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 273684; RE 273084
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, 31H13,17K1,18A2
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

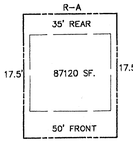
REMAINING LOTS MUST BE AT LEAST 50,000 SF IN SIZE
75 LOTS AT LEAST 50,000 SF ALLOWED
55 LOTS AT LEAST 50,000 SF SHOWN

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'

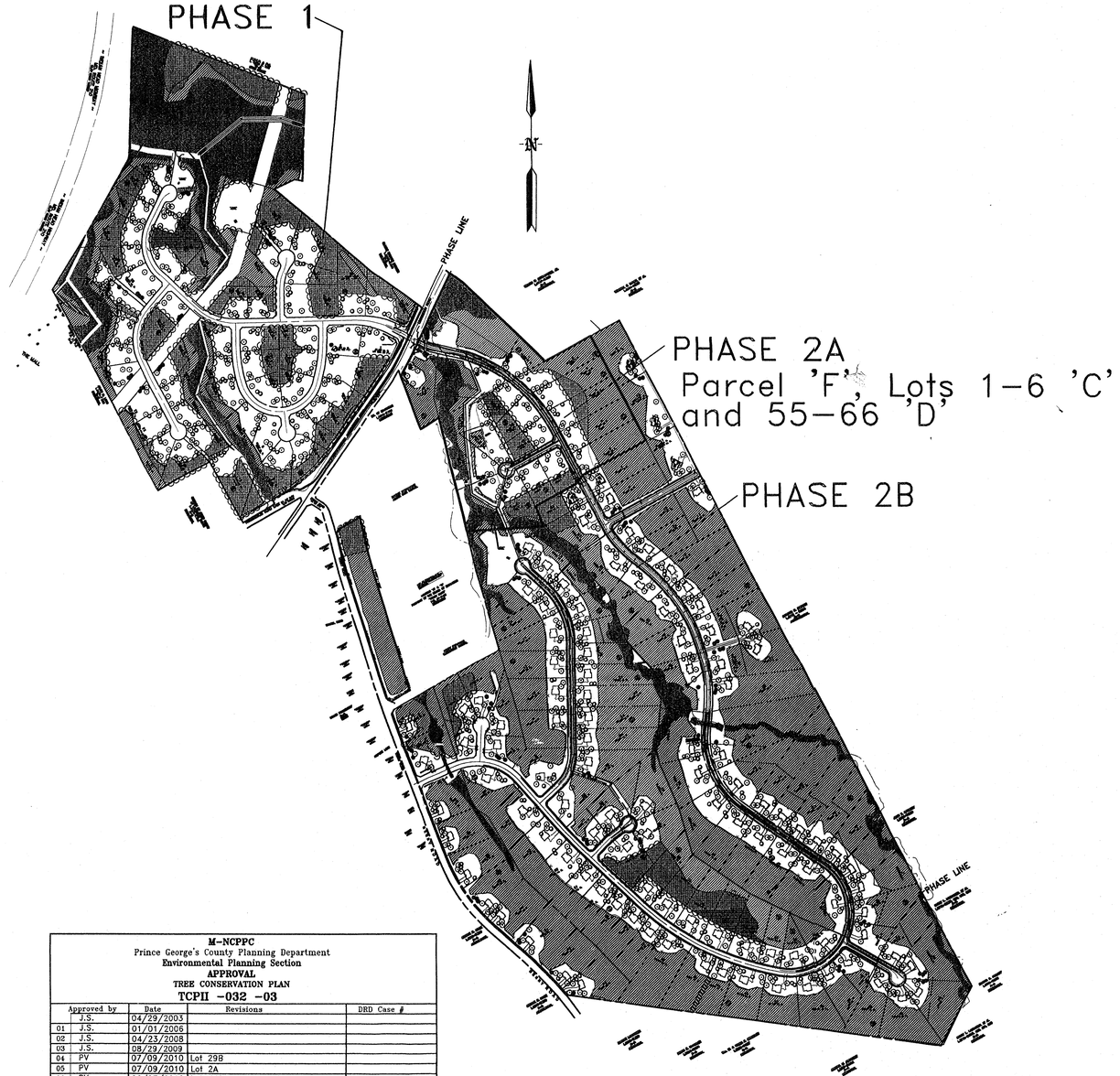


DESIGN TEAM

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 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

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:		R-A								
Gross Tract:		394.68			Include acreages only in columns for which there is a corresponding zone.					
Floodplain:		41.43								
Previously Dedicated Land:		0.00								
Net Tract (NTA):		353.25	0.00	0.00						
Property Description or Subdivision Name:		St James TCP2-32-03-19								
Is this site subject to the 1989 Ordinance?	N									
Break-even Point (preservation acres) =	190.10									
Acres of Net Tract clearing permitted w/o reforest	53.89									
Woodland Conservation Requirement Calculations:										
Existing Woodland on Net Tract (acres)		243.99								
Existing Woodland in Floodplain (acres)		41.29								
Woodland Conservation Threshold (NTA) =	50.00%	176.63								
Smaller of a or c		176.63								
Woodland above WCT		67.37								
Plan Number: (This must be completed for each phase)		Phase 2A	Phase 1 & 2B							
Plan Phase or Name:										Total
Total area in this application (acres)		39.56	355.13							394.68
Floodplain area in this application (acres)		6.29	35.14							41.43
Net Tract area in the application (acres)		33.26	319.99							353.25
Woodland on the Net Tract for this phase (acres)		28.34	219.75							244.09
Woodland in the Floodplain for this phase		5.72	35.57							41.29
Woodland Cleared on Net Tract for this phase		12.35	77.61							89.96
Woodland Cleared in Floodplain for this phase		0.86	0.68							1.54
Off-site Woodland Clearing (1:1)		0.00	0.00							0.00
Off-site Mitigation provided on this property		0.00	0.00							0.00
Cummulative acres of Net Tract Woodland cleared		12.35	89.96							
Cummulative acres of Floodplain woodland cleared		0.86	1.54							
Smaller of d or e		12.35	67.37							
Woodland Clearing below WCT		0.00	22.60							
Replacement for clearing above the WCT (0.25 : 1)		3.09	16.84							
Replacement for clearing below the WCT (2 : 1)		0.00	45.19							
Afforestation Threshold (AFT) =	20.00%	0.00	0.00							
Cumulative Woodland Conservation Required		180.97	217.60							
		Latest phase indicates cumulative requirement through that phase of work.								
Woodland Conservation Provided:										Total
Preservation		12.99	138.72							151.71
Reforestation		3.78	32.14							35.92
Afforestation		0.00	0.00							0.00
Area approved for fee-in-lieu		0.00	2.95							2.95
Credit for Off-site Mitigation on another property		0.00	29.37							29.37
Off-site Mitigation provided on this property		0.00	0.00							0.00
Total Woodland Conservation Provided		16.77	219.95							219.95
Woodland saved on this phase but not counted		0.00	2.42							2.42
Existing Net Tract Woodland in later phases		218.68	-0.10							
Requirement Status per Phase										
Revised 7/1/06										
Prepared by:										
License Number			Signature				Date			

Revised 7/08/14 GPI
Revised 5/02/14 GPI
Revised 1/26/05 LJS
Revised LDD 7/25/06 LT
Revised Afforestation per Field info. 8/25/09

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

	Approved by	Date	Revisions	DRD Case #
	J.S.	04/29/2003		
01	J.S.	01/01/2006		
02	J.S.	04/23/2008		
03	J.S.	08/29/2009		
04	PV	07/09/2010	Lot 29B	
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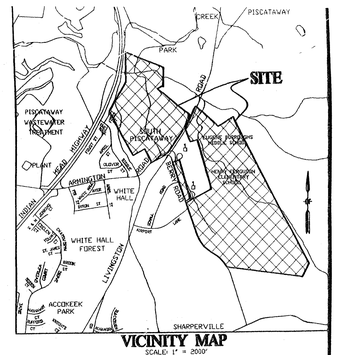
17	KF	12/09/2013	Lot 6A	
18	KF	04/16/2014	Lot 24B	
19	KF	6/13/2014	Revised to add Phases 2A and 2B	
20				

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.



VICINITY MAP
SCALED 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
452	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
	TREE PROTECTION DEVICE

LANDSCAPE ARCHITECT #3068 CHRISTOPHER MASON HUZZI STATE OF MARYLAND 2-14

NO.	DATE	DESCRIPTION	BY
	7/8/14	Add MNCPPC blg approval block	EAE
	6/16/14	WORKSHEET - BROKEN DOWN INTO PHASES, Revised Preservation Areas	SMD

M-NCPPC, NATNL CAP. PK. & PO. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
JUL 10 2014
Development Review Division
Environmental Planning Section

OWNER/DEVELOPER:
HAVERFORD HOMES
6110 EXECUTIVE BLVD, SUITE 430
ROCKVILLE, MD 20852
301-864-8500

ENGINEER:
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

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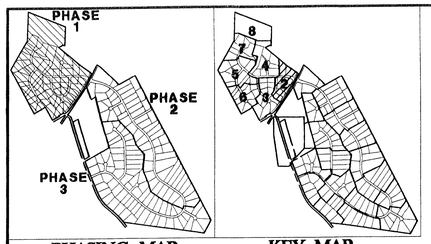
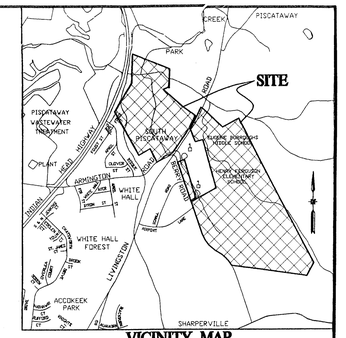


PHASING MAP
SCALE 1" = 2000'

KEY MAP
SCALE 1" = 2000'

SHEET 9 - PHASE 2



VICINITY MAP
SCALE 1" = 2000'

MATCHLINE SHEET 4

MATCHLINE SHEET 3

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
- LOD — LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 Ia — 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 FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 200' WIDE AREA TOO NARROW, OR 9# TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
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19 KF	6/13/2014	Revised to add Phases 2A and 2B	
20			

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

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
#3086
CHRISTOPHER MICHAEL RIZZI
STATE OF MARYLAND
4-12

PROJ. MGR.						
CAS						
DESIGNED						
GPI	4/10/12	Updated Lot 47 B per New Landscape Manual	SMD			
DRAWN	8/23/06	Revised Afforestation srea per Field Info.				
GPI	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSG			
CHECKED	9/28/04	ADDED SIGN EASEMENT	SMD			
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
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ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAIND

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'	2 OF 27

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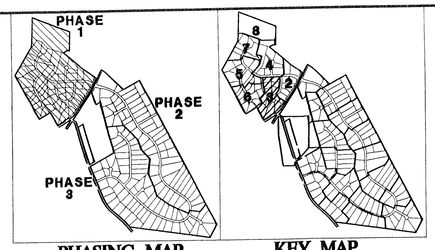
BA00StJV, EC00StJV, EF00StJV.



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%
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- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- PLANT KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
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- REFORESTATION/AFFORESTATION
- PRESERVATION
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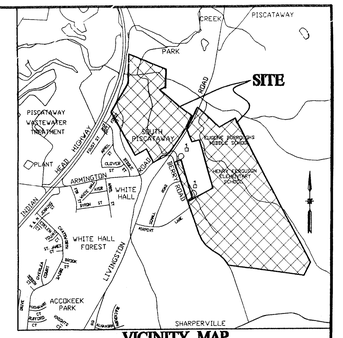

VICINITY MAP
SCALE 1" = 2000'

MATCHLINE SHEET 2

MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 5

SAREEN WAY

BERRY ROAD
EX. 50' R/W

FARMINGTON ROAD EAST
EX. 50' R/W

30' TO BE DEDICATION RD. DEDICATION

EX. 20' GAS EASEMENT 3944-F 649

EX. 48' SAN SEWER R/W PART 3 L4540-F 108

EX. 15' SAN SEWER R/W PART 2, L4540-F 108

100 YR. FLOODPLAIN EASEMENT

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19	VLE	10/13/2014	Revised to add Phases 2A and 2B	
20				

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

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301-864-6500

LANDSCAPE ARCHITECT #3069 CHRISTOPHER JASON RIZZI STATE OF MARYLAND 4-12

PROJ. MGR.						
CAS						
DESIGNED						
GPI						
DRAWN	4/10/12	Updated Lots 7&8 B per New Landscape Manual	SMD			
GPI	3/21/08	REV: Reforest Area Lots 5 & 6 - give & take - even	SMD			
CHECKED	1/26/05	REVISED PER LOT CHANGES & ADJACENT PROP. SEWER EXT.	LSC			
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 I

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

N:\2001\2001173\dwg\TC01StJV.dwg
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
DEDICATED TO M-NCPPC
PEPCO EASEMENT
EXPANDED BUFFER
SWM POND 'B'
100-YR. WSEL=26.0
10-YR. WSEL=24.81
2-YR. WSEL=23.10
PERM. POOL=20.60
CONSTRUCTED BOT. OF POND=18.00
BOT. OF POND AFTER SILTATION=19.00
42
87,205 sq. ft.
6% LOT COV.+/-
43
87,125 sq. ft.
6% LOT COV.+/-
44
6,097 sq. ft.
7% LOT COV.+/-
45
87,325 sq. ft.
7% LOT COV.+/-
41
87,128 sq. ft.
7% LOT COV.+/-
40
43,716 sq. ft.
9% LOT COV.+/-
39
50,071 sq. ft.
7% LOT COV.+/-
PROP. WATER
PROP. SEWER
PROP. STORM DRAIN
PROP. SD ESMT
PROP. WATER & SEWER ESMT
PROP. 10' P.U.E.
PROP. 20' WATER & SEWER ESMT
PROP. 30' WATER & SEWER ESMT
PROP. 30' SD ESMT
PROP. 40' SD ESMT
PROP. 50' SD ESMT
EX. POLE PEPCO 80432-6992
EX. POLE PEPCO 80431-9164
EX. POLE PEPCO 80431-8338
ST. ALBANS
FF=43.01
BE=32.74
FF=43.28
BE=32.24
FF=40.02
BE=31.0
FF=43.31
BE=33.04
FF=43.31
BE=33.04
FF=43.31
BE=33.04

