

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)

GENERAL NOTES:

1. APPLICANT: MARLBORO RIDING, LLC
1200 WISCONSIN AVENUE, SUITE 1000
BETHESDA, MD 20814
ATTN: MR. PAUL DENNY MANICKE
TEL: (301) 961-8830
2. TAX MAP: 101-A1, 101-F1
3. 200 FOOT MAP REFERENCE: 201 SE II
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 SETTINGS OF "NAVAJO", HISTORIC RESOURCE # 18-00-22. THE HISTORIC DWELLING NO LONGER EXISTS ON SITE.
7. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY.
8. STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
9. STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY D.E.R. 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 # 4-03046 (3-18-2004).
12. APPROVED TYPE I TREE CONSERVATION PLAN - TCP I/54/03 (3-18-04).
13. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN CASE #1616-2003-00 APPROVAL DATE: OCTOBER 14, 2003 EXPIRATION DATE: OCTOBER 14, 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 DILLIE 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 GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES, FLOODPLAIN STUDY NO. 2003-09
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 (B.F.R. 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	229.50 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

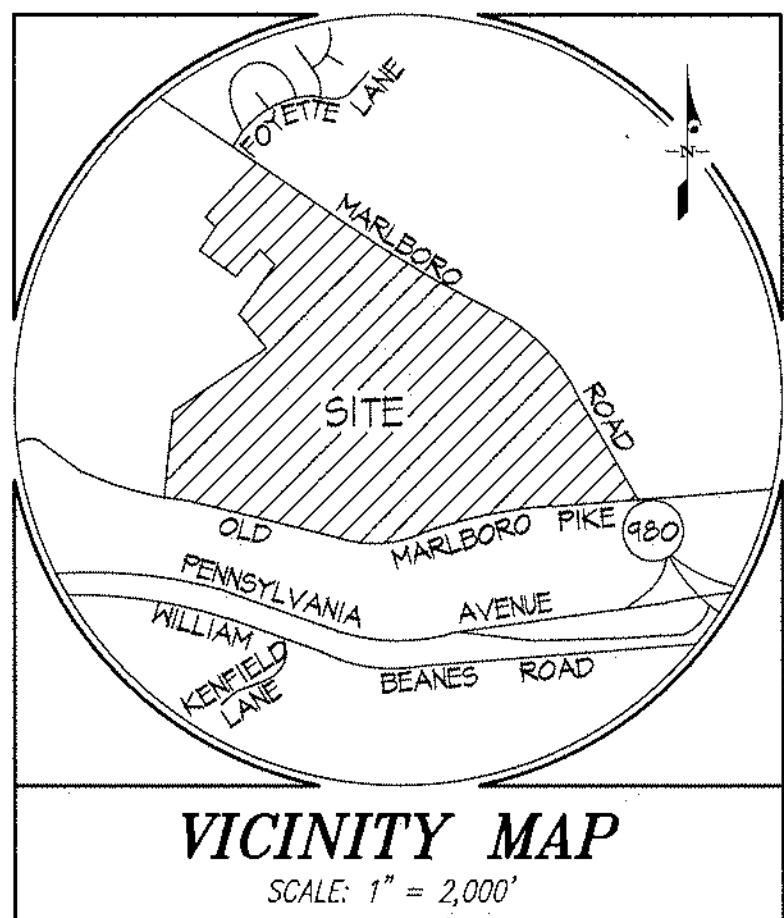
AREA OF SLOPES 25% OR GREATER	22.92 AC
ALLOWABLE AREA OF STEEP SLOPE TO BE DISTURBED (25%)	5.73 AC
AREA OF STEEP SLOPES TO BE DISTURBED	5.73 AC

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

EXISTING ZONING	RR
PROPOSED DEVELOPMENT	STANDARD METHOD
GROSS TRACT AREA	10.15 AC
AREA OF SLOPES 25% OR GREATER	0.41 AC
AREA WITHIN 100 YEAR FLOODPLAIN	1.54 AC
NET TRACT AREA	8.15 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., 709-750-1000, 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 SIDEWALKS
	PROPOSED TOPOGRAPHY		PROPOSED PAVING
	EXISTING TREELINE		REPRODUCTION AREA/RA's
	PROPOSED TREELINE		SEMI-PERMANENT FENCING
	LIMIT OF DISTURBANCE		
	PROPOSED CURB & GUTTER		
	PROPOSED WATER		
	PROPOSED STORM DRAIN		
	PROPOSED SEWER		
	STEEP SLOPES (25% AND GREATER)		
	SLOPES (5% - 25%) ON ERODIBLE SOILS		
	PRIMARY MANAGEMENT AREA		
	WETLAND BUFFER		
	FLOOD PLAIN BUFFER		
	TREE PROTECTION FENCE		
	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		

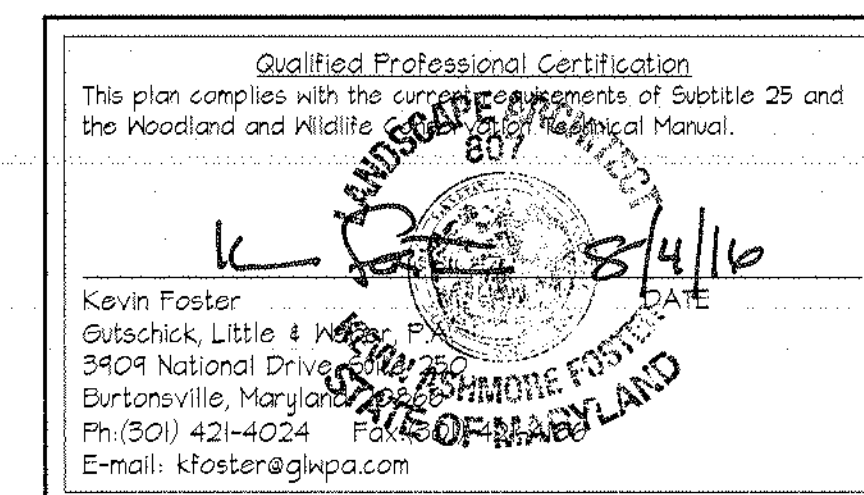
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MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



KEY MAP
SCALE: 1" = 300'

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 EQUIPMENT
28	RECREATION EQUIPMENT & DETAILS
29	LANDSCAPE DETAILS, NOTES AND SCHEDULE
30	HISTORIC AREA PLAN



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by the Planning Board, it's engineer
or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	Frank	8/15/16	DSP-15011
05			

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3819 NATIONAL DRIVE - SUITE 200 - BIRTONVILLE OFFICE PARK
BIRTONVILLE, MARYLAND 20846
TEL: 301-421-4024 FAX: 410-880-1925 D.C. 301-999-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\13023\PLANS BY GLW\TOP\1302301.dwg DES. KAF DRN. XXX CHK. KAF

07/06/16	REVISED REPRODUCTION AREAS & ADDED NOTE ABOUT THE PRESENCE OF MARLBORO CLAY	R.G.	MFC
08/05/16	REVISED LANDSCAPE	KAB	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/03/04	REVISED PER M-NCPPC COMMENTS	KAF	
DATE	REVISION	BY	APP'R.

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

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

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	<i>KPmck</i>	8/15/16	DSP-15011
05			

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M-NCPPC
APPROVAL

PROJECT NAME:	FORKS OF THE ROAD
PROJECT NUMBER:	DSP-15011

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 Conservation Technical Manual.



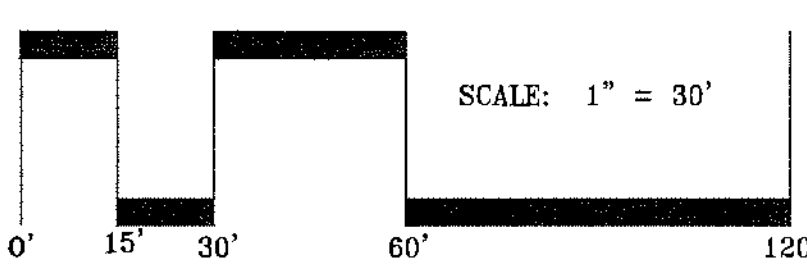
8/14/16

Kevin Foster
Gutschick Little & Weber, P.A.
3924 National Drive
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
8900 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186
L: (CAD/DRAWINGS) PLANS BY GLW\TCPII\105\105.TCPII.dwg DES: KAF DRN: RLG CHK: KAF

DATE	REVISION	BY	APPR.
02/01/06	TOP PLAN REVISION #1	HRJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	KAF
10/08/04	REVISED PER M-NCPPC COMMENTS	KAF	KAF



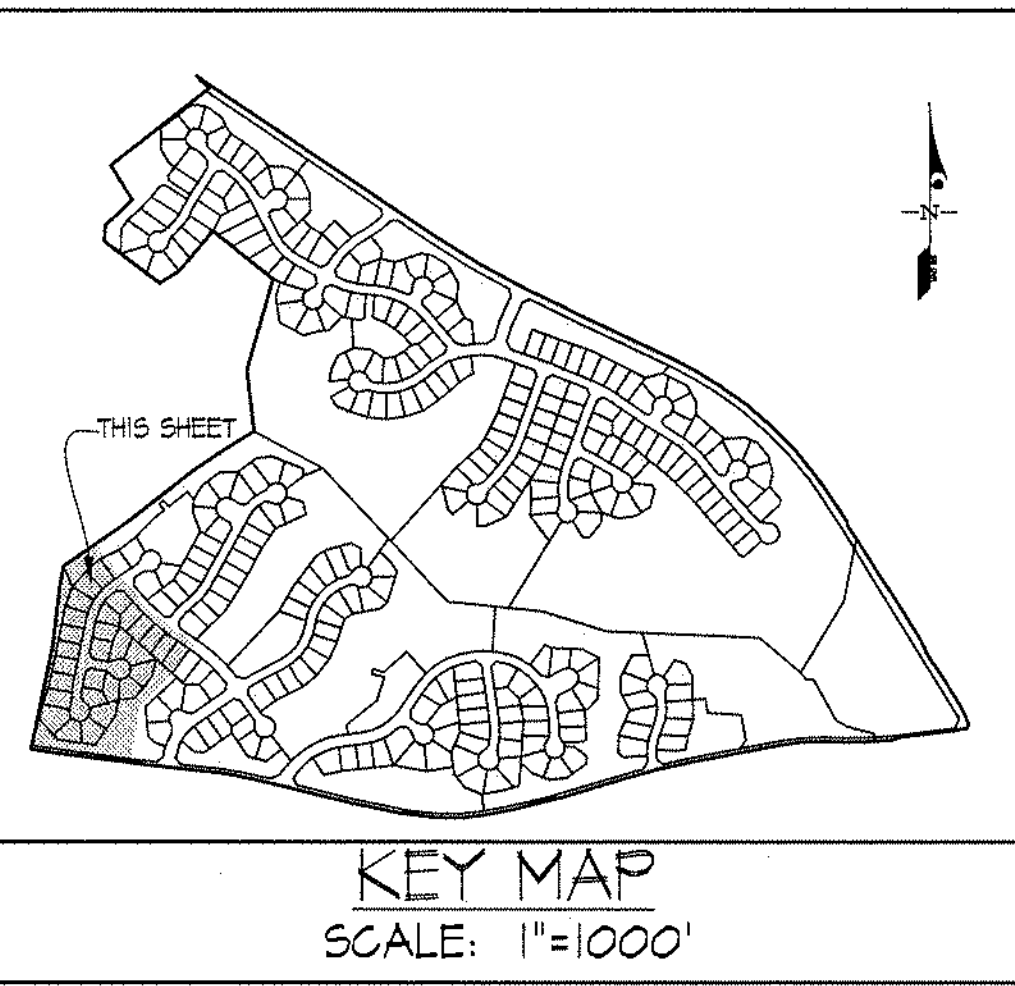
PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

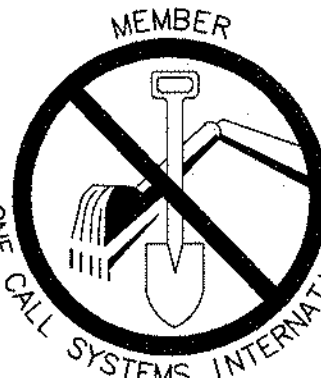
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Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15

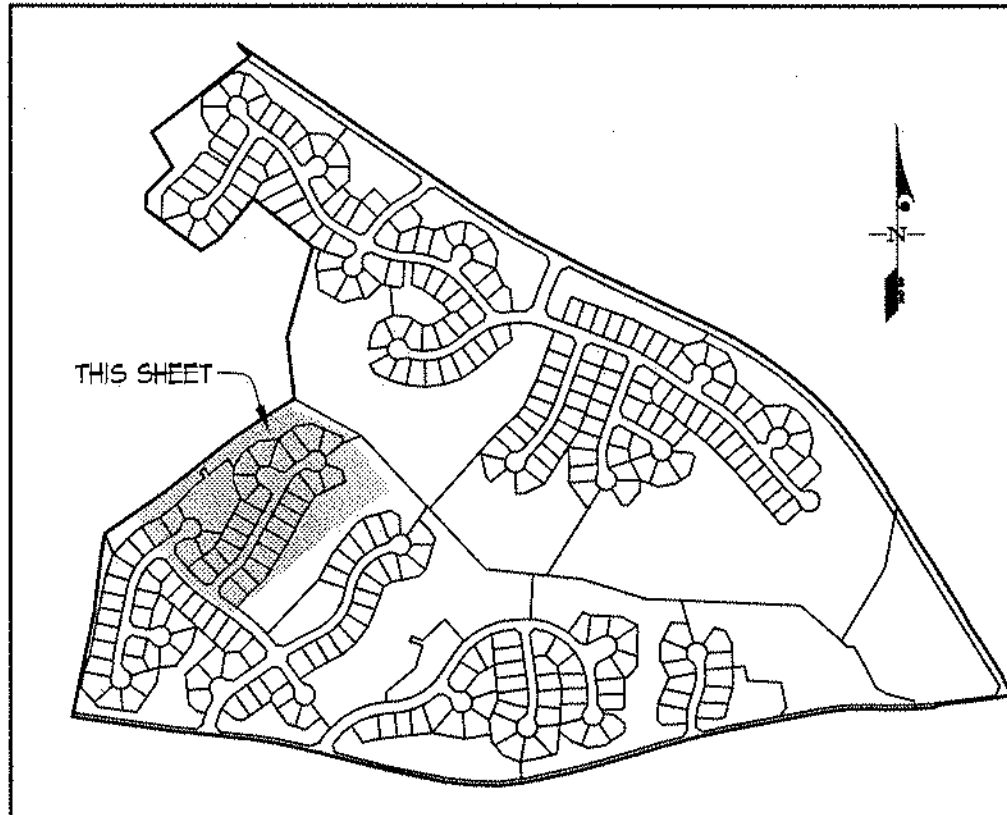
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DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	2 OF 30



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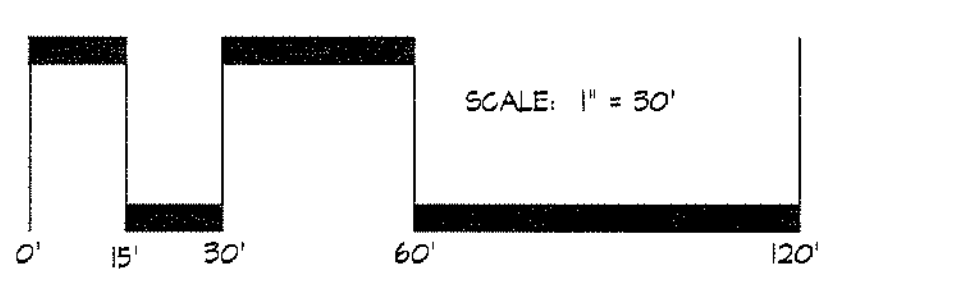


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GLWGUTSCHICK LITTLE & WEBER, PA CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20836 TEL: 301-421-4024 FAX: 301-421-4025			
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	KAF
10/18/04	REVISED PER MNCPPC COMMENTS	KAF	KAF
DATE	REVISION	BY	APP'R



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

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 29 and the Woodland and Wildlife Conservation Manual.

807
LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little & Weber, P.A.
3909 National Drive
Burtontown, Maryland 20836
Ph: (301) 421-4024
E-mail: kfoster@glwpa.com

8/4/16
DATE

MNCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
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01	J.L. STASZ	06/07/05	DSP-04043
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04	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
05	J.P. MCH	8/15/16	DSP-15011

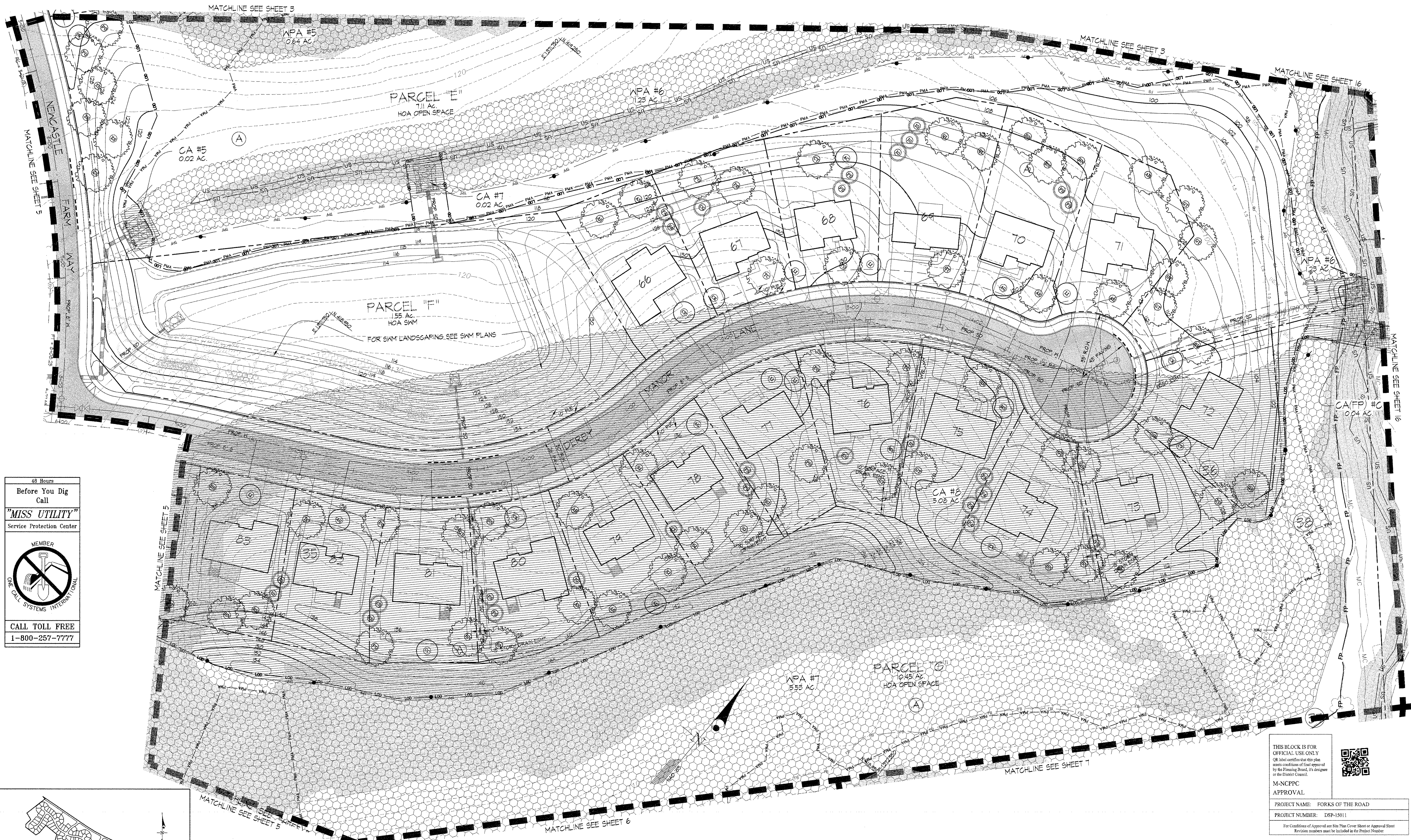
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MNCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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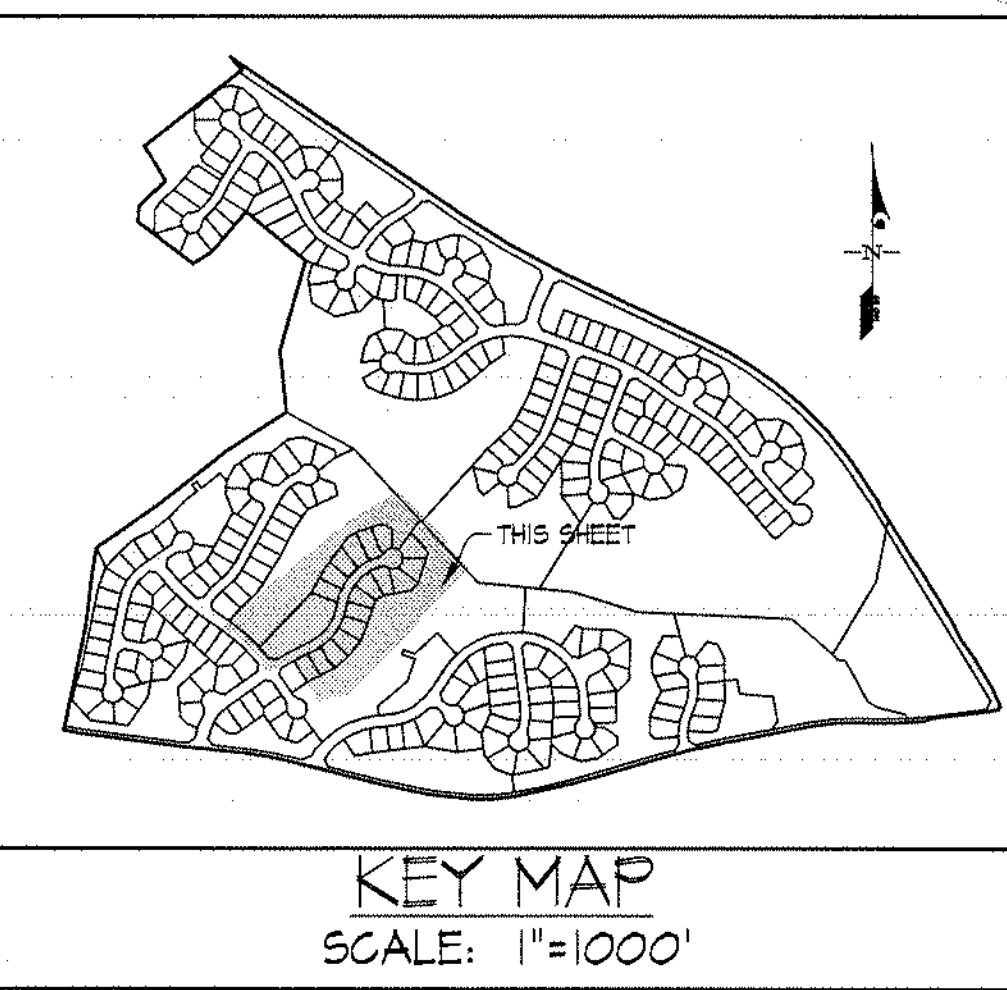
LANDSCAPE & TYPE II TREE CONSERVATION PLAN MARLBORO RIDING LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D" Parcels A-Q, R-Z, AA, BB, YY & ZZ			
SCALE 1" = 30'	ZONING R-R CLUSTER	G. L. W. FILE NO. 13023	
DATE JULY, 2004	TAX MAP - GRID 101-A1,101-F1	SHEET 3 OF 30	



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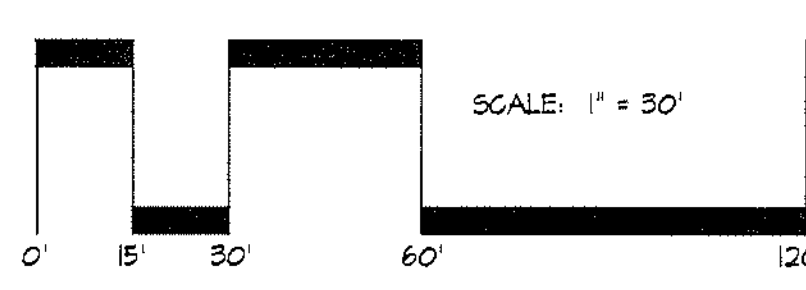
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3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024
E-MAIL: glw@glwpa.com

DATE	REVISION	BY	APPR.
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/08/04	REVISED PER M-NCPPC COMMENTS	KAF	



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THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
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1"=30'	R-R CLUSTER	13023
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JULY, 2004	101-A1,01-F1	4 OF 30

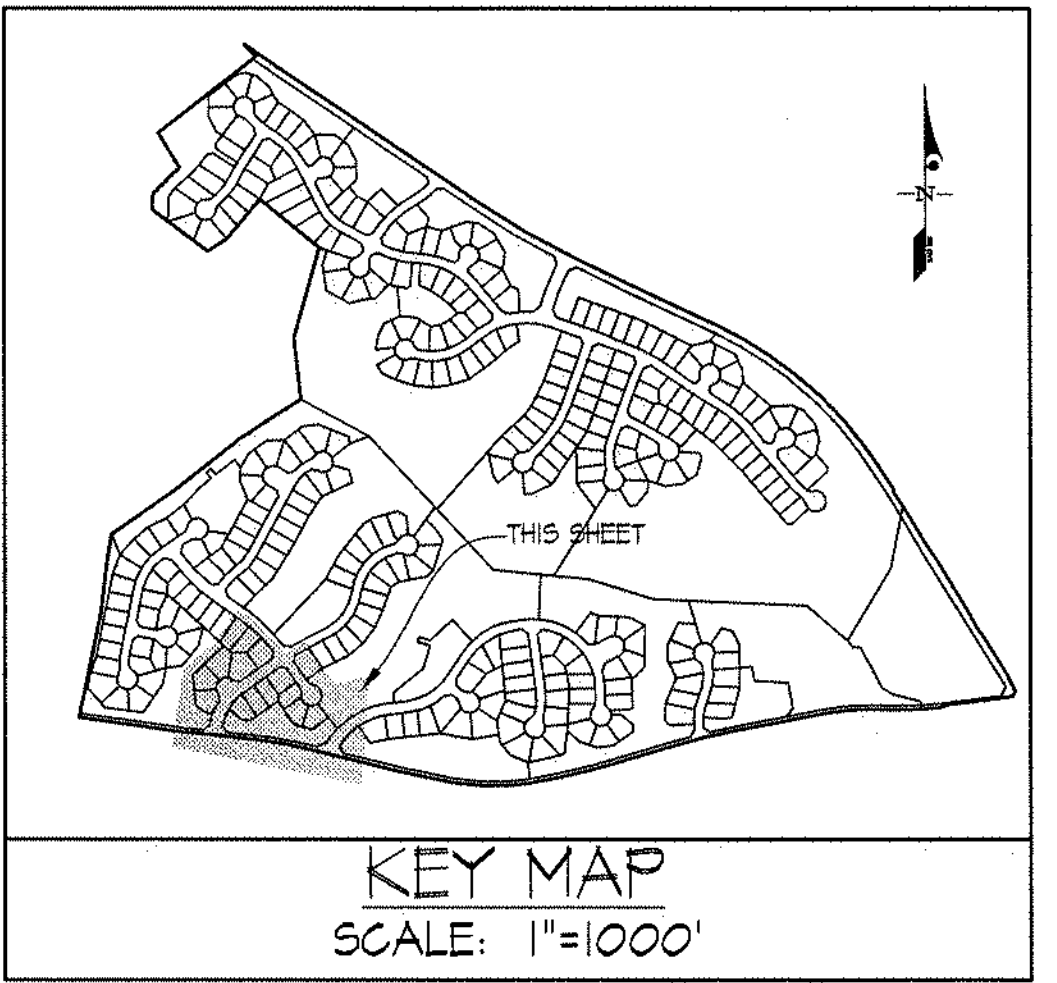
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M-NCPPC APPROVAL
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Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Resolutions and Policies of the Prince George's County Board of Prince Georges County, Maryland.
LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little & Weber
3909 National Drive
Burtontown, Maryland
Ph: (301) 421-4024
E-mail: kfooster@glwpa.com

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Qualified Professional Certification
This plan complies with the requirements of Subtitle 29 and the Floodland and Wetlands Technical Manual.

