ST. JAMES PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND

TYPE II TREE CONSERVATION AND LANDSCAPE PLAN

GENERAL NOTES

1. SUBDIVISION NAME: ST. JAMES PROPERTY
2. EXISTING ZONING: V-M (VILLAGE MEDIUM) DEVEL PER CB-11-2000 AS R-A
3. PROPOSED DEVELOPMENT: 182 SINGLE FAMILY DETACHED, LOTS
4. MASTER PLAN AREA: SUBREGION V STUDY AREA, PLANNING AREA 84
5. POLICY ANALYSIS ZONE: RA 273E84; RE 273C84
6. TAX MAP: PG Co. #142 GRID B,C4; Par 71,61; #152 GRID C,D 1,2,3
7. ELECTION DISTRICT: 5TH ELECTION DISTRICT
8. WSSC MAP: 202 SE 02, 202 SE 03, 218 SE 02, 219 SE 02, 202 SE 03
9. ADC MAP: P.G. Co. #30H12, 31B13,37K1,38A2
10. WATER CATEGORY: 4 (applied for 3)
11. SEWER CATEGORY: 4 (applied for 3)
12. GROSS 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. 10' 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. ALL 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 4/11/1966 (PGCPB Res. 96-121)
22. TREE CONSERVATION PLAN: TYPE I: TCP 1/66/95, REVISED RESUBMITTED
23. PRELIMINARY PLAT: PGCPB NO. 96-148,#4-95131, APPROVED 12/11/95, REVISED RESUBMITTED
24. STORMWATER MANAGEMENT CONCEPT PLAN: SUBMITTED PER REVIEW
25. THERE ARE NO CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
26. THERE ARE NO HISTORIC STRUCURES ON SITE. ST. JAMES HOUSE IS LOCATED OFFSITE NORTH +/-610'LF 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 AREA (CBCA) ALONG THE NORTHWEST PERIMETER. A WAIVER LETTER FROM DER 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 WELLS AND SEPTIC FIELDS IF FOUND ON SITE.
35. DRIVEWAY LOCATIONS SHALL BE DEPENDENT UPON ARCHITECTURAL DESIGN.
36. PROPOSED LIMIT 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. VARING 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 ZONE
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 CDP9401 WILL BE NULL AND VOID. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE TO US, AND IT IS BASED UPON OUR BEST JUDGEMENT. THIS FIRM SHALL NOT BE 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
100 YEAR FLOODPLAIN:	+/- 41.43 ACRES
CBCA PER CONSERVATION PLAN:	+/- 5.23 ACRES
NET TRACT AREA:	+/- 353.25 ACRES
MAX. DWELLING UNIT PER NET ACRE	= 200 LOTS
D/U PER NET ACRE SHOWN	= 182 LOTS

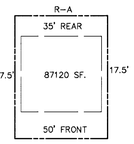
LOT STANDARDS	R-A
MINIMUM LOT SIZE	87,120
MINIMUM FRONT YARD	50'
BRL	150'
MINIMUM SIDE YARD	35/17'
MINIMUM REAR YARD	35'

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 MACARTHUT BLVD NW
WASHINGTON DC. 20016 202-244-7171

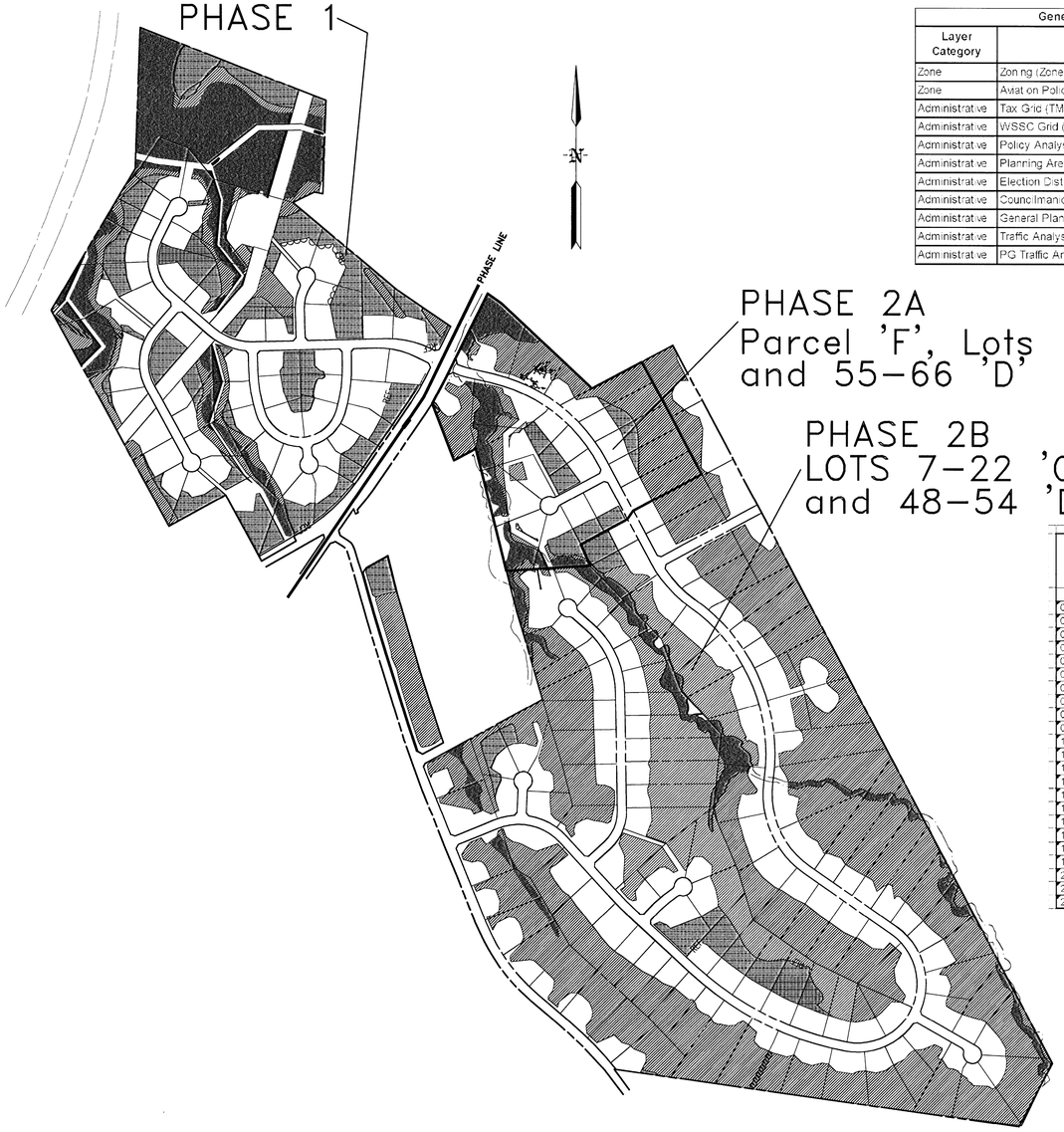


NOTE: PHASE 2A = LOTS 1-6 'C' AND 55-66 'D' AND PARCEL 'F' ONLY
NOTE: PHASE 1 AND 2B ARE THE REMAINDER

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone		R-A						
Gross Tract		394.68				Include acreages only in columns		
Floodplain		41.43				for which there is a corresponding zone		
Previously Dedicated Land		0.00						
Net Tract (NT)		353.25	0.00	0.00				
Property Description of Subdivision Name (Include Liber/Folio or Plat Book/Plat No.)		St James TCP2-032-03						
Is this site subject to the WCO? (Determined from Worksheet #1)	N							
Break-even Point (generated on Worksheet #1)	15%							
Acres of Non-Tidal Wetland clearing permitted (as shown on approved NRI)	30.80							
Woodland Conservation Requirement Calculations								
Existing Woodland on Net Tract (as shown on approved NRI)		243.99						
Existing Woodland on Floodplain (as shown on approved NRI)		41.29						
Woodland Conservation Threshold (NT x %)	20.00%	70.65						
Smaller of 2 or 3		70.65						
Woodland above WCT		87.27						
Plan Number: (This must be completed for each phase)		Phase 2A	Phase 1 & 2B					Total
Total area in this application (Acres)		39.65	356.13					394.68
Floodplain area in this application (acres)		0.29	35.14					41.43
Net Tract area in the application (acres)		39.36	316.99					353.25
Woodland on the Net Tract for this phase (acres)		25.34	218.75					244.09
Woodland in the Floodplain for this phase		5.72	35.57					41.29
Woodland Cleared on the Tract for this phase		12.35	78.29					90.64
Woodland Cleared in Floodplain for this phase		0.08	0.81					1.47
Offsite Woodland Clearing (-)		0.00	0.00					0.00
Offsite Mitigation provided on this property		0.00	0.00					0.00
Cumulative acres of the Tract woodland cleared		12.35	90.64					
Cumulative acres of Floodplain woodland cleared		0.08	1.47					
Smaller of 2 or 3		12.35	87.17					
Woodland Clearing below WCT		0.00	23.28					
Replacements for clearing provided in the WCT (0.25 : 1)		0.00	18.64					
Replacements for clearing below the WCT (2 : 1)		0.00	46.56					
Afforestation Threshold (AFT) x	25.00%	0.00	0.00					
Cumulative Woodland Conservation Required		100.57	218.21					
		Lines/phases indicates cumulative requirements through phase shown						
Woodland Conservation Provided								Total
Preservation		12.99	138.13					151.12
Reforestation		3.78	32.14					35.92
Afforestation		0.00	0.00					0.00
Tree Removed for Fee in Lieu		0.00	2.95					2.95
Credit for Offsite Mitigation on another property		0.00	29.37					29.37
Offsite Mitigation provided on this property		0.00	0.00					0.00
Total Woodland Conservation Provided		16.77	210.35					219.36
Woodland saved on this phase but not counted		0.00	2.33					2.33
Existing Net Tract Woodland on later phases		218.05	-0.10					
Requirement Status per Phase								
Certification								
Prepared by:								
License Number		Signature				Date		

