

TCP LEGEND

- FOREST CLEARED AREA TO BE INCLUDED IN PHASE 1
- FOREST CLEARED AREA FOR PHASE 1 TO BE INCLUDED IN PHASE 2
- OFF-SITE FOREST CLEARED AREA
- FLOOD PLAIN CLEARED AREA
- FLOOD PLAIN CLEARING AND REFORESTATION AREA
- FOREST PRESERVATION AREA
- REFORESTATION
- EXISTING TREELINE
- OVERALL SUBJECT PROPERTY
- PREVIOUSLY DEDICATED LAND
- LIMIT OF DISTURBANCE
- EX. SPECIMEN TREE TO BE REMOVED
- PHASE 1 LIMITS
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- REFORESTATION FENCING
- REFORESTATION AREA SIGN
- WOODLAND CONSERVATION AREA SIGN

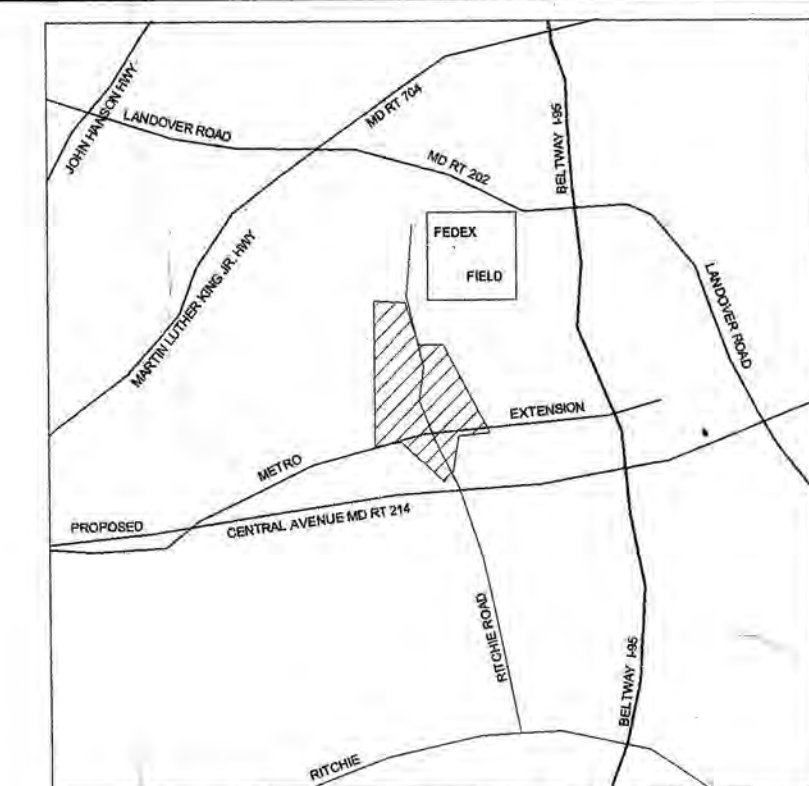
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: SUMMERFIELD AT MORGAN STATION			
PROJECT NUMBER: SDP-0418			
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet Only.			
Approval of	Approval of	Approval of	Approval of
5-13-11	5-13-11	5-13-11	5-13-11
5-13-11	5-13-11	5-13-11	5-13-11

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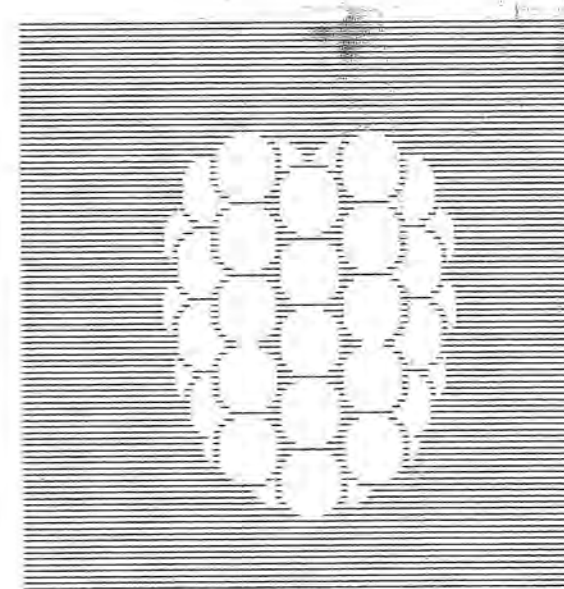
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LEGEND

- WETLANDS
- 25' WETLAND BUFFER
- PMA LINE
- EXISTING TREE LINE
- WATERS OF US LIMITS
- FLOOD PLAIN LIMITS
- PROPERTY BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING HYDRANT
- EXISTING SEWER



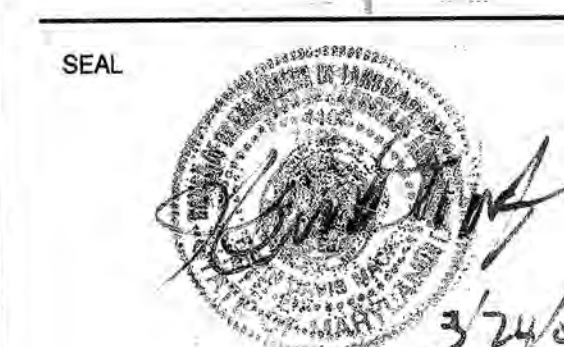
VICINITY MAP
SCALE: 1"=200'



Dewberry & Davis LLC
A subsidiary of

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734
DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
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Fax: (301) 987-2734

SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67
200 SHEET MAP REFERENCE: 201NE07



CONTACT INFO

SCALE
SCALE: 1" = 100'

SDP0418/05

APPROVED PLAN

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS & ASSESSED STREAM RESTORATION

DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04
TITLE: TREE CONSERVATION PLAN TYPE 2

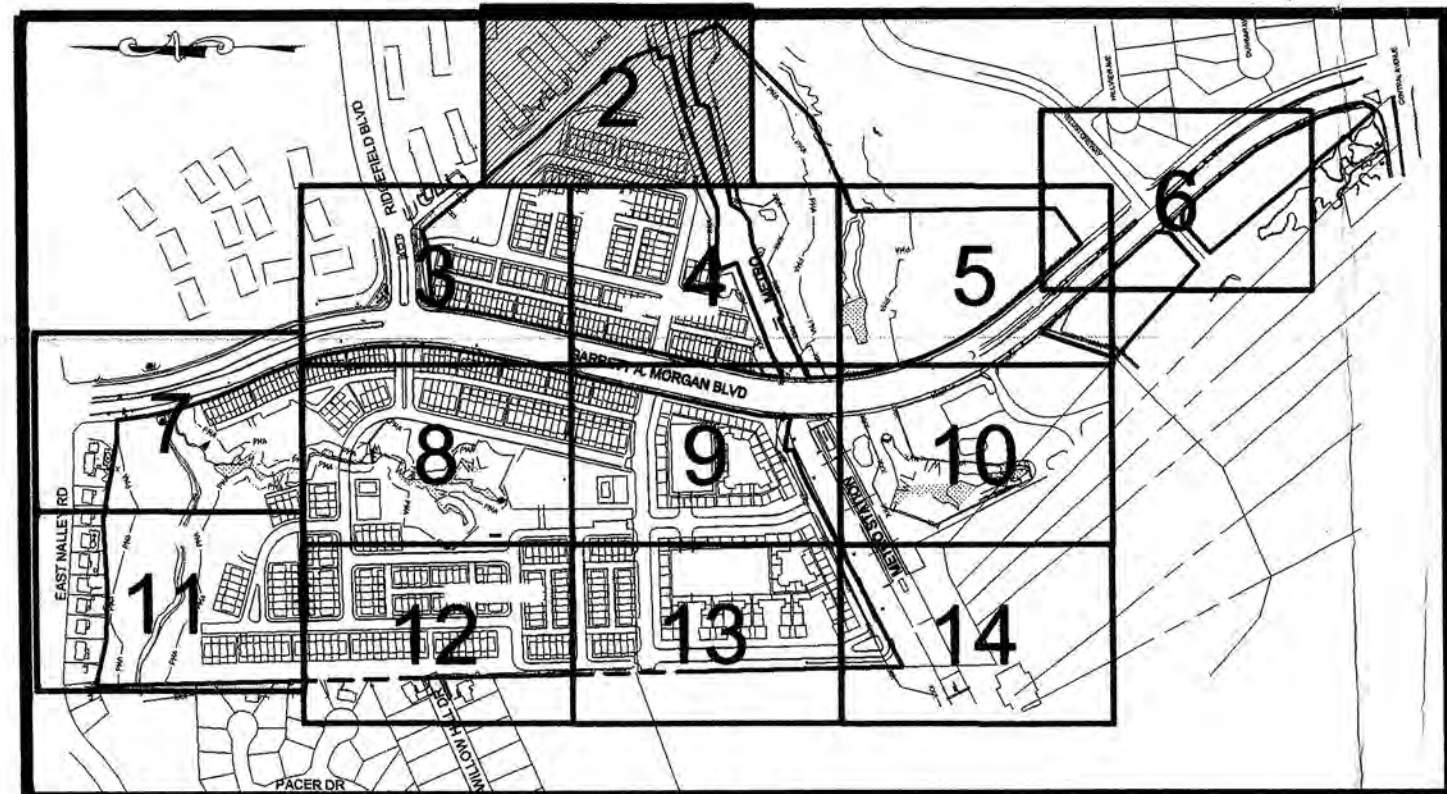
PHASE 2; SDP-0418
PROJECT NO: 85284

1 OF 16

SHEET NO.



Woodland Conservation Worksheet for Prince George's County, Maryland			
Zone:	Acres	Acres	Acres
Gross Tract:	91.48		
Floodplain:	4.78		
Previously Dedicated Land:	18.95		
Net Tract (NTA):	67.75	0.00	0.00
Property Description or Subdivision Name: Summerfield TCP/0418-01			
Is this site subject to the 1980 Ordinance? No			
Break-even Point (preservation acres) = 20.71			
Acres of Net Tract clearing permitted w/o reforest = 47.04			
Woodland Conservation Requirement Calculations:			
Existing Woodland on Net Tract (acres)	63.21		
Existing Woodland in Floodplain (acres)	4.23		
Woodland Conservation Threshold (NTA) = Smaller of a or c	10.16		
Woodland above WCT	53.05		
Plan Number: (this must be completed for each phase)			
Phase 1	12.71	44.72	15.10
Phase 2	0.00	4.02	0.76
Phase 3	12.71	40.70	14.34
Net Tract area in this application (acres)	11.79	38.74	12.88
Woodland on the Net Tract for this phase (acres)	0.00	3.87	0.76
Woodland in the Floodplain for this phase	11.79	39.74	7.39
Woodland Cleared in Floodplain for this phase	10.00	1.64	0.00
Off-site Woodland Clearing (1:1)	0.00	0.00	0.00
Off-site Mitigation provided on this property	11.79	45.83	52.92
Cumulative acres of Net Tract Woodland cleared	0.00	1.84	1.84
Smaller of d or e	11.79	45.83	52.92
Woodland Clearing below WCT	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25 : 1)	2.96	11.38	13.23
Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00
Afforestation Threshold (AFT) =	0.00	0.00	0.00
Cumulative Woodland Conservation Required	19.37	24.09	25.87
Latest phase indicates cumulative requirement through that phase of work			
Phase 1	0.00	5.00	5.29
Phase 2	0.00	4.13	0.00
Phase 3	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00
Off-site Mitigation provided on another property	0.00	2.22	5.23
Off-site Mitigation provided on this property	0.00	0.00	0.00
Total Woodland Conservation Provided	0.00	11.35	25.87
Woodland saved on this phase but not counted			
Existing Net Tract Woodland in later phases	51.42	12.88	0.00
Revised 9/1/04			
Prepared by: [Signature]			
License Number:			



KEYMAP

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083/04

Approved by	Date
B. Metzger	3/21/2005
01 B. Metzger	4/14/2005
02 C. Lammers	4/18/2006
03	

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 83 / 04

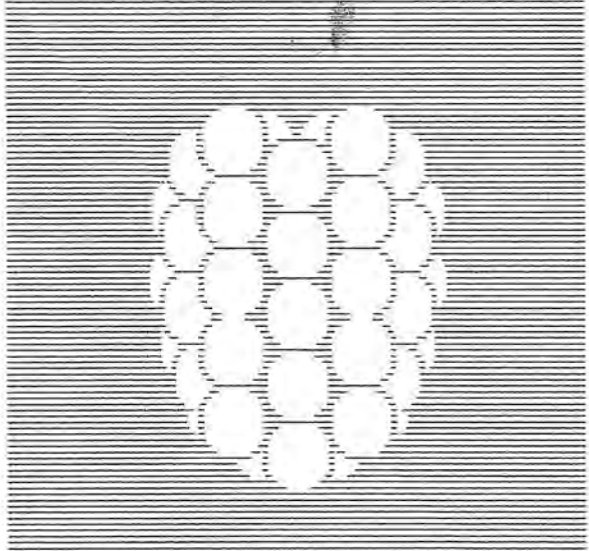
Approved by	Date
Robert Metzger	3/21/05
Robert Metzger	4/14/05
C. Lammers	4/18/06
01	
02	
03	
04	
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1	5-19-05	S.A.	5-9-06
2	5-13-11	S.A.	6-17-11
3			
4			
5			



VICINITY MAP
SCALE: 1"=2000'



Dewberry & Davis LLC
200 PERRY PARKWAY SITE
GAITHERSBURG, MD 20877
TEL: (301) 948-8800
FAX: (301) 258-7907

OWNER

CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
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SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67
200 SHEET MAP REFERENCE: 201NE07



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REVISIONS	
DRAWN BY	KMR
APPROVED BY	KMR
CHECKED BY	KDM
DATE	10/22/04

TITLE
TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

2 OF 16

SHEET NO.



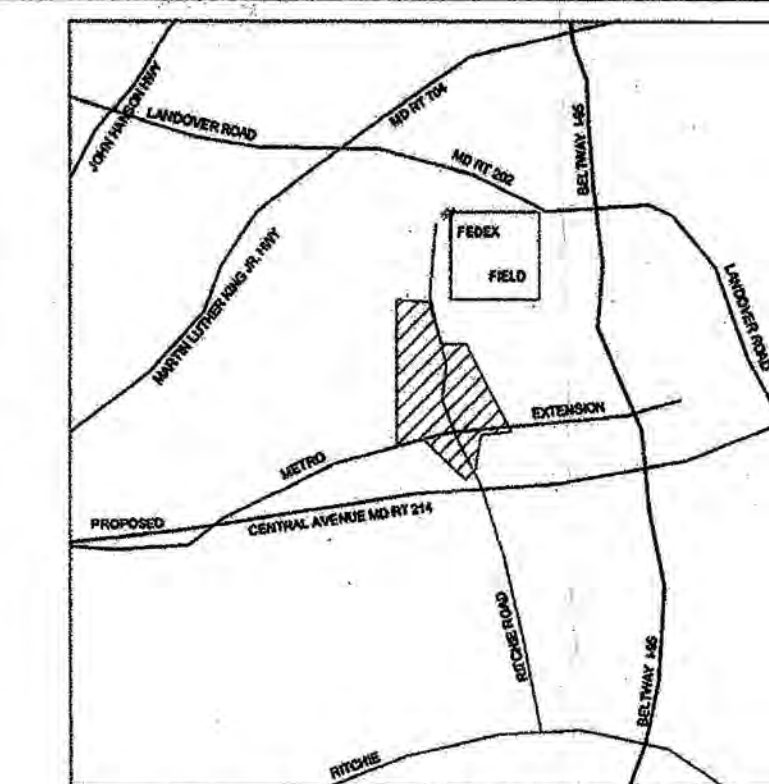
M-RCPPC
 Prince George's County Planning Dept.
 Environmental Planning Section
 APPROVAL
 TREE CONSERVATION PLAN
 TCP#11/083/04
 Approved by _____ Date _____
 01 B. Metzger 3/21/2004
 02 B. Metzger 4/14/2004
 02 C. Lammers 4/12/2004
 03 *[Signature]* 6/16/11
 04

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

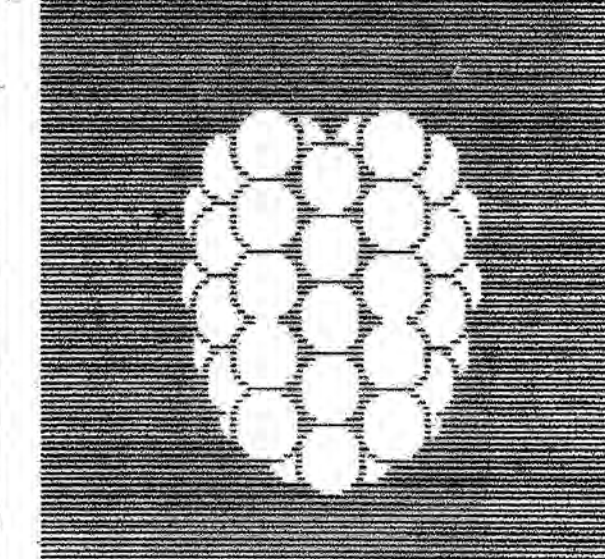
APPROVAL
TREE CONSERVATION PLAN

TCH / 83 / 04

Approved by	Date
Robert Metzger	3/21/04
Robert Metzger	4/14/04
C. Sam	4/18/04

[illegible]

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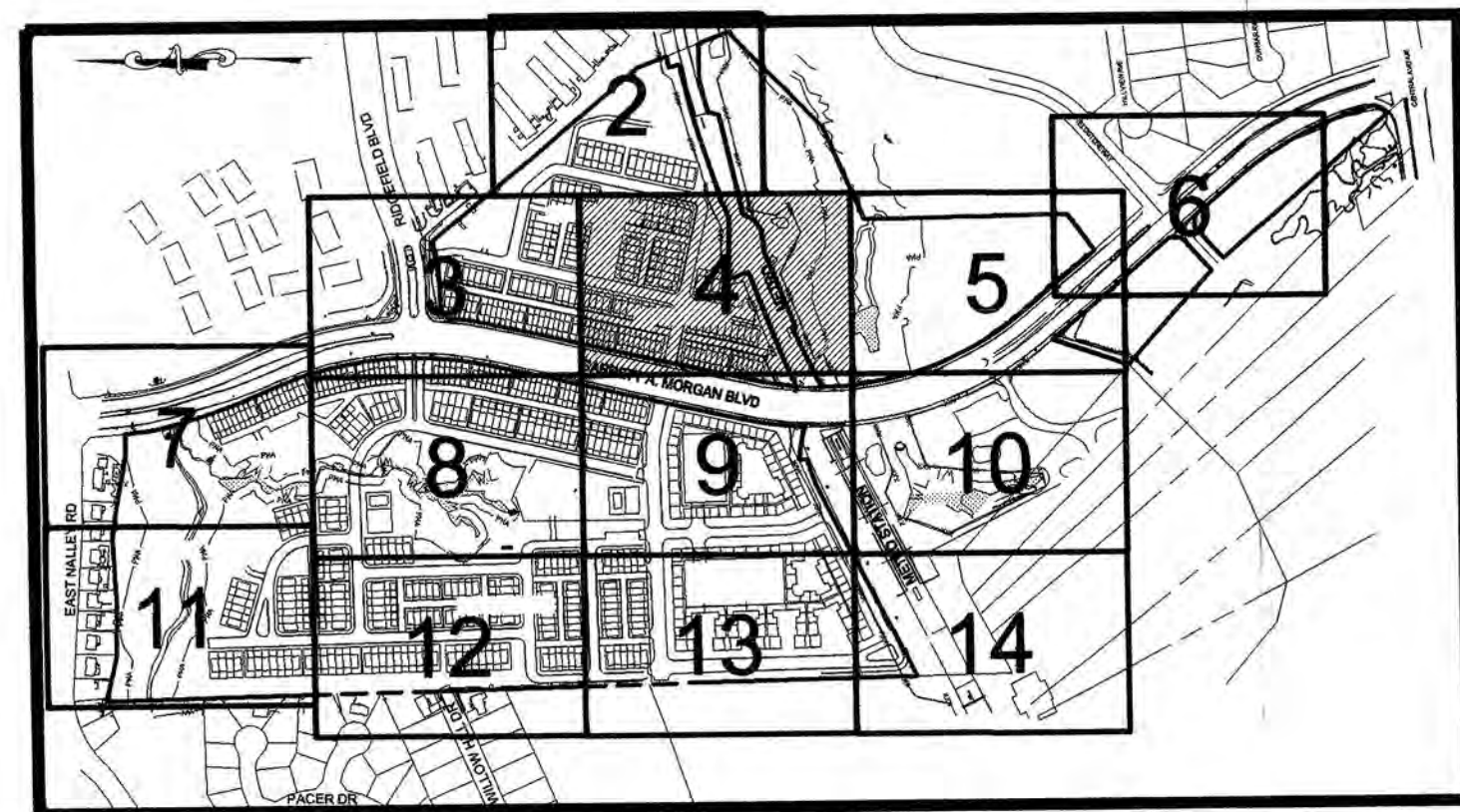
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PHASE 2: SDP-0418

PROJECT NO. 85284

3 OF 16

SHEET NO.