LANDSCAPE ARCHITECT
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Kevin Foster
Goldschick, Little
8404 National
Burtonville, Maryland 20814
Ph: (301) 421-4024
F-mail: kfoster@glwpa.com

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M-NCPPC
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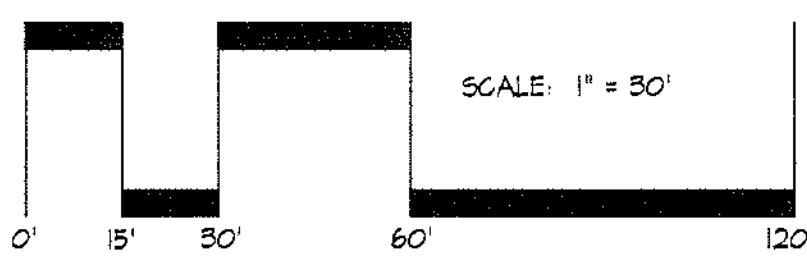
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05			

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3050 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20834
TEL: 301-421-4024 FAX: 410-885-1820 (C) 2016 301-989-7524 FAX: 301-421-4186

08/09/13 UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL
04/22/05 REVISED PER DISTRICT COUNCIL COMMENTS
11/03/04 REVISED PER MNCPPC COMMENTS

KAB KAF
KAF
BY APPR.



PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 954-5000


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

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




Qualified Professional Certification
This plan complies with the current requirements of Section 25 and
the Woodland and Hills Local Ordinance Technical Manual.

LANDSCAPE ARCHITECT
807

 6/4/16
DATE

Kevin Foster
Gutschick, Little & Associates, Inc.
3909 National Drive, Suite 200
Burlingame, MA 94010
Ph: (301) 421-4024
E-mail: kfoster@gwipa.com

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<p>PROJECT NAME: FORKS OF THE ROAD</p> <p>PROJECT NUMBER: DSP-15011</p> <p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i> <i>Form numbers not included in the Project Number</i></p>	

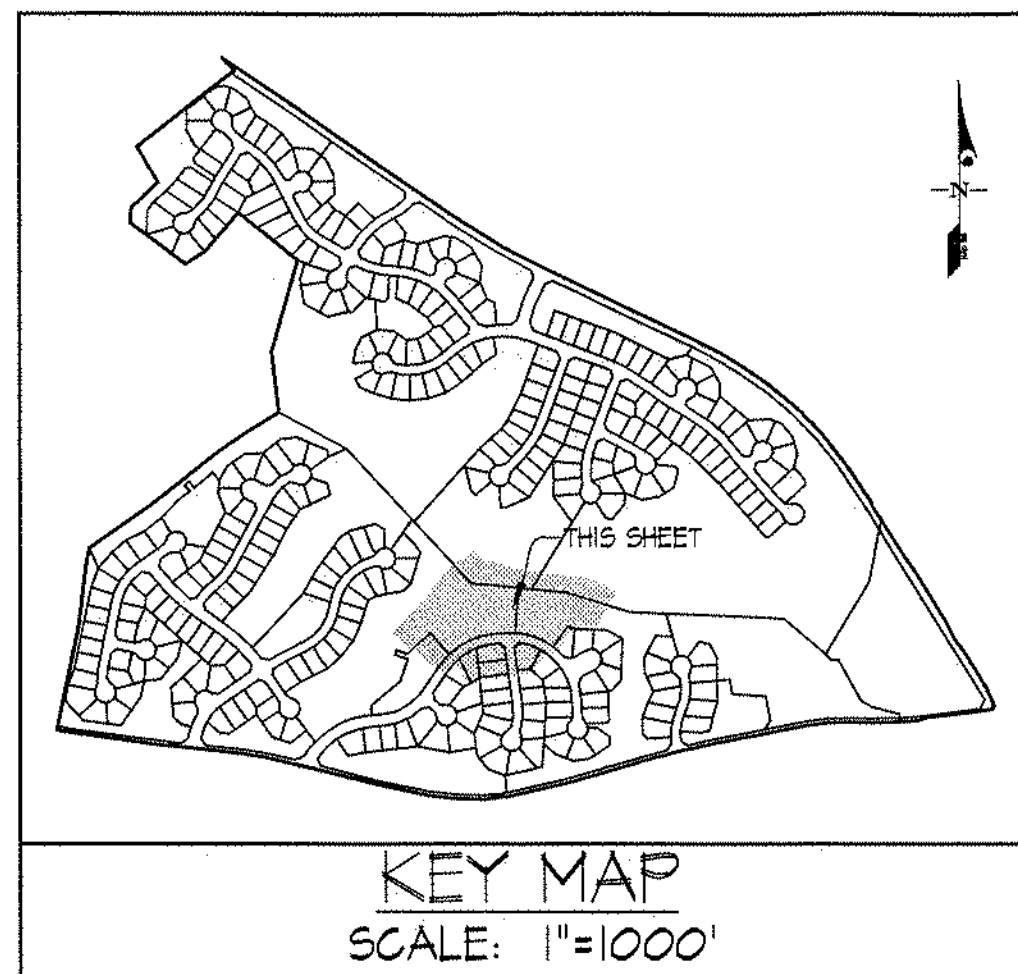
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	<i>K. Funder</i>	<i>9/15/16</i>	DSP-15011
05			

SCALE 1"=30'	ZONING R-R CLUSTER	G. L. W. FILE NO. 13023
DATE JULY, 2004	TAX MAP -- GRID 101-A1,101-F1	SHEET 6 OF 30

48 Hours
Before You Dig
Call
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For new roadways on existing roadways with underground service and no street lights in the area.

8' W. Line
2'-4" min.
8' W. Line

General Notes
1. For the required lighting equipment, see the Landscape and Support Guide for the utility serving the location of construction. (See Section 1, Tables 1-12 through 1-14.)
2. Footcandle for base-mounted light poles shall be determined 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: _____ DATE: _____
REVISION: _____ DATE: _____

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

Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section 11 - 12

LIGHT SCHEDULE				
QTY.	LOCATION	SYMBOL	LAMP TYPE	POST MATERIAL-INSTALLATION
4	COMMUNITY BLDG PARKING LOT OFF OF WELDON MANOR LANE	*	100 WHPV W/ FLAT LENS	BLACK FIBERGLASS, DIRECT BURIED

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

LANDSCAPE ARCHITECT
807
Kevin Foster
Gutnick, Little
3504 National Drive
Burlington, MD 20814
Ph: (301) 421-4024
E-mail: kfoster@glwpa.com

8/11/16 DATE

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or the Planning Council.



M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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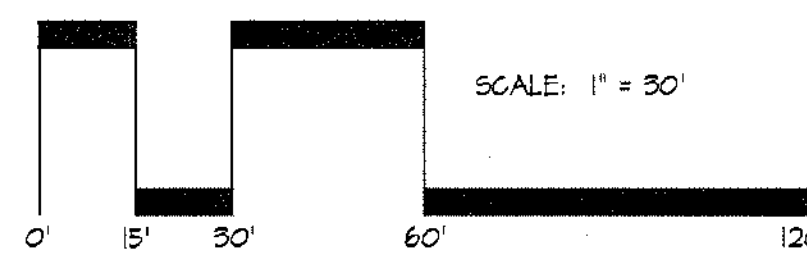
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03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K.F. mch	8/15/16	DSP-15011
05			

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	7 OF 30



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.

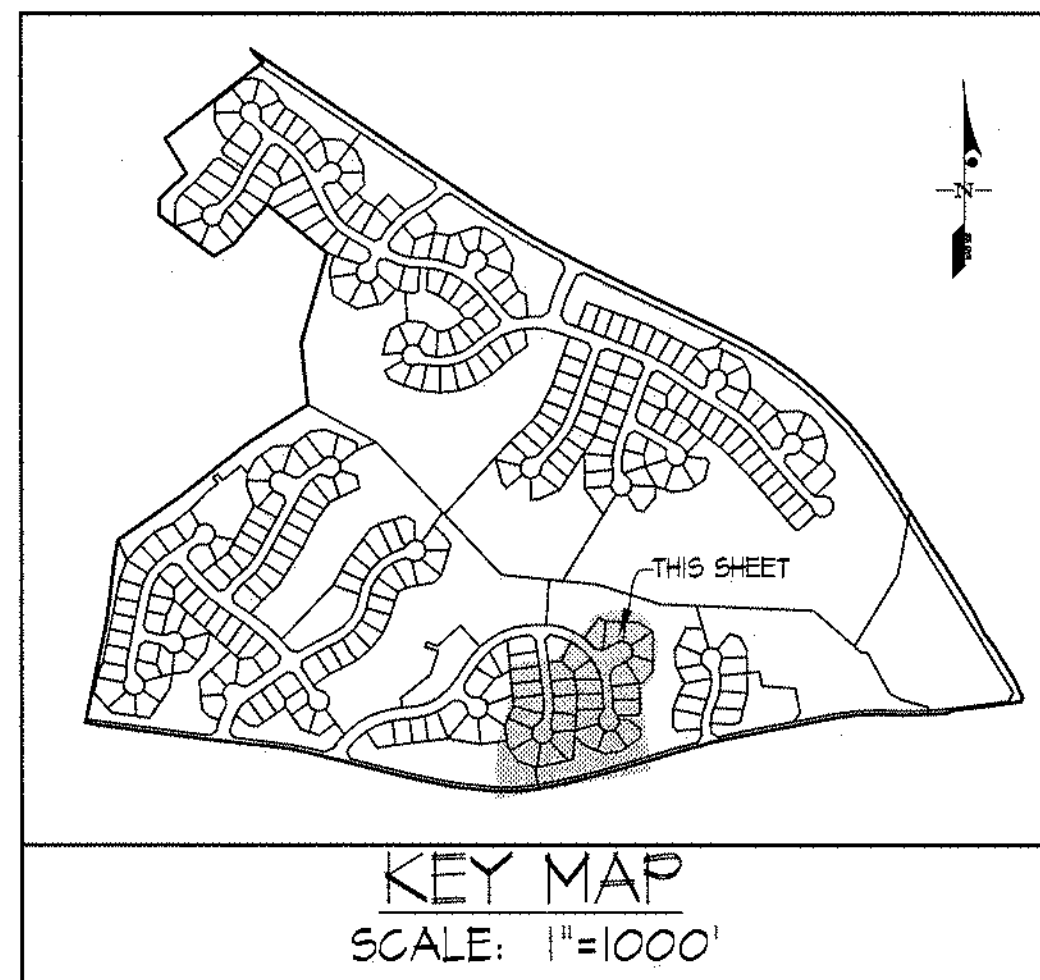


PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3030 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-982-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION
02/18/15	ADDED LIGHTS FOR COMMUNITY BLDG, DETAILS AND SCHEDULE
06/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL
06/06/06	REVISED PER MNCPPC COMMENTS
02/01/06	TOP PLAN REVISION #1
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS
10/16/04	REVISED PER MNCPPC COMMENTS
DATE	REVISION
	BY APPR.
	HKJ KAF
	KBJ KAF
	HKJ KAF
	KAF
	KAF



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02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	<i>K.F. Miller</i>	8/15/16	DSP-15011
05			

Qualified Professional Certification
This plan complies with the requirements of Subtitle 29 and the headland and hillside erosion control manual.

LANDSCAPE ARCHITECT
8/4/16
Kevin Foster
Gutschick, Little & Weber, P.A.
3104 National DO
Burtonsville, Maryland
Ph: (301) 421-4024 Fax: (301) 421-186
E-mail: kfoster@glwpa.com

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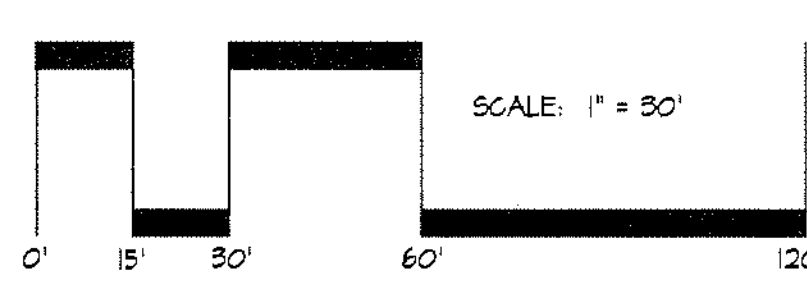


M-NCPPC APPROVAL		
PROJECT NAME: FORKS OF THE ROAD		
PROJECT NUMBER: DSP-15011		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number		

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1"=30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	8 OF 30



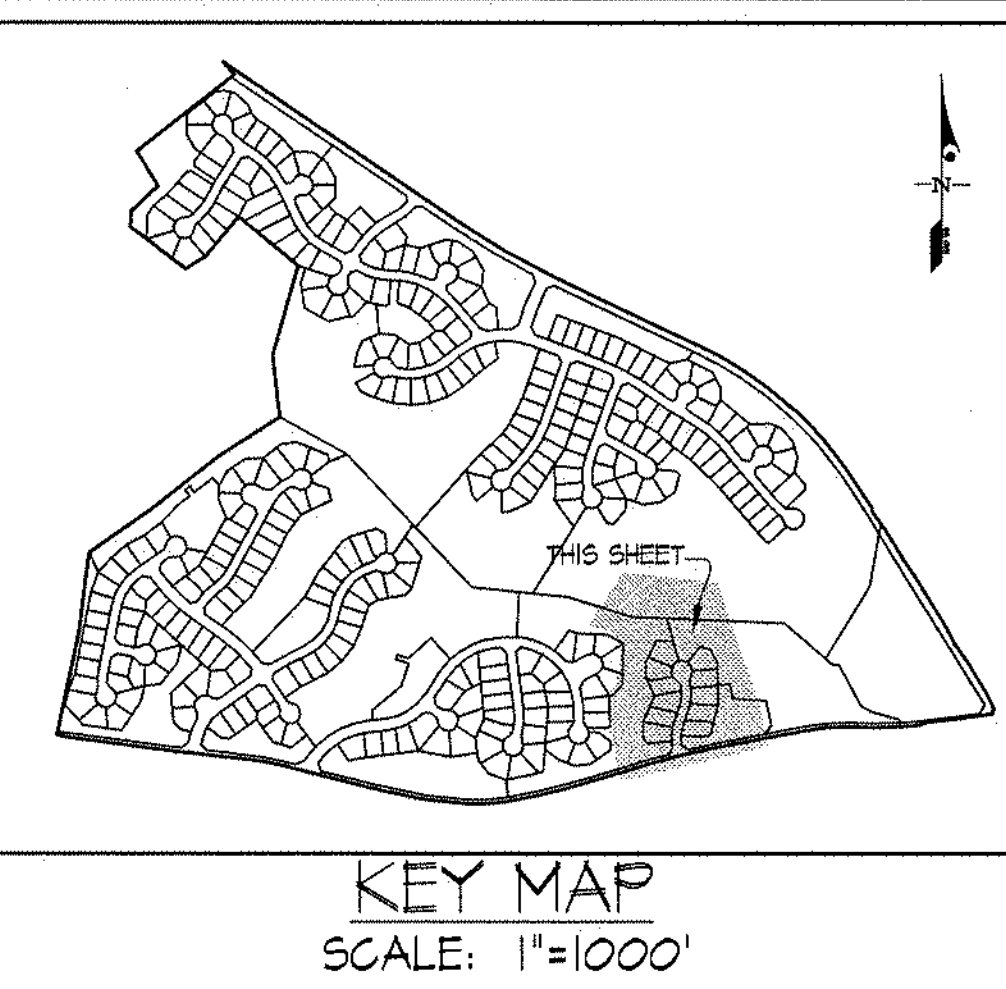
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 8909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK TELL: 301-421-4024 BALT: 410-880-1800 DC/VA: 301-988-2524 FAX: 301-421-4188			
L:\CADD\DRAWINGS\13023\PLANS BY GLW\TOP\13023LTOP08.dwg	DES. KAF	DRN. RLG	CHK. KAF
DATE	REVISION	BY	APPR.
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC 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 & TYPE II TREE CONSERVATION PLAN
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M-NCPPC
APPROVAL

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05			

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

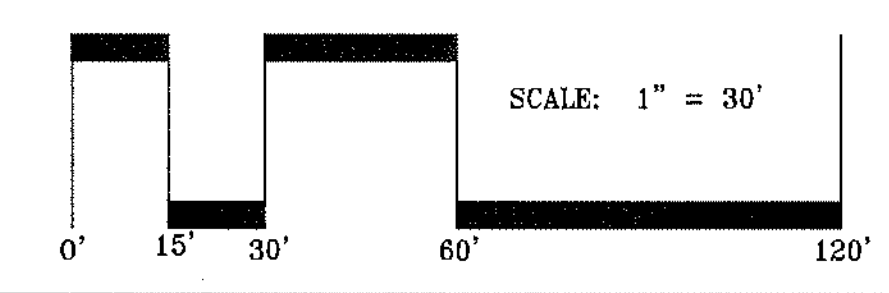
Kevin Foster
Guttschick Little & Weber, P.A.
3404 National Drive
Baltimore, Maryland 21204
Ph: (301) 421-4024 Fax: (301) 421-4025
E-mail: kfoster@glwpa.com

5/4/16

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.

GLWGuttschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3609 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4025			
DATE	REVISION	BY	APP'R.
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	



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

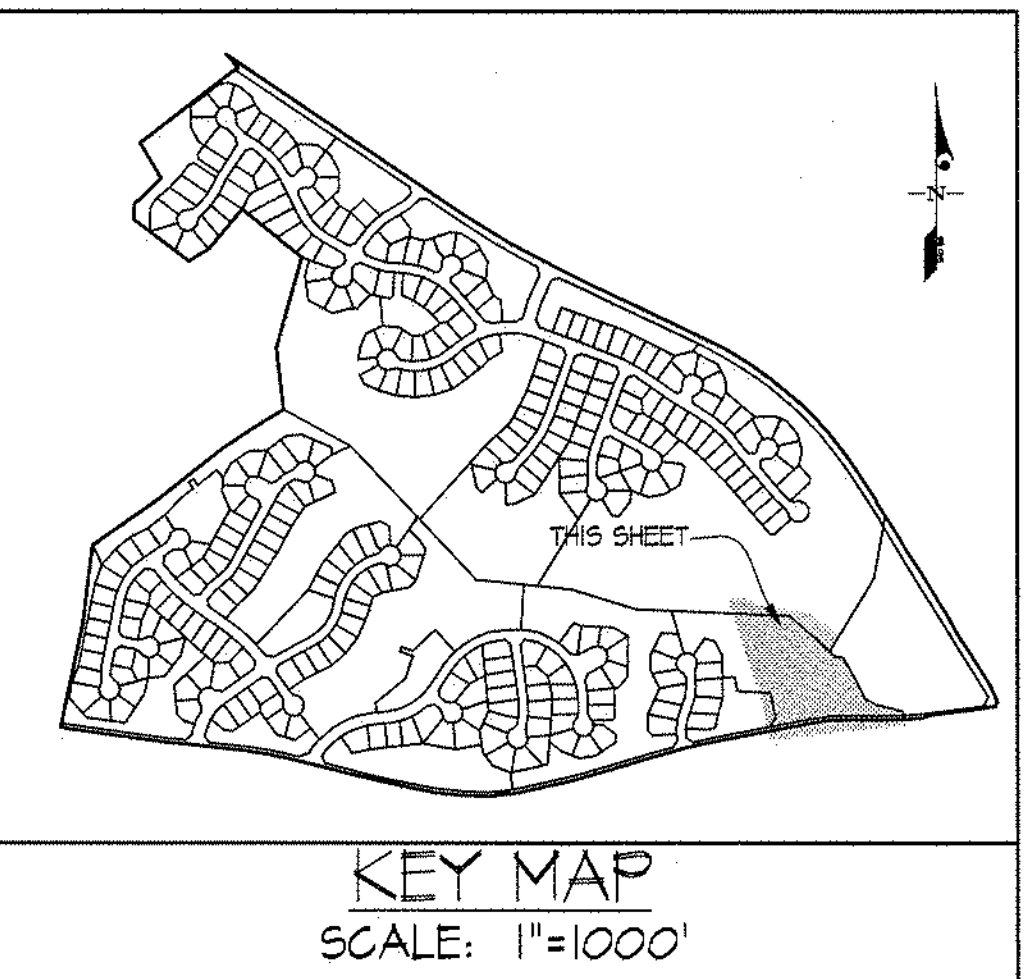
LANDSCAPE & TYPE II TREE CONSERVATION PLAN

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

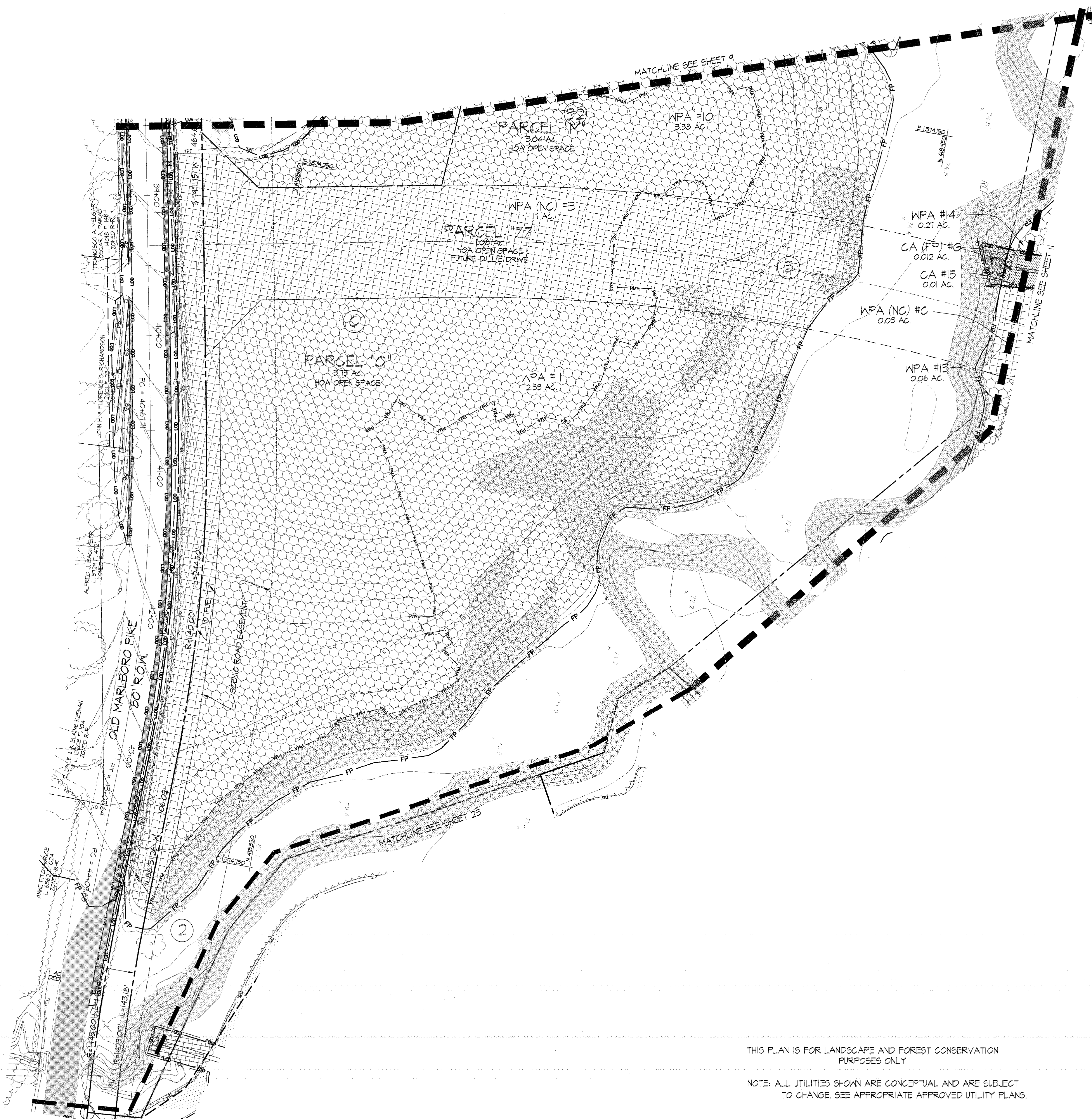
MELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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M-NCPPC
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04	<i>R.P.M.W.</i>	9/15/16	DSP-15011
05			

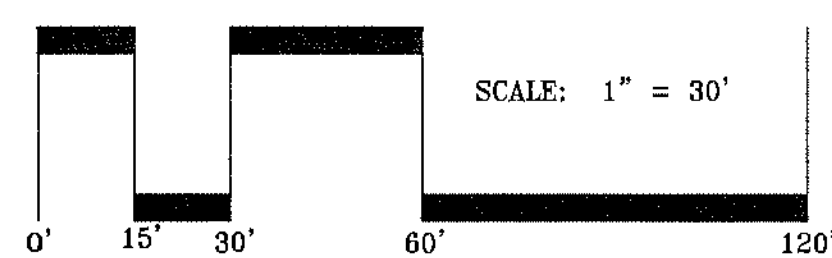
Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wetland Technical Manual.
LANDSCAPE ARCHITECT
607
K. Foster
Gutschick, Little
3101 National
Burtonsville, MD
Ph: (301) 421-4024
E-mail: kfoster@glwpa.com

