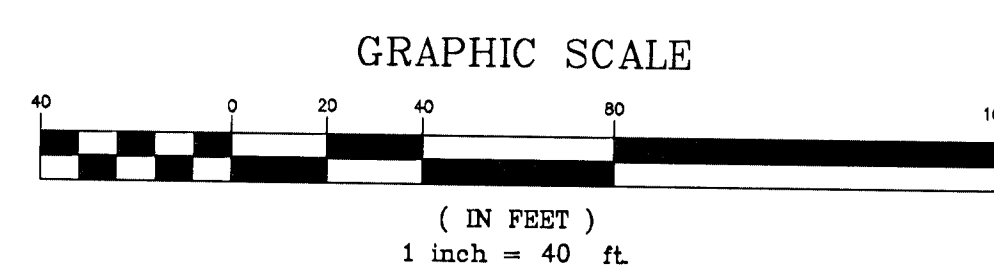
CALL "MISS UTILITY" AT LEAST 48
HOURS IN ADVANCE OF CONSTRUCTION AT
1-800-257-7777

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500



DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	21
1"=40'	OF
	27

N:\2001\2001173\dwg\TC03StJV.dwg
BA00StJV, EC00StJV, FF00StJV



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

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

P.A. 84 PISCATAWAY

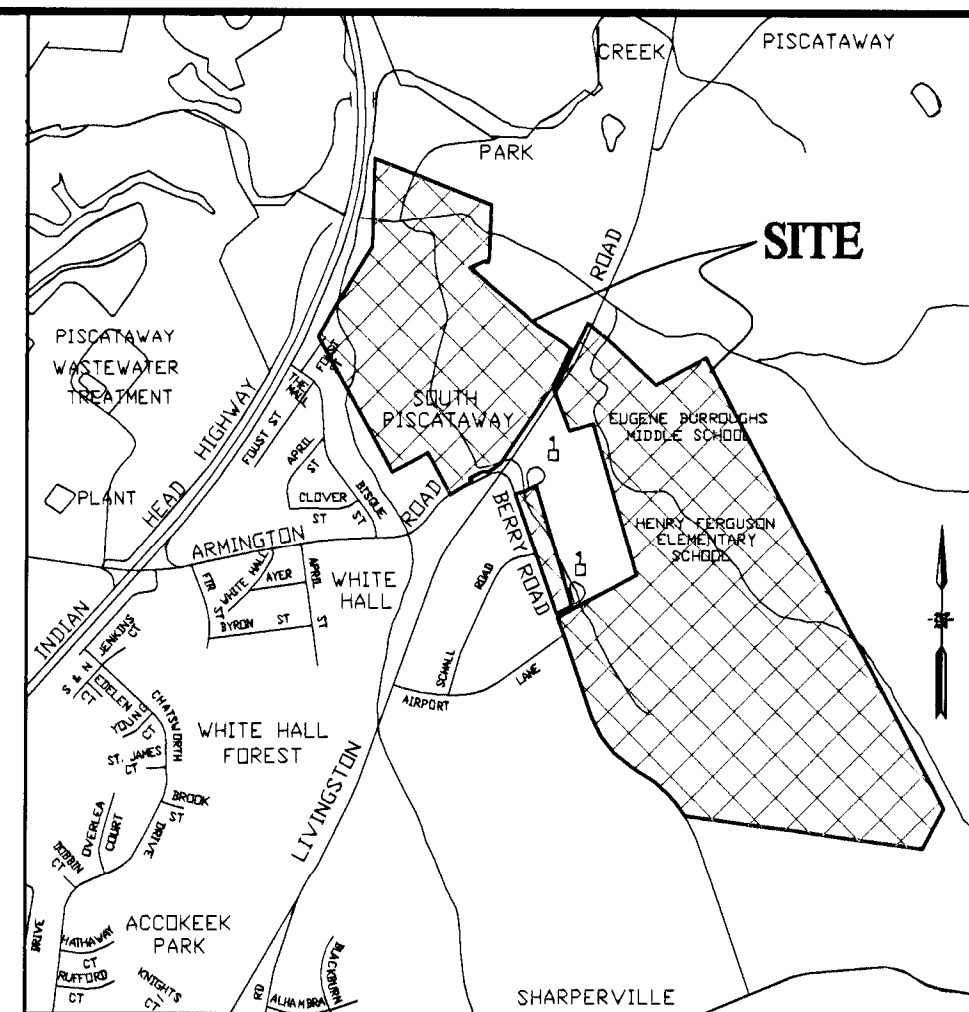
PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

