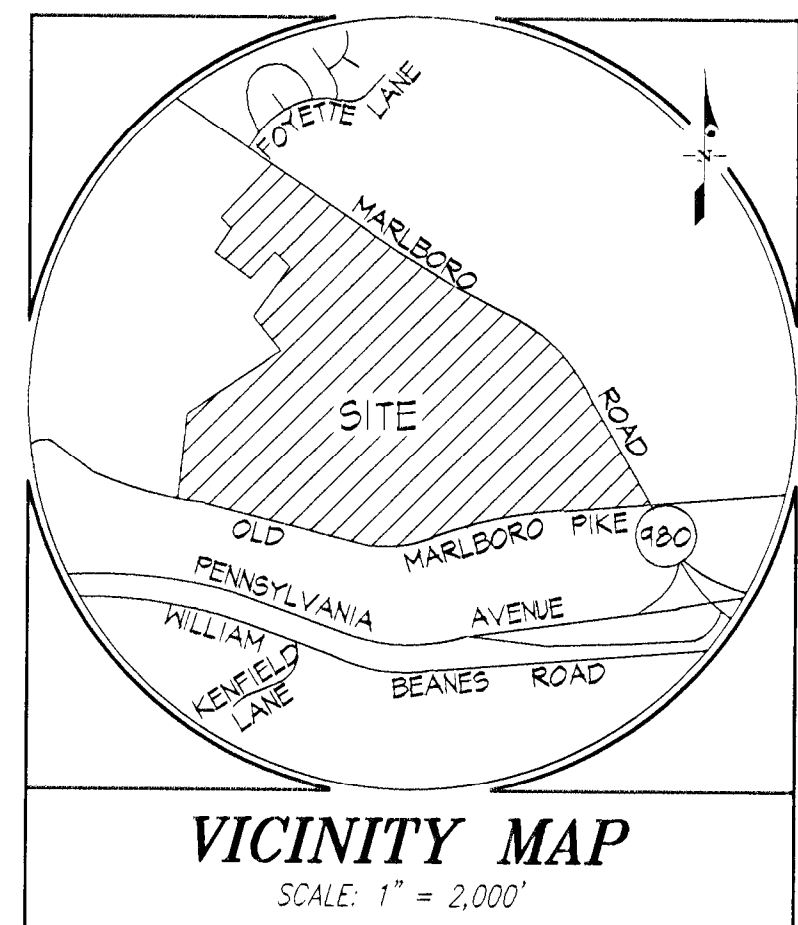


# MARLBORO RIDING

## 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  
1000 WISCONSIN AVENUE, SUITE 1000  
BETHESDA, MD 20814  
ATTN: MR. PAUL DENNY MANNICK  
TEL: (301) 961-8990
2. TAX MAP: 101-A, 101-B
3. 200 FOOT MAP REFERENCE: 201 SE 11
4. BOUNDARY SURVEY BY GUTSCHICK LITTLE & WEBER, PA. APRIL 2003
5. AERIAL PHOTOGRAPHY BY MCKENZIE & SNYDER MARCH 2003, AND IS SUBJECT TO FIELD VERIFICATION.
6. THIS PROPERTY CONTAINS THE ENVIRONMENTAL SETTING OF 'NAVAJO', HISTORIC RESOURCE # 78-00-22. THE HISTORIC DWELLING NO LONGER EXISTS ON SITE.
7. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGES COUNTY SOIL SURVEY.
8. STORM DRAIN AND WATER/SEWER SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
9. STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY DER. ALL SWM POND LANDSCAPING WILL BE SHOWN ON THOSE PLANS.
10. EXISTING WATER & SEWER SERVICE CATEGORIES S-4 AND W-4, PROPOSED PUBLIC WATER & SEWER SERVICE CATEGORIES S-3 AND W-3.
11. APPROVED PRELIMINARY PLAN # 4-03046 (3-13-2004).
12. APPROVED TYPE I TREE CONSERVATION PLAN - TCP/ISA/03 (3-13-04).
13. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN CASE #1676-2003-00 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 # 7), PROVIDED THAT DPW # 7 WAIVES THE REQUIREMENT THAT THE DEVELOPER CONSTRUCTS THE PROPOSED EXTENSION OF DILLE DRIVE (C-614). IF DPW # 7 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 # 7 UPON DEMAND. THE FINAL PLAT SHALL NOTE THE DISPOSITION OF C-614.
17. 100 YEAR FLOODPLAIN STUDY PROVIDED BY PRINCE GEORGES COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES, FLOODPLAIN STUDY NO. 2003-03
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 GEORGES COUNTY FIRE DEPT. 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 OR 10), 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                | 229.33 AC  |
| AREA OF SLOPES 25% OR GREATER   | 22.92 AC   |
| AREA WITHIN 100 YEAR FLOODPLAIN | 10.1 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%) | 5.13 AC  |
| AREA OF STEEP SLOPES TO BE DISTURBED                | 5.13 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 | 1.91 AC         |
| NET TRACT AREA                  | 8.15 AC         |

### EXISTING UTILITIES NOTES:

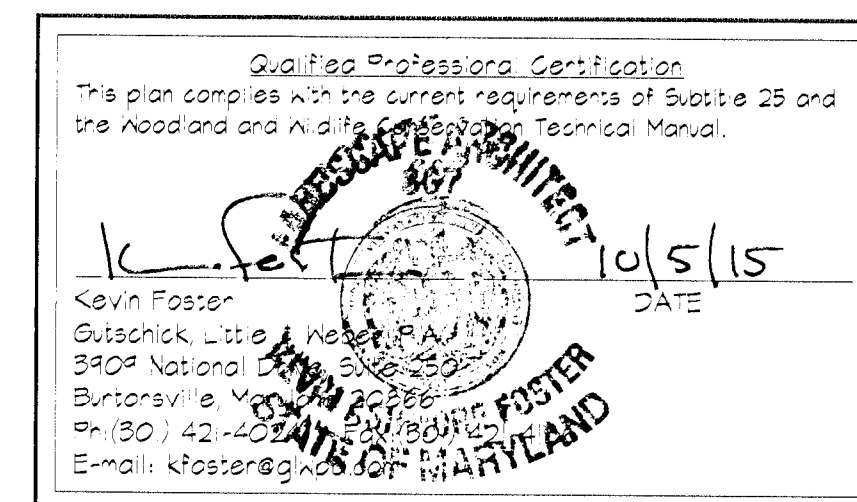
1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL 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. 1-800-450-1000, 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, PA. 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.



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



### LEGEND

|  |                                         |  |                    |
|--|-----------------------------------------|--|--------------------|
|  | EXISTING TOPOGRAPHY                     |  | PROPOSED SIDEWALKS |
|  | PROPOSED TOPOGRAPHY                     |  | PROPOSED PAVING    |
|  | EXISTING TREE LINE                      |  |                    |
|  | PROPOSED TREE LINE                      |  |                    |
|  | LIMIT OF DISTURBANCE                    |  |                    |
|  | PROPOSED CURB & GUTTER                  |  |                    |
|  | PROPOSED WATER                          |  |                    |
|  | PROPOSED STORM DRAIN                    |  |                    |
|  | PROPOSED SEWER                          |  |                    |
|  | STEEP SLOPES (25% AND GREATER)          |  |                    |
|  | SLOPES (15% - 25%) ON ERODEABLE 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)        |  |                    |
|  | WOODLAND PRESERVATION - NO CREDIT (WPA) |  |                    |
|  | WOODLAND CLEARING AREA (CA)             |  |                    |
|  | WOODLAND CLEARING AREA (CA) (F)         |  |                    |
|  | REFORESTATION AREA (RA)                 |  |                    |
|  | SEMI-PERMANENT FENCING (AFFORESTATION)  |  |                    |

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



### M-NCPPC APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

| M-NCPPC<br>APPROVAL |         |
|---------------------|---------|
| DATE                | DATE    |
| JUL 2007            | 6/1/05  |
| JUL 2007            | 2/15/06 |
| JUL 2007            | 2/15/06 |
| JUL 2007            | 10/1/06 |
| JUL 2007            |         |
| JUL 2007            |         |

### GLWGUTSCHICK LITTLE & WEBER, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
100 NATIONAL DRIVE - SUITE 201 - BETHESDA, MARYLAND 20814  
TEL: 301-421-4024 FAX: 301-421-4025

| DATE     | REVISION                                                 | BY  | CHK   |
|----------|----------------------------------------------------------|-----|-------|
| 08/05/13 | REVISED LANDSCAPE                                        | KAB | KAF   |
| 08/05/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF   |
| 02/07/06 | TCP PLAN, REVISION #1                                    | HKJ | KAF   |
| 02/27/06 | REVISED PER DISTRICT COUNCIL COMMENTS                    | KAF |       |
| 10/8/04  | REVISED PER M-NCPPC COMMENTS                             | KAF |       |
|          | 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

WELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGES COUNTY, MARYLAND

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



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by the Planning Board. Its design  
or the District Council.

**M-NCPPC**

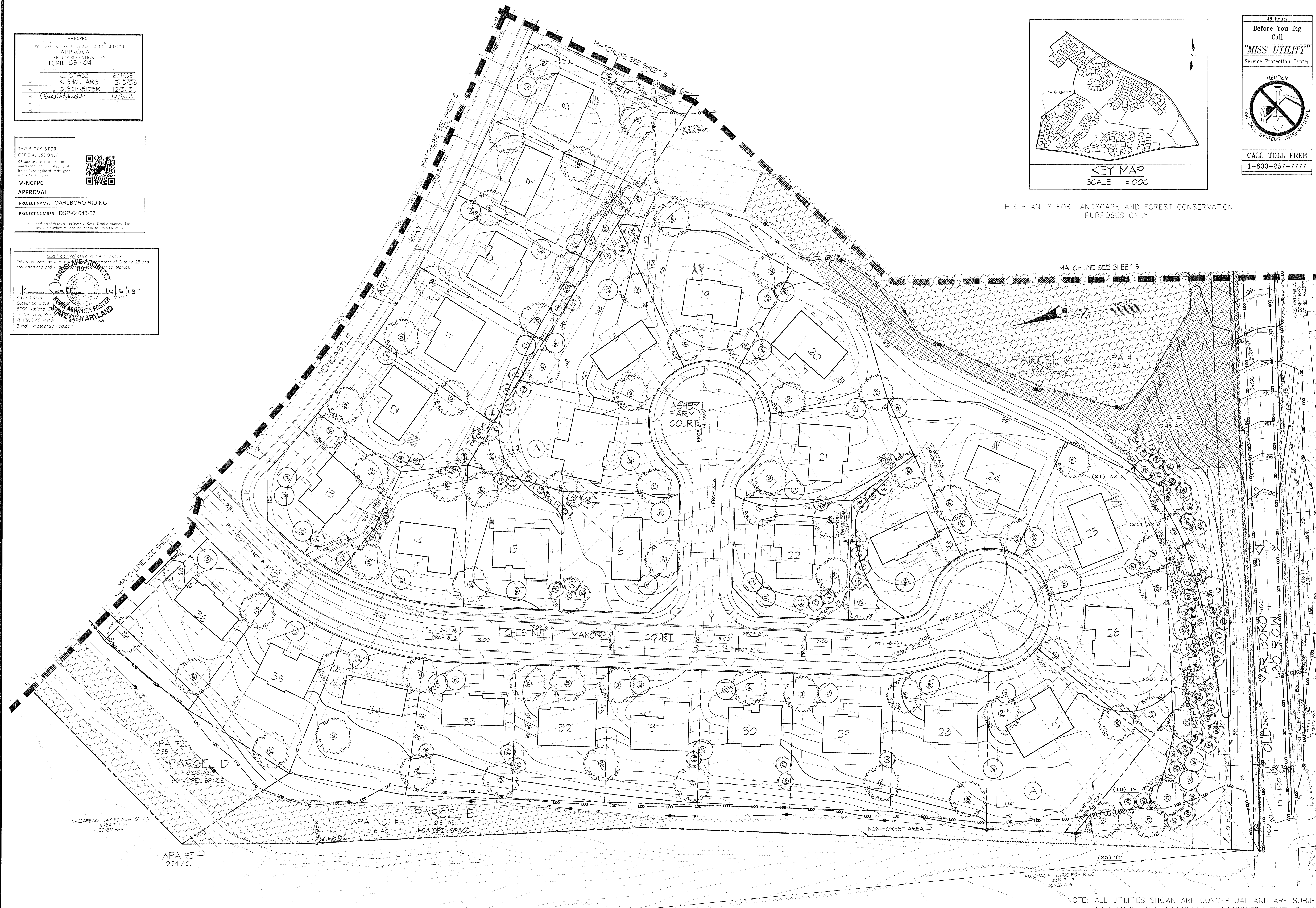
**APPROVAL**

|                                      |
|--------------------------------------|
| <b>PROJECT NAME:</b> MARLBORO RIDING |
| <b>PROJECT NUMBER:</b> DSP-04043-07  |

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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION  
PURPOSES ONLY