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Environmental Planning Section
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TREE CONSERVATION PLAN
TCPU / 083/04

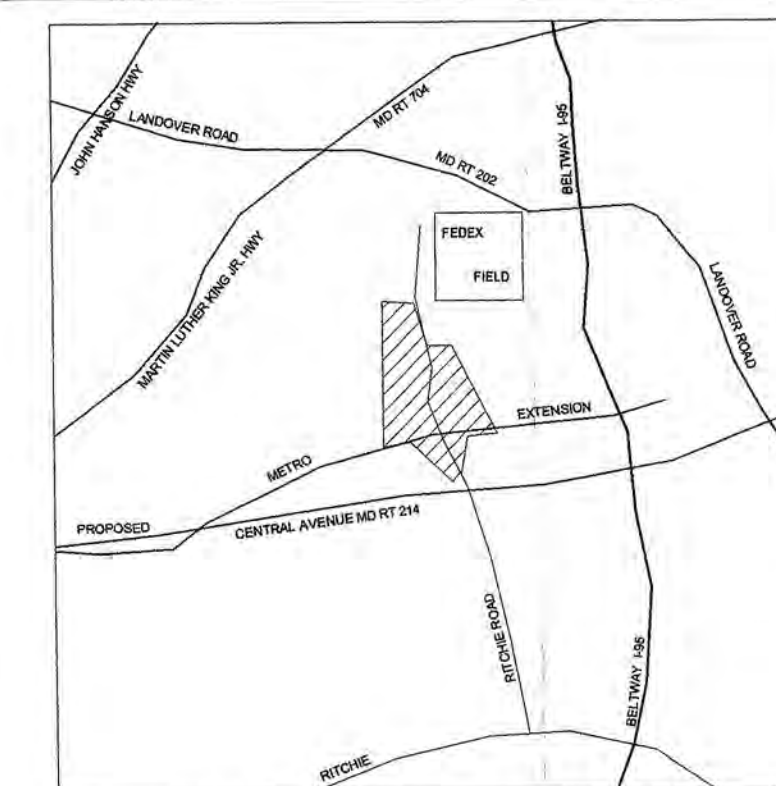
Approved by	Date
B. Metzger	3/21/2005
01 B. Metzger	4/14/2005
02 C. Laomera	4/18/2005
03 K. Shaw	6/6/11

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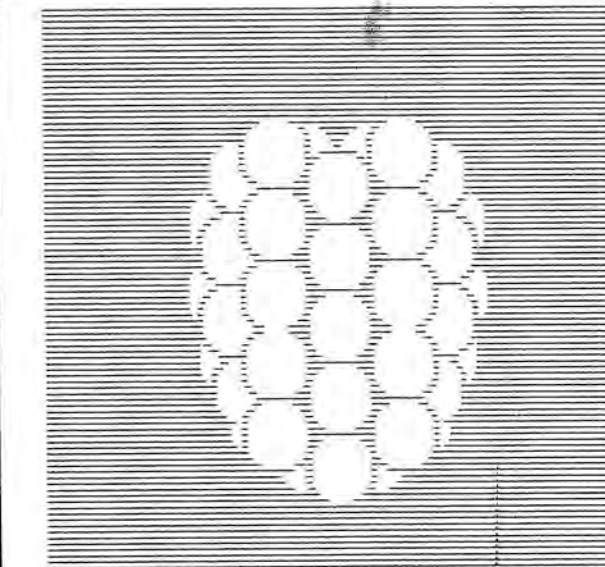
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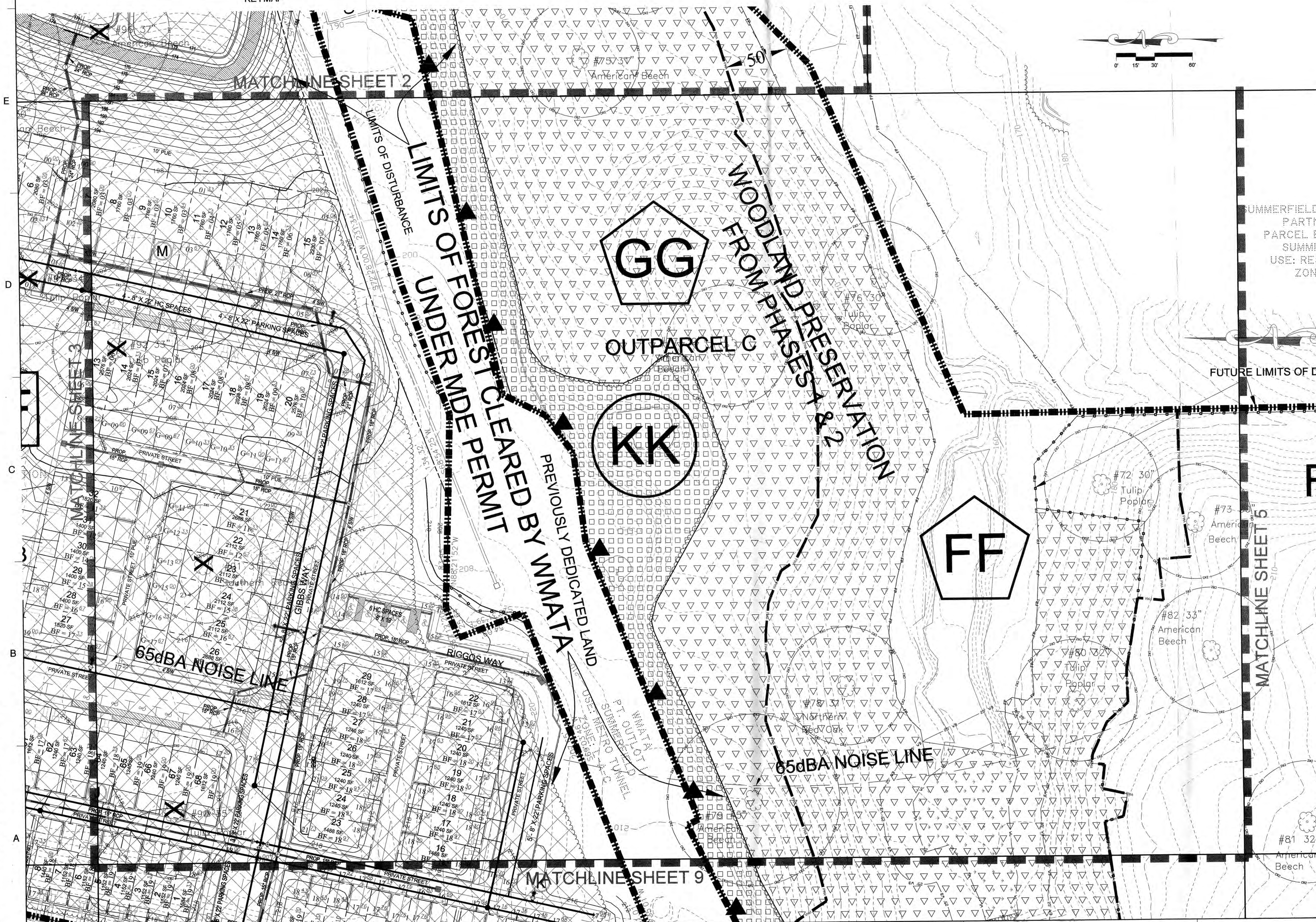
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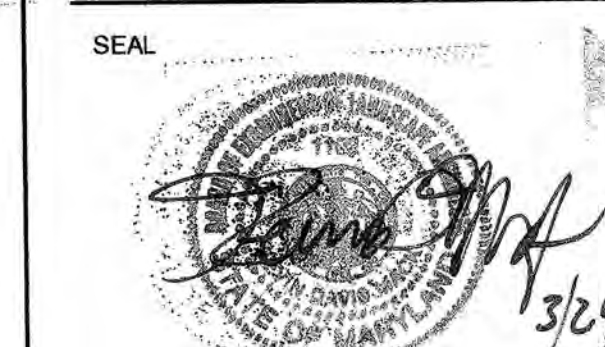
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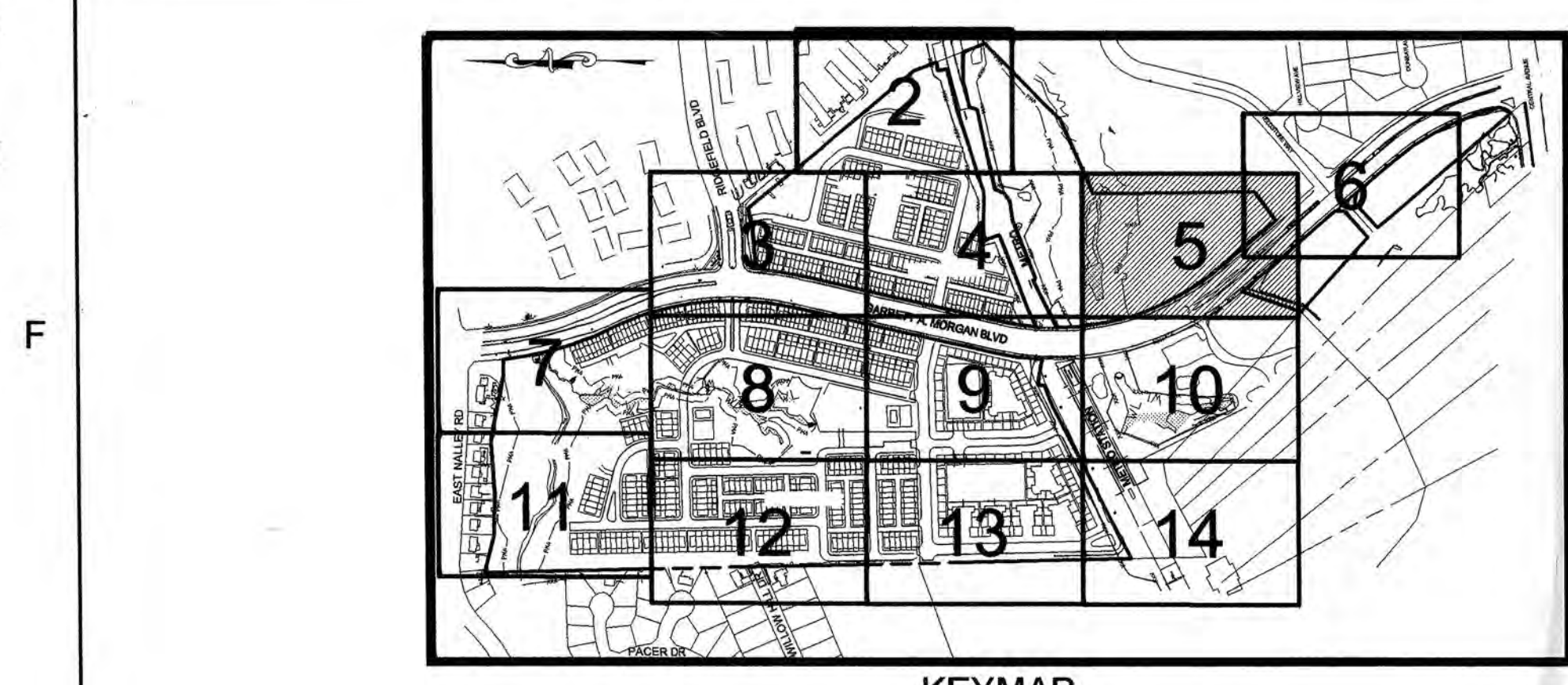
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APPROVED PLAN
SDP-0418/05
PROJECT NO. 85284
4 OF 16

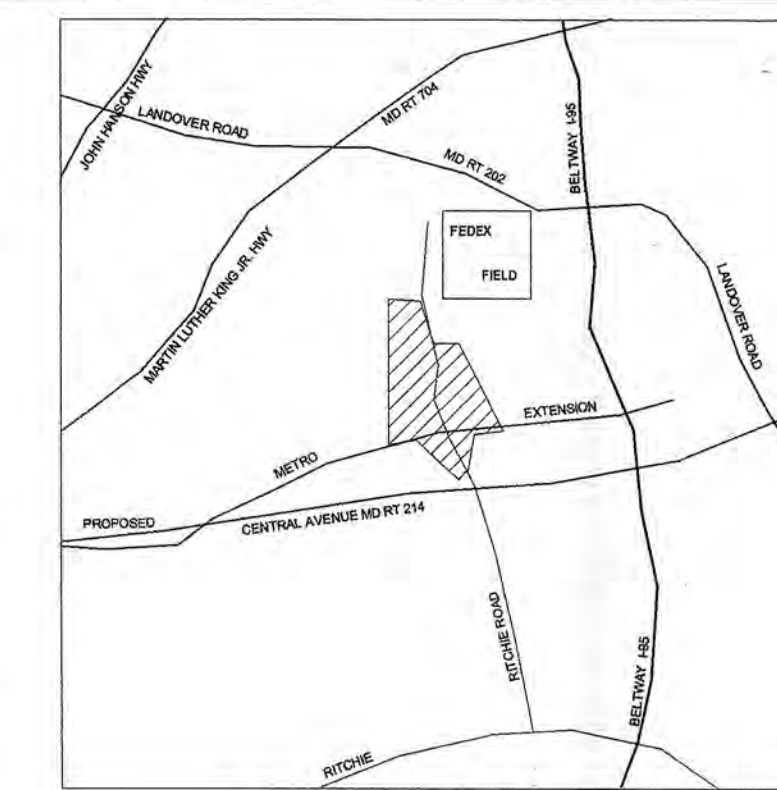
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Prince George's County Planning Dept.
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083/04

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02	C. Lammers	4/18/2006
03	<i>K. Shaw</i>	6/16/11

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN	
TCPII / 03 / 04	
Approved by	Date
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05	

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PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
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SEAL



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CHECKED BY KDM
DATE 10/22/04

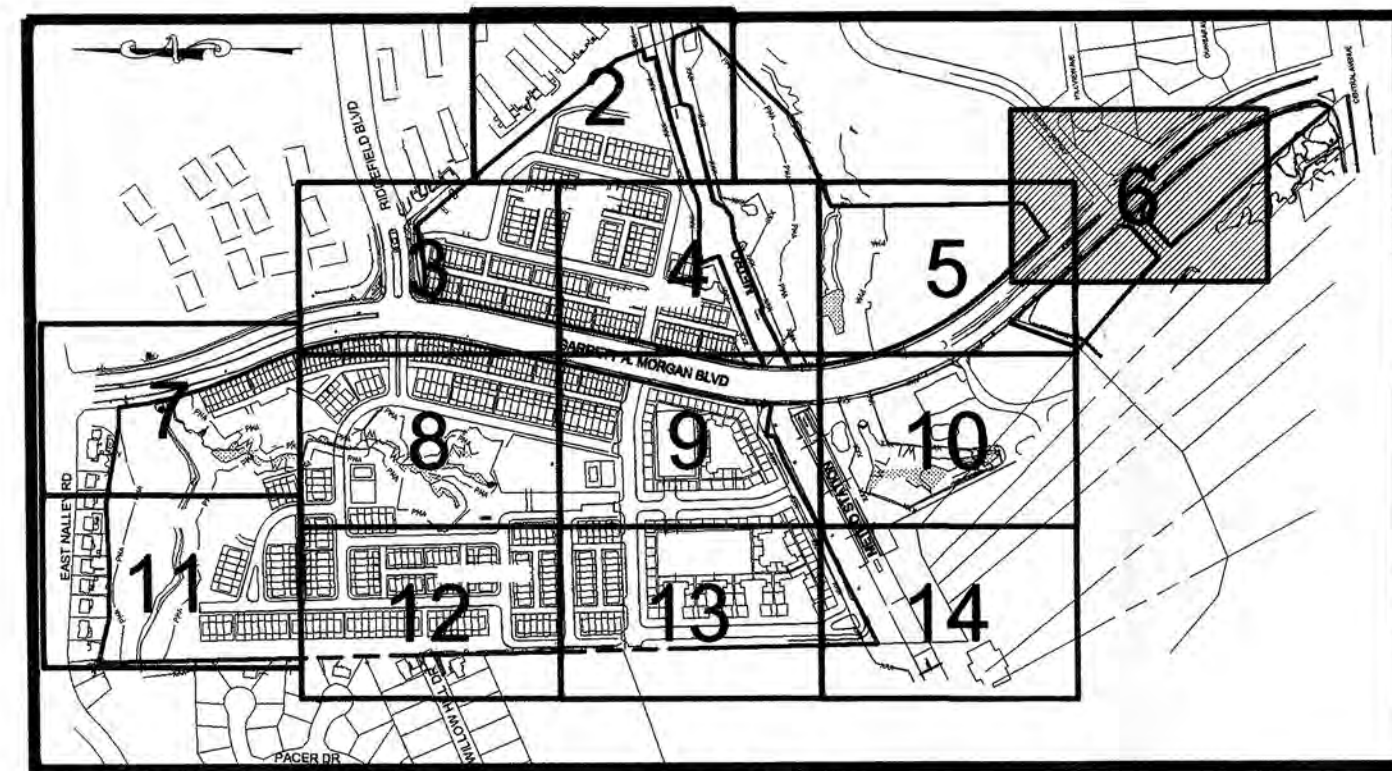
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 PHASE 2; SDP-0418