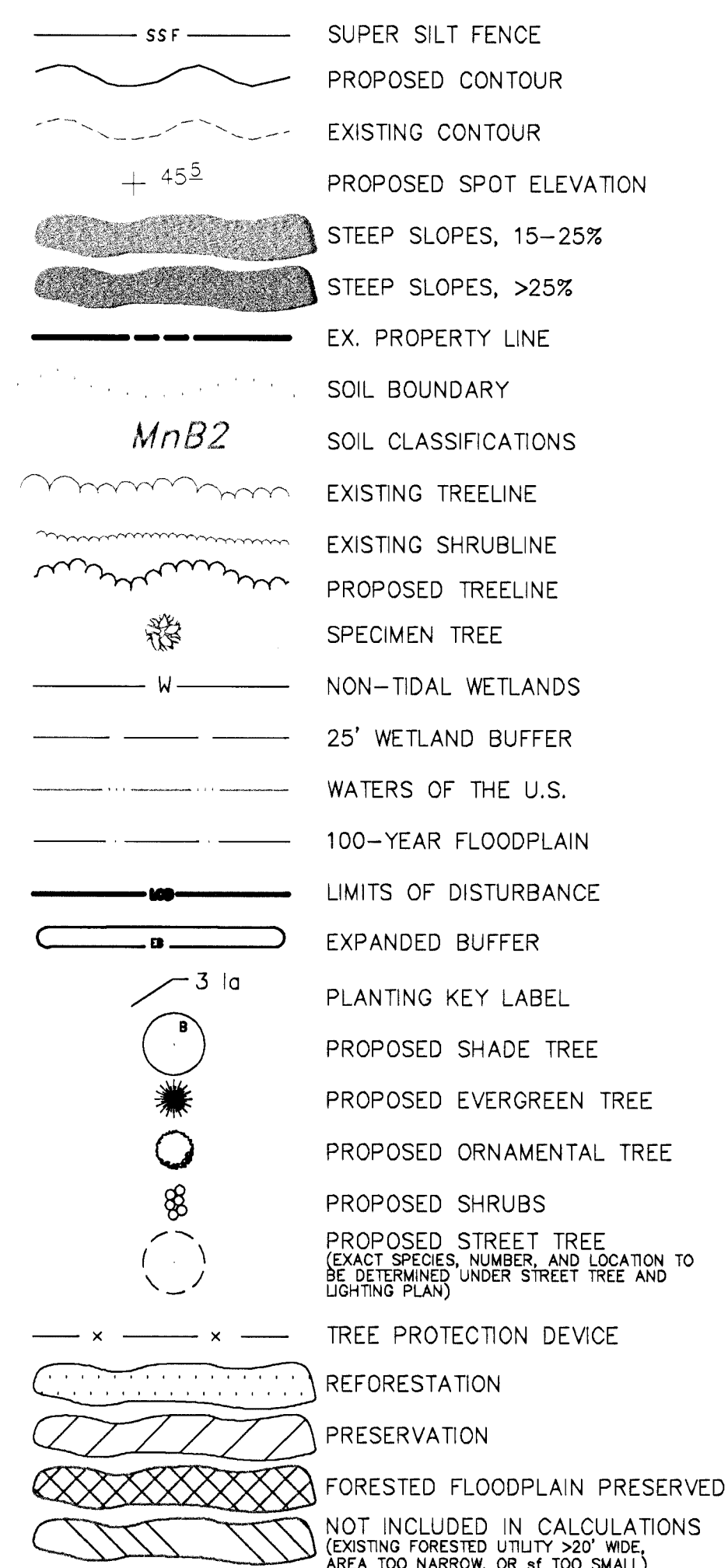
[illegible]

N:\2001\2001173\dwg\TCPII\PHASE3\TC03SUJV.dwg, 1/10/2018 2:08:49 PM, deskPDF.