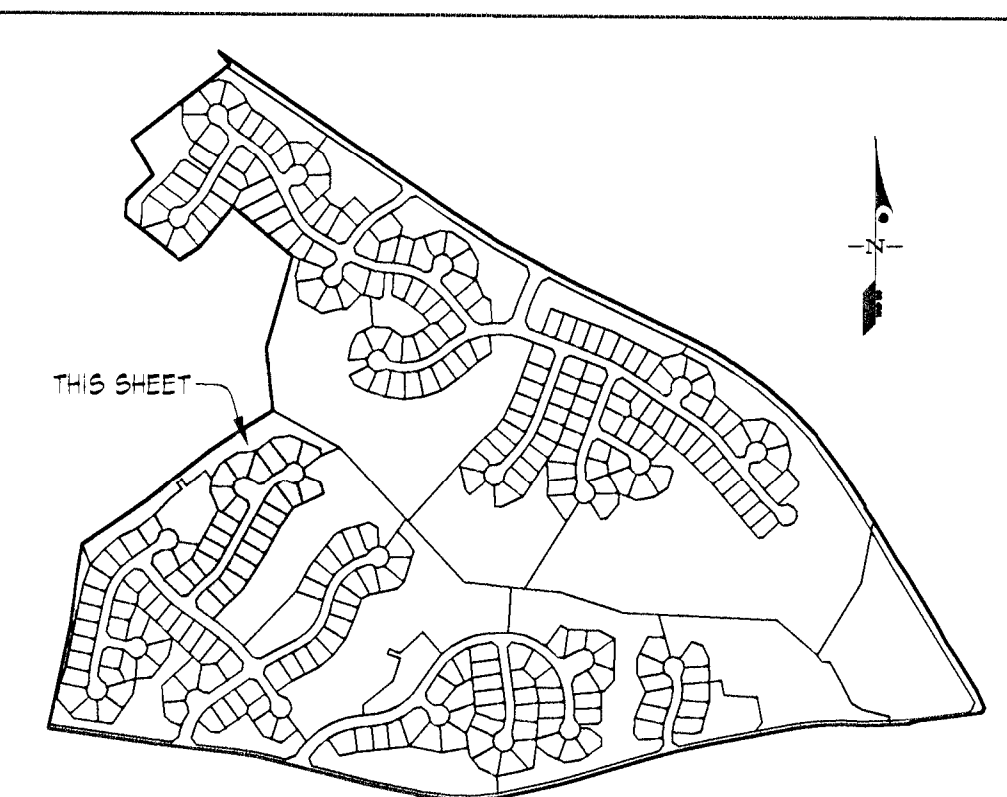
|                                                                                     |
|-------------------------------------------------------------------------------------|
| 48 Hours                                                                            |
| Before You Dig<br>Call                                                              |
| <b>"MISS UTILITY"</b>                                                               |
| Service Protection Center                                                           |
|  |
| CALL TOLL FREE                                                                      |
| 1-800-257-7777                                                                      |



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

|                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| <b>GLW GUTSCHICK LITTLE &amp; WEBER, P.A.</b><br>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3959 NATIONAL DRIVE, SUITE 200 • BURLINGTON OFFICE PARK<br>BURLINGTON, MARYLAND 20869<br>TEL. 301-421-4024 FAX 301-880-1920 DC/VA 301-889-1254 FAX 301-421-4186 |  |  |  |  |  |  |  |  |  |                                                                                                                         |  |  |  |  |  |  |  |  |  | PREPARED FOR/OWNER:<br>SM WATERFORD ESTATES, LLC<br>11111 SUNSET HILLS ROAD<br>SUITE 200<br>RESTON, VA 20190<br>ATTN: MR. DAVID W. DUGGAR<br>TEL.: (703) 964-5000 |  |  |  |  |  |  |  |  |  | <b>LANDSCAPE &amp; TYPE II TREE CONSERVATION PLAN</b><br><b>MARLBORO RIDING</b><br><b>LOTS 1-9I, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-1I, BLOCK "C", LOTS 1-49, BLOCK "D"</b><br><b>Parcels A-Q, R-Z, AA, BB, YY &amp; ZZ</b> |  |  |  |  |  |  |  |  |  |
| 1/22/02 URBAN01/1202/PLANS BY QUANTRO/1302/0222-4-4<br>DES. KAF<br>DRN. RLG<br>CHK. KAF                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  | 02/01/06 TOP PLAN REVISION #1<br>04/22/03 REVISED PER DISTRICT COUNCIL COMMENTS<br>10/8/04 REVISED PER M-NCPDC COMMENTS |  |  |  |  |  |  |  |  |  | SCALE: 1" = 30'<br>0' 15' 30' 60' 120'                                                                                                                            |  |  |  |  |  |  |  |  |  | SCALE<br>1"=30'<br>ZONING<br>R-R<br>CLUSTER<br>13023<br>DATE<br>TAX MAP = GRID<br>SHEET<br>JULY, 2004<br>101-A1,101-F1<br>2 OF 30                                                                                                |  |  |  |  |  |  |  |  |  |





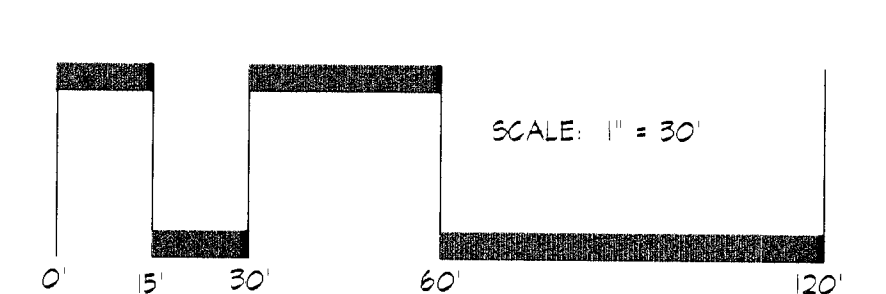
48 Hours  
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1-800-257-7777

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3009 NATIONAL DRIVE - SUITE 250 - BURTSMITH OFFICE PARK  
TEL: 301-421-4024 FAX: 301-421-4024 DC/VA: 301-888-2524 FAX: 301-421-4198

|          |                                       |     |       |
|----------|---------------------------------------|-----|-------|
| 06/08/06 | REVISED PER M-NCPPC COMMENTS          | HJK | KAF   |
| 07/01/06 | TOP PLAN REVISION #1                  | KAF | KAF   |
| 04/22/06 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF | KAF   |
| 10/03/04 | REVISED PER M-NCPPC COMMENTS          | KAF | KAF   |
| DATE     | REVISION                              | BY  | APP'D |



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

Professional Seal and Stamp for Landscape Architect, State of Maryland, No. 807. Includes signature of David W. Duggar and date 10/5/15.

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

M-NCPPC APPROVAL  
PROJECT NAME: MARLBORO RIDING  
PROJECT NUMBER: DSP-04043-07

APPROVAL

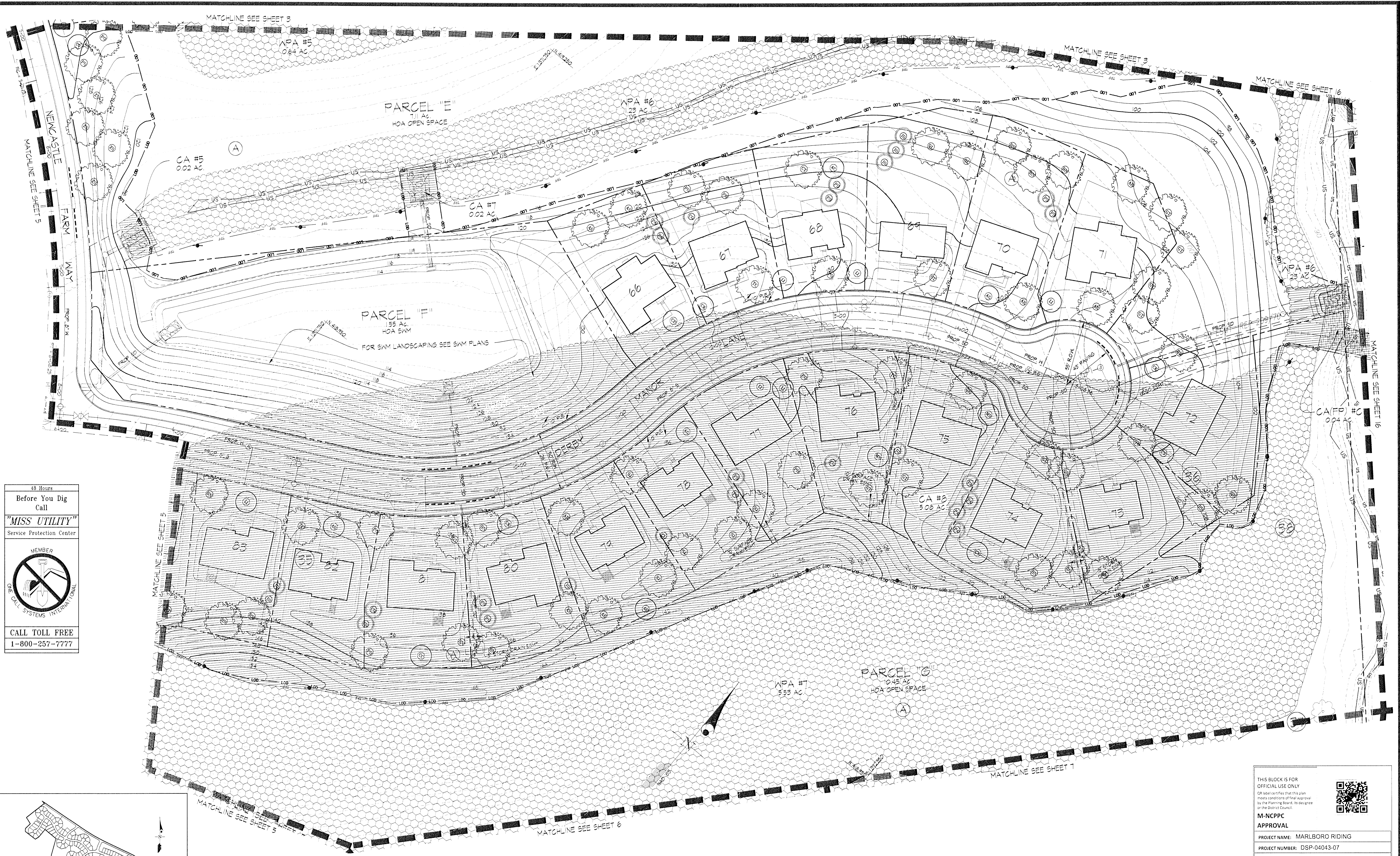
|    |                 |          |
|----|-----------------|----------|
| 01 | JL STASZ        | 6/7/05   |
| 02 | K SHOULERS      | 12/13/06 |
| 03 | C SCHNEIDER     | 12/13/06 |
| 04 | David W. Duggar | 10/5/15  |

**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'  
DATE: JULY, 2004  
ZONING: R-R CLUSTER  
TAX MAP: GRID  
SHEET: 3 OF 30

G. L. W. FILE NO. 13023

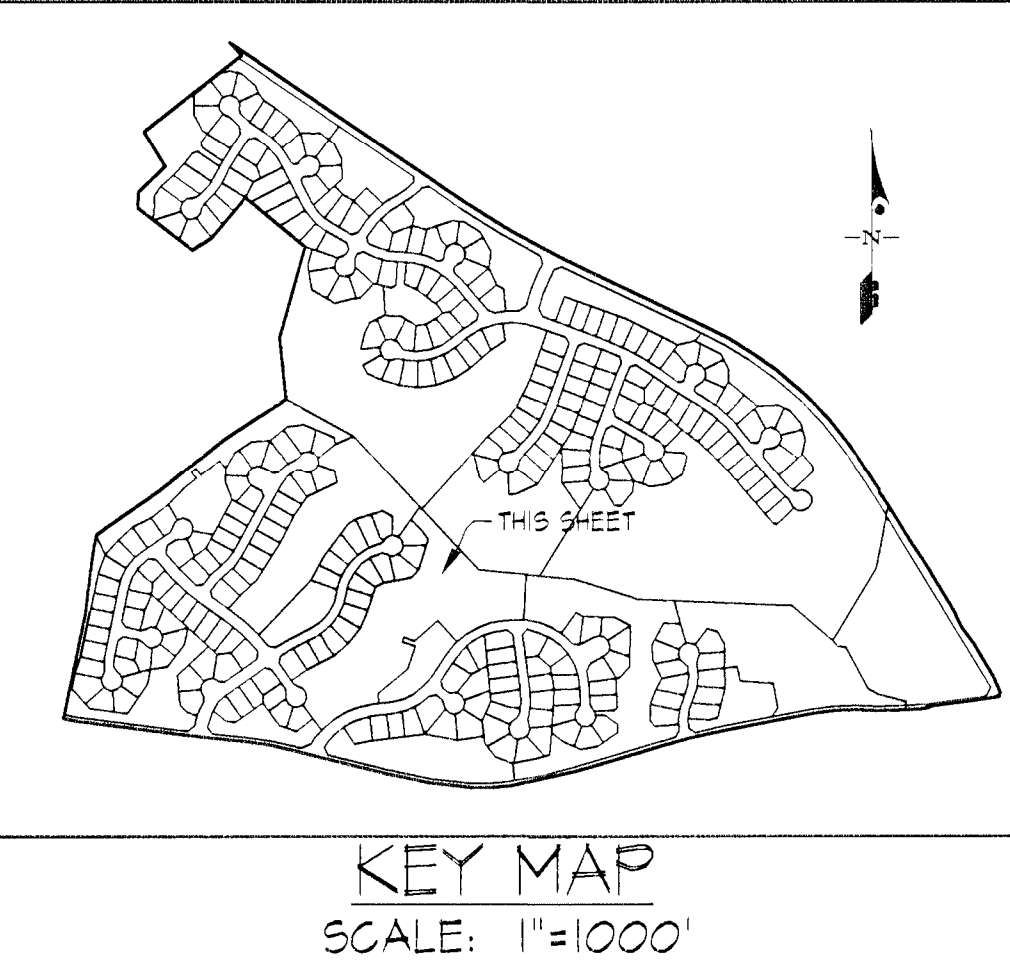




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CALL TOLL FREE  
1-800-257-7777



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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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

M-NCPPC  
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

Qualified Professional Certification

This plan complies with the requirements of Subtitle 29 and the associated "Technical Manual."