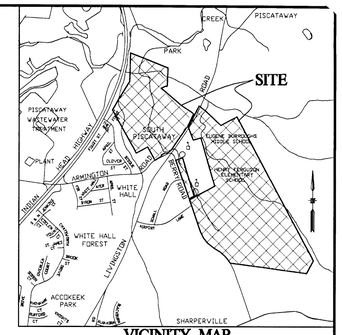
Revised 11/9/17 SMD
Revised 7/17/17 MAH
Revised 4/18/17 MAH
Revised 9/26/16 MAH
Revised 7/08/14 GPI
Revised 5/02/14 GPI
Revised Afforestation per field info. 8/25/09
Revised LOD 7/25/06 LT
Revised 1/26/05 LSG



General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-A
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	142, D4
Administrative	WSSC Grid (Sheet 20)	219SE02
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

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	1/1/2006	4-02003	
02	J Staz	4/23/2009	4-02003	
03	J Staz	8/29/2009	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	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	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	Henery 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	2/3/2017	4-02003	Lot 59D
21	Rajesh Nair	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. SCHNIDER	12/22/2017	4-02003	Revised WC on Lot 15B



VICINITY MAP
SCALE 1" = 2000'

LEGEND

BRL	BUILDING RESTRICTION LINE
CONC	CONCRETE
CLF	CHAIN LINK FENCE
C&G	CURB & GUTTER
ELEC	ELECTRIC
E	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
S	SEWER MANHOLE
D	STORM DRAIN MANHOLE
WV	WATER VALVE
PM	PARKING METER
SSF	SUPER SILT FENCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
45.2	PROPOSED SPOT ELEVATION
	STEEP SLOPES, 15-25%
	STEEP SLOPES, >25%
	EX. PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PARCEL 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
LOD	LIMITS OF DISTURBANCE
EB	EXPANDED BUFFER
EX. 10" WATER	EXISTING WATER LINE
EX. 10" SEWER	EXISTING SEWER LINE
PARCEL Q	PROPOSED PARCEL
B	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
x x	TREE PROTECTION DEVICE

NO.	DATE	DESCRIPTION	BY
	7/17/2017	Revised LOD at Lots 17 & 18, Block C and 50 - 52, Block D	MAH
	4/18/2017	Revised LOD at Lots 9C, 22C, 23C, 64C and 50D	MAH
	9/26/2016	Removed saved, not counted trees from Lot D-59	MAH
	7/8/14	Add MNCPPC blg approval block	EAE
	6/16/14	WORKSHEET - BROKEN DOWN INTO PHASES, Revised Preservation Areas	SMD

GRAPHIC SCALE

400 0 200 400 800 1600
(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.

STATE OF MARYLAND — SCOTT M. DUNN — 21708 — REGISTERED LANDSCAPE ARCHITECT — 01.17.18

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

ENGINEER:
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

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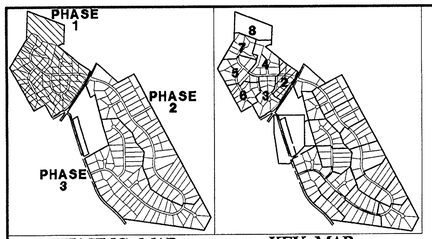
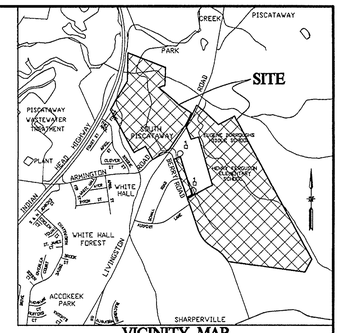


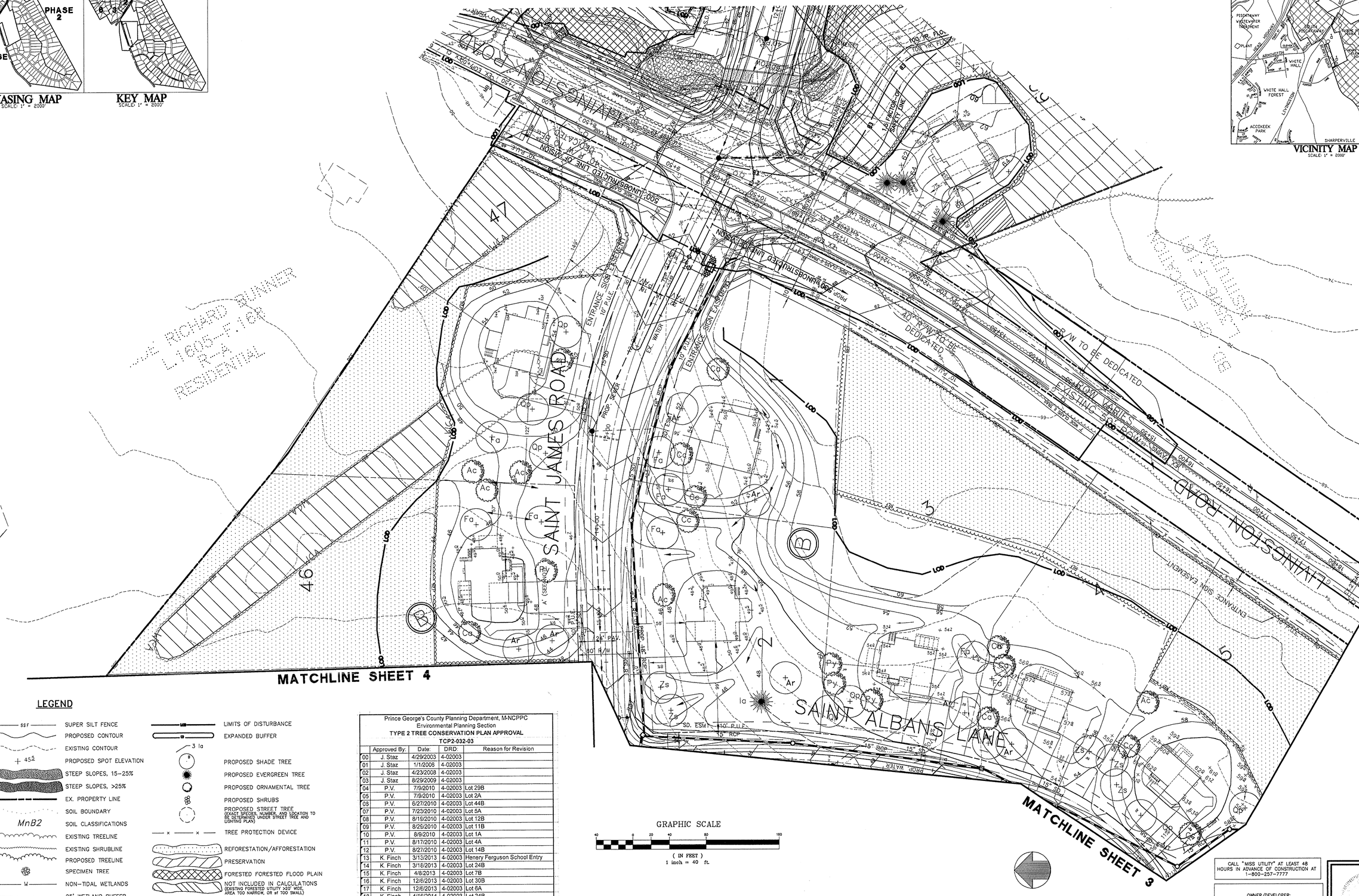
PHASING MAP
SCALE: 1" = 2000'

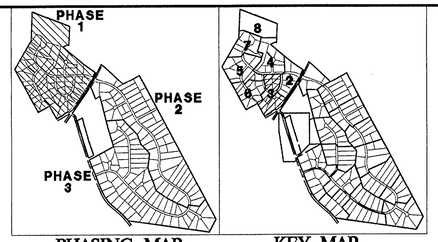
KEY MAP
SCALE: 1" = 2000'

SHEET 9 - PHASE 2



VICINITY MAP
SCALE: 1" = 2000'



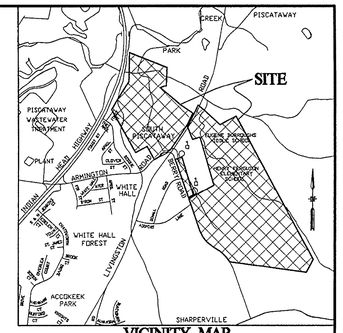


PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

LEGEND

- 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
- NON–TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100–YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 1a — 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 >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)



VICINITY MAP
SCALE: 1" = 2000'

MATCHLINE SHEET 4

MATCHLINE SHEET 2

MATCHLINE SHEET 5

MATCHLINE SHEET 6

EXPANDED BUFFER

BERRY ROAD
EX. 50' R/W

SAREEN WAY

LIVINGSTON ROAD
EX. VARIES W/ R/W

FARMINGTON ROAD
30' DEDICATION
EX. 15' R/W

EX. 20' GAS EASEMENT
L. 3944 – F. 649

EX. 49' SAN SEWER
R/W PART 3
L.4540–F.108

EX. 15' SAN SEWER
R/W PART 2, L.4540–F.108

EX. 15" W. Ct., DI. 23 #642315

EX. 8" S. #723 30M @ 2.00%

EX. 20' SAN SEW R/W
L.4540–F.108

EX. 8" S. #7255560

100 YR. FLOODPLAIN EASEMENT

WETLAND BUFFER

GRAPHIC SCALE
40 0 20 40 60 100
(IN FEET)
1 inch = 40 ft.