MATCHLINE SHEET 7

MATCHLINE SHEET 7

MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 3

SAINT GREGORY WAY

LIVINGSTON ROAD

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
- LOD — 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)
- × — × — TREE PROTECTION DEVICE
- REFORESTATION/AFFORESTATION
- PRESERVATION
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR # 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.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DSD Case #
00 J.S.	04/29/2003		
01 J.S.	01/31/2008		
02 J.S.	04/23/2008		
03 J.S.	08/29/2008		
04 PV	07/09/2010	Lot 28B	
05 PV	07/09/2010	Lot 2A	
06 PV	08/27/2010	Lot 44B	
07 PV	07/21/2010	Lot 5A	
08 PV	08/13/2010	Lot 12B	
09 PV	08/09/2010	Lot 11B	
10 PV	08/09/2010	Lot 1A	
11 PV	08/17/2010	Lot 4A	
12 PV	08/27/2010	Lot 14B	
13 KF	03/13/2013	Hersery Ferguson School Entry	
14 KF	03/18/2013	Lot 24B	
15 KF	04/08/2013	Lot 7B	
16 KF	12/09/2013	Lot 30B	
17 KF	12/09/2013	Lot 6A	
18 KF	09/16/2014	Lot 24B	
19 KF	12/17/14	Revised to add Phases 2A and 2B	
20			

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

LANDSCAPE ARCHITECT
#3066
STATE OF MARYLAND
12-12

PROJ. MGR.						
CAS						
DESIGNED						
GPI						
DRAWN	2/18/12	Revied Lot 30 B Tree Placement in front yard	SMD			
GPI	4/10/12	Updated Lots 27 & 30 B per New Landscape Manual	SMD			
CHECKED	8/28/09	Revised Afforestation per Field info				
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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PHASE I

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1"=40'	5 OF 27

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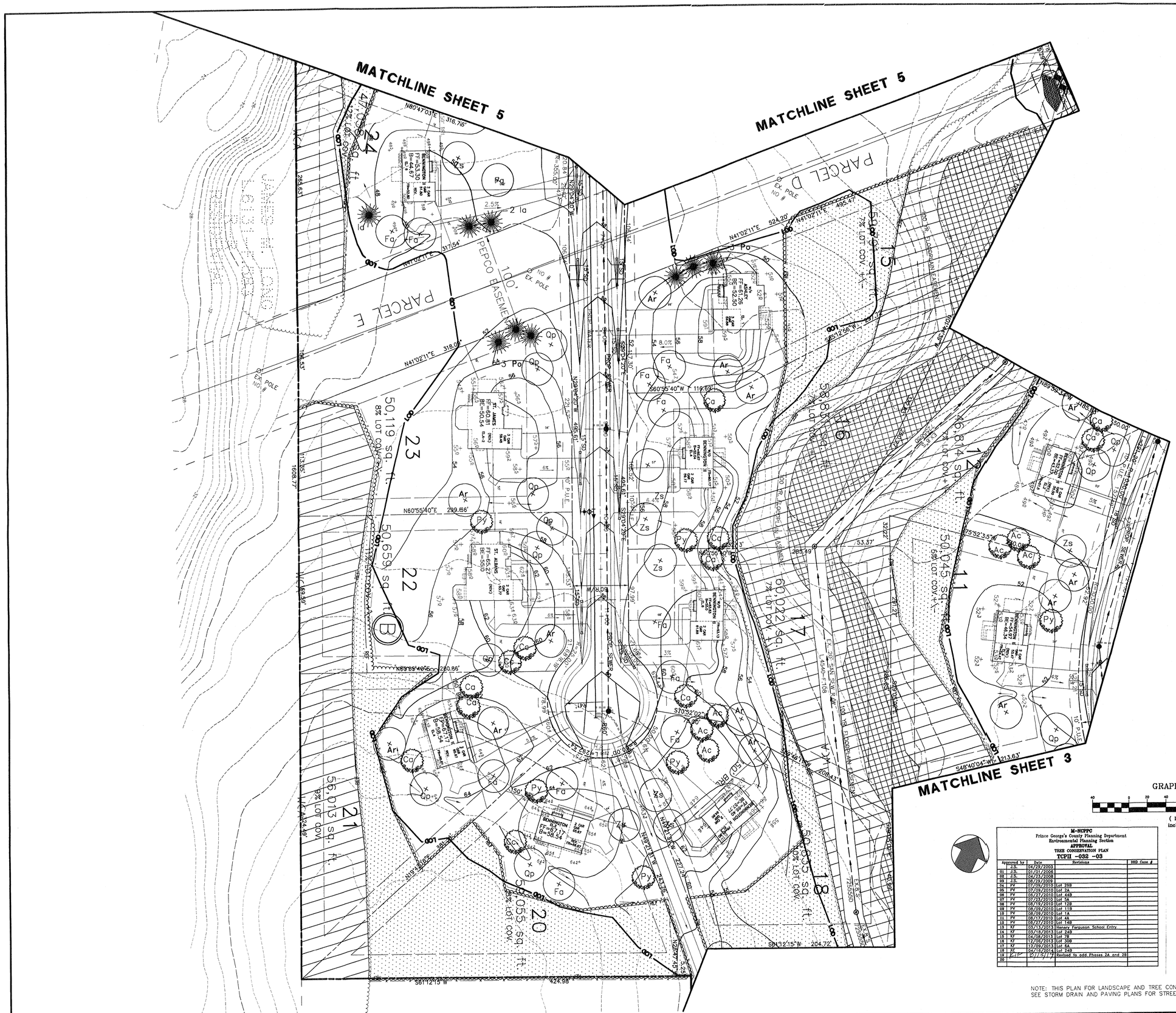
MATCHLINE SHEET 5
MATCHLINE SHEET 5
MATCHLINE SHEET 3
PARCEL E
PARCEL D
PEPCO EASEMENT
100' WIDE
EX. POLE NO. 11
EX. POLE NO. 9
EX. POLE NO. 7
PROP. SEWER
PROP. WATER
EX. 8" SAN. SEW. & 16" WTR. MAIN
EX. 20" SAN. SEW. & 16" WTR. MAIN
EX. 8" SAN. SEW.
EX. 24" SAN. SEW. & 16" WTR. MAIN
EX. 8" WTR. MAIN
EX. 8" SAN. SEW. & 16" WTR. MAIN
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EX. 8" SAN. SEW. & 1/136703170298938245273281389194851335334573089430825779257314725757230502288559753601469573563940864" WTR. MAIN
EX. 8" SAN. SEW. & 1/273406340597876490546562778389702670669146178861651558514629451514461004577119507202939147127881728" WTR. MAIN
EX. 8" SAN. SEW. & 1/546812681195752981093125556779405341338292357723303117029258903028922009154239014405878294255763456" WTR. MAIN
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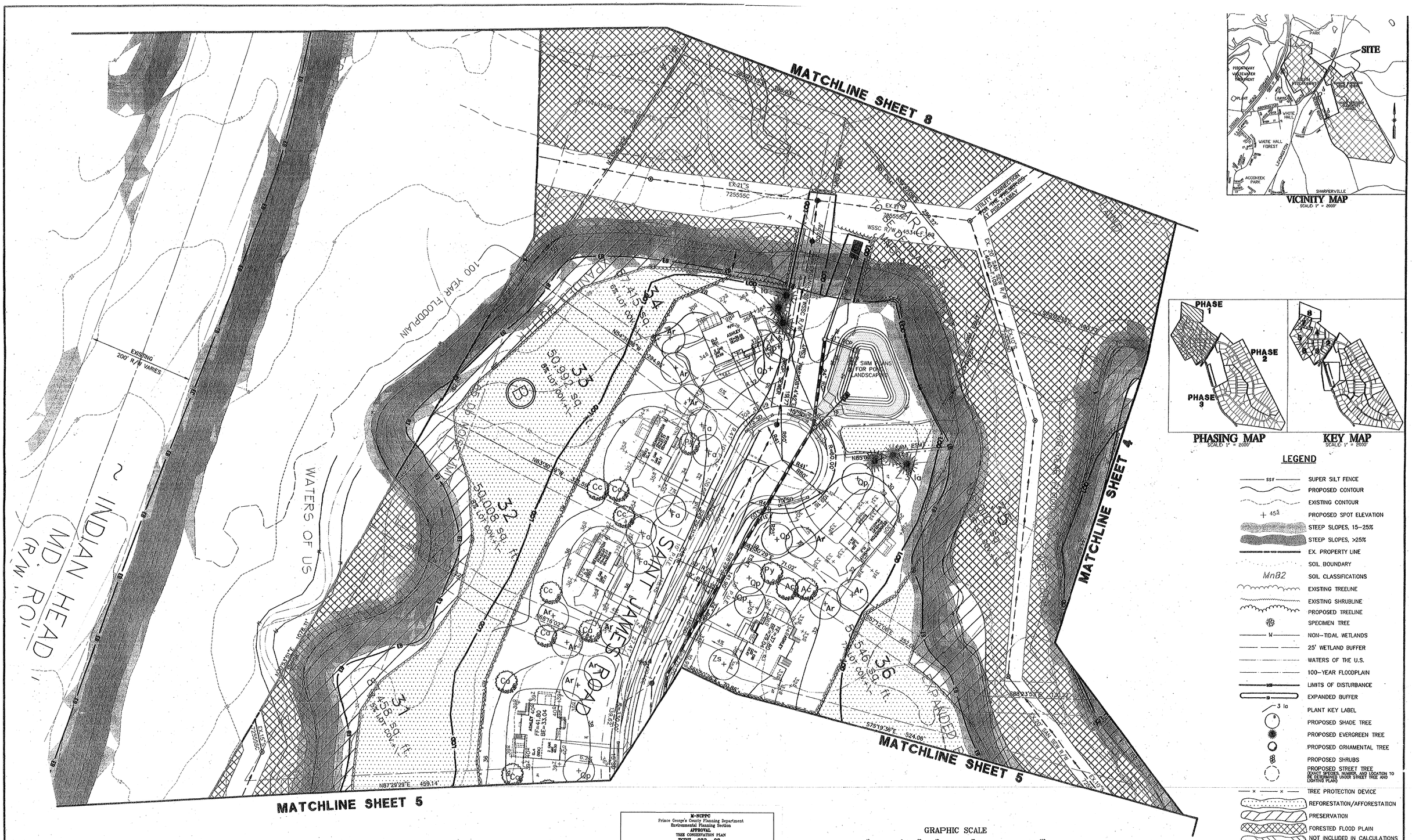
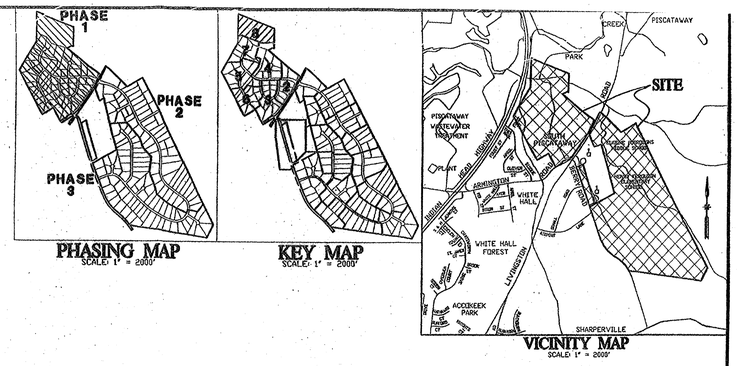
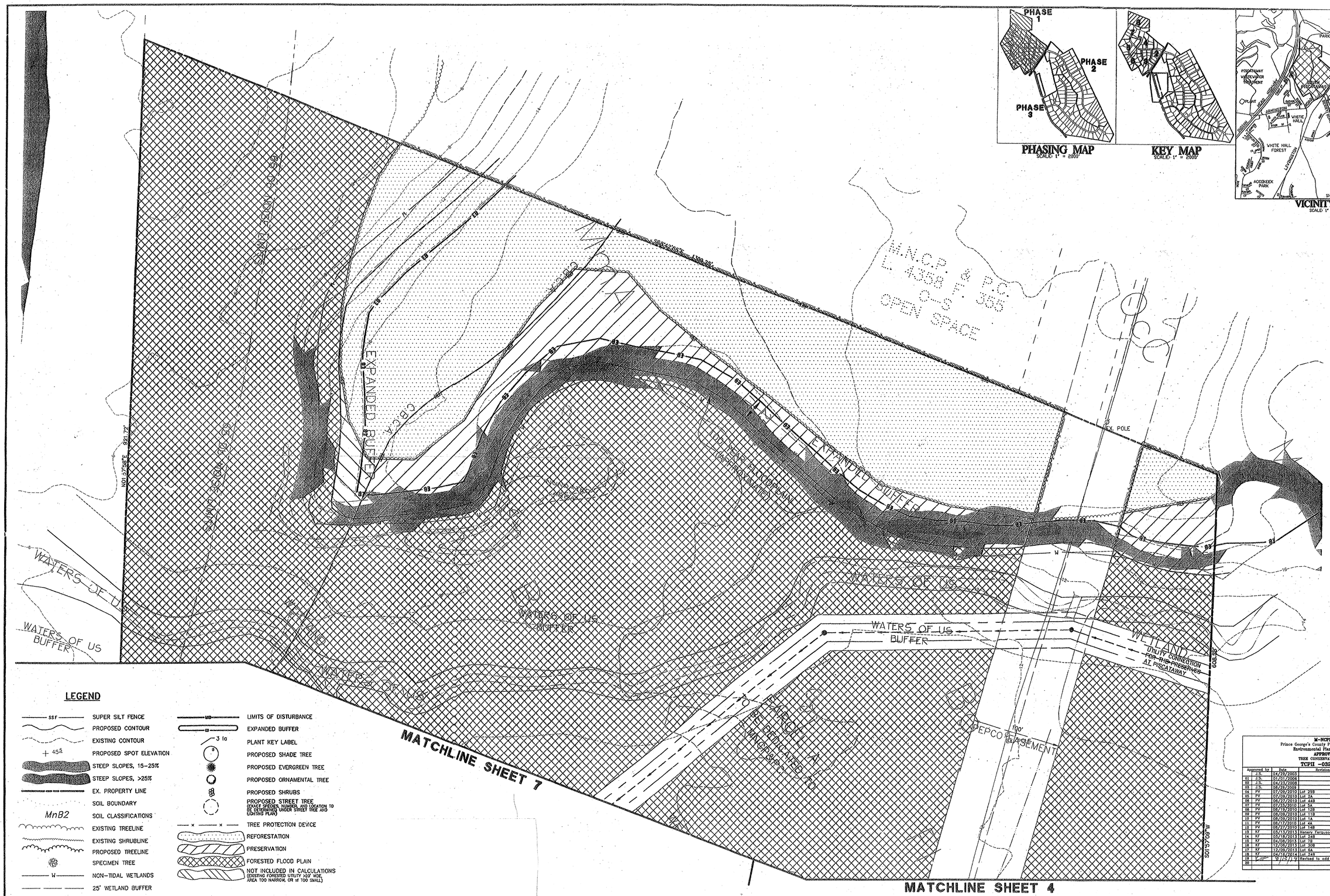

