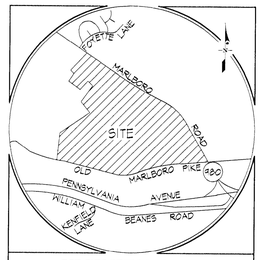
MARLBORO RIDING

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11 BLOCK "C", LOTS 1-149, BLOCK "D" AND PARCELS 'A - Z', 'AA', 'BB', 'YY', & 'ZZ'

R-R CLUSTER- ALL AREAS EXCEPT PARCEL "P"
R-R: PARCEL "P" (TCP II ONLY)



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP
SCALE: 1" = 800'

GENERAL NOTES:

1. APPLICANT: MARLBORO RIDING, LLC
7200 WISCONSIN AVENUE, SUITE 1000
BETHESDA, MD 20814
ATTN: MR. PAUL DENNY MANICKE
TEL: (301) 986-8990
2. TAX MAP: 101-A1, 101-F1
3. 200 FOOT MAP REFERENCE: 207 SE 11
4. BOUNDARY SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. APRIL 2003.
5. AERIAL TOPOGRAPHY BY MCKENZIE & SNYDER, MARCH 2003, AND IS SUBJECT TO FIELD VERIFICATION.
6. THIS PROPERTY CONTAINS THE ENVIRONMENTAL SETTING OF "NAVAJO", HISTORIC RESOURCE # 78-00-22. THE HISTORIC DWELLING NO LONGER EXISTS ON SITE.
7. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGES COUNTY SOIL SURVEY.
8. STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND SUBJECT SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
9. STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY DER. ALL SWM POND LANDSCAPING WILL BE SHOWN ON THOSE PLANS.
10. EXISTING WATER & SEWER SERVICE CATEGORIES S-4 AND W-4.
PROPOSED PUBLIC WATER & SEWER SERVICE CATEGORIES S-3 AND W-3.
11. APPROVED PRELIMINARY PLAN # 4-03096 (3-18-2004).
12. APPROVED TYPE I TREE CONSERVATION PLAN - TCPI/59/03 (3-18-04).
13. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN CASE #17676-2003-00
APPROVAL DATE: OCTOBER 9, 2003
EXPIRATION DATE: OCTOBER 9, 2006
14. NO TWO UNITS LOCATED NEXT TO OR DIRECTLY ACROSS THE STREET FROM EACH OTHER MAY HAVE IDENTICAL FRONT ELEVATIONS.
15. THE DEVELOPER, HIS HEIRS, SUCCESSORS AND/OR ASSIGNS SHALL DISPLAY IN THE SALES OFFICE ALL THE PLANS APPROVED BY THE PLANNING BOARD FOR THIS SUBDIVISION, INCLUDING ALL EXTERIOR ELEVATIONS OF ALL APPROVED MODELS, DETAILED SITE PLAN, LANDSCAPE AND FOREST CONSERVATION PLAN.
16. AT THE TIME OF FINAL PLAT, PARCEL YY & ZZ SHALL BE CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION (DPW & T), PROVIDED THAT DPW &T WAIVES THE REQUIREMENT THAT THE DEVELOPER CONSTRUCTS THE PROPOSED EXTENSION OF DULLE DRIVE (C-614). IF DPW &T DOES NOT WAIVE THE REQUIREMENT TO CONSTRUCT THE ROAD PARCEL F SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION DISCLOSURE INFORMATION SHALL PROVIDE NOTICE THAT PARCEL F WAS CREATED FOR THE FUTURE IMPLEMENTATION OF C-614 AND SHALL BE CONVEYED TO DPW & T UPON DEMAND. THE FINAL PLAT SHALL NOTE THE DISPOSITION OF C-614.
17. 100 YEAR FLOODPLAIN STUDY PROVIDED BY PRINCE GEORGES COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES, FLOODPLAIN STUDY NO. 2003-08
18. FOREST STAND DELINEATION BY MCCARTHY & ASSOCIATES, FEBRUARY 2003.
19. WETLANDS DELINEATION BY MCCARTHY & ASSOCIATES, JANUARY 2003.
20. A FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED IN ALL NEW BUILDINGS PROPOSED IN THIS SUBDIVISION, UNLESS THE PRINCE GEORGE'S COUNTY FIRE/EMS DEPARTMENT DETERMINES THAT AN ALTERNATIVE METHOD OF FIRE SUPPRESSION IS APPROPRIATE.
21. ALL OF THE HOUSING UNITS WILL HAVE BRICK OR STONE FRONT FACADES AND THAT ALL CHIMNEYS WILL BE BRICK OR STONE.
22. PRIOR TO GRADING IN THE VICINITY OF THE NAVAJO DWELLING SITE (18 PR 110), THE APPLICANT SHALL HIRE AN ARCHEOLOGIST TO MONITOR ALL GRADING IN THAT VICINITY AND TO WORK CLOSELY WITH THE PLANNING DEPARTMENT'S CONSULTING ARCHEOLOGIST DURING THE GRADING AND FILE A REPORT OF THE PRESENCE OR ABSENCE OF FEATURES WHEN GRADING IS COMPLETED.

SITE DATA: R-R CLUSTER

EXISTING ZONING	RR
PROPOSED DEVELOPMENT	RR CLUSTER
GROSS TRACT AREA	223.33 AC
AREA OF SLOPES 25% OR GREATER	22.92 AC
AREA WITHIN 100 YEAR FLOODPLAIN	10.17 AC
CLUSTER NET TRACT AREA	190.24 AC
AREA OF SLOPES 25% OR GREATER	22.92 AC
ALLOWABLE AREA OF STEEP SLOPE TO BE DISTURBED (25%)	5.73 AC
AREA OF STEEP SLOPES TO BE DISTURBED	5.73 AC

SITE DATA: R-R (PARCEL 'P' & ROAD DEDICATION)

EXISTING ZONING	RR
PROPOSED DEVELOPMENT	STANDARD METHOD
GROSS TRACT AREA	10.5 AC
AREA OF SLOPES 25% OR GREATER	0.41 AC
AREA WITHIN 100 YEAR FLOODPLAIN	1.59 AC
NET TRACT AREA	9.15 AC

EXISTING UTILITIES NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
6. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF DISTURBANCE
- PROPOSED CURB & GUTTER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- STEEP SLOPES (25% AND GREATER)
- SLOPES (15% - 25%) ON ERODIBLE SOILS
- PMA — PMA — PRIMARY MANAGEMENT AREA
- WETLAND BUFFER / FLOOD PLAIN BUFFER
- TREE PROTECTION FENCE
- MC-15 MARLBORO CLAY / MARLBORO CLAY SAFETY ZONE
- TREE PROTECTION SIGN
- WOODLAND PRESERVATION AREA/WPA's
- WOODLAND PRESERVATION - NO CREDIT/WPA (NC)'s
- WOODLAND CLEARING AREA/CA's
- WOODLAND CLEARING AREA/CA (FP)'s
- REFORESTATION AREA/RA's
- SEMI-PERMANENT FENCING (AFFORESTATION)
- PROPOSED SIDEWALKS
- PROPOSED PAVING

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

SHEET SCHEDULE

SHEET No.	TITLE
1	COVER SHEET
2-23	LANDSCAPE AND TYPE II TREE CONSERVATION PLANS
24	OVERALL TYPE II TREE CONSERVATION PLAN
25	TYPE II TREE CONSERVATION DETAILS, NOTES & SCHEDULE
26	RECREATION AREA DETAILS
27	LANDSCAPE DETAILS
28	RECREATION EQUIPMENT & DETAILS
29	LANDSCAPE DETAILS, NOTES AND SCHEDULE
30	HISTORIC AREA PLAN

Qualified Professional Certification
"This plan complies with the current requirements of Section 25 and the Woodland and Wildlife Habitat Conservation Technical Manual."
Kevin Foster — 10/5/15 — DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
(301) 421-4024
E-mail: kfoster@glwpa.com
KEVIN A. FOSTER — No. 21397 — STATE OF MARYLAND

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04
(APPLICATION) (NUMBER)

	JL STASZ	6/7/05
01	K SCHOLARS	2/15/06
02	C SCHNEIDER	12/3/13
03	[illegible]	10/6/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\13023\PLANS 3+ GLW\TCP\13023CS1.dwg | DES. KAF | DRN. XXX | CHK. KAF

DATE	REVISION	BY	APP'R.
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER M-NCPPC COMMENTS	KAF	

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

COVER SHEET
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	1 OF 30

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
DRD CONFORMATION PLAN
TCPII 105 04

01	JL STASZ	6/7/05
02	K SCHOLARS	2/15/06
03	D SCHNEIDER	2/3/13
04		10/8/15
05		

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M-NCPPC

APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

Grading Erosion & Sediment Control Certification

"I hereby certify that all clearing, grading, construction, and development will be done pursuant to an approved sediment control plan and that responsible personnel will be designated to perform the work required to maintain the plan in accordance with the Natural Resources Article, Section 8-1808, Annotated Code of Maryland."

LANDSCAPE ARCHITECT 1807 KEVIN ASHBURN FOSTER STATE OF MARYLAND

10/5/15

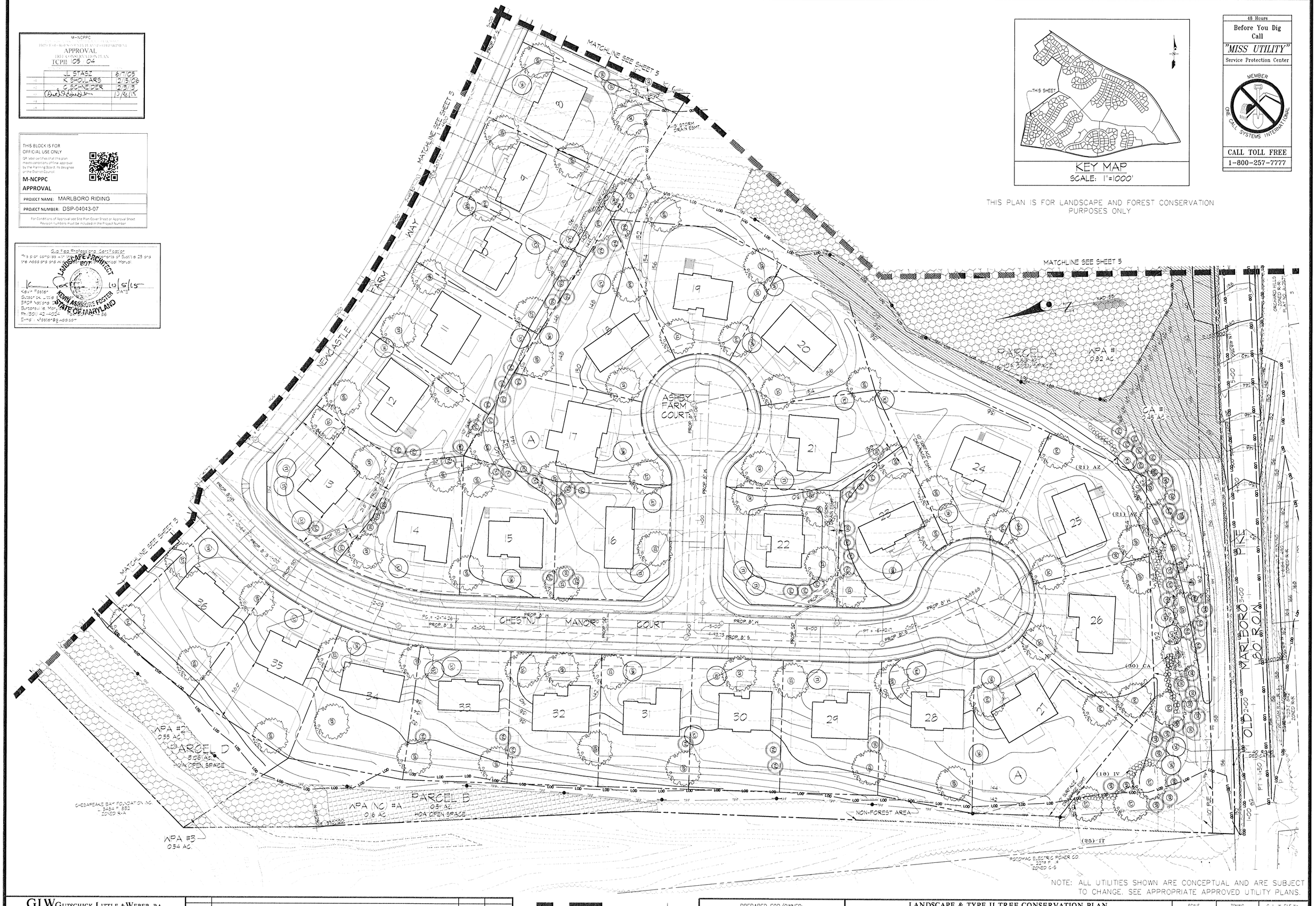
Kevin Foster — Date

Gutschick Little & Weber, P.A.
3909 National Drive
Burtonsville, Maryland 20866
Ph: (301) 421-4024
Email: kfoster@glwpa.com

KEY MAP
SCALE: 1"=1000'

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER M-NCPPC COMMENTS	KAF	KAF
DATE	REVISION	BY	APPR.

SCALE: 1" = 30'
0' 15' 30' 60' 120'

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL. 301-421-4024 BALT. 410-880-1820 DC/VA 301-989-2524 FAX. 301-421-4186

L:\CADD\DRAWINGS\13023\PLANS BY GLW\TOP\13023_TCP2.dwg | DES. KAF | DRN. RLG | CHK. KAF

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	2 OF 30

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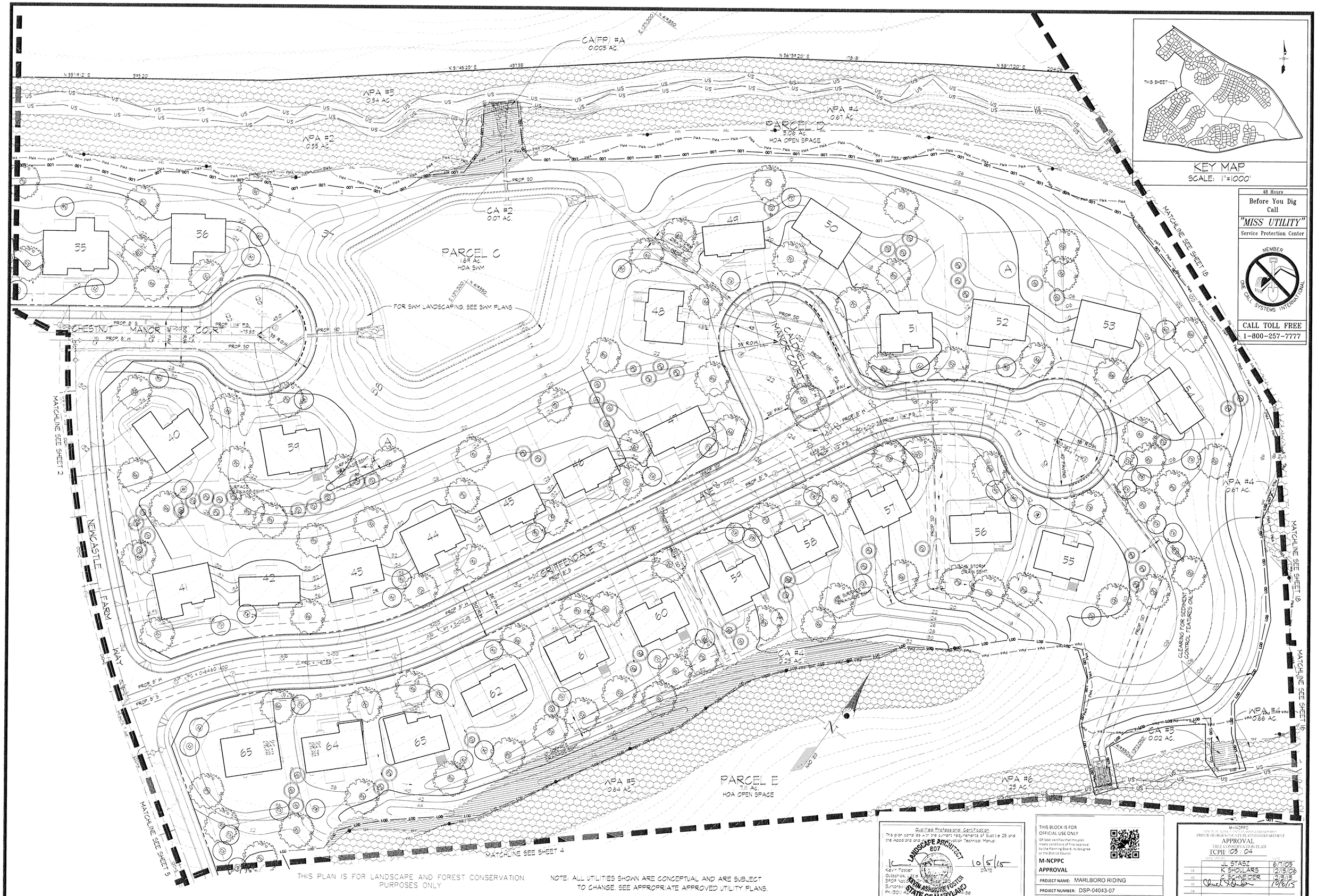

KEY MAP
SCALE: 1"=1000'

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Qualified Professional Certification
This plan sheet does not the current requirements of Section 25 and the Woodland and Wildlife Conservation Technical Manual.