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

02/01/06 TOP PLAN REVISION #1
04/22/05 REVISED PER DISTRICT COUNCIL COMMENTS
10/5/04 REVISED PER MNCPPC COMMENTS

REVISION

HKJ KAF
KAF
BY APP'R



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

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SCALE
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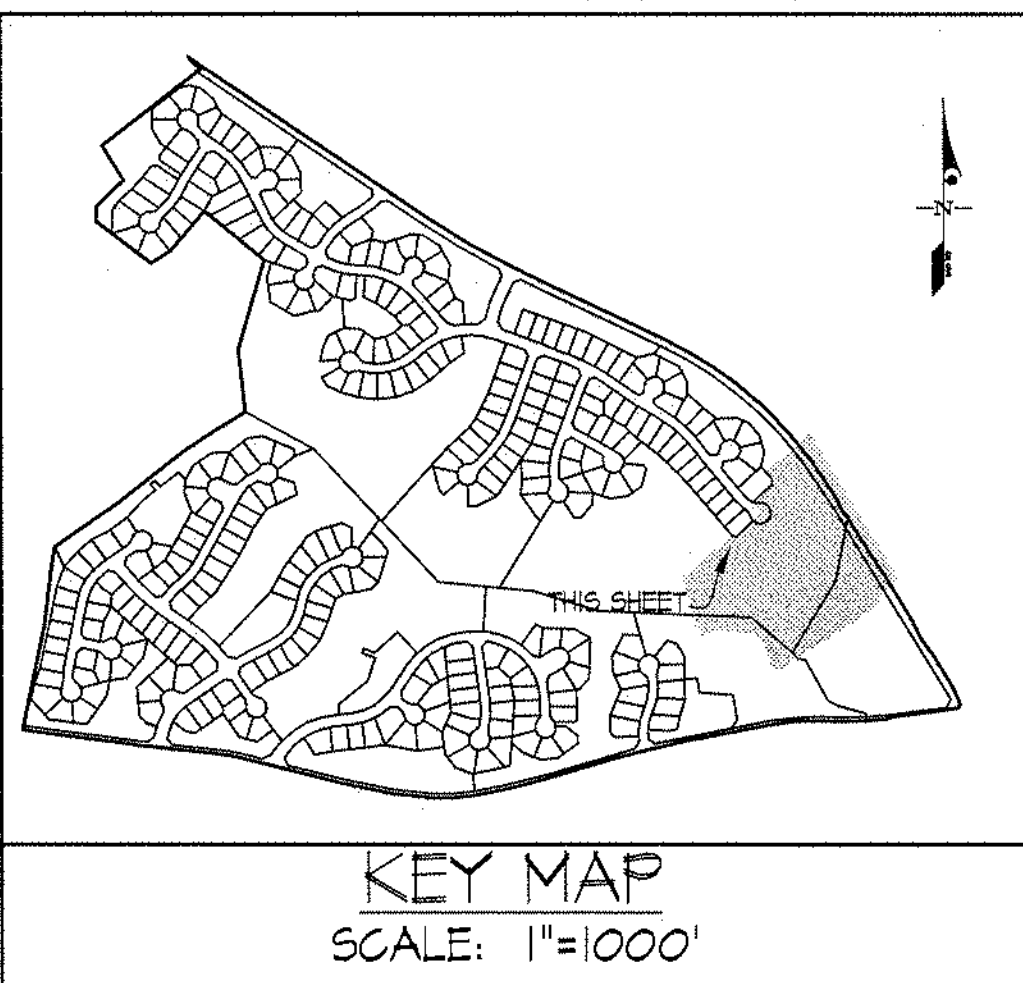
ZONING
R-R
CLUSTER

G. L. W. FILE No.
13023

DATE
JULY, 2004

TAX MAP - GRID
101-A1,101-F1

SHEET
10 OF 30



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Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Maryland and National Professional Technical Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Guttschick Little & Weber, P.A.
3404 National Avenue
Burlington, Maryland 20846
Ph: (301) 421-4024
E-mail: kfoster@guttschick.com

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M-NCPPC
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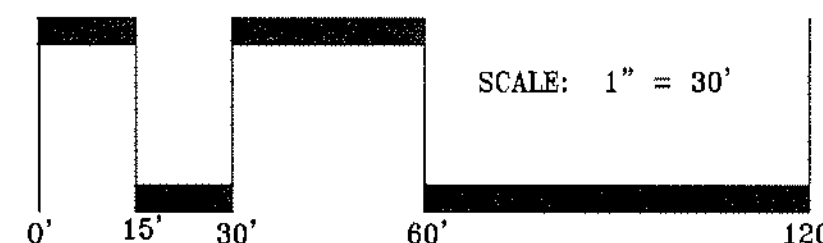
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GLWGuttschick Little & Weber, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURLINGTON, MARYLAND 20846
TEL: 301-421-4024 FAX: 301-421-4024 BURL: 410-882-1103 FAX: 301-889-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R
05/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/07/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/04	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	



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11111 SUNSET HILLS ROAD
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RESTON, VA 20190
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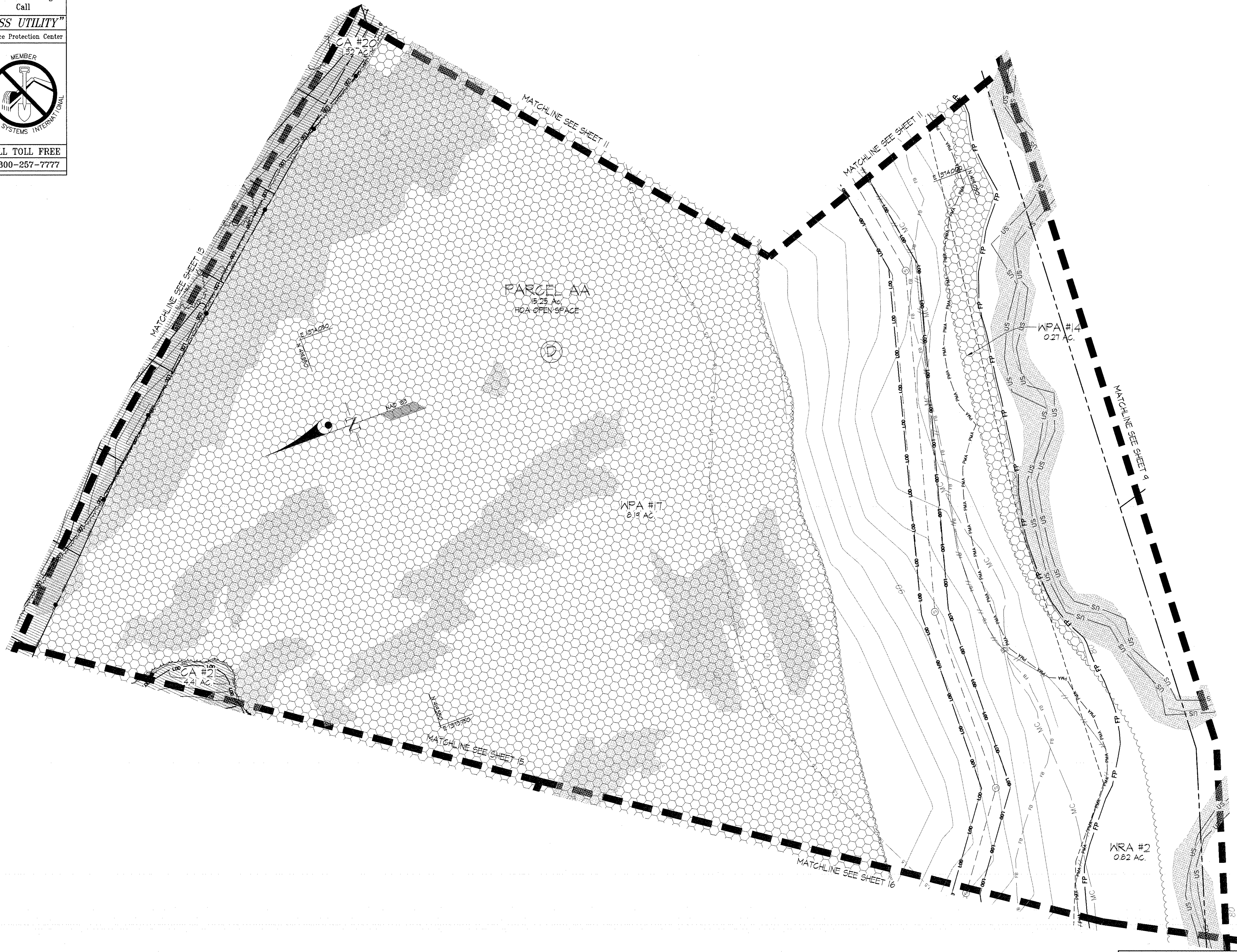
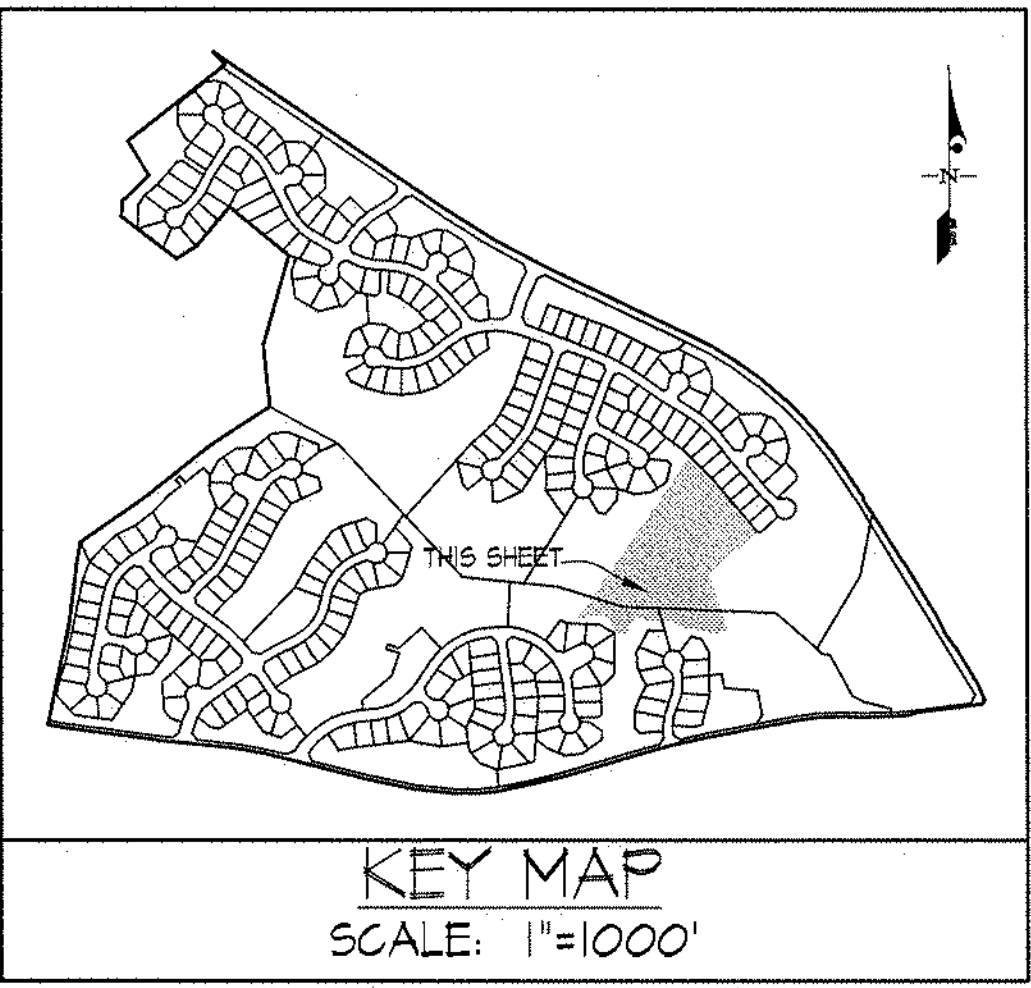
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MELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

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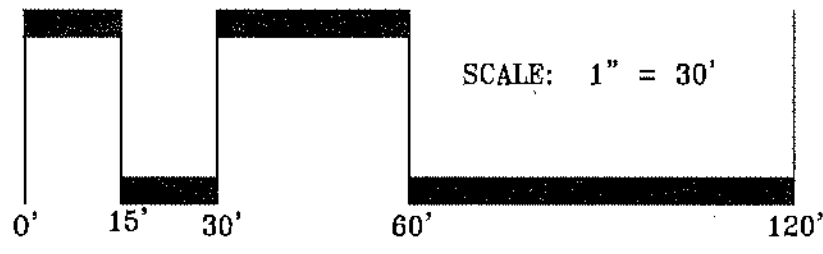
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Qualified Professional Certification
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the Floodland and Wetlands Technical Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little
5409 National
Burlington, Maryland
Ph: (301) 421-4024
E-mail: kfoster@guttschick.com

GLWGUTTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 8650 NATIONAL DRIVE - SUITE 250 - BURLINGTON, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4024			
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
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04/22/06	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/08/04	REVISED PER MNCPPC COMMENTS	KAF	
DATE	REVISION	BY	APP'R.

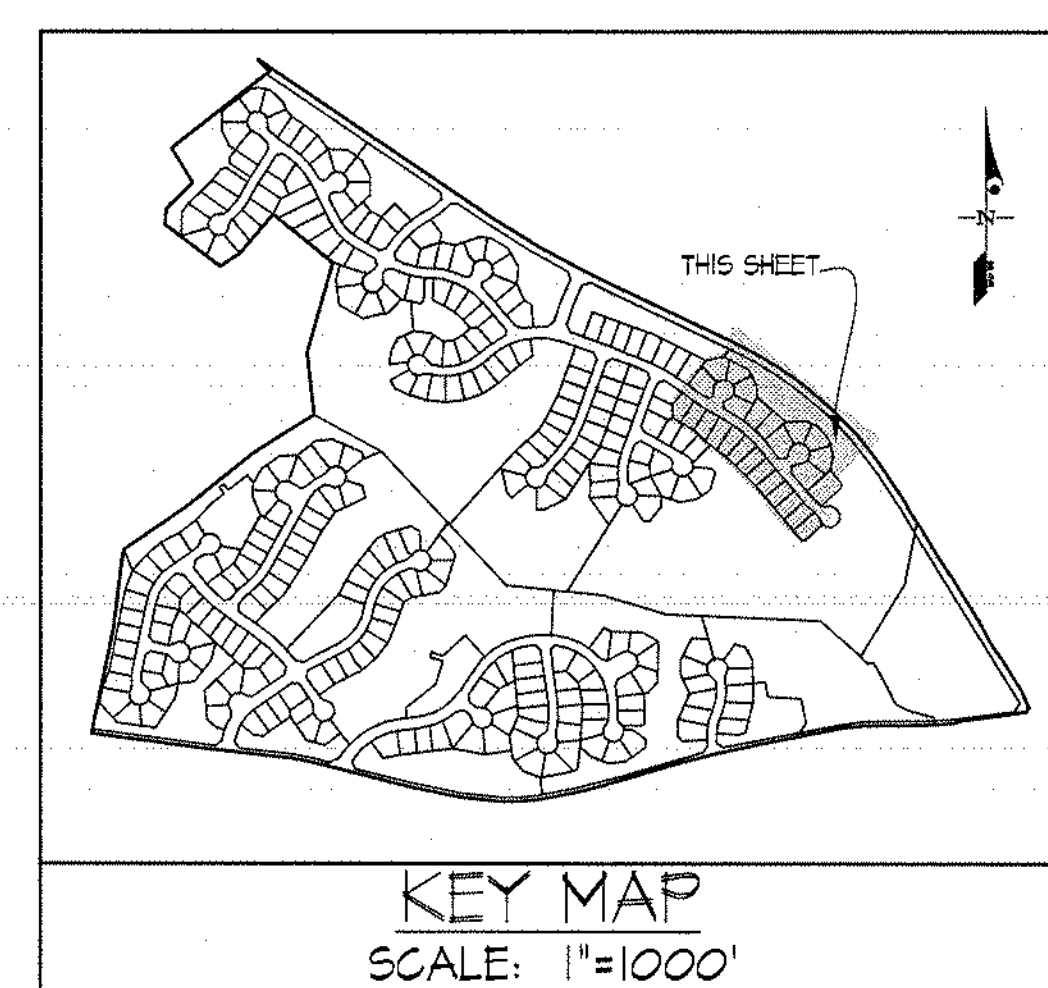


PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
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RESTON, VA 20190
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LANDSCAPE & TYPE II TREE CONSERVATION PLAN
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MELLWOOD ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

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RITCHIE MARLBORO ROAD
120' R.O.W.



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NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PARCELS 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.

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11 / 105 / 04			
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04	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
05	K. FOSTER	8/15/16	DSP-15011

Qualified Professional Certification

This plan complies with the requirements of Subtitle 25 and the Maryland and National Professional Seal.

LANDSCAPE ARCHITECT

Kevin Foster
Guttschick, Little & Weber, P.A.
Burlington, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4024
E-mail: kfoster@guttschick.com

8/15/16

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M-NCPPC APPROVAL

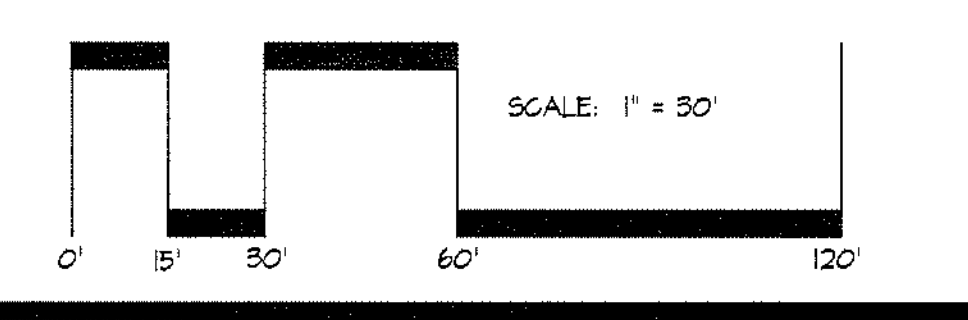
PROJECT NAME: FORKS OF THE ROAD

PROJECT NUMBER: DSP-15011

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

GLWGUTTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 200 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024
L:\CADD\DRAWINGS\13023\PLANS BY G.L.W.\TOP\13023.TCP11.dwg DES: KAF DRN: G/LW CHK: KAF DATE: 08/09/13

08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/07/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/06	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/08/14	REVISED PER MNCPPC COMMENTS	KAF	
		BY	APPR



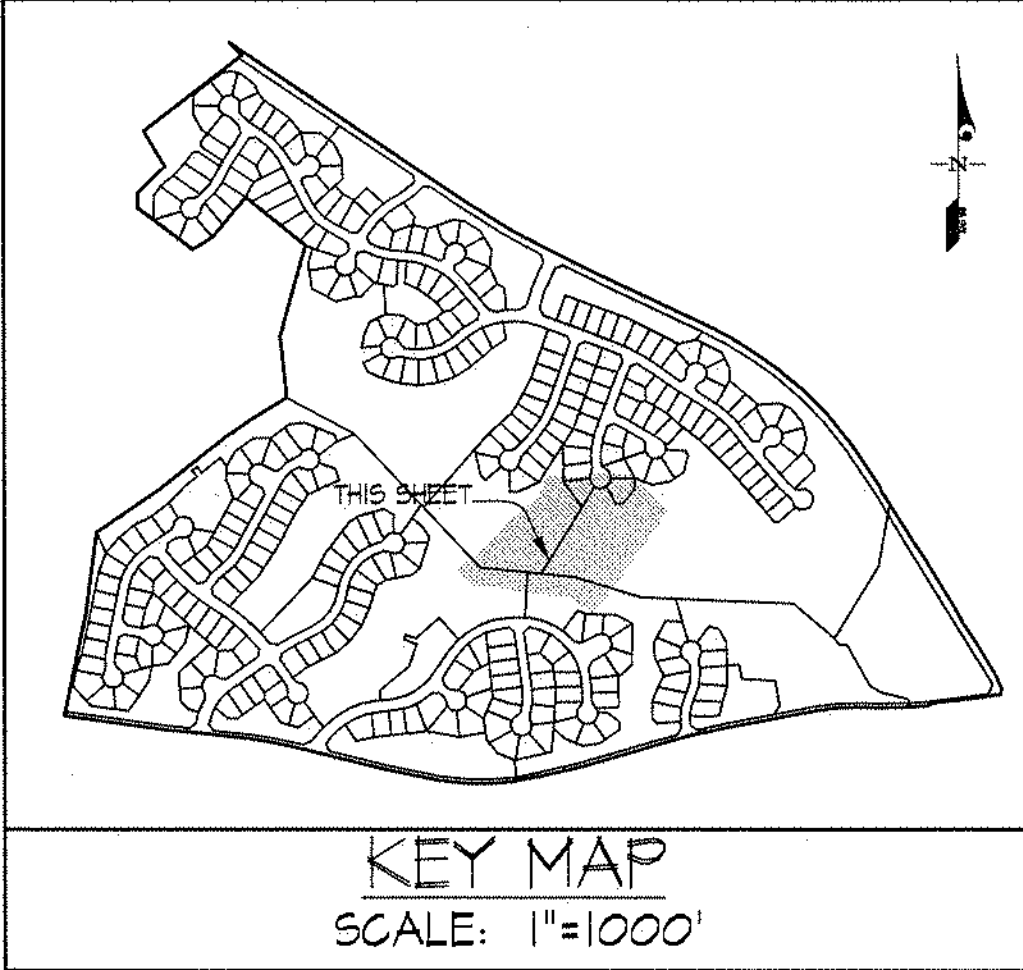
PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL: (703) 964-5000

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

WELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGES COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-R CLUSTER	13023
DATE	TAX MAP	SHEET
JULY, 2004	101-A1,101-P1	13 OF 30



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meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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 Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
01	J.L. STASZ	06/07/05	DSP-04043
02	K. SHOULARS	12/15/06	STAFF LEVEL
03	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
04	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
05	K. Foster	8/15/16	DSP-15011

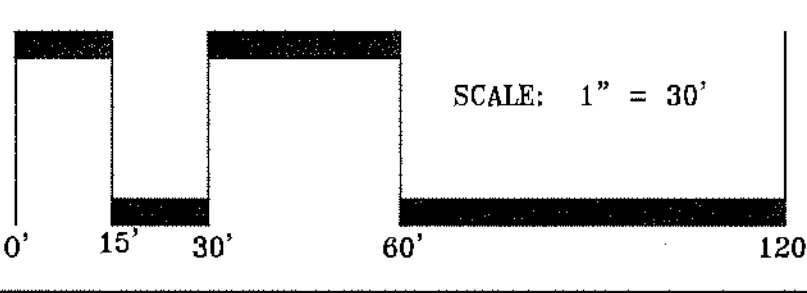
Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and
the Roadland and Forestland Technical Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little & Weber, P.A.
3009 National Drive, Suite 200
Baltimore, MD 21204
Tel: (410) 421-4024 Fax: (410) 421-4025
E-mail: kfoster@glwpa.com

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.

GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3009 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK BARTONVILLE, MARYLAND 20855 TEL: 301-421-4024 FAX: 301-421-4025 DC/VA: 301-989-2524 FAX: 301-421-4186			
L:\CAD\DRAWINGS\13023\PLANS BY QLM\TOP\13023.T014.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	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/15/04	REVISED PER MNCPPC COMMENTS	KAF	

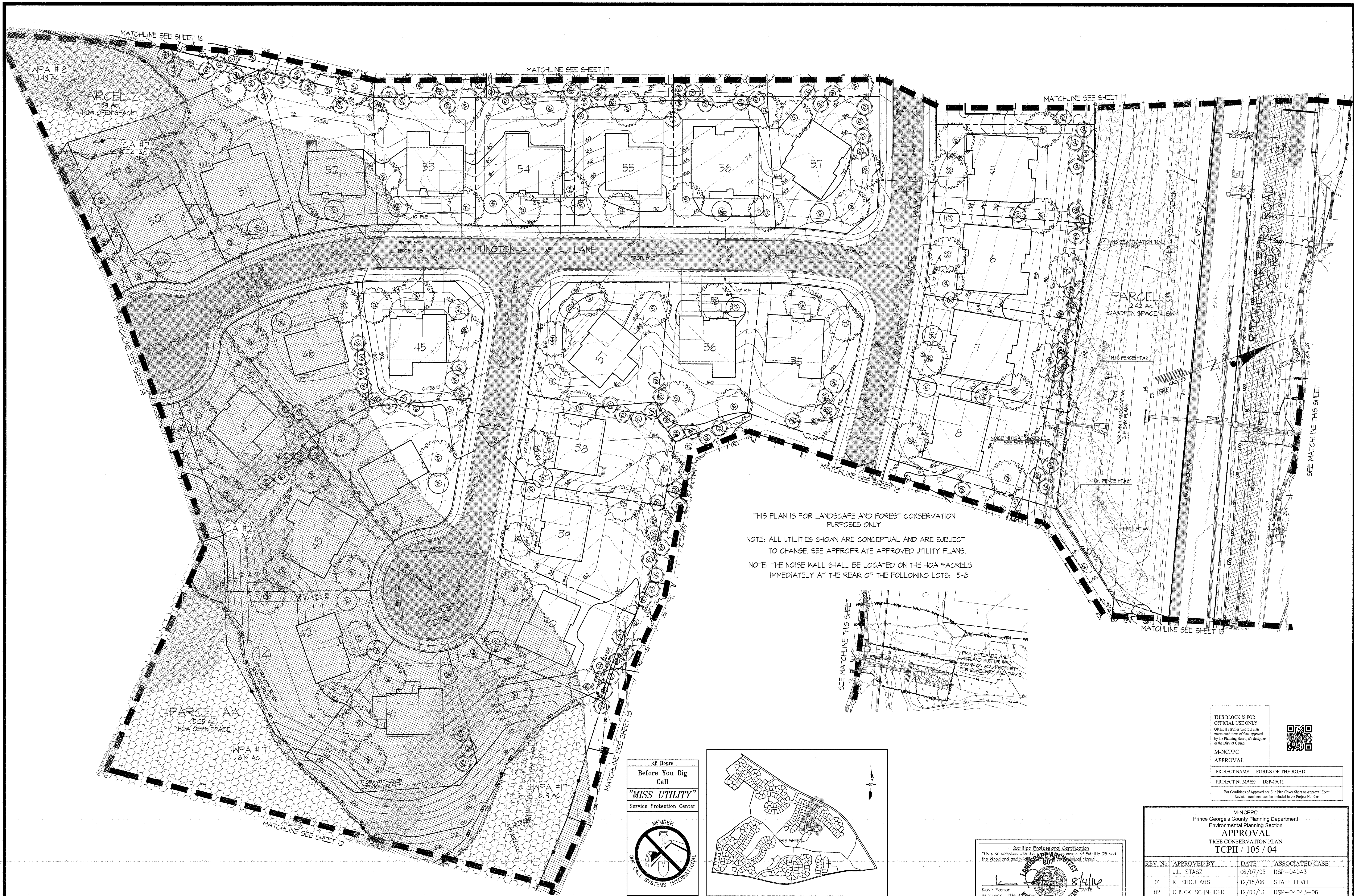


PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL: (703) 964-5000

LANDSCAPE & 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

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

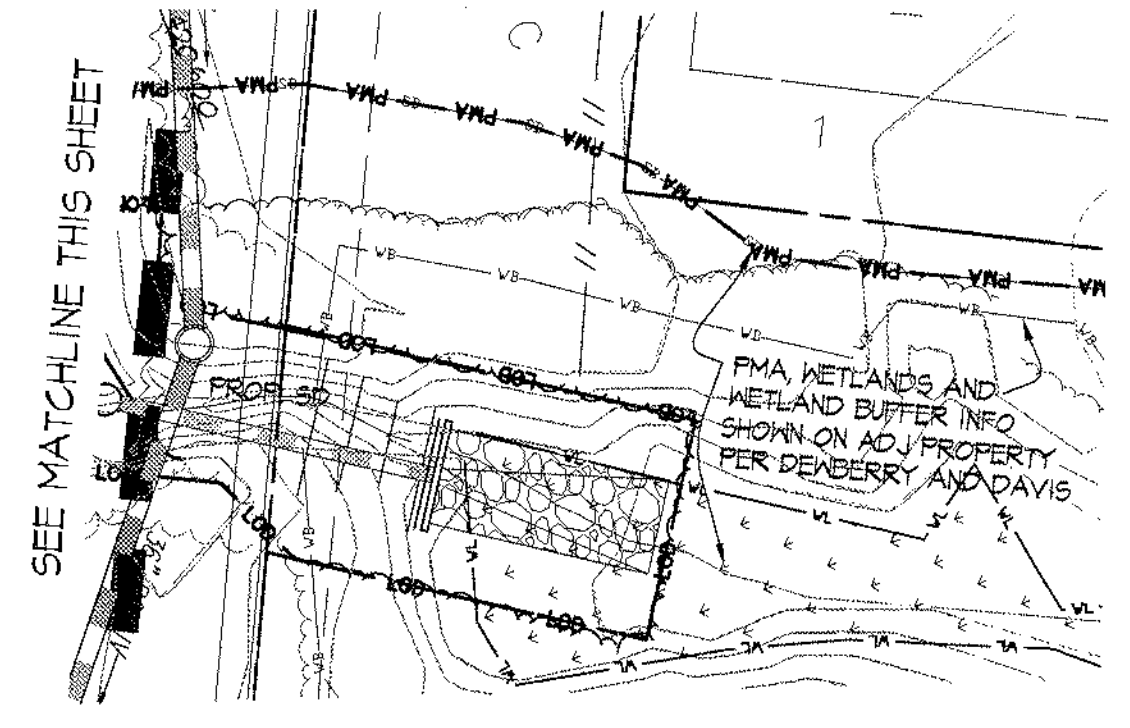
SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-R CLUSTER	13023
DATE	TAX MAP - GRID	SHEET
JULY, 2004	101-A1,101-F1	14 OF 30



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.