MATCHLINE SHEET 8
MATCHLINE SHEET 4
MATCHLINE SHEET 5
MATCHLINE SHEET 5
EXISTING 200' R/W VARIES
100 YEAR FLOODPLAIN
WATERS OF US
INDIAN HEAD R/W
MD. RTE. 210
EX. 21"S 725555C
EX. 21"S 725555C
WSSC R/W
WSSC EASEMENT
UTILITY CONNECTION FOR ARE PRESERVE AT PISCATAWAY
EX. 21"S 725555C
EX. 8"W 725555C
EX. 8"W 725555C
EX. 8"W



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'

VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45.2 — 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
- LOD — LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 la — 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
- PRESERVATION
- FORESTED FLOOD PLAIN
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 300' WIDE AREA TOO NARROW, OR IF TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
J.S.	04/23/2003		
J.S.	01/01/2006		
J.S.	04/23/2008		
J.S.	08/29/2008		
PV	07/09/2010	Lot 29B	
PV	07/09/2010	Lot 2A	
PV	08/27/2010	Lot 44B	
PV	07/23/2010	Lot 5A	
PV	08/19/2010	Lot 12B	
PV	08/09/2010	Lot 11B	
PV	08/09/2010	Lot 1A	
PV	08/27/2010	Lot 4A	
PV	08/27/2010	Lot 14B	
KF	03/13/2013	Manors Ferguson School Entry	
KF	03/18/2013	Lot 24B	
KF	04/08/2013	Lot 7B	
KF	12/06/2013	Lot 30B	
KF	12/09/2013	Lot 6A	
KF	04/16/2014	Lot 24B	
CJP	9/25/14	Revised to add Phases 2A and 2B	

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

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

OWNER/DEVELOPER:
ST. JAMES/HAVERFORD CONSTRUCTION PARTNERS, INC.
6525 BELCREST RD., SUITE 205
HYATTSVILLE, MD, 20782
301-864-6500

STATE OF MARYLAND
KYLE F. SAWYER, II
No. 3301
REGISTERED LANDSCAPE ARCHITECT
5/1/05

PROJ. MGR.						
CAS						
DESIGNED						
GPI						
DRAWN						
GPI						
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
10620 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
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

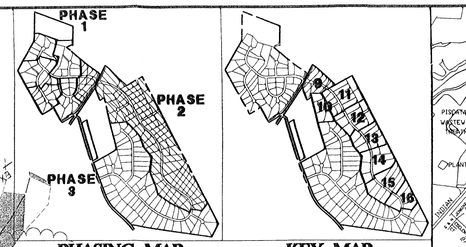
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	9 OF 27

N:\2001\2001173\dwg\TC01STJV.dwg
BA00STJV, EC00STJV, EF00STJV.

LEGEND

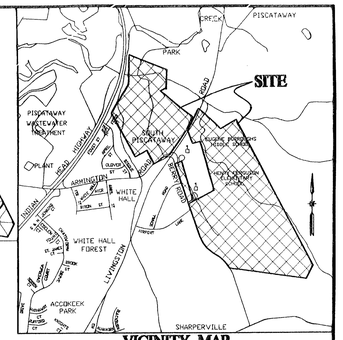
- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- + 45² — PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15–25%
- STEEP SLOPES, >25%
- EX. PROPERTY LINE
- SOIL BOUNDARY
- MnB2 — SOIL CLASSIFICATIONS
- EXISTING TREELINE
- EXISTING SHRUBLINE
- PROPOSED TREELINE
- SPECIMEN TREE
- W — NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- EXPANDED BUFFER
- 3 Ia — 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)

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



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

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.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII -032 -03			
Approved by	Date	Revisions	DRD Case #
	2.5.	01/07/2003	
01	2.5.	01/01/2006	
02	2.5.	04/23/2008	
03	2.5.	08/09/2009	
04	PV	07/07/2010 Lot 29B	
05	PV	07/09/2010 Lot 2A	
06	PV	08/27/2010 Lot 44B	
07	PV	07/23/2010 Lot 5A	
08	PV	08/19/2010 Lot 12B	
09	PV	08/09/2010 Lot 11B	
10	PV	08/09/2010 Lot 1A	
11	PV	08/17/2010 Lot 4A	
12	PV	08/27/2010 Lot 14B	
13	KF	03/13/2013 Henery Ferguson School Entry	
14	KF	03/18/2013 Lot 24B	
15	KF	04/08/2013 Lot 7B	
16	KF	12/05/2013 Lot 50B	
17	KF	12/09/2013 Lot 6A	
18	KF	04/16/2014 Lot 24B	
19	KF	9/15/14 Revised to add Phases 2A and 2B	
20			

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

LANDSCAPE ARCHITECT #3066 CHRISTOPHER MASON RILEY STATE OF MARYLAND

7-14

PROJ. MGR.						
CAS						
DESIGNED						
GPI	6/3/14	Rev.: Tree Save Lot 66D, & Parcel 'F', 1 'C' & 65 'D'	RH/SMD			
DRAWN	4/24/14	REVISED LOD: Parcel F, Lots 65-66 'D' & 1 'C'	RH			
GPI	7/25/06	REVISED LOD	LT			
CHECKED	7/26/05	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.
4/24/2014	2001173
SCALE	SHEET
1"=40'	9 OF 26

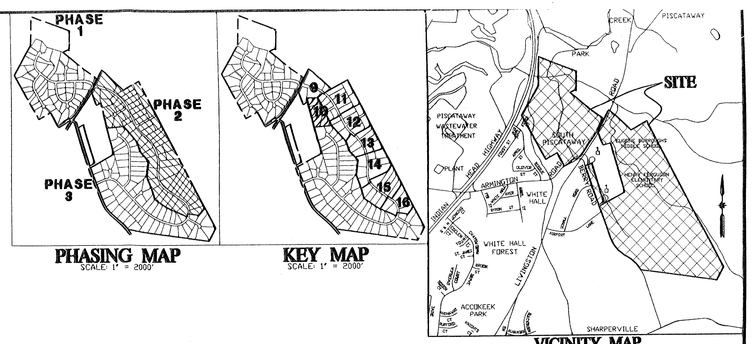
N:\2001\2001173\dwg\SITEPLANS\PHASE2\SP02StJV.dwg
BA00StJV, EC00StJV, EF00StJV,

MATCHLINE SHEET 9

MATCHLINE SHEET 11

MATCHLINE SHEET 11

MATCHLINE SHEET 12



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 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 of TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
J.S.	04/29/2003		
01 J.S.	01/01/2006		
02 J.S.	04/23/2008		
03 J.S.	08/29/2009		
04 PV	07/09/2010	Lot 29B	
05 PV	07/09/2010	Lot 2A	
06 PV	08/12/2010	Lot 44B	
07 PV	07/23/2010	Lot 5A	
08 PV	08/19/2010	Lot 12B	
09 PV	08/09/2010	Lot 11B	
10 PV	08/09/2010	Lot 1A	
11 PV	08/12/2010	Lot 4A	
12 PV	08/27/2010	Lot 14B	
13 KF	03/13/2013	Harvey Ferguson School Entry	
14 KF	03/18/2013	Lot 24B	
15 KF	04/08/2013	Lot 7B	
16 KF	11/08/2013	Lot 50B	
17 KF	12/09/2013	Lot 6A	
18 KF	04/16/2014	Lot 24B	
19 KF	07/31/14	Revised to add Phases 2A and 2B	
20			

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

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

LANDSCAPE ARCHITECT #3066 CHRISTOPHER JASON RITZE STATE OF MARYLAND 7.14

PROJ. MGR.							
CAS							
DESIGNED							
GPI	6/3/14	Rev.: Tree Areas Lots 57 – 60 'D'	RH/SMG				
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.				
	DATE	REVISIONS	BY	DATE	REVISIONS		BY

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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 1"=40'	SHEET 10 OF 26

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

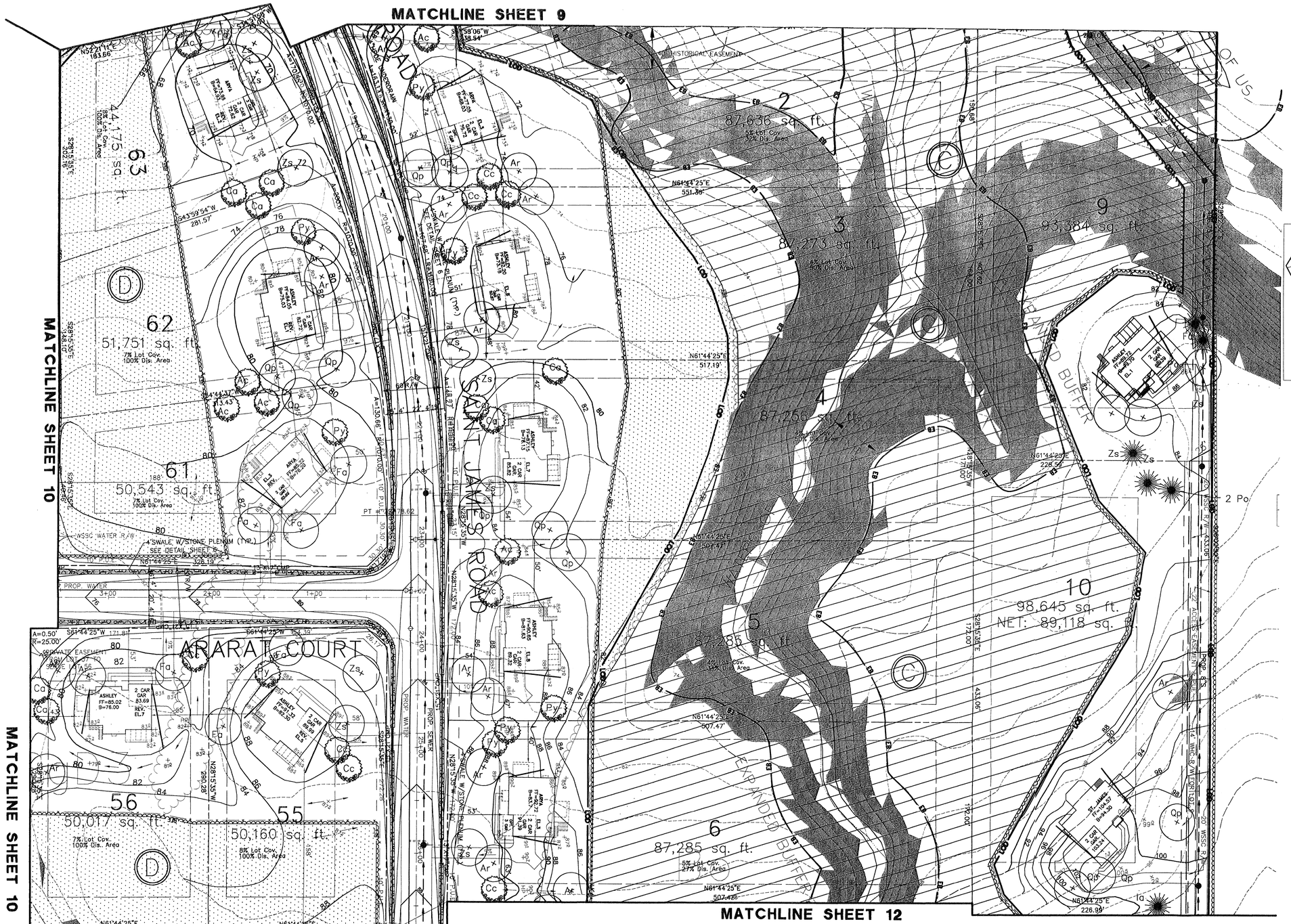
MATCHLINE SHEET 9

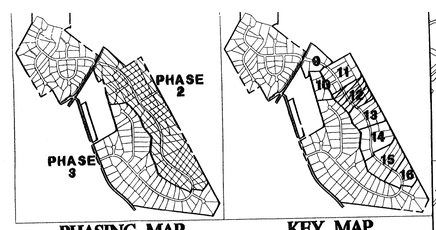
MATCHLINE SHEET 10

MATCHLINE SHEET 10

MATCHLINE SHEET 12

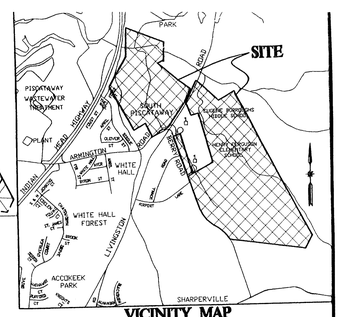
MATCHLINE SHEET 12


ROAD
SAINT JAMES ROAD
ARARAT COURT
WATERS OF THE U.S.
EXPANDED BUFFER
25' WETLAND BUFFER
50' HISTORICAL EASEMENT
50' WAY OF US
63
44,175 sq. ft.
62
51,751 sq. ft.
7% Lot Cov.
100% Dis. Area
61
50,543 sq. ft.
56
50,017 sq. ft.
55
50,160 sq. ft.
8% Lot Cov.
100% Dis. Area
2
87,636 sq. ft.
3
87,273 sq. ft.
4
87,256 sq. ft.
5
87,285 sq. ft.
6
87,285 sq. ft.
9
93,384 sq. ft.
10
98,645 sq. ft.
NET: 89,118 sq. ft.
WSSC WATER R/W
4' SWALE W/STONE PLENUM (TYP.)
SEE DETAIL SHEET 6
PROP. WATER
PROP. SEWER
ASHLEY
2 CAR GAR.
ASHLEY 2
ST. JAMES
ARMA
KENNEY
PT = 1+78.62
N61°44'25"E 328.19'
N61°44'25"E 172.30'
N61°44'25"E 173.39'
N61°44'25"E 551.36'
N61°44'25"E 517.19'
N61°44'25"E 507.47'
N61°44'25"E 507.47'
N61°44'25"E 226.99'
S28°15'35"E 202.16'
S28°15'35"E 348.10'
S28°15'35"E 172.00'
S28°15'35"E 431.06'
N28°15'35"W 280.28'
S61°44'25"W 171.81'
S61°44'25"W 254.39'
S43°59'54"W 281.57'
N52°21'11"E 183.66'
S39°06'W 38.94'
A=130.66'
R=100.00'
A=0.50'
R=25.00'
A=43.43'
R=25.00'
A=39.27'
R=25.00'
A=39.27'
R=25.00'
A=39.27



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

MATCHLINE SHEET 11

MATCHLINE SHEET 11

MATCHLINE PHASE 9

MATCHLINE SHEET 13

MATCHLINE SHEET 13

SAINT JAMES ROAD

SACRED PALM LANE

EXPANDED BUFFER

54
52,813 sq. ft.