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

LANDSCAPE ARCHITECT 807 KEVIN ASHBURNE FOSTER STATE OF MARYLAND
10/5/15
DATE

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

SITE DEVELOPMENT		
01	J. STASZ	6/7/05
02	K SHOULARS	12/5/08
03	E SCHNEIDER	2/3/15
04		10/6/15
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'D
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
07/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER M-NCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0 15 30 60 120

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	3 OF 30

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MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

NPA #5
0.64 AC

NPA #6
1.23 AC

PARCEL "E"
7.1 Ac
HOA OPEN SPACE

CA #5
0.02 AC

CA #7
0.02 AC

NEWCASTLE FARM WAY

PARCEL "F"
1.55 AC
HOA SWM

FOR SWM LANDSCAPING SEE SWM PLANS

MANOR

DERBY

LANE

55' ROW
40' PAVING

NPA #6
1.23 AC

CA/FP #8
0.04 AC

CA #8
5.08 AC

NPA #7
5.53 AC

PARCEL "G"
10.45 AC
HOA OPEN SPACE

KEY MAP
SCALE: 1"=1000'

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Qualified Professional Certification

"This plan complies with the requirements of Subtitle 25 and the woodland and wildlife habitat conservation technical manual."

Kevin Foster, Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250, Burtonsville, MD 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

LANDSCAPE ARCHITECT #827 — KEVIN ASHLEY FOSTER — STATE OF MARYLAND

10/5/05
DATE

M-NCPPC
OFFICE OF PLANNING & PREDEVELOPMENT SERVICES
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 / 04

	APPROVED BY	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	12/5/06
03	E SCHNEIDER	12/3/13
04		10/8/15
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\CADD\DRAWINGS\13023\PLANS BY GLW\TCP\13023LTCP2R.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/08/04	REVISED PER M-NCPPC COMMENTS	KAF	

SCALE 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	4 OF 30

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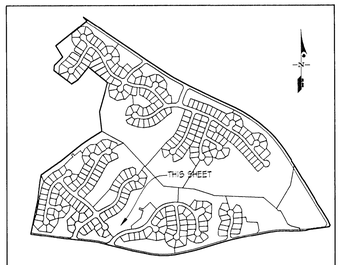

KEY MAP
SCALE: 1"=1000'

MATCHLINE SEE SHEET 2
MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 6
NEWCASTLE FARM WAY
NEWCASTLE FARM LANE
DERBY MANOR
HELDON MANOR LANE
SCENIC ROAD EASEMENT
OLD MARLBORO PIKE
80' R.O.W.
ENTRANCE FEATURE LANDSCAPE DETAIL
45 HT. 3 RAIL RANCH VINYL FENCE (TYP)
PARCEL G
0.48 AC.
HOA OPEN SPACE
NPA #1
0.82 AC.
NPA #7
5.55 AC.
CA #5
5.08 AC.
CA #6
0.45 AC.
THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY
NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Qualified Professional Certification
This plan complies with the requirements of Section 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.
LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND
10/5/15
DATE
Kevin Foster
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/105/04

	INITIAL/INITIAL	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	12/15/06
03	C SCHNEIDER	2/3/13
04		
05		

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\ACAD\DRAWINGS\3323\PLANS BY GLW\TCP\3323LTCP05.dwg | DES: KAF | DRN: RLG | CHK: KAF

DATE	REVISION	BY	APP'R
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
11/03/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D" Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	5 OF 30

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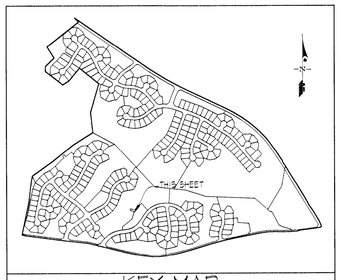

KEY MAP
SCALE: 1"=1000'

48 Hours
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Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

PARCEL G
0.45 AC.
HOA OPEN SPACE

PARCEL H
1.56 AC.
HOA OPEN SPACE

PARCEL A
1.34 AC.
OPEN SPACE

OLD MARLBORO PIKE
80' PUBLIC R/W

WELDON MANOR LANE

BATTINGHAM COURT

CA #4
0.01 AC

CA #9
0.03 AC

CA #10
0.03 AC

CA(FP) #B
0.002 AC

NPA #7
5.53 AC

NPA #8
0.63 AC

FOR SIM LANDSCAPING SEE SIM PLANS

JOHN A BATING
L 3899 F 960
ZONED R-R

JOHN A & JOE BATING
L 3899 F 965
ZONED R-R

JOHN A BATING
L 3899 F 282
ZONED R-A

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.

LANDSCAPE ARCHITECT 807

K. Foster 10/5/15
Kevin Foster DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
ph.(301) 421-4024 Cell (301) 641-4186
Email: kfoster@glwpa.com

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

NUMBER	APPROVED BY	DATE
01	JL STASZ	6/7/05
02	K SHOLARS	12/15/06
03	C SCHNEIDER	2/3/13
04	Chuck Schneider	10/6/15
05		
06		

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DATE	REVISION	BY	APP'R.
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TCP1 PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
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MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

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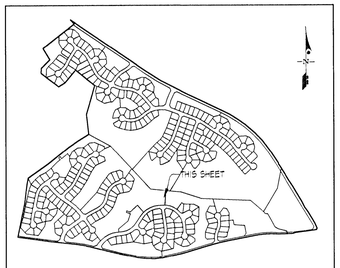

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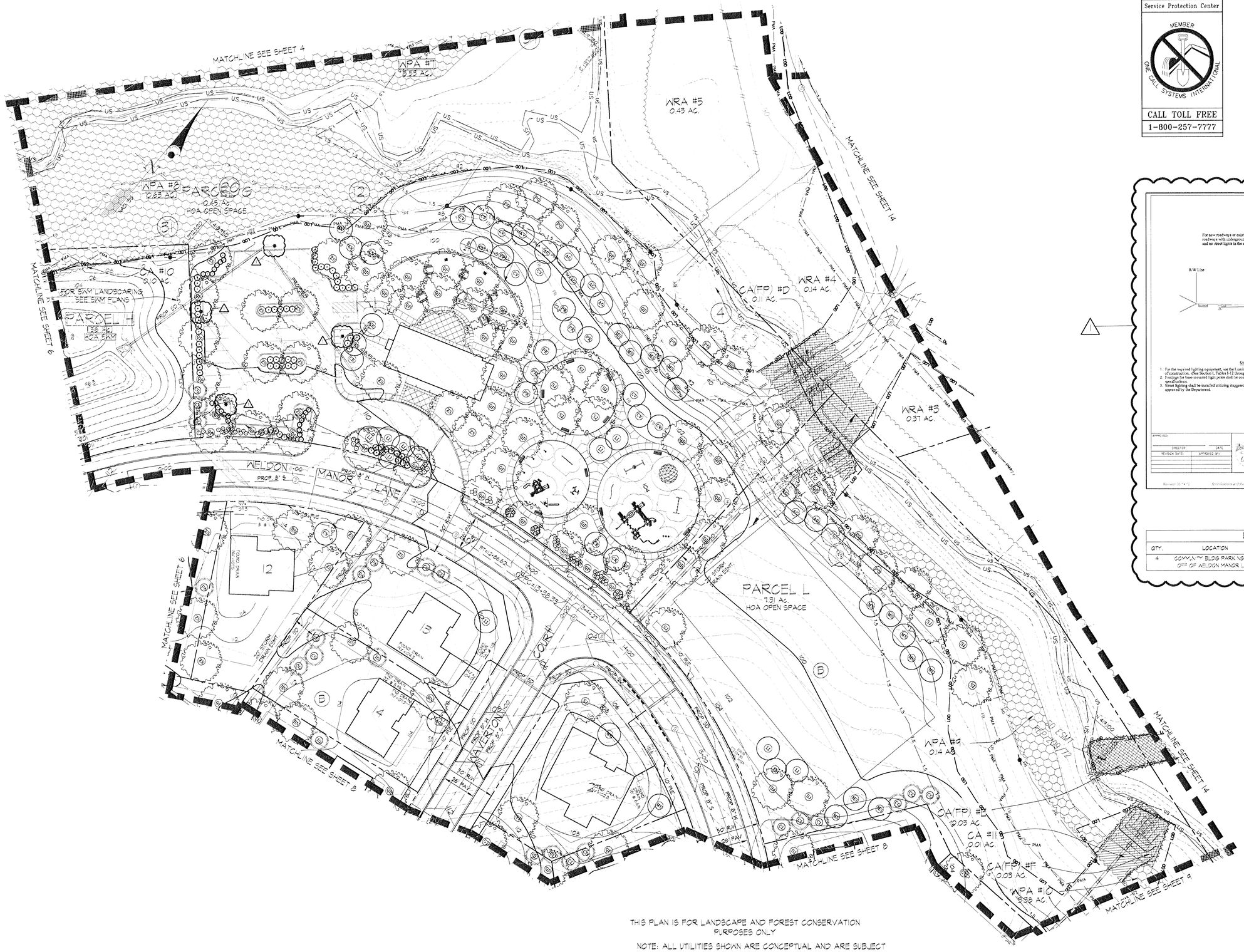

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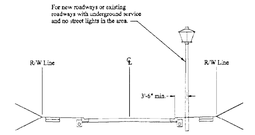
For new roadways or existing roadways with underground service and no street lights in the area.



General Notes

1. For the required lighting equipment, see the Luminaire and Support Guide for the utility serving the location of construction. (See Section 1, Tables I-12 through I-14.)
2. Footings for base-mounted light poles shall be constructed in accordance with the appropriate utility company's specifications.
3. Street lighting shall be installed utilizing staggered spacing on both sides of roadway, unless otherwise approved by the Department.

APPROVED:
DIRECTOR — DATE

REVISION DATES	APPROVED BY:

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
Prince George's County, MD
Street Light Location
Urban Secondary
Residential
STD. 500.07

Revised 11" x 17" — Specifications and Standards for Roadways and Bridges — Revised 09-92

LIGHT SCHEDULE

QTY.	LOCATION	SYMBOL	LAMP TYPE	POST MATERIAL-INSTALLATION
4	COMM'TY BLDG PARKING LOT OFF OF WELDON MANOR LANE	*	100 H.P.S.V. w/ FLAT LENS	BLACK FIBERGLASS, DIRECT BURIED

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Applicant and the 807 for Professional Work.

LANDSCAPE ARCHITECT
KEVIN ASHLEIGH FOSTER
STATE OF MARYLAND
10/5/15
DATE

Kevin Foster
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024
Email: kfoster@glwpa.com

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PLANNING BOARD/DISTRICT COUNCIL
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 / 04

NO.	APPROVED BY	DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/5/06
02	C SCHNEIDER	12/2/13
03		10/8/15
04		
05		

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DATE	REVISION	BY	APP'R
02/18/15	ADDED LIGHTS FOR COMMUNITY BLDG. DETAILS AND SCHEDULE	HKJ	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	
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MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

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1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	7 OF 30

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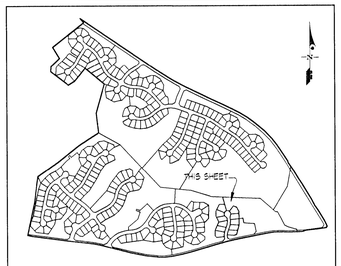
MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 9
PARCEL "A"
OPEN SPACE
WAVERTON COURT
WELDON
MANOR
BRITTWELL COURT
OLD MARLBORO PIKE
80' R.O.W.
LOT 1 GRAHAM PLACE
PLAT 2 PLAT 3
ZONED R-R
LOT 1 CHARLES E. BINTING
PLAT 2 PLAT 3
ZONED R-R
LOT 1 GRAHAM
PLAT 2 PLAT 3
ZONED R-R
LOT 1 CHARLES E. BINTING
PLAT 2 PLAT 3
ZONED R-R
PT. = 24+55.29
PT. = 24+75.70
PT. = 26+39.98
PT. = 28+88.08
PC = 27+68.11
N 81°07'18" E 180.45'
N 13°26'55" E 320.41'
N 13°26'55" E 320.41'
N 13°26'55" E 320.41'
R = 1000.00'
R = 1000.00'
R = 1000.00'
R = 1000.00'
PT = 18+88.62
PC = 19+43.45
PC = 19+43.45
PC = 19+43.45



KEY MAP
SCALE: 1"=1000'

48 Hours
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APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Technical Manual.
807 LANDSCAPE ARCHITECT
Kevin Foster
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024
E-mail: kfoster@gw.com
10/5/15 DATE
KEVIN A. FOSTER STATE OF MARYLAND

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105/04

STR/REVISED		DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/5/08
02	C SCHNEIDER	2/3/13
03		10/6/15
04		
05		

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DATE	REVISION	BY	APPR
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
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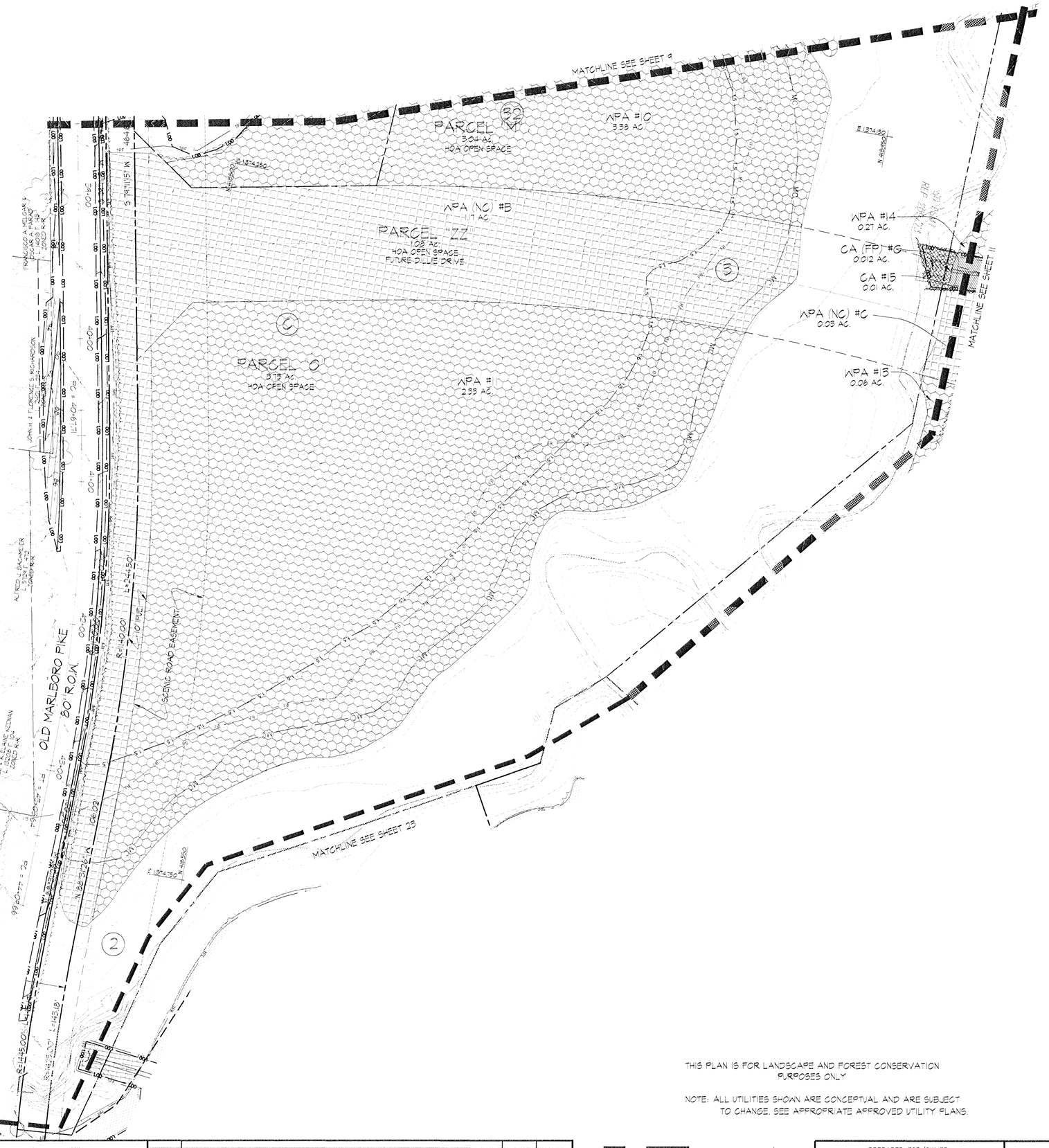

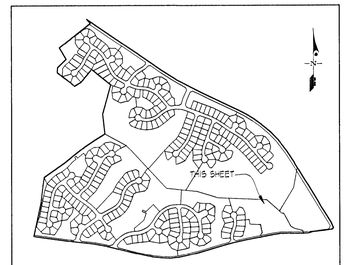

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10/5/05 — DATE
Kevin Foster
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
PH: (301) 421-4024
Email: kfoster@glwpa.com
LANDSCAPE ARCHITECT 807 — KEVIN RASHOME FOSTER — STATE OF MARYLAND

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M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105/04

APPLICATION NO.		DATE
01	JL STASZ	6/7/05
02	K SHOULARS	12/5/06
03	C SCHNEIDER	2/2/13
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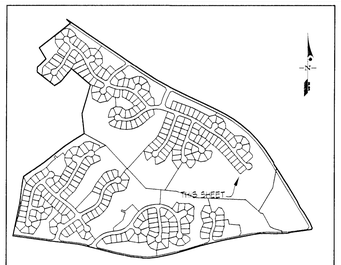

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MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 13

WPA #15
4.58 AC.