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

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	1/1/2006	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	Henery 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	2/3/2017	4-02003	Lot 59D
21	[illegible]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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:
HAVERFORD HOMES
6525 BELCREST RD., SUITE 380
HYATTSVILLE, MD. 20782
301–864–6500

G. Juba 01.17.18

PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI	4/10/12	Updated Lots 7&8 B per New Landscape Manual	SMD			
	3/21/08	REV: Reforest Area Lots 5 & 6 – give & take – even	SMD			
CHECKED CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN–PEDERSEN, INC.
GPI
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 I

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

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BA00StJV, EC00StJV, EF00StJV,

MATCHLINE SHEET 2

MATCHLINE SHEET 8

MATCHLINE SHEET 3

MATCHLINE SHEET 7

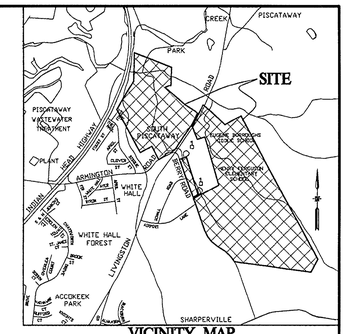
MATCHLINE SHEET 5

SAINT PAUL DRIVE

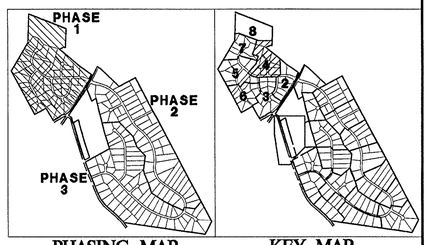
PARCEL A

PARCEL B

EXPANDED BUFFER



VICINITY MAP
SCALE: 1" = 2000'



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- + 45.2 — 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 Ia — 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)
- x — x — TREE PROTECTION DEVICE
- REFORESTATION/AFFORESTATION
- PRESERVATION
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf 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	1/1/2006	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
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12	P.V.	8/27/2010	4-02003	Lot 14B
13	K. Finch	3/13/2013	4-02003	Henery Ferguson School Entry
14	K. Finch	3/18/2013	4-02003	Lot 24B
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21	Blue B Solutions	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. SCHNIDER	12/22/2017	4-02003	Revised WC on Lot 15B

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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
HYATTSVILLE, MD, 20782
301–864–6500

01.17.18

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED GPI						
DRAWN GPI	8/25/05	Revised Afforestation area per field info.				
	7/25/05	REVISED LOD	LT			
CHECKED CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

GREENMAN–PEDERSEN, INC.
GPI
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 I

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	4 OF 27

N:\2001\2001173\dwg\TC01StJV.dwg
BA00StJV, EC00StJV, EF00StJV.

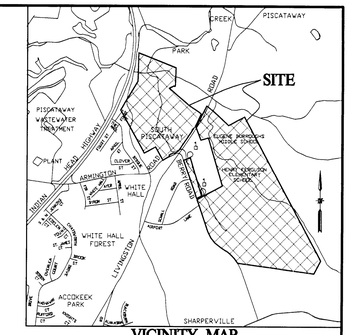
MATCHLINE SHEET 7

MATCHLINE SHEET 7

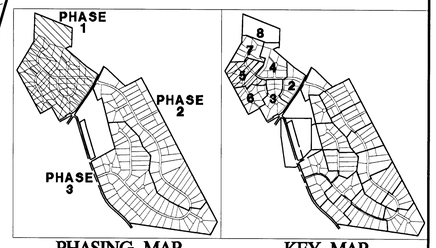
MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 3



VICINITY MAP
SCALE: 1" = 2000'



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KEY MAP
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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TCP2-032-03

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21	[illegible] Staz	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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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
HYATTSVILLE, MD. 20782
301–864–8500

D. Tuke Outen
3191
LANDSCAPE ARCHITECT

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED						
GPI	12/18/12	Revied Lot 30 B Tree Placement in front yard	SMD			
DRAWN	4/10/12	Updated Lots 27 & 30 B per New Landscape Manual	SMD			
GPI	2/27/06	Revised per correction per Planning				
CHECKED	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSQ			
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

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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'	5 OF 27

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BA00StJV, EC00StJV, EF00StJV.

MATCHLINE SHEET 5

MATCHLINE SHEET 5

MATCHLINE SHEET 3

PARCEL E

PARCEL D

EXPANDED BUFFER

EXPANDED BUFFER

100' PEPCO EASEMENT

60' R/W

10' P.U.E.

EX. POLE NO. #

EX. 20" SAN. SEWER

EX. 8" W.

EX. 8" S.

PROP. 8" SAN. SEWER

PROP. 8" W.

PROP. 6" W.

PROP. SOIL BRL

PROP. LOD

FF=61.25 BE=52.50

FF=67.17 BE=58.54

FF=65.27 BE=55.00

FF=66.40 BE=57.77

FF=67.17 BE=58.54

R=60

R=41

8.0%

6%

5%

3%

5.97%

3 Po

2 Ia

3 Ia

Ia

Fa

Ar

Ca

Qp

Py

Zs

Ac

Ari

Fo

Xs

Xa

Xd

Xe

Xf

Xg

Xh

Xi

Xj

Xk

Xm

Xn

Xo

Xp

Xq

Xr

Xt

Xu

Xv

Xw

Xx

Xy

Xz

20

21

22

23

24

11

12

13

15

A

B

C

D

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

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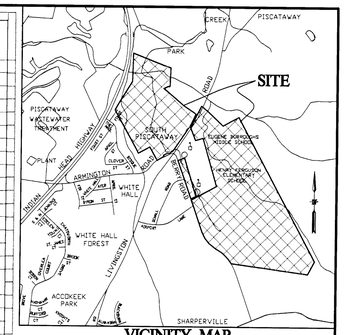

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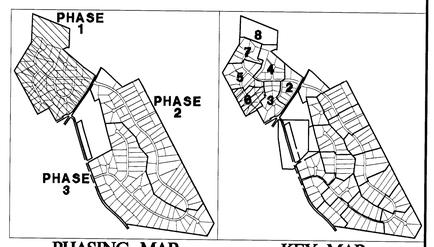
SCALE: 1" = 2000'



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SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

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301-864-5500

PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI	4/10/12	Updated Lots 20, 21 & 24 B per New Landscape Manual	SMD			
CHECKED CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

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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'	6 OF 27

N:\2001\2001173\dwg\TC01StJV.dwg
BA00StJV, EC00StJV, EF00StJV,

N:\2001\2001173\dwg\TCPII PHASE1\TC01StJV.dwg, 1/10/2018 1:28:02 PM, deskPDF,

MATCHLINE SHEET 8

MATCHLINE SHEET 5

MATCHLINE SHEET 4

MATCHLINE SHEET 5

EXISTING 200' R/W VARIES

100 YEAR FLOODPLAIN

EXPANDED BUFFER

WATERS OF US

INDIAN HEAD (MD. RT. 210) R/W

SAINT JAMES ROAD

LIVINGSTON ROAD

EX. 21"S 725555C

EX. 21"S 725555C

WSSC R/W 14534 L.F. 168

EX. 24"S 725540 SAN. SEW. R/W

EX. 10" W 725555C

UTILITY CONNECTION TO THE PISCATAWAY

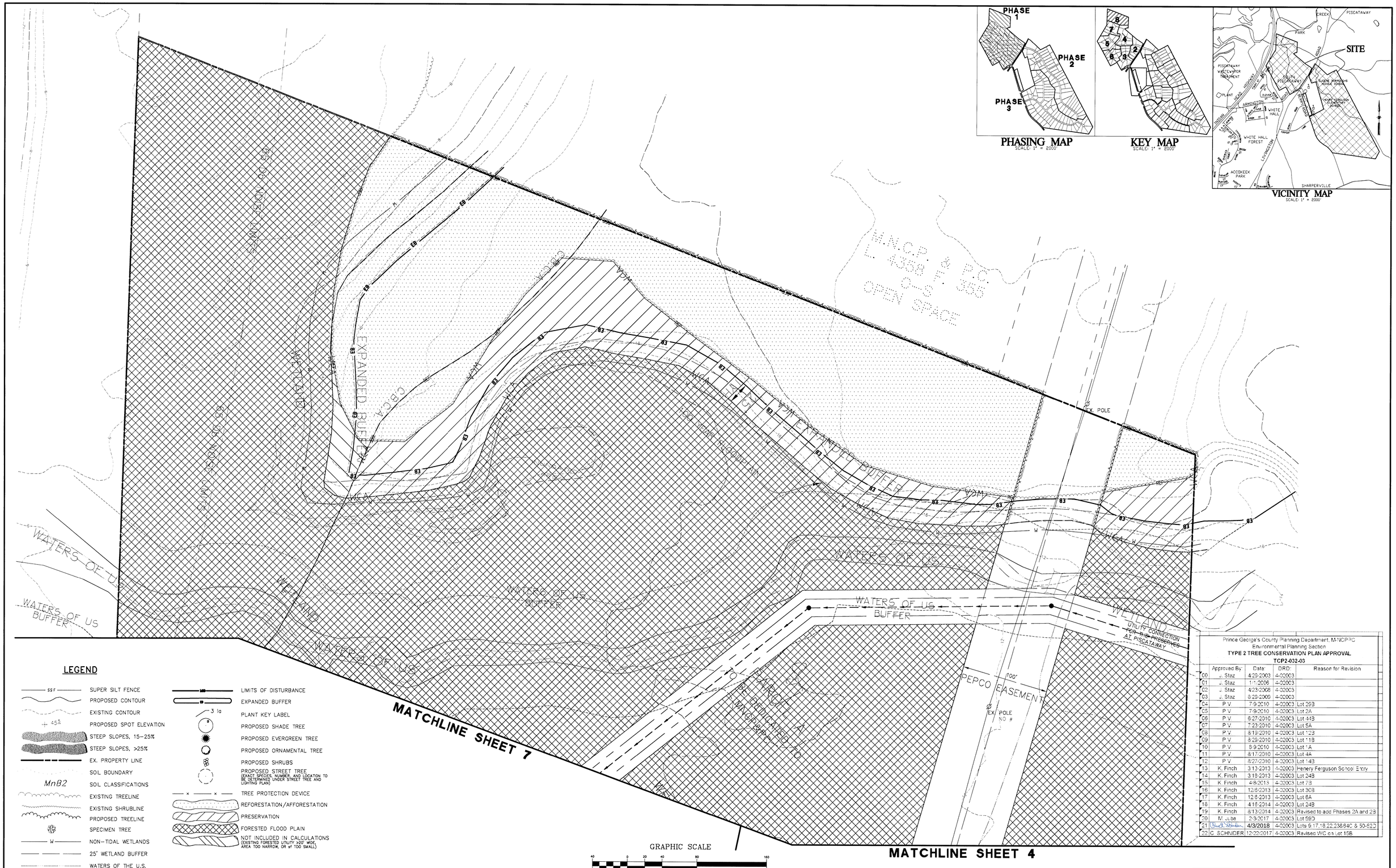
EX. 10" W 725555C

EX. 10" W 725555C

EX. 8" W 725555C

EX. 8" W 725555C

EX. 8



PHASING MAP
SCALE 1" = 2000'

KEY MAP
SCALE 1" = 2000'

VICINITY MAP
SCALE 1" = 2000'

LEGEND

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

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STATE OF MARYLAND — 3197 — LANDSCAPE ARCHITECT

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED GPI						
DRAWN GPI	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CHECKED CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

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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'	8 OF 27

N:\2001\2001173\dwg\TC01StJV.dwg
BA00StJV, EC00StJV, EF00StJV.