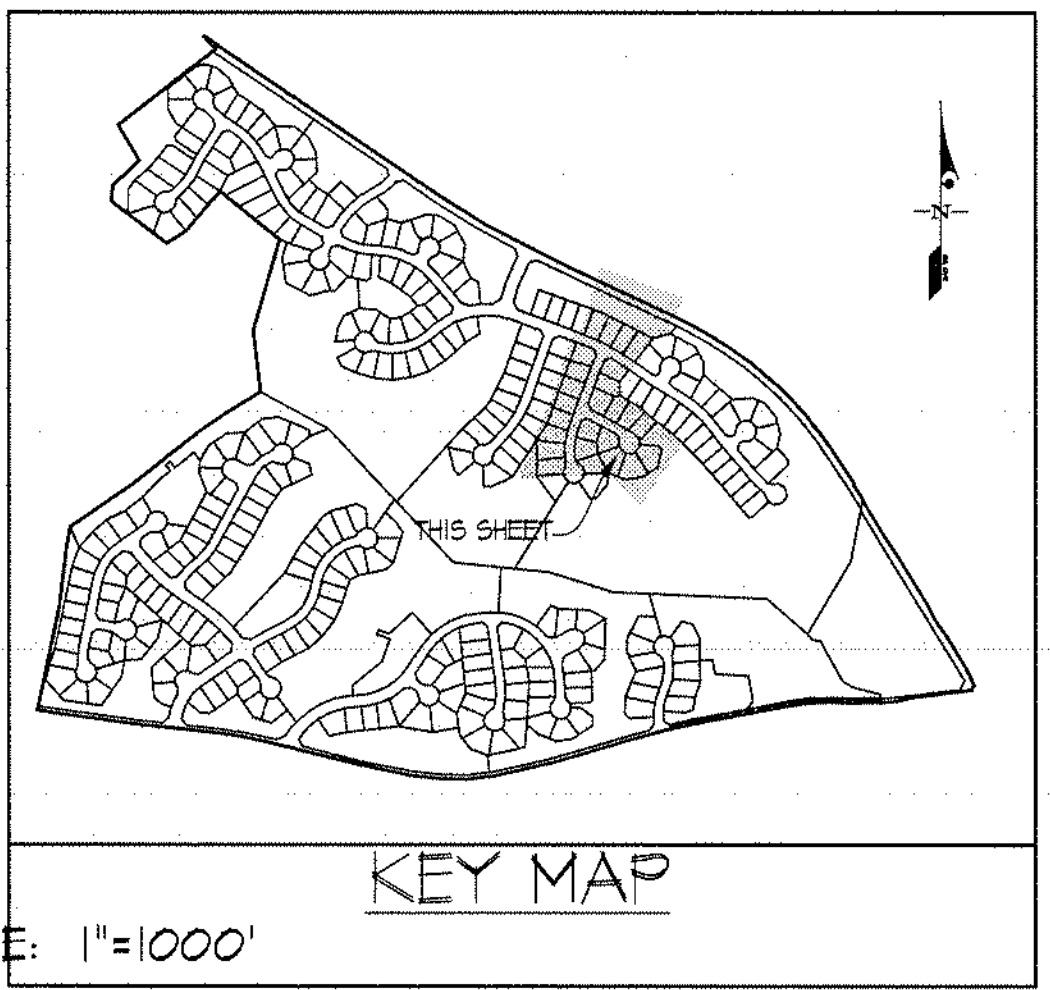
NOTE: THE NOISE WALL SHALL BE LOCATED ON THE HOA PARCELS IMMEDIATELY AT THE REAR OF THE FOLLOWING LOTS: 5-8



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OF
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Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Hazardous and Wasteful Materials Manual.

LANDSCAPE ARCHITECT
807
Kevin Foster
Guttschick Little
3404 National Dr.
Bartonsville, Maryland
Ph: (301) 421-4024
E-mail: kfoster@gklwpa.com

DATE: 8/4/16

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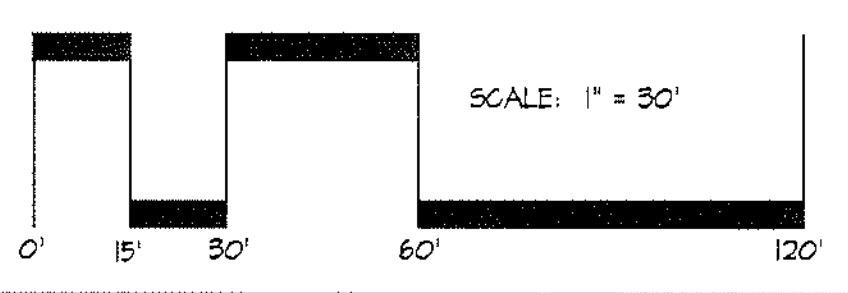
M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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 Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	KIF mlh	8/15/16	DSP-15011
05			

GLWGuttschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886 TEL: 301-421-4024 FAX: 301-421-4196			
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HRJ	KAF
02/01/06	TOP PLAN REVISION #1	HRJ	KAF
05/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	
DATE	REVISION	BY	APP.



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

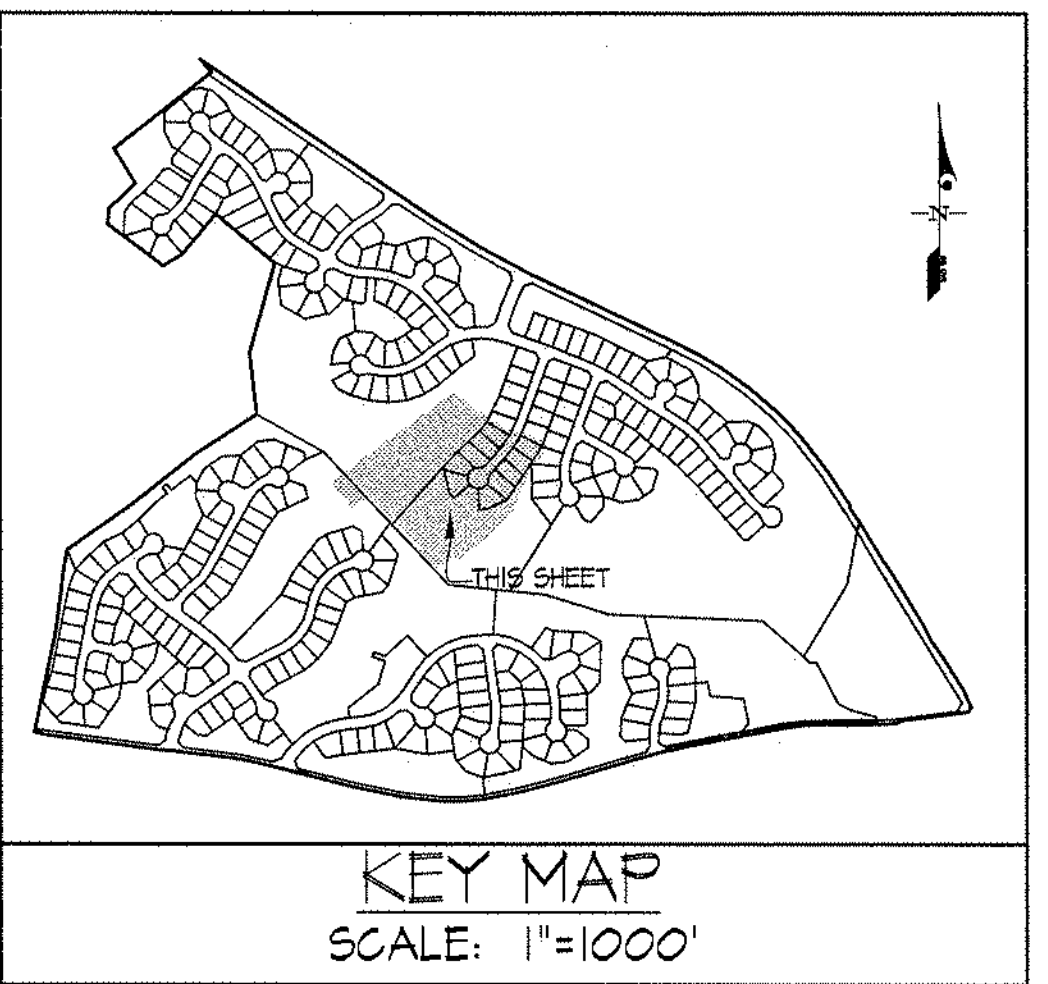
LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

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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M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

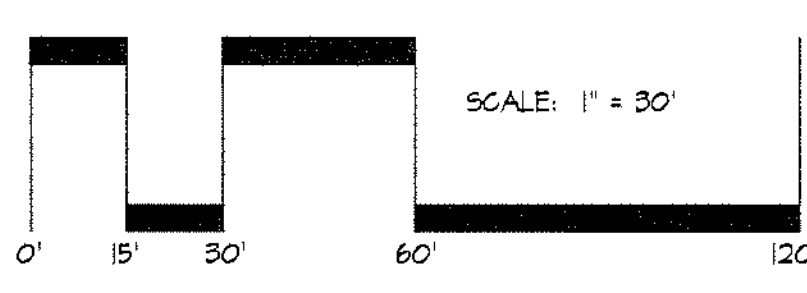
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
01	J.L. STASZ	06/07/05	DSP-04043
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03	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
04	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
05	KIF mch	9/15/16	DSP-15011

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and
the Maryland and National Tree Conservation Technical Manual.
Kevin Foster
Gotschick Little & Weber, P.A.
3904 National Drive, Suite 200
Burtonsville, MD 20814
Ph: (301) 421-4024
E-mail: k.foster@glwpa.com
8/4/16

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION
PURPOSES ONLY
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GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3904 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20814
TEL: 301-421-4024 FAX: 301-421-4186
BALT: 410-885-1820 DC/VIR: 301-988-2324 FAX: 301-421-4186

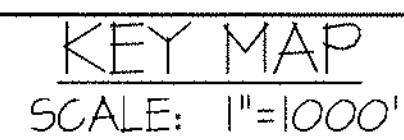
DATE	REVISION	BY	APP'R
05/09/13	UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL	KAB	KAF
06/06/06	REVISED PER MNCPPC COMMENTS	HKJ	KAF
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	KAF
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	KAF



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 1-9, 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	16 OF 30



1-800-257-7777



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

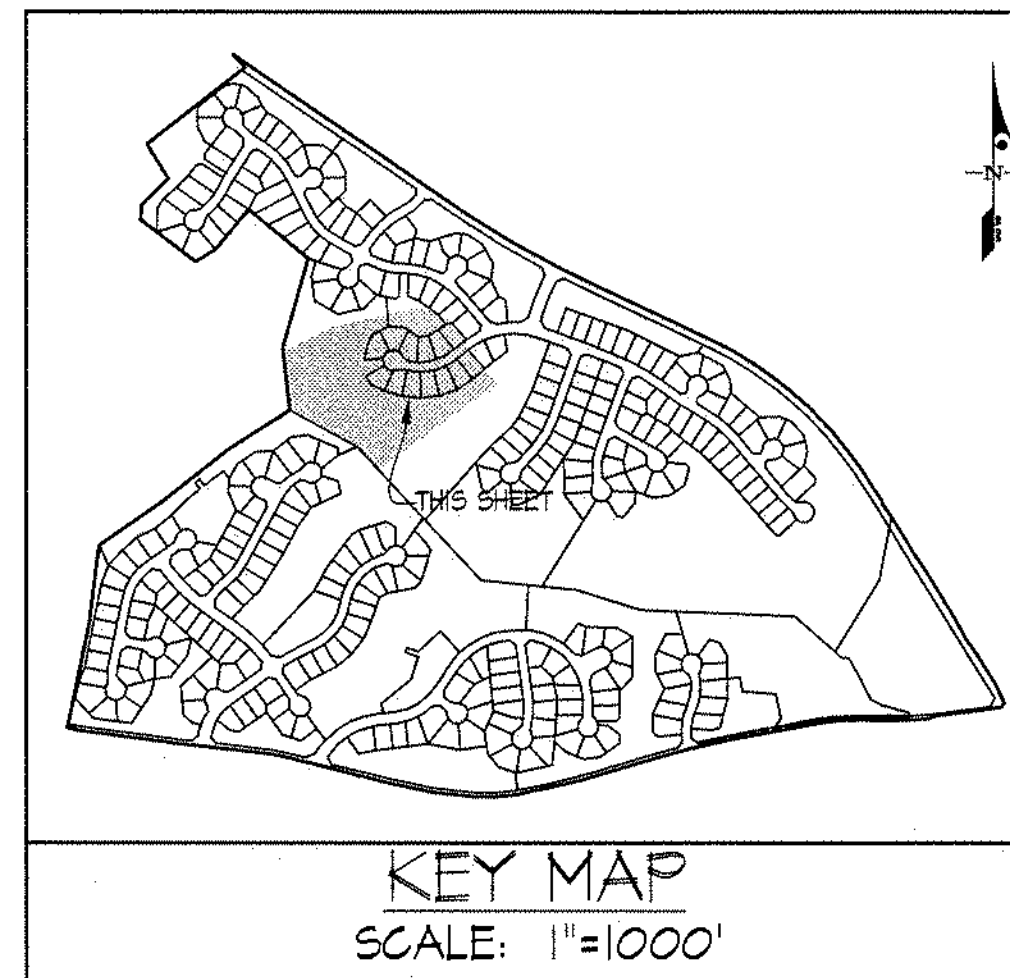
DATE	TAX MAP - GRID	SHEET
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K.F.mch	9/15/16	DSP-15011
05			



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 Maryland and National Environmental Manual.

LANDSCAPE ARCHITECT
807
Karl Foster
Guttschick, Little & Weber, P.A.
3404 National Avenue
Baltimore, MD 21201
P: (410) 421-4221
E: klfoster@guttschick.com

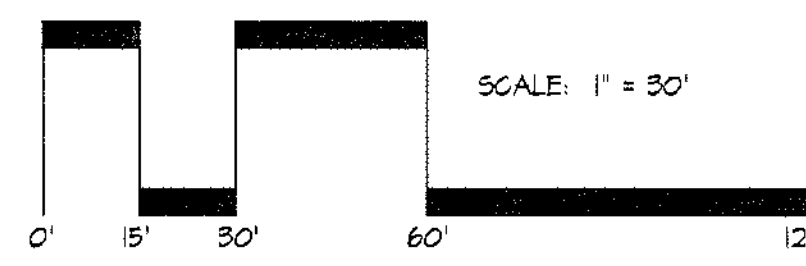
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M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

GLWGuttschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3502 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4224 FAX: 301-421-4225
E: klfoster@guttschick.com

DATE	REVISION	BY	APP'R
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAR	KAF
02/07/06	TOP PLAN REVISION #1	HRJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	KAF
10/8/04	REVISED PER M-NCPPC COMMENTS	KAF	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

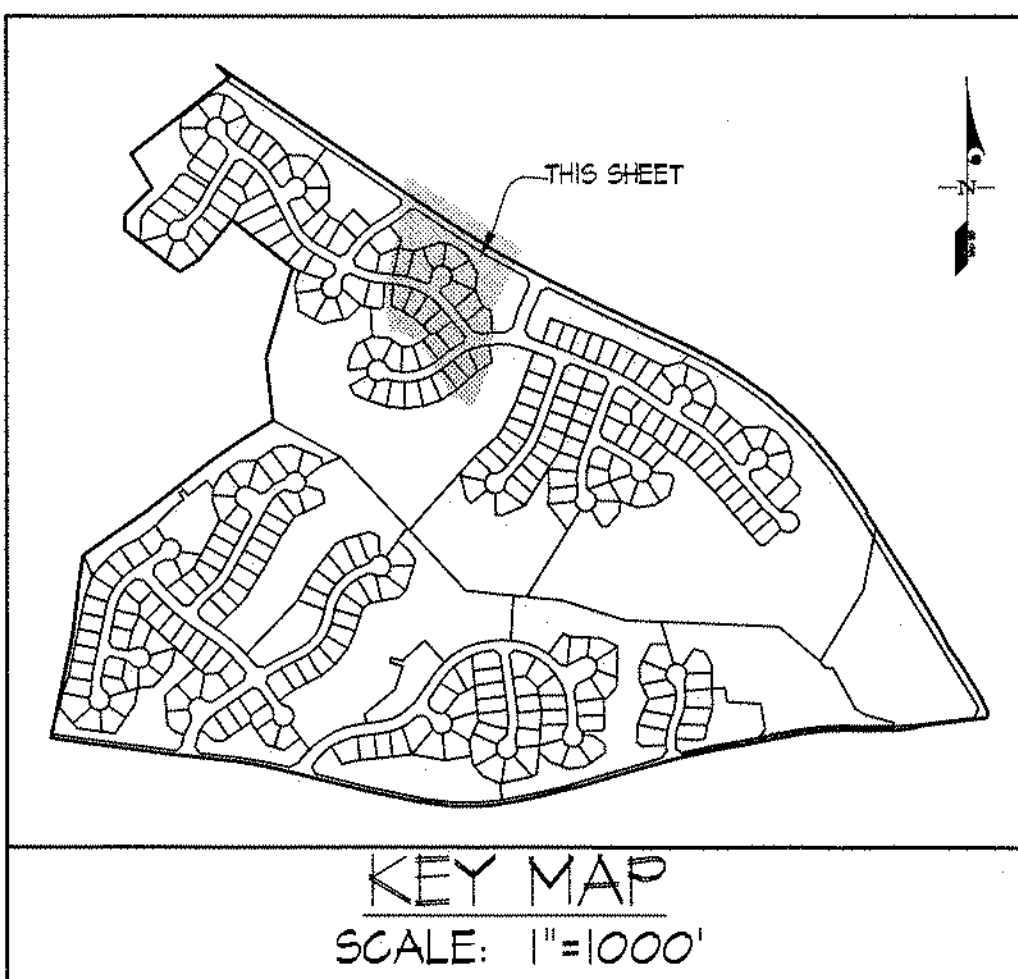
LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

SCALE: 1"=30'
ZONING: R-R CLUSTER
DATE: JULY, 2004
TAX MAP: 101-A1,101-F1
SHEET: 18 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 PARCELS 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.

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 25 and the Road and Bridge Design Manual.

LANDSCAPE ARCHITECT
807
K. SHOULARS
6404 National
Burtonsville, MD 20814
P: (301) 421-4040
E: kshoulars@glw.com

DATE: 8/4/16

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M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII / 105 / 04

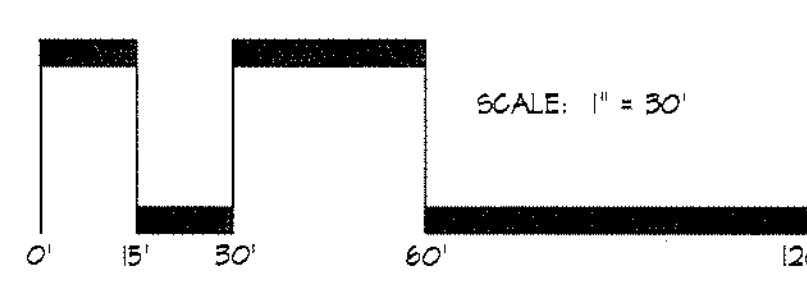
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
J.L. STASZ	06/07/05	DSP-04043	
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K. F. M. K.	8/15/16	DSP-15011
05			

SCALE: 1"=30'
ZONING: R-R CLUSTER
DATE: JULY, 2004
TAX MAP: 101-A1,101-F1
SHEET: 19 OF 30

G. L. W. FILE No. 13023

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 410-885-1050
10/7/04 DES. KAF DRN. RLK CHK. KAF

DATE	REVISION	BY	APP'R.
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	TOP PLAN REVISION #1	HRJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	KAF
10/7/04	REVISED PER MNCPPC COMMENTS	KAF	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

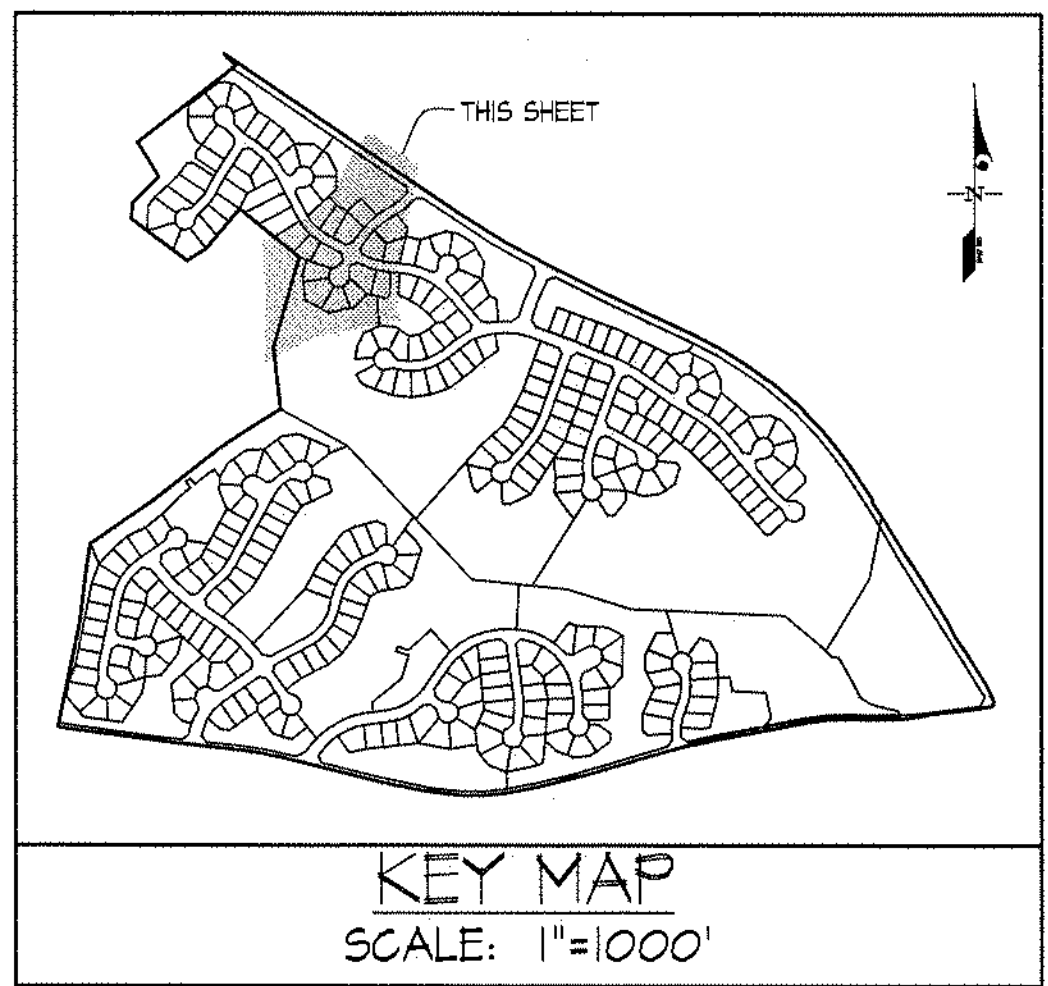
LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

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

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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Maryland and Planning Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Gutschick Little & Weber, P.A.
3909 National Drive - Suite 200 - Burtonsville, Maryland 20866
Tel: 301-421-4024 Fax: 301-421-4024 E-mail: kfoster@glwpa.com

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M-NCPPC APPROVAL

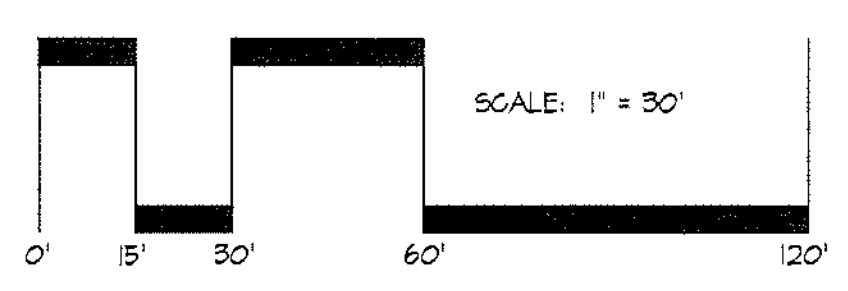
PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
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03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K. Foster	8/15/16	DSP-15011
05			

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024 E-MAIL: kfoster@glwpa.com