WPA #2
0.15 AC.

CA #6
0.05 AC.

RA #1
0.48 AC.

WPA #3
0.06 AC.

WPA (NC) #C
0.03 AC.

CA (FP) #C
0.012 AC.

CA #5
0.01 AC.

PARCEL "O"
6.40 AC.
HOA OPEN SPACE

WPA (NC) #E
0.08 AC.

CA #20
.32 AC.

WPA (NC) #D
0.23 AC.

WPA #4
0.21 AC.

WRA #2
0.82 AC.

PARCEL "YY"
1.56 AC.
HOA OPEN SPACE
FUTURE DILLE DRIVE

PARCEL "AA"
5.26 AC.
HOA OPEN SPACE

WPA (NC) #F
1.52 AC.

PARCEL R
2.72 AC.

WPA #16
1.80 AC.

WPA #17
8.19 AC.

COVENTRY MANOR WAY
43' PAVING
55' ROW

RITCHIE MARLBORO ROAD
120' R/W

SCENIC ROAD EASEMENT

PRINCE GEORGES COUNTY
ELEV. 340.00
DATUM

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Qualified Professional Certification
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Kevin Foster, LANDSCAPE ARCHITECT, 807, STATE OF MARYLAND
10/5/15
Kevin Foster, Landscape Architect
Gutschick, Little & Weber, P.A.
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APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

USER'S INITIALS	DATE
JL STASZ	6/7/05
K SHOULARS	12/15/06
C SCHNEIDER	12/13
[signature]	10/21/15

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Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	11 OF 30

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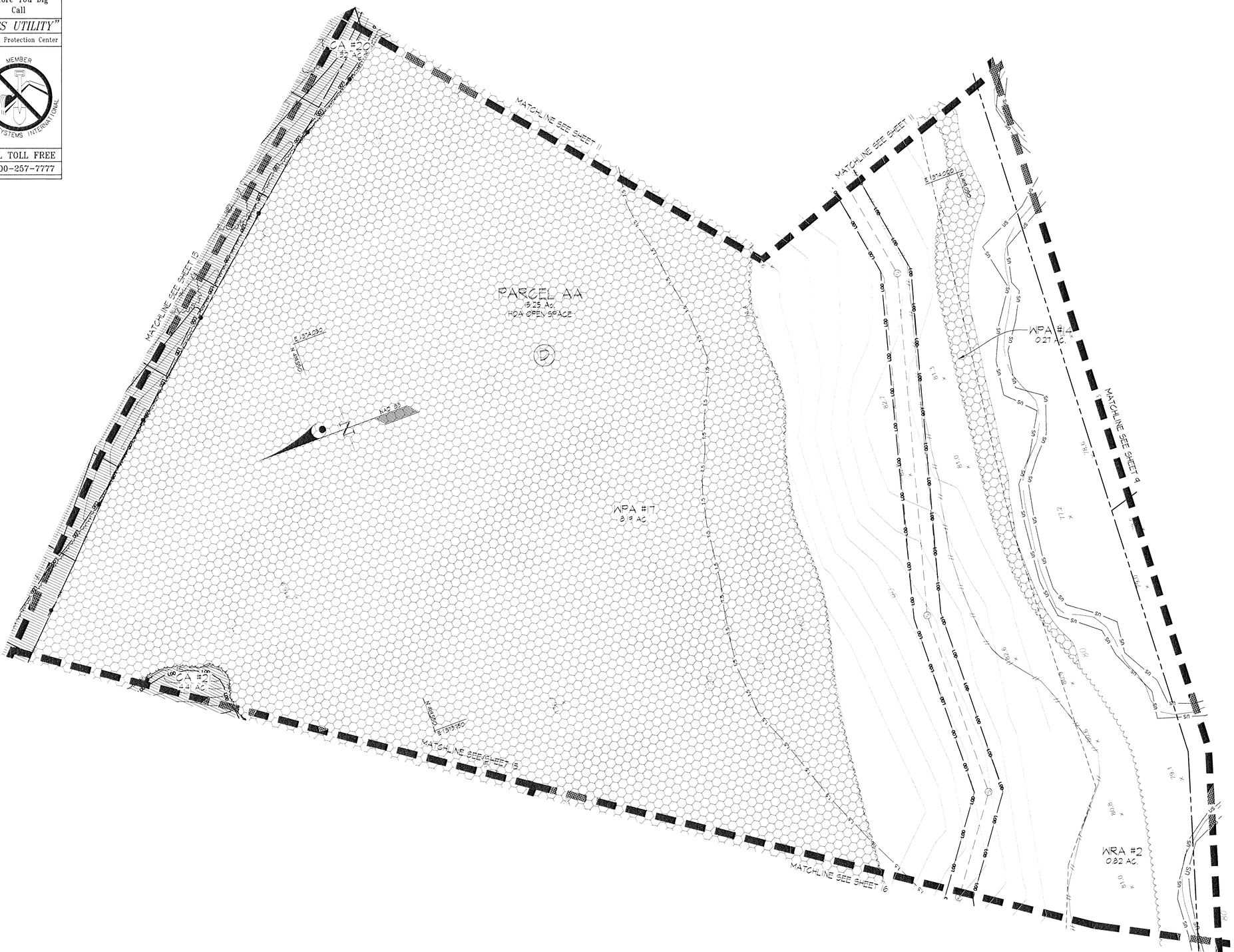
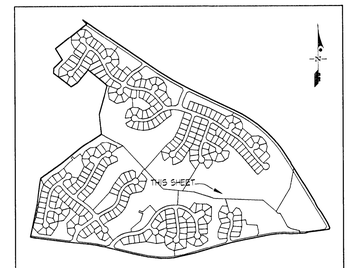
1-800-257-7777





KEY MAP
SCALE: 1"=1000'

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Certification
"This plan complies with the current requirements of Subtitle 25 and the standards and specifications set forth in the Technical Manual."
Kevin Foster
Signature
GLW Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024
E-mail: kfoster@glwpa.com
LANDSCAPE ARCHITECT 807
10/6/15
DATE
NEW ASHMORE FOSTER
STATE OF MARYLAND

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105/04

APPLICATION NO.		DATE
	J. STASZ	6/7/05
01	K SHOLARS	2/5/06
02	C SCHNEIDER	2/3/13
03	[illegible]	10/6/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL. 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX. 301-421-4186

DATE	REVISION	BY	APP'R
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

\\2001\DRAWINGS\10313\PLANS 24"\GLW\TCPII\10313_TCP2.DWG | DES. KAF | DRN. RLG | CHK. KAF

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	12 OF 30

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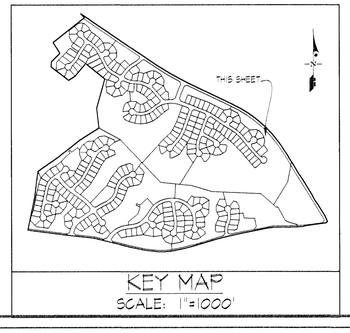

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 8-13

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 25 and the Landscape and Forest Conservation Technical Manual.

LANDSCAPE ARCHITECT 807 KEVIN ASHBURNE FOSTER STATE OF MARYLAND

Kevin Foster — DATE 10/8/15
Direct Line & Voice Mail
8906 Natural Way
Burtonsville, MD 20866
Phone: 301-421-4024
E-mail: kfoster@glwpa.com

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04
NOTE: UNDER REVISION

		DATE
01	J.L. STASZ	6/7/05
02	K SHOULARS	12/15/06
03	C SCHNEIDER	12/3/13
04		10/8/15
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD2\DRAWGS\13023\PLANS BY GLW\TCP\13023L*CP*3.DWG | DES. KAF | DRN.RJD/JG | CHK. KAF

DATE	REVISION	BY	APP'R.
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D" Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	13 OF 30

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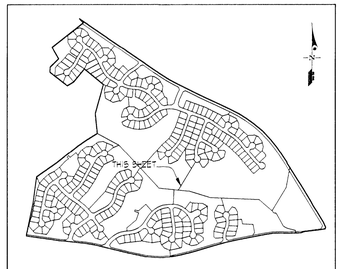

KEY MAP
SCALE: 1"=1000'

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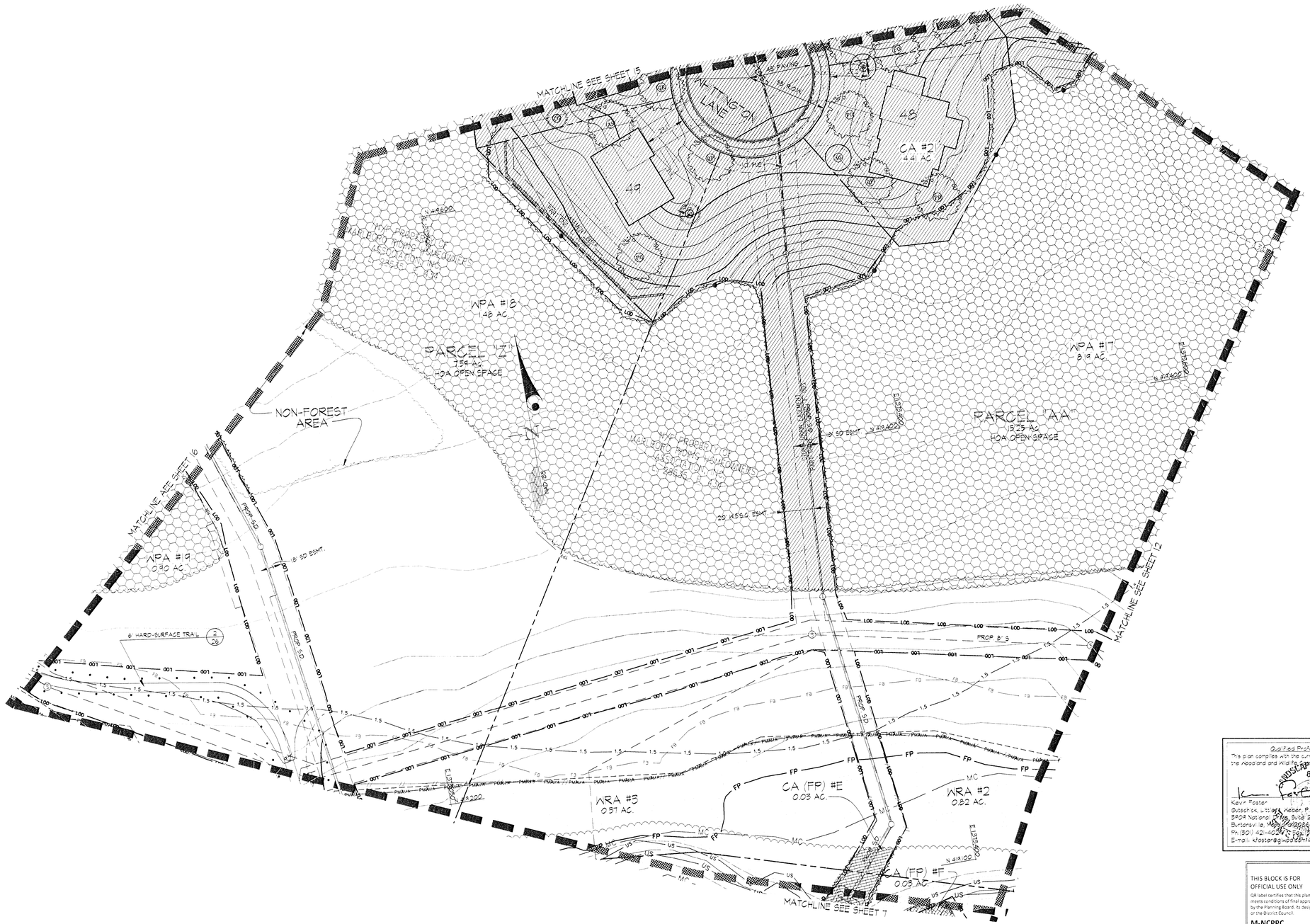

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Qualified Professional Certification
This plan complies with the current requirements of Section 25 and the Landscape and Wildlife Manual Technical Manual.

Kevin Foster — LANDSCAPE ARCHITECT — 607 — 10/5/15 DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
ph: (301) 421-4024 fax: (301) 421-4186
E-mail: kfoster@glwpa.com

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

NO.	BY	DATE
	JL STAGY	6/7/05
01	K SHOLLARS	12/5/06
02	C SCHNEIDER	2/3/13
03		10/8/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.				
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186				
\\CAD\DRAWINGS\13023\PLANS BY GLW\TCPII\13023_DP14.dwg	DES: KAF	DRN: RLG	CHK: KAF	

DATE	REVISION	BY	APP'R
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	14 OF 30

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MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 13

SEE MATCHLINE THIS SHEET

MATCHLINE SEE SHEET 13

SEE MATCHLINE THIS SHEET

APA #6
4.9 AC

PARCEL Z
7.59 Ac.
HOA OPEN SPACE

CA #3
4.4 AC

CA #2
4.2 AC

PARCEL AA
5.25 AC.
HOA OPEN SPACE

APA #7
8.3 AC.

APA #7
8.3 AC.

PARCEL S
2.42 Ac.
HOA OPEN SPACE & SWM

WHITTINGTON LANE

COVENTRY MANOR

EGGLESTON COURT

MARLBORO ROAD
80' R/W

50 R/W
26' PAV.

PROP. 8' W

PROP. 8' S

10' PUE

SURFACE DRAIN

SCENIC ROAD EASEMENT

NOISE MITIGATION N.M.I. FENCE

N.M. FENCE HT.=6

FOR SWM LANDSCAPING SEE SWM PLANS

NOISE MITIGATION N.M.I. FENCE SEE SITE PLANS

N.M. FENCE HT.=6

STORMWATER MANAGEMENT EASEMENT

N.M. FENCE HT.=6

DRIVE

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 5-8

SEE MATCHLINE THIS SHEET

FMA, KETLANDS AND WETLAND BUFFER INFO SHOWN ON ADJ. PROPERTY PER DEVELOPERS AND DAVIS

MATCHLINE SEE SHEET 13

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KEY MAP

SCALE: 1"=1000'

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

Owner's Engineer's Certification

This plan complies with the requirements of Subtitle 25 and the regulations in 807 CMR of Technical Manual.