N:\2001\2001173\dwg\TCP\PHASE1TC01SJV.dwg, 1:10/2018 1:29:37 PM, dwkPDF,

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
- W — NON–TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100–YEAR FLOODPLAIN
- LOD — LIMITS OF DISTURBANCE
- EB — EXPANDED BUFFER
- 3 Io — 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)

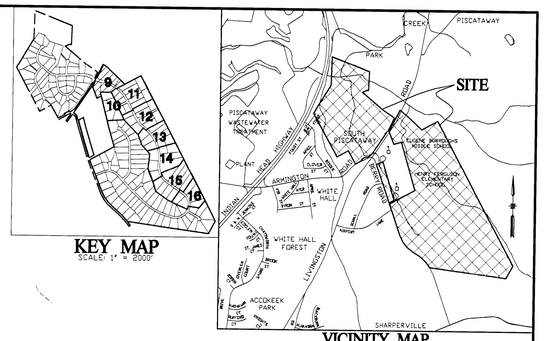
- TREE PROTECTION DEVICE
- REFORESTATION
- PRESERVATION
- FORESTED FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf TOO SMALL)

SEE SHEET 2 – PHASE 1

MATCHLINE SHEET 10

MATCHLINE SHEET 11

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



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	1/1/2006	4-02003	
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14	K. Finch	3/18/2013	4-02003	Lot 24B
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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	[signature]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301–864–6500

PROJ. MGR.	DATE	REVISIONS	BY
CAS	4/18/17	Revised LOD at Parcel F	MAH
DESIGNED	8/26/14	Updated Landscape & Schedules on Lots 1 "C" & 65–66 "D"	SMD
GPI	8/3/14	Rev.: Tree Save Lot 66D, & Parcel "F", 1 "C" & 65 "D"	PM/SMD
DRAWN	4/24/14	REVISED LOD: Parcel F, Lots 65–66 "D" & 1 "C"	RH
GPI	7/25/06	REVISED LOD	LT
CHECKED	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.

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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.
4/24/2014	2001173
SCALE	SHEET 9 OF 26
1"=40'	

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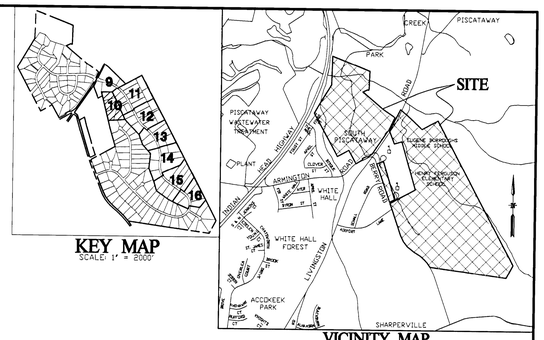

LEGEND

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- EXISTING CONTOUR
- + 45.2 — PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15–25%
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- SOIL BOUNDARY
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- LIMITS OF DISTURBANCE
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-032-03

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GRAPHIC SCALE
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(IN FEET)
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ROCKVILLE, MD 20852
301-864-6500

STATE OF MARYLAND — JESSICA O. STAZ — 21708 — REGISTERED LANDSCAPE ARCHITECT

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS	9/26/16	Removed saved, not counted trees from Lot D-59	MAH			
DESIGNED	8/26/14	Updated Landscape & Schedules on Lots 57 – 60 & 64 'D'	SMD			
GPI	6/3/14	Revs. Tree Areas Lots 57 – 60 'D'	RH/SMD			
DRAWN	4/24/14	REVISED LOD. Lots 57-60 and 64 'D'	RH			
GPI	7/25/06	REVISED LOD	LT			
CHECKED	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CAS	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

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LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE II

DATE	PROJECT No.
4/24/2014	2001173
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1"=40'	10 OF 26

N:\2001\2001173\dwg\TCPII\PHASE2\TC02SUV.dwg, 1/10/2018 1:44:39 PM, deskPDF.

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BA00SUV, EC00SUV, EF00SUV.

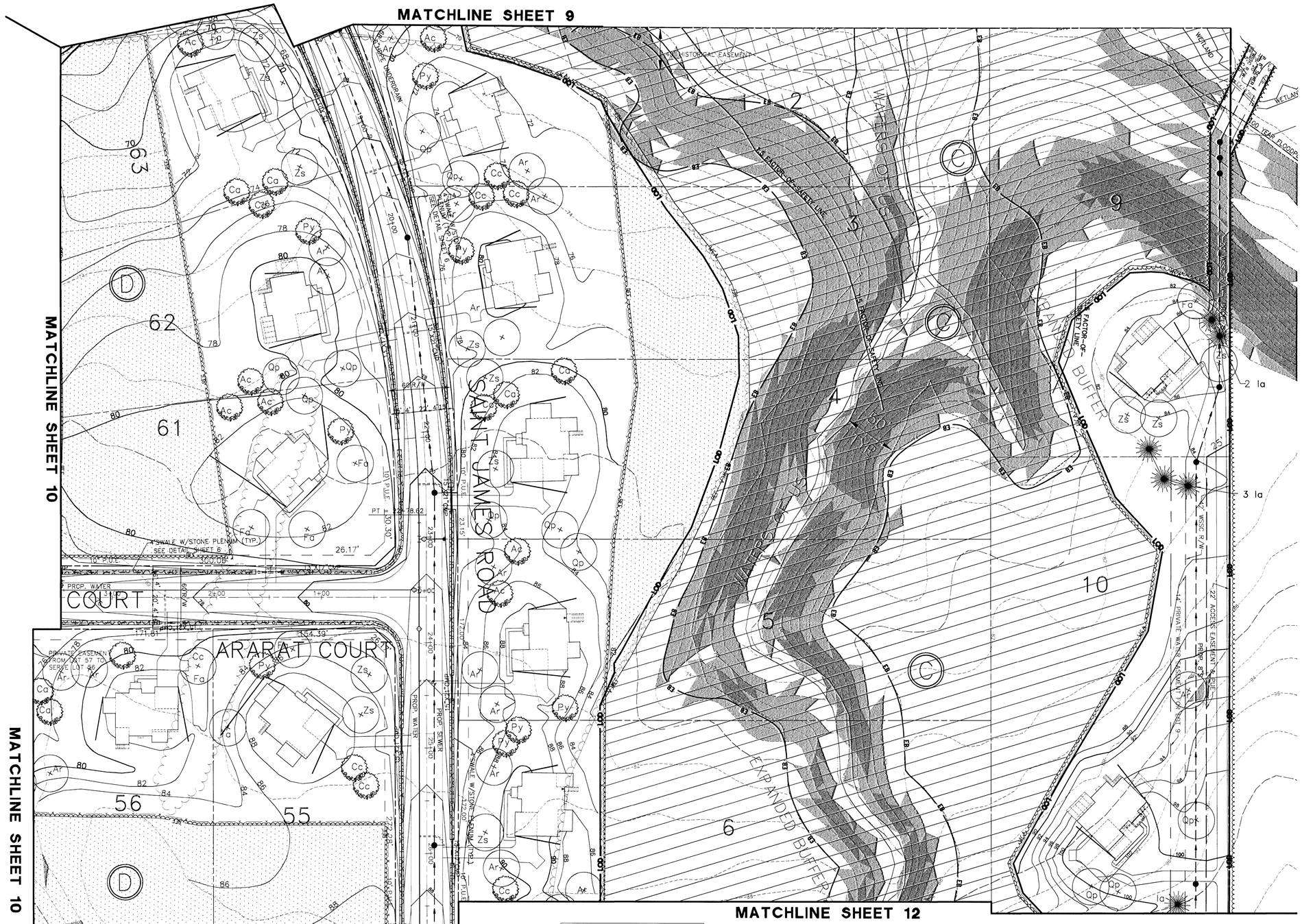
MATCHLINE SHEET 9

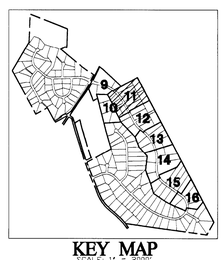
MATCHLINE SHEET 10

MATCHLINE SHEET 10

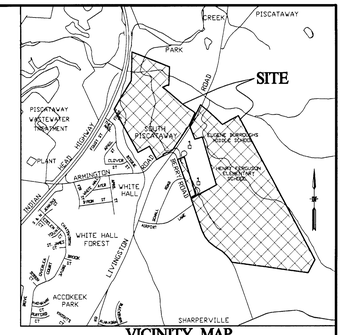
MATCHLINE SHEET 12

MATCHLINE SHEET 12





KEY MAP
SCALE 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

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Environmental Planning Section
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STATE OF MARYLAND — DAVID W. CROSS — 3192 — LANDSCAPE ARCHITECT