PROJECT NO. 85284

5 OF 16

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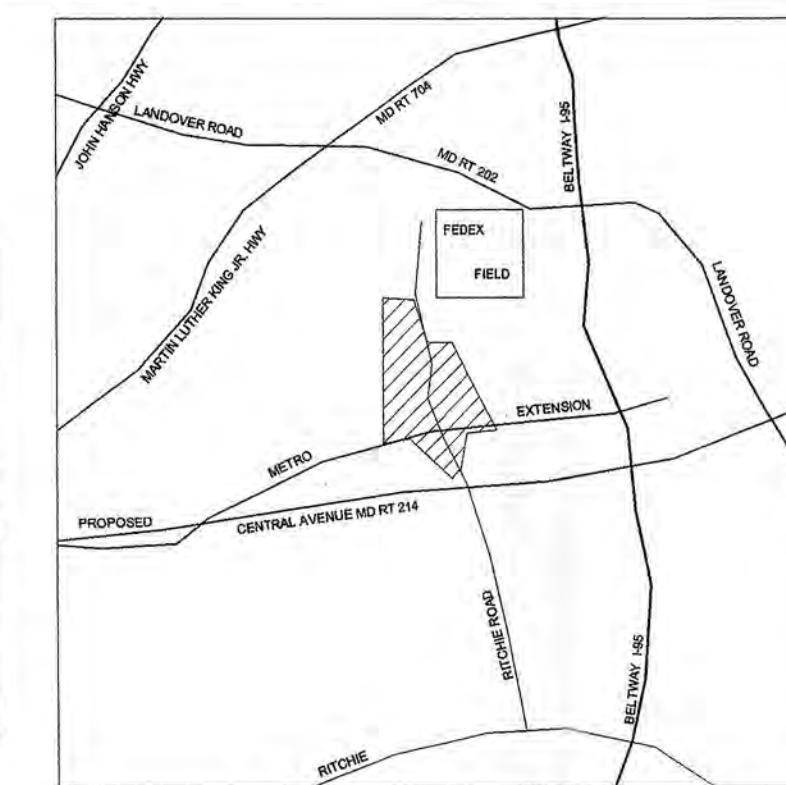


KEYMAP

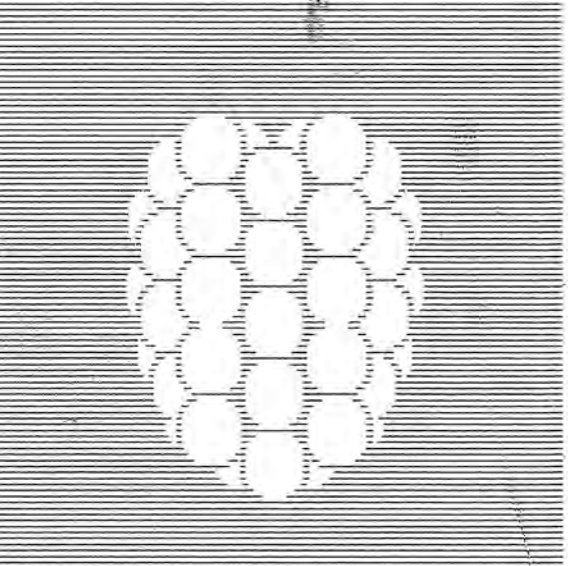
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B. Metzger	3/21/2005
B. Metzger	4/14/2005
C. Lammers	4/18/2006
K. H.	6/6/06

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 083 / 04	
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Robert Metzger	4/14/05
C. Lammers	4/18/06

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2	5-17-11	RA	6-17-11



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TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO: 85284

6 OF 16

SHEET NO.

PREVIOUSLY
DEDICATED LAND

LEONARD W. & LESLIE A. DAVIS
LOT 38, BLOCK 3A
RANDOLPH VILLAGE
USE: RESIDENTIAL
ZONE: RR

MANDELL E. DAVIS
LOT 40, BLOCK 3A
RANDOLPH VILLAGE
USE: RESIDENTIAL
ZONE: RR

ALEXANDER T. & PAULLETTE
JENIFER
LOT 37, BLOCK 3A
RANDOLPH VILLAGE
USE: RESIDENTIAL
ZONE: RR

MARTIN & NICOLE B. SANFORD
LOT 32, BLOCK 4
RANDOLPH VILLAGE
USE: RESIDENTIAL
ZONE: RR

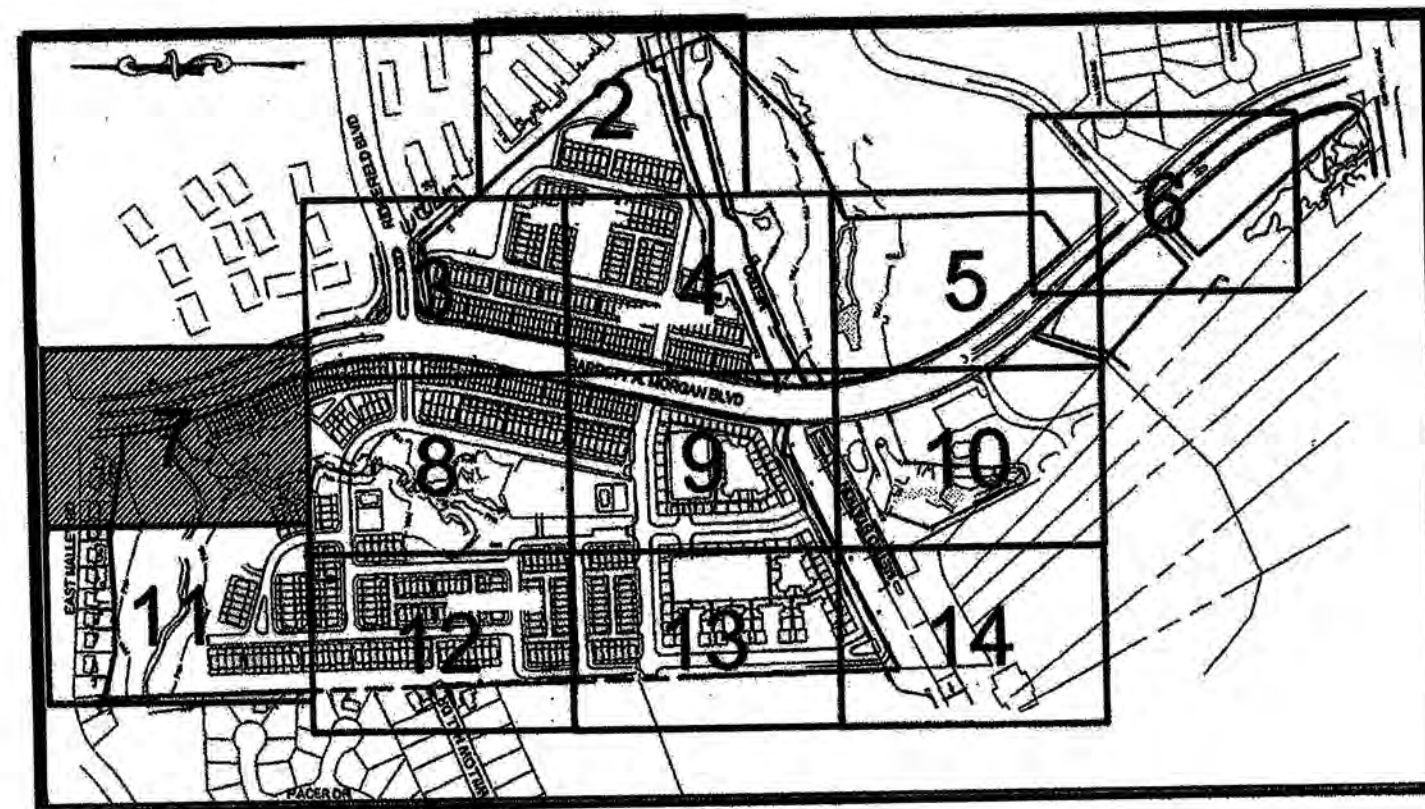
FUTURE PHASE 3
WOODLAND PRESERVATION
FROM PHASES 1 & 2

JJ

HH

APPROVED PLAN

SDP0418/05

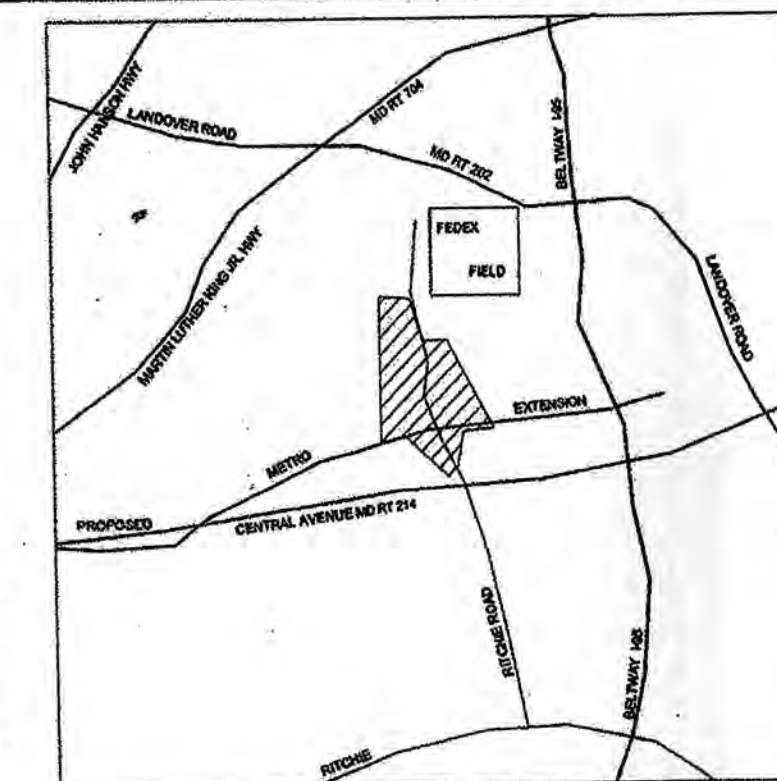


KEYMAP

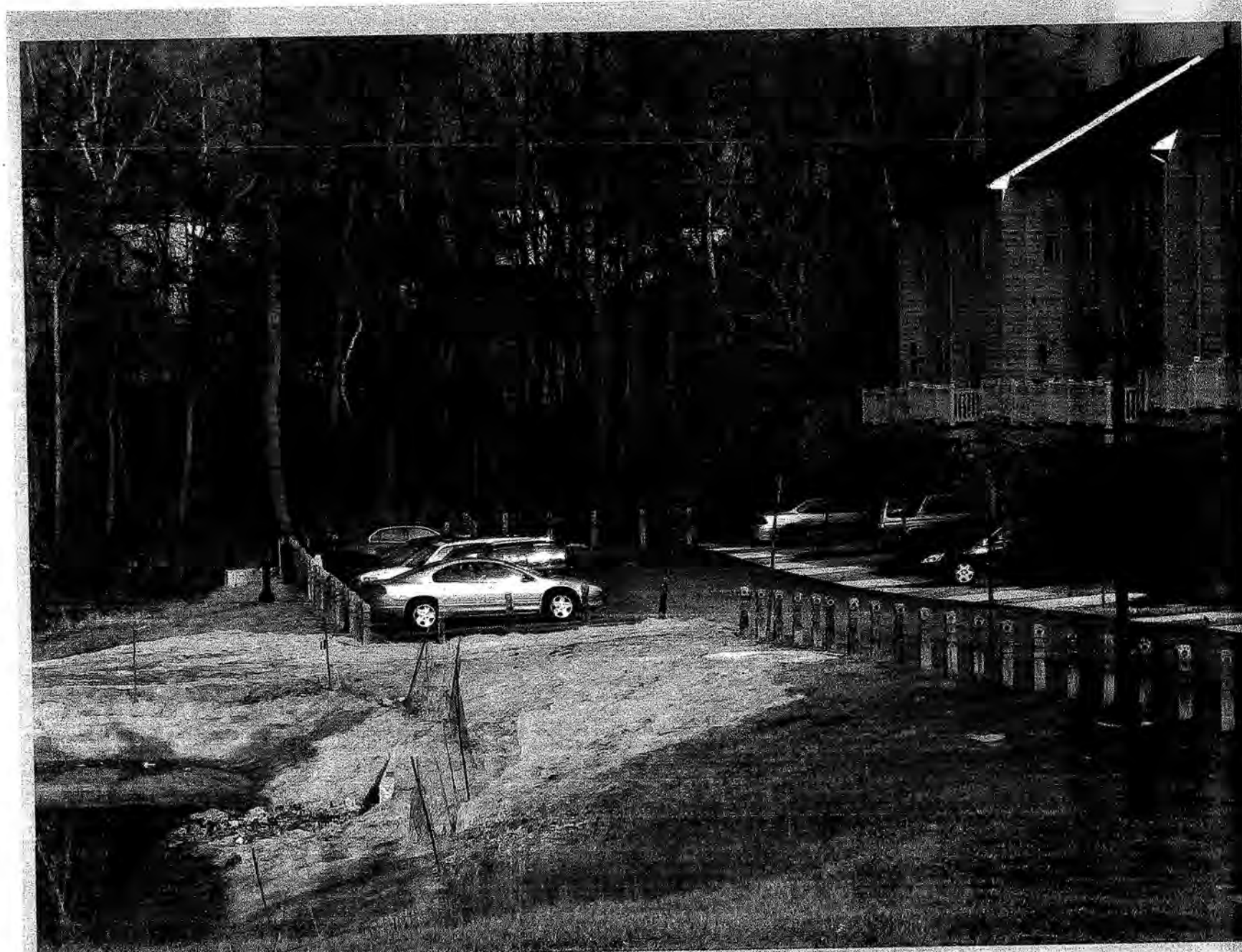
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Approved by:	Date:
B. Metzger	3/21/2005
C. Metzger	4/14/2005
C. Lammers	4/18/2006
Kellon	6/6/11

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C. Lammers	4/18/06
Kellon	6/6/11

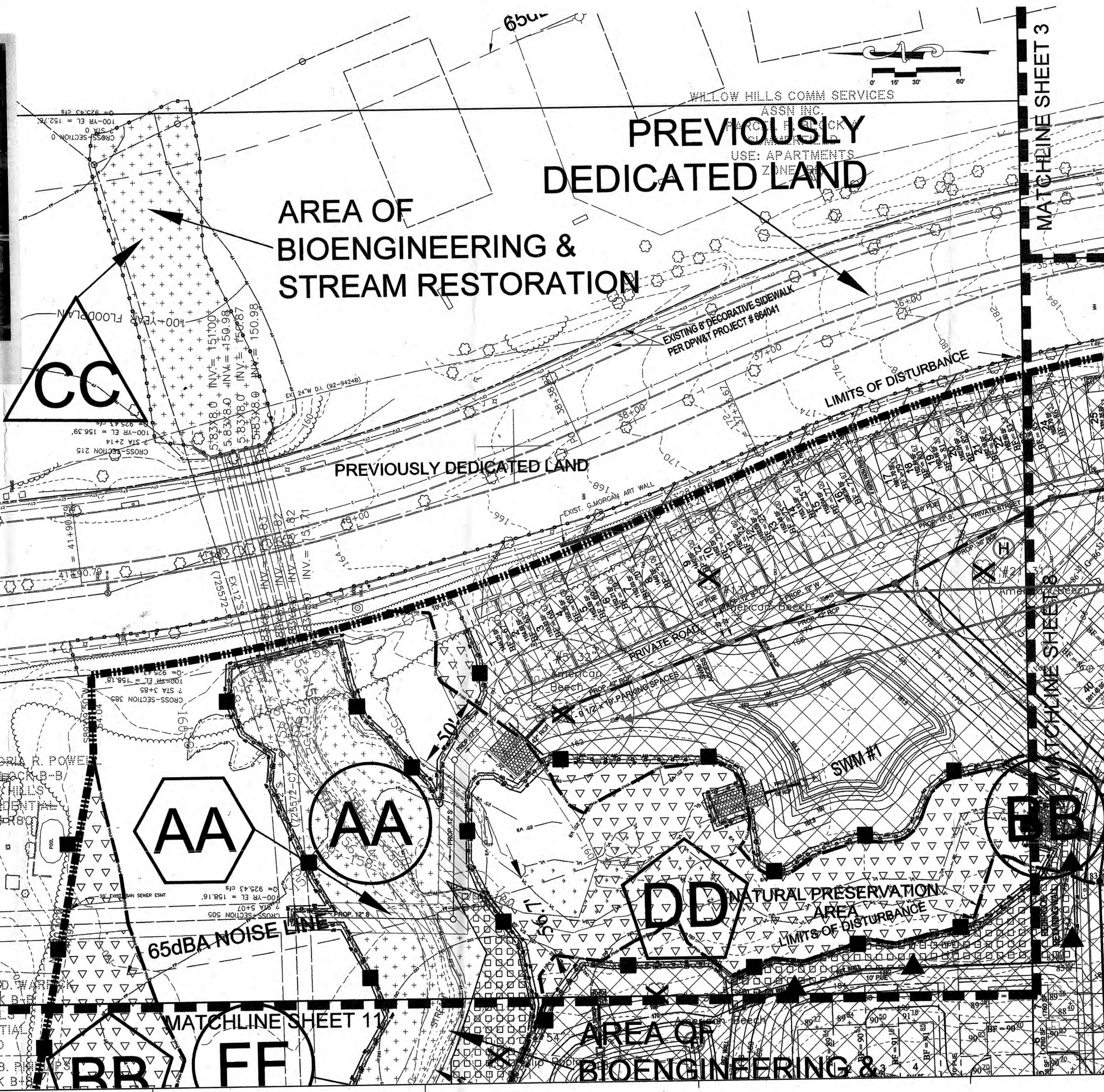
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2	5-23-11 26 6-12-11
3	
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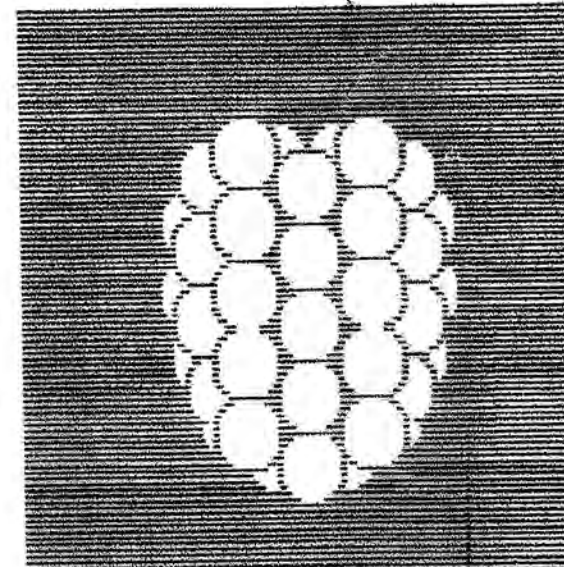
VICINITY MAP
SCALE: 1"=200'