MATCHLINE SHEET 23



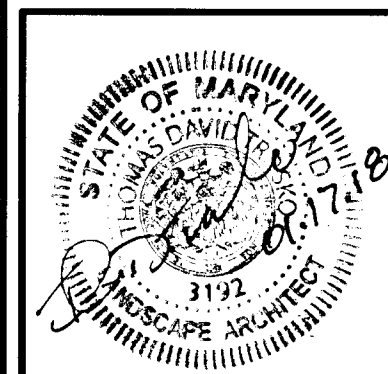
LEGEND



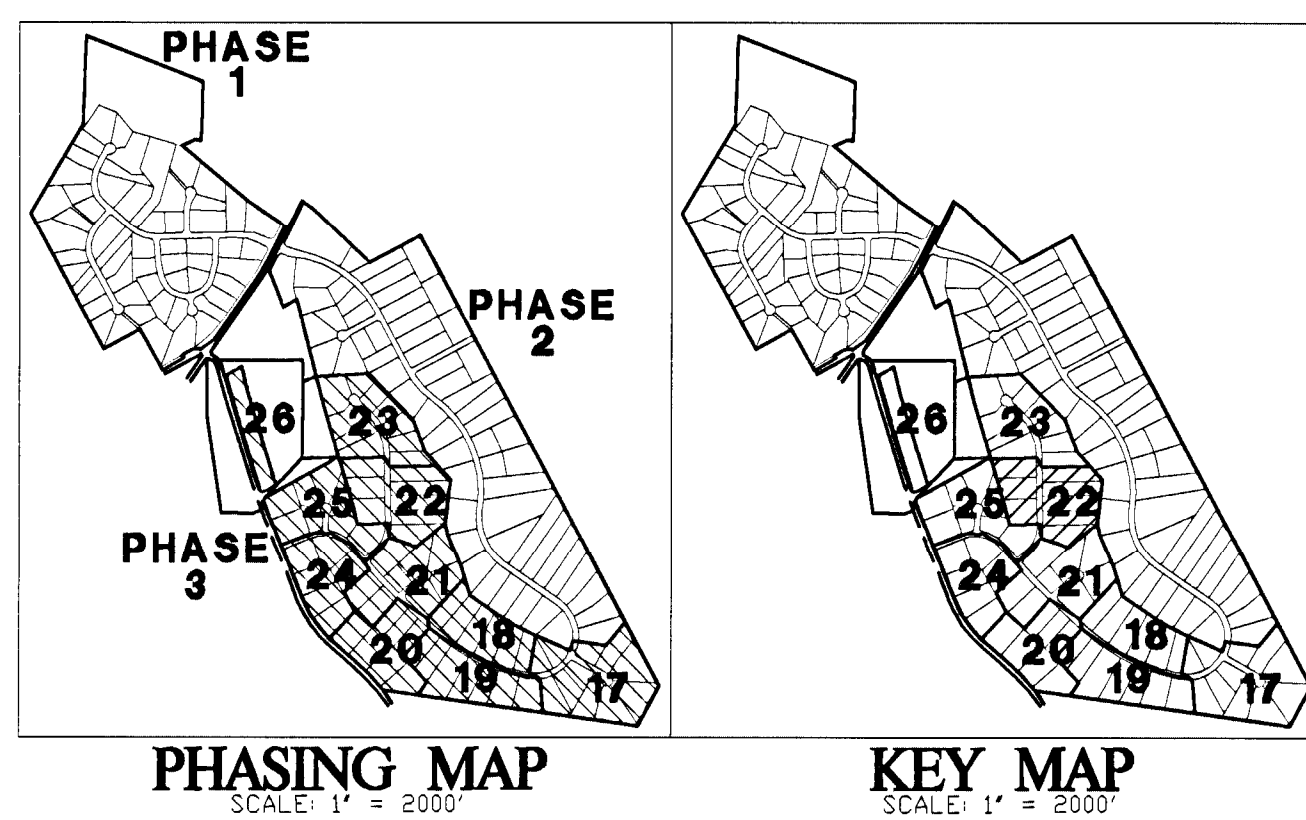
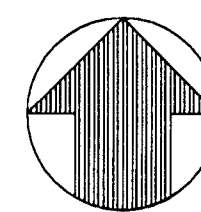
Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-032-03				
	Approved By	Date	DRD	Reason for Revision
00	J. Staz	4/29/2003	4-C2003	
01	J. Staz	1/1/2006	4-C2003	
02	J. Staz	4/23/2008	4-C2003	
03	J. Staz	8/29/2009	4-C2003	
04	P.V.	7/9/2010	4-C2003	Lot 23B
05	P.V.	7/9/2010	4-C2003	Lot 2A
06	P.V.	8/27/2010	4-C2003	Lot 34B
07	P.V.	7/23/2010	4-C2003	Lot 5A
08	P.V.	8/19/2010	4-C2003	Lot 123
09	P.V.	8/29/2010	4-C2003	Lot 11B
10	P.V.	8/9/2010	4-C2003	Lot 1A
11	P.V.	8/17/2010	4-C2003	Lot 4A
12	P.V.	8/27/2010	4-C2003	Lot 14B
13	K. Finch	3/13/2013	4-C2003	Henry Farguson School Entry
14	K. Finch	3/18/2013	4-C2003	Lot 243
15	K. Finch	4/8/2013	4-C2003	Lot 7B
16	K. Finch	12/6/2013	4-C2003	Lot 30B
17	K. Finch	12/6/2013	4-C2003	Lot 6A
18	K. Finch	4/16/2014	4-C2003	Lot 24B
19	K. Finch	8/13/2014	4-C2003	Revised to add Phases 2A and 2B
20	M. Juoa	2/9/2017	4-C2003	Lot 59D
21	<i>(Blue Sticker)</i>	4/3/2018	4-C2003	Lots 9, 17, 18, 22, 23B&6C & 50-52D
22	C. SCHINDER	12/22/2017	4-C2003	Revised WC on Lot 15B