LANDSCAPE ARCHITECT

10/5/15

DATE

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY

| M-NCPPC                                    |         |         |
|--------------------------------------------|---------|---------|
| PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT |         |         |
| APPROVAL                                   |         |         |
| TREE CONSERVATION PLAN                     |         |         |
| TCPII 105 / 04                             |         |         |
| DATE                                       | DATE    | DATE    |
| 10/5/15                                    | 10/5/15 | 10/5/15 |
| 10/5/15                                    | 10/5/15 | 10/5/15 |
| 10/5/15                                    | 10/5/15 | 10/5/15 |
| 10/5/15                                    | 10/5/15 | 10/5/15 |
| 10/5/15                                    | 10/5/15 | 10/5/15 |

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

39529 NATIONAL DRIVE, SUITE 200 • BARTONSVILLE OFFICE PARK

BARTONSVILLE, MARYLAND 20866

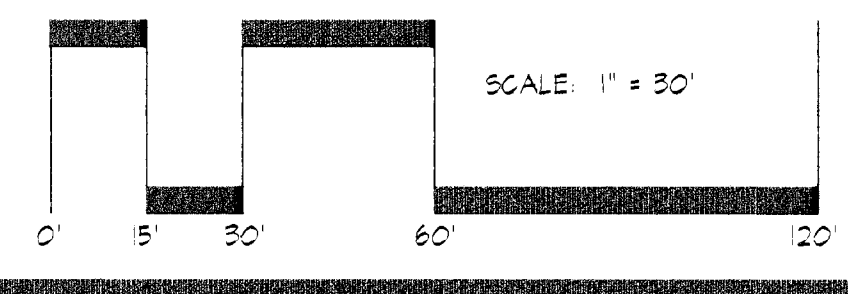
TEL: 301-421-4024 FAX: 301-421-4024

39529 NATIONAL DRIVE, SUITE 200 • BARTONSVILLE OFFICE PARK

BARTONSVILLE, MARYLAND 20866

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

| DATE     | REVISION                              | BY  | APPR |
|----------|---------------------------------------|-----|------|
| 02/01/06 | TOP PLAN REVISION #1                  | HKJ | KAF  |
| 04/22/06 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |      |
| 07/05/06 | REVISED PER M-NCPPC 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) 864-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOT 1-46, BLOCK "B", LOT 1-11, BLOCK "C", LOT 1-49, BLOCK "D"

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

MELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

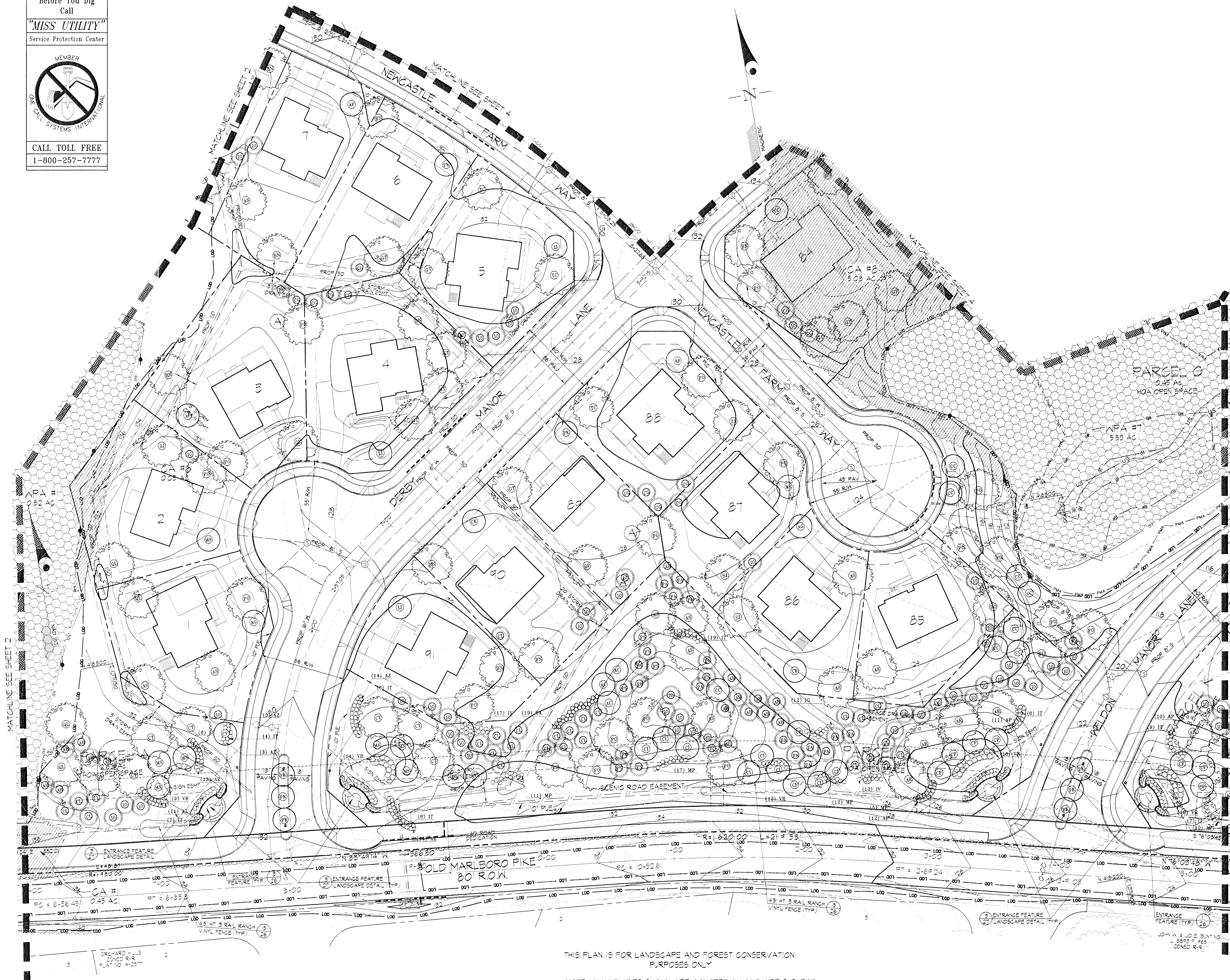
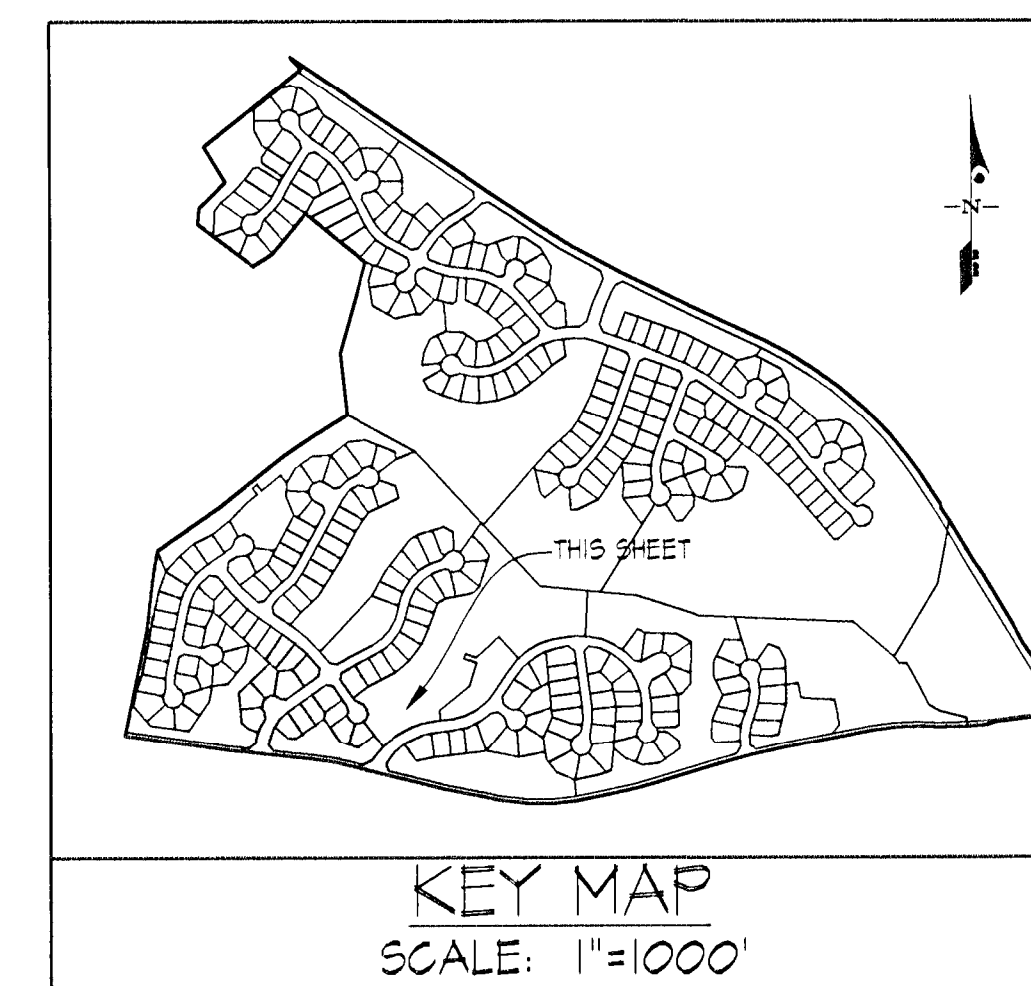
| SCALE      | ZONING         | G. L. W. FILE NO. |
|------------|----------------|-------------------|
| 1"=30'     | R-R CLUSTER    | 13023             |
| DATE       | TAX MAP - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 4 OF 30           |



48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

MEMBER  
DIG CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777



Qualified Professional Certification  
This plan complies with the requirements of Subtitle 25 and the Road and Grade Engineering Manual.

**LANDSCAPE ARCHITECT**  
807  
Kevin Foster  
Gustavus, MD  
3928 National  
Burtonsville, MD  
PR: (301) 421-4024  
Email: kfoster@nccppc.com

10/6/15  
DATE

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

**M-NCPPC  
APPROVAL**

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

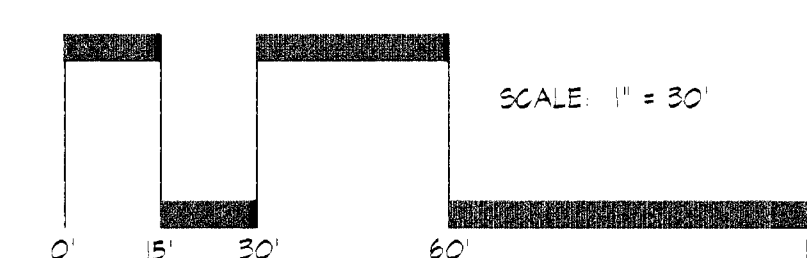
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet.  
Revision numbers must be included in the Project Number.

M-NCPPC  
PRINCE GEORGES COUNTY DEPARTMENT OF PLANNING AND ZONING  
TREE CONSERVATION PLAN  
TCPII 105 04

| NO. | REVISION                     | DATE    |
|-----|------------------------------|---------|
| 01  | IL STASZ                     | 6/7/05  |
| 02  | K SHOULARS                   | 12/5/06 |
| 03  | C SCHNEIDER                  | 12/3/08 |
| 04  | John A. L. O. E. B. M. T. S. | 10/6/15 |

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  
3909 NATIONAL DRIVE, SUITE 200 - BURTENVILLE OFFICE PARK  
BURTENVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

| DATE     | REVISION                                                 | DES. | KAF | DRN. | RUG | CHK. | KAF  |
|----------|----------------------------------------------------------|------|-----|------|-----|------|------|
| 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL |      | KAB |      |     |      | KAF  |
| 04/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS                    |      | KAF |      |     |      | KAF  |
| 11/03/04 | REVISED PER MNCPPC COMMENTS                              |      | 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) 964-5000