STREET LIGHTS - AS-BUILT



LOCATION OF
AS-BUILT STREET
LIGHTS AS
APPROVED
UNDER SDP 0418
SEE PICTURE THIS
SHEET



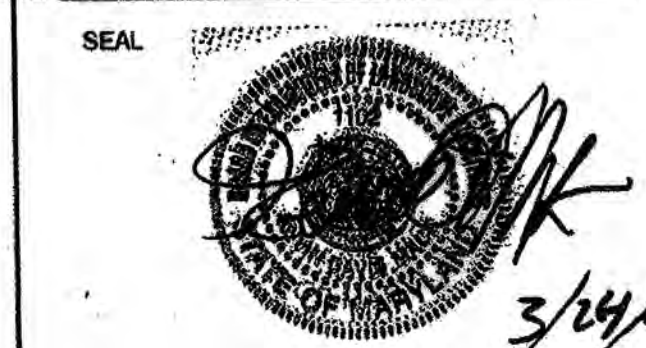
Dewberry &
Davis LLC
100 PERRY PARKWAY STE
GAITHERSBURG, MD 20877
TEL: (301) 948-8000
FAX: (301) 948-7007

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67

200 SHEET MAP REFERENCE: 201NE07



CONTACT INFO

SCALE
SCALE: 1"=30'

No.	DATE	BY	Description
1	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
3	4/06/05	KDM	REVISED PER STAFF COMMENTS & ADDED STREAM RESTORATION

REVISIONS

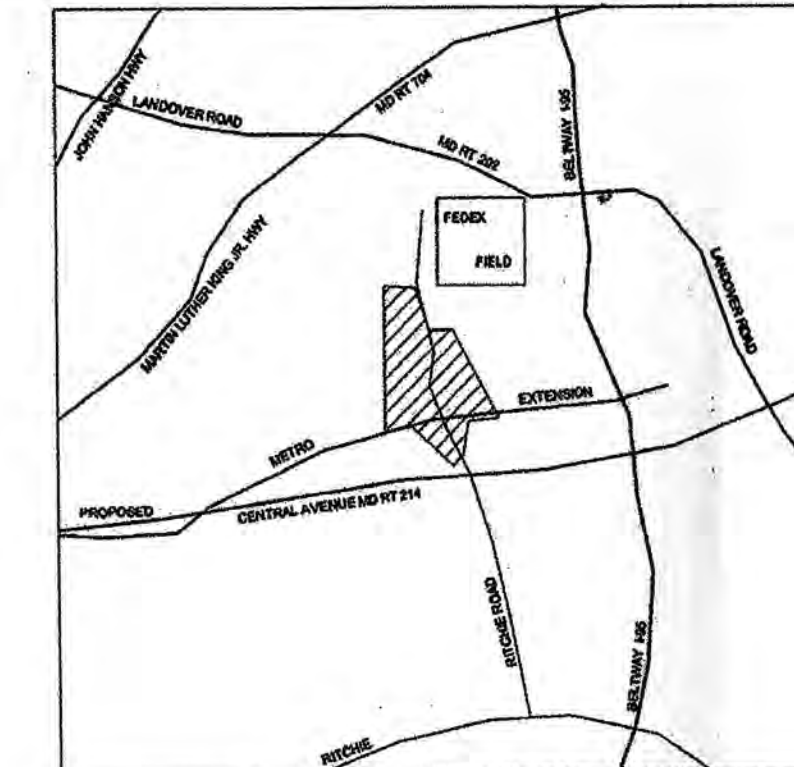
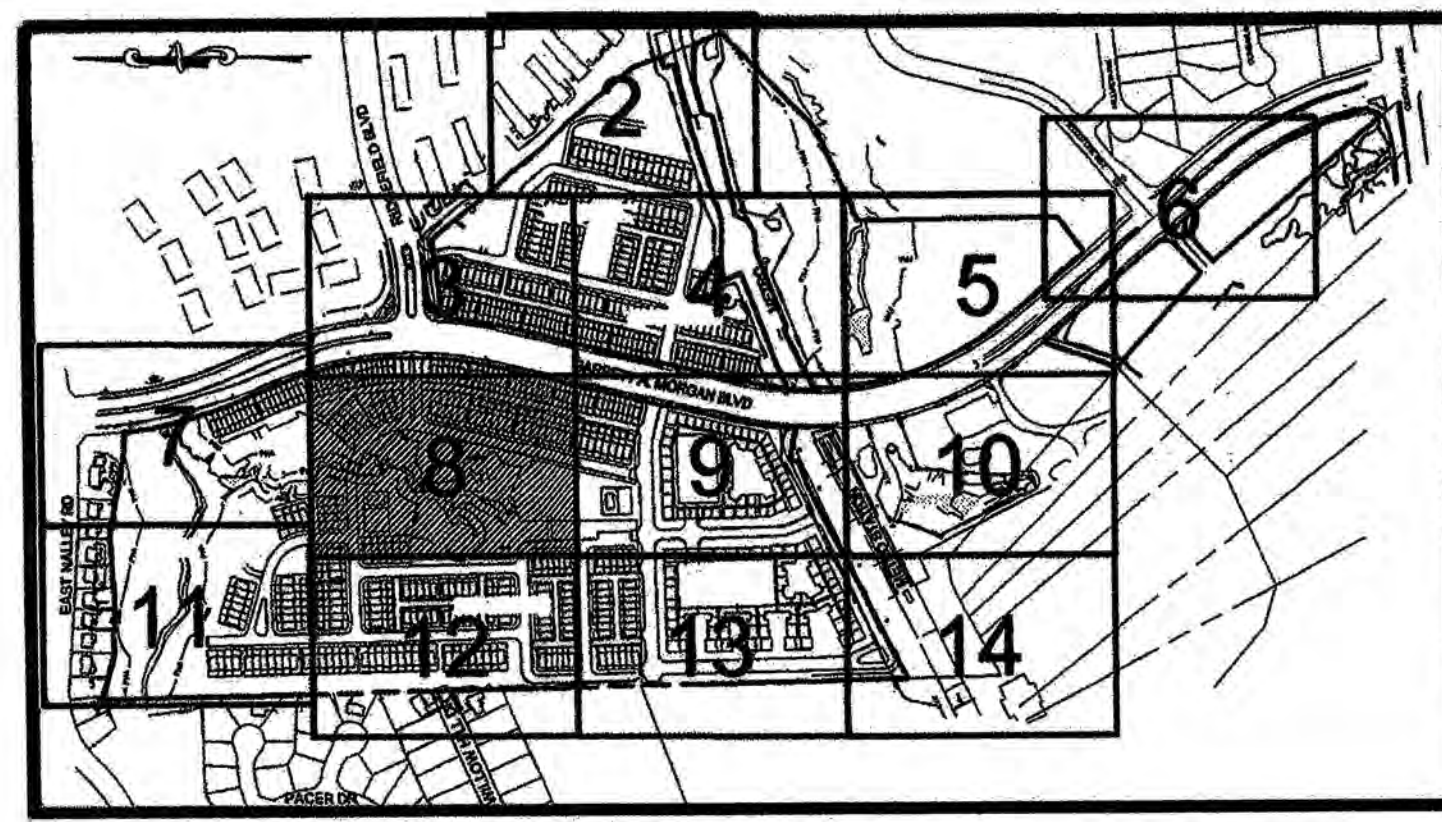
DRAWN BY	KMR
APPROVED BY	KMR
CHECKED BY	KDM
DATE	10/22/04

TITLE
TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

7 OF 16

SHEET NO.



VICINITY MAP
SCALE: 1"=200'

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: SUMMERFIELD AT MORGAN STATION			
PROJECT NUMBER: SDP-0418			
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.			
The Division Listed Below Apply to this Street Only.			
Approved by	Approved Date	Reviewer's Signature	Reviewer's Date
5	6-19-05	S.A.	6-17-11
	6-19-11	R.G.	6-17-11

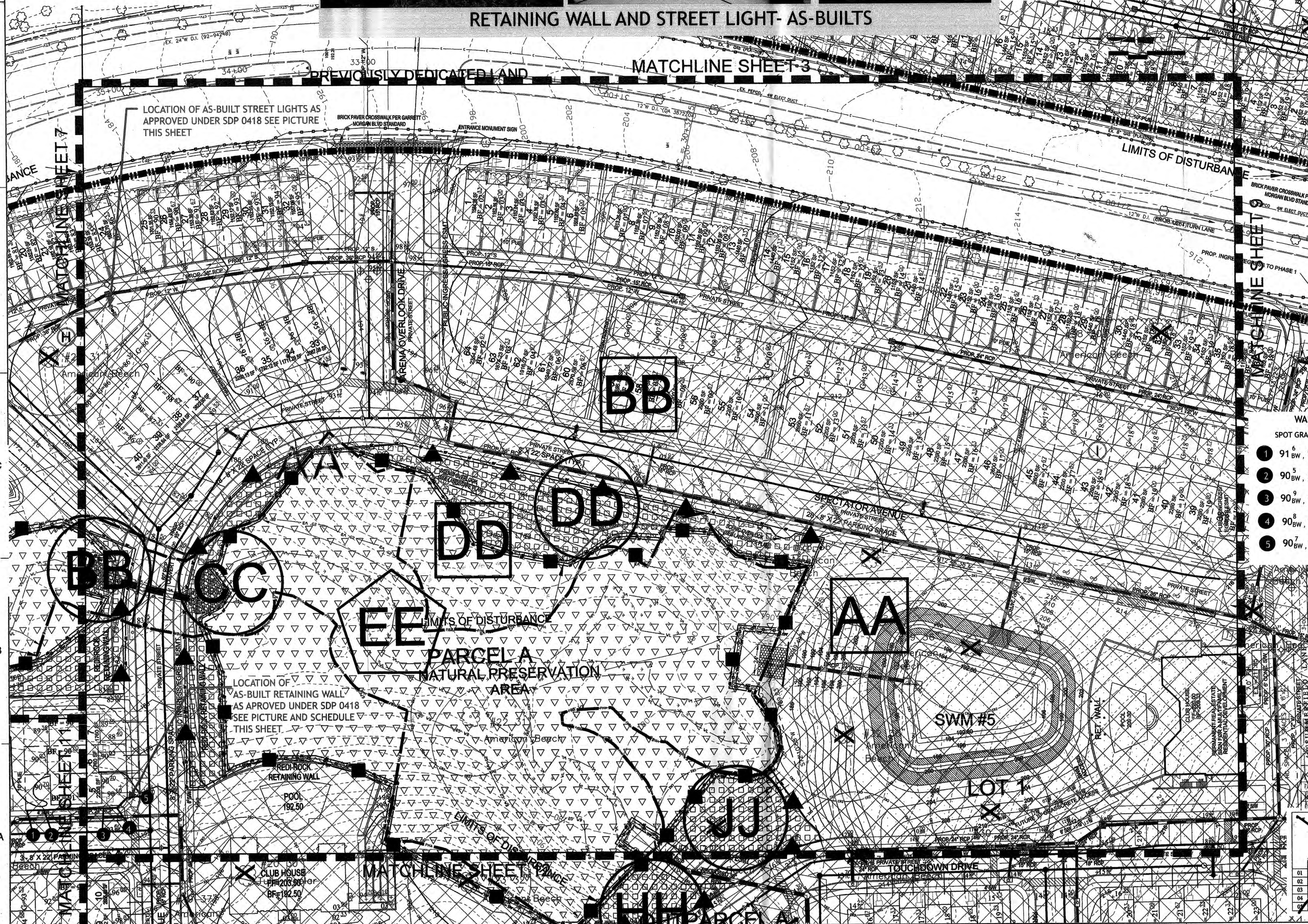
Dewberry & Davis LLC
Attn: Planning

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

RETAINING WALL AND STREET LIGHT- AS-BUILTS

LOCATION OF AS-BUILT STREET LIGHTS AS APPROVED UNDER SDP 0418 SEE PICTURE THIS SHEET



WALL SCHEDULE

SPOT GRADES	WALL HEIGHT
1 91 ⁶ BW, 91 ⁶ TW	-0'-0" HT
2 90 ⁵ BW, 92 ⁰ TW	-1'-6" HT
3 90 ⁹ BW, 93 ² TW	-2'-6 1/4" HT
4 90 ⁸ BW, 93 ⁷ TW	-2'-11 7/8" HT
5 90 ⁷ BW, 90 ⁸ TW	-0'-2 5/16" HT

LOCATION OF AS-BUILT RETAINING WALL AS APPROVED UNDER SDP 0418 SEE PICTURE AND SCHEDULE THIS SHEET

PARCELA NATURAL PRESERVATION AREA



CONTACT INFO

SCALE: 1"=30'
APPROVED PLAN
SDP0418/05

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR APPROVAL
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS AND ADDED STREET RESTRICTIONS

REVISIONS

DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04

TITLE
TREE CONSERVATION PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

8 OF 16

SHEET NO.

1

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KEYMAP

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14

M.N.C.P.C.

Prince George's County Planning Dept.

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCPII / 083/04

Approved by:

B. Metzger

3/21/2015

B. Metzger

4/14/05

C. Lammers

4/18/2006

K. Shaw

6/16/11

M.N.C.P.C.

Prince George's County Planning Department

Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCPII / 083/04

Approved by:

Robert Metzger

3/21/05

Robert Metzger

4/14/05

Robert Metzger

4/18/06

M.N.C.P.C. APPROVALS

PROJECT NAME: SUMMERFIELD AT MORGAN STATION

PROJECT NUMBER: SDP-0418

For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.

The Revisions Listed Below Apply to this Sheet Only.

Revision	Date	Revised By	Revised Description
1	5-19-05	S.A.	5-9-05
2	5-19-11	R.S.	6-17-11

VICINITY MAP

SCALE: 1"=2000'

Dewberry & Davis LLC

A Deloitte Company

200 PERRY PARKWAY STE

GAITHERSBURG, MD 20877

TEL: (301) 987-2259

FAX: (301) 987-7807

OWNER

CENTEX HOMES

C/O MARTIN T. MANKOWSKI

9108 GAITHER ROAD

GAITHERSBURG, MD 20877

Phone: (301) 987-2259

Fax: (301) 987-2734

DEVELOPER

CENTEX HOMES

C/O MARTIN T. MANKOWSKI

9108 GAITHER ROAD

GAITHERSBURG, MD 20877

Phone: (301) 987-2259

Fax: (301) 987-2734

The main site plan shows a large area bounded by Garrett A. Morgan Blvd to the north and a 'LIMITS OF FOREST UNDER CLEARCUT' line to the south. The plan includes various annotations such as 'PREVIOUSLY DEDICATED LAND', 'EXIST 6' DECORATIVE SIDEWALK PER DPW&T PROJECT # 664041', and 'LIMITS OF FOREST UNDER CLEARCUT'. Matchlines are indicated on the left and right sides. A large 'AA' label is present in the center-left area. The plan also shows a 'PARKING GARAGE' area and various other site details.

SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67
200 SHEET MAP REFERENCE: 201NE07

SEAL

CONTACT INFO

SCALE

SCALE: 1"=30'

REVISIONS

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH SHAF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS & ADDED STREAM RESTORATION

DRAWN BY

KMR

APPROVED BY

KMR

CHECKED BY

KDM

DATE

10/22/04

TITLE

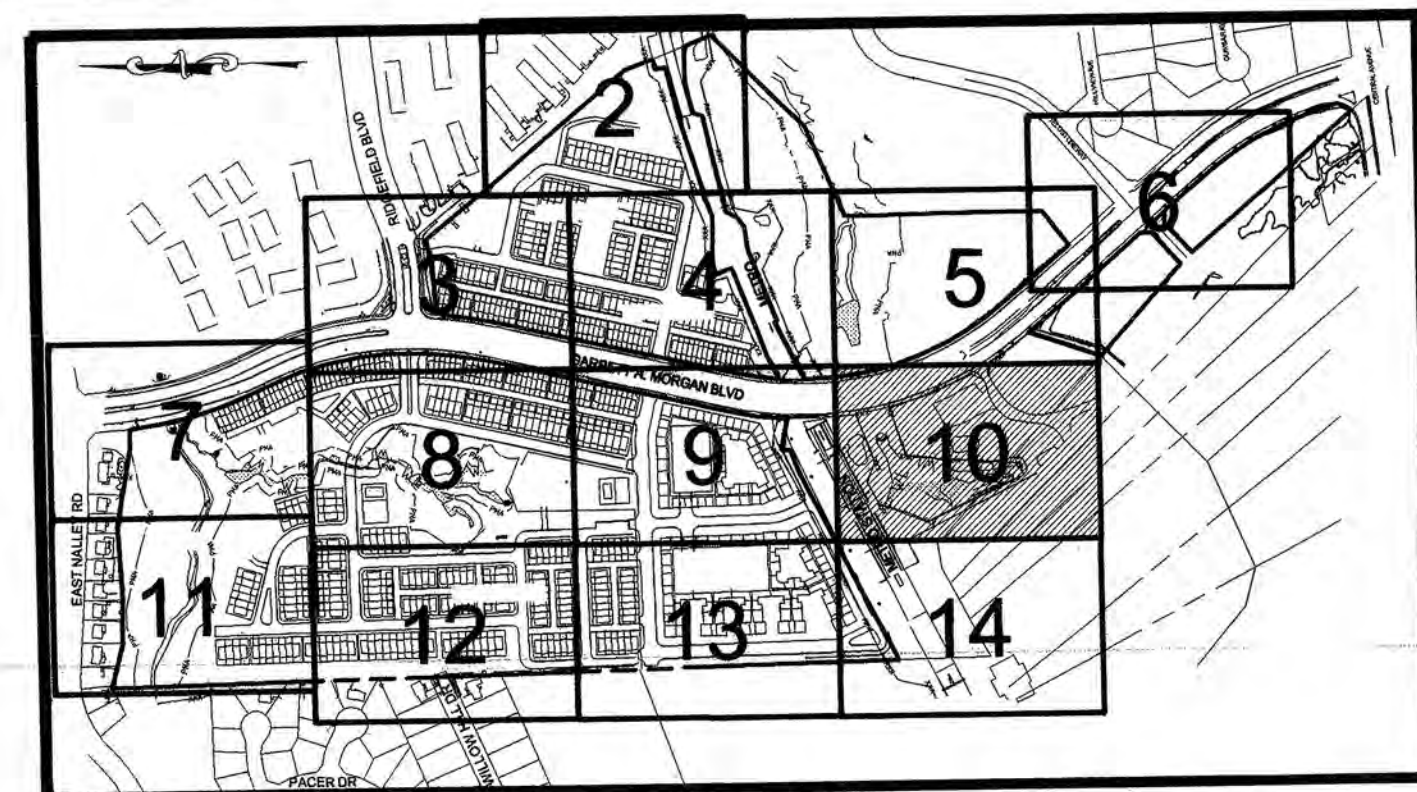
TREE CONSERVATION PLAN TYPE 2 PHASE 2; SDP-0418

PROJECT NO.