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

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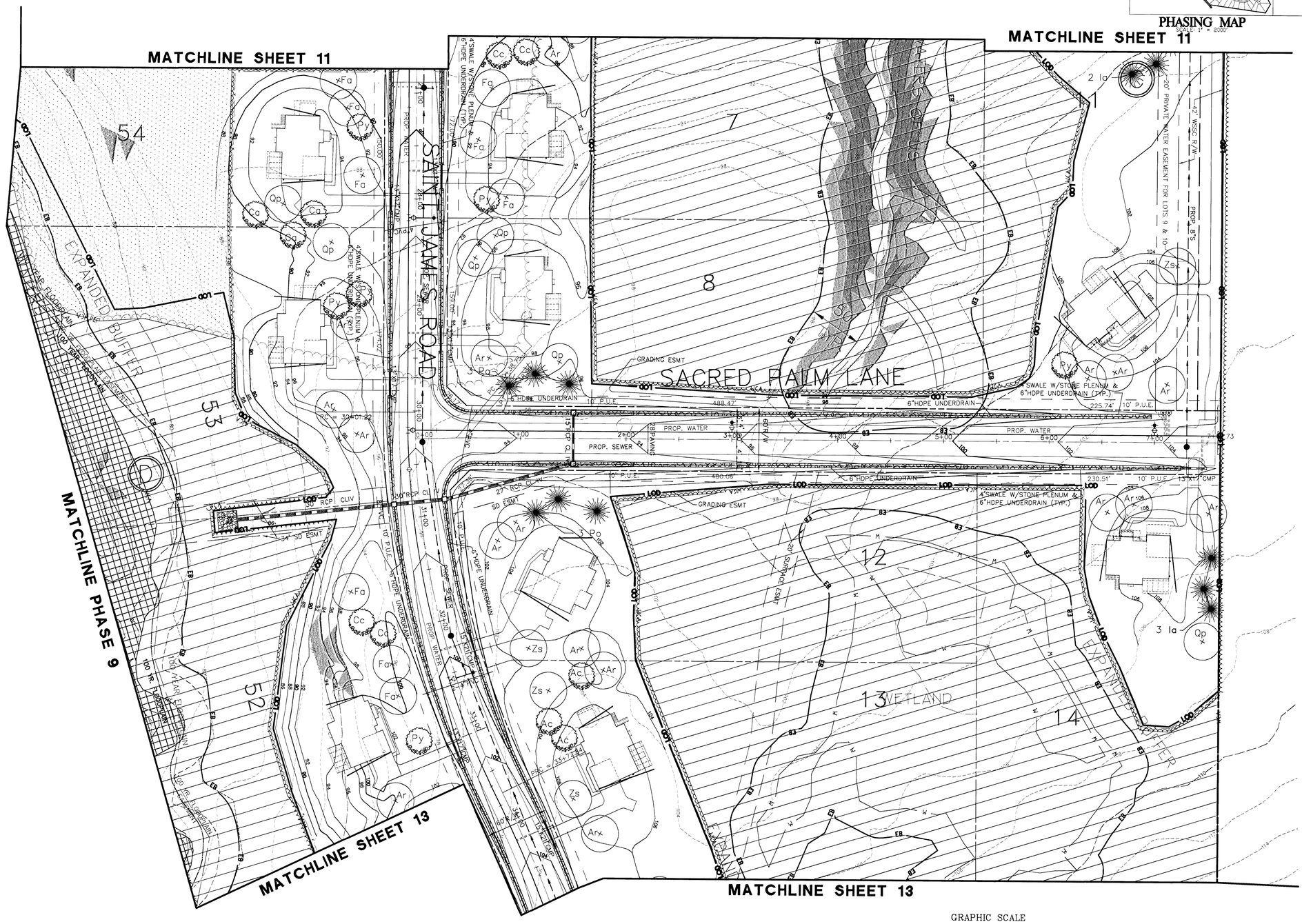

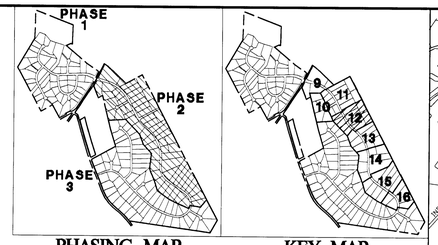

PHASING MAP
SCALE: 1" = 2000'

KEY MAP
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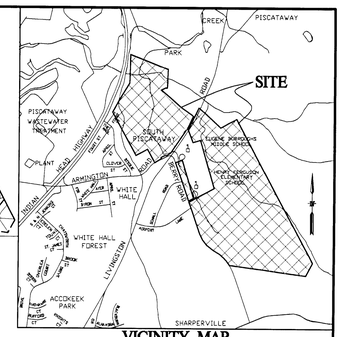

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4.17.18

PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI	11/9/17	Updated Landscape Lots 52–54 'D' & 7,8,11–14 'C'	SMD			
CHECKED CAS	7/17/17	Revised LOD at Lot 52, Block D	MAH			
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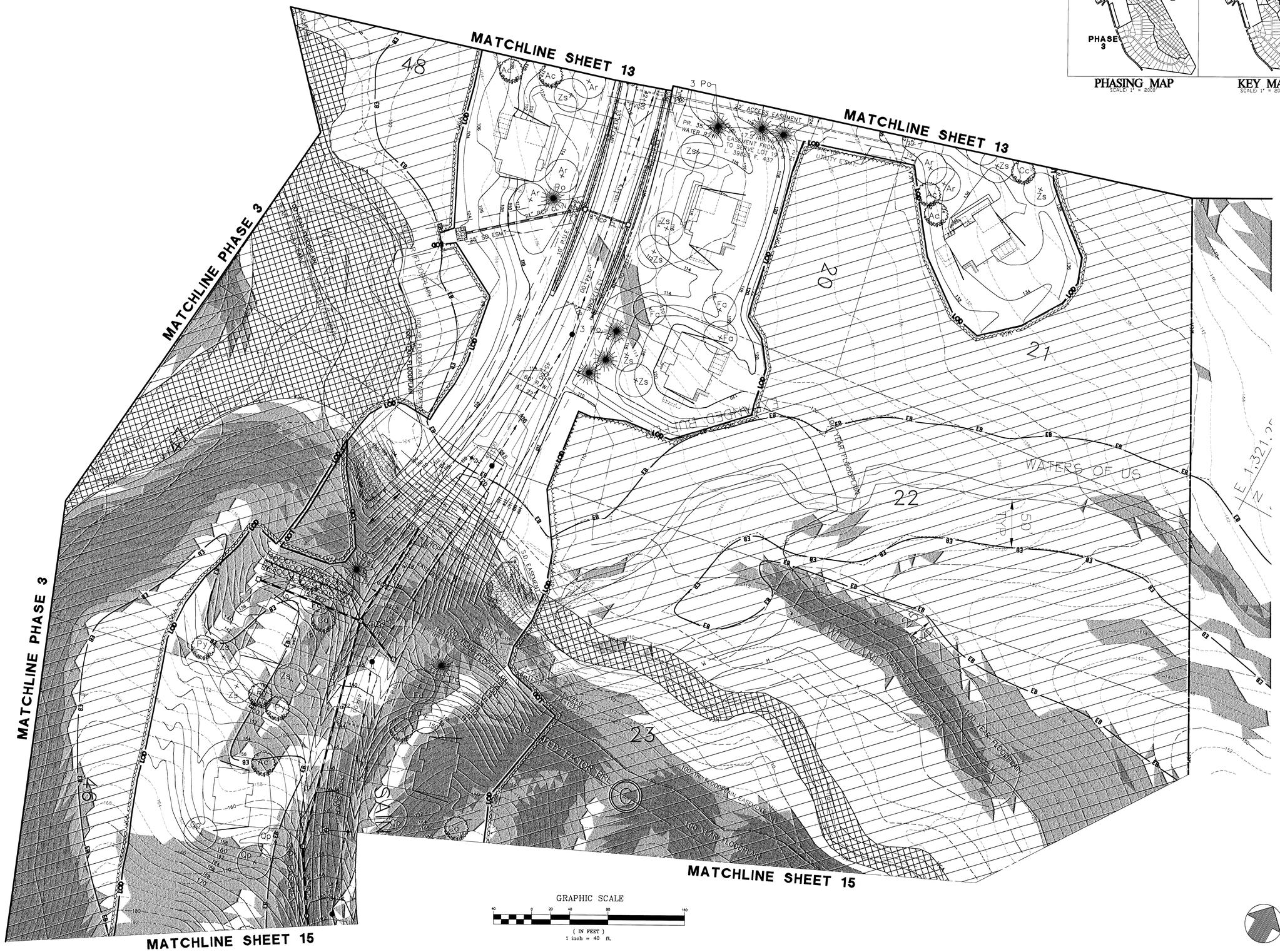
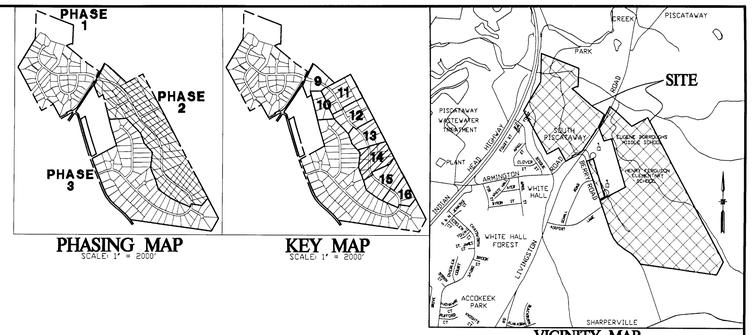
BA00StJV, EC00StJV, EP00StJV.

MATCHLINE SHEET 12
MATCHLINE SHEET 12
MATCHLINE PHASE 3
MATCHLINE PHASE 3
MATCHLINE SHEET 14
MATCHLINE SHEET 14
SAINT JAMES ROAD
EXPANDED BUFFER
WETLAND
25' BUFFER
100 YEAR FLOODPLAIN
PR. 17.5' PRIVATE EASEMENT FROM LOT 18 TO PARCEL 'A'
PR. 10' UTILITY ESMT.
PR. 12" SEWER
PR. 8" WATER
PR. 6" SEWER
PR. 6" WATER
PR. 8" SEWER
PR. 8" WATER
PR. 12" SEWER
PR. 8





LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45¢ — 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
- LOD — LIMITS OF DISTURBANCE
- EB — EXPANDED BUFFER
- 3 Ia — 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
- FOREST FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR sf 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:	CRD.	Reason for Revision
00	J. Staz	4/29/2003	4-02003	
01	J. Staz	1/17/2006	4-02003	
02	J. Staz	4/23/2008	4-02003	
03	J. Staz	8/29/2009	4-02003	
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17	K. Finch	12/9/2013	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. Luba	2/3/2017	4-02003	Lot 59D
21	[signature]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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
6110 EXECUTIVE BLVD. SUITE 430
ROCKVILLE, MD 20852
301-864-6500

01.17.18

PROJ. MGR.						
CAS						
DESIGNED						
GPI	11/9/17	Updated Landscape Lots 48 "D" & 20-22 "C"	SMD			
DRAWN	4/18/17	Revised LOD at Lots 22 & 23, Block C	MAH			
GPI	7/25/06	REVISED LOD	LT			
CHECKED	1/26/05	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

GREENMAN–PEDERSEN, INC.
GPI 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
1"=40'	14 OF 26

N:\2001\2001173\dwg\SITEPLANS\PHASE2\SP02StJV.dwg
BA00StJV, EC00StJV, EF00StJV,

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MATCHLINE SHEET 14

MATCHLINE SHEET 14

MATCHLINE PHASE 3

MATCHLINE PHASE 3

MATCHLINE SHEET 16

MATCHLINE SHEET 16

LIVINGSTON ROAD

EXPANDED BUFFER

WATERS OF U.S.