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

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 43
ROCKVILLE, MD 20852
301-864-6500



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

[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD

P.A. 84 PISCATAWAY

PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	22
1"=40'	OF
	27

MATCHLINE SHEET 10 - PHASE 2

MATCHLINE SHEET 12 - PHASE 2

MATCHLINE SHEET 13 - PHASE 2

MATCHLINE SHEET 25

MATCHLINE SHEET 22

PHASING MAP
SCALE: 1" = 200'

KEY MAP
SCALE: 1" = 200'

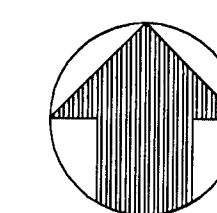
VICINITY MAP
SCALE: 1" = 800'

LEGEND

- SSF SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEL SLOPES, 15-25%
- STEEL SLOPES, >25%
- EX. PROPERTY LINE
- SOIL BOUNDARY
- MnB2 SOIL CLASSIFICATIONS
- EXISTING TREELINE
- PROPOSED TREELINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- PLANTING KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- TREE PROTECTION DEVICE
- REFORESTATION
- PRESERVATION
- FORESTED FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 20" WIDE AREA TOO NARROW, OR AT TOO SMALL)

GRAPHIC SCALE

0 20 40 60 80 100



OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE
ROCKVILLE, MD 20852
301-864-6500