85284

9 OF 16

SHEET NO.

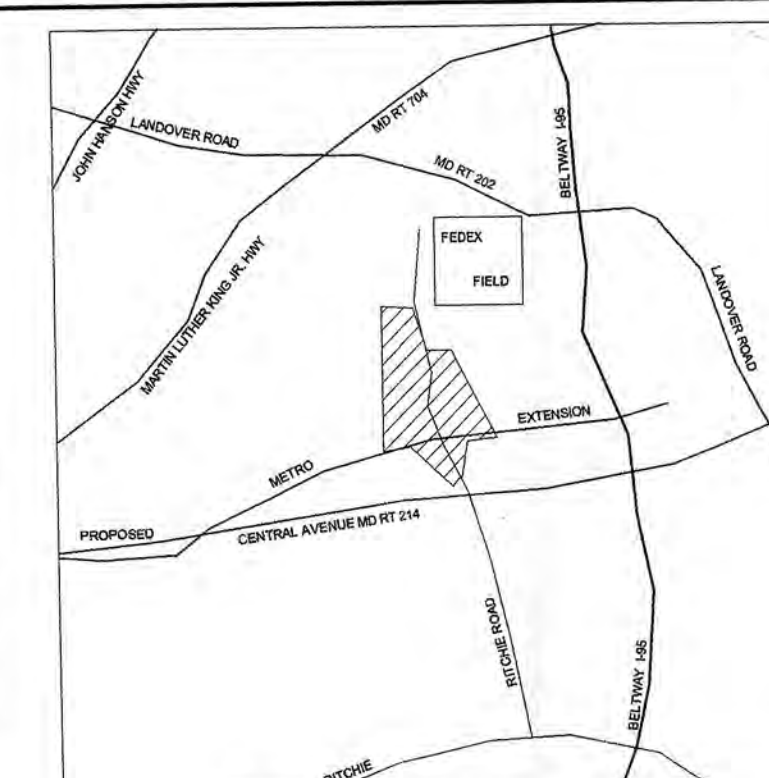


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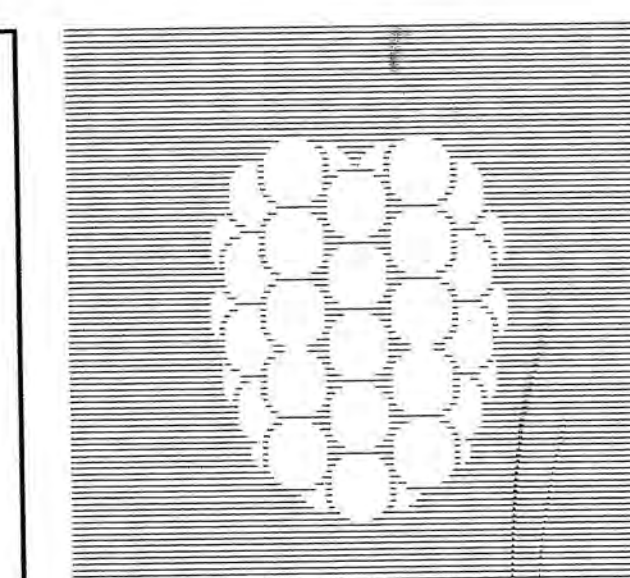
M-NCPPC
Prince George's County Planning Dept.
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083/04
Approved By: [Signature] Date: 3/21/05
01 B. Metzger 4/14/05
02 C. Lammers 4/18/2006
03 [Signature] 6/10/11

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083/04
Approved By: [Signature] Date: 3/21/05
01 Robert Metzger 4/14/05
02 C. Lammers 4/18/06
03 [Signature]
04
05

M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERFIELD AT MORGAN STATION
PROJECT NUMBER: SDP-0418
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.
The Revisions Listed Below Apply to this Sheet Only.
Revision # Date Reviser's Signature Certification Date
1 5-19-06 S.A. 5-9-06
2 5-19-06 R.G. 6-17-11



VICINITY MAP
SCALE: 1"=2000'



Dewberry &
Davis LLC
A Dewberry Company

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734
DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
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SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67

200 SHEET MAP REFERENCE: 201NE07



CONTACT INFO

SCALE
SCALE: 1"=30'

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS & ADDED STREAM RESTORATION

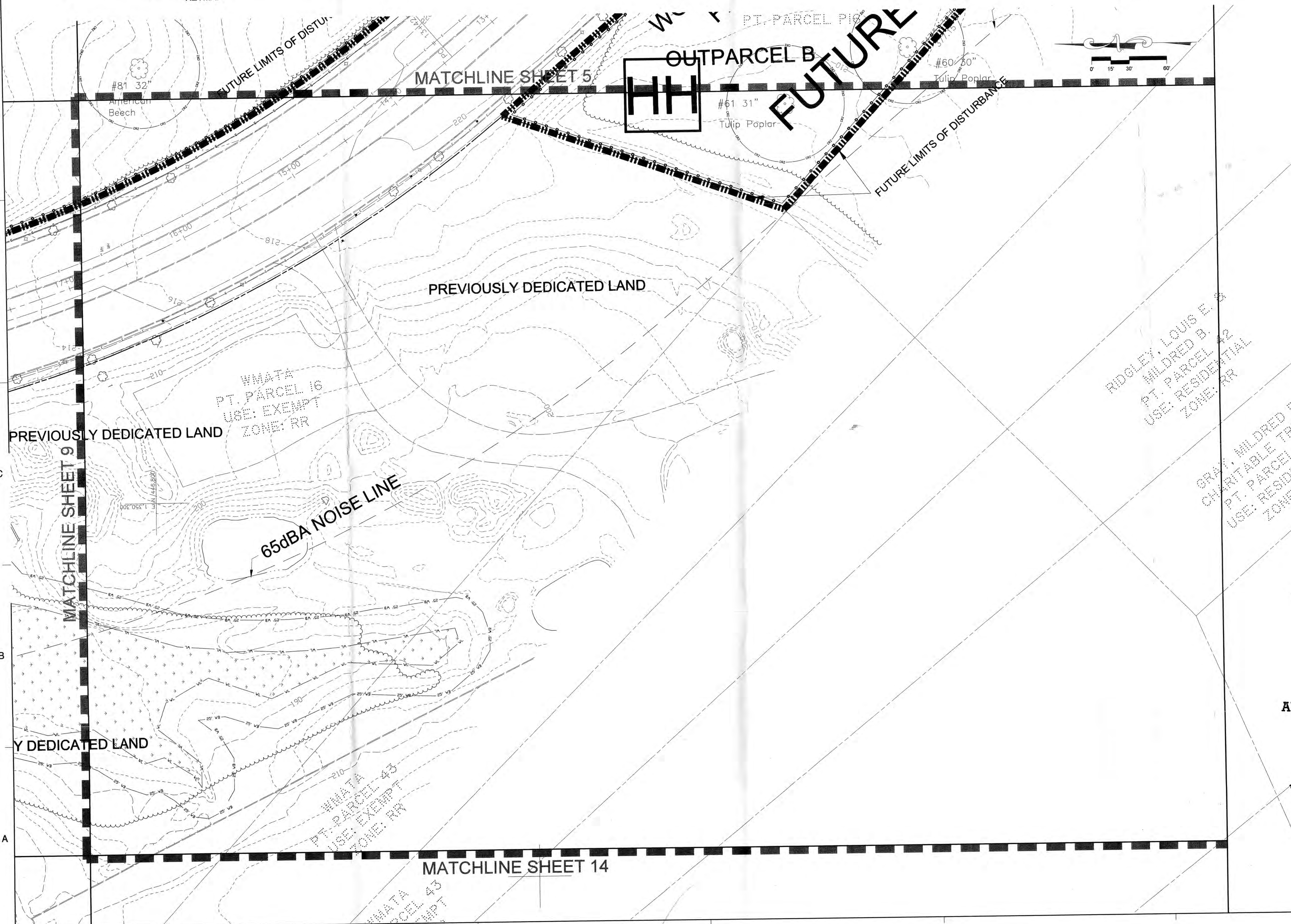
REVISIONS
DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04

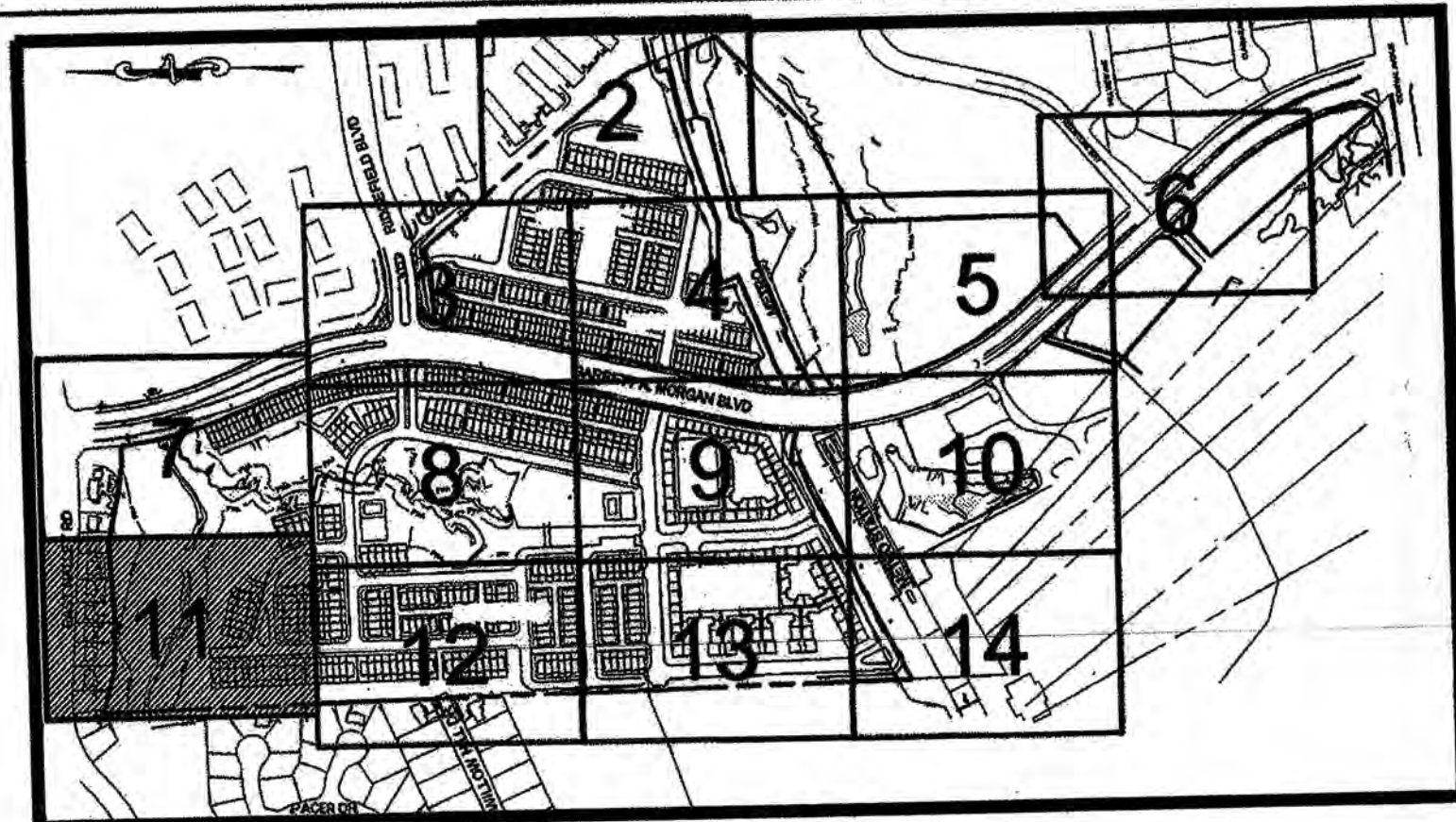
TITLE
TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

10 OF 16

SHEET NO.



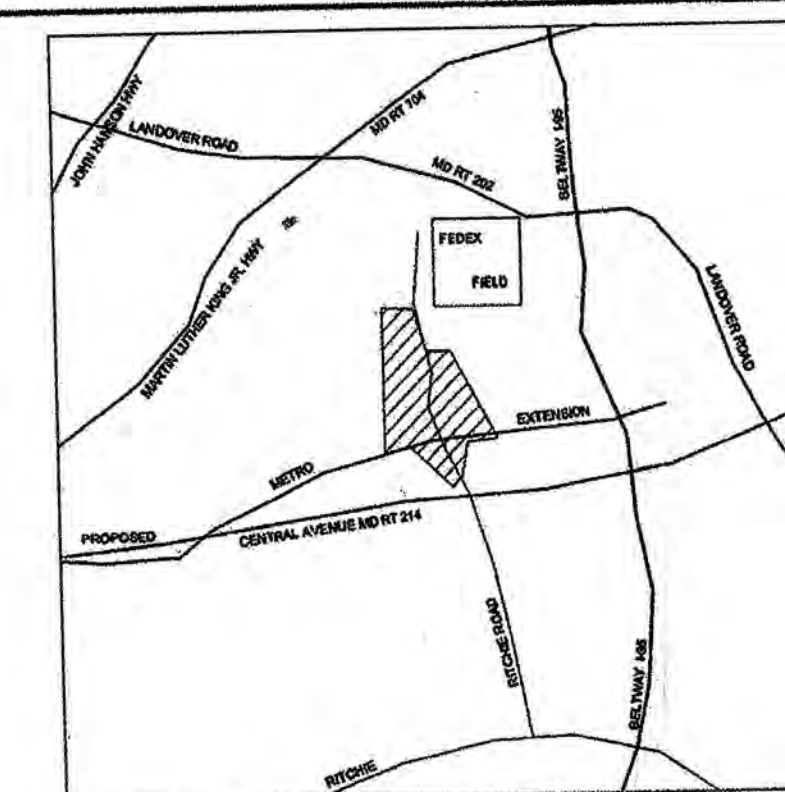


KEYMAP

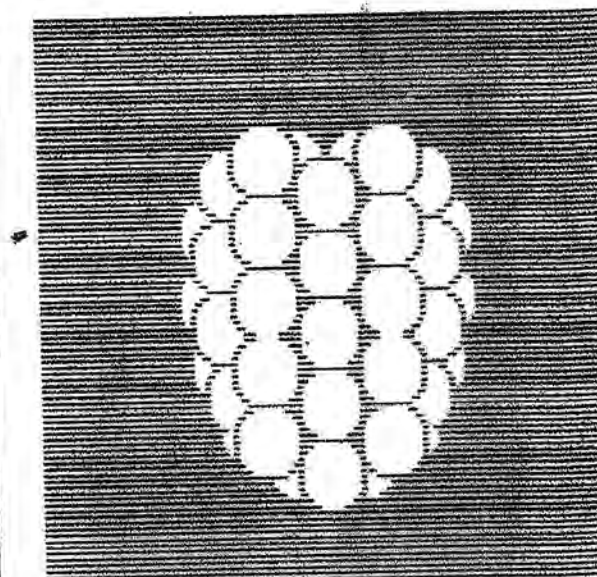
M-NCPPC Prince George's County Planning Dept. Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPH / 083/04	
Approved by	Date
B. Metzger	3/21/2005
01 B. Metzger	4/14/2005
02 C. Lammers	4/18/2006
03 <i>[Signature]</i>	6/14/11

M-NCPPC Prince George's County Planning Dept. Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPH / 083/04	
Approved by	Date
01 <i>[Signature]</i>	3/21/05
02 <i>[Signature]</i>	4/14/05
03 <i>[Signature]</i>	4/18/06
04	
05	

M.N.C.P.C. APPROVALS	
PROJECT NAME: SUMMERFIELD AT MORGAN STATION	
PROJECT NUMBER: SDP-0418	
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.	
The Revisions Listed Below Apply to this Sheet Only.	
Approval of Approval	Reviewer's Signature
5 5-19-06	SA
5 5/11/11	RS
	5-9-06
	6/12/11



VICINITY MAP
SCALE: 1"=200'



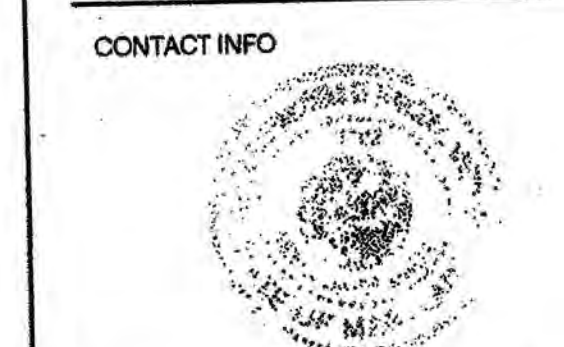
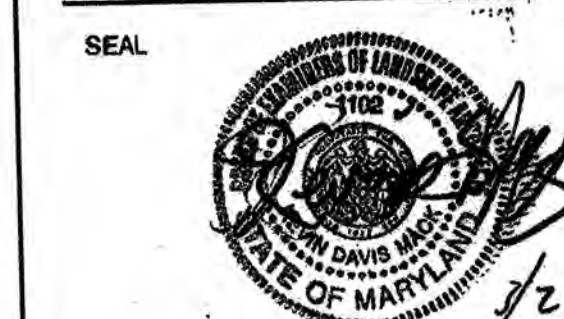
Dewberry & Davis LLC
A Kiewit Company

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGES COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67

200 SHEET MAP REFERENCE: 201NE07



SCALE
SCALE: 1"=30'

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	04/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	04/06/05	KDM	REVISED PER STAFF COMMENTS AND ADDED STREAM RESTORATION

REVISIONS
DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04

TITLE
TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

11 OF 16

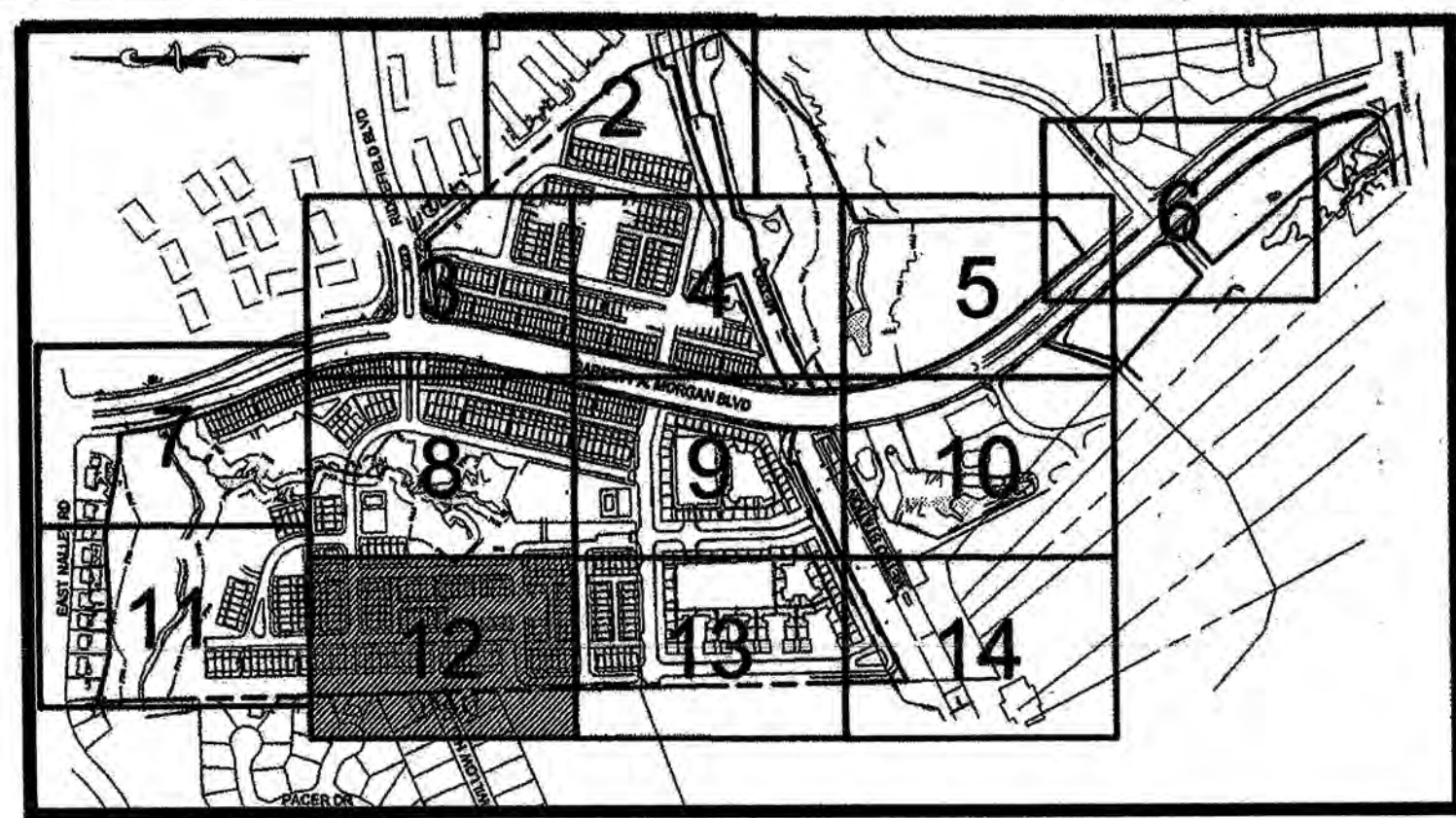
SHEET NO.