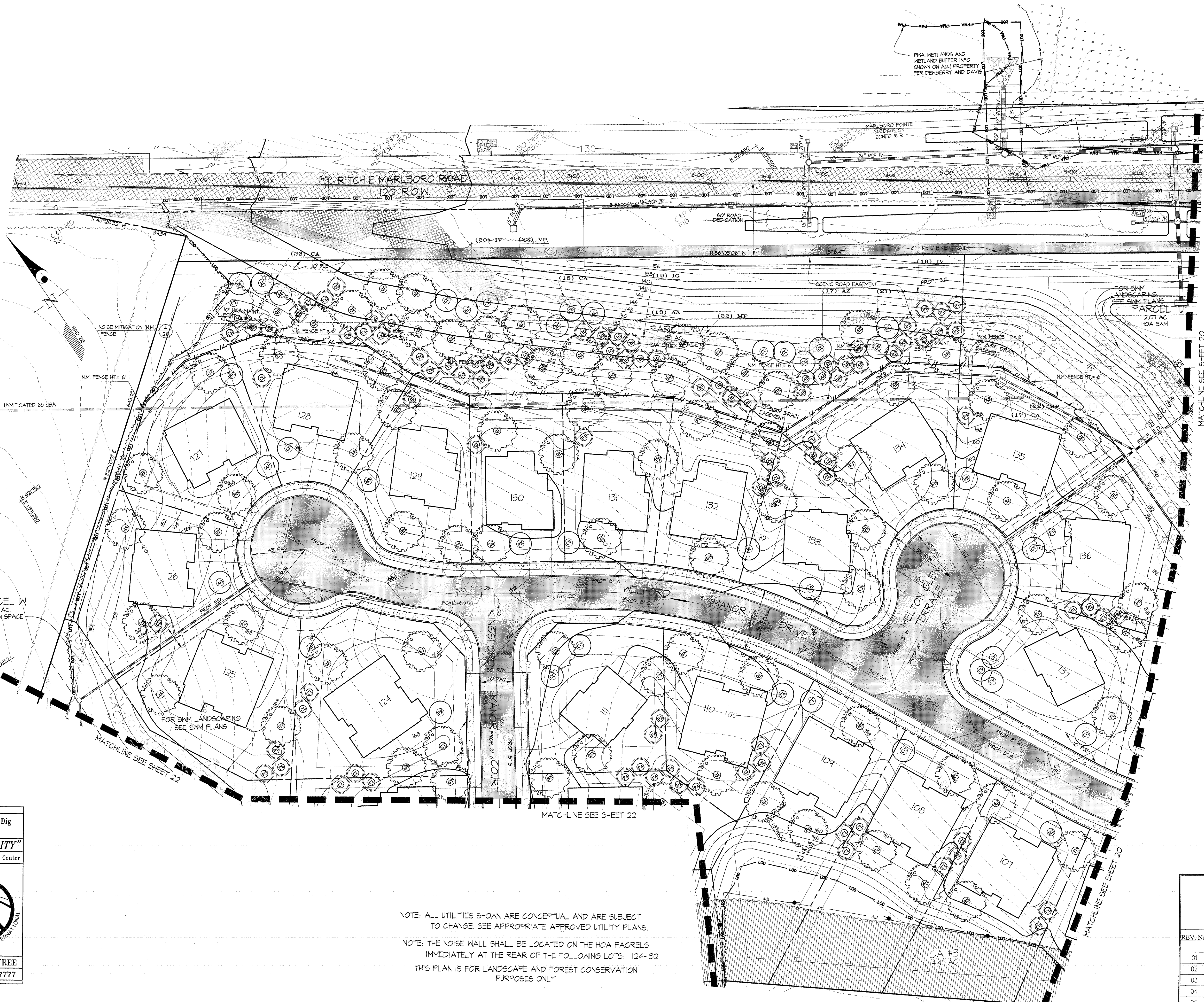
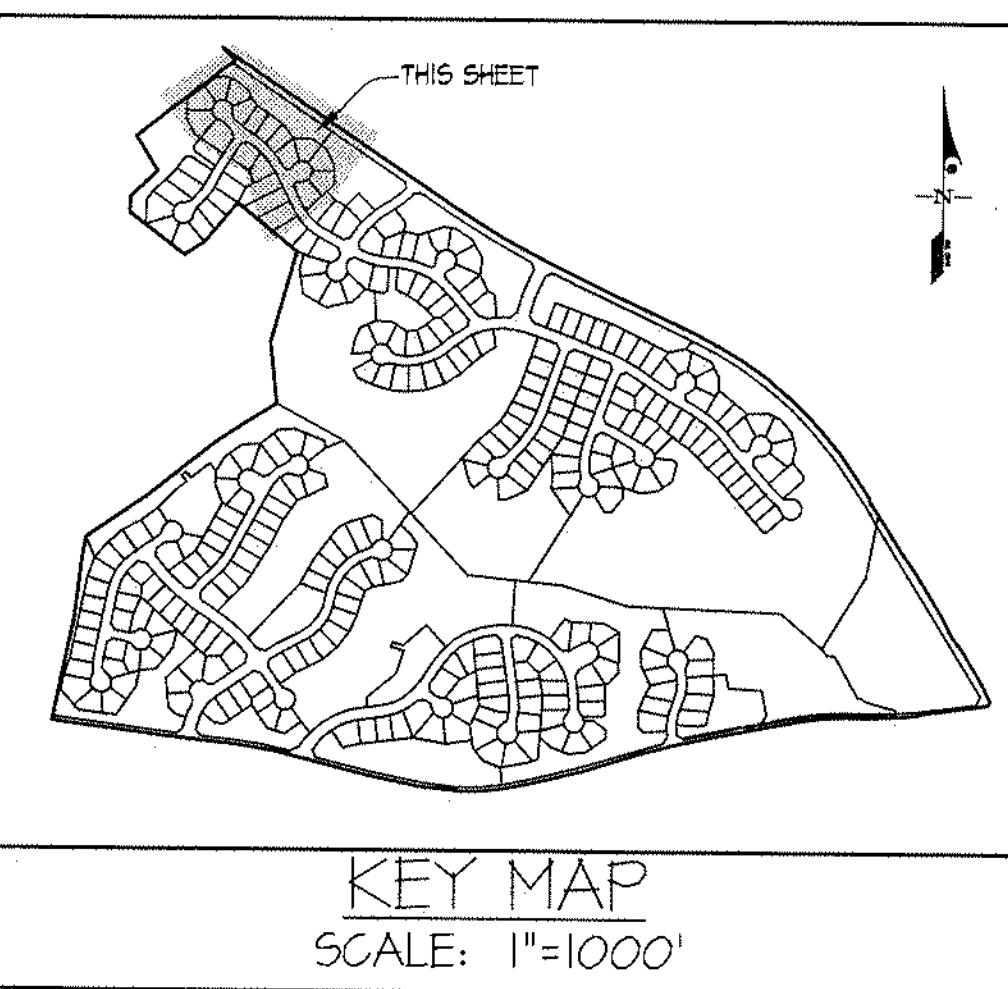
DATE	REVISION	BY	APP'R.
08/05/15	REVISED LANDSCAPE	KAB	KAF
08/06/15	UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL	KAB	KAF
02/07/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER MNCPPC COMMENTS	KAF	



PREPARED FOR/OWNER:
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SUITE 200
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ATTN: MR. DAVID W. DUGGAR
TEL: (703) 964-5000

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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



Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Floodland and Wetland Act of 1967.

LANDSCAPE ARCHITECT
Kevin Foster
Guttschick, Little & Weber, P.A.
3509 National Drive, Suite 200
Burtonsville, Maryland 20814
Ph (301) 421-4024 Fax (301) 421-4186
E-mail: kfoster@glwpa.com

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M-NCPPC APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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 Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K.F. Finch	8/15/16	DSP-15011
05			

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NATIONAL
ASSOCIATION
OF
UTILITY
LOCATORS

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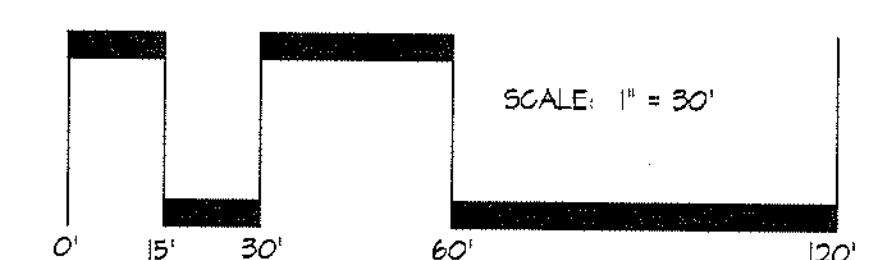
NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

GLW
Guttschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	DRN. RLG	CHK. KAF
08/09/13	UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/06	1ST PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/8/04	REVISED PER M-NCPPC COMMENTS	BY	APPR.



PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL: (703) 984-5000

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

SCALE
1"=30'

ZONING
R-R
CLUSTER

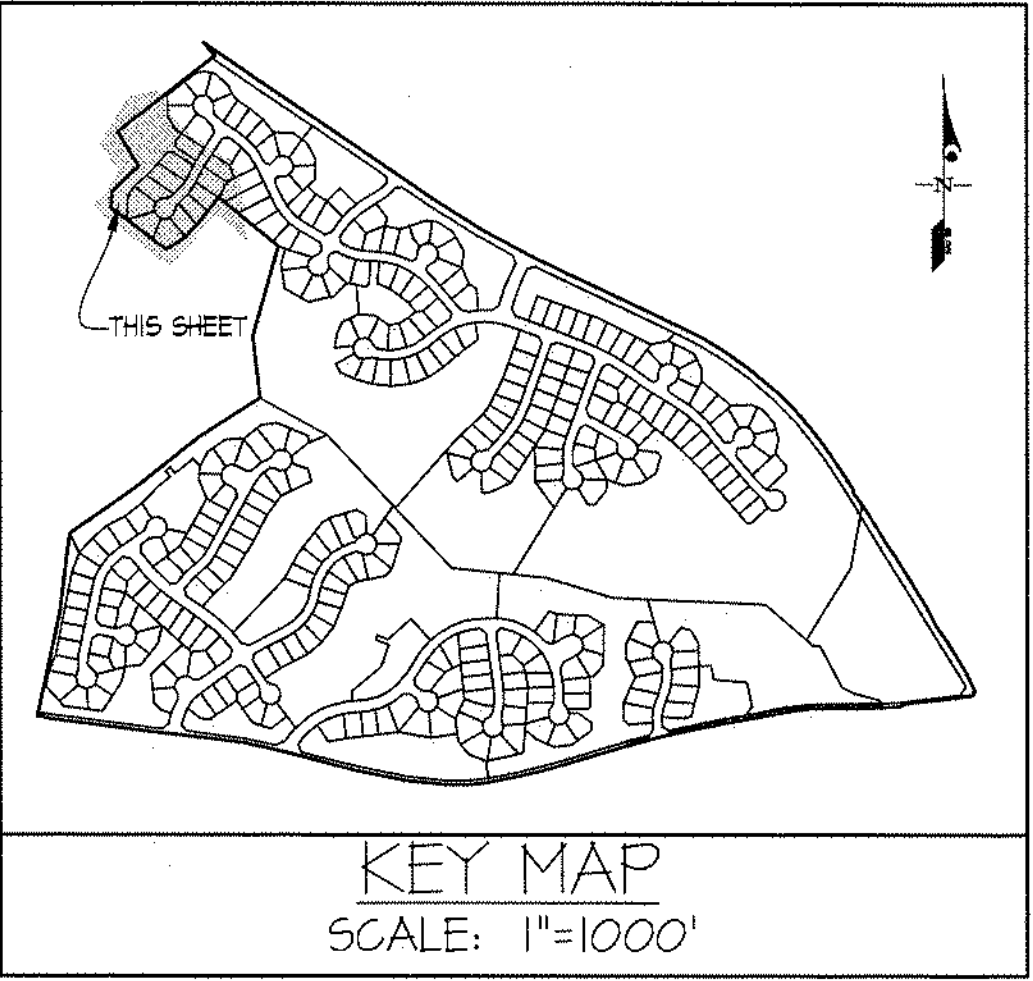
G. L. W. FILE No.
13023

DATE
JULY, 2004

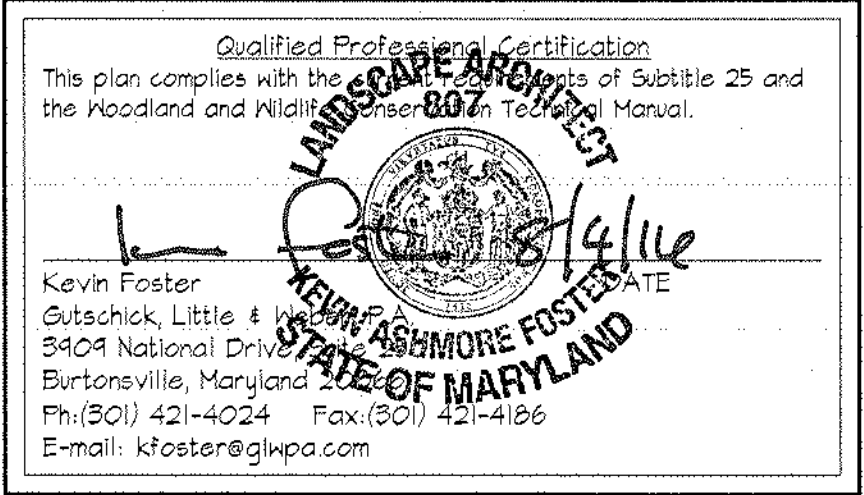
TAX MAP - GRID
101-A1,101-F1

SHEET
21 OF 30

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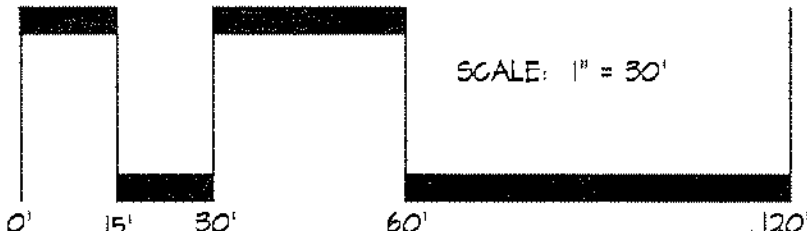


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M-NCPPC
APPROVAL
PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPIL / 105 / 04			
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04	K. Foster	8/15/16	DSP-15011
05			

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

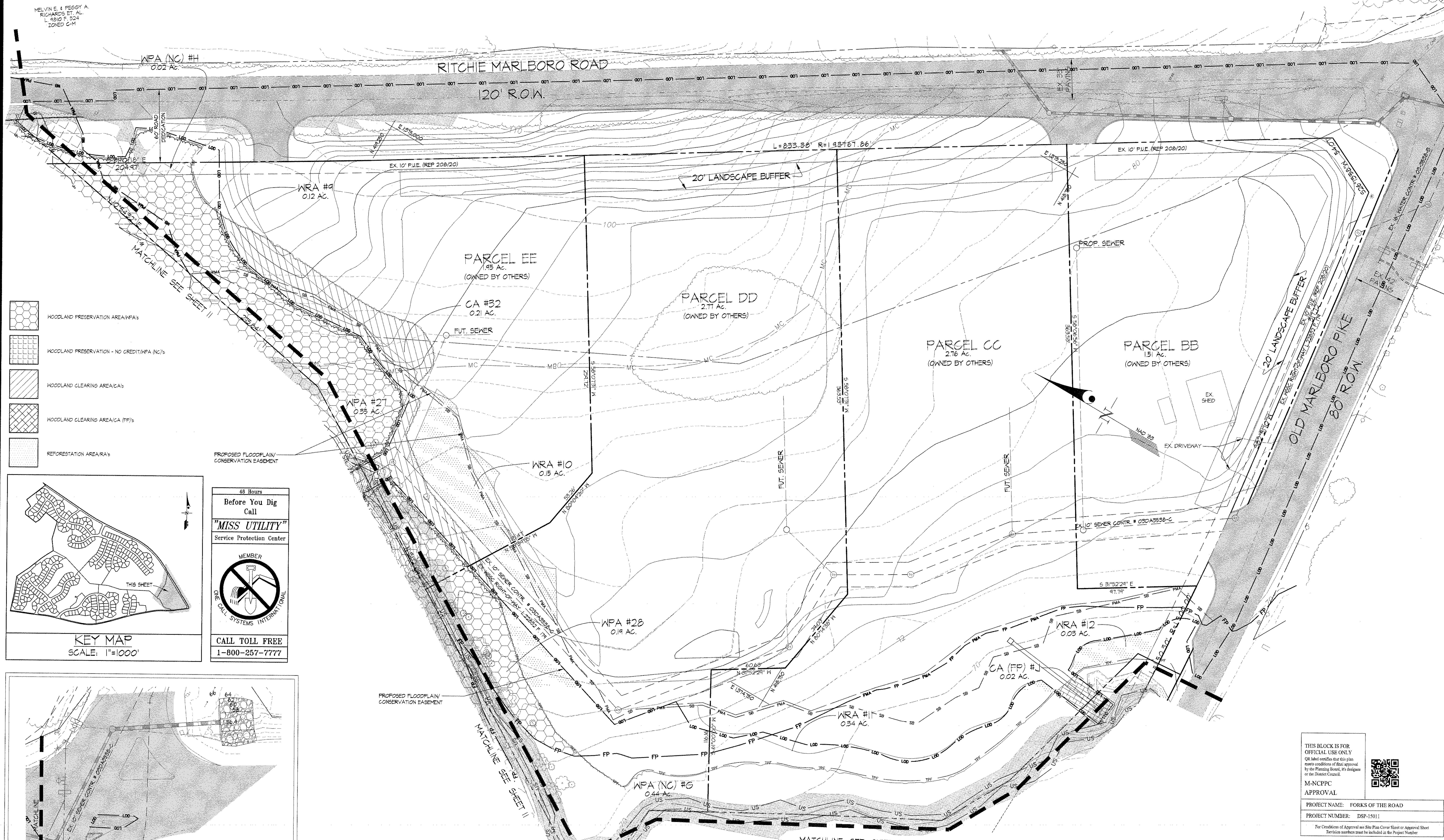
DATE	REVISION	BY	APP'R
08/09/13	UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL	KAB	KAF
02/01/08	TCP PLAN REVISION #1	KUJ	KAF
05/22/06	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/6/04	REVISED PER MNCPPC COMMENTS	KAF	



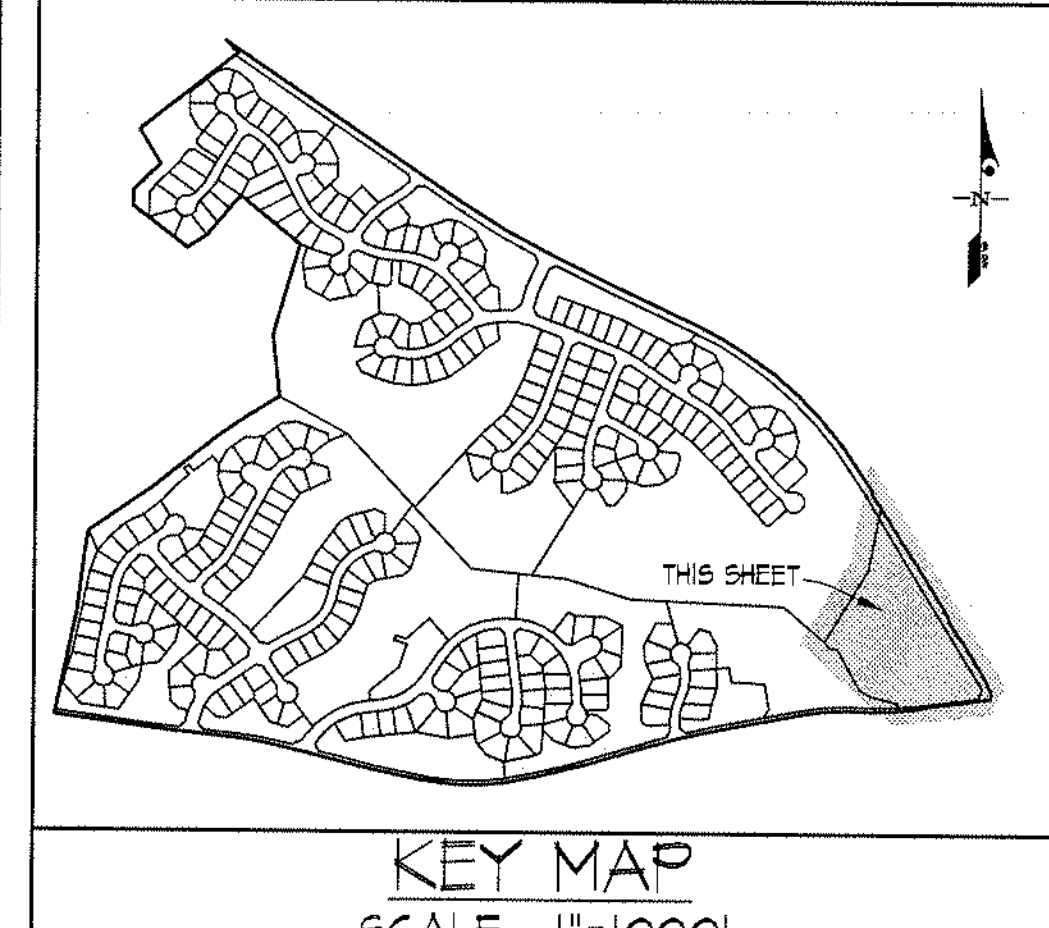
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LANDSCAPE & TYPE II TREE CONSERVATION PLAN
MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ
MELLWOOD ELECTION DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND

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



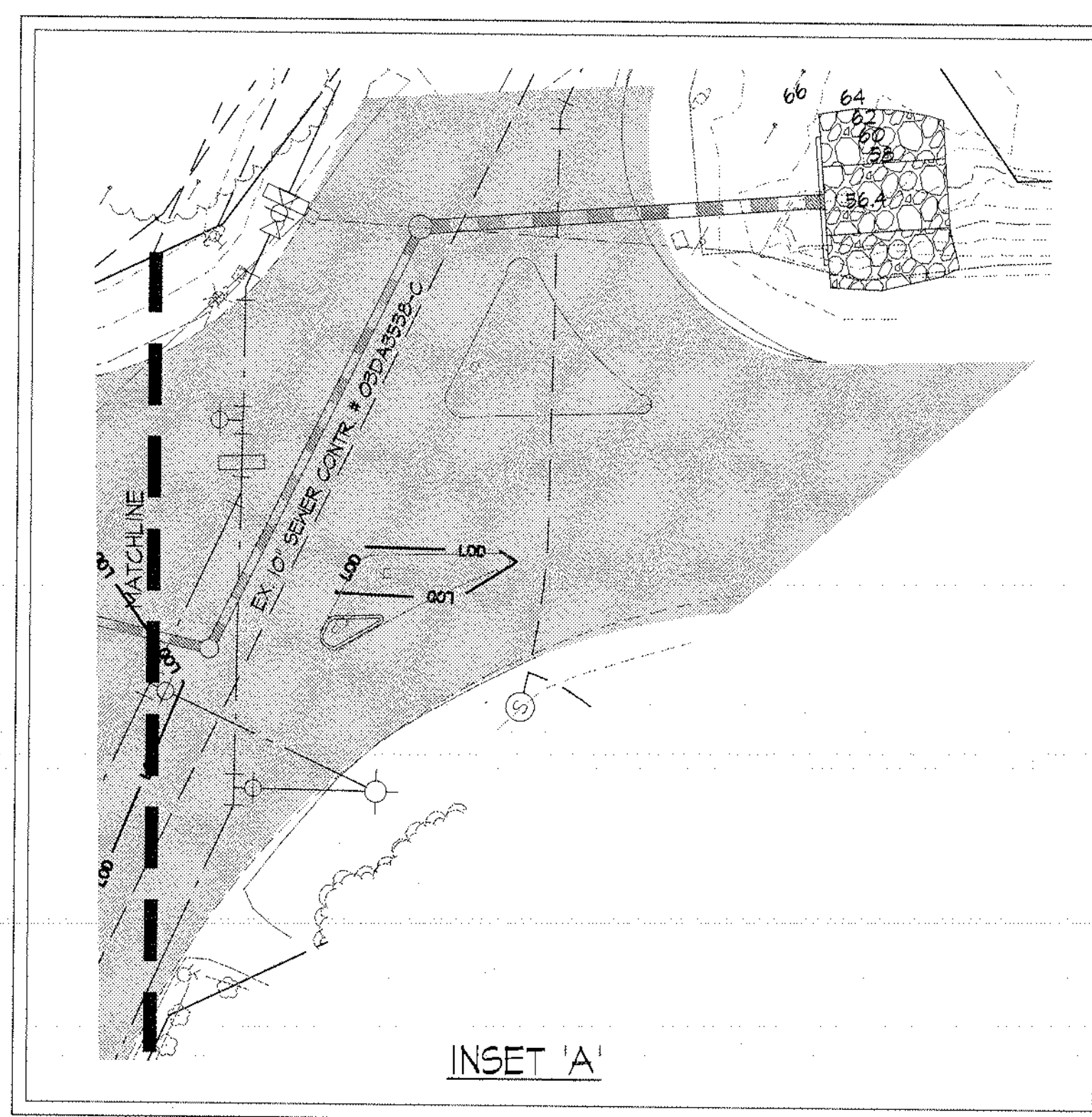
- WOODLAND PRESERVATION AREA/WPA's
- WOODLAND PRESERVATION - NO CREDIT/WPA (N/C)'s
- WOODLAND CLEARING AREA/CA's
- WOODLAND CLEARING AREA/CA (FP)'s
- REFORESTATION AREA/RA's



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NOTE: 1. ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.

2. A GEOTECHNICAL REPORT DATED JANUARY 18, 2016 TITLED 'SUBSURFACE INVESTIGATION AND STUDIES AND SLOPE STABILITY ANALYSIS FOR FORKS OF THE ROAD - JEFFER MARLBORO, MD' WAS COMPLETED FOR THIS SECTION OF THE MARLBORO RIDING SUBDIVISION. MARLBORO CLAY IS PRESENT ON-SITE, BUT THE 2016 GEOTECHNICAL REPORT DETERMINED THAT THE UNMITIGATED 1.5 SAFETY FACTOR IS NOT PRESENT WITHIN THE APPLICATION AREA. THE GEOTECHNICAL REPORT IDENTIFIED THE MARLBORO CLAY 1.5 SAFETY LINE OFF-SITE ON THE ADJACENT MARLBORO RIDING SUBDIVISION. THE ADJACENT MARLBORO RIDING TCEP SHEETS 10 AND 11 WILL NOT BE REVISED TO SHOW THIS NEW 1.5 SAFETY FACTOR LINE BECAUSE THE ADJACENT RESIDENTIAL SUBDIVISION HAS BEEN CONSTRUCTED. WHEN FUTURE WORK IS PROPOSED ON SHEETS 10 AND 11 OF THE MARLBORO RIDING SUBDIVISION, THESE TCEP SHEETS MUST BE REVISED TO SHOW THE 2016 REVISED 1.5 SAFETY FACTOR LINE.