ST. JAMES PROPERTY
LIVINGSTON ROAD

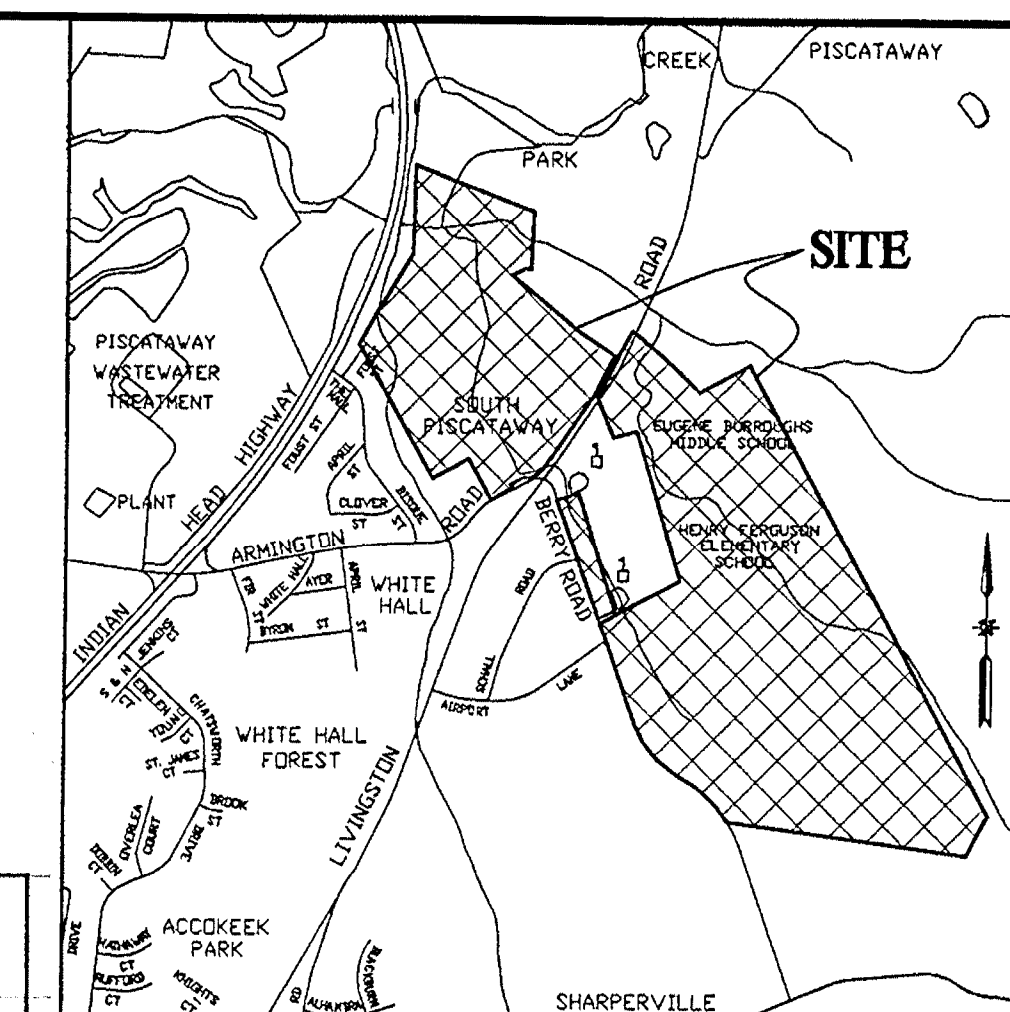
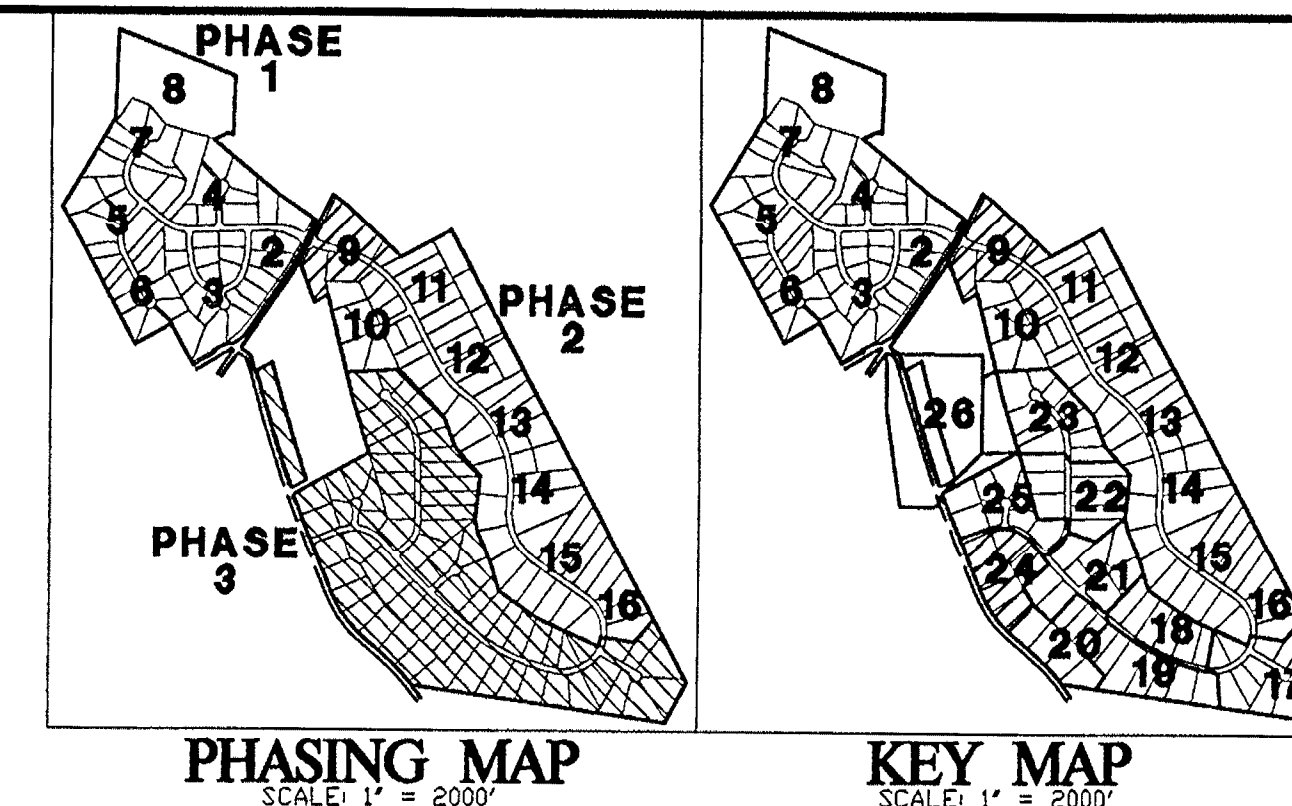
PISCATAWAY ELECTION DISTRICT No. 1

**LANDSCAPE AND TYPE II
TREE CONSERVATION PLAN
PHASE III**

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	23
1"=40'	OF
	27

[illegible]

GPI **GREENMAN-PEDERSEN, INC.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILDFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpi.net