VINYL SOLID WHITE FENCE
AS-BUILT HEIGHT 6'-0"

F
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PROJECT: 85284-Summerfield at Morgan Station-Phase 2.dwg, Type 2, Sheet 11, 3/10/2005 7:20:05 AM, 1:1



M-NCPPC
Prince George's County Planning Dept.
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083/04

Approved by: B. Metzger
Date: 3/21/2005

01 B. Metzger 3/21/2005
02 B. Metzger 4/14/2005
03 C. Lammers 4/18/2005
04 6/14/05

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 083 / 04

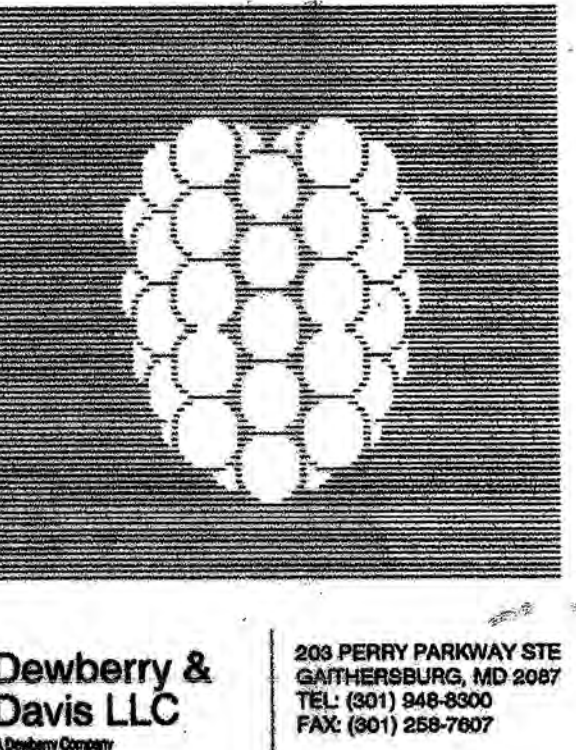
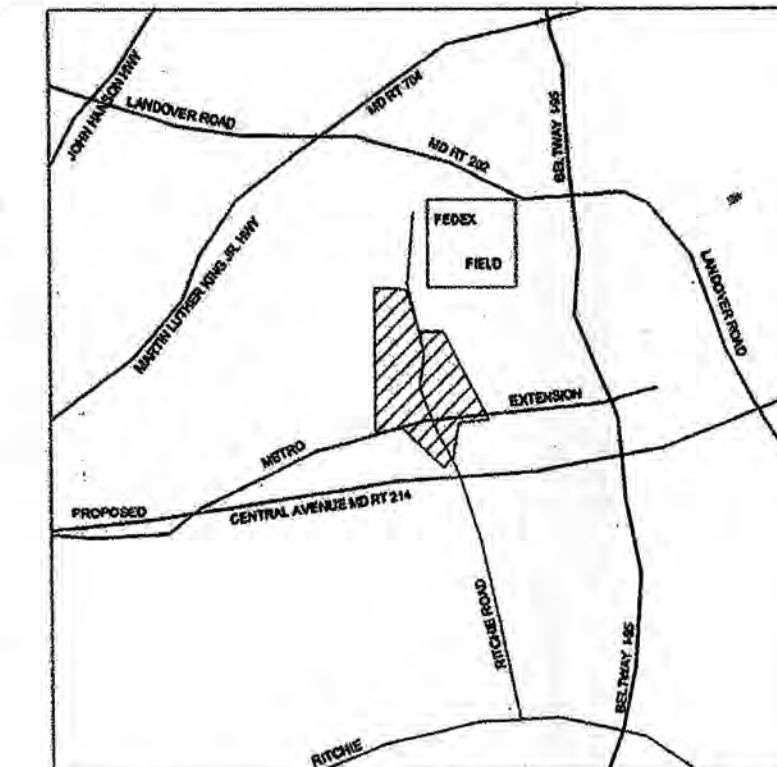
Approved by: B. Metzger
Date: 3/21/05

01 B. Metzger 3/21/05
02 B. Metzger 4/14/05
03 C. Lammers 4/18/05
04 6/14/05

M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERFIELD AT MORGAN STATION
PROJECT NUMBER: SDP-0418

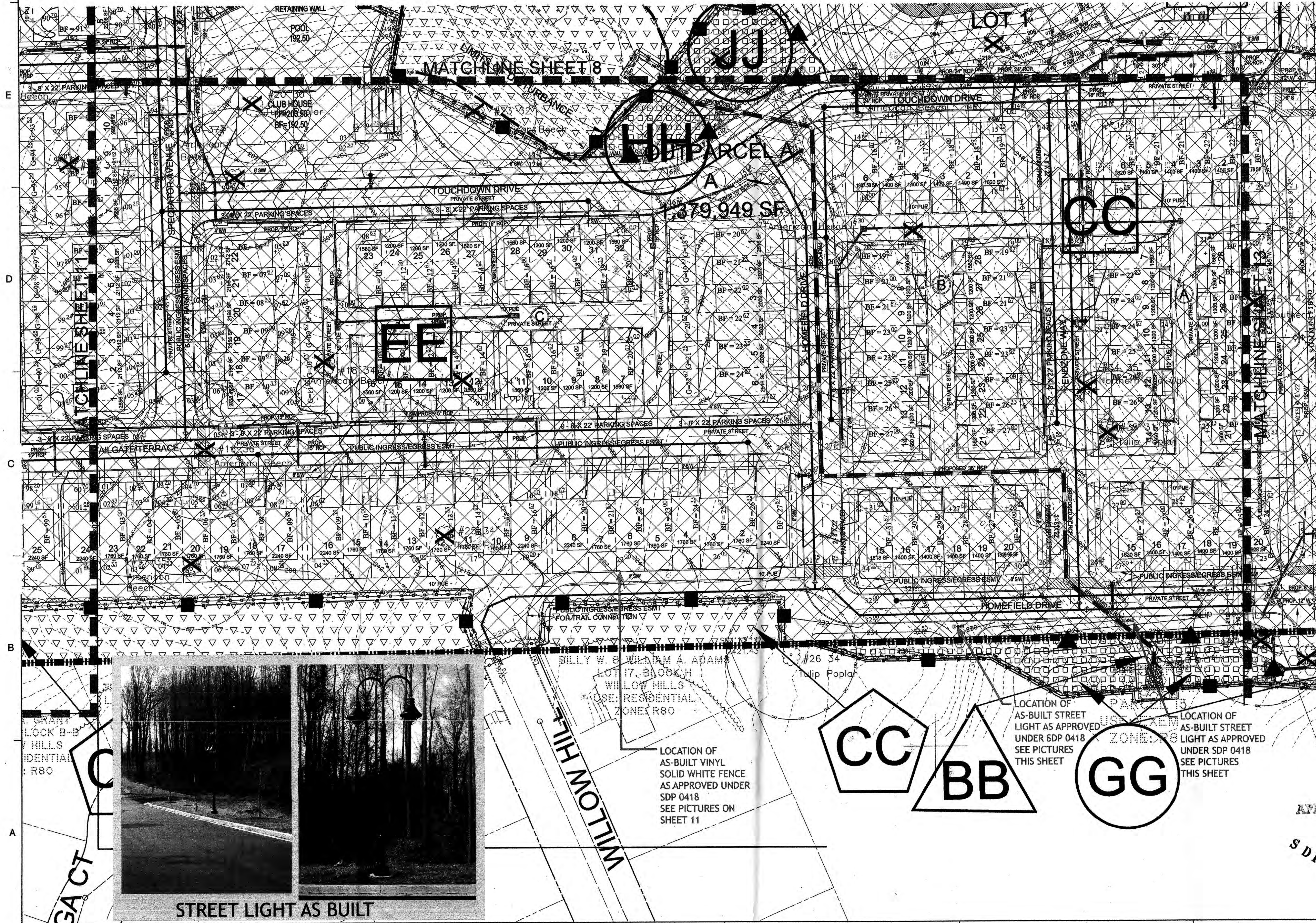
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.
The Revisions Listed Below Apply to this Sheet Only.

Revision	Date	By	Description
1	6/19/05	S.A.	5.0.00
2	7/13/04	ES	6/14/04



OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GAITHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734



SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67

200 SHEET MAP REFERENCE: 201NE07

SEAL

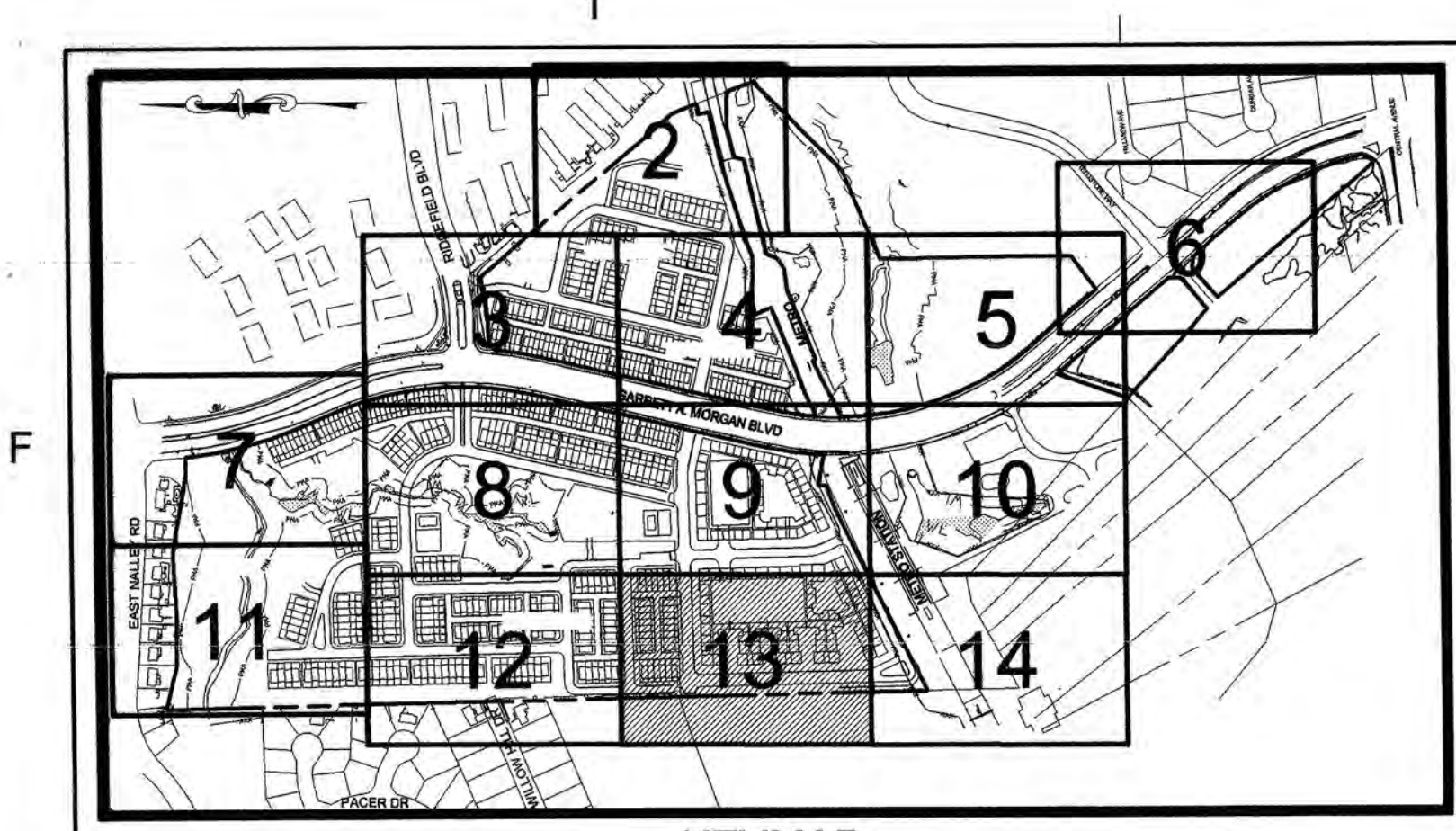
CONTACT INFO

SCALE
SCALE: 1"=30'

REVISIONS

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS AND ADDED STREAM RESTORATION

DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04
TITLE: TREE CONSERVATION PLAN TYPE 2 PHASE 2; SDP-0418
PROJECT NO.: 85284
12 OF 16
SHEET NO.

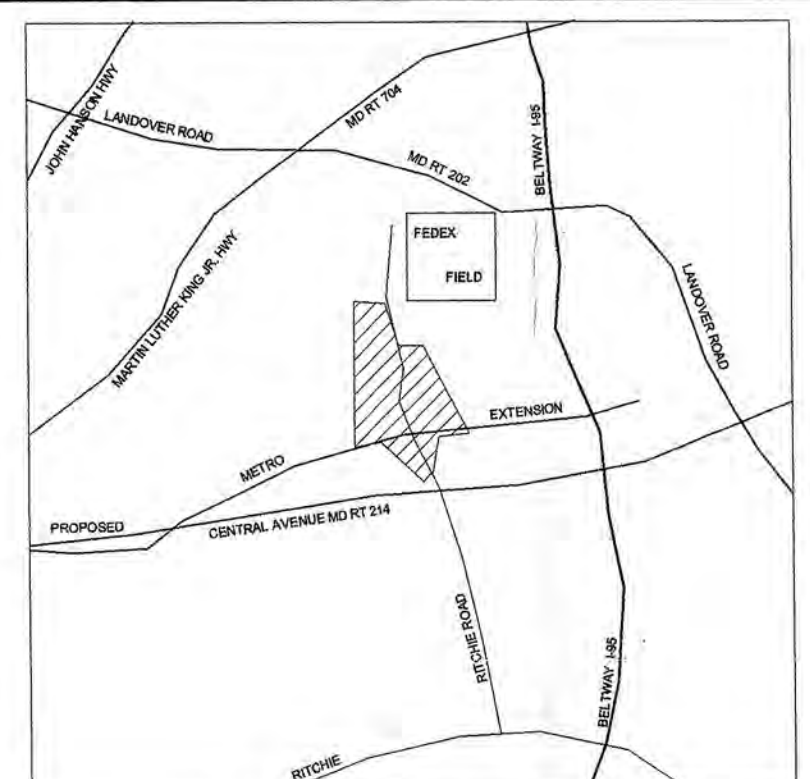


KEYMAP

M-NCPPC Prince George's County Planning Dept. Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 063/04	
Approved by:	Date:
01 B. Metzger	3/21/2005
02 C. Launers	4/14/2005
03	4/8/2006

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII /	
Approved by:	Date:
01	
02	
03	
04	
05	

M.N.C.P.P.C. APPROVALS		
PROJECT NAME:	SUMMERFIELD AT MORGAN STATION	
PROJECT NUMBER:	SDP-0418	
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.		
The Revisions Listed Below Apply to this Sheet Only.		
Revision #	Approval Date	Reviewer's Signature
5	5/19/06	S.A.
5	5/13/11	LS
		5/9/06
		6/17/11