**LANDSCAPE & TYPE II TREE CONSERVATION PLAN**

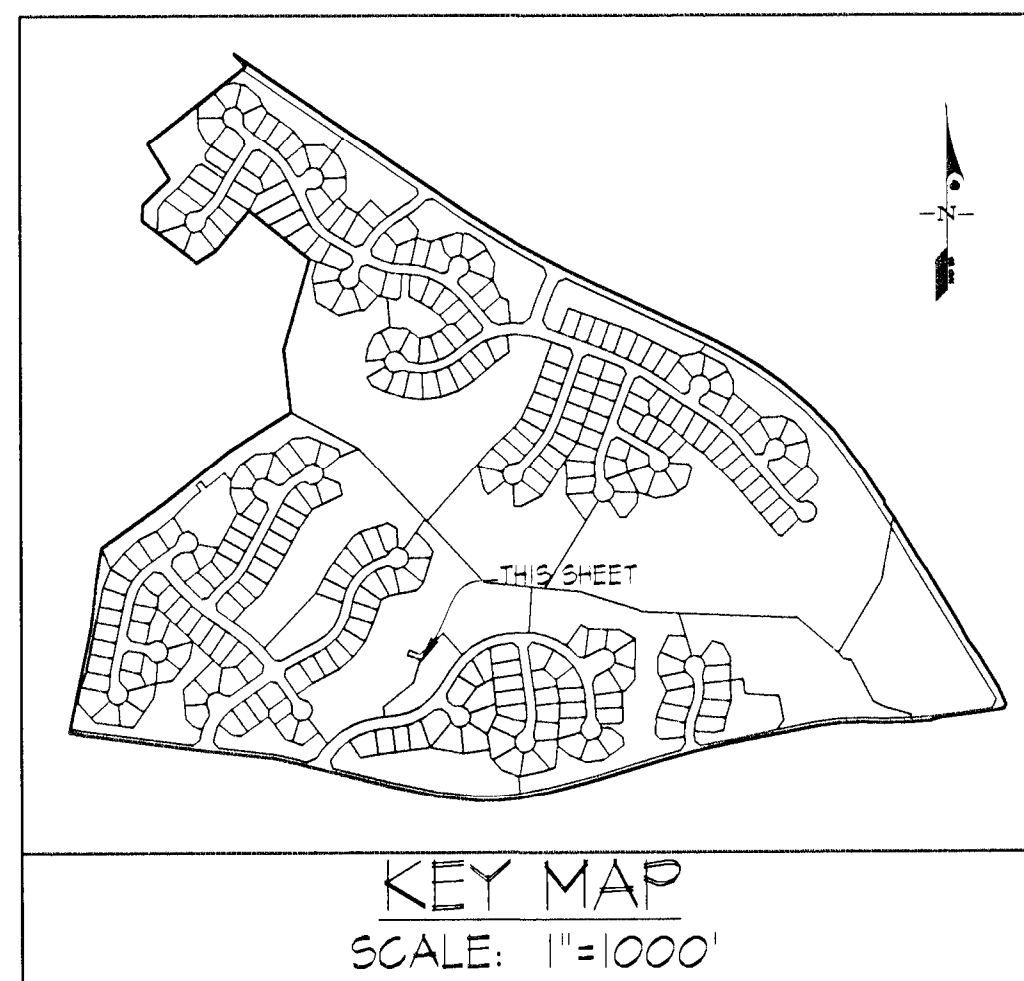
**MARLBORO RIDING**  
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"  
Parcels A-Q, R-Z, AA, BB, YY & ZZ

WELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGES COUNTY, MARYLAND

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





|                                                                                     |
|-------------------------------------------------------------------------------------|
| 48 Hours                                                                            |
| Before You Dig<br>Call                                                              |
| <b>"MISS UTILITY"</b>                                                               |
| Service Protection Center                                                           |
|  |
| CALL TOLL FREE                                                                      |
| 1-800-257-7777                                                                      |



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

807

UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106-1500  
TEL (313) 427-4200 FAX (313) 427-4286  
E-mail: klostert@umiacom.com

10/5/15

DAE

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

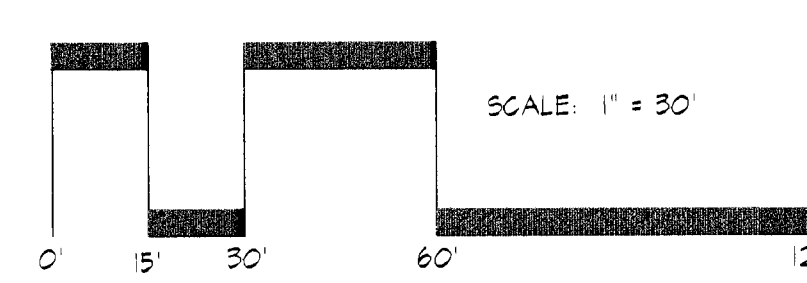
**M-NCPPC  
APPROVAL**

**PROJECT NAME:** MARLBORO RIDING

**PROJECT NUMBER:** DSP-04043-07

For Conditions of Approval: see Site Plan Cover Sheet or Approval Sheet

| M-NCPQC                                            |          |         |
|----------------------------------------------------|----------|---------|
| PLAN, BUILD, OPERATE, MAINTAIN AND IMPROVE QUALITY |          |         |
| PRINTING AND BOOKS WITH THE PRINTING DEPARTMENT    |          |         |
| APPROVAL                                           |          |         |
| TREE ESTIMATION PLAN                               |          |         |
| TCPI# 105_04                                       |          |         |
|                                                    | MTR. NO. | DATE    |
|                                                    | 01       | 6/7/05  |
|                                                    | 02       | 2/13/06 |
|                                                    | 03       | 12/3/13 |
|                                                    | 04       | 10/6/11 |
|                                                    | 05       |         |
|                                                    | 06       |         |
|                                                    | 07       |         |
|                                                    | 08       |         |

[illegible]

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

|                                                                                                                                                                                                                        |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| LANDSCAPE & TYPE II TREE CONSERVATION PLAN                                                                                                                                                                             |                                  |
| <p align="center"><b>MARLBORO RIDING</b></p> <p align="center">LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"</p> <p align="center">Parcels A-Q, R-Z, AA, BB, YY &amp; ZZ</p> |                                  |
| WELLWOOD ELECTION DISTRICT No. 15                                                                                                                                                                                      | PRINCE GEORGE'S COUNTY, MARYLAND |

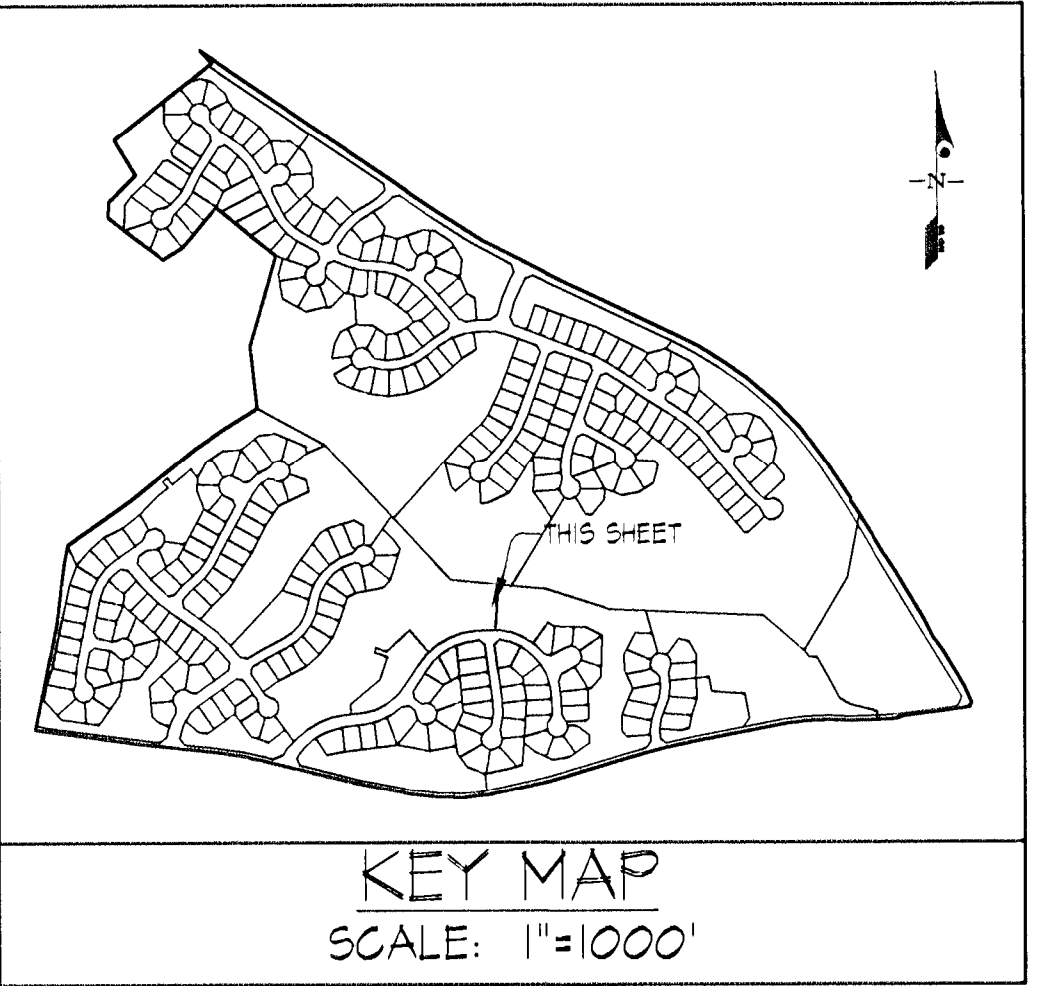
|            |                |                   |
|------------|----------------|-------------------|
| SCALE      | ZONING         | G. L. W. FILE No. |
| 1"=30'     | R-R<br>CLUSTER | 13023             |
| DATE       | TAX MAP - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 6 OF 30 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



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

General Note:  
1. For the required lighting equipment, use the 1. minimum and Support Guide for the utility serving the location of construction. (See Section 1, Tables 1.1.2 through 1.1.4.)  
2. Fixtures for base-mounted light poles shall be constructed in accordance with the appropriate utility company's specifications.  
3. Street lighting shall be installed utilizing staggered spacing on both sides of roadway, unless otherwise approved by the Department.

APPROVED: [Signature]  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
Prince George's County, MD  
Street Light Location  
Urban Secondary Residential  
\$500.07

| LIGHT SCHEDULE |                                                     |          |                       |                                |
|----------------|-----------------------------------------------------|----------|-----------------------|--------------------------------|
| QTY.           | LOCATION                                            | SYMBOL   | LAMP TYPE             | POST MATERIAL-INSTALLATION     |
| 4              | COMMUNITY BLDG PARKING LOT OFF OF WELDON MANOR LANE | [Symbol] | 004 WPSW 4" FLAT LENS | BLACK FIBERGLASS DIRECT BURIED |

Qualified Professional Certification  
This plan complies with the requirements of Subtitle 25 and the Maryland and Prince George's County Technical Manual.

LANDSCAPE ARCHITECT  
Kevin Foster  
10/15/15  
DATE

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

M-NCPPC APPROVAL

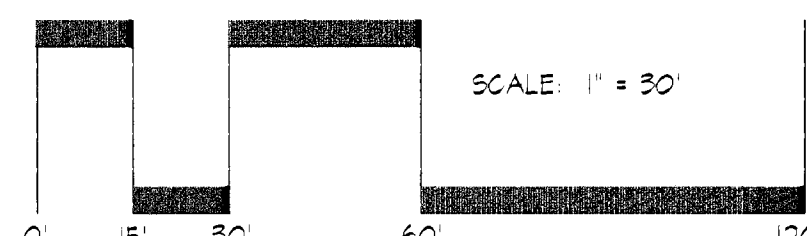
PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

| M-NCPPC<br>PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCP# 105 / 04 |               |          |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| DATE                                                                                                                                   | BY            | DATE     |
| 6/7/05                                                                                                                                 | J. STASZ      | 12/15/06 |
| 12/15/06                                                                                                                               | K. SHOLARS    | 12/15/06 |
| 12/15/06                                                                                                                               | C. SCHNEIDER  | 10/15/15 |
| 10/15/15                                                                                                                               | Wendy Schuler |          |

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.



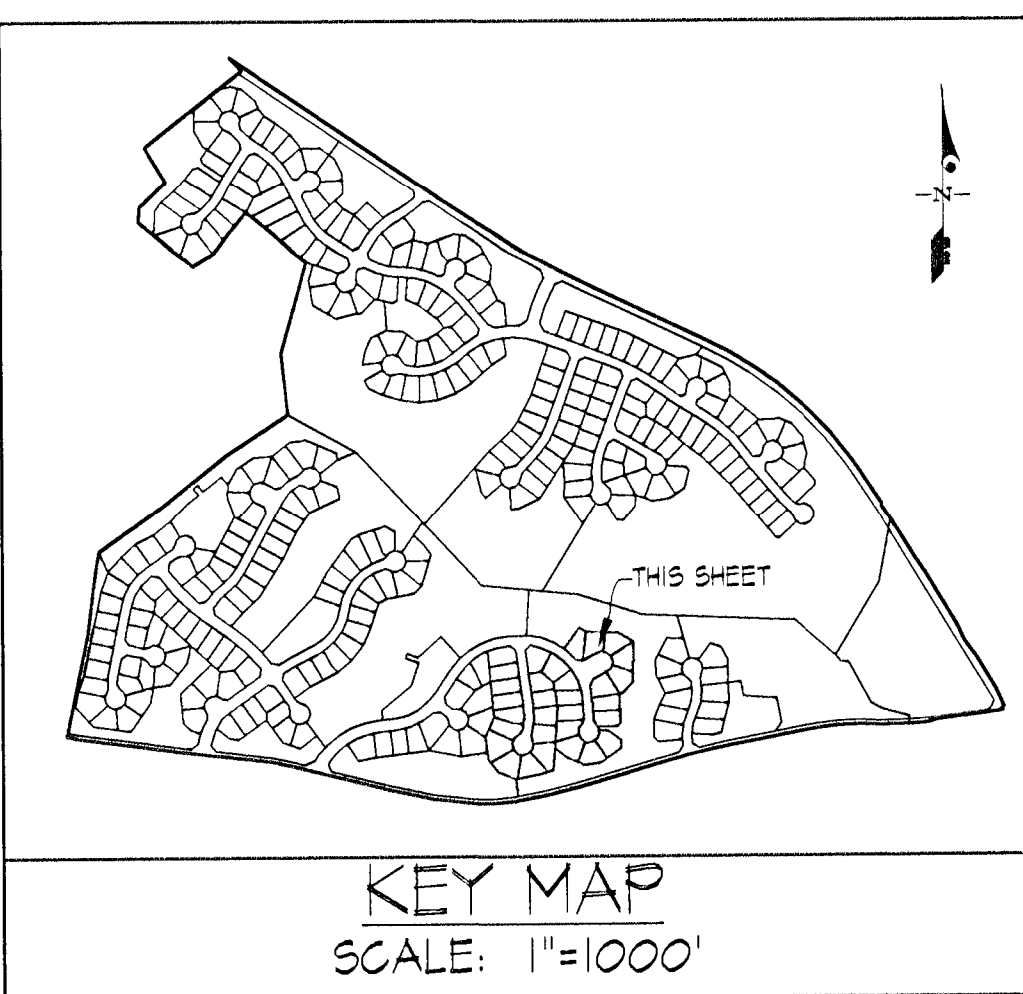
PREPARED FOR/OWNER:  
SM WATERFORD ESTATES, LLC  
11111 SUNSET HILLS ROAD  
SUITE 200  
RESTON, VA 20190  
ATTN: MR. DAVID W. DUGGAR  
TEL.: (703) 964-5000