Prince George's County Planning Department, M-NCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-032-03				
Approved By	Date	DRD:	Reason for Revision	
00	J. Staz	4/29/2003	04-02003	
01	J. Staz	1/1/2006	04-02003	
02	J. Staz	4/23/2008	04-02003	
03	J. Staz	8/29/2009	04-02003	
04	P.V.	7/9/2010	04-02003	Lot 29B
05	P.V.	7/9/2010	04-02003	Lot 2A
06	P.V.	6/27/2010	04-02003	Lot 2B
07	P.V.	7/23/2010	04-02003	Lot 5A
08	P.V.	8/19/2010	04-02003	Lot 12B
09	P.V.	8/29/2010	04-02003	Lot 11B
10	P.V.	8/9/2010	04-02003	Lot 1A
11	P.V.	8/17/2010	04-02003	Lot 4A
12	P.V.	8/27/2010	04-02003	Lot 14B
13	K. Finch	3/13/2013	04-02003	Henry Ferguson School Entry
14	K. Finch	3/18/2013	04-02003	Lot 24B
15	K. Finch	4/8/2013	04-02003	Lot 7B
16	K. Finch	12/6/2013	04-02003	Lot 30B
17	K. Finch	12/6/2013	04-02003	Lot 8A
18	K. Finch	4/16/2014	04-02003	Lot 24B
19	K. Finch	8/13/2014	04-02003	Revised to add Phases 2A and 2B
20	M. Juba	2/3/2017	04-02003	Lot 59D
21	<u>Drew S. Schindler</u>	4/3/2018	04-02003	Lots 9, 17, 18, 22, 23B, 64C & 50-52
22	C. SCHINDLER	12/22/2017	04-02003	Revised WC on Lot 15B

- ## LEGEND
- | | | |
|---|--------|--|
|  | SST | SUPER SILT FENCE |
|  | | PROPOSED CONTOUR |
|  | | EXISTING CONTOUR |
|  | + 45.3 | PROPOSED SPOT ELEVATION |
|  | | STEEP SLOPES, 15-25% |
|  | | STEEP SLOPES, >25% |
|  | | EX. PROPERTY LINE |
|  | | SOIL BOUNDARY |
|  | MnB2 | SOIL CLASSIFICATIONS |
|  | | EXISTING TREELINE |
|  | | EXISTING SHRUBLINE |
|  | | PROPOSED TREELINE |
|  | | SPECIMEN TREE |
|  | W | NON-TIDAL WETLANDS |
|  | | 25' WETLAND BUFFER |
|  | | WATERS OF THE U.S. |
|  | | 100-YEAR FLOODPLAIN |
|  | | LIMITS OF DISTURBANCE |
|  | | EXPANDED BUFFER |
|  | 3 la | PLANTING KEY LABEL |
|  | | PROPOSED SHADE TREE |
|  | | PROPOSED EVERGREEN TREE |
|  | | PROPOSED ORNAMENTAL TREE |
|  | | PROPOSED SHRUBS |
|  | | PROPOSED STREET TREE
(EX. SPECIES, NUMBER AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
CROWN (NO)) |
|  | X | TREE PROTECTION DEVICE |
|  | | REFORESTATION |
|  | | PRESERVATION |
|  | | FORESTED FLOODPLAIN PRESERVED |
|  | | NOT INCLUDED IN CALCULATIONS
(EXISTING FORESTED UTILITY >60' WIDE,
AREA TOO NARROW FOR (SEE SMALL)) |

The figure contains three maps of the White Hall Forest area:

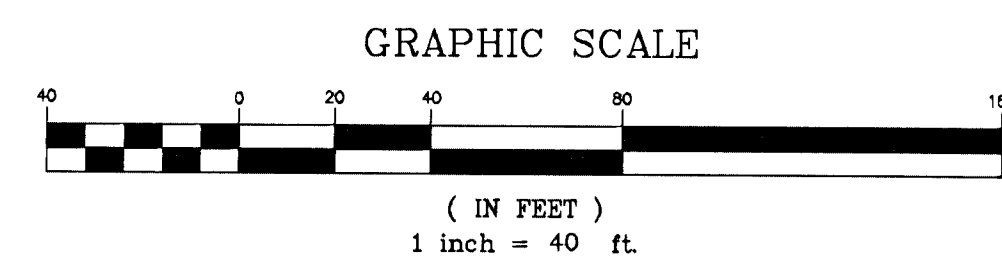
- PHASING MAP:** A map showing the forest divided into three distinct sections labeled PHASE 1, PHASE 2, and PHASE 3. Below the map is the text "PHASING MAP" and "SCALE 1" = 6000".
- KEY MAP:** A map showing the forest divided into 11 numbered sections (17 through 28). Below the map is the text "KEY MAP" and "SCALE 1" = 6000".
- VICINITY MAP:** A map showing the location of the White Hall Forest within the surrounding region. It includes labels for "PISDATABAY WASTEWATER TREATMENT PLANT", "ARMINGTON", "WHITE HALL", "LIVESTOCK", "SHARPSVILLE", "PARK CREEK", "PISDATABAY", "SOUTH PISDATABAY", "KING JOHNSON'S HOME TRACT", "WHITE HALL FOREST", "ACCOKEEK PARK", and "SHARPSVILLE". A north arrow is also present. Below the map is the text "VICINITY MAP".