53
87,925 sq. ft.

7
87,285 sq. ft.

8
89,652 sq. ft.

1
76,510 sq. ft.
NET: 69,074 sq. ft.

12
87,347 sq. ft.

13
87,151 sq. ft.
WETLAND

14
88,443 sq. ft.

BIA

S.D. EASEMENT

PROP. WATER

PROP. SEWER

ASHLEY FF=111.02 B=101.0 EL.1

ST. ALBANS FF=107.67 B=97.40 EL.1

ST. JAMES FF=107.07 B=97.67 EL.1

ST. ALBANS FF=110.57 B=100.50

ST. ALBANS FF=110.20 B=100.0

ST. JAMES FF=110.20 B=100.0

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

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
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Prince George's County Planning Department
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TREE CONSERVATION PLAN
TCPII –032 –03

	Approved by	Date	Revisions	DSD Case #
	J.S.	04/29/2003		
01	J.S.	01/01/2005		
02	J.S.	04/23/2009		
03	J.S.	08/25/2009		
04	PV	07/09/2010	Lot 29B	
05	PV	07/09/2010	Lot 2A	
06	PV	08/27/2010	Lot 44B	
07	PV	07/23/2010	Lot 5A	
08	PV	08/19/2010	Lot 12B	
09	PV	08/09/2010	Lot 11B	
10	PV	08/09/2010	Lot 1A	
11	PV	08/17/2010	Lot 4A	
12	PV	08/17/2010	Lot 14B	
13	KF	03/19/2013	Henary Ferguson School Entry	
14	KF	03/18/2013	Lot 24B	
15	KF	04/08/2013	Lot 7B	
16	KF	12/06/2013	Lot 30B	
17	KF	12/09/2013	Lot 5A	
18	KF	04/16/2014	Lot 24B	
19	KF	07/15/14	Revised to add Phases 2A and 2B	
20				

M–NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 032 03

Approved by	Date
J L Stasz	29 Apr.'03
01	
02	
03	
04	
05	
06	

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

PROJ. MGR. CAS						
DESIGNED GPI						
DRAWN GPI						
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.
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

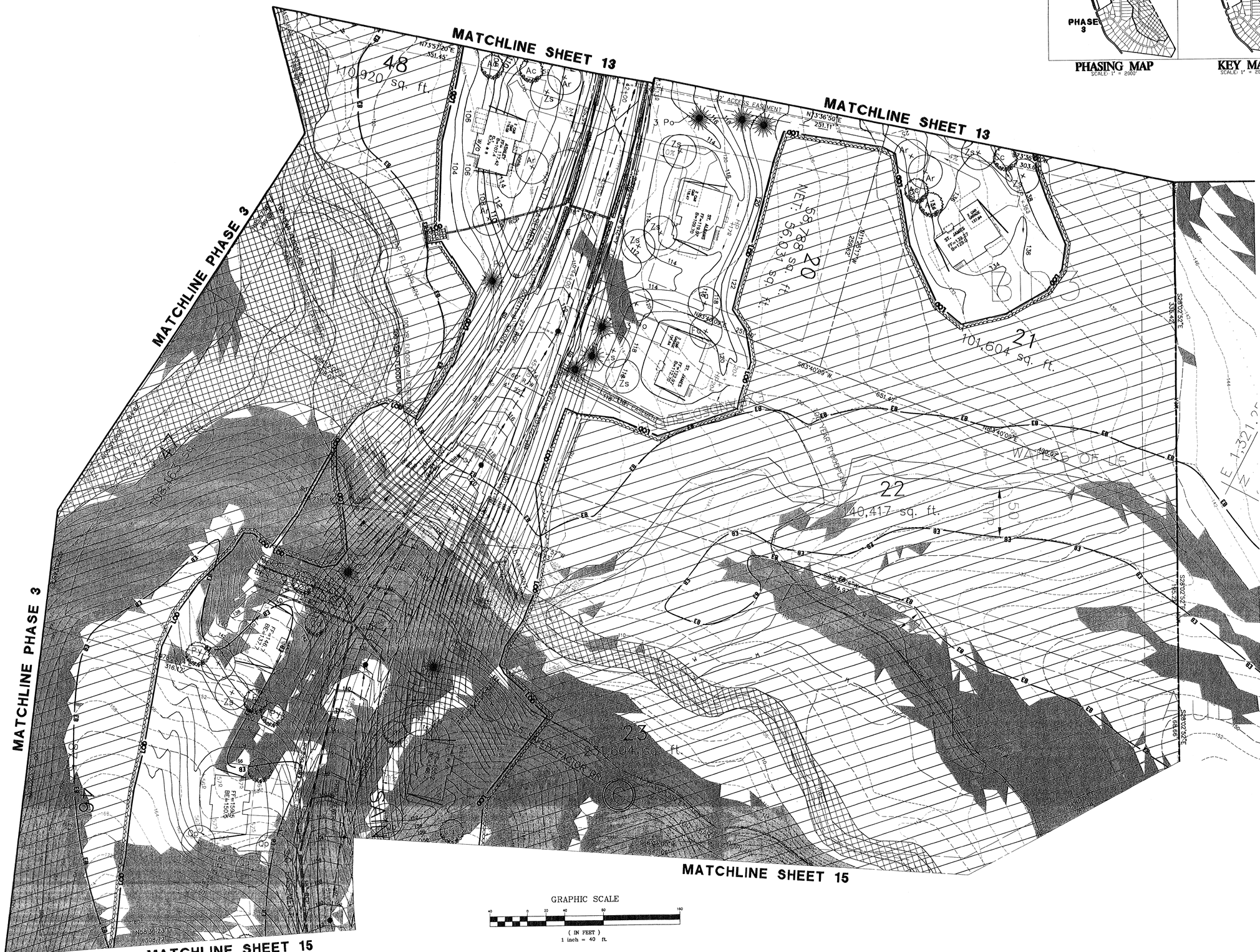
LANDSCAPE AND TYPE II TREE CONSERVATION PLAN

PHASE II

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

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

MATCHLINE SHEET 12
MATCHLINE PHASE 3
MATCHLINE SHEET 12
MATCHLINE SHEET 14
MATCHLINE SHEET 14
51
87,605 sq. ft.
50
87,680 sq. ft.
49
87,314 sq. ft.
87,275 sq. ft.
16
88,777 sq. ft.
17
90,032 sq. ft.
18
60,415 sq. ft.
19
87,312 sq. ft.
WETLAND
WETLAND
WETLAND
SD EASEMENT
SD EASEMENT
SD EASEMENT
GRANT JAMES ROAD
LIVINGSTON ROAD
N48°07'18"E 896.33
N60°40'39"E 417.97
S61°14'25"W 21.93'
S61°14'39"W 2.00'
S53°02'47"W 529.59'
S19°20'26"W 25.00'
N56°14'39"E 526.64'
S62°57'45"W 238.74'
N62°57'45"E 518.20'
S62°57'45"W 279.45'
S27°47'11"E 274.08'
N73°36'39"E 38.73'
N73°36'39"E 38.73'
S06°56'50"W 103.66'
25' WSSC R/W FOR LOTS 18 & 21
WSSC R/W
PROP. WATER
PROP. SEWER
FF=109.7 BE=100.7
FF=112.8 BE=103.8
FF=117.0 BE=108.0
FF=116.2 BE=107.2
FF=120.6 BE=111.5
FF=119.4 BE=110.4
FF=122.2 BE=113.2
FF=145.0 BE=135.0
PRC
PRC
PRC


MATCHLINE SHEET 13
MATCHLINE SHEET 13
MATCHLINE PHASE 3
MATCHLINE PHASE 3
MATCHLINE SHEET 15
MATCHLINE SHEET 15
48
110,920 sq. ft.
21
101,604 sq. ft.
22
140,417 sq. ft.
23
231,604 sq. ft.
WETLANDS
WATERS OF US
FLOODPLAIN
FLOODPLAIN SOILS
ST. JAMES
FF=159.5
BE=150.5
FF=161.5
BE=152.5
FF=139.5
BE=129.5
FF=138.5
BE=127.5
N73°57'20"E 351.45'
N73°36'30"E 251.11'
S63°40'06"W
N63°40'06"E 651.47'
S26°07'36"E 1345.56'
N58°36'23"E 398.72'
316.17'
42' ACCESS EASEMENT
LIBER 7817 FOLIO 259
LIBER 7817 FOLIO 259
LIBER 7817 FOLIO 259

MATCHLINE SHEET 14

MATCHLINE SHEET 14

MATCHLINE PHASE 3

MATCHLINE PHASE 3

MATCHLINE SHEET 16

MATCHLINE SHEET 16

EXPANDED BUFFER

WETLAND

WATERS OF U.S.

100-YEAR FLOODPLAIN (APPROXIMATE)

45 sq. ft.

44 sq. ft.

43 sq. ft.

42 sq. ft.

24 sq. ft.

25 sq. ft.

26 sq. ft.

27 sq. ft.

28

29

SITE

VICINITY 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
- 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' WDE, AREA TOO NARROW, OR sf TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
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07	PV	07/13/2010 Lot 5A	
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14	KF	03/18/2013 Lot 24B	
15	KF	04/08/2013 Lot 2B	
16	KF	12/09/2013 Lot 30B	
17	KF	12/09/2013 Lot 6A	
18	KF	04/16/2014 Lot 24B	
19	DRC	4/17/14 Revised to add Phases 2A and 2B	
20			

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

STATE OF MARYLAND
CLAIRE A. HOUSLEY
No. 1905
REGISTERED LANDSCAPE ARCHITECT
4/16/03

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS	9/18/03	REVISED PER COUNTY COMMENTS DATED 9/17/03	AC			
DESIGNED GPI						
DRAWN GPI						
CHECKED CAS						

GPI
GREENMAN–PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10820 GUILFORD ROAD, SUITE 100 JESSUP, MD 20794
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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 II

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	15 OF 26

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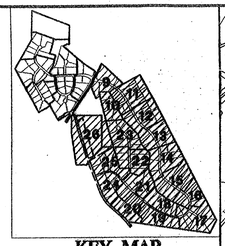

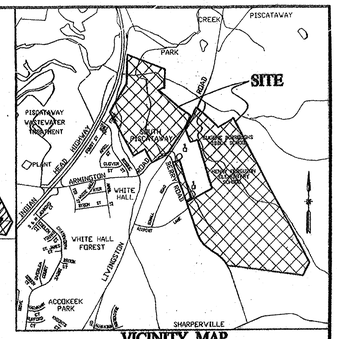

LEGEND

- 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 la — 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' WDE, AREA TOO NARROW, OR of TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DSD Case #
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11	PV	08/12/2010	Lot 4A
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14	KF	03/18/2013	Lot 24B
15	KF	04/08/2013	Lot 7B
16	KF	12/06/2013	Lot 30B
17	KF	12/09/2013	Lot 6A
18	KF	04/16/2014	Lot 24B
19	KF	9/17/14	Revised to add Phases 2A and 2B
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OWNER/DEVELOPER:
HAVERFORD HOMES
6525 BELCREST RD., SUITE 380
HYATTSVILLE, MD. 20782
301-864-6500

STATE OF MARYLAND — CLEARANCE NO. 708 — CLASS A (PRIME) — LANDSCAPE CONTRACTOR — REGISTERED — 4/21/03

PROJ. MGR.	CAS
DESIGNED	GPI
DRAWN	GPI
CHECKED	CAS

DATE	REVISIONS	BY	DATE	REVISIONS	BY
4/16/03	REVISED PER COUNTY COMMENTS DATED 4/9/03	AC			

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'	16 OF 26

N:\2001\2001173\dwg\SITEPLANS\PHASE2\2001173-2.dwg

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
- EXISTING TREELINE
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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
- FORESTED FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY 325' WIDE AREA 100 NARROW, OR 4' TOO SMALL)

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'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