LANDSCAPE & TYPE II TREE CONSERVATION PLAN  
MARLBORO RIDING  
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"  
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: 7 OF 30

| GLWGUTSCHICK LITTLE & WEBER, P.A.                                                                                                                                                                                                             |                                                           |          |          |          |      |          |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------|----------|----------|------|----------|----|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3609 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK<br>BARTONVILLE, MARYLAND 20756<br>TEL: 301-421-4024 FAX: 410-880-1800 DC/VA: 301-989-2524 FAX: 301-421-4186 |                                                           |          |          |          |      |          |    |
| DATE                                                                                                                                                                                                                                          | REVISION                                                  | DES. KAF | DRN. RJG | CHK. KAF | DATE | REVISION | BY |
| 02/18/15                                                                                                                                                                                                                                      | ADDED LIGHTS FOR COMMUNITY BLDG. DETAILS AND SCHEDULE     | HKJ      | KAF      |          |      |          |    |
| 08/09/15                                                                                                                                                                                                                                      | UPDATED PLANS PER PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL | KAB      | KAF      |          |      |          |    |
| 08/06/06                                                                                                                                                                                                                                      | REVISED PER MNCPPC COMMENTS                               | HKJ      |          |          |      |          |    |
| 02/01/06                                                                                                                                                                                                                                      | TOP PLAN REVISION #1                                      | HKJ      | KAF      |          |      |          |    |
| 04/22/05                                                                                                                                                                                                                                      | REVISED PER DISTRICT COUNCIL COMMENTS                     | KAF      |          |          |      |          |    |
| 10/18/04                                                                                                                                                                                                                                      | REVISED PER MNCPPC COMMENTS                               | KAF      |          |          |      |          |    |





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Qualified Professional Certification  
This plan complies with the requirements of Subtitle 23 and the National Professional Seal.

LANDSCAPE ARCHITECT  
Kevin Foster  
10/5/15  
DATE

Kevin Foster  
Outschock, L.L.C.  
Burtonsville, MD 20814  
P: (301) 421-4024  
E-mail: kfoster@outso.com

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

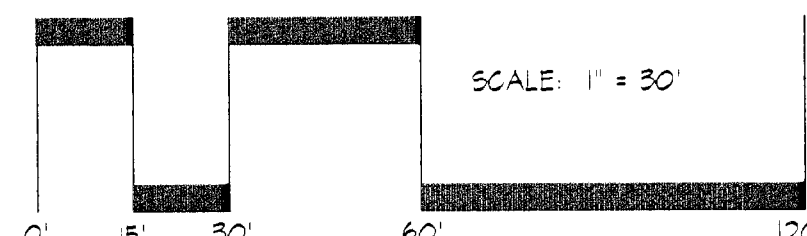
M-NCPPC  
APPROVAL

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

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

| M-NCPPC<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPP 105 / 04 |              |         |
|----------------------------------------------------------------|--------------|---------|
| DATE                                                           | BY           | DATE    |
| 02/01/08                                                       | JL STASZ     | 6/7/08  |
| 04/22/08                                                       | K SHOULARS   | 12/5/08 |
| 10/8/04                                                        | C SCHNEIDER  | 12/5/08 |
|                                                                | David Stasch | 10/6/15 |
|                                                                |              |         |
|                                                                |              |         |

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

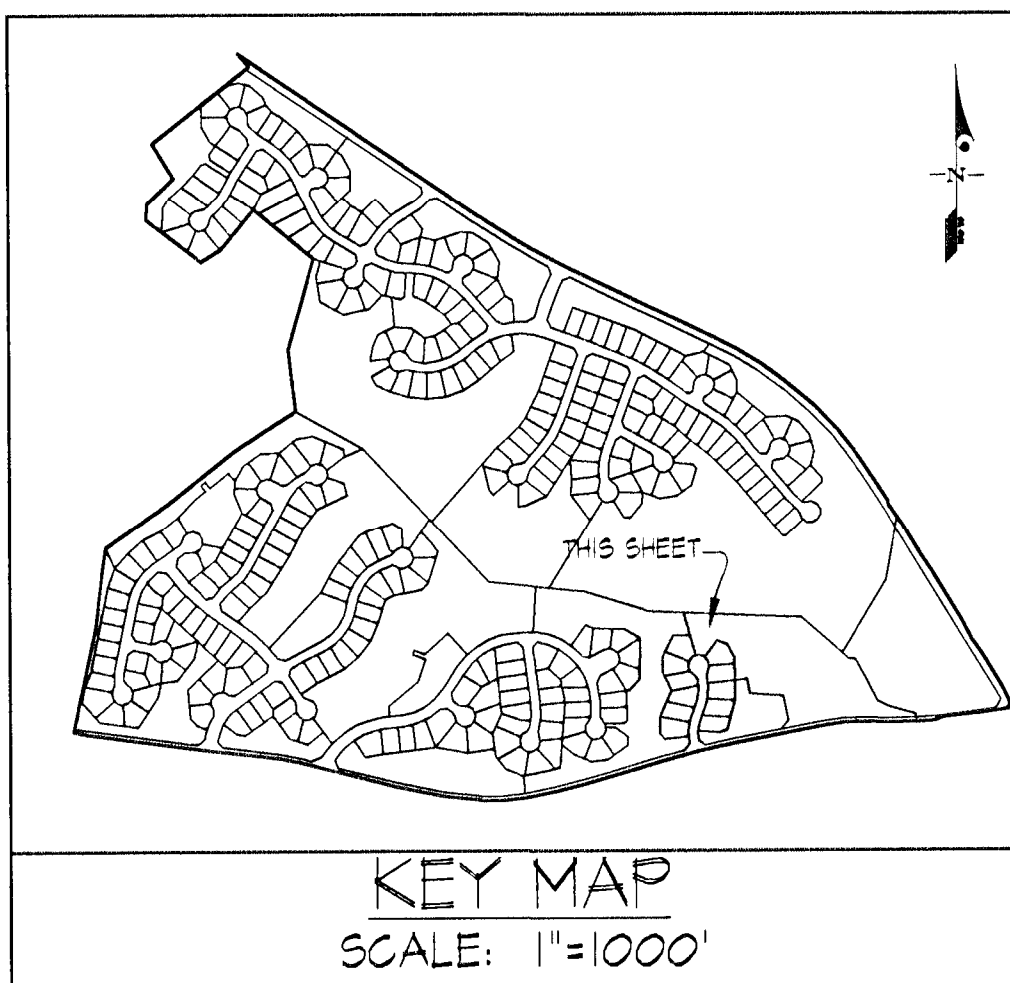
LANDSCAPE & TYPE II TREE CONSERVATION PLAN  
**MARLBORO RIDING**  
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"  
Parcels A-Q, R-Z, AA, BB, YY & ZZ

| SCALE      | ZONING         | G. L. W. FILE NO. |
|------------|----------------|-------------------|
| 1"=30'     | R-R<br>CLUSTER | 13023             |
| DATE       | TAX MAP - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 8 OF 30           |

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20894  
TEL: 301-421-4024 FAX: 301-421-4024

| DATE     | REVISION                              | BY  | CHK  |
|----------|---------------------------------------|-----|------|
| 02/01/08 | TOP PLAN REVISION #1                  | HKJ | KAF  |
| 04/22/08 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF | KAF  |
| 10/8/04  | REVISED PER MNCPPC COMMENTS           | BY  | APPR |





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meets conditions of final approval  
by the Planning Board, as designed  
on the District Council.

M-NCPPC  
APPROVAL

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

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

| M-NCPPC<br>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPIV 103/04 |          |          |
|-------------------------------------------------------------------------------------------------------------|----------|----------|
| DATE                                                                                                        | DATE     | DATE     |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |
| 10/15/04                                                                                                    | 10/15/04 | 10/15/04 |

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

LANDSCAPE ARCHITECT  
10/15/04  
DATE

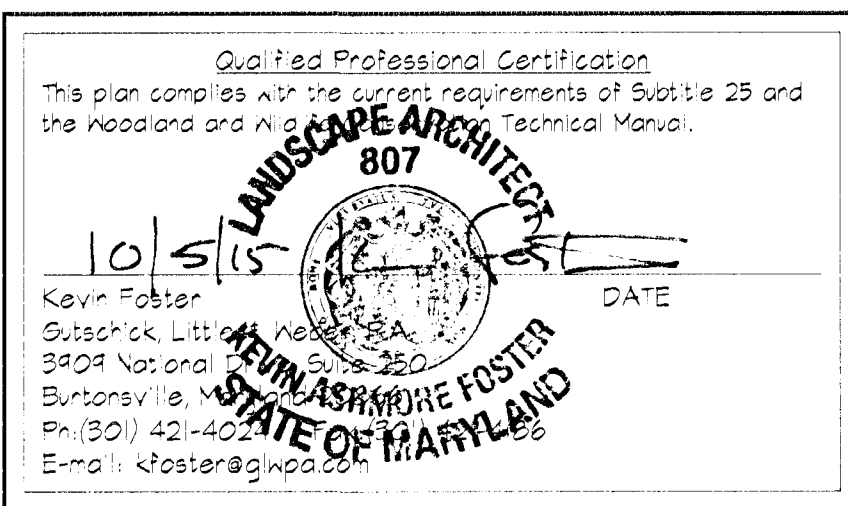
Kevin Foster  
Landscape Architect  
8001 National  
Burtonsville, MD 20814  
Tel: (301) 412-4000  
Email: kfooster@glw.com

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.

|                                                                                                                                                                                                                                                          |  |  |  |                                                                                                                                                                  |  |  |  |                                                                                                                                                                                                                 |  |  |  |                             |  |  |  |                             |  |  |  |                             |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------------------|--|--|--|-----------------------------|--|--|--|-----------------------------|--|--|--|
| <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b><br>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3909 NATIONAL DRIVE, SUITE 200 - BURTOWNVILLE OFFICE PARK<br>BURTOWNVILLE, MARYLAND 20866<br>TEL: 301-421-4024 FAX: 301-421-4024 |  |  |  | PREPARED FOR/OWNER:<br>SM WATERFORD ESTATES, LLC<br>11111 SUNSET HILLS ROAD<br>SUITE 200<br>RESTON, VA 20190<br>ATTN: MR. DAVID W. DUGGAR<br>TEL: (703) 964-5000 |  |  |  | <b>LANDSCAPE &amp; TYPE II TREE CONSERVATION PLAN</b><br><b>MARLBORO RIDING</b><br>LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"<br>Parcels A-Q, R-Z, AA, BB, YY & ZZ |  |  |  | SCALE<br>1"=30'             |  |  |  | ZONING<br>R-R<br>CLUSTER    |  |  |  | G. L. W. FILE NO.<br>13023  |  |  |  |
| 03/01/06 TOP PLAN REVISION #1                                                                                                                                                                                                                            |  |  |  | 04/22/05 REVISED PER DISTRICT COUNCIL COMMENTS                                                                                                                   |  |  |  | 10/15/04 REVISED PER MNCPPC COMMENTS                                                                                                                                                                            |  |  |  | DATE                        |  |  |  | DATE                        |  |  |  | DATE                        |  |  |  |
| DES: KAF                                                                                                                                                                                                                                                 |  |  |  | CHK: KAF                                                                                                                                                         |  |  |  | APP: R                                                                                                                                                                                                          |  |  |  | DATE                        |  |  |  | DATE                        |  |  |  | DATE                        |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
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| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
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| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
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| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                                                                     |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  | REVISED PER MNCPPC COMMENTS |  |  |  |
| REVISED PER MNCPPC COMMENTS                                                                                                                                                                                                                              |  |  |  | REVISED PER MNCPPC COMMENTS                                                                                                                                      |  |  |  |                                                                                                                                                                                                                 |  |  |  |                             |  |  |  |                             |  |  |  |                             |  |  |  |





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

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

| M-NGPCPC                                                    |                         |
|-------------------------------------------------------------|-------------------------|
| FRANCIS J. GEORGE, JR. FINE ARTS AND ANTIQUARIAN DEPARTMENT |                         |
| APPROVAL                                                    |                         |
| TREE CONSERVATION PLAN                                      |                         |
| TCPIII 103 / 04                                             |                         |
| DATE                                                        | NAME                    |
| 01                                                          | JL STASZ 6/7/05         |
| 02                                                          | K SCHOLARS 12/5/06      |
| 03                                                          | C SCHNEIDER 12/3/13     |
| 04                                                          | Carol S. Sch... 10/6/15 |
| 05                                                          |                         |

0' 15' 30' 60' 120'

SCALE: 1" = 30'