LANDSCAPE ARCHITECT
KEVIN ASHMORE FOSTER
STATE OF MARYLAND

Kevin Foster 10/5/15
DATE

Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glw.com

M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 05 / 04

NOTE/SHEET NO.	REVISION	DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/15/06
02	C SCHNEIDER	2/3/13
03		10/6/15
04		
05		

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE • SUITE 250 • BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	15 OF 30

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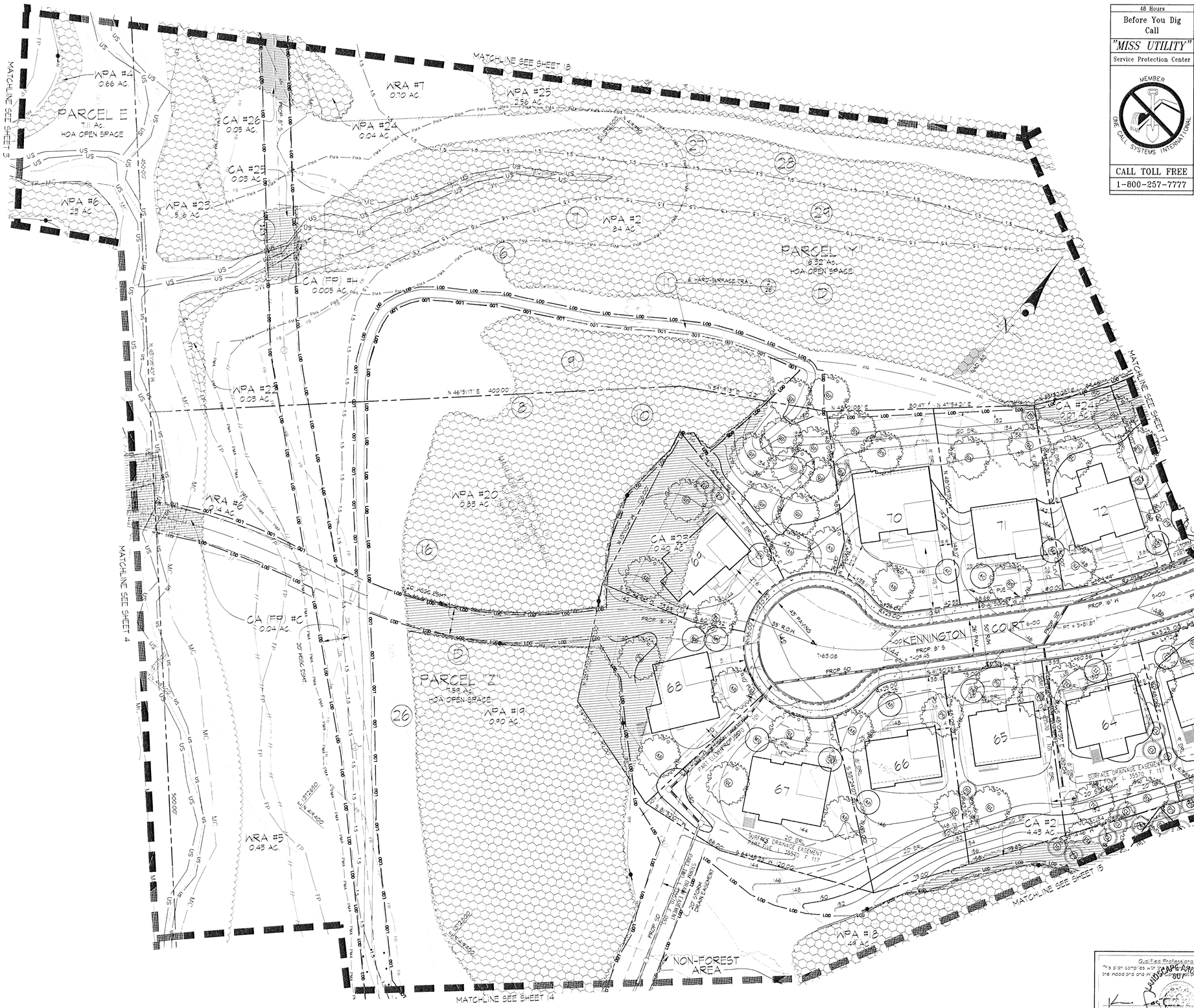

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1-800-257-7777

KEY MAP
SCALE: 1"=1000'

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.
Kevin Foster, Gutschick, Little & Weber, P.A., 3909 National Drive, Suite 250, Burtonsville, Maryland 20866, (301) 421-4024, E-mail: kfoster@glwpa.com
10/5/15 DATE

M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII (05) 04

	APPR'D BY	DATE
	J. STASZ	6/7/05
01	K. SHOULARS	12/5/06
02	C. SCHNEIDER	12/3/13
03		10/6/15
04		
05		

REVISION	BY	APP'R
08/09/13 UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06 REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06 TCP PLAN REVISION #1	HKJ	KAF
04/22/05 REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04 REVISED PER MNCPPC COMMENTS	KAF	

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0' 15' 30' 60' 120'

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CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\CAD\DRAWINGS\3023\PLANS BY GLW\TCP\13023_TCP1R.dwg | DES: KAF | DRN: RLG | CHK: KAF

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
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SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONASERVATION PLAN

MARLBORO RIDING

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Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	16 OF 30

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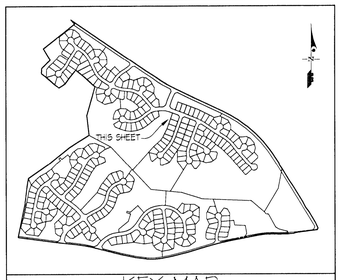

KEY MAP
SCALE: 1"=1000'

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NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 3 & 4

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

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APPROVAL

PROJECT NAME: MARLBORO RIDING
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LANDSCAPE ARCHITECT
10/5/15
DATE
Kevin Foster, RLA
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: 301-421-4024 Fax: 301-421-4186
E-mail: kfoster@glwpa.com
STATE OF MARYLAND

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/105/04

APPROVED BY		DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/15/06
02	C SCHNEIDER	12/3/13
03	Chuck Schn	10/2/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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J:\CAD\DRAWINGS\13023\PLANS BY GLW\TCP1\13023LTCP1F17.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/08	TCP PLAN REVISION # 1	HKJ	KAF
04/22/05	REVISED PER D'STRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

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LANDSCAPE & TYPE II TREE CONSERVATION PLAN

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MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
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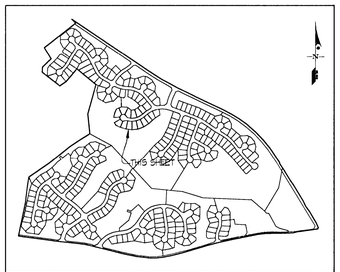
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

NAD 83



KEY MAP
SCALE: 1"=1000'

MATCHLINE SEE SHEET 20

APA #3 0.54 AC.

APA #23 5.06 AC.

CA #22 0.06 AC.

PARCEL X 1.18 Ac. HOA SWM FOR SWM LANDSCAPING SEE SWM PLANS

PARCEL Y 6.52 Ac. HOA OPEN SPACE

CA #21 0.07 AC.

APA #26 0.69 AC.

RA #8 1.03 AC.

CA #27 0.19 AC.

APA #24 0.04 AC.

CA #26 0.05 AC.

APA #4 0.68 AC.

APA #7 0.70 AC.

APA #25 2.56 AC.

CA #28 0.10 AC.

MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 16

55' R/W 28' PAV. COVENTRY MANOR WAY

PROP. 8" W FG=419.25

PROP. 8" S

PROP. 8" W

PROP. 8" S

PROP. SEWER

15' SD EASE.

20' WSSC EASE.

10' SURF. DRAINAGE EASEMENT

PROP. 8" W

PROP. 8" S

PROP. 8" W

PROP. 8" S

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

Professional Certification
This plan complies with the current requirements of Subtitle 25 and the Landscape Manual or 90% Conservation Technical Manual.

LANDSCAPE ARCHITECT 901 KEVIN ASHMORE FOSTER STATE OF MARYLAND

10/5/15
DATE

Kevin Ashmore Foster
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M-NCPPC
PRINCE GEORGES COUNTY PLANNING DEPARTMENT
PRINCE GEORGES COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

	APPROVED BY	DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/5/06
02	C SCHNEIDER	2/3/13
03		10/9/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\13023\PLANS BY GLW\TCP1\13023_TCP1_8.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	18 OF 30

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48 Hours
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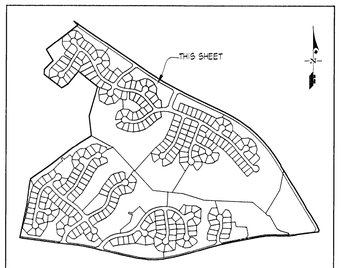

KEY MAP
SCALE: 1"=1000'

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 143-146

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland Conservation Technical Manual.
LANDSCAPE ARCHITECT
KEVIN ASHMORE FOSTER
STATE OF MARYLAND
807
10/5/15
Kevin Foster, Landscape Architect
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
PH: (301) 421-4024 FAX: (301) 421-4186
E-mail: kfoster@glwpa.com

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

	APPROVED BY	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	2/15/06
03	C SCHNEIDER	2/3/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\JOBS\13023\ENGR\13023_PLANS BY OWNER\13023_TCPIIDWG DES. KAF DRN. RLG CHK. KAF

DATE	REVISION	BY	APPR.
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/03/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/07/06	TCP1 PLAN REVISION # 1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0 5' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	19 OF 30

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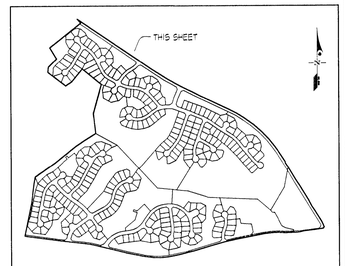

KEY MAP
SCALE: 1"=1000'

NAD 83

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 18

PARCEL "Y"
16.32 AC.
HOA OPEN SPACE

NPA #23
5.06 AC.

CA #3
4.45 AC.

CA #30
.063 AC.

PARCEL "X"
1.9 AC.
HOA SWM

PARCEL "U"
2.07 AC.
HOA SWM

FOR SWM LANDSCAPING SEE SWM PLANS

80' ROAD DEDICATION

MELFORD MANOR DRIVE

DUNSMORE TERRACE

RITCHIE MARLBORO ROAD
120' R.O.W.

8' WIDE HIKER/BIKER TRAIL

ENTRANCE FEATURE LANDSCAPE DETAIL 4/L-7

50' WSSC EASEMENT

10' PUE

50' R/W

28' PAV.

PROP. S.D.

PROP. 8' W

PROP. 8' S

PMA

LOTS: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 138 & 139

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07

for Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual

LANDSCAPE ARCHITECT 807

Kevin Foster 10/5/15
Gutschick, Little & Weber, P.A. DATE
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph: 301-421-4024 Fax: 301-421-4186
E-mail: kfoster@glwpa.com

M-NCPPC
OFFICE OF PLANNING & PUBLIC AFFAIRS
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

	APP'R / INITIAL	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	2/15/06
03	C SCHNEIDER	2/8/13
04		10/6/15
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	20 OF 30

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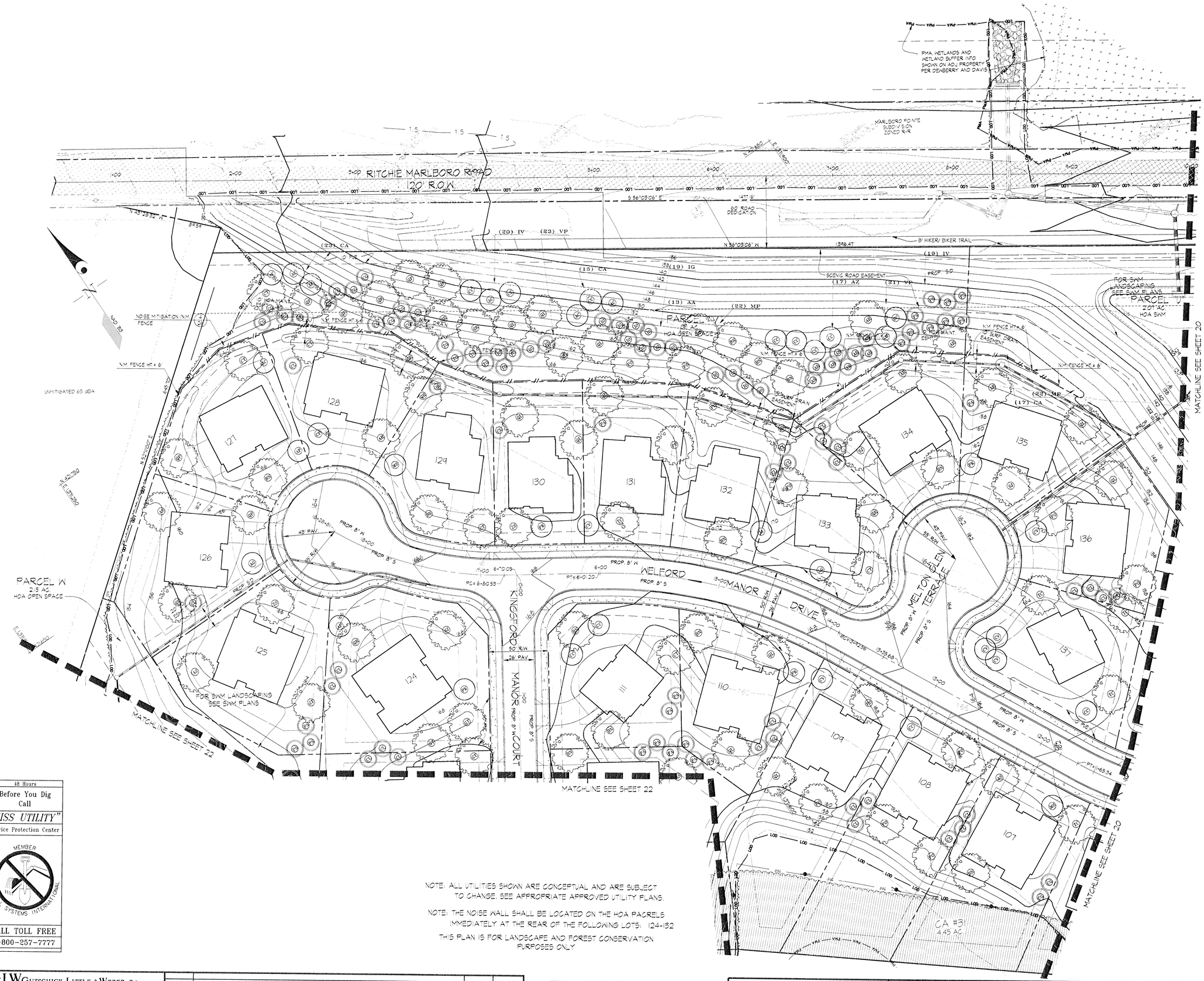

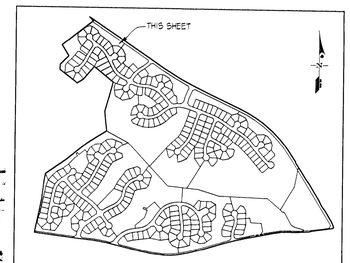

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NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PACRELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 124-132

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

48 Hours
Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Manual.

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

Kevin Foster — 10/5/15 (DATE)
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024
E-mail: kfoster@glw.com

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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

NUM.	INITIAL	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	12/15/06
03	C SCHNEIDER	2/3/13
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HK	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

I:\CAD\DRAWINGS\13023\PLANS BY GLW\TCP\13023TCP2R1.dwg | DES. KAF | DRN. RLG | CHK. KAF

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	21 OF 30

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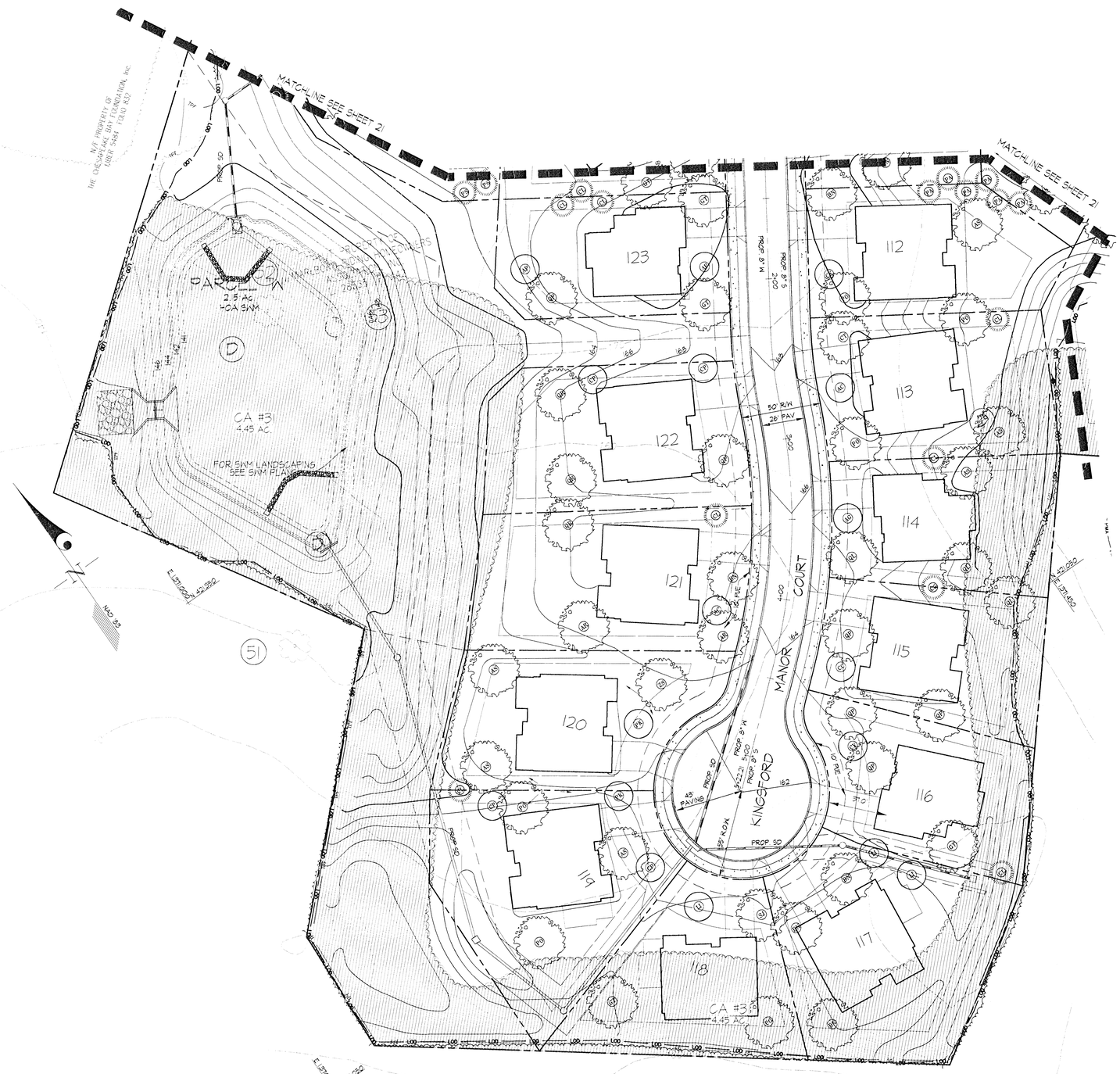