	Approved by	Date	Revisions	80D Case #
01	J.S.	04/29/2005		
02	J.S.	01/01/2006		
03	J.S.	04/25/2008		
04	PV	08/29/2009		
05	PV	07/09/2010	Lot 29B	
06	PV	07/09/2010	Lot 24	
07	PV	08/27/2010	Lot 44B	
08	PV	07/23/2010	Lot 39	
09	PV	08/19/2010	Lot 12B	
10	PV	08/09/2010	Lot 11B	
11	PV	08/09/2010	Lot 1A	
12	PV	08/17/2010	Lot 4A	
13	PV	08/27/2010	Lot 14B	
14	KF	03/13/2013	Hanery Ferguson School Entry	
15	KF	03/18/2013	Lot 24B	
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17	KF	12/09/2013	Lot 30B	
18	KF	04/16/2014	Lot 24B	
19	KF	9/15/15	Revised to add Phases 2A and 2B	
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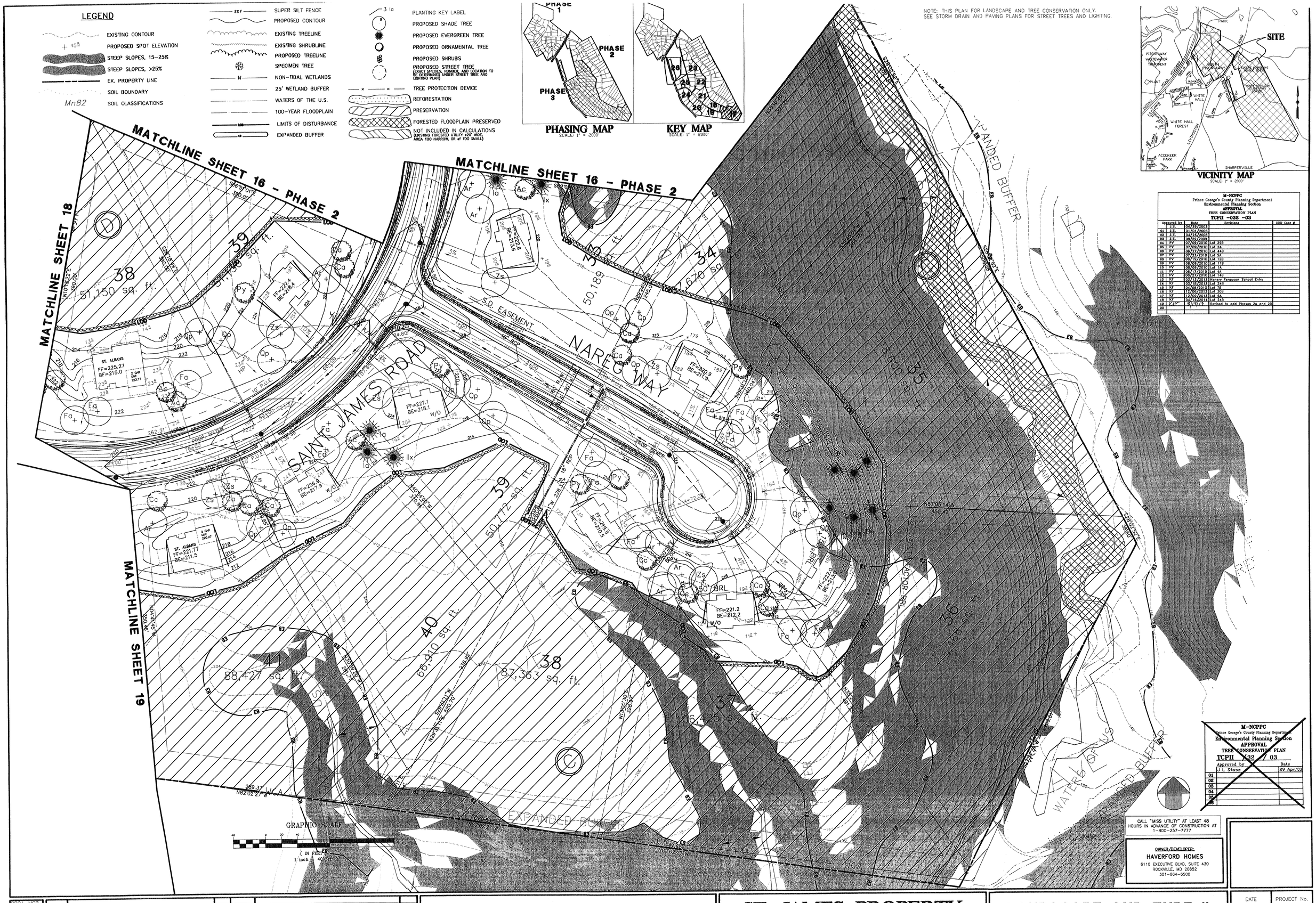

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301-864-6500

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII 032 / 03

	Approved by	Date
01	J. L. Stasz	29 Apr '03
02		
03		
04		
05		
06		

DATE	REVISIONS	BY	DATE	REVISIONS	BY
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.			

PROJ. MGR. CAS
DESIGNED GPI
DRAWN GPI
CHECKED CAS

GREENMAN-PEDERSEN, INC.
GPI
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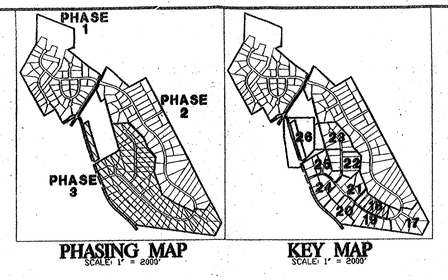
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

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

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE III

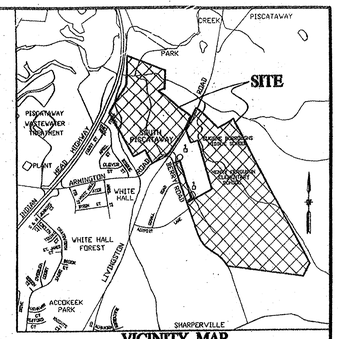
DATE 1/24/2003
SCALE 1"=40'
PROJECT No. 2001173
SHEET 17 OF 27

N:\2001\2001173\dwg\SP01StJV.dwg
BA00StJV, EC00StJV, EF00StJV.



PHASING MAP
SCALE 1" = 2000'

KEY MAP
SCALE 1" = 2000'



VICINITY MAP
SCALE 1" = 2000'

MATCHLINE SHEET 21

MATCHLINE SHEET 15 - PHASE 2

MATCHLINE SHEET 20

SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 19

SAINT JAMES ROAD

32
87,120 sq. ft.

33
88,350 sq. ft.

34
88,698 sq. ft.

35
87,747 sq. ft.

36
88,000 sq. ft.

37
59,981 sq. ft.

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45.5 — PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15–25%
- STEEP SLOPES, >25%
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- SPECIMEN TREE
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- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100–YEAR FLOODPLAIN
- LOD — LIMITS OF DISTURBANCE
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
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TREE CONSERVATION PLAN
TCPII -032 -03

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17 KF	12/09/2013	Lot 8A	
18 KF	02/19/2014	Lot 24B	
19 JJP	04/5/17	Revised to add Phases 2A and 2B	
20			

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

STATE OF MARYLAND
CLARE A. STOWER, II
No. 1310
REGISTERED LANDSCAPE ARCHITECT
4/21/03

PROJ. MGR. CAS	2	4/18/03	REVISED PER COUNTY COMMENTS DATED 4/11/03	AC			
DESIGNED GPI							
DRAWN GPI							
CHECKED CAS							
	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 III

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

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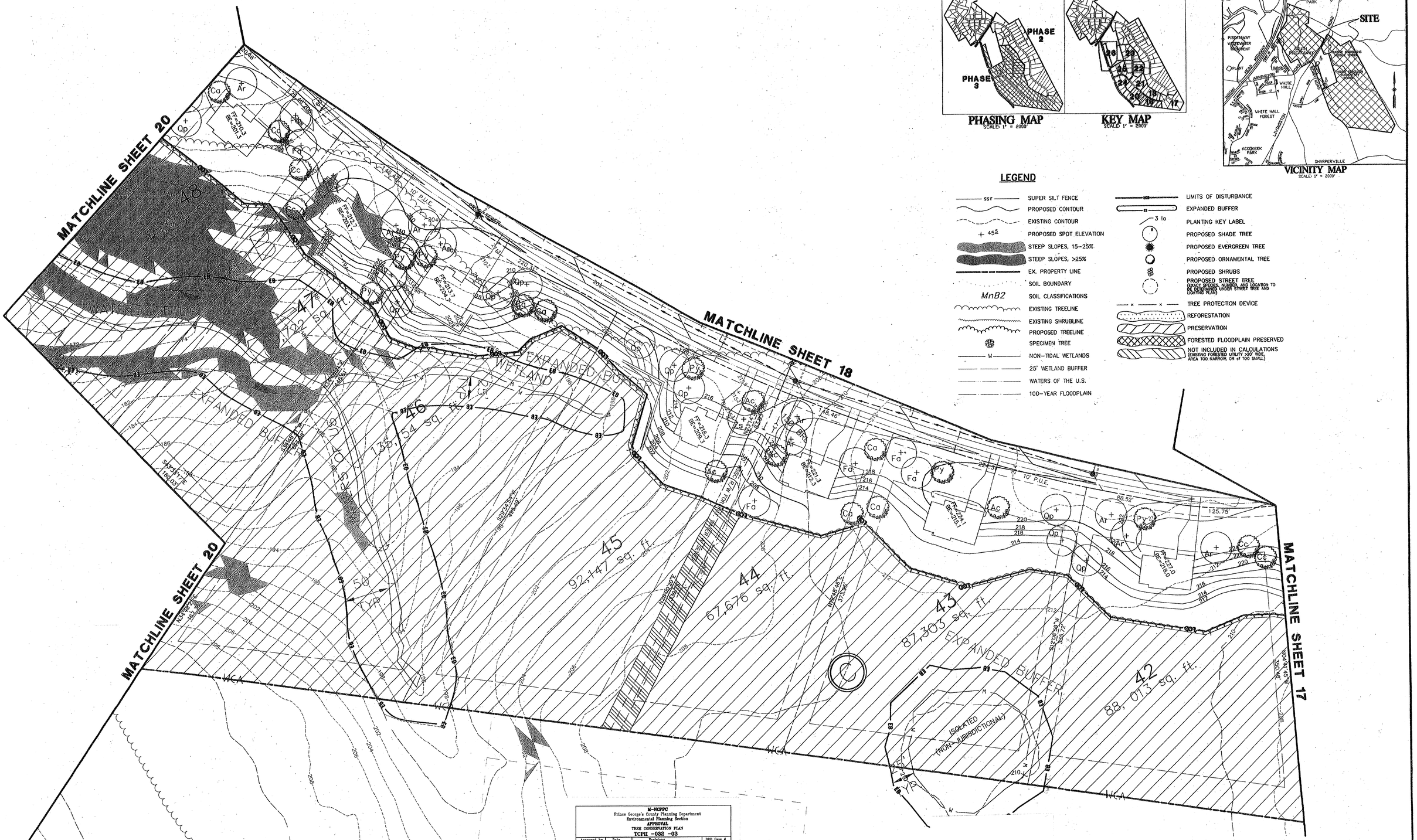
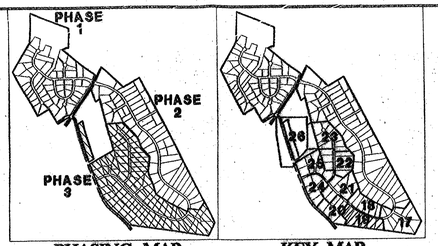
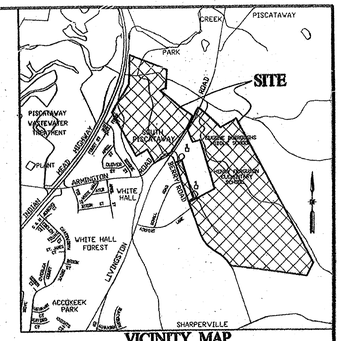




PHASING MAP
SCALE 1" = 2000'

KEY MAP
SCALE 1" = 2000'



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45 — 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
- FORESTED FLOODPLAIN PRESERVED
- NOT INCLUDED IN CALCULATIONS (EXISTING FORESTED UTILITY >20' WIDE, AREA TOO NARROW, OR of TOO SMALL)

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
J.S.	04/29/2003		
01 J.S.	01/01/2006		
02 J.S.	04/23/2008		
03 J.S.	08/29/2009		
04 PV	07/09/2010	Lot 29B	
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11 PV	08/17/2010	Lot 4A	
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17 KF	12/09/2013	Lot 6A	
18 KF	04/16/2014	Lot 24B	
19 KF	6/12/14	Revised to add Phases 2A and 2B	
20			

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

STATE OF MARYLAND — CLEVE A. STONER II — REGISTERED LANDSCAPE ARCHITECT — 4/21/03

PROJ. MGR. CAS	4/18/03	REVISED PER COUNTY COMMENTS DATED 4/11/03	BC				
DESIGNED GPI							
DRAWN GPI							
CHECKED CAS							
	DATE	REVISIONS	BY	DATE	REVISIONS		BY

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

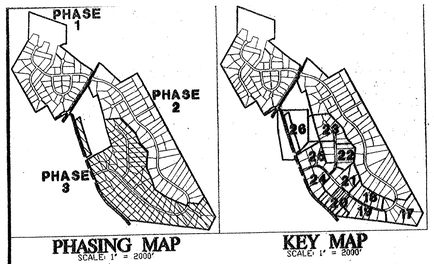
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND

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

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE III

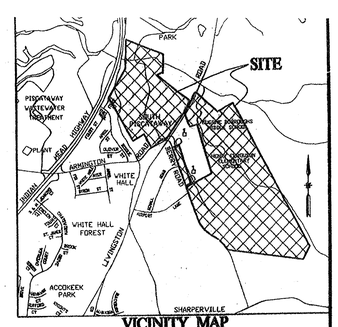
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	19 OF 27