Prince George's County Planning Department, M-NCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL				
TCP2-032-03				
	Approved By	Date	DRO	Reason for Revision
00	J. Staz	4/28/2003	4-020003	
01	J. Staz	1/1/2006	4-020003	
02	J. Staz	4/23/2008	4-020003	
03	J. Staz	8/26/2009	4-020003	
04	P.V.	7/9/2010	4-020003	Lot 29B
05	P.V.	7/9/2010	4-020003	Lot 2A
06	P.V.	6/27/2010	4-020003	Lot 44B
07	P.V.	7/23/2010	4-020003	5A
08	P.V.	8/19/2010	4-020003	Lot 12B
09	P.V.	9/29/2010	4-020003	Lot 11B
10	P.V.	9/6/2010	4-020003	Lot 14A
11	P.V.	8/17/2010	4-020003	Lot 4A
12	P.V.	8/27/2010	4-020003	Lot 14B
13	K. Finch	3/13/2013	4-020003	Henry Ferguson School Entry
14	K. Finch	3/18/2013	4-020003	Lot 24B
15	K. Finch	4/8/2013	4-020003	Lot 7B
16	K. Finch	12/6/2013	4-020003	Lot 30B
17	K. Finch	12/6/2013	4-020003	Lot 8A
18	K. Finch	1/6/2014	4-020003	Lot 24B
19	K. Finch	9/13/2014	4-020003	Access to add Phases 2A and 2B
20	M. Josa	2/3/2017	4-020003	Lot 59D
21	<u>David Schneider</u>	4/3/2018	4-020003	Revises 9/17/18 22, 23B&C & 50-52D
22	C. SCHNIDER	12/22/2017	4-020003	Revises V.C. on Lot 15B

	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EX. PROPERTY LINE
	SOIL BOUNDARY
	SOIL CLASSIFICATIONS
	EXISTING TREELINE
	EXISTING SHRUBLINE
	PROPOSED TREELINE
	SPECIMEN TREE
	NON-TIDAL WETLANDS
	25' WETLAND BUFFER
	WATERS OF THE U.S.
	100-YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	EXPANDED BUFFER
	PLANTING KEY LABEL
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED STREET TREE (EXISTENCE NUMBER AND LOCATION TO BE DETERMINED UNDER STREET TREE LIFTING HO)
	TREE PROTECTION DEVICE
	REFORESTATION
	PRESERVATION
	FORESTED FLOODPLAIN PRESERVED
	NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW OR <100 SMALL)

MATCHLINE SHEET 22

MATCHLINE SHEET 24



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

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

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

[illegible]

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

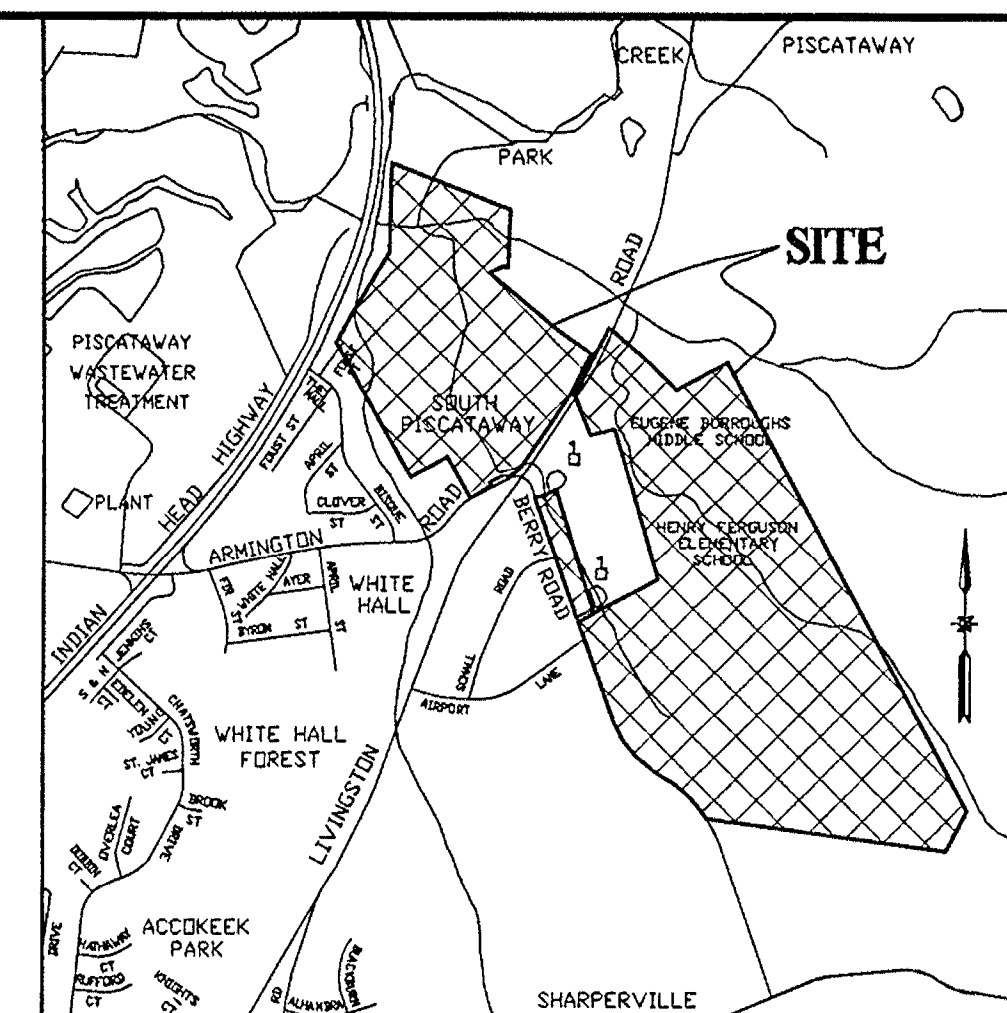
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	25
1"=40'	OF
	27