**LANDSCAPE & TYPE II TREE CONSERVATION PLAN**

**MARLBORO RIDING**

**LOTS 1-9I, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-II, BLOCK "C", LOTS 1-149, BLOCK "D"**

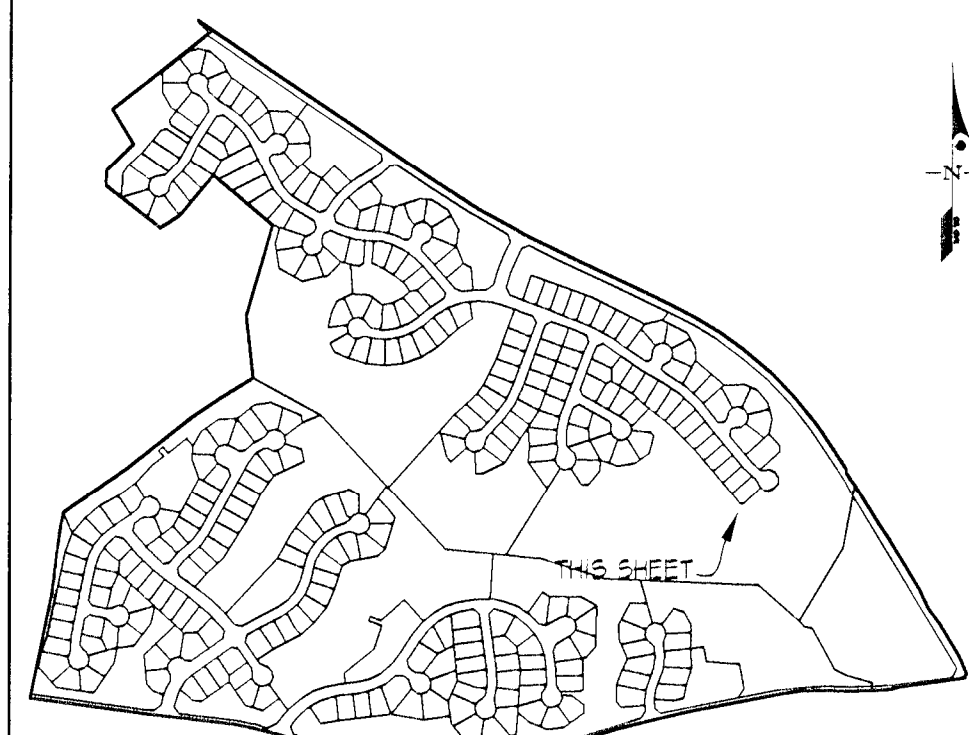
**Parcels A-Q, R-Z, AA, BB, YY & ZZ**

MILLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

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





KEY MAP  
SCALE: 1"=1000'

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

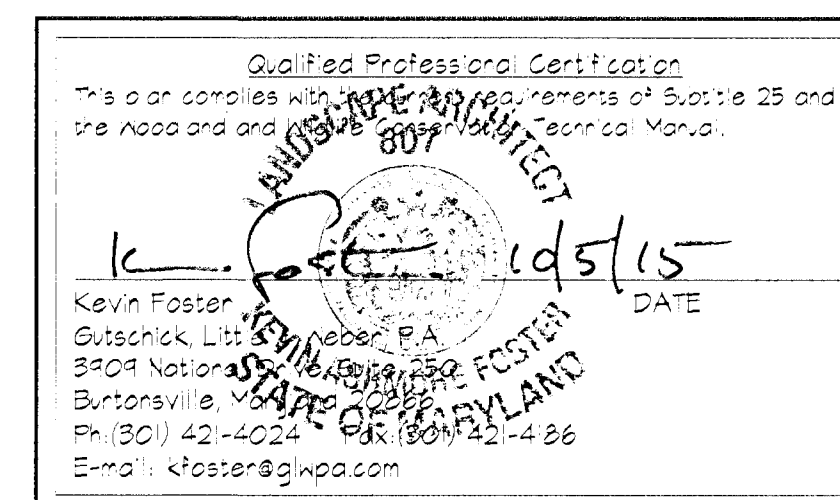
MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777



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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY.



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

M-NCPPC  
APPROVAL

PROJECT NAME: MARLBORO RIDING

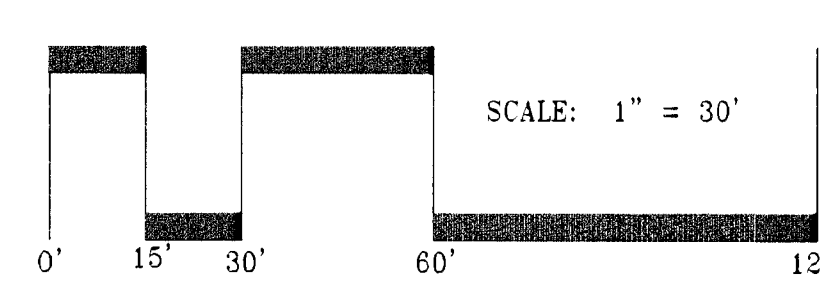
PROJECT NUMBER: DSP-04043-07

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

| M-NCPPC                                    |          |
|--------------------------------------------|----------|
| PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT |          |
| APPROVAL                                   |          |
| TREE CONSERVATION PLAN                     |          |
| TCPIII 105 / 04                            |          |
| DATE                                       | DATE     |
| 01/15/05                                   | 01/15/05 |
| 02/15/06                                   | 02/15/06 |
| 03/15/07                                   | 03/15/07 |
| 04/15/08                                   | 04/15/08 |
| 05/15/09                                   | 05/15/09 |
| 06/15/10                                   | 06/15/10 |
| 07/15/11                                   | 07/15/11 |
| 08/15/12                                   | 08/15/12 |
| 09/15/13                                   | 09/15/13 |
| 10/15/14                                   | 10/15/14 |
| 11/15/15                                   | 11/15/15 |
| 12/15/16                                   | 12/15/16 |

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BURTSMITH OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4024  
BALT: 410-860-1820 DC/VA: 501-899-1524 FAX: 501-421-4186

| DATE     | REVISION                              | BY  | APPR |
|----------|---------------------------------------|-----|------|
| 06/06/05 | REVISED PER MNCPPC COMMENTS           | HKJ | KAF  |
| 02/01/06 | TOP PLAN REVISION #1                  | HKJ | KAF  |
| 04/22/04 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |      |
| 11/3/04  | 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

WELLWOOD ELECTION DISTRICT No. 15

PRINCE GEORGE'S COUNTY, MARYLAND

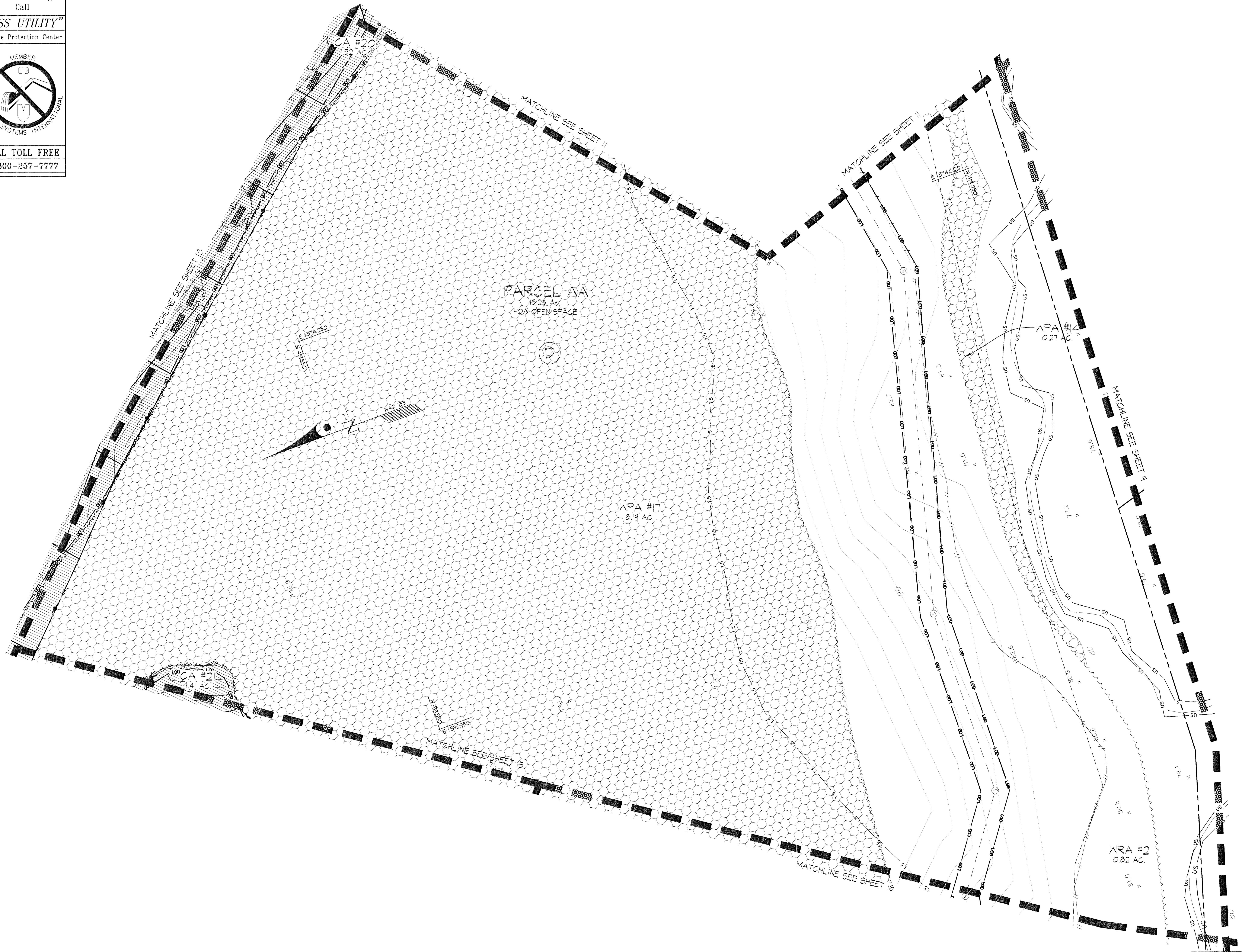
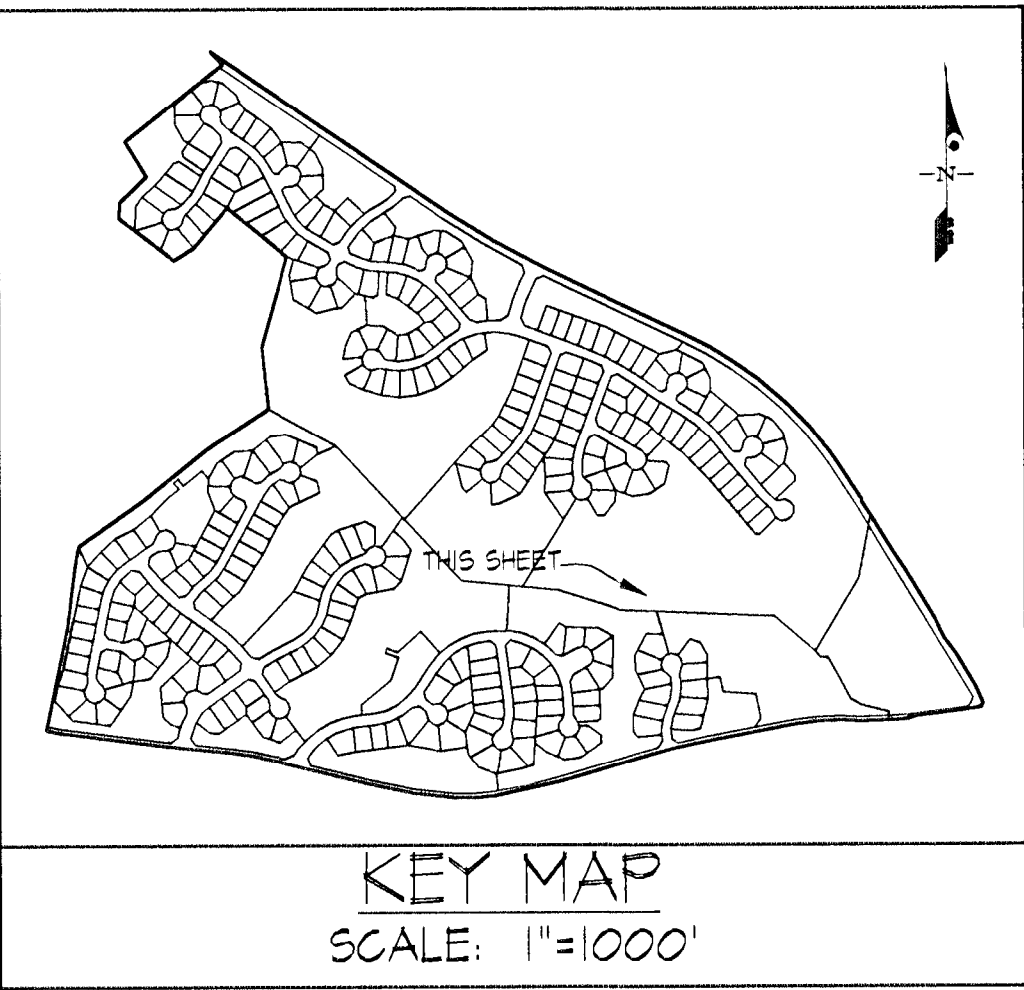
| SCALE      | ZONING         | G.L.W. FILE No. |
|------------|----------------|-----------------|
| 1"=30'     | R-R<br>CLUSTER | 13023           |
| DATE       | TAX MAP - GRID | SHEET           |
| JULY, 2004 | 101-A1,101-F1  | 11 OF 30        |



48 Hours  
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"MISS UTILITY"  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777



THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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

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

**LANDSCAPE ARCHITECT**  
807  
Kevin Foster  
Gutshick Little & Weber, P.A.  
11111 Sunset Hills Road, Suite 200  
Reston, VA 20190  
ATTN: MR. DAVID W. DUGGAR  
TEL: (703) 964-5000