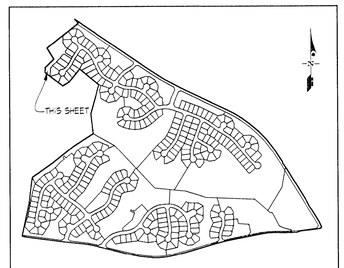

KEY MAP
SCALE: 1"=1000'

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APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the rules and regulations of the Technical Manual.
LANDSCAPE ARCHITECT 207
Kevin Foster 10/5/15 DATE
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph (301) 421-4024 Fax (301) 421-4186
E-mail: kfoster@glw.com

M-NCPPC
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 / 04

	APPR./ASSIGNED	DATE
	JL STAEZ	6/7/05
01	K SCHOLARS	12/5/08
02	C SCHNEIDER	12/3/13
03		
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2003\03PRA\DWG\13023\PLANS BY QUALITY\13023_TCP2.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP II PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0 15' 30 60 120

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	22 OF 30

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MELVIN E. & PEGGY A. RICHARDS ET AL
L. 93 F. 204
ZONED O-M

RITCHIE MARLBORO ROAD
120' R.O.W.

EX. 33' PAVING

WRA (NC) #H
0.02 Ac.

60' ROAD DEDICATION

EX. 10' PUE (REP 208/20)

L=833.33' R=11367.86'

20' LANDSCAPE BUFFER

WRA #9
0.12 Ac.

PARCEL EE
1.95 Ac.
(OWNED BY OTHERS)

PARCEL DD
2.77 Ac.
(OWNED BY OTHERS)

PARCEL CC
2.76 Ac.
(OWNED BY OTHERS)

PARCEL BB
1.51 Ac.
(OWNED BY OTHERS)

CA #32
0.21 Ac.

FUT. SEWER

PROP. SEWER

EX. 8" WATER CONTR # 02-3538-B

EX. 42" PAVING

EX. 10" PUE (REP 208/20)

EX. 8" PUE (REP 208/20)

EX. RIGHT-OF-WAY 1.2887 FT. WIDE

OLD MARLBORO PIKE
80' R.O.W.

EX. SHED

EX. DRIVEWAY

NAD 83

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 10

1.5 FACTOR OF SAFETY LINE

WRA #7
0.35 Ac.

PROPOSED FLOODPLAIN/ CONSERVATION EASEMENT

WRA #10
0.15 Ac.

EX. 10" SEWER CONTR # 02-3538-C

WRA #28
0.19 Ac.

WRA #12
0.03 Ac.

CA (FP) #J
0.02 Ac.

WRA #1
0.34 Ac.

WRA (NC) #6
0.44 Ac.

EX. 8" WATER CONTR # 02-3538-B

EX. 10" SEWER CONTR # 02-3538-C

EX. 8" SEWER CONTR # 02-3538-C

EX. 6" SEWER CONTR # 02-3538-C

WOODLAND PRESERVATION AREA (WPA)s

WOODLAND PRESERVATION - NO CRED IT (WPA NC) s

WOODLAND CLEARING AREA (CA)s

WOODLAND CLEARING AREA (CA FP) s

REFORESTATION AREA (RA)s

KEY MAP
SCALE: 1"=1000'

THIS SHEET

48 Hours
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Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

INSET 'A'

NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

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M-NCPPC
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Qualified Professional Certification
This plan complies with the requirements of Section 25 and the Woodland Conservation Technical Manual.

Kevin Foster, Landscape Architect
Bohler Engineering
Burtonsville, MD 20866
Ph: 301-421-4024
E-mail: kfoster@gfnet.com

LANDSCAPE ARCHITECT
KEVIN ASHMORE FOSTER
STATE OF MARYLAND
10/5/15
DATE

M-NCPPC
ENVIRONMENTAL PLANNING SECTION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/105/04

	APPROVED BY	DATE
	J. STASZ	6/7/05
01	K. SHOLLARS	12/15/06
02	C. SCHNEIDER	2/8/13
03		10/6/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\CAD\DRAWINGS\13023\PLANS BY GLW\TCPII\13023_TCP23.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	23 OF 30

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THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC

APPROVAL

PROJECT NAME:	MARLBORO RIDING
PROJECT NUMBER:	DSP-04043-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

Qualified Professional Certification

This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Technical Manual.

LANDSCAPE ARCHITECT 607

Kevin Foster, RLA — Gutschick, Little & Weber, P.A. — 3909 National Drive, Suite 250 — Burtonsville, MD 20866 — Ph: (301) 421-4024 — Fax: (301) 421-4186 — E-mail: kfoster@glwpa.com

10/5/15
DATE

M-NCPPC
TECHNICAL STAFF — COUNTY PLANNING DEPARTMENT
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 / 04

NOTE / SHEET	BY	DATE
01	JL STASZ	6/7/05
02	K SHOLARS	12/5/06
03	C SCHNEIDER	2/8/13
04		
05		

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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J:\CAD\DRAWINGS\13023\PLANS BY GLW\TCP\13023b_TCP2R.dwg | DES. KAF | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
05/07/08	TCP PLAN REVISION #1	HKJ	KAF
04/26/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
12/8/04	REVISED PER M-NCPPC COMMENTS	KAF	

0' 50'100' 200' 300' 400' SCALE: 1" = 200' 800'

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

OVERALL TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	24 OF 30

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TCP-II PRE-CONSTRUCTION ACTIVITIES

1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.

3. Reforestation planting shall be done after the final grading is established, stabilized and approved by SCD. Reforestation techniques and methods must comply with the details and specifications provided hereon.

TCP-II NOTES FOR TREE CONSERVATION

1. Any tree cutting or clearing on this site not in conformance with this plan or without the expressed written consent of the Planning Director or designee, shall be subject to the mitigation fee of $1.50 per square foot of woodland damaged or destroyed.

2. The Department of Environmental Resources (DER) Inspectors Office, 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. Property owners shall be notified by the Developer or Contractor, of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas or Selective Clearing Areas) located on their lot or parcel at and and the associated fines for unauthorized disturbances in these areas.

4. All appropriate bonds will be posted with the Bulling 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. Three copies of the bonds are submitted with the grading permit application.

5. The location of all Tree Protection Devices (TPD's) shown on this Plan, shall be flagged or staked in the field prior to the pre-construction meeting with the DER inspectors. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.

6. All field personnel, including equipment operators and supervisors who might work or direct work in the vicinity of protected trees are to be instructed in techniques for avoiding damage to these trees.

7. The layout of the construction site shall provide for special, marked areas for fueling, all changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.

8. The following are not allowed within a tree save area:
   - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
   - Dumping of limbs, stumps, and other clearing debris.
   - Driving of any vehicle or equipment.
   - Storage or stockpiling of materials and supplies.
   - Lighting of any fire, including cooking or warming fires.

9. Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the inspector.

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

1. Quantity: (see Plant Schedule)

2. Type: (see Plant Schedule)

3. Plant Quality Standards. The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/lateral) shall show evidence of being bruised or stripped from the plant during the digging process. Substantial auxiliary/lateral roots shall be present.

   Plants that do not have an abundance of well developed terminal buds or the leaders and branches shall be rejected.

   Plants shall be shipped by the nursery immediately after lifting from the field or removal from the greenhouse, and planted immediately upon receipt by the landscape contractor.

   If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

4. Plant Handling. The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.

5. Timing of Planting. The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/building permits.

6. Seedling Planting. Tree seedlings can be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally, they should not be twisted, balled up, or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots collars lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the Landscape Architect must be contacted and give his approval before planting may begin. Mechanical row planting is allowed as an alternative planting method for Planting Areas 1, 2, 3 & 9B only.

7. Spacing. See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory. If Mechanical row planting is used, all plant species required for each area shall be mixed together prior to placement on the planting machine to provide a random species planting configuration.

8. Soils. Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to, and according to the instructions provided by:

   The Soil Testing Laboratory
   Agronomy Department,
   H.J. Patterson Hall
   University of Maryland
   College Park, Maryland 20742.

CONTINUED
PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

These field tests will be processed for $5 each, which includes the soil laboratory sending the test results to the Cooperative Extension Service at Prince George's County at the University of Maryland, who will then make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, ph, magnesium, phosphorous, potassium, calcium and organic matter.

9. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.

10. Fencing & Signage. Permanent tree protection fence (split rail fence) shall be placed at the rear of all lots that abut afforestation areas. (See Afforestation Area Fence Detail) The fencing and afforestation areas abutting proposed lots is subject to further evaluation at the time of builder site plans.

11. Planting Method. Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planing method for Planting Areas 1B, 2D & 5B only.

12. Mulching: Apply 2" thick layer of wood chip or shredded hardwood mulch (as noted) to each planting site (see detail) shown on this plan).

13. Groundcover Establishment. The remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre. No fescue grass type should be used in any planting area ground stabilization. For all planting areas, (including Area 1B, 2D & 5B that may contain existing turfgrass groundcover), any existing fescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type)

14. Mowing: No mowing may occur within the limits of the afforestation/reforestation area.

15. Survival Check for Bond Release. The planting area is to be checked at the end of each year for two years to assure that no less than 75% of the original planted quantity survives.

16. Source of Seedlings: Md. Forest, Park and Wildlife Service in Bowie, Md.;
    Phone (301) 464-3065. Ruppert Environmental.
    Ashton, Maryland Phone. (301)774-0400.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chain saw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches in diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

NOTE: The use of chain saws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer shall obtain a signed statement from the purchasers indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.

2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th Floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, and/or 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approval plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.

2. Homeowners or property owners may remove trees less than two (2) inches in diameter shrubs, and vines in woodland areas which are owned but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

CONTINUED
WOODLAND CONSERVATION AREA MANAGEMENT NOTES

7. The layout of the construction site shall provide for special, marked areas for fueling, all changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located as to prevent the deposit of silt or the washing or leaching of petroleum products or other harmful substances, into the tree save areas.

8. The following are not allowed within a tree save area:
   - Depositing of refuse, construction debris, spoil, petroleum products and vehicle or equipment waste water.
   - Dumping of limbs, stumps, and other clearing debris.
   - Driving of any vehicle or equipment.
   - Storage or stockpiling of materials and supplies.
   - Lighting of any fire, including cooking or warming fires.

9. Tree protection limits adjacent to preservation areas will be established and marked prior to interim grading and infrastructure construction and this will remain in place until construction is completed. These markings may remain in place or be relocated and be used for the ultimate tree protection limit or removed upon approval of the inspector.

REFORESTATION DATA

TOTAL PROJECT SITE AREA =	282.48 ACRES
REFORESTATION PROVIDED =	4.75 ACRES
REFORESTATION REQUIRED =	4.53 ACRES
CLEARED AREAS =	18.12 ACRES
CLEARED AREAS IN FP=	0.25 ACRES
WOODLAND PRESERVATION AREAS =	45.28 ACRES
WOODLAND PRESERVATION NOT COUNTED =	3.65 ACRES
TOTAL PLANTING REQUIRED	1,000 SEEDLINGS/SAPLING TREES PER AC. = 4,750 SEEDLINGS
TOTAL PLANTING PROVIDED	4.75 AC. - 4,750 SEEDLINGS

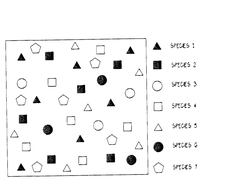
PLANTING SCHEME

LOW-LAND PLANTING AREA - REFORESTATION AREAS 1 - 6 & 9-12
3.02 Ac. Planting Area, 3,020 Seedling Required

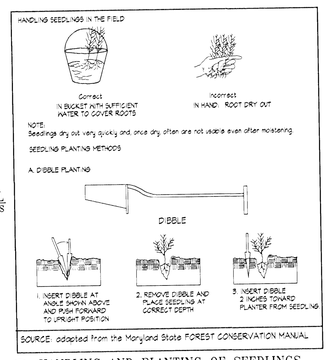
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/Sweet Gum	20%	604	whips
Liriodendron tulipifera/Tulip Poplar	19%	574	whips
Nyssa sylvatica/Black Gum	18%	544	whips
Acer rubrum/Red Maple	18%	544	whips
Betula nigra/River Birch	9%	272	whips
Sassafras albidum/Sassafras	8%	241	whips
Amelanchier canadensis/Serviceberry	8%	241	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS 7 & 8
1.78 Ac. Planting Area, 1,780 Seedlings Required

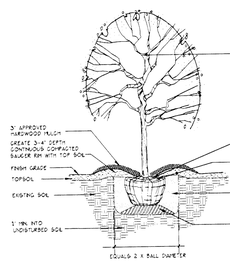
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/Sweet Gum	20%	346	whips
Liriodendron tulipifera/Tulip Poplar	18%	329	whips
Quercus palustris/Pin Oak	18%	312	whips
Acer rubrum/Red Maple	18%	312	whips
Sassafras albidum/Sassafras	9%	155	whips
Cornus florida/Dogwood	8%	138	whips
Amelanchier canadensis/Serviceberry	8%	138	whips



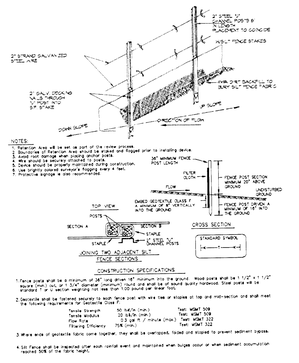
1 TYPICAL RANDOM PLANTING DETAIL NTS



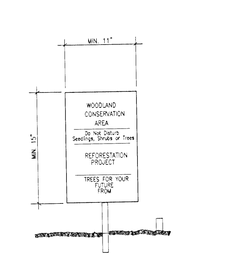
2 HANDLING AND PLANTING OF SEEDLINGS NTS



3 DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 2-1/2" CALIPER NTS



4 COMBINATION SILT AND TREE PROTECTION FENCE NTS



5 TREE PROTECTION SIGNAGE NTS

Woodland Preservation Areas

WPA # 1	0.82 AC
WPA # 2	0.55 AC
WPA # 3	0.54 AC
WPA # 4	0.66 AC
WPA # 5	0.64 AC
WPA # 6	1.23 AC
WPA # 7	5.53 AC
WPA # 8	0.63 AC
WPA # 9	0.14 AC
WPA # 10	3.38 AC
WPA # 11	2.33 AC
WPA # 12	0.15 AC
WPA # 13	0.06 AC
WPA # 14	0.27 AC
WPA # 15	4.58 AC
WPA # 16	1.60 AC
WPA # 17	8.19 AC
WPA # 18	1.49 AC
WPA # 19	0.90 AC
WPA # 20	0.83 AC
WPA # 21	1.84 AC
WPA # 22	0.03 AC
WPA # 23	5.06 AC
WPA # 24	0.04 AC
WPA # 25	2.56 AC
WPA # 26	0.69 AC
WPA # 27	0.35 AC
WPA # 28	0.19 AC
TOTAL	45.28 AC

Woodland Cleared Areas

CA # 1	0.45 AC
CA # 2	0.07 AC
CA # 3	0.02 AC
CA # 4	0.25 AC
CA # 5	0.02 AC
CA # 6	0.05 AC
CA # 7	0.02 AC
CA # 8	5.08 AC
CA # 9	0.03 AC
CA # 10	0.10 AC
CA # 11	0.01 AC
CA # 12	0.03 AC
CA # 13	0.16 AC
CA # 14	0.01 AC
CA # 15	0.01 AC
CA # 16	0.05 AC
CA # 19	0.35 AC
CA # 20	1.32 AC
CA # 21	4.41 AC
CA # 22	0.08 AC
CA # 23	0.40 AC
CA # 24	0.07 AC
CA # 25	0.03 AC
CA # 26	0.05 AC
CA # 27	0.19 AC
CA # 28	0.10 AC
CA # 29	0.07 AC
CA # 30	0.03 AC
CA # 31	4.45 AC
CA # 32	0.21 AC
TOTAL	18.12 AC

Woodland Preservation Areas Not Counted (NC)

WPA(NC) # A	0.16 AC
WPA(NC) # B	1.17 AC
WPA(NC) # C	0.03 AC
WPA(NC) # D	0.23 AC
WPA(NC) # E	0.08 AC
WPA(NC) # F	1.52 AC
WPA(NC) # G	0.44 AC
WPA(NC) # H	0.02 AC
TOTAL	3.65 AC

*NOTE: All WPA(NC) are subject to the requirements of the Woodland Conservation Ordinance. Any activity that impacts these areas will require a revision to this TCPII.