WETLAND

25' WETLAND BUFFER

100-YEAR FLOODPLAIN

1.5 SAFETY FACTOR ERL

24

25

26

27

28

42

43

44

SAINT JAMES

SITE

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- 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
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
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- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- PLANTING KEY LABEL
- PROPOSED SHADE TREE
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- REFORESTATION
- PRESERVATION
- FORESTED FLOODPLAIN PRESERVED
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

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

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ROCKVILLE, MD 20852
301-864-6500

STATE OF MARYLAND — CHRISTOPHER A. SCHNEIDER — 1721 — LANDSCAPE ARCHITECT

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED GPI						
DRAWN GPI	7/25/06	REVISED LOD	LT			
CHECKED CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			

GREENMAN-PEDERSEN, INC.
GPI
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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
1"=40'	15 OF 26

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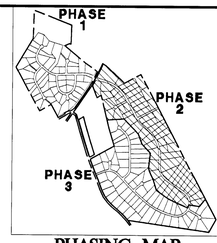
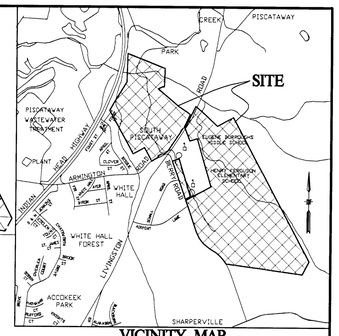
BA00StJV, EC00StJV, EF00StJV.



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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- PROPOSED CONTOUR
- EXISTING CONTOUR
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DUPLICATE

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

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GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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OWNER/DEVELOPER:
ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301–884–6500

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED						
GPI						
DRAWN	7/25/08	REVISED LOD	LT			
GPI	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CHECKED	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.G.			
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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
1"=40'	16 OF 26

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N:\2001\2001173\dwg\SITEPLANS\PHASE2\SP02SUV.dwg
BA00StJV, EC00StJV, EF00StJV.

LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15–25%
- STEEP SLOPES, >25%
- EX. PROPERTY LINE
- SOIL BOUNDARY
- MnB2 — SOIL CLASSIFICATIONS
- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
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- EXISTING SHRUBLINE
- PROPOSED TREELINE
- SPECIMEN TREE
- W — NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
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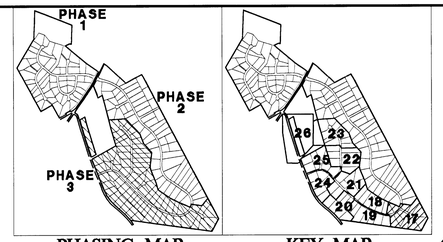
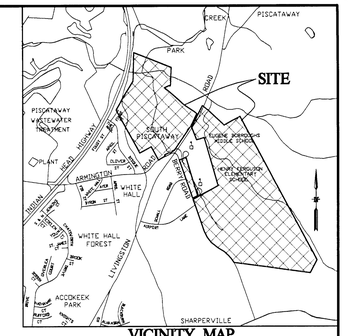


PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

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



VICINITY MAP
SCALE: 1" = 2000'

MATCHLINE SHEET 18

MATCHLINE SHEET 16 - PHASE 2

MATCHLINE SHEET 16 - PHASE 2

MATCHLINE SHEET 19

SAINT JAMES ROAD

NAREG WAY

S.D. EASEMENT

10' P.U.E.

PROP. WATER

PROP. SEWER

WCA

EXPANDED BUFFER

WATERS OF U.S.

100-YEAR FLOODPLAIN

65' SAFETY FACTOR BRL

50' SAFETY FACTOR BRL

150' BRL

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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Prince George's County Planning Department, M-NCPPC
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GPI						
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GPI						
CHECKED						
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LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE III

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

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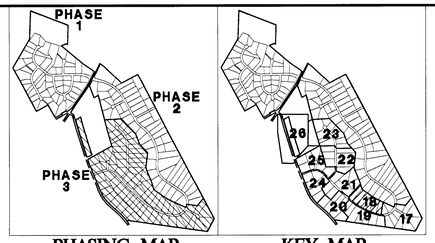

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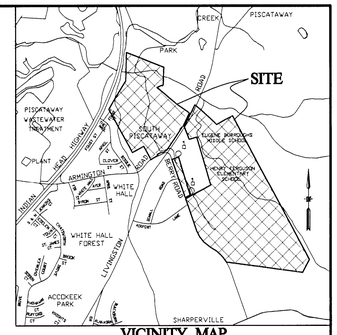
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
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LEGEND

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- PROPOSED TREELINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 Ia 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 sf TOO SMALL)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

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. Stasz	4/29/2003	4-02003	
01	J. Stasz	1/1/2006	4-02003	
02	J. Stasz	4/29/2008	4-02003	
03	J. Stasz	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.	7/29/2010	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	Henery Ferguson School Entry
14	K. Finch	3/19/2013	4-02003	Lot 24B
15	K. Finch	4/8/2013	4-02003	Lot 7B
16	K. Finch	12/9/2013	4-02003	Lot 30B
17	K. Finch	12/9/2013	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	M. Jubb	2/9/2017	4-02003	Lot 39D
21	[signature]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-884-8500

[signature] 01.17.18

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

GREENMAN-PEDERSEN, INC.
GPI 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
1"=40'	18 OF 27

N:\2001\2001173.dwg\TCP3SIJV.dwg
BADDSIJV, ECODSIJV, EFDOSIJV.

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1:1

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	1/1/2006	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 28B
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.	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
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14	K. Finch	3/18/2013	4-02003	Lot 24B
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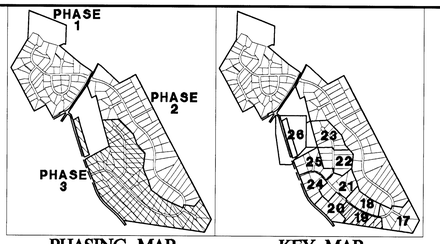
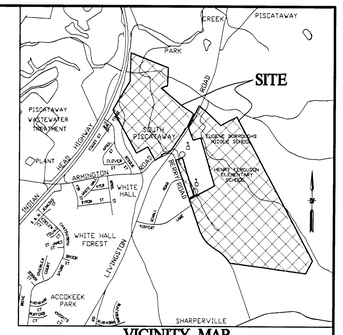
16	K. Finch	12/6/2013	4-02003	Lot 32B
17	K. Finch	12/6/2013	4-02003	Lot 8A
18	K. Finch	4/16/2014	4-02003	Lot 24B
19	K. Finch	8/13/2014	4-02003	Revised to add Phases 2A and 2B
20	M. Luba	2/3/2017	4-02003	Lot 58D
21	Richard E. Schneider	4/3/2018	4-02003	Lots 5,17,18,22,23&64C & 50-52D
22	C. SCHNEIDER	12/22/2017	4-02003	Revised WC on Lot 15B



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45^{SE} — 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
- LOD — LIMITS OF DISTURBANCE
- EB — EXPANDED BUFFER
- 3 Ia — PLANTING KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
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- FORESTED FLOODPLAIN PRESERVED
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MATCHLINE SHEET 20

MATCHLINE SHEET 18

MATCHLINE SHEET 17

WATERS OF U.S.

EXPANDED BUFFER

50' TYP.

SAINT JAMES ROAD

46 LOTS

45

44

43

42

ISOLATED (NON–JURISDICTIONAL)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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
301–864–8500

P.S. Tate 10.17.18

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED						
GPI						
DRAWN	7/25/05	REVISED LOD	LT			
GPI	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CHECKED	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
CAS						

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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
1"=40'	19 OF 27

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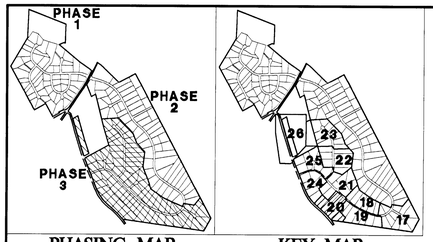
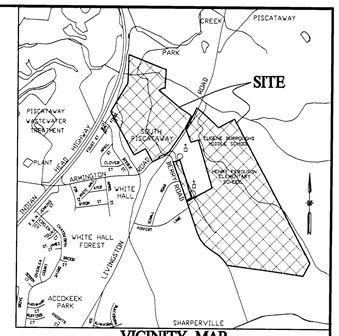
1:1

N:\2001\2001173\dwg\TC03SUV.dwg
BA00SUV, EC00SUV, EF00SUV.