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

Qualified Professional Certification
LANDSCAPE ARCHITECT
807
Kevin Foster
Guttschick, Little & Weber
5824 National Drive
Burlington, Maryland 20866
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E-mail: kfoster@guttschick.com

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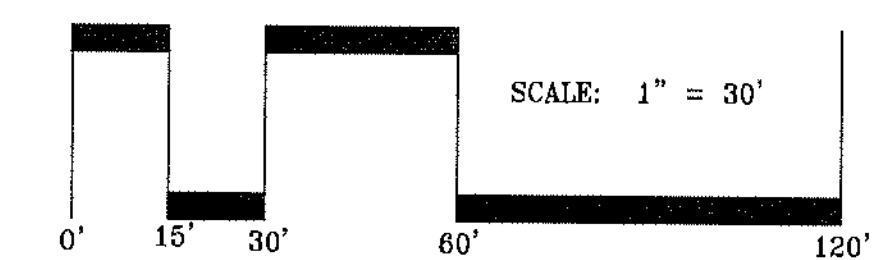
M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
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3809 NATIONAL DRIVE - SUITE 200 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'D.
07/06/16	ADDED NOTE ABOUT THE PRESENCE OF MARLBORO CLAY	RLG	MFC
01/29/16	REMOVED 1.5 F.S. LINE PER GEOTECH REPORT BY CDDI (01/18/2016)	RLG	TML
02/01/06	TOP PLAN REVISION #1	HKJ	KAF
04/22/05	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/06/04	REVISED PER MNCPPC COMMENTS	KAF	



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SUITE 200
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TEL: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING
LOTS 1-91, BLOCK "A", LOTS 146, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

SCALE: 1"=30'
DATE: JULY, 2004
ZONING: R-R CLUSTER
TAX MAP - ORD
101-A1,101-F1

G. L. W. FILE NO. 13023
SHEET 23 OF 30

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
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03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	K.P.M.	8/15/16	DSP-15011
05			

PLANES 13023-01, 13023-02, 13023-03, 13023-04, 13023-05, 13023-06, 13023-07, 13023-08, 13023-09, 13023-10, 13023-11, 13023-12, 13023-13, 13023-14, 13023-15, 13023-16, 13023-17, 13023-18, 13023-19, 13023-20, 13023-21, 13023-22, 13023-23, 13023-24, 13023-25, 13023-26, 13023-27, 13023-28, 13023-29, 13023-30, 13023-31, 13023-32, 13023-33, 13023-34, 13023-35, 13023-36, 13023-37, 13023-38, 13023-39, 13023-40, 13023-41, 13023-42, 13023-43, 13023-44, 13023-45, 13023-46, 13023-47, 13023-48, 13023-49, 13023-50, 13023-51, 13023-52, 13023-53, 13023-54, 13023-55, 13023-56, 13023-57, 13023-58, 13023-59, 13023-60, 13023-61, 13023-62, 13023-63, 13023-64, 13023-65, 13023-66, 13023-67, 13023-68, 13023-69, 13023-70, 13023-71, 13023-72, 13023-73, 13023-74, 13023-75, 13023-76, 13023-77, 13023-78, 13023-79, 13023-80, 13023-81, 13023-82, 13023-83, 13023-84, 13023-85, 13023-86, 13023-87, 13023-88, 13023-89, 13023-90, 13023-91, 13023-92, 13023-93, 13023-94, 13023-95, 13023-96, 13023-97, 13023-98, 13023-99, 13023-100

TCP-II PRE-CONSTRUCTION ACTIVITIES

- Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective devices (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, grading or grading operations begin. All protection devices shall remain in place until 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.
- 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.
- 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 herein.

TCP-II NOTES FOR TREE CONSERVATION

- 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 designated shall be subject to the mitigation fee of \$1.50 per square foot of woodland damaged or destroyed.
- 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.
- 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 of land and the associated fines for unauthorized disturbances in these areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied. Three copies of the bonds are submitted with the grading permit application.
- The location of all Tree Protection Devices (TPDs) 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 TPDs may begin. TPD installation shall be completed prior to installation of initial sediment controls. No cutting or clearing of trees may begin before final approval of the TPD installation.
- 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.
- 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.
- 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.
- 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 limits or removed upon approval of the inspector.

PLANTING SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- Quantity: (see Plant Schedule)
- Type: (see Plant Schedule)
- 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 percent (25%) of the root system (both primary and auxiliary/lateral) shall show evidence of being cut (pruned) 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 on 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.
- 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.
- 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 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 permit.
- 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 root 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 14, 20 & 55 only.
- 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.
- 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 of Prince George's County at the University of Maryland, who will then make recommendations for fertilizers and soil amendments. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the Cooperative Extension Service.
 - 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.
 - Planting Method: Consult the Planting Detail(s) shown on this plan. Mechanical row planting is allowed as an alternative planting method for Planting Areas 14, 20 & 55 only.
 - Mulching: Apply 2" thick layer of wood chip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
 - 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 rescue grass type should be used in any planting area ground stabilization. For all planting areas, (including Area 14, 20 & 55) that may contain existing turfgrass groundcover, any existing rescue type grass shall be eliminated at each planting site or planting row with chemical herbicides. (Round-up or similar type)
 - Mowing: No mowing may occur within the limits of the afforestation/reforestation area.
 - 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.
 - 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.

- 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.
- 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").
- 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.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by reducing, 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.

- 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.

- 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 limits or removed upon approval of the inspector.

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

- 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 left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

- The removal of noxious, invasive, and non-native plant species from the woodland conservation area may be done with the use of hand-cutting 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.

- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides for the removal of noxious, invasive, 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

- 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 purchaser 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.

- 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

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified on the most recent 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 Odan Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-452-8650. Additional mitigation will be required for the clearing of all woodlands based on 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.

- Homeowners or property owners may remove trees less than two (2) inches in diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation Plan. Removal of trees greater than 2" in diameter 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 and variety of Kentucky 31 rescue is not acceptable.

CONTINUED WOODLAND CONSERVATION AREA MANAGEMENT NOTES

- 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.
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REFORESTATION DATA

TOTAL PROJECT SITE AREA =	232.48 ACRES
REFORESTATION PROVIDED =	4.75 ACRES
REFORESTATION REQUIRED =	4.53 ACRES
CLEARED AREAS =	18.12 ACRES
CLEARED AREAS IN TPD =	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

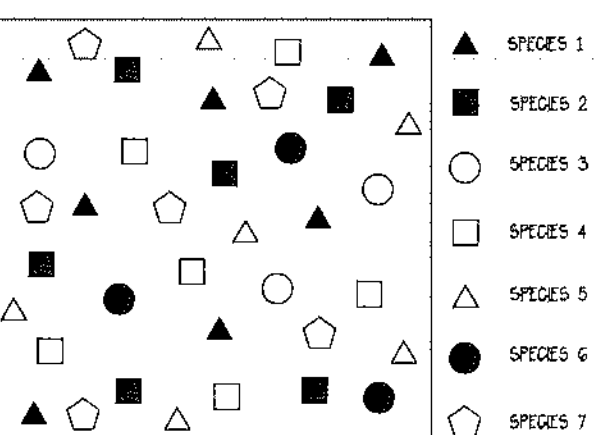
PLANTING SCHEME & SCHEDULE

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

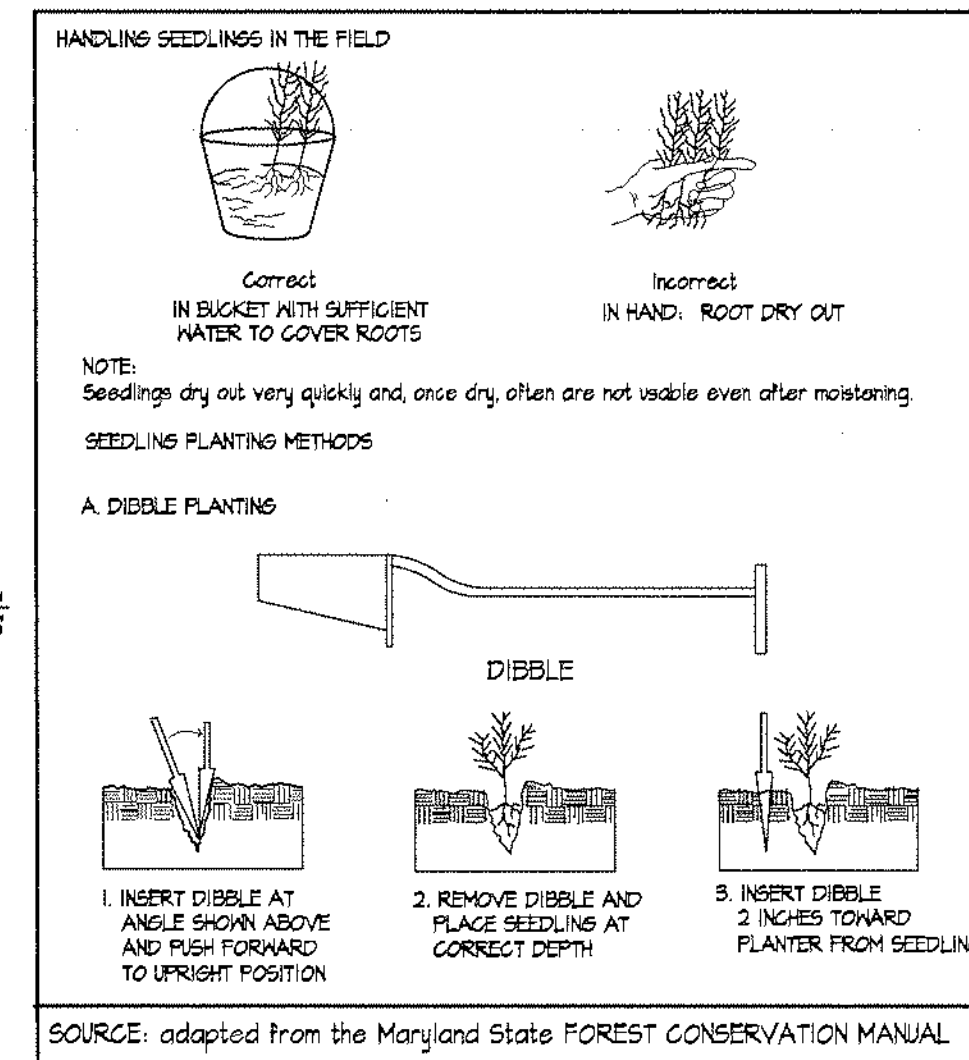
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/Sweet Gum	20%	604	whips
Liriodendron tulipifera/Tulip Poplar	14%	514	whips
Nyssa sylvatica/Black Swallow	18%	544	whips
Acer rubrum/Red Maple	18%	544	whips
Betula nigra/River Birch	4%	212	whips
Sassafras albidum/Sassafras	8%	241	whips
Amelanchier canadensis/Serviceberry	8%	241	whips

UP-LAND PLANTING AREA - REFORESTATION AREAS 7 & 8
1.15 Ac. Planting Area, 1,150 Seedlings Required

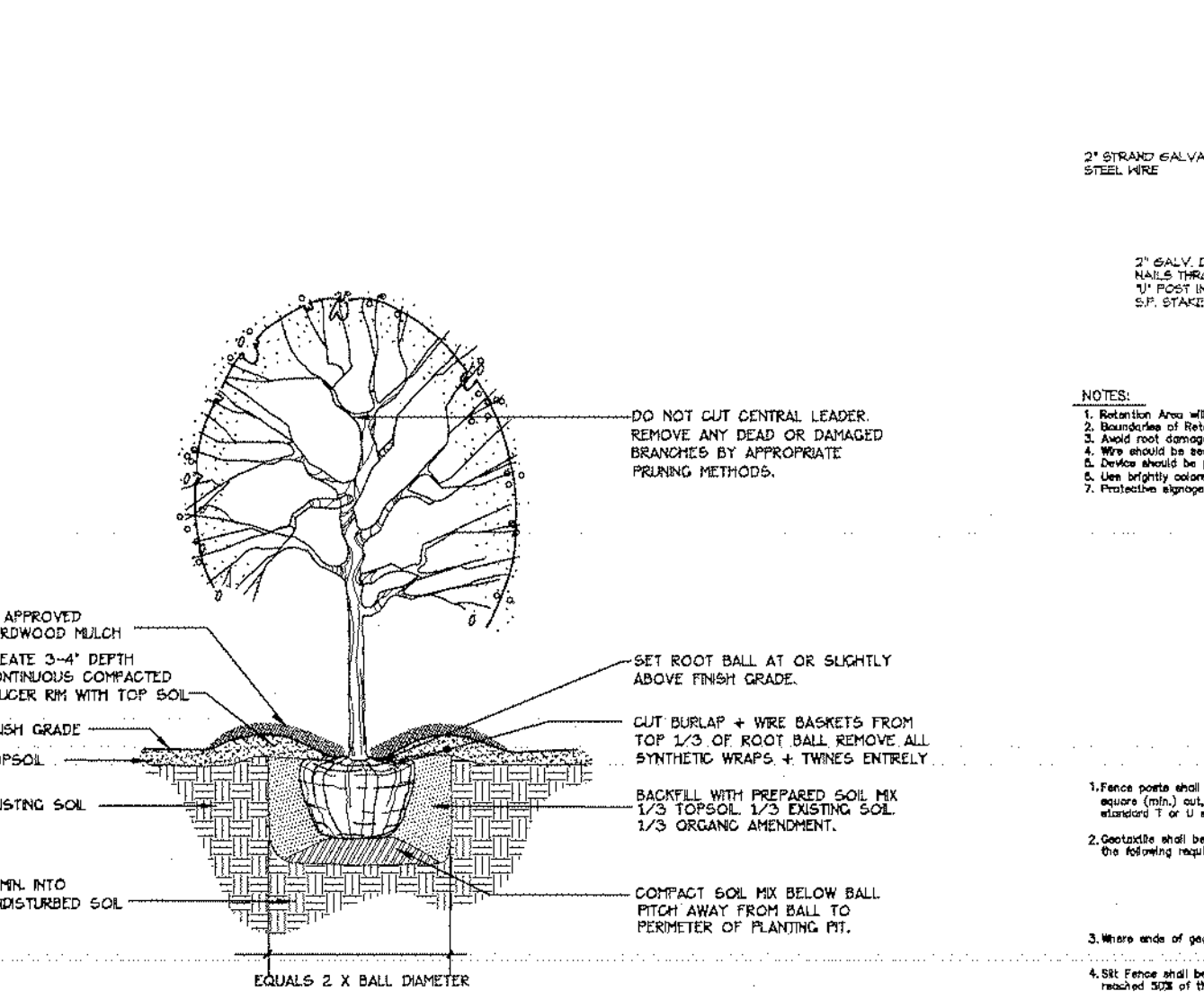
BOTANICAL/COMMON NAME	QUANTITY (%)	QUANTITY (#)	SIZE
Liquidambar styraciflua/Sweet Gum	20%	346	whips
Liriodendron tulipifera/Tulip Poplar	14%	328	whips
Quercus palustris/Pin Oak	18%	312	whips
Acer rubrum/Red Maple	18%	312	whips
Sassafras albidum/Sassafras	8%	155	whips
Cornus florida/Dogwood	8%	155	whips
Amelanchier canadensis/Serviceberry	8%	155	whips



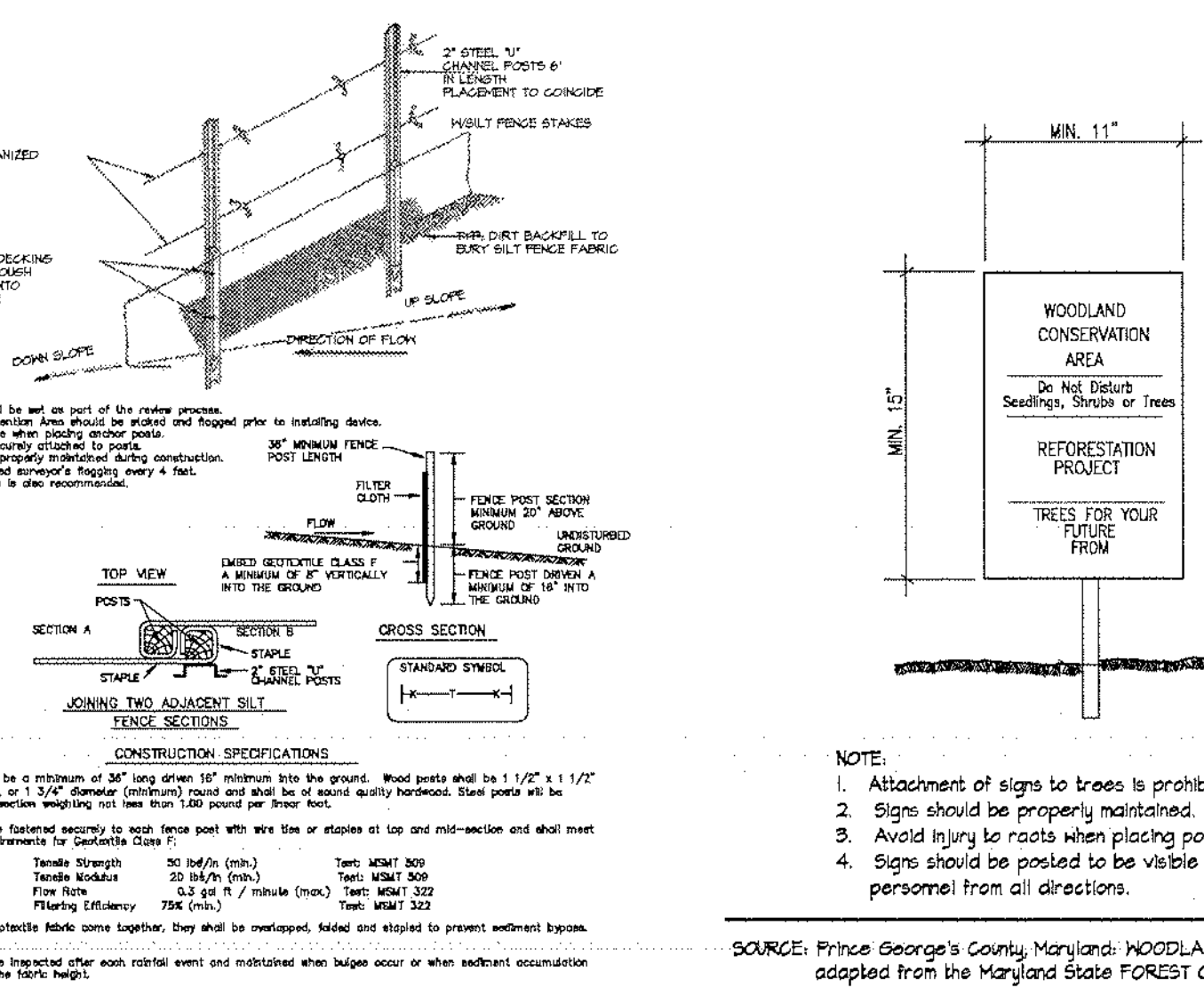
1 TYPICAL RANDOM PLANTING DETAIL NTS



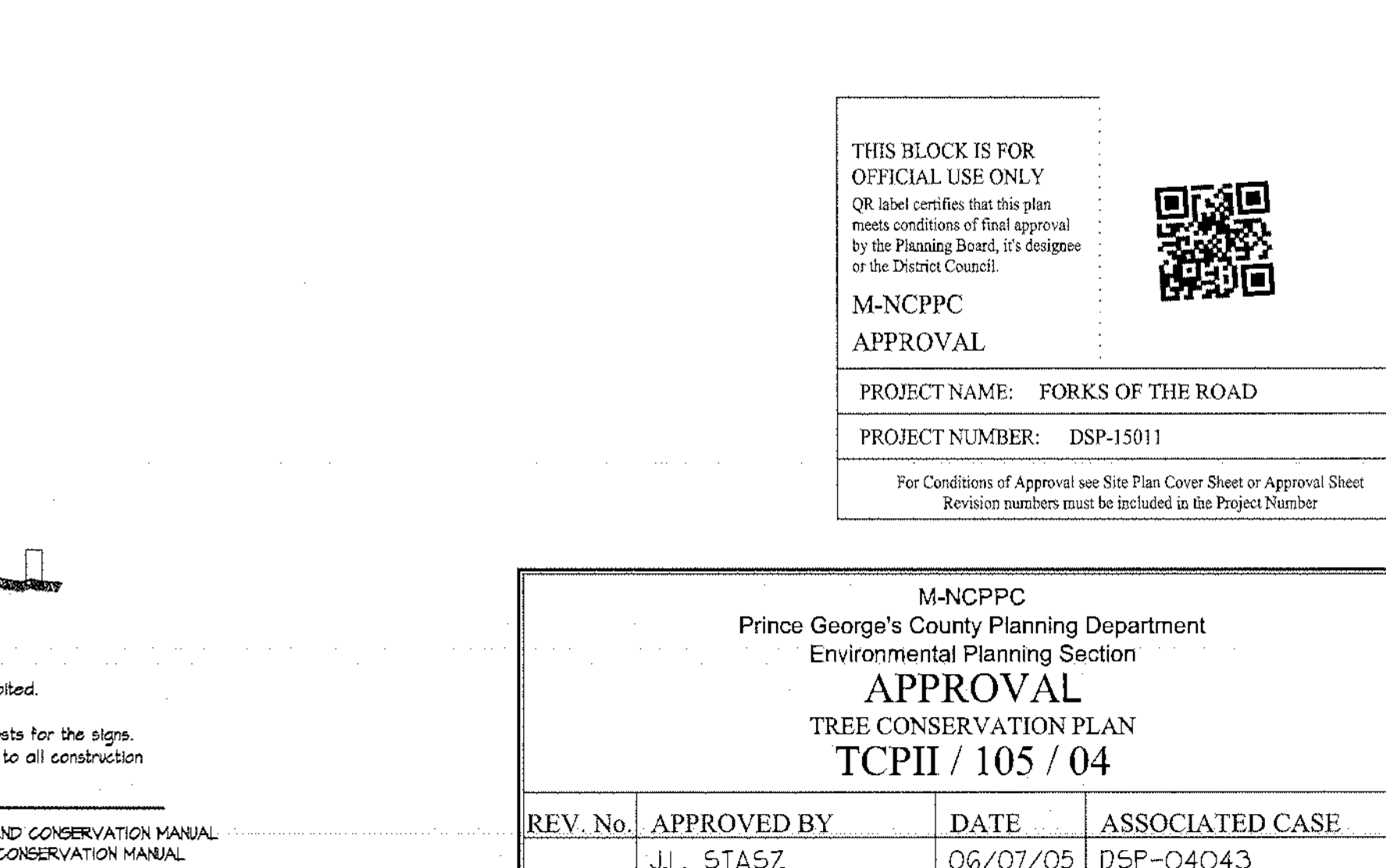
2 HANDLING AND PLANTING OF SEEDLINGS NTS



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

48 Hours

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Woodland Conservation Worksheet for Prince George's County			
Zone:	M-X-T	R-R	
Gross Tract:	9.98	223.50	
Floodplain:	1.01	10.04	
Previously Dedicated Land:	0.00	0.00	
Net Tract (NTA):	7.97	213.46	0.00
*Include acreage in the corresponding columns for each zone			
Property Description or Subdivision Name:	Forks of the Road		
Is this site subject to the 1980 Ordinance?	N		
Reforestation Requirement Reduction Questions	N		
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 (preservation) =	47.68 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	19.84		
Woodland cleared	16.12	0.26	0.00
Smaller of d or e		18.12	
Clearing above WCT (0.25 : 1) replacement requirement		0.00	
Clearing below WCT (2:1 replacement requirement)		0.00	
Afforestation Threshold (AFT) =	15.00%	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	
Woodland Conservation Provided:	(acres)		
Woodland Preservation	45.28		
Afforestation / Reforestation	4.75		
Area approved for fee-in-lieu	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 complies with the requirements of Subtitle 25 and the Woodland and Mitigation Act of 1980.

807

Kevin Foster

Suburban Little

3404 National Drive

Burtonsville, Maryland 20814

Ph: (301) 421-4024

E-mail: kfoster@glwpc.com

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QR label certifies that this plan meets conditions of final approval by the Planning Board, it's design is in the District Council.

M-NCPPC APPROVAL

PROJECT NAME: FORKS OF THE ROAD

PROJECT NUMBER: DSP-15011

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

REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	KF	8/15/16	DSP-15011
05			

GLW GUYCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

300 NATIONAL DRIVE - SUITE 200

BURTONSVILLE, MARYLAND 20814

TEL: 301-421-4024 FAX: 301-421-4024

07/06/16 REVISED REFORESTATION AREAS

08/09/13 UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL

06/06/06 REVISED PER M-NCPPC COMMENTS

02/07/06 TOP PLAN REVISION #1

04/12/05 REVISED PER DISTRICT COUNCIL COMMENTS

10/08/04 REVISED PER M-NCPPC COMMENTS

DATE

DES. JRS

DRN. JRS

CHK. KAF

RLG

MFC

KAB

KAF

HRJ

KAF

KAF

KAF

BY

APPR.