DATE: 10/15/15

STATE OF MARYLAND

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**M-NCPPC APPROVAL**

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

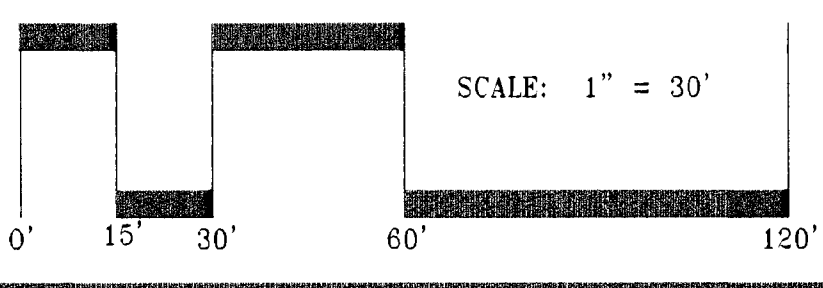
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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

| APPROVED BY  | DATE    |
|--------------|---------|
| JL STASZ     | 6/7/05  |
| K SHOLLARS   | 12/5/06 |
| C SCHNEIDER  | 2/3/13  |
| CHUCK SCHWAB | 10/6/11 |

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE, SUITE 200 - BURLINGAME OFFICE PARK  
BURLINGAME, MARYLAND 20865  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4156

|          |                                       |     |       |
|----------|---------------------------------------|-----|-------|
| 06/06/06 | REVISED PER MNCPPC COMMENTS           | HKJ | KAF   |
| 03/01/06 | TOP PLAN REVISION #1                  | HKJ | KAF   |
| 04/23/05 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |       |
| 10/15/04 | REVISED PER MNCPPC 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

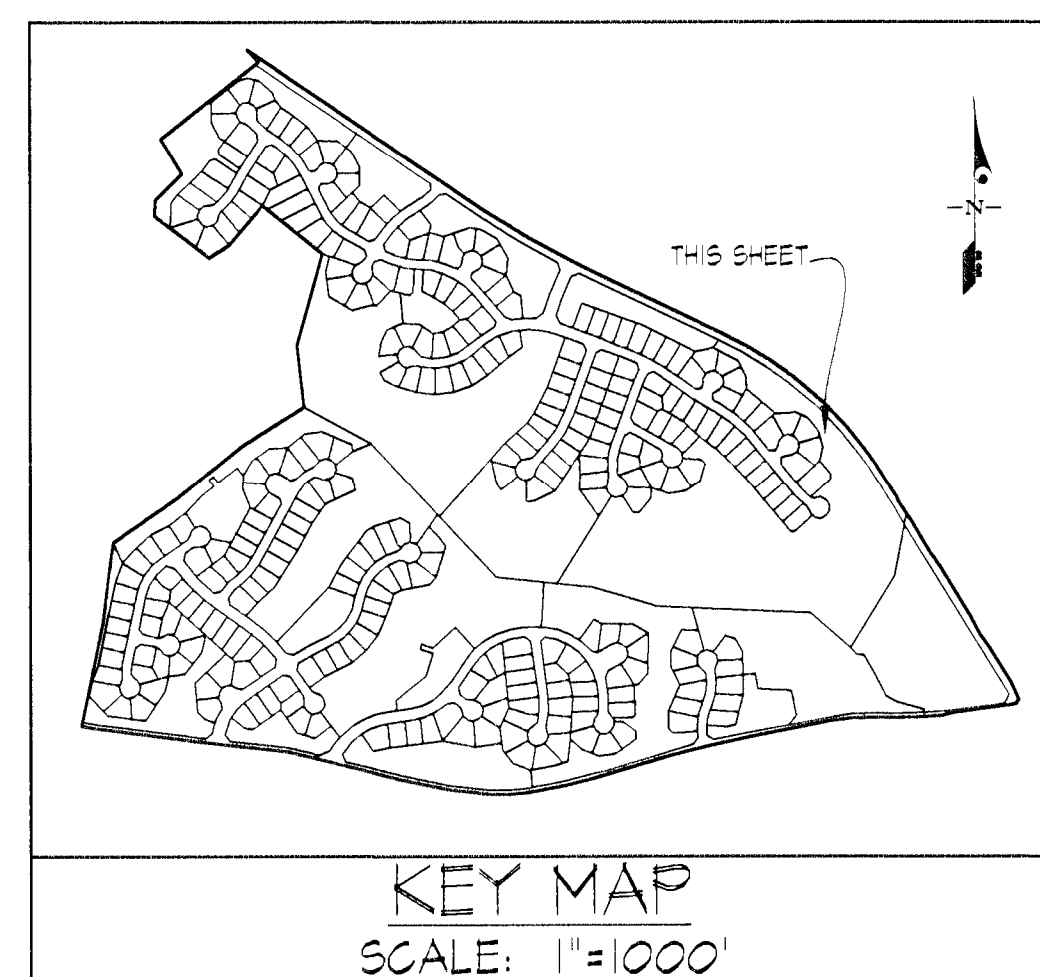
**LANDSCAPE & TYPE II TREE CONSERVATION PLAN**

**MARLBORO RIDING**  
LOTS 1-146, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"  
Parcels A-Q, R-Z, AA, BB, YY & ZZ

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

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

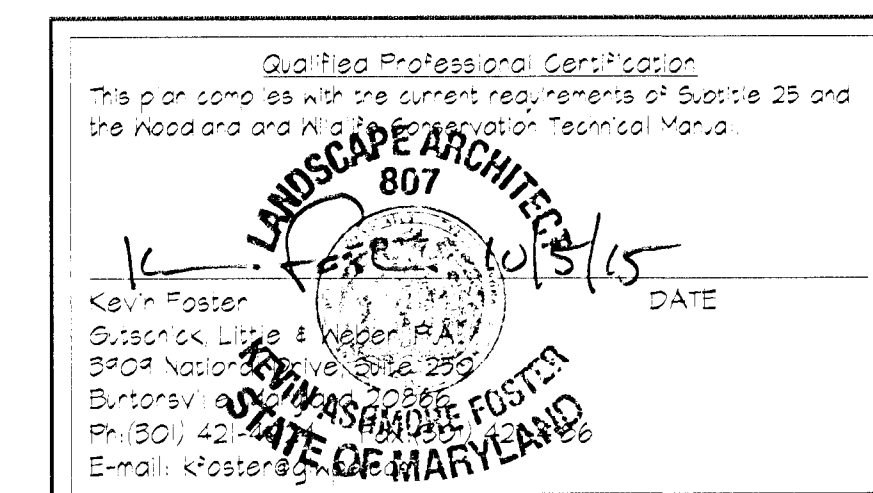




THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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

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



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or the District Council.

**M-NCPPC**

**APPROVAL**

**PROJECT NAME: MARLBORO RIDING**

**PROJECT NUMBER: DSP-04043-07**

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

| APPROVAL |                 | DATE     |
|----------|-----------------|----------|
|          | JL STASZ        | 6/7/05   |
| 01       | K SHOLARS       | 12/15/06 |
| 02       | C SCHNEIDER     | 2/13/13  |
| 03       | Chuck Schneider | 10/2/15  |
| 04       |                 |          |
| 05       |                 |          |

|                                                                                                                                                                                                                                                                                                                                    |          |                                                          |          |     |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------|----------|-----|------|
| <div>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</div> <div>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS</div> <div>3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK</div> <div>BURTONSVILLE, MARYLAND 20868</div> <div>TEL: 301-421-4024 FAX: 410-885-1820 CELL: 301-888-2124 FAX: 301-421-4186</div> | 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAF      | KAF |      |
|                                                                                                                                                                                                                                                                                                                                    | 06/08/09 | REVISED PER VMCPRC COMMENTS                              | HKJ      | KAF |      |
|                                                                                                                                                                                                                                                                                                                                    | 02/01/06 | TOP PLAN REVISION #1                                     | HKJ      | KAF |      |
|                                                                                                                                                                                                                                                                                                                                    | 04/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS                    | KAF      |     |      |
|                                                                                                                                                                                                                                                                                                                                    | 10/8/04  | REVISED PER VMCPRC COMMENTS                              | KAF      |     |      |
|                                                                                                                                                                                                                                                                                                                                    |          | DATE                                                     | REVISION | BY  | APPR |

0'

15'

30'

60'

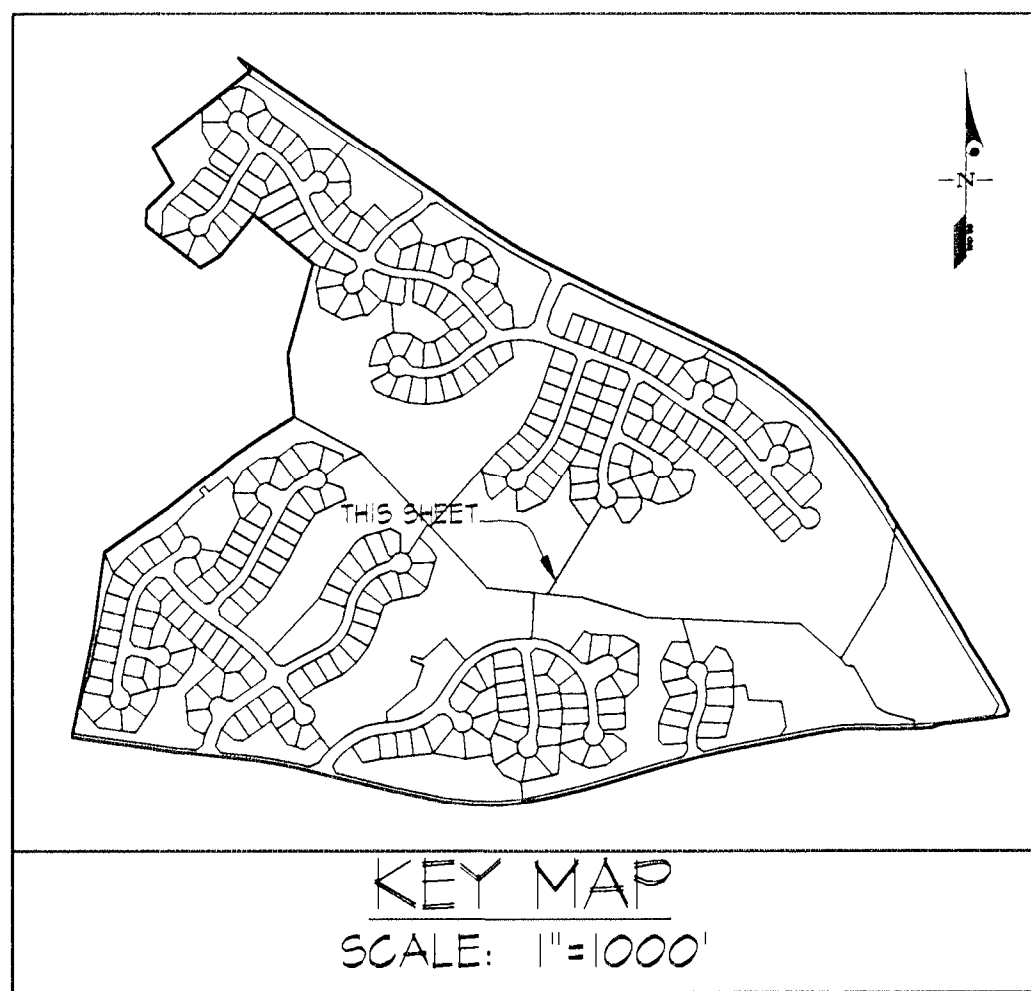
120'

SCALE: 1" = 30'

| LANDSCAPE & TYPE II TREE CONSERVATION PLAN                                                                                                                        |                                  |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------|
| PREPARED FOR/OWNER:<br>SM WATERFORD ESTATES, LLC<br>11111 SUNSET HILLS ROAD<br>SUITE 200<br>RESTON, VA 20190<br>ATTN: MR. DAVID W. DUGGAR<br>TEL.: (703) 964-5000 |                                  |                          |
| MARLBORO RIDING<br>LOTS 1-9I, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-1I, BLOCK "C", LOTS 1-149, BLOCK "D"<br>Parcels A-Q, R-Z, AA, BB, YY & ZZ                   |                                  |                          |
| MELLWOOD ELECTION DISTRICT No. 15                                                                                                                                 | SCALE<br>1"=30'                  | ZONING<br>R-R CLUSTER    |
| DATE<br>JULY, 2004                                                                                                                                                | TAX MAP -- GRID<br>101-A1,101-F1 | G.L.W. FILE NO.<br>13023 |
| PRINCE GEORGE'S COUNTY, MARYLAND                                                                                                                                  |                                  |                          |

|                   |  |  |
|-------------------|--|--|
| SHEET<br>13 OF 30 |  |  |
|-------------------|--|--|