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

MATCHLINE SHEET 24

MATCHLINE SHEET 21

MATCHLINE SHEET 18

MATCHLINE SHEET 19

MATCHLINE SHEET 19

EXPANDED BUFFER

WETLAND

BERRY ROAD

LOD

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
- W — NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
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- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 la — PLANTING KEY LABEL
- PROPOSED SHADE TREE
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- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- TREE PROTECTION DEVICE
- REFORESTATION
- PRESERVATION
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NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-032-03

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22	C. 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

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HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

STATE OF MARYLAND — CHRISTOPHER A. SOLTIS — No. 21468 — PROFESSIONAL ENGINEER

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS						
DESIGNED						
GPI						
DRAWN	7/25/05	REVISED LOD	LT			
GPI	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CHECKED	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
CAS						

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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

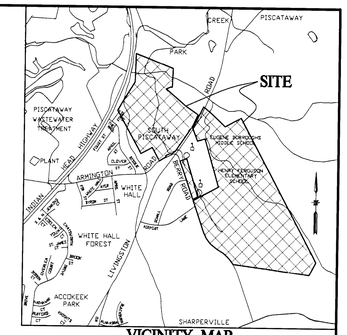
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	20 OF 27

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

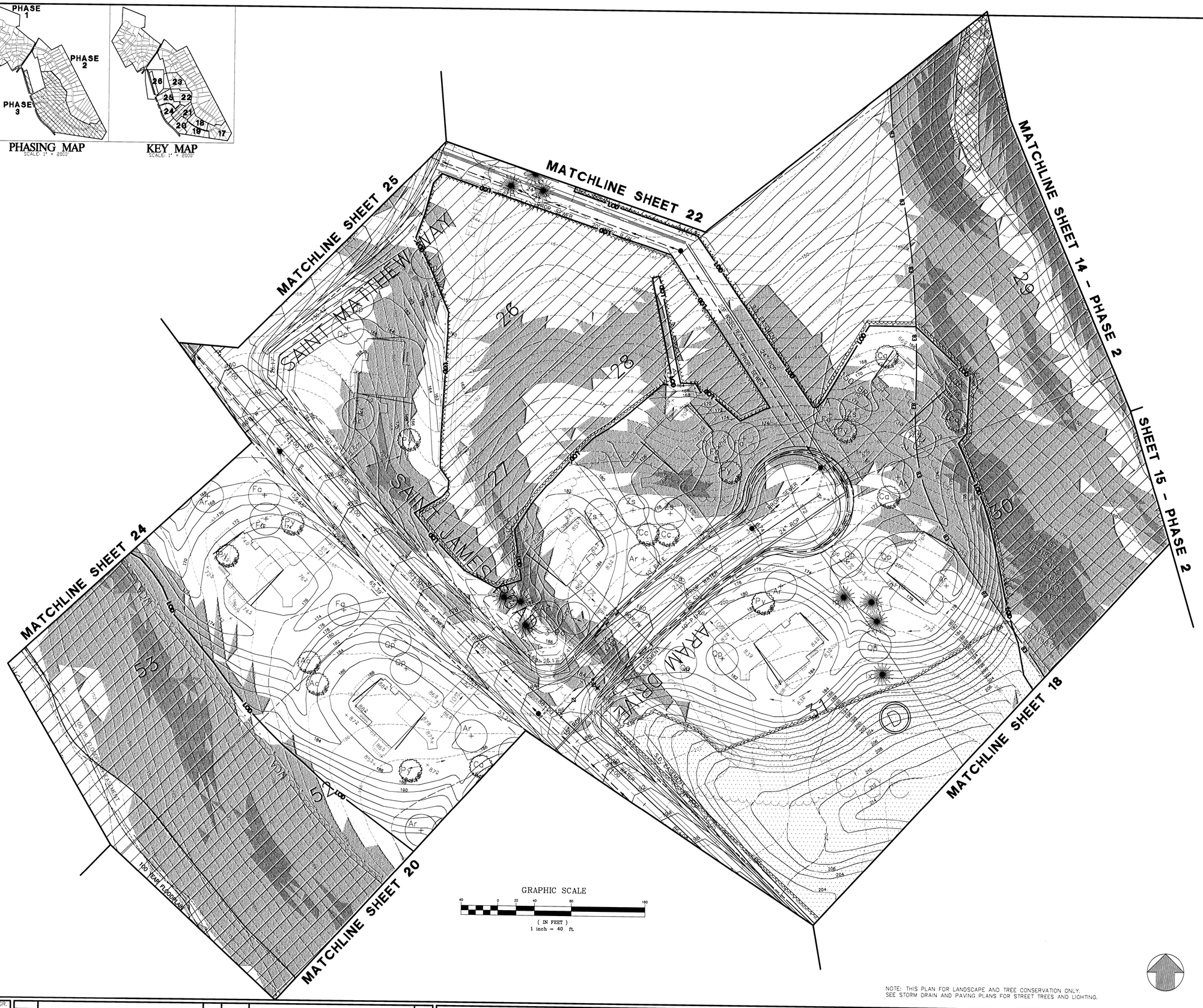
N:\2001\2001173\dwg\TCPII PHASE3\TC03StJV.dwg, 1/10/2018 2:08:24 PM, deskPDF,
1:1

PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- + 45.2 — 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.
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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
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NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
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PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI	7/25/06	REVISED LOD	LT			
CHECKED CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GPI — GREENMAN–PEDERSEN, INC.
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ST. JAMES PROPERTY
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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 1"=40'	SHEET 21 OF 27

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1:1

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BA00StUV, EC00StUV, EF00StUV,

MATCHLINE SHEET 23

MATCHLINE SHEET 25

MATCHLINE SHEET 21

MATCHLINE SHEET 14 – PHASE 2

SAINT MATHEW WAY

EXPANDED BUFFER

WETLAND

WATERS OF US

100-YR FLOODPLAIN

WCA

PROP. WATER

PROP. SEWER

10' P.U.E.

60' R/W

9

10

11

21

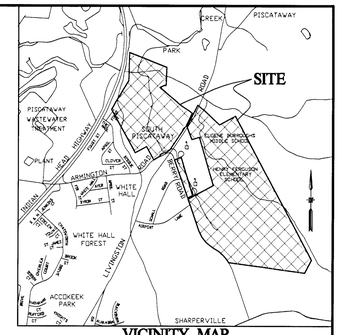
22

23

24

25

VICINITY MAP
SCALE 1" = 2000'



LEGEND

- SSF — SUPER SILT FENCE
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- + 45$ — PROPOSED SPOT ELEVATION
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- STEEP SLOPES, >25%
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- FORESTED FLOODPLAIN PRESERVED
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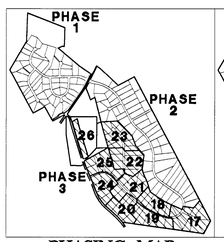
GRAPHIC SCALE

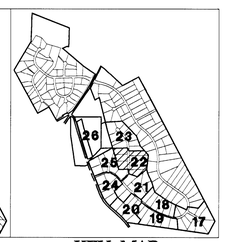
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PHASING MAP
SCALE 1" = 2000'



KEY MAP
SCALE 1" = 2000'



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

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	1/1/2006	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.	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.	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	Henery Ferguson School Entry
14	K. Finch	3/18/2013	4-02003	Lot 24B
15	K. Finch	4/9/2013	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	2/3/2017	4-02003	Lot 59D
21	[signature]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

STATE OF MARYLAND — CHRISTOPHER A. SCHNIDER — 21172 — LANDSCAPE ARCHITECT

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
DESIGNED	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
GPI						
DRAWN						
GPI						
CHECKED						
CAS						

GREENMAN-PEDERSEN, INC.
GPI 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
1"=40'	22 OF 27

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

N:2001\2001173.dwg\TCPII PHASE3\TC03StJV.dwg, 1/10/2018 2:09:15 PM, deskPDF, 1:1

MATCHLINE SHEET 10 - PHASE 2

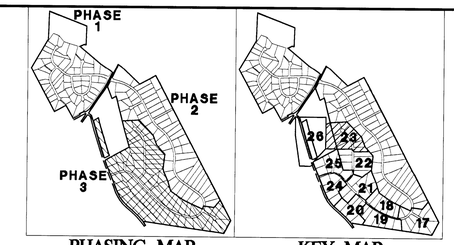
MATCHLINE SHEET 12 - PHASE 2

MATCHLINE SHEET 13 - PHASE 2

MATCHLINE SHEET 26

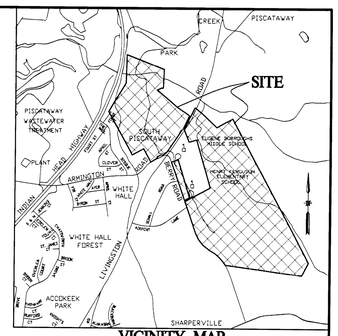
MATCHLINE SHEET 25

MATCHLINE SHEET 22



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

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	
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03	J. Staz	8/29/2009	4-02003	
04	P.V.	7/9/2010	4-02003	Lot 29S
05	P.V.	7/9/2010	4-02003	Lot 2A
06	P.V.	9/27/2010	4-02003	Lot 44B
07	P.V.	7/23/2010	4-02003	Lot 5A
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09	P.V.	9/29/2010	4-02003	Lot 11B
10	P.V.	8/3/2010	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	Hanery Ferguson School Entry
14	K. Finch	3/19/2013	4-02003	Lot 24S
15	K. Finch	4/8/2013	4-02003	Lot 7S
16	K. Finch	12/6/2013	4-02003	Lot 30B
17	K. Finch	12/9/2013	4-02003	Lot 6A
18	K. Finch	4/18/2014	4-02003	Lot 24B
19	K. Finch	5/13/2014	4-02003	Revised to add Phases 2A and 2B
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21	C. SCHNEIDER	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. SCHNEIDER	12/22/2017	4-02003	Revised WC on Lot 15B

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
- 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 330' WIDE, AREA TOO NARROW, OR sf TOO SMALL)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

OWNER/DEVELOPER:
HAVERFORD HOMES
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ROCKVILLE, MD 20852
301-864-6500

01.17.18

PROJ. MGR. CAS							
DESIGNED GPI							
DRAWN GPI	7/25/04	REVISED LOD	LT				
CHECKED CAS	7/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG				
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.				
	DATE	REVISIONS	BY	DATE	REVISIONS		BY

GREENMAN- PEDERSEN, INC.
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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
1"=40'	23 OF 27

N:\2001\2001173\dwg\TCPII PHASE3\TC03StJV.dwg, 1:10:2018 2:09:41 PM, deskPDF, 1:1