PREPARED FOR/OWNER:

SM WATERFOOD ESTATES, LLC

11111 SUNSHINE 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 1-9I, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-1I, BLOCK "C", LOTS 1-49, BLOCK "D"

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

SCALE: NTS

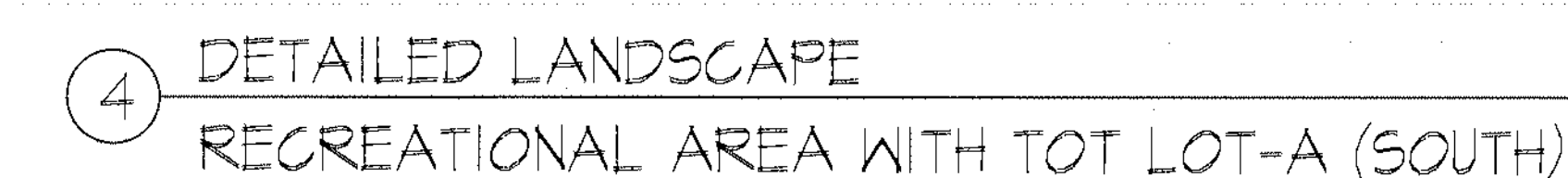
ZONING: R-R CLUSTER

G. L. W. FILE NO.: 13023

DATE: JULY, 2004

TAX MAP - GRID: 54-A1-B1

SHEET: 25 of 30



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Service Protection Center
CALL TOLL FREE
1-800-257-7777

Qualified **LANDSCAPE ARCHITECT** Certification
 The plan complies with **607** of the Code of Statute 25 to
 the Maryland and the Department of Public Works.
 I, **KEVIN FOSTER**, **LANDSCAPE ARCHITECT**
 State of Maryland
 My Commission Expires **6/1/14**
 Kevin Foster
 Guttschick, Little &
 300 National Drive
 Burtonsville, Maryland
 Ph(301) 421-4024 Fax(301) 421-4186
 E-mail: kfoster@lwpa.com

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by the Planning Board, it's decision
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME:	FORKS OF THE ROAD
---------------	-------------------

PROJECT NUMBER: DSP-15011

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

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 Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	<i>K. Finch</i>	<i>8/15/16</i>	DSP-15011
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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

KAB	KAF
KAB	KAF
HKJ	KAF
KAF	
KAF	
RY	APP'R

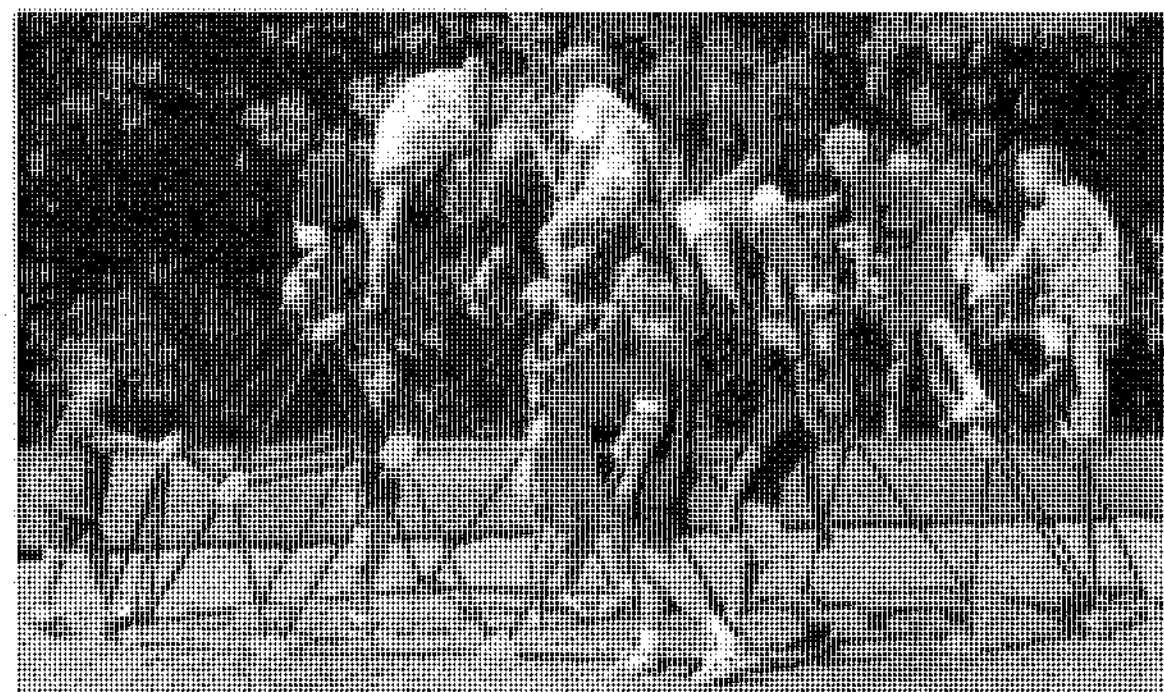
PREPARED FOR/OWNER:
SM WATERFORD ESTATES, LLO
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
ATTN: MR. DAVID W. DUGGAR
TEL.: (703) 964-5000

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

	SCALE	ZONING R-R CLUSTER	G. L. W. FILE
	AS SHOWN		13023
	DATE	TAX MAP - GRID	SHEET
	JULY, 2004	101-A1,101-F1	27 OF 30



1 DETAIL - PLAY STRUCTURE

PRODUCT: SUPER DOME
MODEL: Z2XX0400 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

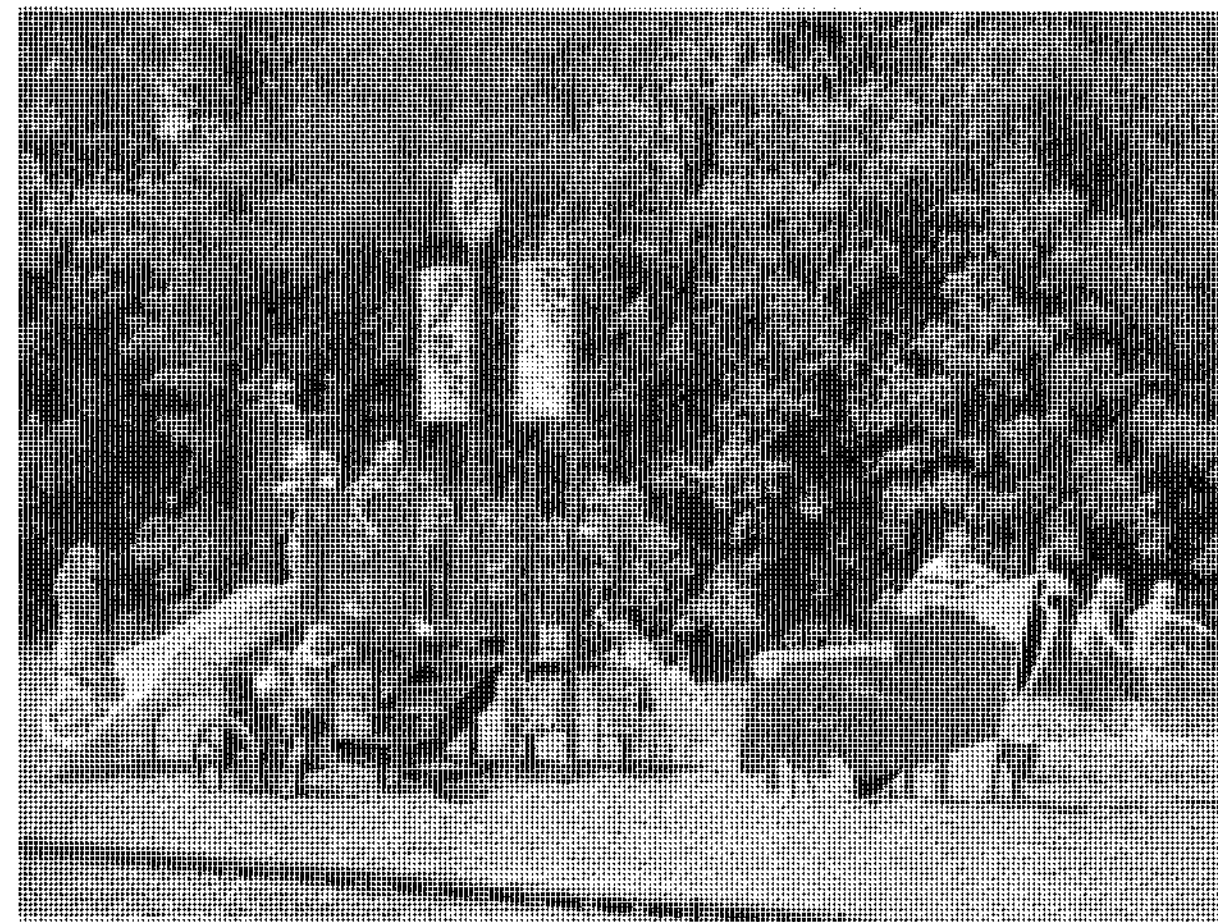
N.T.S.



2 DETAIL - PLAY STRUCTURE

PRODUCT: 5" TIRE SWING
MODEL: SHING 500 TIRE (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

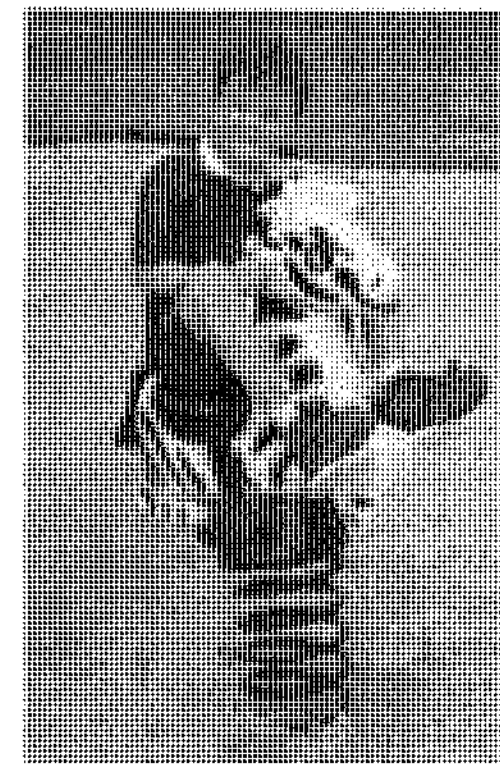
N.T.S.



3 DETAIL - PLAY STRUCTURE (TOT LOT)

MODEL: 350-0408 CHALLENGERS (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

N.T.S.



4 DETAIL - PLAY STRUCTURE

PRODUCT: CHIMPANZ SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0781 (2004 CATALOGUE)
PRODUCT: SEA HORSE SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0783 (2004 CATALOGUE)
PRODUCT: PONY SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0785 (2004 CATALOGUE)
PRODUCT: DUCK SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0787 (2004 CATALOGUE)
PRODUCT: TURTLE SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0789 (2004 CATALOGUE)
PRODUCT: ZEBRA SPRING MATE (WITH COIL SPRING)
MODEL: Z2XX0791 (2004 CATALOGUE)

COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com



5 6' ANGLE LEG BENCH

PLAYWORLD SYSTEMS Z2XX0710
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

N.T.S.



6 DETAIL - PLAY STRUCTURE

PRODUCT: 5" ARCH SWING
MODEL: SHING 500 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

N.T.S.



7 DETAIL - PLAY STRUCTURE

PRODUCT: SPEEDY RACER SX
MODEL: Z2XX0595 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

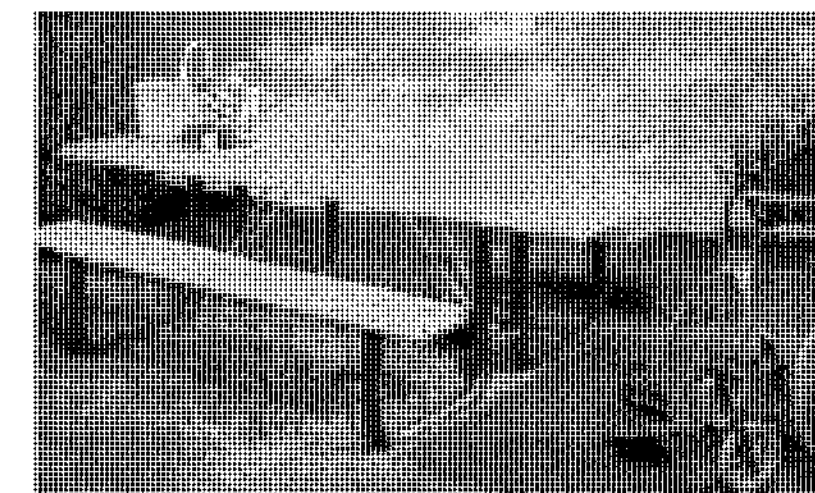
N.T.S.



8 DETAIL - PLAY STRUCTURE (PRE-TEEN LOT)

MODEL: 300-0408 PLAYMAKERS (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

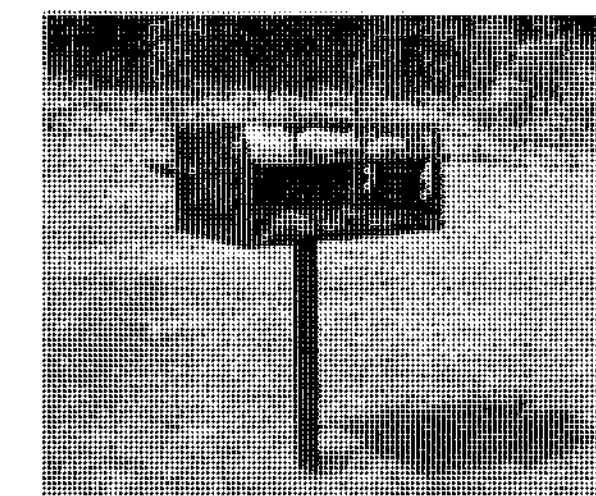
N.T.S.



9 8' HANDICAPPED ACCESSIBLE PICNIC TABLE

PLAYWORLD SYSTEMS #1311
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

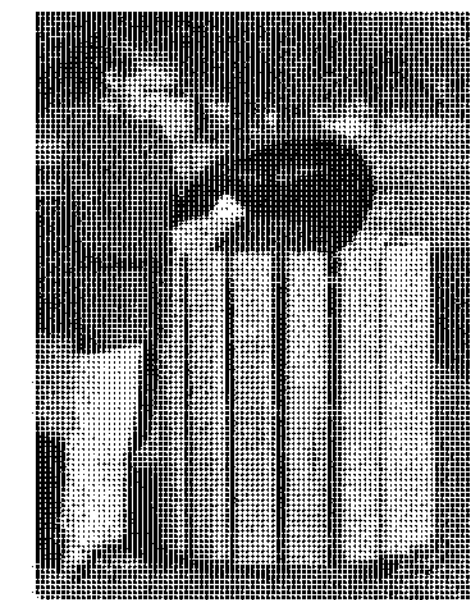
N.T.S.



10 DELUXE PARK GRILL

PLAYWORLD SYSTEMS #1451
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

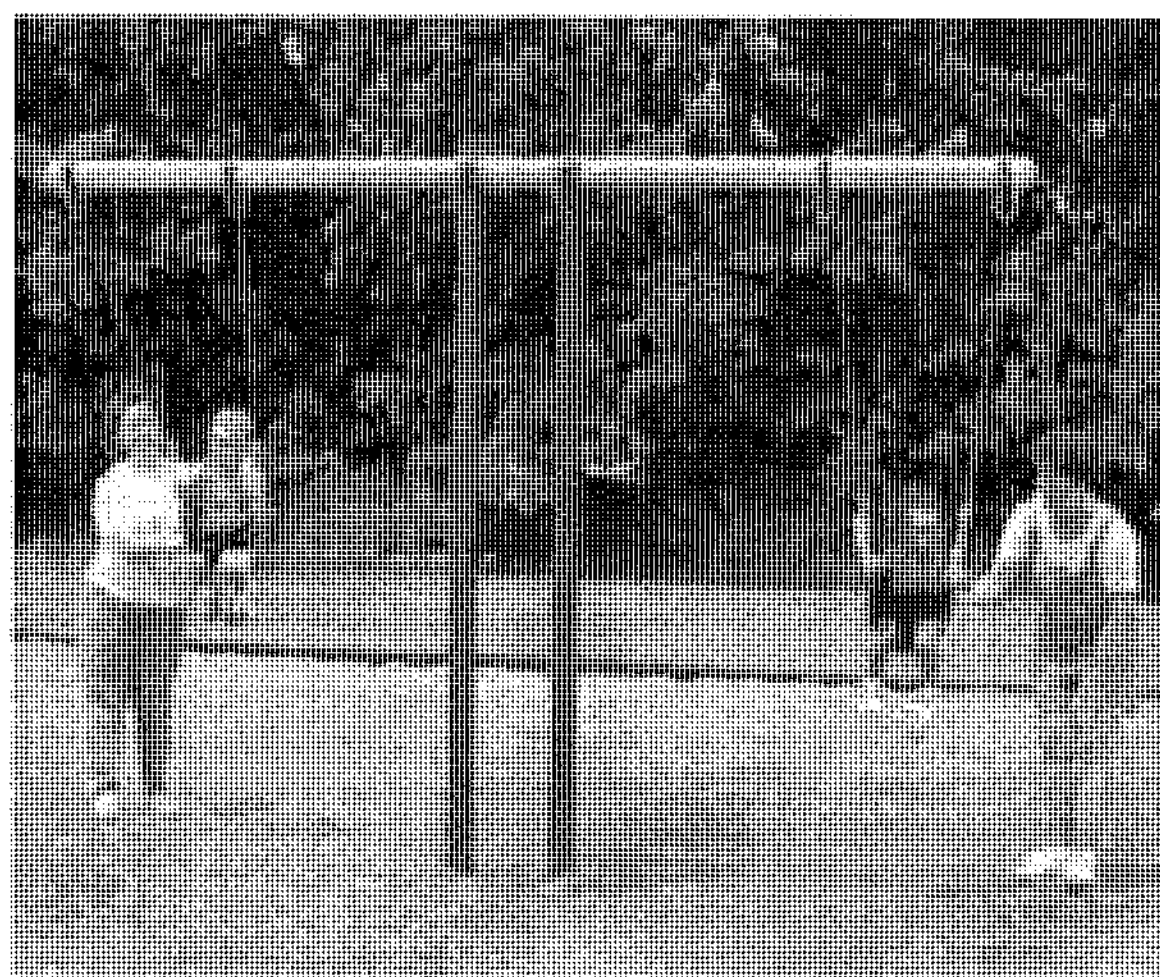
N.T.S.



11 TRASH RECEPTACLE

PLAYWORLD SYSTEMS #8010
(OR M-NCPPC APPROVED EQUIVALENT)
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

N.T.S.



12 DETAIL - PLAY STRUCTURE

PRODUCT: EARLY CHILDHOOD T-SWING
MODEL: SHING 500 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

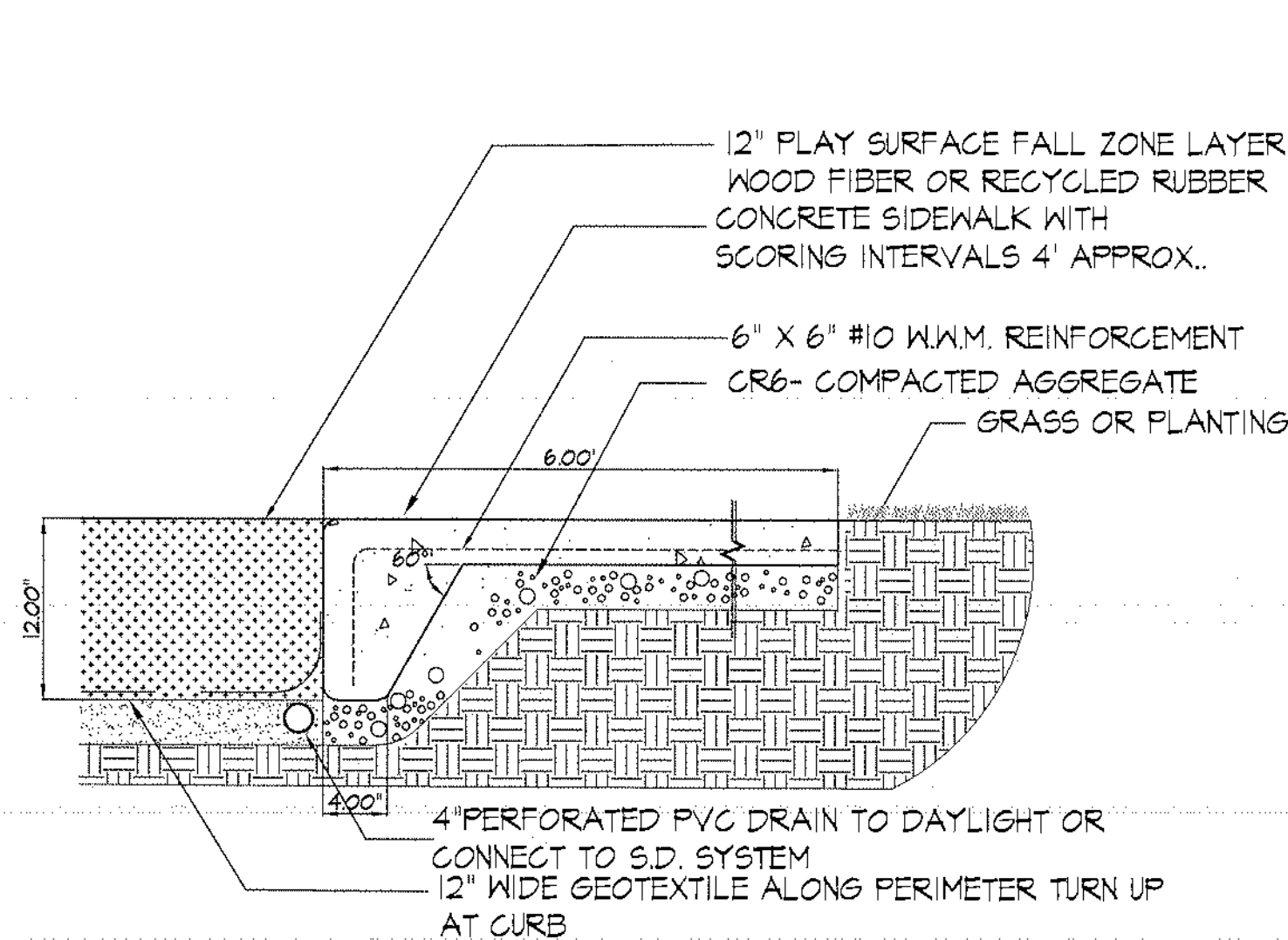
N.T.S.



13 DETAIL - PLAY STRUCTURE

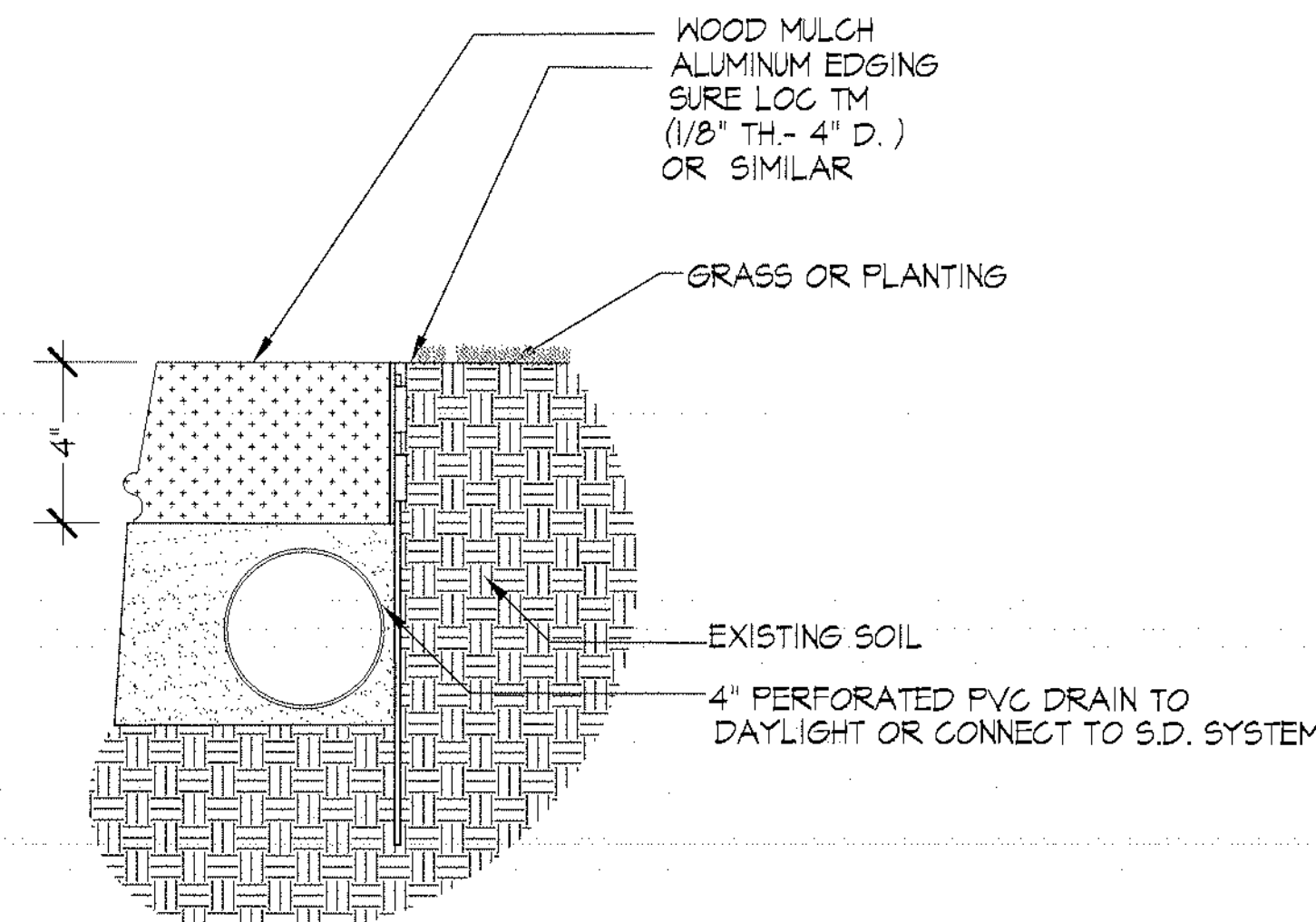
PRODUCT: CHALLENGE WALK
MODEL: 77777777 (2004 CATALOGUE)
COMPANY: PLAYWORLD SYSTEMS, INC.
1000 BUFFALO ROAD
LEWISBURG, PENNSYLVANIA 17837-4745
1.800.233.8404
http://www.playworldsystems.com

N.T.S.



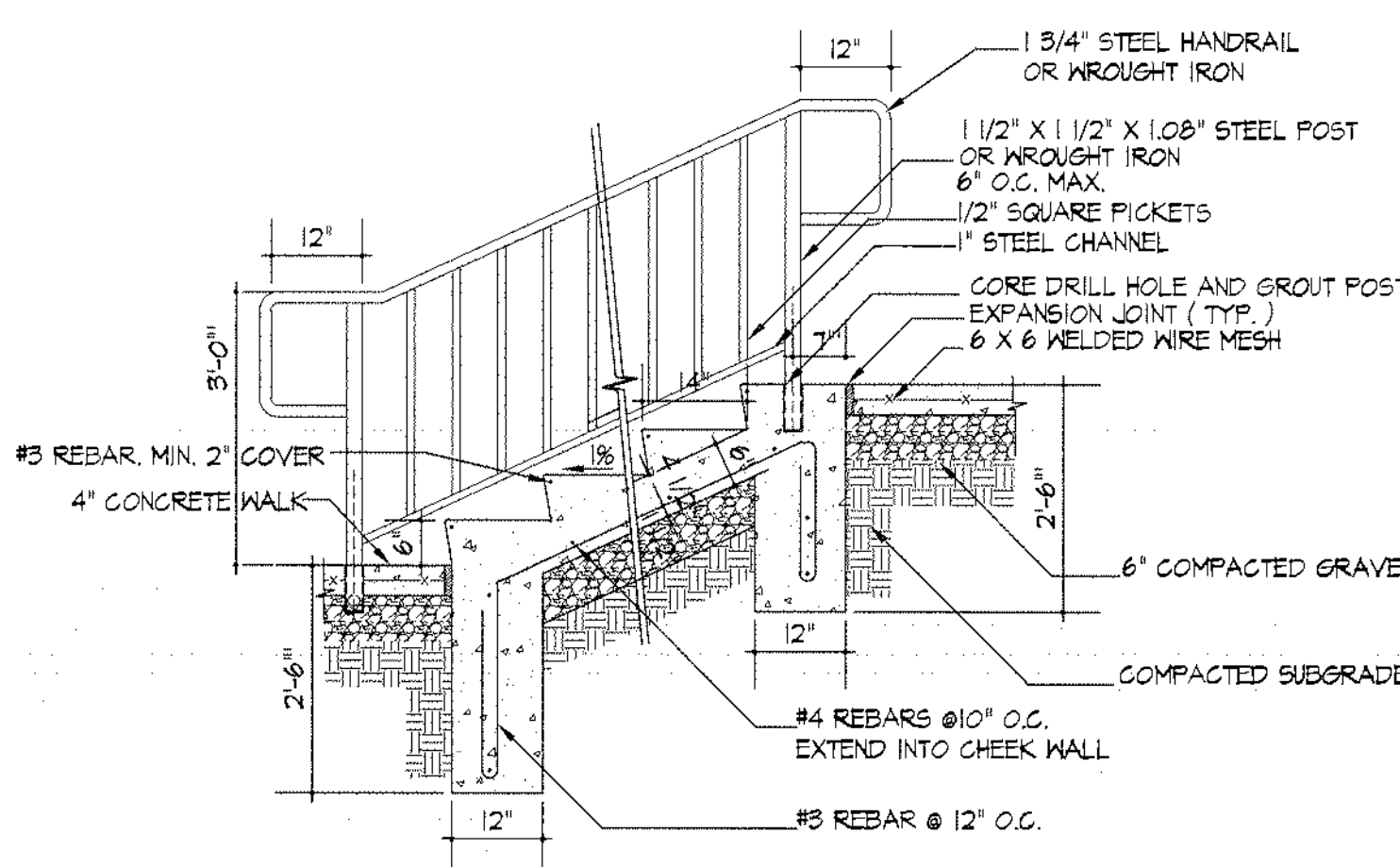
14 PLAY AREA SIDEWALK - EDGING

N.T.S.