N:\2001\2001173\dwg\TC03StJV.dwg
BA00StJV, EC00StJV, FF00StJV

PHASING MAP

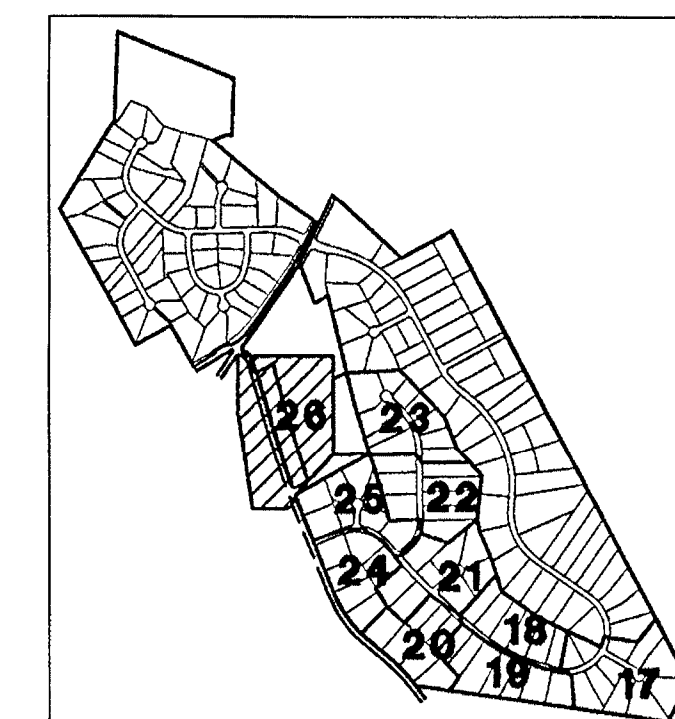
PHASING MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 2000'



KEY MAP

NET MAI
SCALE: 1" = 2000'

3 la

PLANTING KEY LABEL

PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHRUBS

PROPOSED STREET TREE
(LEAVY SPECIES NUMBER AND LOCATION TO
BE DETERMINED UNDER STREET TREE AND
LIGHTING PLAN)

TREE PROTECTION DEVICE

REFORESTATION

PRESERVATION

FORESTED FLOODPLAIN PRESERVATION

NOT INCLUDED IN CALCULATIONS
(EXISTING FORESTED UTILITY 300' WIDE,
AREA TOO NARROW, IF TOO SMALL)

NOTE: ALL INFORMATION SHOWN
ON THIS COPY OF TOPOGRAPHIC MAPS
IS FROM GOVERNMENT RECORDS.

F 1,318,500
 N 371,150

MATCHLINE SHEET 25

S 16°32'07" E - 550.79'

NOT A FILE

TO THE BOARD OF DIRECTORS

ARC = 552.36

IDENTAL
-A-
-F-118
APRIS M

RES-1
MORGAN B
L8097

1

Y		

[illegible]

	BY	

GPI **GREENMAN-PEDERSEN, Inc.**
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2649 www.gpinet.com

ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN PHASE III

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
	26
1"=40'	OF

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

CALL "MISS UTILITY" AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION AT

1-800-257-7777

OWNER/DEVELOPER:
HAVERFORD HOMES

6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-861-8500

301-884-8300

N:\2001\2001173\dwg\TC03StJV.dwg
BA00StJV, EC00StJV, EF00StJV