Woodland Cleared Areas (FP)

CA(FP) # A	0.005 AC
CA(FP) # B	0.002 AC
CA(FP) # C	0.04 AC
CA(FP) # D	0.11 AC
CA(FP) # E	0.03 AC
CA(FP) # F	0.03 AC
CA(FP) # G	0.012 AC
CA(FP) # H	0.005 AC
CA(FP) # J	0.02 AC
TOTAL	0.25 AC

Woodland Reforestation Areas

RA # 1	0.48 AC
RA # 2	0.82 AC
RA # 3	0.37 AC
RA # 4	0.14 AC
RA # 5	0.43 AC
RA # 6	0.14 AC
RA # 7	0.70 AC
RA # 8	1.03 AC
RA # 9	0.12 AC
RA # 10	0.15 AC
RA # 11	0.34 AC
RA # 12	0.03 AC
TOTAL	4.75 AC

NOTE: ALL REFORESTATION AREAS TO COUNT AS WOODLAND CONSERVATION.

SPECIMEN TREE LIST

ID #	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	American Beech	Fagus grandifolia	31	Good	Saved
2	American Beech	Fagus grandifolia	35	Good	Saved
3	American Beech	Fagus grandifolia	41	Good	Saved
4	Black Walnut	Juglans nigra	40	Good	Saved
5	Sycamore	Platanus occidentalis	51	Good	Saved
6	White Oak	Quercus alba	60	Good	Saved
7	Sycamore	Platanus occidentalis	36	Good	Saved
8	White Oak	Quercus alba	36	Good	Saved
9	Northern Red Oak	Quercus rubra	36	Good	Saved
10	White Oak	Quercus alba	30	Good	Saved
11	Red Maple	Acer rubrum	30	Good	Saved
12	White Oak	Quercus alba	53	Good	Saved
13	American Beech	Fagus grandifolia	34	Good	Removed
14	American Beech	Fagus grandifolia	34	Poor (hollow trunk)	Removed
15	Yellow Poplar	Liriodendron tulipifera	32	Good	Saved
16	Southern Red Oak	Quercus falcata	30	Good	Saved
17	Southern Red Oak	Quercus falcata	38	Fair	Saved
18	Black Cherry	Prunus serotina	30	Good	Saved
19	Black Cherry	Prunus serotina	32	Fair	Saved
20	White Oak	Quercus alba	36	Good	Saved
21	Yellow Poplar	Liriodendron tulipifera	31	Good	Saved
22	Yellow Poplar	Liriodendron tulipifera	32	Good	Saved
23	Sweet Gum	Liquidambar styraciflua	45	Poor (crown dieback)	Removed
24	Yellow Poplar	Liriodendron tulipifera	30	Good	Saved
25	American Beech	Fagus grandifolia	35	Fair	Saved
26	Southern Red Oak	Quercus falcata	41	Good	Saved
27	Sweet Gum	Liquidambar styraciflua	39	Good	Saved
28	Red Maple	Acer rubrum	35	Good	Removed
29	Red Maple	Acer rubrum	33	Good	Removed
30	Pin Oak	Quercus palustris	31	Good	Saved
31	White Oak	Quercus alba	43	Good	Saved
32	Northern Red Oak	Quercus rubra	33	Good	Saved
33	Northern Red Oak	Quercus rubra	33	Good	Saved
34	Northern Red Oak	Quercus rubra	30	Good	Saved
35	American Beech	Fagus grandifolia	37	Good	Removed
36	American Beech	Fagus grandifolia	30	Good	Removed
37	Northern Red Oak	Quercus rubra	38	Good	Saved
38	American Beech	Fagus grandifolia	32	Good	Removed
39	White Oak	Quercus alba	32	Good	Removed
40	White Oak	Quercus alba	32	Good	Removed
41	Black Locust	Robinia pseudoacacia	40	Poor (almost dead)	Removed
42	Black Locust	Robinia pseudoacacia	40	Good	Removed
43	Black Locust	Robinia pseudoacacia	42	Poor (almost dead)	Removed
44	Silver Maple	Acer saccharinum	71	Good	Removed
45	Black Locust	Robinia pseudoacacia	39	Poor (almost dead)	Removed
46	Black Locust	Robinia pseudoacacia	34	Fair	Removed
47	Black Locust	Robinia pseudoacacia	36	Poor (almost dead)	Removed
48	Black Locust	Robinia pseudoacacia	35	Fair	Removed
49	Hackberry	Celtis occidentalis	34	Good	Removed
50	Silver Maple	Acer saccharinum	32	Poor (split trunk)	Removed
51	Yellow Poplar	Liriodendron tulipifera	40	Good	Saved
52	Yellow Poplar	Liriodendron tulipifera	33	Fair (hollow trunk)	Removed
53	Yellow Poplar	Liriodendron tulipifera	33	Fair (hollow trunk)	Removed
54	White Walnut	Juglans cinerea	44	Fair (butt rot)	Removed
55	Black Locust	Robinia pseudoacacia	35	Poor (crown dieback)	Removed
56	Black Locust	Robinia pseudoacacia	37	Poor (crown dieback)	Removed

Woodland Conservation Worksheet for Prince George's County

	M-X-T	R-R	
Zone:			
Gross Tract:	8.98	223.50	
Floodplain	1.01	10.04	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	7.97	213.46	0.00

*include all acreage in the corresponding columns for each zone

Property Description or Subdivision Name: Forks of the Road
Is this site subject to the 1989 Ordinance? N
Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n) N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) N
Is this a Mitigation Bank N
Break-even Point (presenation) = 47.88 acres
Clearing permitted w/o reforestation= 15.95 acres

Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site Impacts (acres)
Existing Woodland		63.83	9.34	
Woodland Conservation Threshold (NTA) =	19.82%	43.89		
Smaller of a or b		43.89		
Woodland above WCT		19.94		
Woodland cleared		18.12	0.25	0.00
Smaller of d or e		18.12		
Clearing above WCT (0.25 : 1) replacement requirement		4.53		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		48.67		

Woodland Conservation Provided:	(acres)	
Woodland Preservation	45.28	
Afforestation / Reforestation	4.75	
Area approved for fee-in-lieu	0.00	$0.00
Credits for Off-site Mitigation on another property	0.00	
Off-site Mitigation (preservation) being provided on this property	0.00	
Off-site Mitigation (afforestation) being provided on this property	0.00	
Total Woodland Conservation Provided	50.03	

Area of woodland not cleared: 45.71 acres
Woodland retained not part of requirements: 0.43 acres

Qualified Professional Certification
This plan comp as set forth in Section 25-122(b)(1)(G) of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Ordinance Manual.

LANDSCAPE ARCHITECT 607 KEVIN ASHMORE FOSTER STATE OF MARYLAND

10/5/15
Kevin Foster DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph. (301) 421-4024 Fax (301) 421-4186
E-mail: kfoster@glwpa.com

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label confirms that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

M-NCPPC
TECHNICAL STAFF — PLANNING DEPARTMENT
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 04

ATE	USER ID	DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/15/06
02	S SCHNEIDER	2/3/13
03		10/5/15
04		
05		

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Service Protection Center
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GLW GUTSCHICK LITTLE & WEBER, P.A.		KAB	KAF
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS	08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	HKJ	KAF
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK	05/06/06	REVISED PER M-NCPPC COMMENTS	HKJ	KAF
BURTONSVILLE, MARYLAND, 20866	02/01/06	TCP PLAN REVISION #1	KAF	
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
	10.8.04	REVISED PER M-NCPPC COMMENTS	KAF	
	DATE	REVISION	BY	APPR

J:\CAD\JOBS\M\13023\PLAN STUFF\PCP\13023-05.dwg | DES. JRS | DRN. JRS | CHK. KAF

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

TYPE II TREE CONSERVATION DETAILS, NOTES & SCHEDULE
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 — PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	54-A1/B1 101-A1,101-F1	25 of 30

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COMMUNITY BUILDING

WELDON MANOR LANE

RETAINING WALL (8 27SP)
ASPHALT TRAIL (5 27SP)
ASPHALT CONCRETE
PARK GRILL (10 30)
PICNIC TABLE (3 30)
CONCRETE STAIRS (6 30)
TRASH RECEPTACLE (11 30)
CONCRETE SIDEWALK (14 27SP)
CONC. SIDEWALK WITH PLAY SURFACE EDGE (14 30)
BENCH (TYP.) (5 30)
PLAY STRUCTURE (1 30)
PLAY STRUCTURE (2 30)
PLAY STRUCTURE (3 30)
PLAY STRUCTURE (4 30)
PLAY STRUCTURE (5 30)
PLAY STRUCTURE (6 30)
PLAY STRUCTURE (7 30)
PLAY STRUCTURE (8 30)
PLAY STRUCTURE (9 30)
PLAY STRUCTURE (12 30)
PLAY STRUCTURE (13 30)

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QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

Qualified Professional Certification
This plan complies with the requirements of Section 25 and the Woodland Conservation Technical Manual.
LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND
Kevin Foster, RLA
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, MD 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
E-mail: kfoster@glwpa.com
10/5/15 DATE

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

	APPROVED BY	DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/15/06
02	G SCHNEIDER	2/3/13
03		10/6/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\CAD\DRAWINGS\13023\PLANS BY GLW\TCP1\13023L208.dwg | DES. JRS | DRN. JRS | CHK. KAF

DATE	REVISION	BY	APP'R
11/10/06	REVISED COMMUNITY BUILDING	RLG	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10.8.04	REVISED PER M-NCPPC COMMENTS	KAF	

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

RECREATION AREA DETAILS

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	26 OF 30

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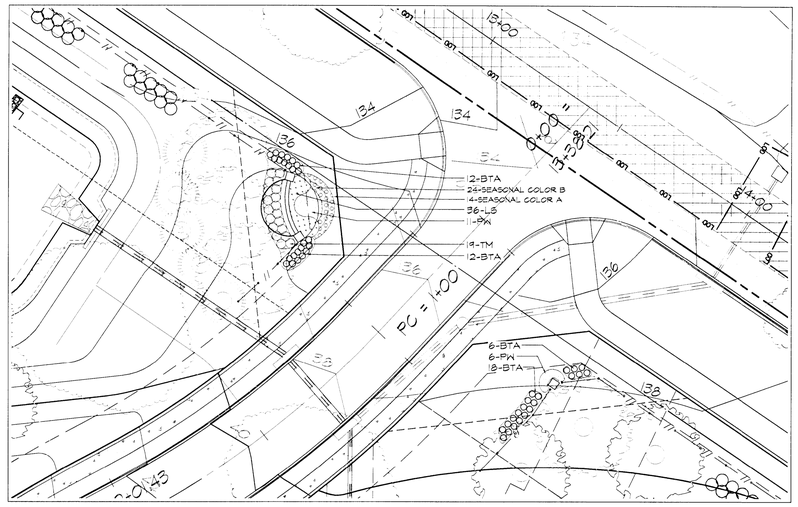
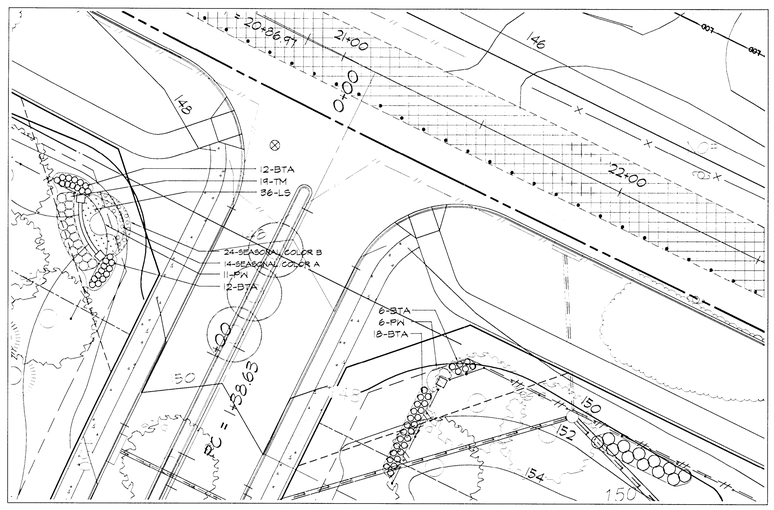
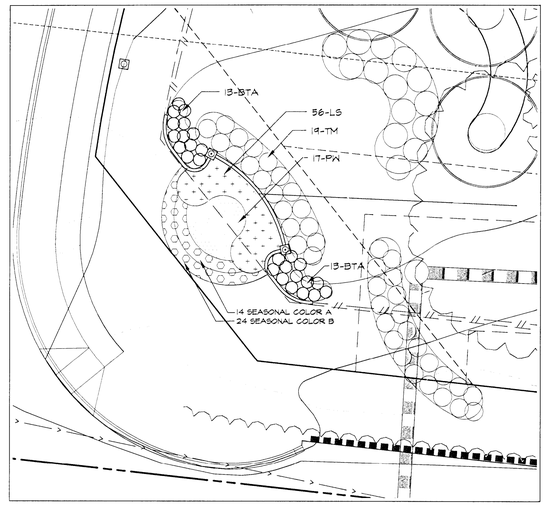