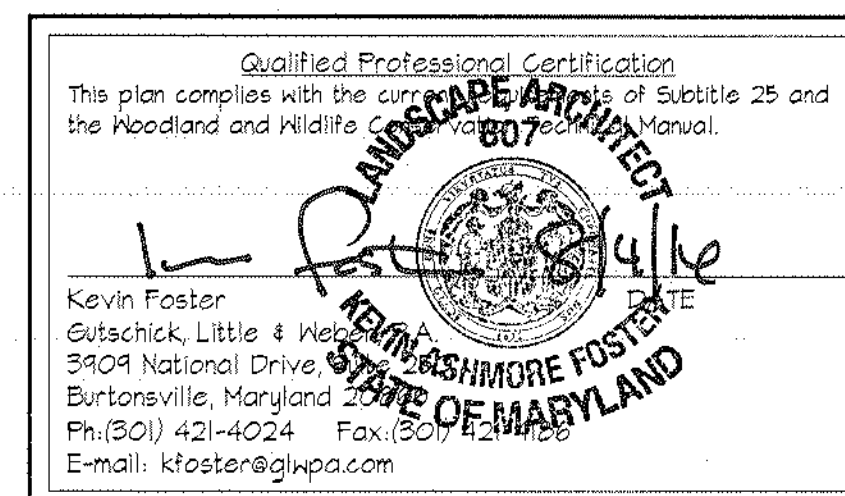
15 PICNIC AREA EDGING

N.T.S.



16 CONCRETE STAIR SECTION W/ HANDRAIL

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



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by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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 Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
	J.L. STASZ	06/07/05	DSP-04043
01	K. SHOULARS	12/15/06	STAFF LEVEL
02	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
03	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
04	KIPMA	8/15/16	DSP-15011
05			

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 301-889-2224 FAX: 301-421-4188

L:\CADD\DRAWINGS\33023\PLANS BY GLW\TOP\33023023.dwg DES. JRS DRN. JRS CHK. KAF

DATE	REVISION	BY	APPR.
11/10/06	REVISED STAIR SECTION	BLG	KAF
02/07/08	TOP PLAN REVISION #1	HJK	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 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

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

PLANTING NOTES

- 1) Plants shall conform to the American Standard for Nursery Stock (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 Horticultural Society of North America.
- 2) Plants shall be sound, vigorous, and healthy, well-branched and densely foliated when in leaf. They shall be free of diseases 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.
- 3) Shade trees with broken, damaged or multiple leaders will be rejected.
- 4) Balled and burlapped plants shall be dug with a firm natural root ball. Plants with soft broken or damaged balls will be rejected.
- 5) 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 WFB.
- 6) All plants shall be certified pest-free by the Department of Agriculture of their state of origin.

- 7) 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 free to fall to the ground and heavily branched. Shrubs shall have a spread of at least 18". No barefoot trees or shrubs will be accepted without the written approval of the WFB.

- 8) 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 link strapping manufactured for the purpose or other material approved by WFB.
- e) Mulch shall be woodchips or shredded hardwood bark acceptable to the WFB.

- 9) Planting Methods
- a) Stakes out outlines of planting beds and centers of individual planting pits. These locations are to be approved in the field by the WFB before planting operations begin.
- b) Excavate staked-out areas and prepare planting mix (Sec. 3.2). 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 (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 tamped, pest-free, or other acceptable material 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 WFB, 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.

- 10) Guarantee
- a) All plant material shall be guaranteed by the contractor to be in a healthy and vigorous condition at the end of a period of one year after provisioned acceptance.
- b) Graded Areas
- a) 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.

- 11) 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.

- 12) 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.
- 13) 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.
- 14) 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.

- 15) 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 landscape plan.

- 16) 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 20, Division 1 of the County Code.

SCHEDULE 4.1.1 Residential Requirements for One-Family Detached Lots	
1) Lot size range:	5200-14,400 square feet
2) Number of lots:	253 lots
3) Total number of trees required per lot:	3 shade trees/lot
4) Total number of trees provided:	759 shade trees
5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure:	153 shade trees
6) Total number of shade trees provided on the south and/or west side of structures:	153 shade trees
7) Number of trees required per lot to be located in the front yard:	153 shade trees
8) Total number of trees provided in front yards:	153 shade trees

SCHEDULE 4.2.1 Requirements for Landscape Strips Along Streets (Median Minor Lane)	
1. General Plan Designation:	X Developing Tier Rural Tier
2. Option Selected:	1, 2, or 3, or 4, or 1 or 2, or 3
3. Is there a public utility easement along the frontage of the property?	No
4. Number of plants required:	10 shade trees
5. Total number of trees provided:	10 shade trees

SCHEDULE 4.3.1 Parking Lot Perimeter Landscape Strip for Parking Lots 1,000 Square Feet or Larger	
1. General Plan Designation:	X Developing Tier Rural Tier
2. Option Selected:	1, 2, or 3, or 4, or 1 or 2, or 3
3. Width of perimeter strip required:	10 feet
4. Width of perimeter strip provided:	10 feet
5. Plant material required:	10 shade trees
6. Total plant material provided:	10 shade trees

SCHEDULE 4.3.2 Interior Planting for Parking Lots 1,000 Square Feet or Larger	
1. Parking Lot Area:	14,400 square feet
2. Interior landscaped area required:	14,400 square feet
3. Minimum number of shade trees required:	14,400 square feet
4. Number of shade trees provided:	14,400 square feet
5. Is there a planting island on average every 100 spaces?	No
6. Is there a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?	No
7. Are planting islands that are either parallel or perpendicular to parking spaces in both sides a minimum of 4 feet wide?	No
8. Is there a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?	No
9. For parking lots 5,000 square feet or larger, is there a 4-foot-wide planting island perpendicular to parking for every 2 bays?	No
10. Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)	No

SCHEDULE 4.4.1 Buffering Residential Development from Streets	
1. Name of street adjacent to rear yard:	Edith Marlowe Rd. (MD 202)
2. Type of street adjacent to rear yard:	Arterial
3. Linear feet of street frontage toward which rear yard is oriented, not including driveway openings:	3,600 feet
4. Minimum width of required buffer:	30 feet
5. Percentage of required buffer strip occupied by existing trees:	0%
6. Invasive species in the buffer area?	No
7. Number of plants required:	144 shade trees
8. Total number of plants provided:	144 shade trees

SCHEDULE 4.4.2 Buffering Residential Development from Special Roadways	
1. Name of special roadway:	Edith Marlowe Road (MD 202)
2. Type of special roadway:	Historic Road/Arterial
3. General Plan Designation:	X Developing Tier Rural Tier
4. Linear feet of street frontage, not including driveway entrances:	3,600 feet
5. Minimum width of required buffer:	30 feet
6. Percentage of required buffer strip occupied by existing trees:	0%
7. Invasive species in the buffer area?	No
8. Number of plants required:	144 shade trees
9. Total number of plants provided:	144 shade trees

SCHEDULE 4.4.3 Sustainable Landscaping Requirements	
1. Percentage of Native Plant Material required in each category:	
Shade Trees:	Total: 302 x 50% = 151 Total Number Required
Ornamental Trees:	Total: 338 x 50% = 169 Total Number Required
Evergreen Trees:	Total: 338 x 50% = 169 Total Number Required
Shrubs:	Total: 111 x 30% = 33 Total Number Required
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 is a note included on the plan requesting removal of invasive species prior to certification in accordance with Section 15 certification of installation of plant materials?	No
Are trees proposed to be planted on slopes greater than 3:1?	No

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'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
AS	77	Acer saccharum 'Green Mountain'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
BN	81	Betula nigra 'Heritage'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
CT	81	Cornus florida 'Heritage'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
GT	42	Gleditsia triacanthos 'Var. inermis' 'Shademoor'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
PO	85	Platanus x acerifolia 'London Plane Tree'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
QP	88	Quercus phellos	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
QL	51	Quercus palustris	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
QR	52	Quercus rubra	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
SJ	41	Sophora japonica 'Regent'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
TC	24	Tilia cordata 'Greenspire'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native
ZS	38	Zelkova serrata 'Green Vase'	2 1/2-3" Cal.	B&B	Branch ht. 6' min.	Native

ORNAMENTAL TREES						
AC	28	Amelanchier canadensis	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
AG	27	Acer griseum	7-9' Ht.	B&B	Branch ht. 4' min.	Native
AP	15	Acer palmatum	7-9' Ht.	B&B	Branch ht. 4' min.	Native
CC	53	Cercis canadensis	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
CI	0	Cornus canadensis	7-9' Ht.	B&B	Branch ht. 4' min.	Native
CK	22	Cornus kousa	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
CP	16	Crataegus phaenopya 'Princeton Sentry'	7-9' Ht.	B&B	Branch ht. 4' min.	Native
CV	64	Chionanthus virginicus	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
LI	37	Lagerstroemia indica 'Tuscarora'	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
MS	37	Magnolia stellata 'Royal Star'	7-9' Ht.	B&B	Multistem-min. 3 stems	Native
PK	32	Prunus serrulata 'Kwanzan'	7-9' Ht.	B&B	Branch ht. 4' min.	Native
SA	5	Styrax japonicus	7-9' Ht.	B&B	Branch ht. 4' min.	Native

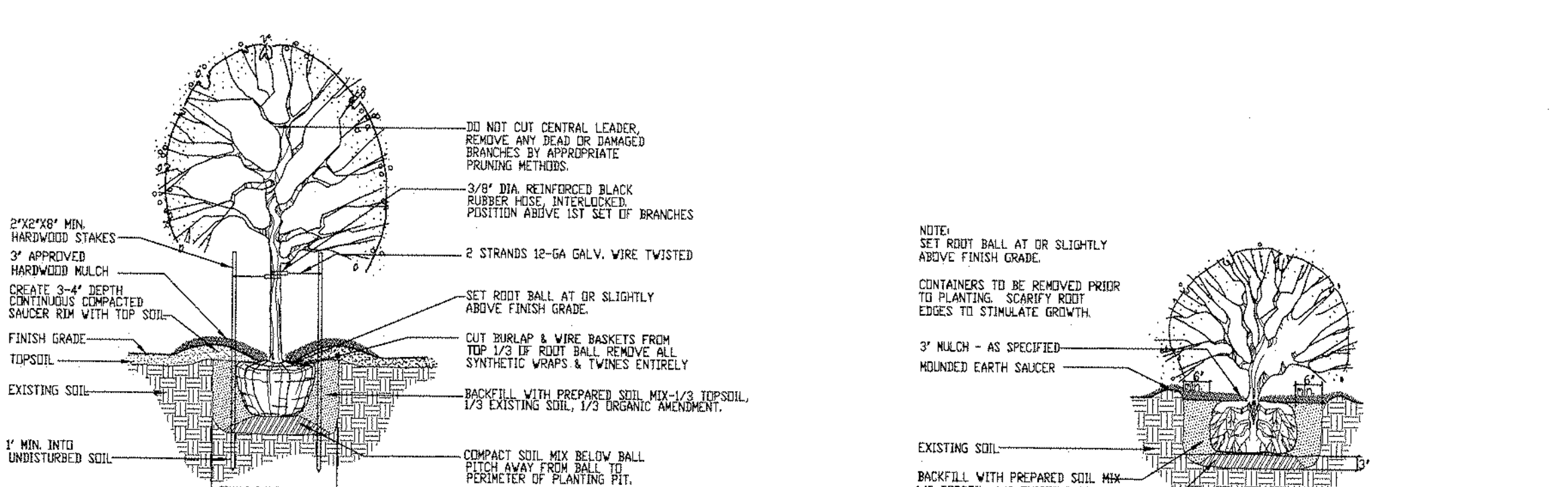
EVERGREEN TREES						
AB	40	Abies concolor	7-8' Ht.	B&B	Branch ht. 4' min.	Native
CG	88	Cedrus atlantica 'Glaucous'	7-8' Ht.	B&B	Branch ht. 4' min.	Native
CL	85	X Cupressocypariss leylandii	7-8' Ht.	B&B	Branch ht. 4' min.	Native
IO	96	Ilex opaca	7-8' Ht.	B&B	Branch ht. 4' min.	Native
PA	69	Picea canadensis	7-8' Ht.	B&B	Branch ht. 4' min.	Native
PS	68	Pinus strobus	7-8' Ht.	B&B	Branch ht. 4' min.	Native
TO	65	Thuja occidentalis	7-8' Ht.	B&B	Branch ht. 4' min.	Native

SHRUBS						
AA	96	Aronia arbutifolia 'Brilliantissima'	24-36" Ht.	Cont.	Branch ht. 4' min.	Native
AZ	113	Azalea 'Delaware Valley White'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
AP	21	Azalea 'Pink Cascade'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
AM	38	Azalea 'Mother's Day'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
AS	10	Azalea 'Sherwood'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
BT	63	Berberis thunbergii 'Crimson Pymy'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
BTA	93	Berberis thunbergii 'Atropurpurea'	18-24" Ht.	Cont.	Branch ht. 4' min.	Native
CA	72	Celastrus alnifolia	24-36" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
HH	57	Hypericum x Hicote	24-36" Ht.	Cont.	Branch ht. 4' min.	Native
HQ	78	Hydrangea quercifolia	24-36" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
IG	122	Ilex glabra 'Shamrock'	24-36" Ht.	Cont.	Branch ht. 4' min.	Native
IT	14	Ilex virginica	24-36" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
IV	56	Ilex verticillata 'Red Sprite'	24-36" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
MP	104	Myrica pennsylvanica	3'-4' Ht.	B&B/Cont.	Branch ht. 4' min.	Native
SB	69	Spiraea x bumalda 'Anthony Waterer'	18-24" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
TM	57	Taxus x media 'Densiformis'	24-36" Ht.	B&B/Cont.	Branch ht. 4' min.	Native
VP	59	Viburnum plicatum v. tom. 'Shosta'	3'-4' Ht.	B&B/Cont.	Branch ht. 4' min.	Native
VR	49	Viburnum rhytidophyllum	3'-4' Ht.	B&B/Cont.	Branch ht. 4' min.	Native

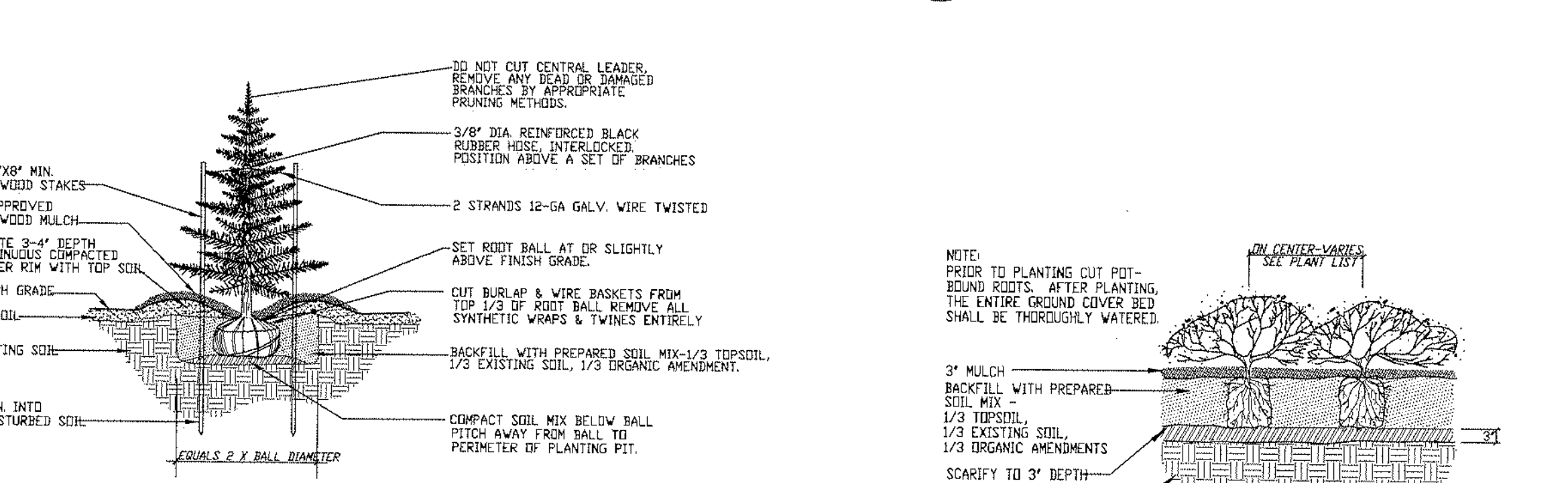
GRASSES						
MSP	20	Miscanthus sinensis 'Purpureascens'	1 gal.	CONT.	Branch ht. 4' min.	Native
PA	13	Pennisetum alopecuroides 'Japonicum'	1 gal.	CONT.	Branch ht. 4' min.	Native
PW	61	Pennisetum alopecuroides 'Weserbergland'	1 gal.	CONT.	Branch ht. 4' min.	Native

PERENNIALS						
CG	381	Careopsis grandiflora	1 gal.	CONT.	Branch ht. 4' min.	Native
CZ	151	Careopsis roosea 'American Dream'	1 gal.	CONT.	Branch ht. 4' min.	Native
CR	330	Careopsis verticillata 'Zagreb'	1 gal.	CONT.	Branch ht. 4' min.	Native
HC	194	Hypericum calycinum	1 gal.	CONT.	Branch ht. 4' min.	Native
HSD	176	Hemerocallis 'Stella de Oro'	1 gal.	CONT.	Branch ht. 4' min.	Native
HRV	64	Hemerocallis 'Red Volunteer'	1 gal.	CONT.	Branch ht. 4' min.	Native
HLS	82	Hemerocallis 'Lavender Sky'	1 gal.	CONT.	Branch ht. 4' min.	Native
HJF	84	Hemerocallis 'Jimmy Fry'	1 gal.	CONT.	Branch ht. 4' min.	Native
LV	71	Liriodendron 'Majestic'	1 gal.	CONT.	Branch ht. 4' min.	Native
RF	72	Rudbeckia fulgida 'Goldsturm'	1 gal.	CONT.	Branch ht. 4' min.	Native
LS	173	Liatris pycnostachya 'Silver Dragon'	1 gal.	CONT.	Branch ht. 4' min.	Native
SG	134	Salvia greggii	1 gal.	CONT.	Branch ht. 4' min.	Native
ST	72	Salvia officinalis 'Tricolor'	1 gal.	CONT.	Branch ht. 4' min.	Native
SV	161	Salvia verticillata 'Purple Rain'	1 gal.	CONT.	Branch ht. 4' min.	Native

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



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



SHRUB PLANTING DETAIL

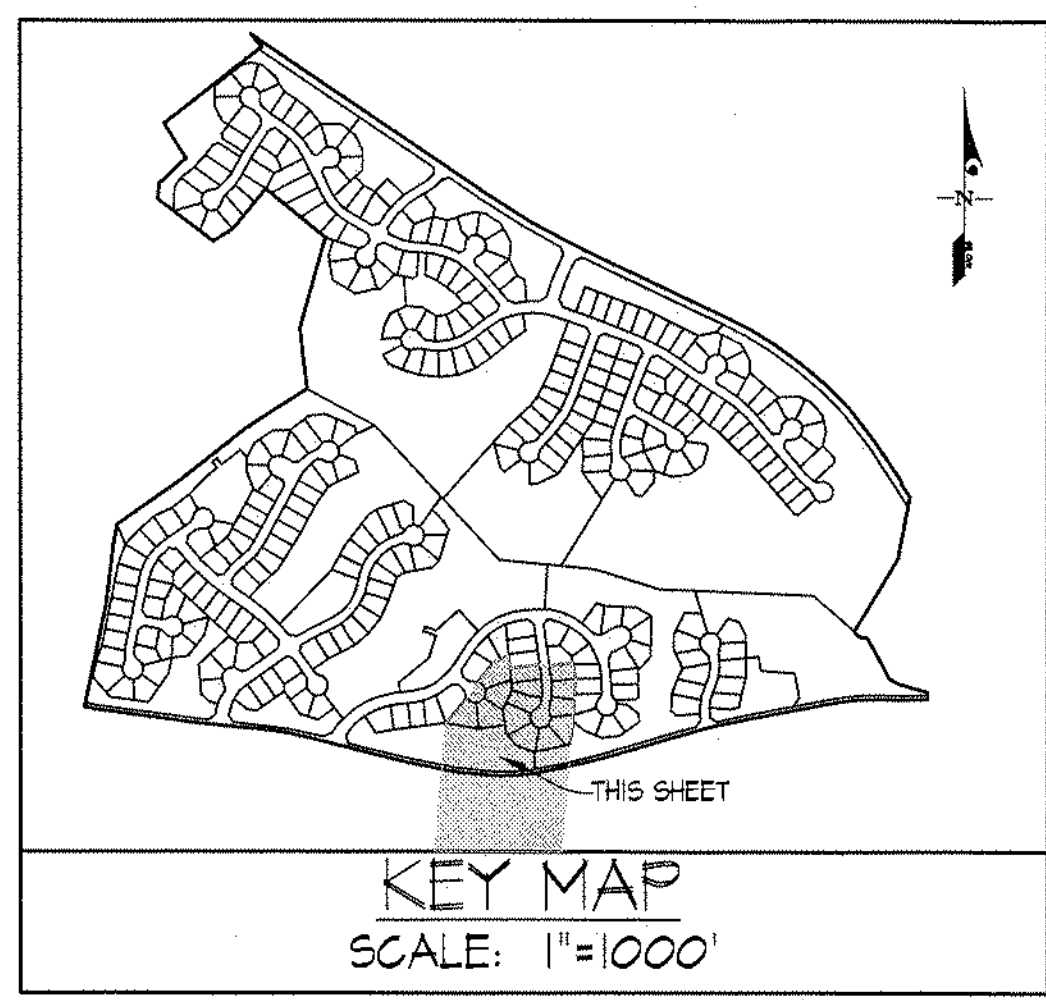
EVERGREEN TREE PLANTING DETAIL						
1. General Plan Designation:	X Developing Tier Rural Tier					
2. Option Selected:	1, 2, or 3, or 4, or 1 or 2, or 3					
3. Width of perimeter strip required:	10 feet					
4. Width of perimeter strip provided:	10 feet					
5. Plant material required:	10 shade trees					
6. Total plant material provided:	10 shade trees					

GROUND COVER PLANTING DETAIL						
1. General Plan Designation:	X Developing Tier Rural Tier					
2. Option Selected:	1, 2, or 3, or 4, or 1 or 2, or 3					
3. Width of perimeter strip required:	10 feet					
4. Width of perimeter strip provided:	10 feet					
5. Plant material required:	10 shade trees					
6. Total plant material provided:	10 shade trees					

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

Section 4.1 Residential Requirements						
Zone R-R Cluster	297					
Number of Lots	297					
Number of Trees Required per Lot	3-Shade, 2-Ornamental/Evergreen					
Total Number of Trees Required	891					
Shade Trees	891					
Ornamental Trees	594					
Total Number of Trees Provided	797					
Shade Trees	797					
Ornamental Trees	407					

C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Service Protection Center

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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 designers
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: FORKS OF THE ROAD
PROJECT NUMBER: DSP-15011

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

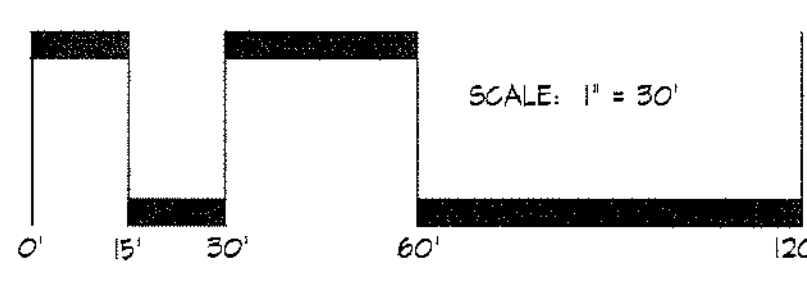
M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII / 105 / 04			
REV. No.	APPROVED BY	DATE	ASSOCIATED CASE
01	J.L. STASZ	06/07/05	DSP-04043
02	K. SHOULARS	12/15/06	STAFF LEVEL
03	CHUCK SCHNEIDER	12/03/13	DSP-04043-06
04	CHUCK SCHNEIDER	10/08/15	DSP-04043-07
05	K. Foster	9/15/16	DSP-15011

Qualified Professional Certification
This plan complies with the current requirements of Subtitle 25 and
the Hoodland and Hillside Ordinance Manual.

LANDSCAPE ARCHITECT
Kevin Foster
Gutshick, Little & Weber, P.A.
5409 National Drive
Burlington, Maryland 20866
Ph: (301) 421-4024
E-mail: kfoster@glwpa.com

DATE

* FRONT BRL ESTABLISHED BY 75' MIN. LOT WIDTH
NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT
TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.



GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3009 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK BURLINGTON, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4024			
12/04/07	DETAILED SITE PLAN REVISION #3	HJK	KAF
02/01/08	TOP PLAN REVISION #1	HJK	KAF
04/22/09	REVISED PER DISTRICT COUNCIL COMMENTS	KAF	
10/08/04	REVISED PER MNCPPC COMMENTS	KAF	
DATE	REVISION	BY	APPR.

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

HISTORIC AREA PLAN
MARLBORO RIDING
LOTS 1-9, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"
Parcels A-Q, R-Z, AA, BB, YY & ZZ

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