N:\2001\2001173\dwg\TC03StJV.dwg

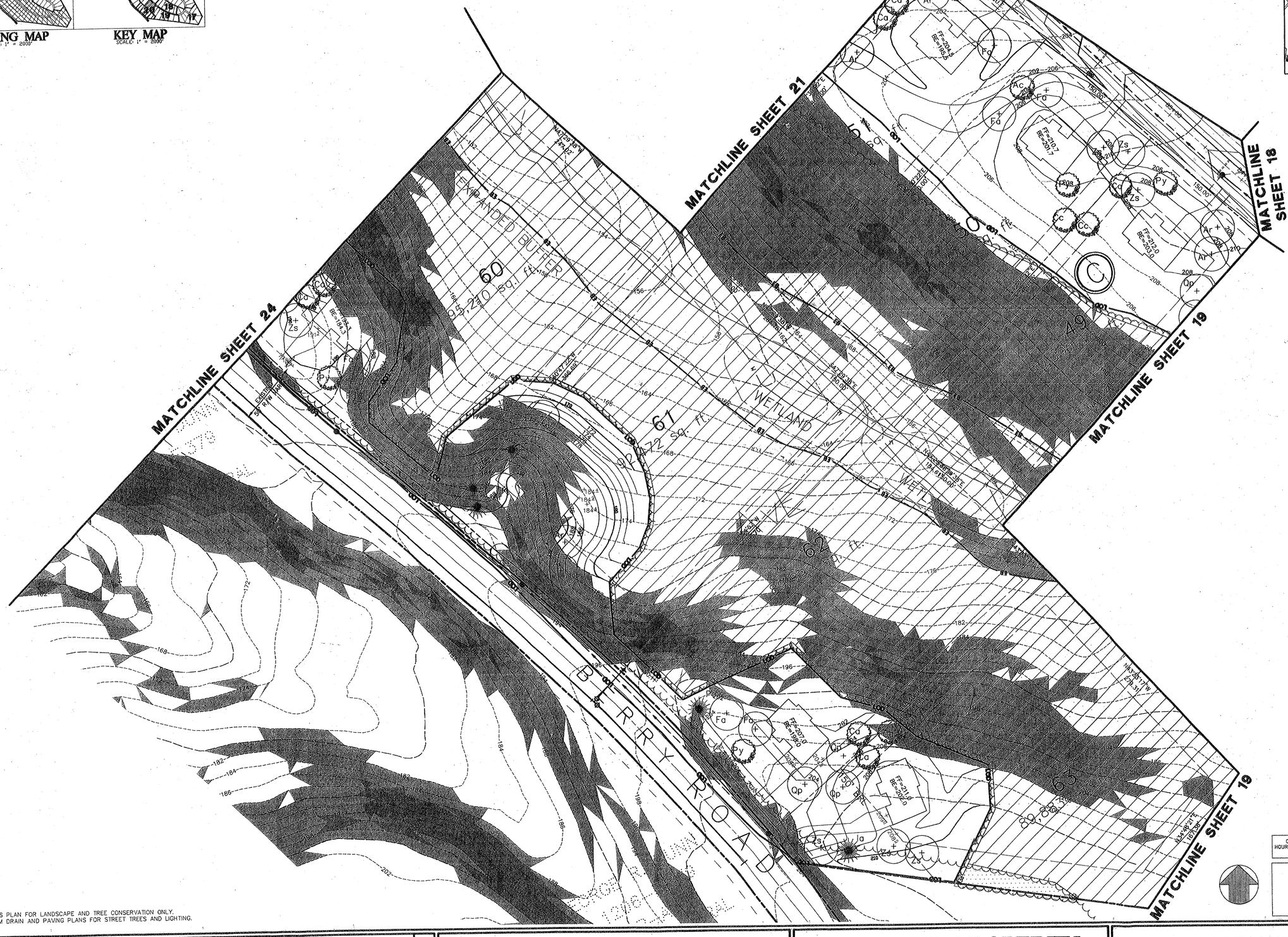


PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE 1" = 8000'



NOTE: THIS PLAN FOR LANDSCAPE AND TREE CONSERVATION ONLY.
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LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 45$\frac{2}{}$ 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
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M–NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII –032 –03

Approved by	Date	Revisions	DRD Case #
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09 PV	08/09/2010	Lot 11B	
10 PV	08/09/2010	Lot 1A	
11 PV	08/17/2010	Lot 4A	
12 PV	08/27/2010	Lot 14B	
13 KF	03/13/2013	Henery Ferguson School Entry	
14 KF	03/18/2013	Lot 34B	
15 KF	04/08/2013	Lot 7B	
16 KF	12/06/2013	Lot 30B	
17 KF	12/09/2013	Lot 6A	
18 KF	04/16/2014	Lot 34B	
19 KF	05/15/2014	Revised to add Phases 2A and 2B	
20			

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HAVERFORD HOMES
6525 BELCREST RD., SUITE 380
HYATTSVILLE, MD, 20782
301–864–8500

STATE OF MARYLAND
CLEVE A. STONER, III
No. 918
REGISTERED LANDSCAPE ARCHITECT
4/16/03

PROJ. MGR. CAS	4/16/03	Revised per county comments DRD on 4/7/03	AC			
DESIGNED GPI						
DRAWN GPI						
CHECKED CAS						
	DATE	REVISIONS	BY	DATE	REVISIONS	BY

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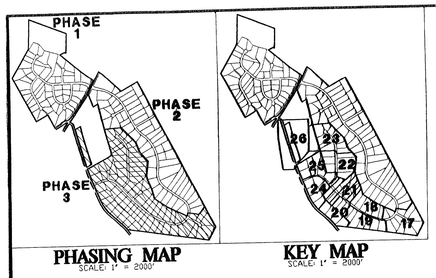
ST. JAMES PROPERTY
LIVINGSTON ROAD
PISCATAWAY, MARYLAND
P.A. 84 PISCATAWAY
PISCATAWAY ELECTION DISTRICT No.5

LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE III

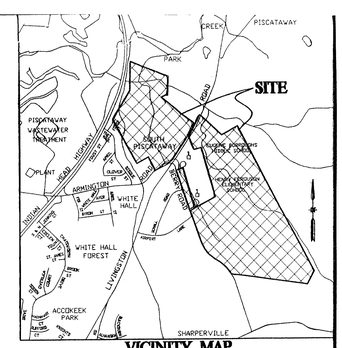
DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	20 OF 27

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



PHASING MAP
SCALE: 1" = 2000'

KEY MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

MATCHLINE SHEET 22

MATCHLINE SHEET 25

MATCHLINE SHEET 14 – PHASE 2

SHEET 15 – PHASE 2

MATCHLINE SHEET 24

MATCHLINE SHEET 20

MATCHLINE SHEET 18

SAINT MATTHEW WAY

SAINT JAMES WAY

SAINT ANDREW DRIVE

LIVINGSTON ROAD

26
87,456 Sq. Ft.

27
87,460 Sq. Ft.

28
87,460 Sq. Ft.

30
87,614 Sq. Ft.

53
88,021 Sq. Ft.

52
87,460 Sq. Ft.

100 YEAR FLOODPLAIN

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%
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
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09 PV	08/09/2010	Lot 11B	
10 PV	08/09/2010	Lot 1A	
11 PV	08/17/2010	Lot 4A	
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16 KF	12/09/2013	Lot 30B	
17 KF	12/09/2013	Lot 6A	
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19 JJP	07/15/17	Revised to add Phases 2A and 2B	
20			

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

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

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			
	6/18/03	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 1"=40'	SHEET 21 OF 27

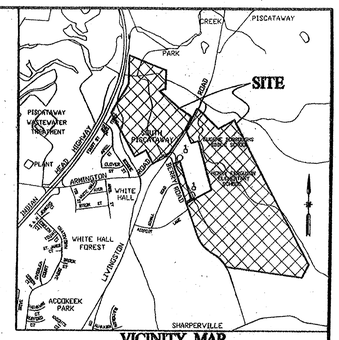
N:\2001\2001173\dwg\TC03StJV.dwg
BA00StJV, EC00StJV, EF00StJV.

MATCHLINE SHEET 23

MATCHLINE SHEET 25

MATCHLINE SHEET 21

MATCHLINE SHEET 14 - PHASE 2



VICINITY MAP
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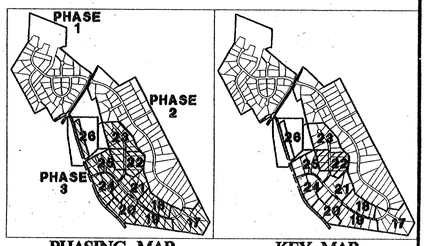

PHASING MAP
SCALED 1" = 2000'

KEY MAP
SCALED 1" = 2000'

LEGEND

- SSF — SUPER SILT FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
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- SPECIMEN TREE
- W — NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
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- EB — EXPANDED BUFFER
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
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16	KF	12/05/2013	Lot 30B
17	KF	12/09/2013	Lot 6A
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19	[illegible]	9/17/14	Revised to add Phases 2A and 2B
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6525 BELCREST RD., SUITE 380
HYATTSVILLE, MD. 20782
301-864-6500

STATE OF MARYLAND — CLEVE A. STONER III — REGISTERED LANDSCAPE ARCHITECT — 4/6/15

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS	4/18/03	REVISED PER COUNTY COMMENTS DATED 4/17/03	BC			
DESIGNED GPI						
DRAWN GPI						
CHECKED CAS						

GREENMAN-PEDERSEN, INC.
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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'	22 OF 27

N:\2001\2001173\dwg\TC03StUV.dwg

MATCHLINE SHEET 10 - PHASE

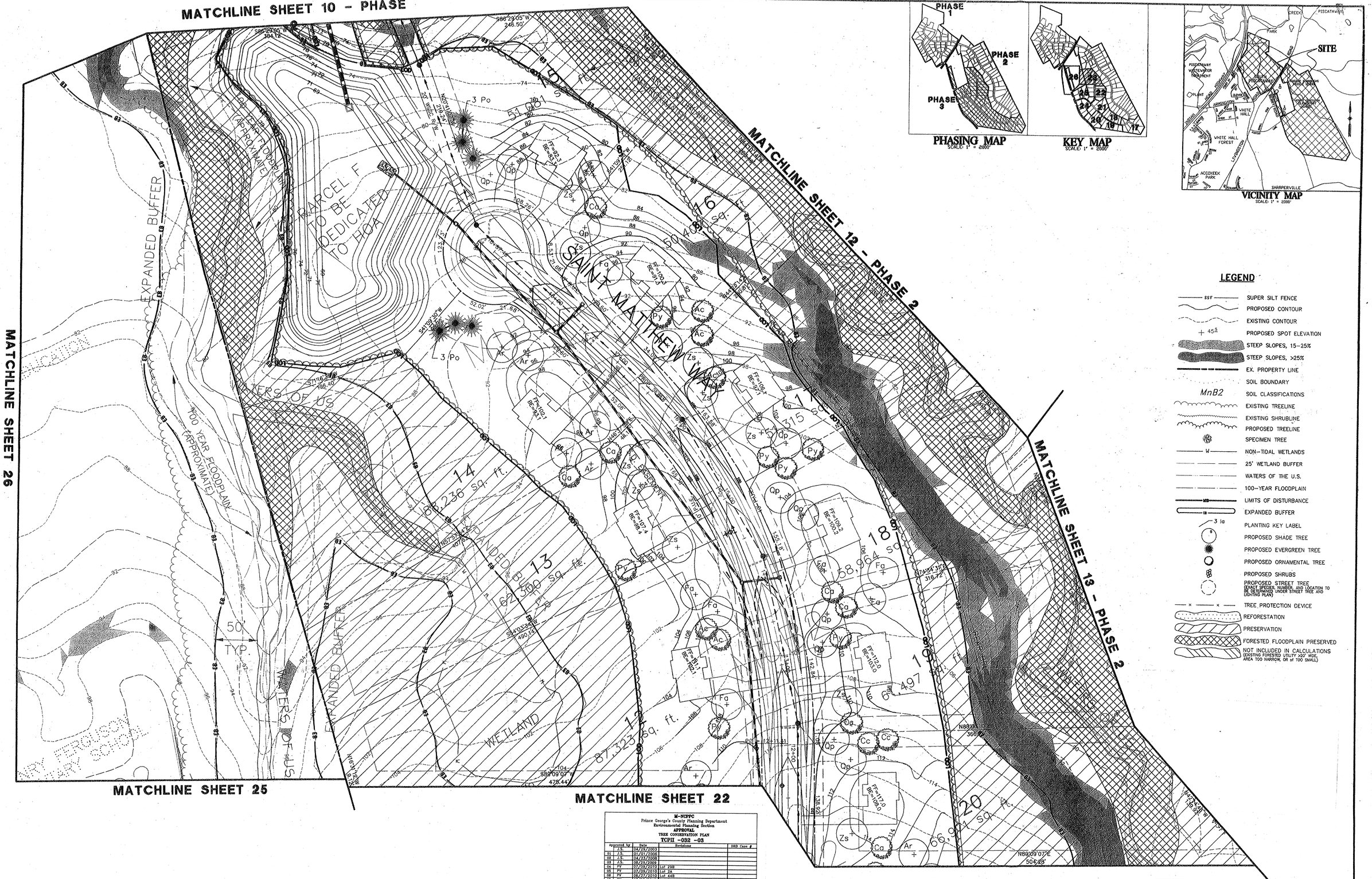
MATCHLINE SHEET 26

MATCHLINE SHEET 25

MATCHLINE SHEET 22

MATCHLINE SHEET 12 - PHASE 2

MATCHLINE SHEET 13 - PHASE 2



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KEY MAP
SCALE: 1" = 2000'

VICINITY MAP
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
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STATE OF MARYLAND
CLEVE A. STONER, JR.
REGISTERED LANDSCAPE ARCHITECT
4/21/03

PROJ. MGR.	4/18/03	Revised per County comments dated 4/17/03	AC			
CAS						
DESIGNED						
GPI						
DRAWN						
GPI						
CHECKED						
CAS	DATE	REVISIONS	BY	DATE	REVISIONS	BY