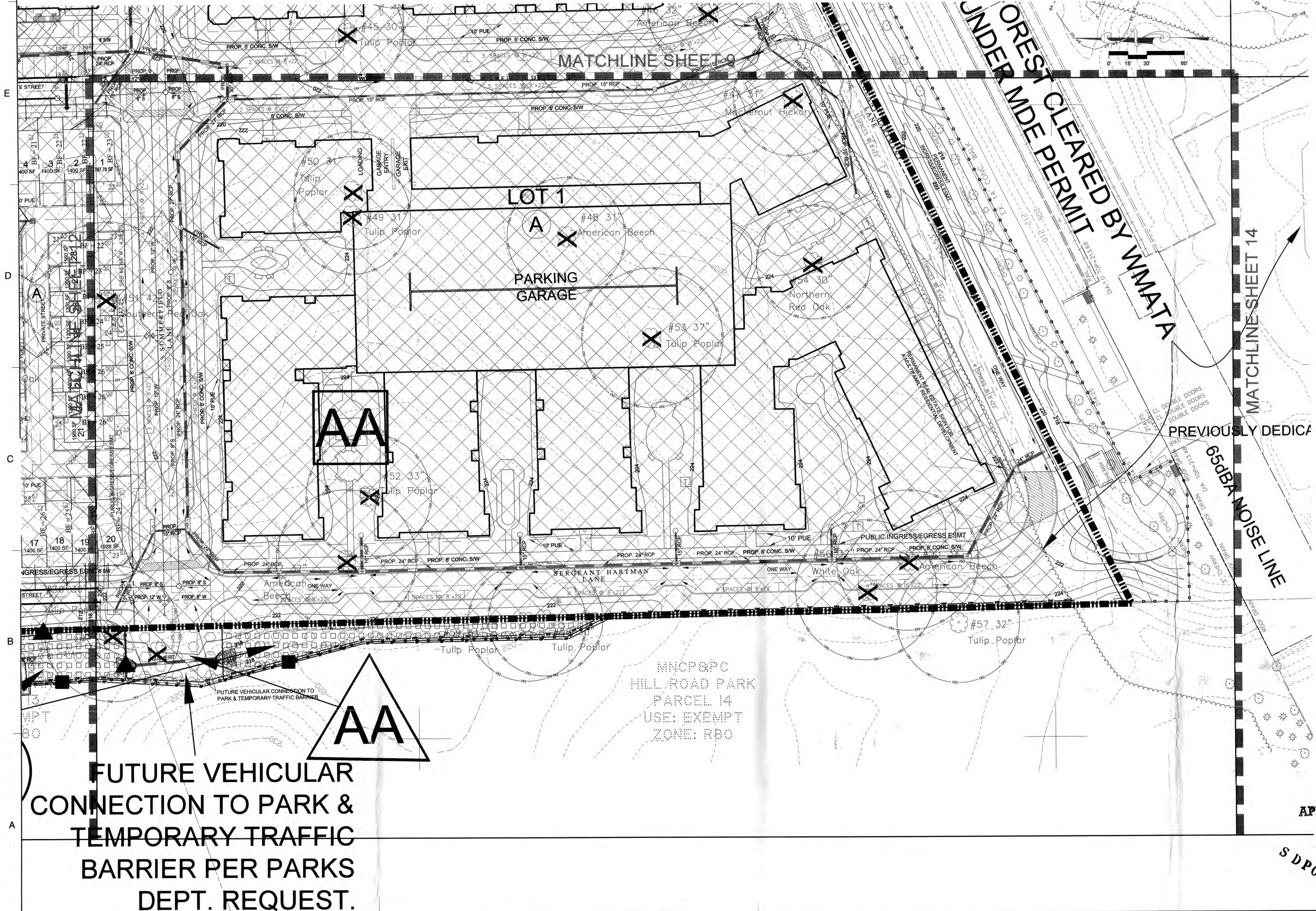
VICINITY MAP
SCALE: 1"=2000'

Dewberry & Davis LLC
A Dewberry Company

200 PERRY PARKWAY STE
GAITHERSBURG, MD 20877
TEL: (301) 948-8300
FAX: (301) 255-7607

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GATHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734

DEVELOPER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
9108 GATHER ROAD
GAITHERSBURG, MD 20877
Phone: (301) 987-2259
Fax: (301) 987-2734



APPROVED PLAN

**SUMMERFIELD
AT MORGAN STATION**
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67

200 SHEET MAP REFERENCE: 201NE07

SEAL

CONTACT INFO

SCALE

SCALE: 1"=30'

3	09/14/05	KDM	REVISED PER COMMENTS FOR REVISION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STAFF
1	4/06/05	KDM	REVISED PER STAFF COMMENTS & ADDED STREAM RESTORATION

NO. DATE BY Description

REVISIONS

DRAWN BY KMR

APPROVED BY KMR

CHECKED BY KDM

DATE 10/22/04

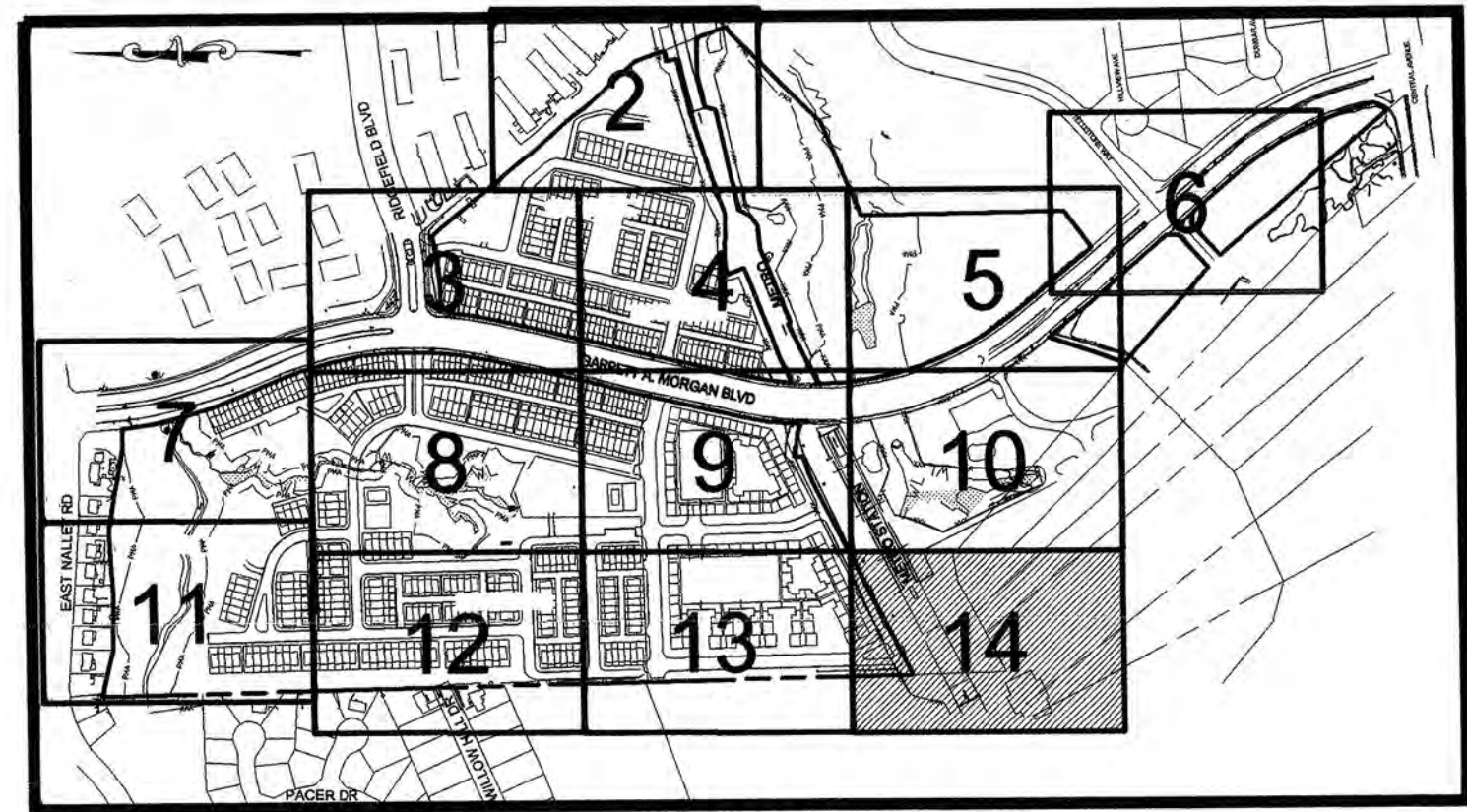
TITLE

TREE CONSERVATION PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

13 OF 16

SHEET NO.



KEYMAP

M-NCPPC
Prince George's County Planning Dept.
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 083/04

Approved by	Date
B. Metzger	3/21/2005
01 B. Metzger	4/14/2005
02 C. Lampers	4/18/2006
03 S. Han	6/16/11

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 083 / 04

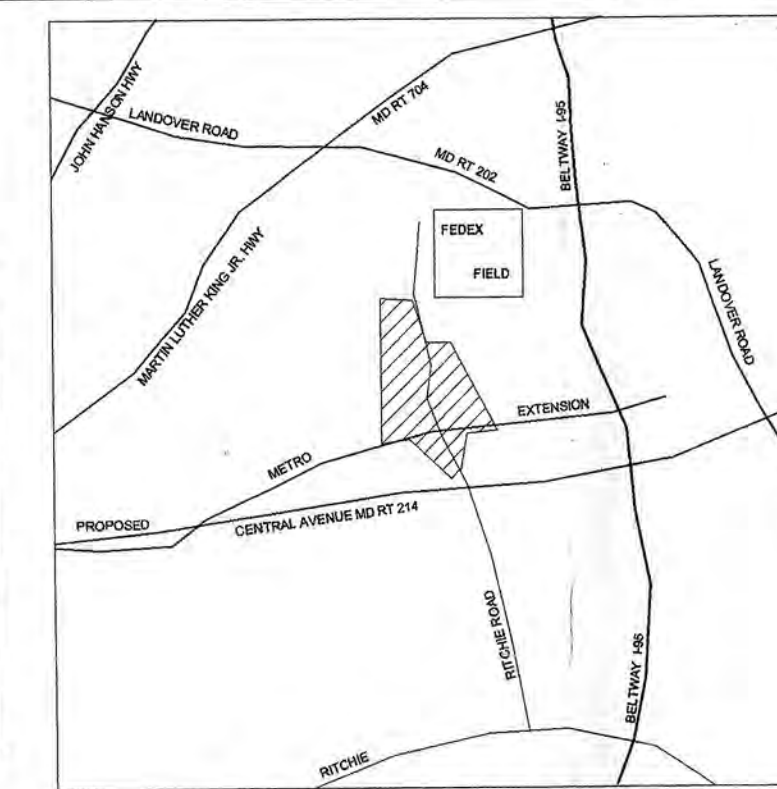
Approved by	Date
Robt Metzger	3/21/05
Robt Metzger	4/14/05
CJ	4/18/06

M.N.C.P.C. APPROVALS

PROJECT NAME: SUMMERFIELD AT MORGAN STATION
PROJECT NUMBER: SDP-0418

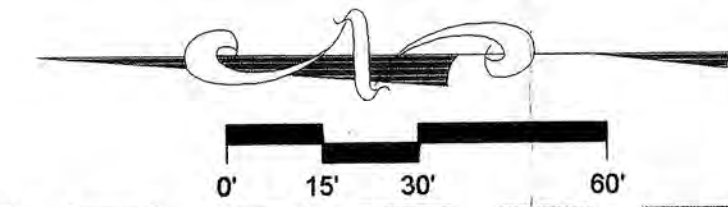
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet.
The Revisions Listed Below Apply to this Sheet Only.

Revision #	Date	Revised By	Revised For
1	5-19-05	S.A.	5-19-05
2	5-13-11	S.A.	5-13-11
3	5-13-11	S.A.	5-13-11
4	5-13-11	S.A.	5-13-11
5	5-13-11	S.A.	5-13-11



VICINITY MAP
SCALE: 1"=2000'

MATCHLINE SHEET 10



MATCHLINE SHEET 13

PREVIOUSLY DEDICATED LAND

65dBA NOISE LINE

WMATA
PT. PARCEL 43
USE: EXEMPT
ZONE: RR

WMATA
PT. PARCEL 42
USE: EXEMPT
ZONE: RR

WMATA
PARCEL 153
USE: EXEMPT
ZONE: RR

WMATA
PARCEL 154
USE: EXEMPT
ZONE: RR

WMATA
PT. PARCEL 36
USE: EXEMPT
ZONE: RR

APPROVED PLAN

SDP0418/05

Dewberry & Davis LLC
200 PERRY PARKWAY STE
GATHERSBURG, MD 20877
TEL: (301) 987-2259
FAX: (301) 987-2734

OWNER
CENTEX HOMES
C/O MARTIN T. MANKOWSKI
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Phone: (301) 987-2259
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SUMMERFIELD
AT MORGAN STATION
PRINCE GEORGE'S COUNTY, MARYLAND
18TH ELECTION DISTRICT
TAX MAP NUMBER: 67
200 SHEET MAP REFERENCE: 201NE07



CONTACT INFO

SCALE
SCALE: 1"=30'

No.	DATE	BY	Description
3	09/14/05	KDM	REVISED PER COMMENTS FOR CERTIFICATION
2	4/08/05	KDM	REVISED PER COMMENTS AT MEETING WITH STATE
1	4/06/05	KDM	REVISED PER STAFF COMMENTS & ADDED STREAM RESTORATION

REVISIONS

DRAWN BY: KMR
APPROVED BY: KMR
CHECKED BY: KDM
DATE: 10/22/04

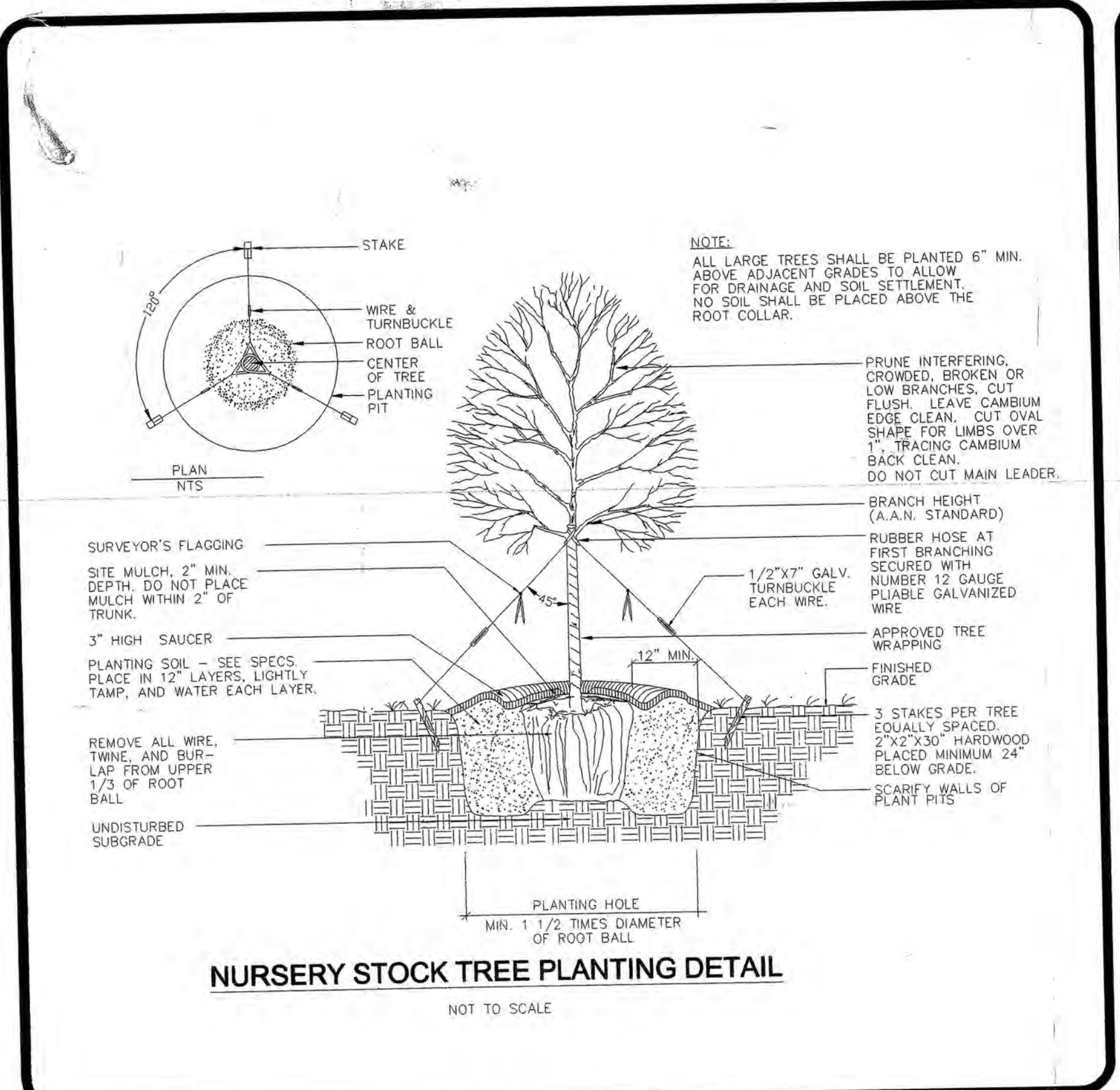
TITLE
TREE
CONSERVATION
PLAN TYPE 2
PHASE 2; SDP-0418

PROJECT NO. 85284

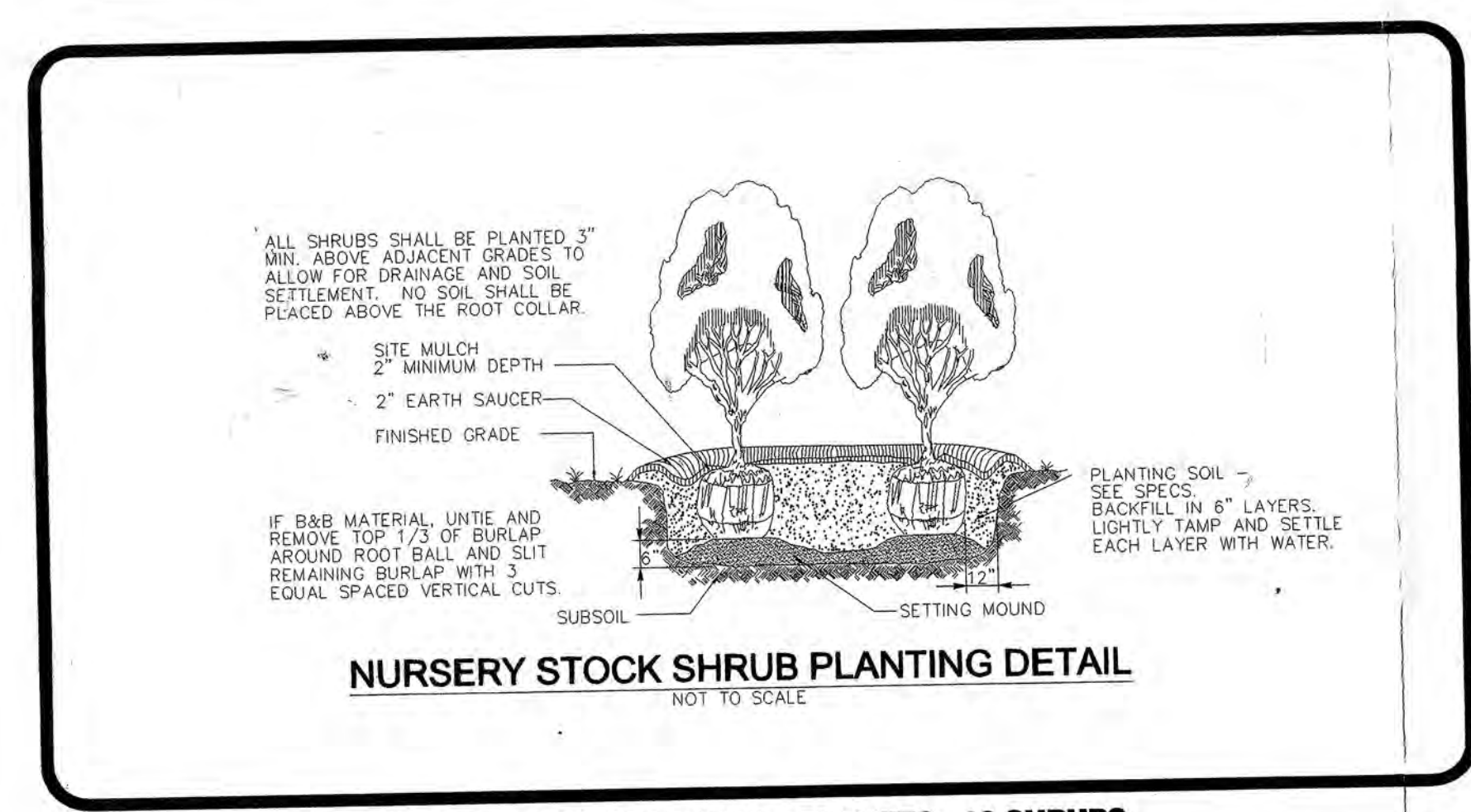
14 OF 16

SHEET NO.