1 DETAILED LANDSCAPE
DUNSMORE TERRACE ENTRANCE
1"=20'



2 DETAILED LANDSCAPE
ADOVER LANE ENTRANCE
1"=20'



3 DETAILED LANDSCAPE
OLD MARLBORO PIKE ROAD ENTRANCES
1"=10'

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/105/04

	APPROVED BY	DATE
	J. STASZ	6/7/05
01	K SHOULARS	12/5/06
02	C SCHNEIDER	2/5/13
03	[illegible]	10/9/15
04		
05		

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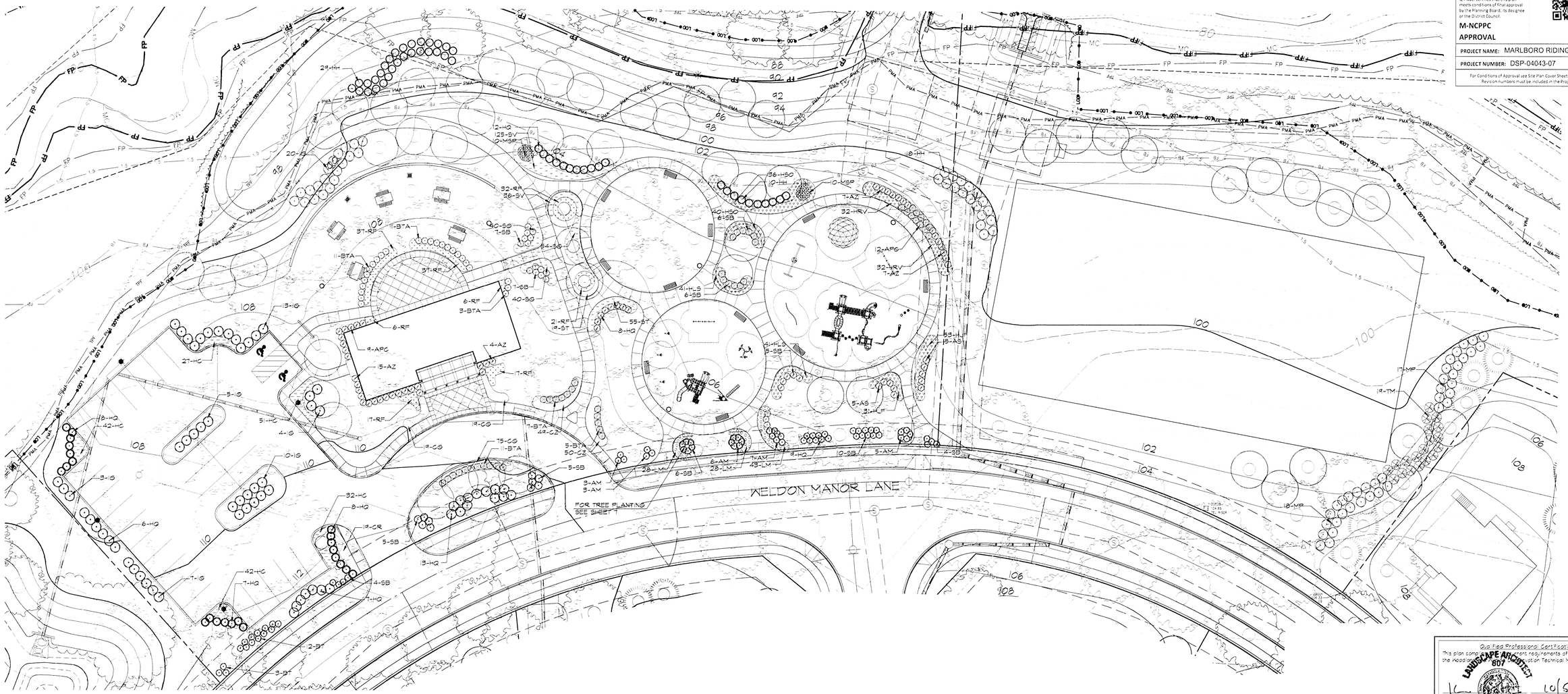
M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number



4 DETAILED LANDSCAPE
RECREATIONAL AREA WITH TOT LOT-A (SOUTH)
SCALE: 1" = 20'

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 25 and the Woodland Conservation Technical Manual.
10/5/15
DATE
Kevin Foster
Gutschick Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\13023\PLANS BY GLW\TCP1\13023L307.dwg | DES. SVA | DRN. SVA | CHK. KAF

DATE	REVISION	BY	APPR.
08/05/15	REVISED LANDSCAPE	KAB	KAF
10/25/13	REVISED PER COMMENTS	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10.8.04	REVISED PER M-NCPPC COMMENTS	KAF	

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE DETAILS

MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	27 OF 30

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1 DETAIL – PLAY STRUCTURE

N.T.S.

PRODUCT: SUPER DOME
MODEL: ZZXX0400 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

2 DETAIL – PLAY STRUCTURE

N.T.S.

PRODUCT: 5' TIRE SWING
MODEL: SWING 500 TIRE (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

6 DETAIL – PLAY STRUCTURE

N.T.S.

PRODUCT: 5' ARCH SWING
MODEL: SWING ARC 500 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

7 DETAIL – PLAY STRUCTURE

N.T.S.

PRODUCT: SPEEDY RACER 3X
MODEL: ZZXX0585 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

12 DETAIL – PLAY STRUCTURE

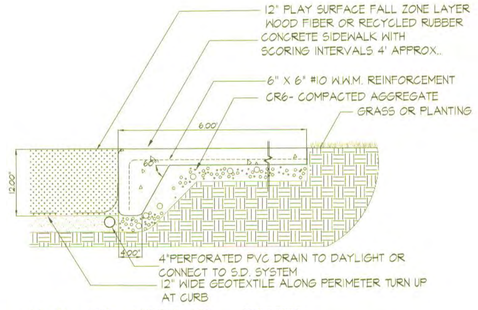
N.T.S.

PRODUCT: EARLY CHILDHOOD T-SWING
MODEL: SWING-SFB (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

13 DETAIL – PLAY STRUCTURE

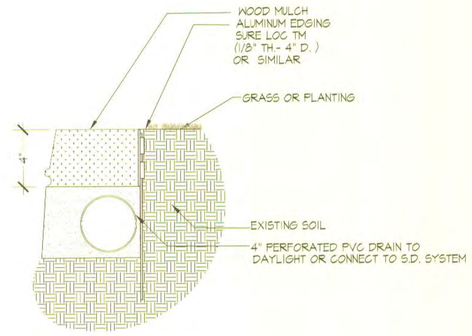
N.T.S.

PRODUCT: S-ALLENGE WALK
MODEL: ???????? (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com



14 PLAY AREA SIDEWALK – EDGING

N.T.S.



15 PICNIC AREA EDGING

N.T.S.

3 DETAIL – PLAY STRUCTURE (TOT LOT)

N.T.S.

MODEL: 350-0405 CHALLENGERS (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

8 DETAIL – PLAY STRUCTURE (PRE-TEEN LOT)

N.T.S.

MODEL: 500-0408 PLAYMAKERS (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

4 DETAIL – PLAY STRUCTURE

N.T.S.

PRODUCT: CHIPMUNK SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0731 (2004 CATALOGUE)
PRODUCT: SEA HORSE SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0733 (2004 CATALOGUE)
PRODUCT: PONY SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0725 (2004 CATALOGUE)
PRODUCT: DUCK SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0721 (2004 CATALOGUE)
PRODUCT: TURTLE SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0724 (2004 CATALOGUE)
PRODUCT: ZEBRA SPRING MATE (WITH COIL SPRING)
MODEL: ZZXX0728 (2004 CATALOGUE)

COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

9 8' HANDICAPPED ACCESSIBLE PICNIC TABLE

N.T.S.

PLAYWORLD SYSTEMS #1311
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

5 6' ANGLE LEG BENCH

N.T.S.

PLAYWORLD SYSTEMS ZZXX0610
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

10 DELUXE PARK GRILL

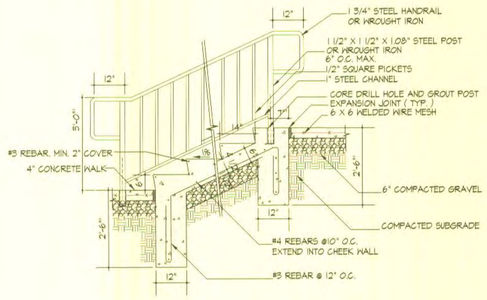
N.T.S.

PLAYWORLD SYSTEMS #1451
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com

11 TRASH RECEPTACLE

N.T.S.

PLAYWORLD SYSTEMS #3010
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-9795
1.800.233.8404
http://www.playworldsystems.com



16 CONCRETE STAIR SECTION W/ HANDRAIL

SCALE: 1/2" = 1' - 0"

48 Hours
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M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Qualified Professional Certification
This plan complies with the requirements at Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.
LANDSCAPE ARCHITECTURE 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND
10/5/15
Kevin Foster DATE
Gutschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph:(301) 421-4024 Fax:(301) 421-4186
E-mail: kfoster@glwpa.com

M-NCPPC
OFFICE OF THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII/ 105 / 04

APPROVED		DATE
	JL STASZ	6/7/05
01	K SHOULARS	12/15/06
02	C SCHNEIDER	12/3/13
03		10/6/15
04		
05		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/10/06	REVISED STAIR SECTION	RLG	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10.8.04	REVISED PER M-NCPPC COMMENTS	KAF	

L:\GLW\DRAWINGS\13023\PLANS BY GLW\DP\13023D28.dwg | DES. JRS | DRN. JRS | CHK. KAF

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

RECREATION EQUIPMENT & DETAILS

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D" Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-R CLUSTER	13023
DATE	TAX MAP – GRID	SHEET
JULY, 2004	101-A1,101-F1	28 OF 30

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PLANTING NOTES

1) Plants

a) Plants supplied shall conform in all respects to the current ANSI Z60.1) They shall be first class representatives of their species and varieties, nursery grown in accordance with good horticultural practice and grown under climatic conditions similar to those in the locality of the project. Plant names shall be those given in the latest edition of Standard Plant Names, American Joint Committee on Horticultural Nomenclature.

b) Plants shall be sound, vigorous, and healthy, well-branched and densely foliated when in leaf. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension. Plants in leaf shall be sprayed with anti desiccant immediately before digging to film the leaves, branches and twigs.

c) Shade trees with broken, damaged or multiple leaders will be rejected.

d) Balled and burlapped plants shall be dug with a firm natural root ball. Plants with soft broken or damaged balls will be rejected.

e) Plants shall be tagged with labels identifying the botanical and common names of the plants. No change in the kind, quantity, quality or size of plants specified shall be made without written approval of the WPB.

f) All plants shall be certified pest-free by the Department of Agriculture of their state of origin.

g) Major shade trees shall be 2 1/2" caliper or larger, ornamental trees shall have a minimum caliper of 1 1/4" evergreen trees shall have a minimum height of 6' and shall be full to the ground and heavily branched. Shrubs shall have a spread of at least 18". No bareroot trees or shrubs will be accepted without the written approval of the WPB.

2) Planting Materials

a) Topsoil shall be fertile, friable and typical of the project site before disturbance. It shall have a minimum organic content of 2.5% by volume and shall be free of stones, lumps, roots, sticks and debris larger than 2" in any dimension. It shall not be loaded, delivered, spread or otherwise handled in a muddy or frozen condition.

b) Planting (backfill) mix shall be composed of three parts of the soil immediately adjacent to the plant pit or bed to one part approved organic matter.

c) Tree staking materials shall be rough sawn hardwood 2" by 2" stock of a length to conform to the requirements of the tree planting detail shown on the planting plan.

d) Staking ties shall be double strands of 12 or 14 gauge galvanized steel wire, twisted, furnished with protective sections of corded 3/4" diameter rubber hose or nylon webbing at least 1 1/2" wide or polypropylene chain lock strapping manufactured for the purpose or other material approved by WPB.

e) Mulch shall be woodchips or shredded hardwood bark acceptable to the WPB.

3) Planting Methods

a) Stake out outlines of planting beds and centers of individual planting pits. These locations are to be approved in the field by the WPB before planting operations begin.

b) Excavate staked-out areas and prepare planting mix (Sec.B.2). Only planting mix shall be used to backfill the planting pits and beds.

c) Set plants so that the root-ball rests on firm ground and the root crown is 3" to 4" higher than the surrounding grade. Backfill with planting mix and tamp lightly in eight inch (8") increments. Water thoroughly to eliminate air pockets in the backfill. Remove all materials other than untreated burlap, jute twine and wire baskets from the top 1/3 of the ball. Complete backfilling with planting mix to bring soil level to surrounding grade.

d) Protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the shade, well protected with topsoil, peat moss, or other acceptable materials and shall be kept well watered. Plants shall not remain unplanted for more than three calendar days.

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

f) Mulch all beds and planting pits with a three inch (3") layer of mulch immediately after planting.

g) All plants are to be watered thoroughly on the day of planting, even if it is raining.

h) Stake plants immediately after planting, taking care that they stand plumb after staking. Stakes and staking materials shall be removed at the end of the guarantee period.

i) Prune plants at the time of planting as directed by the WPB, taking care to retain the natural form and character of the plant.

j) Any items not addressed in this section shall be in conformance with the applicable requirements of the Landscape Specification Guidelines of the Landscape Contractors Association MD, DC, VA Latest edition.

4) Guarantee

All plant materials shall be guaranteed by the contractor to be in a healthy and vigorous condition at the end of a period of one year after provisions acceptance.

5) Grassed Areas

All disturbed areas shall be topsoiled, seeded and mulched in conformance to Standards and Specifications for Soil Erosion and Sediment Control published by the State of Maryland.

1.4 Plant Substitutions

a. An approved landscape plan in need of minor revisions to plant materials due to seasonal planting problems or lack of plant availability may be revised in accordance with the Plant substitution process described below if the requested revisions meet the following criteria.

1. No reduction in the quantities of plant materials.
2. No significant change in size or location of plant materials.
3. New plant materials fall within the same general functional category of plants (shade trees, ornamental trees, evergreens etc.) and have the same general design characteristics (mature height, spread, etc.) as the plant materials being replaced.
4. The proposed new plant materials are considered appropriate with respect to elements necessary for good survival and continued growth.

b. A letter shall be submitted to the Supervisor of the Urban Design Section requesting a minor revision for plant substitution. The letter shall include a list of the quantities, types and sizes of the original plants and the proposed substitutions, location of the substitute plants on the plan, reference to any approved permit or site plan numbers, and the name and telephone number of a contact individual.

1. The Urban Design Section will notify the applicant in a timely manner whether or not the proposed plant materials meet the criteria listed above. Notification will take place within five (5) working days. If the substitutions are approved the applicant will be informed of any additional actions or information required to finalize and document the plant substitutions.
2. If the plant substitutions requested are not approved, the Urban Design Section will supply the applicant with specific recommendations for changes which will make the plant substitutions approvable.
3. If the requested revisions to the landscape plan do not fulfill the four criteria listed above, they may not be approved in accordance with this Plant Substitution process. In that case, the Urban Design Section will inform the applicant of procedures necessary for a formal revision to the plan.

1.5 Certification of Plant Materials

a. Within thirty (30) days of the installation of plant materials, the plan preparer shall submit written certification to the Department of Environmental Resources that healthy plant materials were properly installed in accordance with the approved landscaped plan.

1.6 Maintenance

a. All landscaping, buffering and screening shall be maintained in a healthy condition. Failure to maintain or to replace dead or diseased material shall constitute a zoning violation and shall be subject to the penalty provisions set forth in Subtitle 28, Division I, of the County Code.

Lot 1 Block 'A', Lots 1-152 Block 'D'

SCHEDULE 4.1-1
Residential Requirements for One-Family, Detached Lots

1)	Lot size range:	3500-9388 square feet
2)	Number of lots:	58 lots
3)	Total number of trees required per lot:	3 shade trees/lot 2 ornamental or evergreen trees
4)	Total number of trees provided:	458 shade trees 153 ornamental trees 58 evergreen trees 2 existing shade trees (+/- 2.5inches dbh and located within 75 feet 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:	58 shade trees
6)	Total number of shade trees provided on the south and/or west side of structures*:	58 shade trees
7)	Number of trees required per lot to be located in the front yard:	58 shade trees 0 ornamental/evergreen trees
8)	Total number of trees provided in front yards*:	158 shade trees 0 ornamental/evergreen trees

*Shade trees planted on the south and/or west side and within 90 feet of a residential structure which are also located in the front yard may be counted in both six and eight above.

SCHEDULE 4.2-1
Requirements for Landscape Strips Along Streets (Weldon Manor Lane)

Linear feet of street frontage, excluding driveway entrances: 320 L.F.