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

ST. JAMES PROPERTY

LIVINGSTON ROAD

PISCATAWAY, MARYLAND

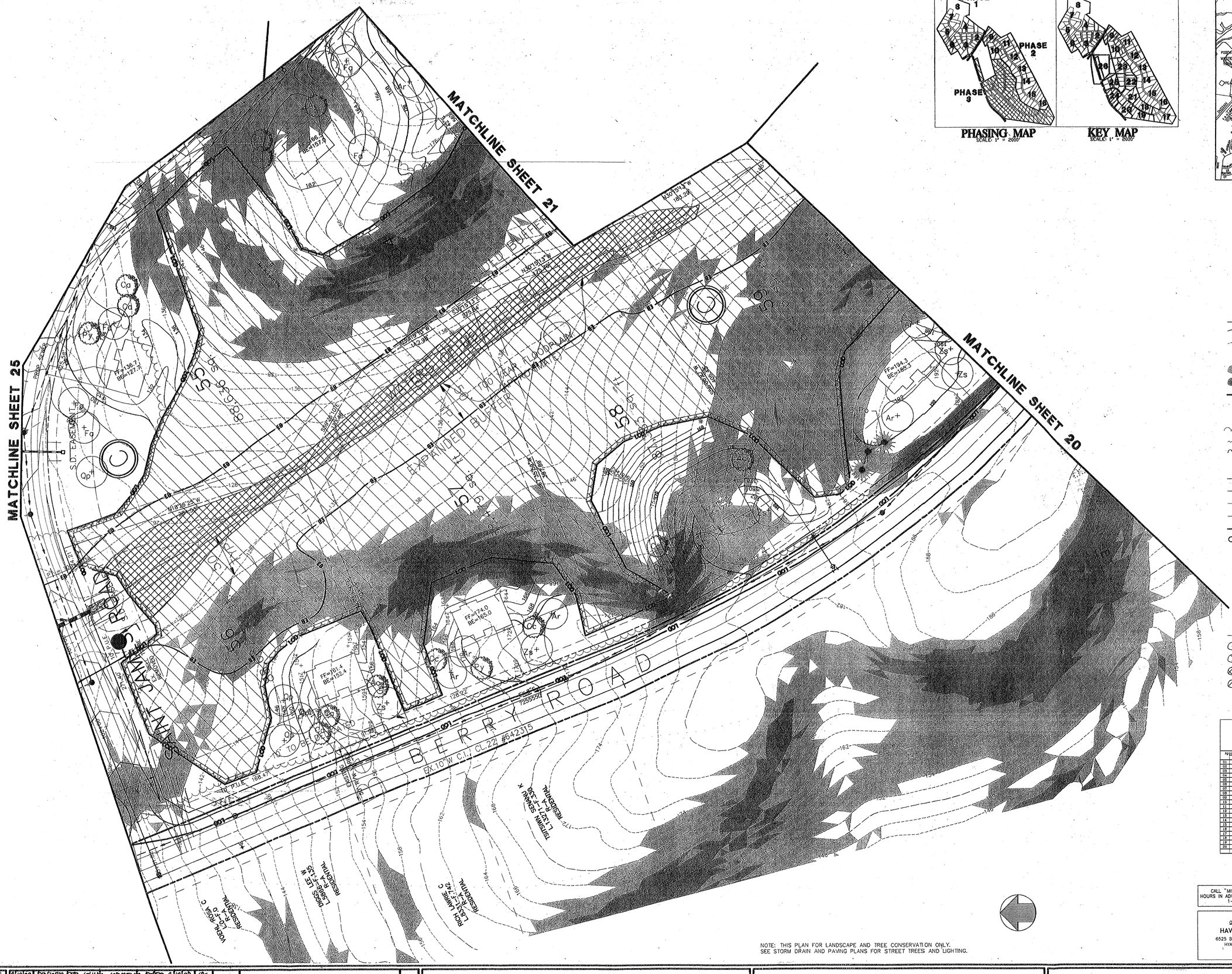
P.A. 84 PISCATAWAY

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\TC03StJV.dwg


MATCHLINE SHEET 21
MATCHLINE SHEET 25
MATCHLINE SHEET 20
BERRY ROAD
EX.10"W C.I. CL.22 #642315
10' P.U.E.
EXPANDED BUFFER
WETLAND BUFFER
100 YEAR FLOODPLAIN
LIMITS OF DISTURBANCE
S.D. EASEMENT
PROP. SEWER
TO BE REMOVED
TO BE REMOVED
TO BE REMOVED

MATCHLINE SHEET 23

MATCHLINE SHEET 26

MATCHLINE SHEET 24

MATCHLINE SHEET 22

MATCHLINE SHEET 21

AIRPORT LANE
EX.10"W C.L. CL.22 #642315

BERRY ROAD
EX. 60' R/W

SELVAGE LANE
PROP. 60' R/W

100 YEAR FLOODPLAIN (APPROXIMATE)

EXPANDED BUFFER

WETLAND

WETLAND BUFFER

1 sq. ft.
88,622 sq. ft.

2
88,586 sq. ft.

3
91,235 sq. ft.

4
67,996 sq. ft.

5
51,672 sq. ft.

6
68,9[illegible] sq. ft.

7
51,672 sq. ft.

BENNETT ANTHONY
L.10721-F.[illegible]
R-A
RESIDENTIAL

ELLIS STEVEN M.
L.5702-F.267
R-A
RESIDENTIAL

PROP. WATER

PROP. SEWER

PROP. STORM DRAIN

PROP. GAS

PROP. TELEPHONE

PROP. ELECTRIC

PROP. CABLE

PROP. TRANSFORMER

PROP. GAS METER

PROP. ELECTRIC METER

PROP. TELEPHONE PEDESTAL

PROP. CABLE PEDESTAL

PROP. FIRE HYDRANT

PROP. WATER VALVE

PROP. SEWER MANHOLE

PROP. STORM DRAIN MANHOLE

PROP. STORM DRAIN INLET

PROP. STORM DRAIN HEADWALL

PROP. STORM DRAIN FLARE END SECTION

PROP. STORM DRAIN RIP-RAP

PROP. STORM DRAIN CLEANOUT

PROP. STREET LIGHT

PROP. TRAFFIC SIGNAL

PROP. TRAFFIC SIGNAL CONTROL BOX

PROP. TRAFFIC SIGNAL PEDESTRIAN PUSH BUTTON

PROP. TRAFFIC SIGNAL MAST ARM

PROP. TRAFFIC SIGNAL SIGN

PROP. TRAFFIC SIGNAL CONDUIT

PROP. TRAFFIC SIGNAL INTERCONNECT

PROP. TRAFFIC SIGNAL VEHICLE DETECTOR

PROP. TRAFFIC SIGNAL PEDESTRIAN DETECTOR

PROP. TRAFFIC SIGNAL VIDEO DETECTOR

PROP. TRAFFIC SIGNAL VIDEO CAMERA

PROP. TRAFFIC SIGNAL VIDEO MONITOR

PROP. TRAFFIC SIGNAL VIDEO CONTROLLER

PROP. TRAFFIC SIGNAL VIDEO RECORDER

PROP. TRAFFIC SIGNAL VIDEO PRINTER

PROP. TRAFFIC SIGNAL VIDEO SWITCHER

PROP. TRAFFIC SIGNAL VIDEO MULTIPLEXER

PROP. TRAFFIC SIGNAL VIDEO DEMULTIPLEXER

PROP. TRAFFIC SIGNAL VIDEO ENCODER

PROP. TRAFFIC SIGNAL VIDEO DECODER

PROP. TRAFFIC SIGNAL VIDEO TRANSMITTER

PROP. TRAFFIC SIGNAL VIDEO RECEIVER

PROP. TRAFFIC SIGNAL VIDEO TRANSCEIVER

PROP. TRAFFIC SIGNAL VIDEO REPEATER

PROP. TRAFFIC SIGNAL VIDEO AMPLIFIER

PROP. TRAFFIC SIGNAL VIDEO ATTENUATOR

PROP. TRAFFIC SIGNAL VIDEO EQUALIZER

PROP. TRAFFIC SIGNAL VIDEO CLAMP

PROP. TRAFFIC SIGNAL VIDEO SYNC GENERATOR

PROP. TRAFFIC SIGNAL VIDEO TEST SIGNAL GENERATOR

PROP. TRAFFIC SIGNAL VIDEO WAVEFORM MONITOR

PROP. TRAFFIC SIGNAL VIDEO VECTORSCOPE

PROP. TRAFFIC SIGNAL VIDEO PULSE DISTRIBUTION AMPLIFIER

PROP. TRAFFIC SIGNAL VIDEO PULSE GENERATOR

PROP. TRAFFIC SIGNAL VIDEO PULSE MEASUREMENT SET

PROP. TRAFFIC SIGNAL VIDEO PULSE TEST SET

PROP. TRAFFIC SIGNAL VIDEO PULSE TRANSMISSION SET

PROP. TRAFFIC SIGNAL VIDEO PULSE RECEIVING SET

PROP. TRAFFIC SIGNAL VIDEO PULSE REPEATER SET

PROP. TRAFFIC SIGNAL VIDEO PULSE AMPLIFIER SET

PROP. TRAFFIC SIGNAL VIDEO PULSE ATTENUATOR SET

PROP. TRAFFIC SIGNAL VIDEO PULSE EQUALIZER SET

PROP. TRAFFIC SIGNAL VIDEO PULSE CLAMP SET

PROP. TRAFFIC SIGNAL VIDEO PULSE SYNC GENERATOR SET

PROP. TRAFFIC SIGNAL VIDEO PULSE TEST SIGNAL GENERATOR SET

PROP. TRAFFIC SIGNAL VIDEO PULSE WAVEFORM MONITOR SET

PROP. TRAFFIC SIGNAL VIDEO PULSE VECTORSCOPE SET

PROP. TRAFFIC SIGNAL VIDEO PULSE DISTRIBUTION AMPLIFIER SET

PROP. TRAFFIC SIGNAL VIDEO PULSE GENERATOR SET

MATCHLINE SHEET 23

MATCHLINE SHEET 25

LEGEND

- 3 la — PLANTING KEY LABEL
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBERS, 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)

NOTE: SOME OF THE INFORMATION SHOWN ON THIS PLAN IS BASED ON AERIAL TOPOGRAPHIC MAPS AND FIELD SURVEY

PHASE 1
PHASE 2
PHASE 3

KEY MAP
SCALE 1" = 2000'

SITE

VICINITY MAP
SCALE 1" = 2000'

PHASING MAP
SCALE 1" = 2000'

EXPANDED BUFFER
WETLAND
EXPANDED BUFFER
EXPANDED BUFFER
DEDICATED TO HOA
PARCEL G
DEDICATED TO HOA
PARCEL F
BERRY ROAD
SCHALDACH MILL ROAD
LIVINGSTON ROAD
EXISTING POND
EXISTING POND

S 16°33'56" E - 550.58
S 14°13'56" E - 256.08
N 61°20'24" W - 1,150.00
S 61°20'24" W - 1,156.33
S 19°45'58" W - 69.29
N 64°30'59" W - 41.98
N 17°46'58" W - 400.00
N 16°11'41" W - 484.00
RAD. = 5697.58 ARC = 187.40
RAD. = 5697.58 ARC = 546.13
10' P.U.E.
EX. 15' WSSC

MAGUIRE DAVID W L.6893-F.688 R-A RESIDENTIAL
JESTER JEFFREY M L.6547-F.287 R-A RESIDENTIAL
SCHOENBECK MARK E L.7258-F.591 R-A RESIDENTIAL
WING CYNTHIA J L.6862-F.199 R-A RESIDENTIAL
MORGAN PARRIS M L.6907-F.178 R-A RESIDENTIAL
HORNUNG MILDRED E L.4508-F.585 RESIDENTIAL
STEWART DAVID D L.1029-F.88 R-A RESIDENTIAL
BUTLER WILLIAM C L.7258-F.686 R-A RESIDENTIAL
O'CONNELL MICHAEL T L.4774-F.172 R-A RESIDENTIAL
SHIFLETT JOSEPH D L.525-F.439 R-A RESIDENTIAL
MACAULEY EDWARD D L.6021-F.436 R-A RESIDENTIAL
D AMICONO EV L.6658-F.632 R-A RESIDENTIAL
ELLIOTT ROLLAND V L.7324-F.454 R-A RESIDENTIAL
HARRIS ROBERT S L.6861-F.303 R-A RESIDENTIAL

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DSD Case #
J.S.	04/29/2003		
J.S.	01/07/2008		
J.S.	04/23/2008		
J.S.	08/29/2008		
01 PV	07/09/2010	Lot 23B	
02 PV	07/09/2010	Lot 2A	
03 PV	08/27/2010	Lot 44B	
04 PV	07/23/2010	Lot 5A	
05 PV	08/19/2010	Lot 12B	
06 PV	08/09/2010	Lot 11B	
07 PV	08/09/2010	Lot 1A	
08 PV	08/17/2010	Lot 4A	
09 PV	08/27/2010	Lot 14B	
10 KF	03/13/2013	Hensey Ferguson School Entry	
11 KF	03/18/2013	Lot 24B	
12 KF	04/08/2013	Lot 7B	
13 KF	12/09/2013	Lot 30B	
14 KF	12/09/2013	Lot 6A	
15 KF	04/16/2014	Lot 24B	
16 KF	9/2/14	Revised to add Phases 2A and 2B	
17			
18			
19			
20			

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

STATE OF MARYLAND
CLEVE A. GROVER, JR.
A 662078
REGISTERED LANDSCAPE ARCHITECT
4/21/03

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
CAS	4/16/03	REVISED PER COUNTY COMMENTS DATED 4/1/03	AC			
DESIGNED GPI						
DRAWN GPI						
CHECKED CAS						

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PISCATAWAY, MARYLAND

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

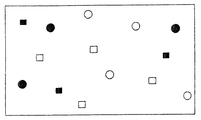
LANDSCAPE AND TYPE II TREE CONSERVATION PLAN
PHASE III

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
1"=40'	26 OF 27

N:\2001\2001173\dwg\TC03StJV.dwg

General Tree Conservation Notes:

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) Inspector must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
3. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
4. The location of all Tree Protection Devices (TPDs) for areas of preservation shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Inspector from DER. Upon approval of the flagged or staked TPD locations by the DER Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of Initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
5. Since work on this project will be initiated in several phases all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
6. Woodland Conservation – Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation. The signs shall remain in place in perpetuity.
7. Roots of all trees within 20 feet of the limits of disturbance shall be cut along the limits of disturbance to a depth of at least 18 inches using a vibratory plow (cable laying machine) or toothed chain trencher, prior to installation of Tree Protective Devices or start of grading.
8. Contractor is liable for any damages he causes during construction to any preservation areas, fences, roads, paved paths, utilities, or other improvements on private or public property.
9. Approved Sediment and Erosion Control Measures may be substituted in lieu of Tree Protective Devices (TPDs) shown on this plan. In-field location and substitutions must be approved by the DER Inspector.
10. Tree Protection Device shown below (Detail 1) is to be used for both preservation and reforestation areas.



REFORESTATION DETAIL

LEGEND

● RED MAPLE ■ SYCAMORE
○ PIN OAK □ SWEETGUM

REFORESTATION PLANT SCHEDULE

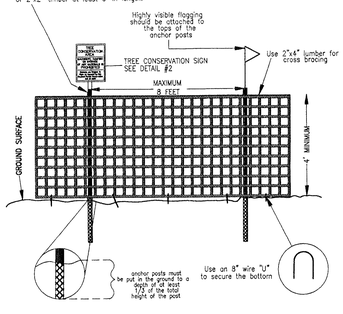
SPECIES	CONDITION	QUANTITY
ACER RUBRUM – RED MAPLE	WHIP	15200 (20%)
QUERCUS PALUSTRIS – PIN OAK	WHIP	22800 (30%)
LIQUIDAMBER STYRACIFLUA – SWEETGUM	WHIP	22800 (30%)
PLATANUS OCCIDENTALIS – SYCAMORE	WHIP	15200 (20%)
38 acres x 1,000 inch calipers/acre = 38,000 x 1/2 inch average caliper =		76000

Note: At least 25% of whips for each species shall be 3/4" – 1"caliper material or larger and be at least 24 inches in height.