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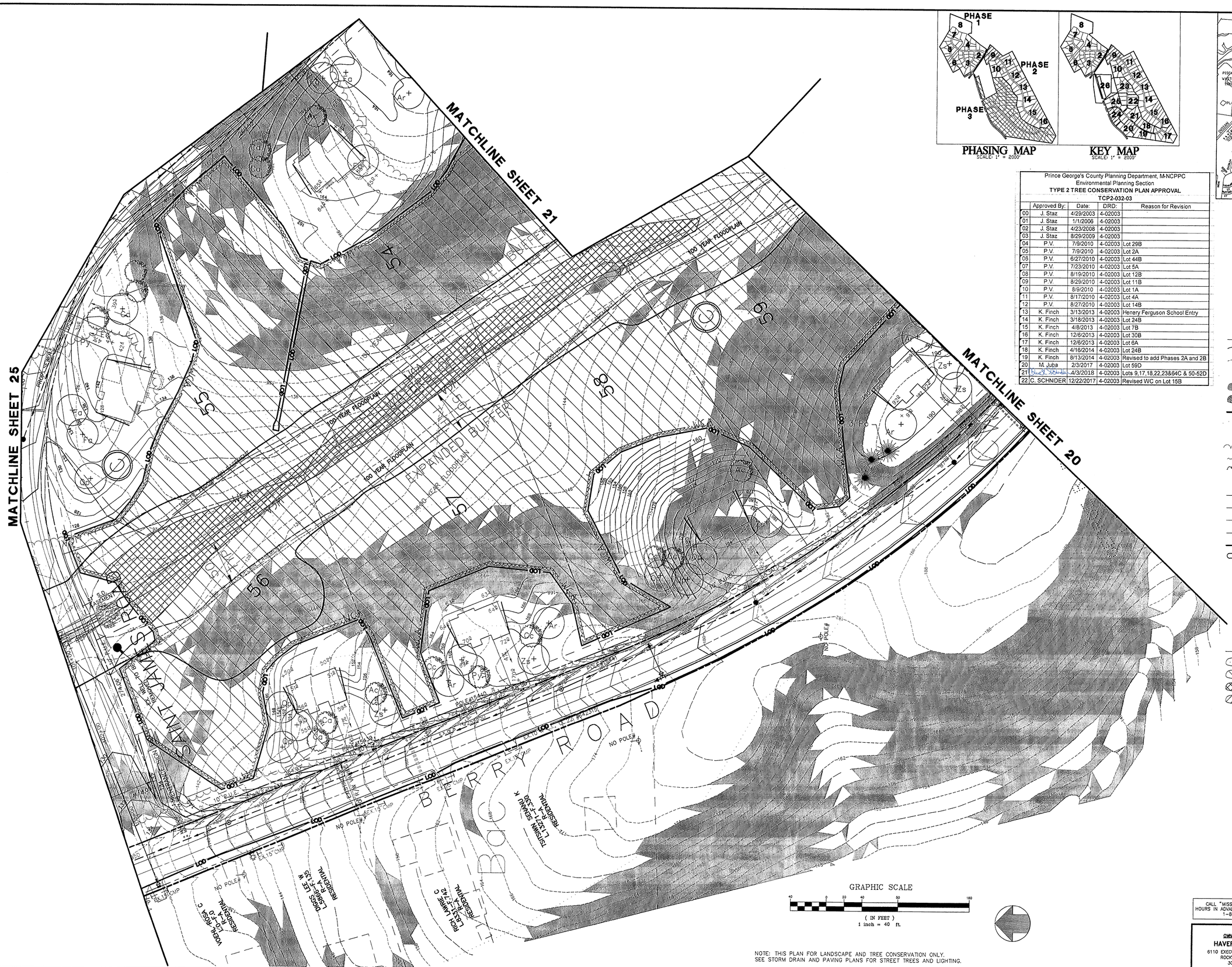
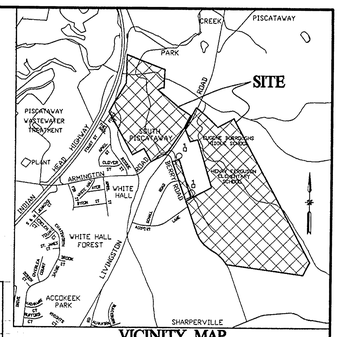
BA00StJV, EC00StJV, EF00StJV.



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

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
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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	Mary K. Schneider	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. SCHNIDER	12/22/2017	4-02003	Revised WC on Lot 15B

LEGEND

- 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
- NON–TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
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- LIMITS OF DISTURBANCE
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- 3 la — PLANTING KEY LABEL
- PROPOSED SHADE TREE
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- TREE PROTECTION DEVICE
- REFORESTATION
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- FORESTED FLOODPLAIN PRESERVED
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ROCKVILLE, MD 20852
301-864-6500

STATE OF MARYLAND — CHARLES A. STARKEY — No. 3193 — LANDSCAPE ARCHITECT

PROJ. MGR.						
CAS						
DESIGNED						
GPI						
DRAWN						
GPI	7/25/06	REVISED LOD	LT			
CHECKED	1/26/05	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

GREENMAN–PEDERSEN, INC.
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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
1"=40'	24 OF 27

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

Y:\2001\2001173\dwg\TCPIPHASE3\TC03StJV.dwg, 1/10/2018 2:11:01 PM, WA01ps (+AKD1 Engineering)

MATCHLINE SHEET 23

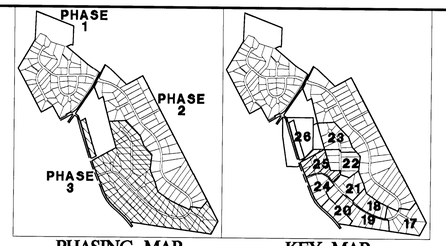
MATCHLINE SHEET 26

MATCHLINE SHEET 24

MATCHLINE SHEET 22

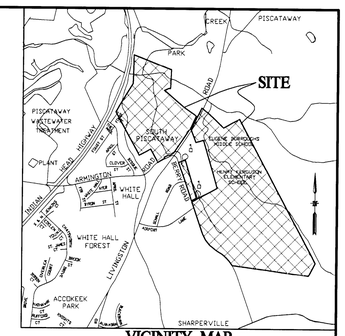
MATCHLINE SHEET 21

E N 370,825



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-032-03				
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22	C. SCHNIDER	12.22.2017	4-02003	Revised WC on Lot 15B

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45.2 — PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15–25%
- STEEP SLOPES, >25%
- EX. PROPERTY LINE
- SOIL BOUNDARY
- MnB2 — SOIL CLASSIFICATIONS
- EXISTING TREELINE
- EXISTING SHRUBLINE
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- SPECIMEN TREE
- W — NON–TIDAL WETLANDS
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- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 Ia — PLANTING KEY LABEL
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- REFORESTATION
- PRESERVATION
- FORESTED FLOODPLAIN PRESERVED
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GRAPHIC SCALE
40 0 20 40 80 150
(IN FEET)
1 inch = 40 ft.

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PROJ. MGR.						
CAS						
DESIGNED						
GPI						
DRAWN						
GPI	7/25/06	REVISED LOD	LT			
CHECKED	1/26/05	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

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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
1"=40'	25 OF 27

N:\2001\2001173\dwg\TCP\PHASE3\TC03SUV.dwg, 1/10/2018 2:10:09 PM, deskPDF, 1:1

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

MATCHLINE SHEET 23

MATCHLINE SHEET 25

LEGEND

- 3 Ia — PLANTING KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
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- 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 320' WIDE, AREA TOO NARROW, OR IF TOO SMALL)

NOTE: INFORMATION SHOWN OBTAINED FROM TOPOGRAPHIC MAPS.

NOTE: SOILS LINE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

N 1,318,500 E 371,150

N 1,318,575

S 17°44'06" W 399.98'

S 79°44'06" E 69.29'

N 61°21'14" W 156.32'

S 61°21'14" E 32.38'

N 64°29'09" W

S 16°32'07" E - 550.79'

S 14°04'43" E - 255.15'

S 61°10'54" E - 160.93'

N 61°57'43" E 50.00'

ARC = 552.36'

RAD = 11,386.32'

484.82'

RAD = 5698.32'

ARC = 492.25'

CH = N 17°32'51" W

CH = S 61°57'43" W

EXPANDED BUFFER

WETLAND

WCA

PARCEL H TO BE DEDICATED TO HOA

BERRY ROAD

SCHALL ROAD

BuB

BaB

EX.15" RCP

EX.18" CMP

EX.12"GAS

POLE#15435.5

EX.18" CMP

10" PUE

16" PUE

MAGUIRE, DAVID W L.6693-F.598 R-A RESIDENTIAL

JESTER, JEFFREY M L.6347-F.287 R-A RESIDENTIAL

SOMERSET, MARK E & L.7258-F.591 R-A RESIDENTIAL

HUNG, THOMAS L.7242-F.199 R-A RESIDENTIAL

MORGAN, PAMELA M L.6095-F.178 R-A RESIDENTIAL

HORHANN, MILDRED E L.6606-F.565 R-A RESIDENTIAL

STEWART, DAVID D L.10009-F.98 R-A RESIDENTIAL

BUTLER, WALLACE L L.7588-F.666 R-A RESIDENTIAL

O'CONNELL, MICHAEL T L.4717-F.127 R-A RESIDENTIAL

SWIFTFELT, JOSEPH P L.5276-F.29 R-A RESIDENTIAL

MACAULEY, EDWARD D L.6502-F.498 R-A RESIDENTIAL

D'ANTONIO, CY L.6698-F.632 R-A RESIDENTIAL

LOT 1, ROLLAND V L.24447-F.644 R-A RESIDENTIAL

HARRIS, ROBERT S S L.6664-F.603 R-A RESIDENTIAL

PHASING MAP
SCALE: 1" = 2000'

PHASE 1
PHASE 2
PHASE 3

VICINITY MAP
SCALE: 1" = 2000'

SITE
PISCATAWAY CREEK
PISCATAWAY PARK
PISCATAWAY WASTEWATER TREATMENT PLANT
PISCATAWAY ROAD
LIVINGSTON ROAD
WHITE HALL ROAD
WHITE HALL FOREST
ACCOKEEK PARK
SHARPERSVILLE

KEY MAP
SCALE: 1" = 2000'

29 28 25 22 24 21 20 19 17

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	1/1/2006	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	Henery 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	2/3/2017	4-02003	Lot 59D
21	[illegible]	4/3/2018	4-02003	Lots 9,17,18,22,23&64C & 50-52D
22	C. 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:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-6500

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

STATE OF MARYLAND — JAMES A. STAZ — 21612 — REGISTERED PROFESSIONAL ENGINEER

PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI						
CHECKED CAS						
	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
	4/18/03	REVISED PER COUNTY COMMENTS (4/17/03)	A.N.C.			
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

GREENMAN-PEDERSEN, INC.
GPI
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
1"=40'	26 OF 27

N:\2001\2001173\dwg\TCP\PHASE3\TC03StJV.dwg
BA00StJV, EC00StJV, EF00StJV.

N:\2001\2001173\dwg\TCP\PHASE3\TC03StJV.dwg, 1/10/2018 2:10:38 PM, MMcIlvain\HMDI Engineering,