General Plan Designation: X Developing Tier ___Rural Tier
___Developed Tier, Corridor node or Center

2. Option Selected: 1, 2, 3, or 4 1 or 2 ____

3. Is there a public utility easement along the frontage of the property?
X Yes ____No

4. Number of plants required: 0 shade trees
64 shrubs
1 25-foot-wide strip of existing trees

5. Total number of trees provided: 0 shade trees
___ ornamental/evergreen trees
65 shrubs
1 25-foot-wide strip of existing trees

SCHEDULE 4.3-1
Parking Lot Perimeter Landscape Strip for Parking Lots "1000 Square Feet or Larger

Linear feet of street frontage, excluding driveway entrances: 33

1. General Plan Designation: ___Developed Tier, Corridor node or Center X Developing Tier ___Rural Tier

2. Option selected: 1, 2, or 3 ____ or 2 ____ or 2 ____

3. Width of perimeter strip required: ____feet 5 feet ____feet

4. Width of perimeter strip provided: ____feet 10 feet ____feet

5. Plant materials required: ____shade trees 4 shade trees ____shade trees
____shrubs 2 shrubs ____shrubs
____ex. shade trees 0 ex. shade trees ____ex. shade trees

6. Total plant material provided: ____shade trees 4 shade trees ____shade trees
____shrubs 2 shrubs ____shrubs
____ex. shade trees 0 ex. shade trees ____ex. shade trees

SCHEDULE 4.3-2
Interior Planting for Parking Lots "1000 Square Feet or Larger

1.	Parking Lot Area:	8 %	4,30 square feet
2.	Interior landscaped area required:	4 %	172 square feet
3.	Interior landscaped area provided:	10.02 %	431 square feet
4.	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)	2C	1 shade trees
	(1 per 200 square feet of interior planting area provided)		2 shade trees
5.	Number of shade trees provided:		3 shade trees
6.	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		X yes ____no
7.	Is there a planting island or average every 10 spaces?		X yes ____no
8.	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes ____no
9.	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		X yes ____no
10.	Is a planting island that is perpendicular to parking spaces on one side a minimum of 8 feet wide?		X yes ____no
11.	For parking lots 50,000 square feet or larger, is there a 5 foot wide island perpendicular to parking for every 2 rows?	6C	X yes ____no
	Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		____yes ____no

SCHEDULE 4.6-1
Buffering Residential Development from Streets

1. Name of street adjacent to rear yard: Ritchie Marlboro Rd. (MD 725)
2. Type of street adjacent to rear yard: Arterial RC
3. Linear feet of street frontage (private) which rear yard is oriented, not including driveway openings: 3604 feet
4. Minimum width of required buffer: 50 feet
5. Minimum width of provided buffer: 50 feet
6. Percentage of required buffer area occupied by existing trees: 0 %
7. Invasive species in the buffer area? ____yes X no
8. Is 6x 6) foot high fence or wall included in buffer yard? X yes ____no
9. Number of plants required: (1,422 L.F. Type A) (564 L.F. Berm)
26 shade trees
333 evergreen trees
623 shrubs
10. Total number of plants provided:
44 shade trees
333 evergreen trees
913 shrubs

SCHEDULE 4.6-2
Buffering Residential Development from Special Roadways

1. Name special roadway: Ritchie Marlboro Road (MD 725)
2. Type of special roadway (Historic, Road, Arterial): Arterial
3. General Plan Designation: ___Developed Tier X Developing Tier ___Rural Tier
4. Linear feet of street frontage not including driveway entrances: 3884 feet
5. Minimum width of required buffer: 20 feet
6. Minimum width of provided buffer: 50 feet
7. Percentage of required buffer area occupied by existing trees: 0 %
8. Invasive species in the buffer areas? ____yes X no
9. Number of plants required: 8 shade trees
8 evergreen trees
21 shrubs
10. Total number of plants provided: 44 shade trees
333 evergreen trees
913 shrubs

SCHEDULE 4.8-1
Sustainable Landscaping Requirements

Percentage of Native Plant Materials required in each category:

Shade Trees:	Total: 305 x 50% = 35 Total Number Required	
	Total Number Provided: 509 = 1%	
Ornamental Trees:	Total: 326 x 50% = 163 Total Number Required	
	Total Number Provided: 158 = 85%	
Evergreen Trees:	Total: 51 x 30% = 153 Total Number Required	
	Total Number Provided: 229 = 45%	
Shrubs:	Total: 1.7 x 50% = 85 Total Number Required	
	Total Number Provided: 676 = 97%	

Are invasive species required? No

Are existing invasive species on-site in areas that are to remain undisturbed? No

If "Yes" is checked in numbers 2 or 3 a note must be added to the plan requiring removal of invasive species prior to certification in accordance with Section 5 certification of installation of plant materials?

Are trees proposed to be planted on slopes greater than 3:1? No

PLANT LIST

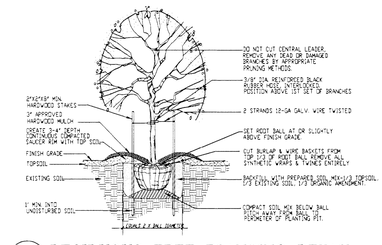
LANDSCAPE QUANTITIES TO BE VERIFIED BY THE LANDSCAPE CONTRACTOR.

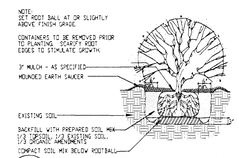
SYMBOL	QTY.	NAME (SCIENTIFIC/COMMON)	SIZE	CONT.	COMMENTS	NATIVE
DECIDUOUS TREES						
AR	45	Acer rubrum 'Red Sunset' Red Sunset Maple	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
AS	77	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
BN	81	Betula nigra 'Heritage' Heritage River Birch	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
CT	81	Cladrastis lutea American Yellowwood	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	–
GT	42	Gleditsia triacanthus var. inermis 'Shademaster' Thornless Common Honeylocust	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	–
PO	85	Platanus x aceriifolia London Plane Tree	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
QP	88	Quercus phellos Willow Oak	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
QL	51	Quercus palustris Pin Oak	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
QR	52	Quercus rubra Red Oak	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
SJ	41	Sophora japonica 'Regent' Japanese Pagodatree	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	–
TC	24	Tilia cordata 'Greenspire' Littleleaf Linden	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	Native
ZS	38	Zelkova serrata 'Green Vase' Japanese Zelkova	2 1/2-3" Cal. 12-14' ht.	B&B	Branch ht. 6' min.	–
ORNAMENTAL TREES						
AC	28	Amelanchier canadensis Shadblow Serviceberry	7-9' Ht	B&B	Multistem-min. 3 stems	Native
AG	27	Acer griseum Paperbark Maple	1 1/2-1 3/4" Cal., 7-9' Ht	B&B	Branch ht. 4' min.	–
AP	15	Acer palmatum Japanese Maple	1 1/2-1 3/4" Cal., 7-9' Ht	B&B	Branch ht. 4' min.	–
CC	53	Cercis canadensis American Redbud	7-9' Ht	B&B	Multistem-min. 3 stems	Native
CI	0	Carpinus caroliniana American Hornbeam	7-9' Ht	B&B	Branch ht. 4' min.	Native
CK	22	Cornus kousa Kousa Dogwood	7-9' Ht	B&B	Multistem-min. 3 stems	–
CP	16	Crataegus phaenop. 'Princeton Sentry' Washington Hawthorn	7-9' Ht	B&B	Branch ht. 4' min.	Native
CV	64	Chionanthus virginicus White Fringetree	7-9' Ht	B&B	Multistem-min. 3 stems	Native
LI	37	Lagerstroemia indica 'Tuscarora' Tuscarora Crapemyrtle	7-9' Ht	B&B	Multistem-min. 3 stems	–
MS	37	Magnolia stellata 'Royal Star' Royal Star Magnolia	7-9' Ht 7-9' Ht	B&B	Multistem-min. 3 stems	Native
PK	32	Prunus serrulata 'Kwanzan' Kwanzan Cherry	1 1/2-1 3/4" Cal., 7-9' Ht	B&B	Branch ht. 4' min.	–
SA	5	Styrax japonicus Japanese Snowbell	1 1/2-1 3/4" Cal.,	B&B	Branch ht. 4' min.	–
EVERGREEN TREES						
AB	40	Abies concolor White Fir	7-8' Ht.	B&B		–
CG	88	Cedrus atlantica 'Glauca' Atlas Cedar	7-8' Ht.	B&B		–
CL	85	X Cupressocyparis leylandii Leyland Cypress	7-8' Ht.	B&B		–
IO	96	Ilex opaca American Holly	7-8' Ht.	B&B		Native
PA	89	Picea abies Norway Spruce	7-8' Ht.	B&B		–
PS	68	Pinus strobus White Pine	7-8' Ht.	B&B		Native
TO	65	Thuja occidentalis American Arborvitae	7-8' Ht.	B&B		Native
SHRUBS						
AA	96	Aronia arbutifolia 'Brilliantissima' Chokeberry	24-36" Ht.	Cont.		–
AZ	113	Azalea 'Delaware Valley White' Delaware Valley White Azalea	18-24" Ht.	Cont.		Native
AP	21	Azalea 'Pink Cascade' Pink Cascade Azalea	18-24" Ht.	Cont.		Native
AM	38	Azalea 'Mother's Day' 'Mother's Day' Azalea	18-24" Ht.	Cont.		Native
AS	10	Azalea 'Sherwood' Lavender Azalea	18-24" Ht.	Cont.		Native
BT	63	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Dwarf Japanese Barberry	18-24" Ht.	Cont.		–
BTA	93	Berberis thunbergii 'Atropurpurea' Red Leaf Japanese Barberry	18-24" Ht.	Cont.		–
CA	72	Clethra alnifolia Summer Sweet	24-36" Ht.	B&B/Cont.		Native
HH	57	Hypericum x Hidcote Hidcote St. John's Wort	18-24" Ht.	Cont.		Native
HQ	78	Hydrangea quercifolia Oakleaf Hydrangea	24-36" Ht.	B&B/Cont.		–
IG	122	Ilex glabra 'Shamrock' Dwarf Inkberry	24-36" Ht.	Cont.		Native
IT	14	Itea virginica Virginia Sweetspire	24-36" Ht.	B&B/Cont.		Native
IV	56	Ilex verticillata 'Red Sprite' Winterberry	24-36" Ht.	B&B/Cont.		Native
MP	104	Myrica pennsylvanica Northern Bayberry	3'-4" Ht.	B&B/Cont.		Native
SB	69	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	18-24" Ht.	B&B/Cont.		Native
TM	57	Taxus x media 'Densiformis' Dense Spreading Yew	24-36" Ht.	B&B/Cont.		–
VP	59	Viburnum plicatum v. tom. 'Shasta' Doublefile Viburnum	3'-4" Ht.	B&B/Cont.		–
VR	49	Viburnum rhytidophyllum Leatherleaf Viburnum	3'-4" Ht.	B&B/Cont.		–
GRASSES						
MSP	20	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 gal.	CONT.		–
PA	13	Pennisetum alopecuroides 'Japonicum' Fountain Grass	1 gal.	CONT.		–
PW	61	Pennisetum alopecuroides 'Weserbergland' Weserbergland Fountain Grass	1 gal. (1-2 Ft. Height)	CONT.		–
PERENNIALS						
CG	381	Coreopsis grandiflora Cutleaf Tickseed 'Early Sunrise'	1 gal.	CONT.	Yellow Flowers	–
CR	151	Coreopsis rosea 'American Dream' American Dream Tickseed	1 gal.	CONT.	Pink Flowers	–
CZ	330	Coreopsis verticillata 'Zagreb' Cutleaf Tickseed 'Zagreb'	1 gal.	CONT.	White Flowers	Native
HC	194	Hypericum calycinum St. John's Wort Dwarf	1 gal.	CONT.	Yellow Flowers	Native
HSO	176	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 gal.	CONT.	Yellow Flowers	–
HRV	64	Hemerocallis 'Red Volunteer' Red Volunteer Daylily	1 gal.	CONT.	Red Flowers	–
HLS	82	Hemerocallis 'Lavender Sky' Lavender Sky Daylily	1 gal.	CONT.	Lavender Flowers	–
HJF	84	Hemerocallis 'Jimmy Fry' Jimmy Fry Daylily	1 gal.	CONT.	Orange Flowers	–
LM	71	Liriope muscari 'Majestic' Majestic Lilyturf	1 gal.	CONT.	Purple Flowers	–
LS	72	Liriope spicata 'Silver Dragon' Silver Dragon Lilyturf	1 gal.	CONT.	White Flowers	–
RF	173	Rudbeckia fulgida 'Goldsturm' Black-Eyed Susan Coneflower	1 gal.	CONT.	Yellow Flowers	Native
SG	134	Salvia greggii Autumn Sage	1 gal.	CONT.	Scarlet Red Flowers	–
ST	72	Salvia officinalis 'Tricolor' Tricolor Sage	1 gal.	CONT.	Tricolored Leaves	–
SV	161	Salvia verticillata 'Purple Rain' Purple Rain Sage	1 gal.	CONT.	White Flowers	–

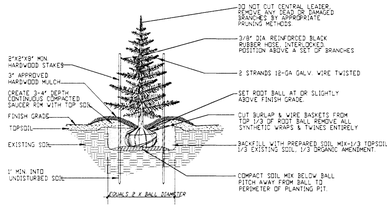
NOTE: All of the lots in the southern portion of Marlboro Riding Property, except Lot 1 Block 'A', were constructed and landscape installed prior to the enactment of the 2010 Landscape Manual and are in conformance with the requirements of the 1999 Landscape Manual.

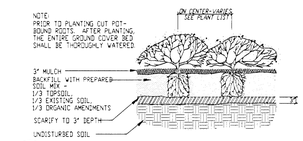
SEASONAL COLOR

COLOR A	2B	YELLOW
COLOR B	4B	PURPLE
	OR	
COLOR A	2B	RED
COLOR B	4B	WHITE









Section 4.1 Residential Requirements

Zoned R-R Cluster
Number of Lots: 297
Number of Trees Required per Lot: 3-Shade, 2-Ornamental/Evergreen
Total Number of Trees Required:
Shade Trees: 891
Ornamental Trees: 594
Total Number of Trees Provided:
Shade Trees: 797
Ornamental Trees: 907

Parks and Recreation Facilities-Guidelines

Recreational Area's
Number of Tot Lots: 2
Number of Pre-Teen Lots: 2
Number of Sitting Areas: 2
Number of Picnic Areas: 1
Total Number of Trees/Plants Required:
Shade Trees: 29
Ornamental Trees: 0
Total Number of Trees Provided:
Shade Trees: 32
Ornamental Trees: 15

Section 4.6 Buffering Residential Development from Streets

RR Lots: Block A (27-25) + 1 + (91-86)
RR Lots: Block B (1-35)
Roadway Classification: Collector - Old Marlboro Pike (MD 725)
Width of Required Buffer: 35
Linear Feet of Road Frontage: 3153 L.F.
Number of Trees Required per 100 Linear Feet: 4-Shade, 15-Evergreen, 30-Shrubs
Percentage of Required Buffer Strip occupied by Existing Woodland: 3%
Linear Feet of 5' Berm in Required Buffer Strip: 1,568 L.F.
Total Number of Trees/Plants Required:
Shade Trees: 91
Ornamental/Evergreen Trees: 341
Shrubs: 682
Total Number of Trees Provided:
Shade Trees: 98
Ornamental/Evergreen Trees: 344
Shrubs: 685

NOTE: All of the lots in the southern portion of Marlboro Riding property, except Lot 1 Block 'A', were constructed and landscape installed prior to the enactment of the 2010 Landscape Manual and are in conformance with the requirements of the 1999 Landscape Manual.

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Marlboro Riding	105/04		
Site Calculations:	Zone 1:		232.48
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		232.48

Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
232.48	10.0%	23.25	1012683
A. TOTAL ON-SITE WC PROVIDED (acres) =		49.13 acres	2140102.8
B. TOTAL AREA EXISTING TREES (non-WC acres) =		0.00 acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			2140103
E. TOTAL SQUARE FOOTAGE REQUIRED =			1012683
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2 - 3" = 65	0	0
	3 - 3 1/2" = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7 - 9' in height	1-1/2 - 1-3/4" = 75	0	0
	2 - 2 1/2" = 100	0	0
	2-1/2 - 3" = 110	0	0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2 - 3" = 160	0	0
	3 - 3 1/2" = 175	0	0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2 - 3" = 225	0	0
	3 - 3 1/2" = 250	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8' = 40	0	0
	8 - 10' = 50	0	0
	10 - 12' = 75	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8' = 75	0	0
	8 - 10' = 100	0	0
	10 - 12' = 125	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	6 - 8' = 125	0	0
	8 - 10' = 150	0	0
	10 - 12' = 175	0	0
Evergreen - large tree (50' height or greater with spread of over 30')	6 - 8' = 150	0	0
	8 - 10' = 200	0	0
	10 - 12' = 250	0	0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Manual.

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

10/5/15
Kevin Foster DATE
Suburban Maryland
3909 National Drive
Burtonsville, MD 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
Email: kfoster@gwa.com

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL
PROJECT NAME: MARLBORO RIDING
PROJECT NUMBER: DSP-04043-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

M-NCPPC
OFFICE OF PLANNING & PARKS, PLANNING DEPARTMENT
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVAL
TREE CONSERVATION PLAN
TCPII 105 / 04

VERS.	TREE PLAN	DATE
01	JL STASZ	6/7/05
02	K SHOULARS	12/15/06
02	C SCHNEIDER	2/3/13
03	[illegible]	10/6/15
04		
05		

11/05/13	REVISED PER COMMENTS		
10/25/13	REVISED PER COMMENTS	KAB	KAF
08/29/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TCP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10.8.04	REVISED PER M-NCPPC	KAF	
DATE	REVISION	BY	APPR

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\2003\03023\CAD\03023LP.dwg DES. JRS DRN. JRS CHK. KAF

PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE DETAILS, NOTES AND SCHEDULE

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	29 OF 30

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NAD 83
HISTORIC SITE
78-000-23
STRAWBERRY HILL
SOLD MARLBORO PIKE
80' R.O.W.
PROP. SD
PROP. 24" WMA
PROP. 8" WMA
PROP. 8" SAN
PROP. 6" WMA
PROP. 6" SAN
PROP. 4" WMA
PROP. 4" SAN
PROP. 2" WMA
PROP. 2" SAN
PROP. 1" WMA
PROP. 1" SAN
PROP. 1" WMA
PROP. 1" SAN
PROP. 1" WMA
PROP. 1