F



E



C

ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # JJ (0.13 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
8	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B & B	MULTI-STEM
8	QRI	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B & B	
8	QCI	QUERCUS COCCINEA	SCARLET OAK	1 1/2" CAL	B & B	
7	DVI	DOSYPHYA VIRGINIANA	AMERICAN PERMISSON	1 1/2" CAL	B & B	
7	COA	CERES CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B & B	
EVERGREEN TREES						
5	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B & B	
4	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B & B	
5	MY	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" - 8" HEIGHT	B & B	
SHRUBS						
5	LB	LINDERA BENZONI	SPICE BUSH	18" - 24" HEIGHT	CONTAINER GROWN	
4	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
4	VA	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	

B

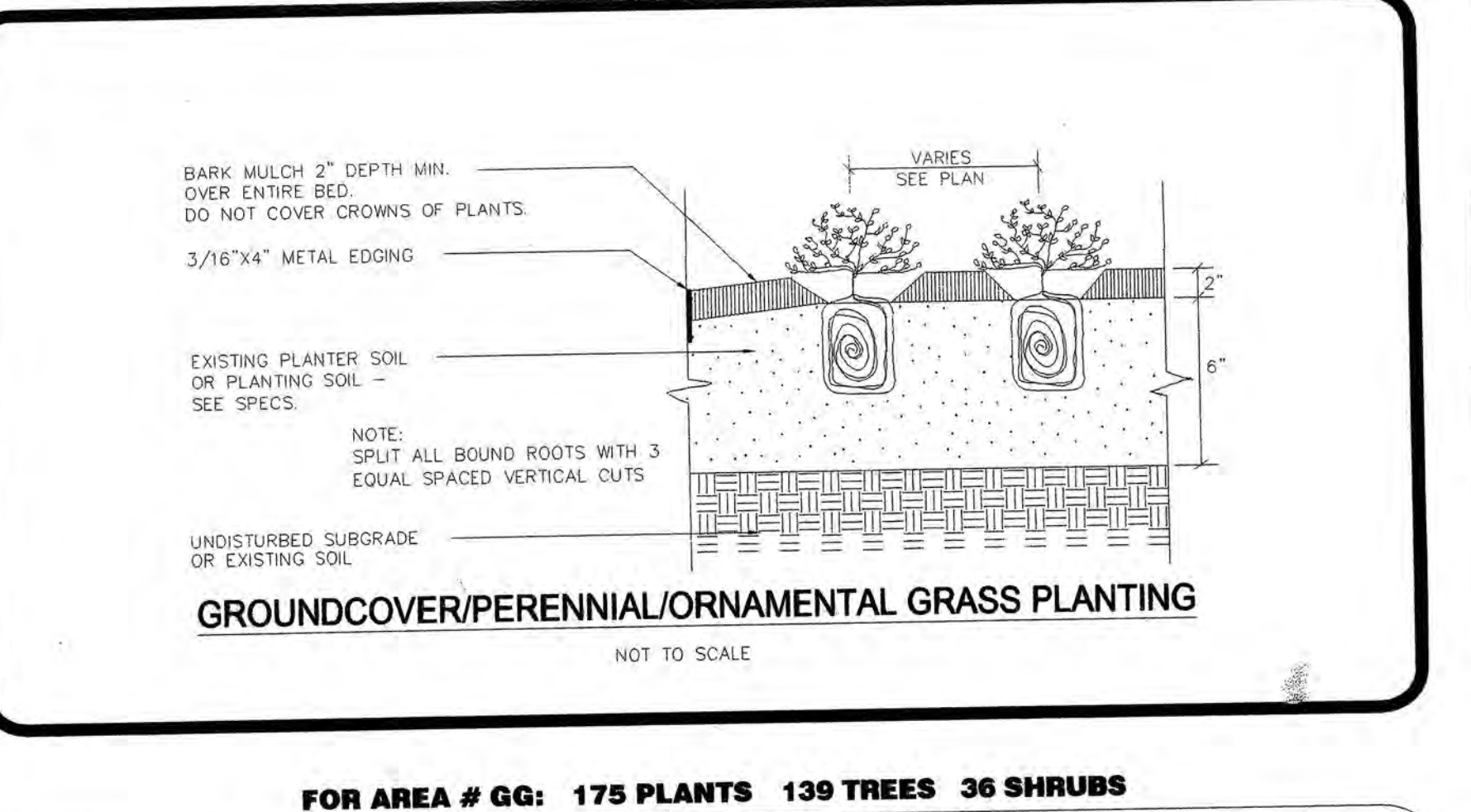
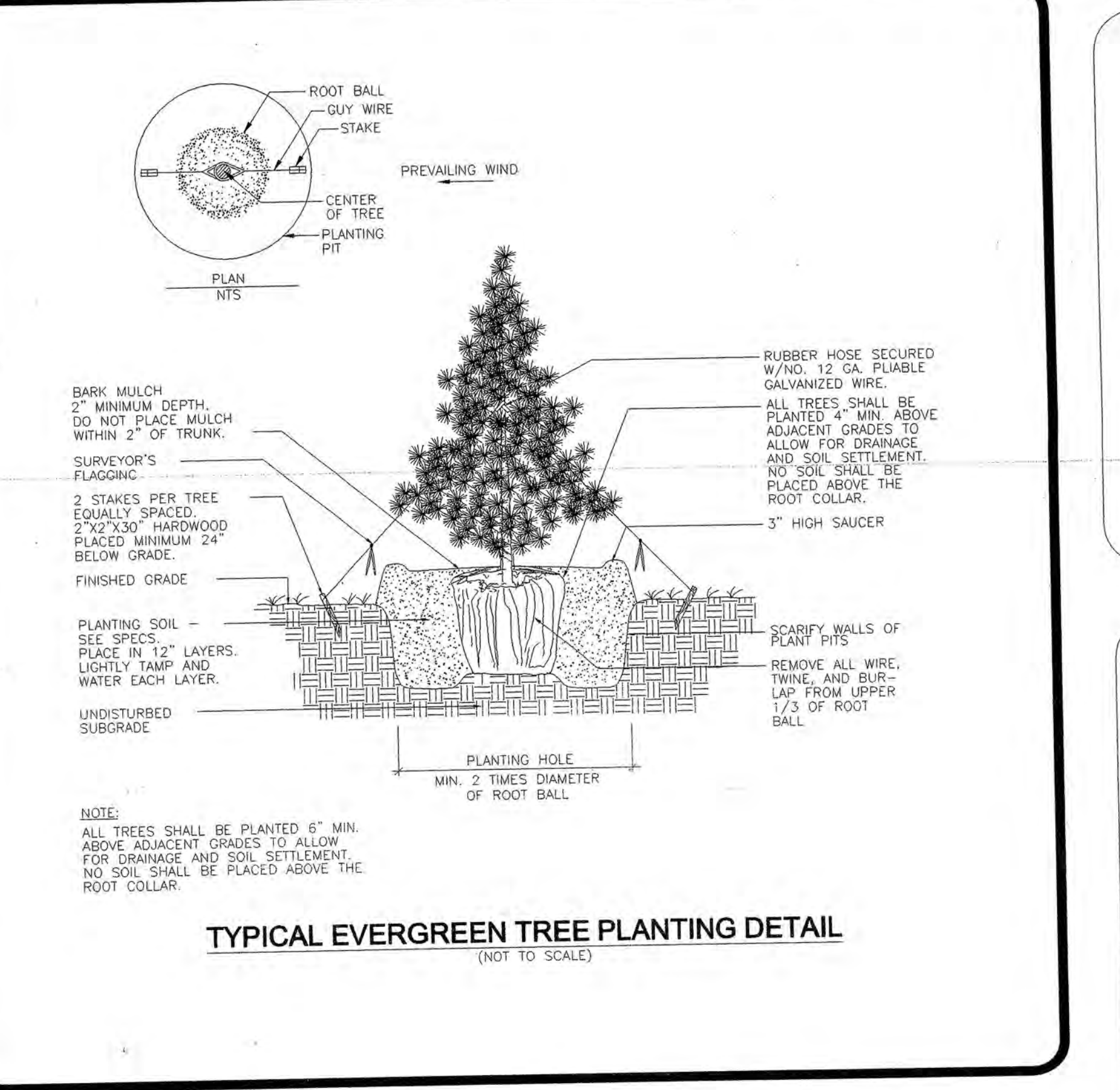
FOR AREA # KK: 655 PLANTS 524 TREES 131 SHRUBS

ONSITE AFFORESTATION PLANTING SCHEDULE
FOR AFFORESTATION AREA # KK (1.31 ACRES)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
81	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B&B	MULTI-STEM
81	QRI	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B&B	
81	QCI	QUERCUS COCCINEA	SCARLET OAK	1 1/2" CAL	B&B	
70	DVI	DOSYPHYA VIRGINIANA	AMERICAN PERMISSON	1 1/2" CAL	B&B	
70	COA	CERES CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B&B	
EVERGREEN TREES						
41	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B&B	
41	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B&B	
40	MY	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" - 8" HEIGHT	B&B	
SHRUBS						
80	LB	LINDERA BENZONI	SPICE BUSH	18" - 24" HEIGHT	CONTAINER GROWN	
40	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
40	VA	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	

A

NOTE:
SEE FLOODPLAIN RESTORATION PLANS BY DEWBERRY FOR GRADING AND PLANTING DETAILS IN AREAS: AA CC



ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # GG (0.35 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
14	LS	LIRIODENDRON TULIPIFERA	SWEETGUM	1 1/2" CAL	B & B	MULTI-STEM
18	QP	QUERCUS PALMISTIS	PIN OAK	1 1/2" CAL	B & B	
20	UA	ULMUS AMERICANUS	AMERICAN ELM	1 1/2" CAL	B & B	
18	CC	CARPINUS CAROLINIANA	HORSEBANE	1 1/2" CAL	B & B	
18	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2" CAL	B & B	
18	BN	BETULA NIDA	SWAMP BIRCH	1 1/2" CAL	B & B	
18	BN	BETULA NIDA	BLACK WILLOW	1 1/2" CAL	B & B	
18	UR	ULMUS RUBRA	SLIPPERY ELM	1 1/2" CAL	B & B	
EVERGREEN TREES						
12	IO(M)	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B & B	
11	IO(F)	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B & B	
12	PR	PRUNUS ROSA	PITCH PINE	6" - 8" HEIGHT	B & B	
SHRUBS						
7	IO(M)	ILEX GLABRA	INKBERY (MALE)	18" - 24" HEIGHT	CONTAINER GROWN	
5	IO(F)	ILEX GLABRA	INKBERY (FEMALE)	18" - 24" HEIGHT	CONTAINER GROWN	
5	CA	QUERUS ALIFOLIA	SWEET PIPPER BUSH	18" - 24" HEIGHT	CONTAINER GROWN	
5	AM	ARONIA MELANOCARPA	BLACK DOGWOOD	18" - 24" HEIGHT	CONTAINER GROWN	
12	AM	CORNUS BENEDI	REDOSIER DOGWOOD	18" - 24" HEIGHT	CONTAINER GROWN	

FOR AREA # HH: 35 PLANTS 28 TREES 7 SHRUBS

**ONSITE AFFORESTATION PLANTING SCHEDULE
FOR AFFORESTATION AREA # HH (0.07 ACRES)**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
4	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B&B	MULTI-STEM
5	QRI	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B&B	
5	QCI	QUERCUS COCCINEA	SCARLET OAK	1 1/2" CAL	B&B	
4	DVI	DOSYPHYA VIRGINIANA	AMERICAN PERMISSON	1 1/2" CAL	B&B	
5	COA	CERES CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B&B	
EVERGREEN TREES						
2	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B&B	
2	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B&B	
3	MY	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" - 8" HEIGHT	B&B	
SHRUBS						
2	LB	LINDERA BENZONI	SPICE BUSH	18" - 24" HEIGHT	CONTAINER GROWN	
2	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
2	VA	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	

ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # BB (0.18 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
8	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B & B	
8	QRI	QUERCUS RUBRA	PNK OAK	1 1/2" CAL	B & B	
7	COI	CORYLIA FLORIDA	PIGNOLE HICKORY	1 1/2" CAL	B & B	
7	COA	CORYLIA TOMENTOSA	MOCKERNUT HICKORY	1 1/2" CAL	B & B	
7	CEC	CETECH OCCIDENTALIS	HAWKSBERRY	1 1/2" CAL	B & B	
7	COA	CERES CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B & B	
6	FOI	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2" CAL	B & B	
6	ACI	AMELANCHIER CANADENSIS	SHAWBLOW SERVICEBERRY	1 1/2" CAL	B & B	
EVERGREEN TREES						
6	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B & B	
7	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B & B	
7	TCI	TAXUS CANADENSIS	EASTERN HEMLOCK	6" - 8" HEIGHT	B & B	
SHRUBS						
4	KL	KALMA LATIFOLIA	MOUNTAIN LABEL	18" - 24" HEIGHT	CONTAINER GROWN	
3	SC	SAMBUCUS CANADENSIS	ELDERBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
3	VO	VIBURNUM PRINIFOLIUM	BLACKHAW VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	
3	VOI	VIBURNUM DENTATUM	SWITCHWOOD VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	
5	CM	CORTULIS MERICANA	HAZELNUT	18" - 24" HEIGHT	CONTAINER GROWN	

ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # CC (0.15 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
8	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B&B	
8	QRI	QUERCUS RUBRA	RED OAK	1 1/2" CAL	B&B	
7	QCI	QUERCUS COCCINEA	SCARLET OAK	1 1/2" CAL	B&B	
7	COA	CERIS COCCINEA	EASTERN REDBUD	1 1/2" CAL	B&B	
6	BN	BETULA NIDA	BETULA NIDA	1 1/2" CAL	B&B	
5	AC	AMELANCHIER CANADENSIS	SHADLOW BERRYBERRY	1 1/2" CAL	B&B	
EVERGREEN TREES						
5	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B&B	
7	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B&B	
6	TC	TAXUS CANADENSIS	ENGLISH HEMLOCK	6" - 8" HEIGHT	B&B	
SHRUBS						
4	KL	KALMA LATIFOLIA	MOUNTAIN LAUREL	18" - 24" HEIGHT	CONTAINER GROWN	
3	SC	SAMBUCUS COCCINEUS	ELDERBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
4	VP	VIBURNUM PRUNIFOLIUM	BLACKWAX VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	
3	VO	VIBURNUM CESTRIUM	SPRINGWAX VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	

ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # DD (0.28 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECIDUOUS TREES						
11	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" MP CAL	B & B	
11	QPI	QUERCUS PALESTINIS	PIN OAK	1 1/2" MP CAL	B & B	
11	QCI	QUERCUS CLARKEA	POPLUT HICKORY	1 1/2" CP CAL	B & B	
11	COA	CERESIA TOMENTOSA	MIDWINTER HICKORY	1 1/2" CP CAL	B & B	
10	CO	CES. TOCCOCCIDENTALE	HICKOREY	1 1/2" CP CAL	B & B	
10	CCT	CERISE CANADENSIS	EASTERN REDBUD	1 1/2" CP CAL	B & B	
10	PI	PIGUS GRACILOLA	AMERICAN BEECH	1 1/2" CP CAL	B & B	
10	AC	AMELANCHIER CANADENSIS	SHOEBLOOM SERVICEBERRY	1 1/2" CP CAL	B & B	
EVERGREEN TREES						
9	IO(M)	ILEX CRAPA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B & B	
9	IO(F)	ILEX CRAPA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B & B	
10	TC	TEUKA CANADENSIS	EASTERN HEMLOCK	6" - 8" HEIGHT	B & B	
SHRUBS						
4	KL	KALMA LATIFOLIA	MOUNTAIN LAUREL	18" - 24" HEIGHT	CONTAINER GROWN	
3	SC	SAMBUCUS CANADENSIS	ELDERBERRY	18" - 24" HEIGHT	CONTAINER GROWN	
3	VO	VIBURNUM PRINIFOLIUM	BLACK-HAW VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	
3	VM	VIBURNUM CRETICUM	ARROWWOOD VIBURNUM	18" - 24" HEIGHT	CONTAINER GROWN	
6	CAM	CORYLUS AMERICANA	HAZELNUT	18" - 24" HEIGHT	CONTAINER GROWN	

ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # EE (0.35 ACRES)						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
<u>DECIDUOUS TREES</u>						
21	LTI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 1/2" CAL	B & B	MULTI-STEM
21	QR	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B & B	
21	QCI	QUERCUS COCCINEA	SCARLET OAK	1 1/2" CAL	B & B	
19	DVI	DOSYPHYA VIRGINIANA	AMERICAN PERMISSON	1 1/2" CAL	B & B	
19	CCA	CERES CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B & B	
<u>EVERGREEN TREES</u>						
14	IOHM	ILEX OPACA (M)	AMERICAN HOLLY (MALE)	6" - 8" HEIGHT	B & B	
11	IOFP	ILEX OPACA (F)	AMERICAN HOLLY (FEMALE)	6" - 8" HEIGHT	B & B	
15	MY	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" - 8" HEIGHT	B & B	
<u>SHRUBS</u>						
12	LB	LINDERA BENZONI	SPICE BUSH	18"-24" HEIGHT	CONTAINER GROWN	
12	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	18"-24" HEIGHT	CONTAINER GROWN	
12	VA	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	18"-24" HEIGHT	CONTAINER GROWN	
* 7 OF THESE ARE SHOWN ON THE LANDSCAPE PLAN						
FOR AREA # FF: 60 PLANTS 48 TREES 12 SHRUBS						

FOR AREA # FF: 60 PLANTS 48 TREES 12 SHRUBS

**ONSITE AFFORESTATION PLANTING SCHEDULE
FOR AFFORESTATION AREA # FF (0.12 ACRES)**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
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