Reforestation Notes:

1. Seedlings/Whips will be hand planted using random distribution of species and locations, at an average of 1,000 inch calipers per acre, utilizing the "Dibble Planting" or "Mattock Planting" methods.
2. Seedlings/Whips will be graded for quality, especially root systems, before planting, and come from local sources.
3. Contractor will provide for proper care of seedlings, including during transport, in storage, and handling in the field.
4. Any tree shown by Inspection within 30 days of planting to be improperly planted will be replaced and properly planted with new trees of the same type and specifications. If 20% or more of seedlings are improperly planted, the entire stand may be required to be replaced with new trees properly planted, or the total cost of the trees and replanting repaid to the owner, at the owner's option.
5. The planting contractor shall guarantee a minimum of 75% survival of the plants for 5 years from date of planting. Plants will be field checked at least three times during the first year, with watering if needed and control of undesirable vegetation if needed. Plants will be field checked two times during the second and third years with reinforcement planting if needed and control of undesirable vegetation if needed. Plants will be field checked one time during the fourth and fifth years with reinforcement planting if needed. Records of survival to be maintained during the field checks. Field data forms will be sent to the client after each visit. Dead plants will be replaced to maintain at least 75% survival. Perimeter fencing and signage will be removed after year 5 based on the date planted.
6. Contractor will locate all existing utilities prior to start of operations.
7. Contractor to adjust plant locations to avoid existing utilities and maintain existing easements. New plant locations to be approved by the County and/or Urban Forester.
8. Contractor is liable for damages caused to any utilities, including any repairs, at no additional cost to the owner.
9. Contractor is liable for damages he causes during planting to any fences, roads, paved paths, other improvements on private or public property.
10. The edges of reforestation areas shall be defined with larger plant materials.
11. Results of survival checks for all tree planting shall be reported to the DER Inspector for that site.
12. Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Anchor posts should be minimum 2" steel U-channel or 2"x2" timber at least 6' in length.



1. TREE PROTECTIVE DEVICE LOCATIONS WILL CORRESPOND TO THE LOCATIONS SHOWN ON THIS TREE CONSERVATION PLAN. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
2. FENCE POSTS WILL BE A MINIMUM OF 2" STEEL U-CHANNEL OR 2" X 2" LUMBER, SPACED NO MORE THAN 8 FEET APART. POSTS WILL BE AT LEAST 6' IN LENGTH AND INSTALLED AT LEAST 2 FEET DEEP (1/3 OF THE TOTAL POST HEIGHT).
3. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. TREE CONSERVATION AREA SIGNS WILL BE SECURELY ATTACHED TO AT LEAST EVERY FIFTH POST AND SHALL REMAIN IN PLACE IN PERPETUITY. AT LEAST ONE SIGN WILL BE LOCATED ON EACH LOT.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL COMPLY WITH THE SEDIMENT CONTROL PLAN AS APPROVED BY THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT, AND MAY INCLUDE COMBINATIONS OF SEDIMENT CONTROL FENCING WITH TREE CONSERVATION AREA PROTECTIVE DEVICE FENCING, IF SO NOTED ON THIS PLAN.
6. TREE PROTECTIVE DEVICES FOR AFFORESTATION/REFORESTATION WILL BE ERECTED IMMEDIATELY AFTER TREE AND SHRUB PLANTING IS COMPLETED, AND REMOVED AFTER THE FINAL (5 YEAR) SURVIVAL CHECK. THE CONTRACTOR WILL ADVISE THE OWNER IN WRITING WHEN THIS WORK IS COMPLETED.

1 TYP — TREE PROTECTION DEVICE
BLAZE ORANGE PLASTIC MESH — NTS

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

2 TYP — TREE CONSERVATION SIGN — NTS

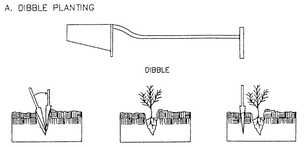
HANDLING AND PLANTING OF SEEDLING

HANDLING SEEDLINGS IN THE FIELD

NOTE:
Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

SEEDLING PLANTING METHODS

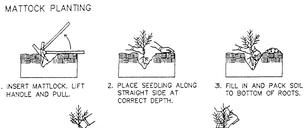
A. DIBBLE PLANTING



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING (CONT.)

B. MATTOCK PLANTING



SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

SPECIFICATIONS FOR PLANTING

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

List of Plant Material

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

Plant Quality

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

Soil Mix

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

Excavation

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

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Cultivation

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

Maintenance

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

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per unit to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

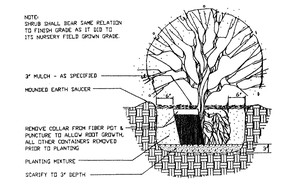
All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

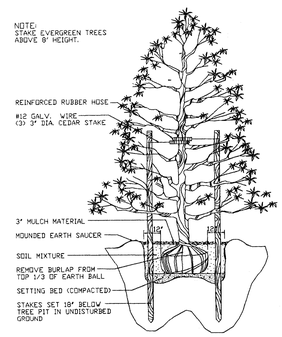
All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism. Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees, shrubs, and whips mulched to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

Plant Spacing

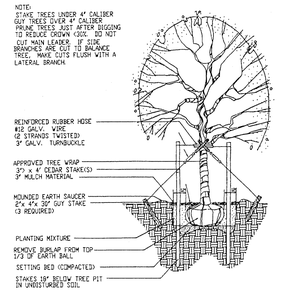
Plant spacing is generally to scale on plan. Shrub spacing is noted in the plant list. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walks or curbs.



3 TYP — PLANTING DETAIL/SHRUBS — NTS



4 TYP — PLANTING DETAIL/EVERGREEN TREES — NTS



5 TYP — PLANTING DETAIL/DECIDUOUS TREES — NTS

PLANT SCHEDULE for ST.JAMES PHASE 1

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS
TREES						
Ar	74	Acer rubrum	Red Maple	2.5-3"cal.	B&B	12-14'ht.
Fa	46	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3"cal.	B&B	12-14'ht.
Qp	58	Quercus phellos	Willow Oak	2.5-3"cal.	B&B	12-14'ht.
Zs	34	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3"cal.	B&B	12-14'ht.
Ia	20	Ilex x aquipernyi 'San Jose'	San Jose Holly	6-8'ht.	B&B	female
Ix	2	Ilex x aquipernyi 'Male'	Pyramidal Male Holly	6-8'ht.	B&B	male
Po	9	Picea onorika	Serbian Spruce	6-8'ht.	B&B	
Ac	36	Amelanchier canadensis	Shadblow Serviceberry	1.5-2"cal.	B&B	7-9'ht.
Ca	29	Carpinus caroliniana	Ironwood / Amer. Hornbean	1.5-2"cal.	B&B	7-9'ht.
Cc	28	Cercis canadensis	Eastern Redbud	1.5-2"cal.	B&B	7-9'ht.
Py	35	Prunus yedoensis	Yoshino Cherry	1.5-2"cal.	B&B	7-9'ht.

* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES

PLANT SCHEDULE for ST. JAMES PHASE 2

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS
TREES						
Ar	70	Acer rubrum	Red Maple	2.5-3"cal.	B&B	12-14'ht.
Fa	54	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3"cal.	B&B	12-14'ht.
Qp	57	Quercus phellos	Willow Oak	2.5-3"cal.	B&B	12-14'ht.
Zs	55	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3"cal.	B&B	12-14'ht.
Ia	8	Ilex x aquipernyi 'San Jose'	San Jose Holly	6-8'ht.	B&B	female
Ix	2	Ilex x aquipernyi 'Male'	Pyramidal Male Holly	6-8'ht.	B&B	male
Po	37	Picea onorika	Serbian Spruce	6-8'ht.	B&B	
Ac	41	Amelanchier canadensis	Shadblow Serviceberry	1.5-2"cal.	B&B	7-9'ht.
Ca	27	Carpinus caroliniana	Ironwood / Amer. Hornbean	1.5-2"cal.	B&B	7-9'ht.
Cc	27	Cercis canadensis	Eastern Redbud	1.5-2"cal.	B&B	7-9'ht.
Py	36	Prunus yedoensis	Yoshino Cherry	1.5-2"cal.	B&B	7-9'ht.

* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES

PLANT SCHEDULE for ST. JAMES PHASE 3

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	COND.	REMARKS
TREES						
Ar	77	Acer rubrum	Red Maple	2.5-3"cal.	B&B	12-14'ht.
Fa	69	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2.5-3"cal.	B&B	12-14'ht.
Qp	78	Quercus phellos	Willow Oak	2.5-3"cal.	B&B	12-14'ht.
Zs	56	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5-3"cal.	B&B	12-14'ht.
Ia	12	Ilex x aquipernyi 'San Jose'	San Jose Holly	6-8'ht.	B&B	female
Ix	5	Ilex x aquipernyi 'Male'	Pyramidal Male Holly	6-8'ht.	B&B	male
Po	28	Picea onorika	Serbian Spruce	6-8'ht.	B&B	
Ac	34	Amelanchier canadensis	Shadblow Serviceberry	1.5-2"cal.	B&B	7-9'ht.
Ca	55	Carpinus caroliniana	Ironwood / Amer. Hornbean	1.5-2"cal.	B&B	7-9'ht.
Cc	31	Cercis canadensis	Eastern Redbud	1.5-2"cal.	B&B	7-9'ht.
Py	45	Prunus yedoensis	Yoshino Cherry	1.5-2"cal.	B&B	7-9'ht.

* ALL SIZES ARE MINIMUM ACCEPTABLE SIZE FOR SPECIES

Section 4.1 – Phase 1 Residential Requirements – R-A Zone

1) Zone: V-M developed as R-A Zone per CB-11-2000 (w/varying lot size)
2) Number of Lots: 53
3) Number of trees required per lot: 4 shade trees (212); 3 ornamental trees or evergreens trees (159)
4) Total Number of trees provided: 212 Shade trees; 128 Ornamental trees; 31 Evergreen trees

Section 4.1 – Phase 2 Residential Requirements – R-A Zone

1) Zone: V-M developed as R-A Zone per CB-11-2000 (w/varying lot size)
2) Number of Lots: 59
3) Number of trees required per lot: 4 shade trees (236); 3 ornamental trees or evergreens trees (177)
4) Total Number of trees provided: 236 Shade trees; 131 Ornamental trees; 47 Evergreen trees

Section 4.1 – Phase 3 Residential Requirements – R-A Zone

1) Zone: V-M developed as R-A Zone per CB-11-2000 (w/varying lot size)
2) Number of Lots: 70
3) Number of trees required per lot: 4 shade trees (280); 3 ornamental trees or evergreens trees (210)
4) Total Number of trees provided: 280 Shade trees; 165 Ornamental trees; 45 Evergreen trees

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII -032 -03

Approved by	Date	Revisions	DRD Case #
01 J.S.	04/29/2003		
02 J.S.	01/01/2006		
03 J.S.	04/23/2008		
04 J.S.	08/28/2009		
05 PV	07/09/2010	Lot 29B	
06 PV	07/09/2010	Lot 2A	
07 PV	08/27/2010	Lot 44B	
08 PV	07/23/2010	Lot 5A	
09 PV	08/18/2010	Lot 12B	
10 PV	08/09/2010	Lot 11B	
11 PV	08/09/2010	Lot 1A	
12 PV	08/17/2010	Lot 4A	
13 PV	08/17/2010	Lot 14B	
14 KF	03/13/2013	Hensey Ferguson School Entry	
15 KF	03/18/2013	Lot 24B	
16 KF	04/08/2013	Lot 7B	
17 KF	12/06/2013	Lot 30B	
18 KF	12/09/2013	Lot 6A	
19 KF	04/16/2014	Lot 24B	
20 PV	07/25/14	Revised to add Phases 2A and 2B	

SECTION (4.1)

RESIDENTIAL REQUIREMENTS FOR ONE-FAMILY DETACHED LOTS

1. Lot Size:	>40,000 square feet
2. Number of lots:	8 lots
3. Total number of trees required per lot (4) shade trees and (3) ornamental or evergreen LOTS : 7, 8, 20, 21, 24, 27, 30, & 47 "B" – ONLY	32 shade trees; 24 ornamental/evergreen trees
4. Total number of trees provided:	32 shade trees; 18 ornamental trees; 6 evergreen trees; 0 existing shade trees (min. 2.5" dbh and located within 75' of a dwelling unit)
5. Number of shade trees required per lot to be located on the south and/or west side of the residential structure:	2 shade trees
6. Total number of shade trees provided on the south and/or west side of structures*:	16 shade trees
7. Number of trees required per lot to be located in the front yard:	1 shade trees; 1 ornamental/evergreen trees
8. Total number of trees provided in front yard*:	9 shade trees; 8 ornamental/evergreen trees

* Shade trees planted on the south and/or west side and within 30 feet of residential structure, which are also located in the front yard may be counted in both 6 and 8 above.

SECTION (4.9)

SUSTAINABLE LANDSCAPING REQUIREMENTS

1. Percentage of Native Plant Material Required in each Catagory :

Shade Trees :	Total 212	x 50% = 106	84	Percent Native
Ornamental Trees :	Total 128	x 50% = 64	73	Percent Native
Evergreen Trees :	Total 31	x 30% = 9.3	00	Percent Native
Shrubs :	Total 00	x 30% =	00	Percent Native

2. Are invasive species proposed? ____ yes __X__ no
3. Are existing invasive species on site in areas that are to remain undisturbed ? ____ yes __X__ no
4. If "yes" is checked directly above, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.4 Certification of Installation Plant Materials, of this manual? ____ yes __X__ no
5. Are trees proposed to be planted on slopes greater than 3:1 ? ____ yes __X__ no

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

LANDSCAPE ARCHITECT #3083 CHRISTOPHER A. VIZZI STATE OF MARYLAND 1-12

PROJ. MGR.							
CAS							
DESIGNED							
GPI							
DRAWN							
GPI							
CHECKED							
CAS							
4/9/12	Updated Lots 7,8,20,21,24,27, 30 & 47 "B" per New Manual	SMD					
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 DETAILS

DATE	PROJECT No.
1/24/2003	2001173
SCALE	SHEET
NONE	27 OF 27

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