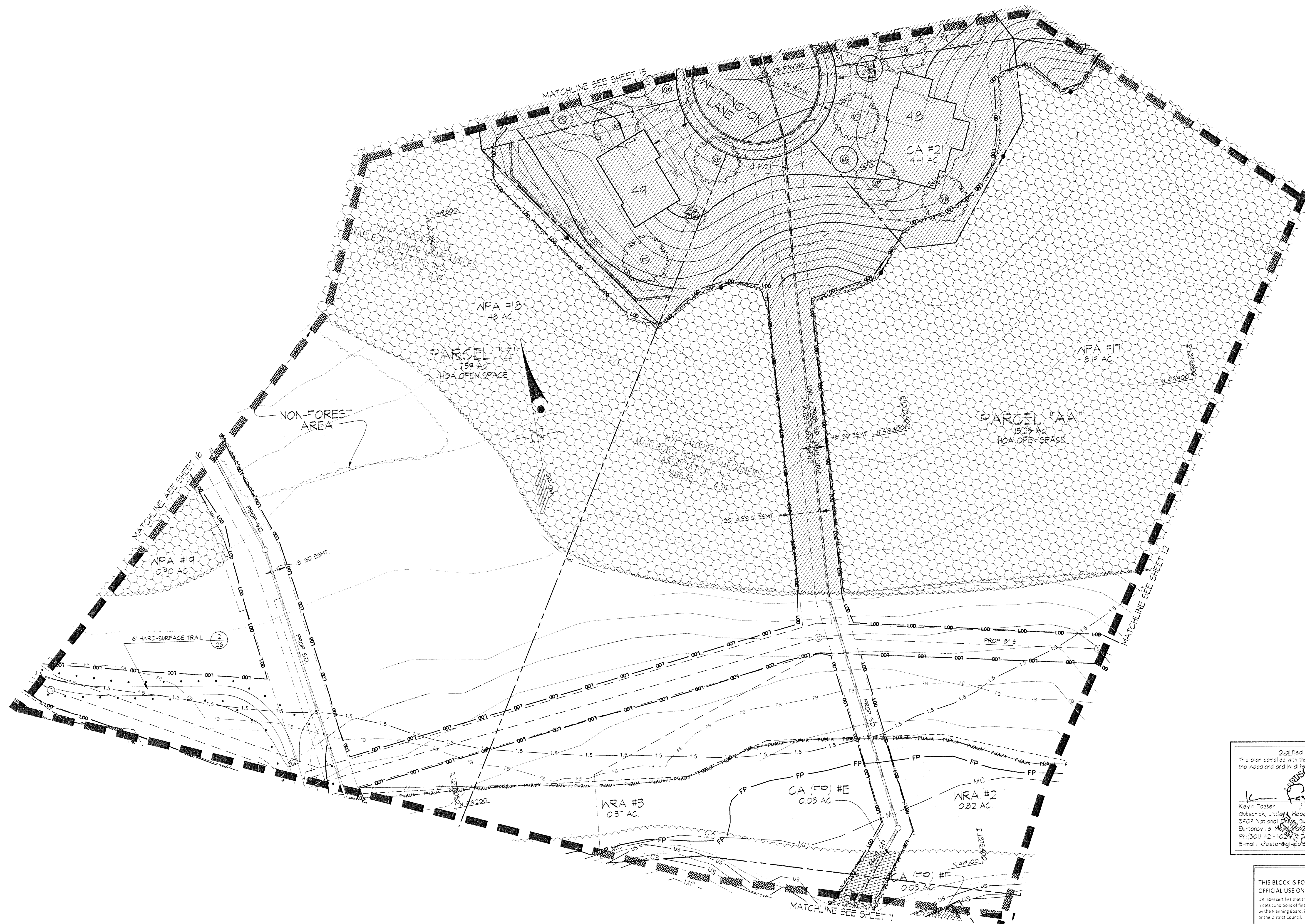




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Qualified Professional Certification  
This plan complies with the current requirements of Subtitle 25 and the National and State Professional Technical Manual.

*K. R. Foster*  
K. R. Foster, Inc.  
Geospatial & Environmental Services, P.A.  
3404 National Pike, Suite 250  
Baltimore, MD 21204  
Ph: (301) 421-4020  
Email: k.foster@krfoster.com

10/5/15  
DATE

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or the District Council.

**M-NCPPC  
APPROVAL**

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

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

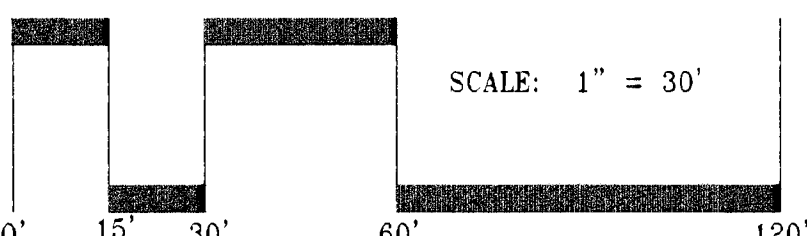
| M-NCPPC<br>PRINCE GEORGES COUNTY DEPARTMENT OF PLANNING<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPII 105.04 |                |         |
|---------------------------------------------------------------------------------------------------------------|----------------|---------|
| DATE                                                                                                          | BY             | DATE    |
| 10/5/15                                                                                                       | J. STASZ       | 6/7/05  |
| 12/5/06                                                                                                       | K. SHOLLARS    | 12/5/06 |
| 2/3/13                                                                                                        | C. SCHNEIDER   | 2/3/13  |
| 10/6/15                                                                                                       | Chris S. S. S. | 10/6/15 |
|                                                                                                               |                |         |
|                                                                                                               |                |         |

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  
3609 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK  
BARTONVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-886-1800 DC/VA: 301-989-2524 FAX: 301-421-8186

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

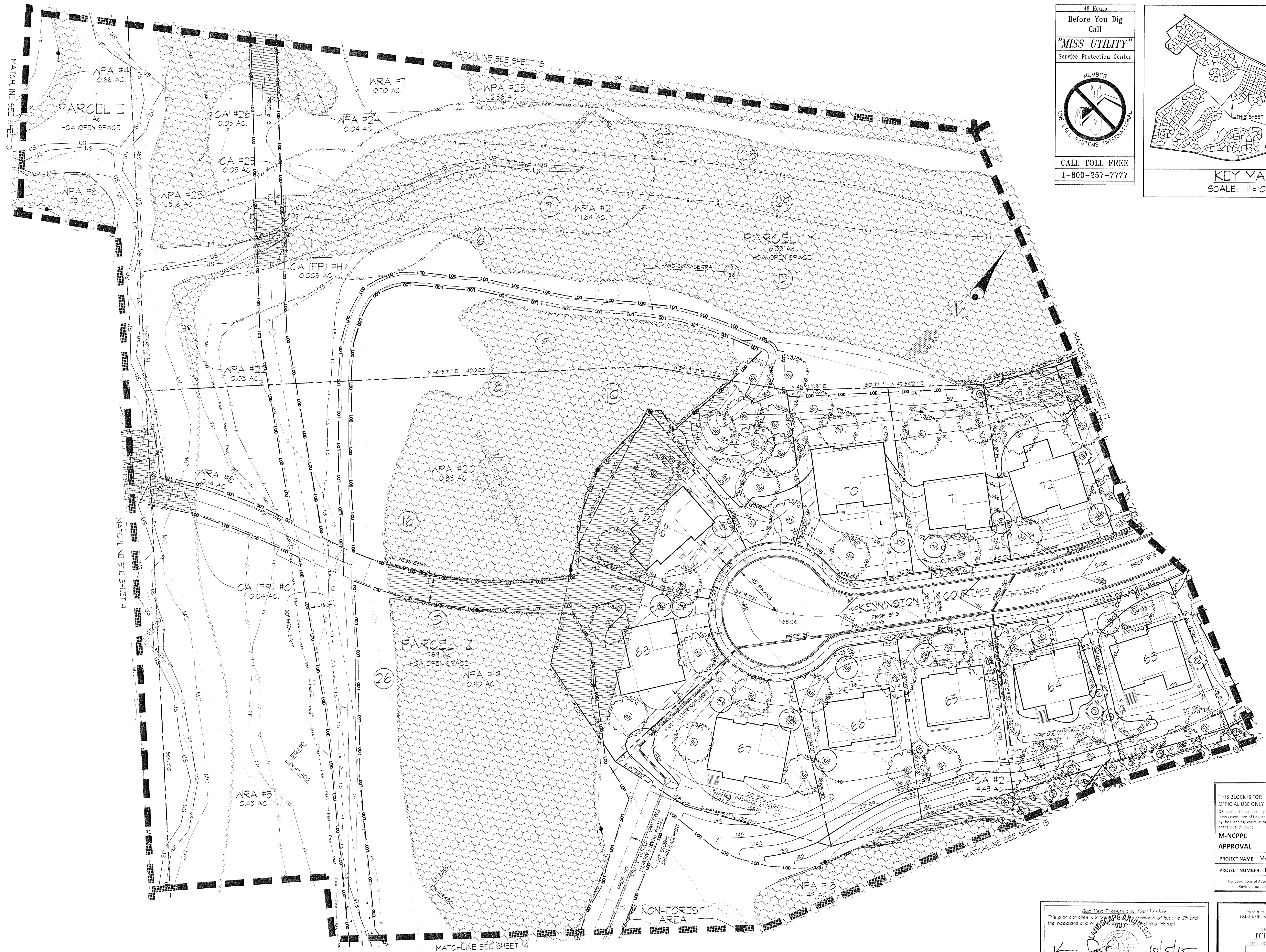
WELLWOOD ELECTION DISTRICT No. 15  
PRINCE GEORGES COUNTY, MARYLAND

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





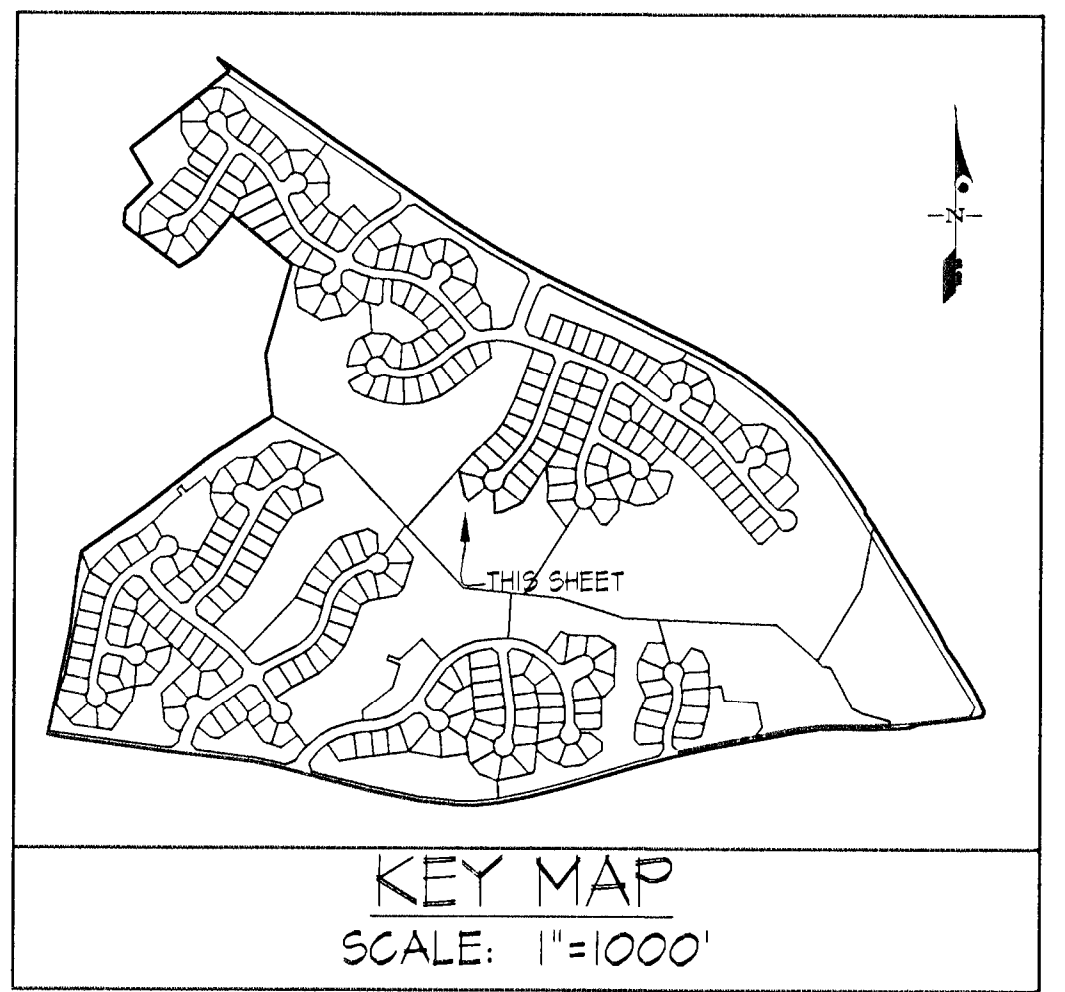




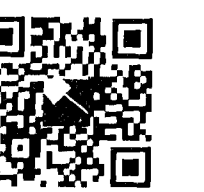
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OR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, its designee  
or the District Council.



M-NCPPC  
APPROVAL

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

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

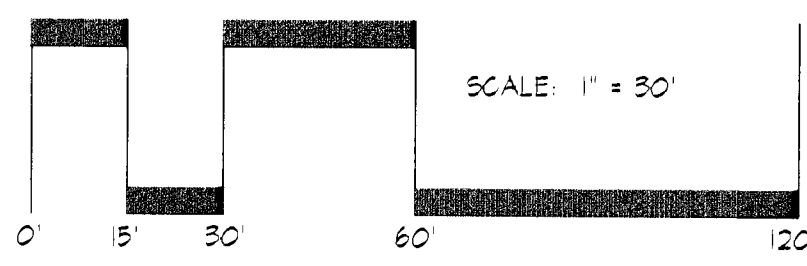
Qualified Professional Certification  
This plan complies with the requirements of Section 25 and  
the rules and regulations of the Prince Georges County Manual  
80% Tree Conservation

Kevin Foster  
Gutnick Little  
3909 National Drive, Suite 250 - Burtonsville, Maryland 20866  
Tel: (301) 421-4024 Fax: (301) 421-4196  
E-mail: kfoster@gnlwa.com

10/5/15

| M-NCPPC<br>APPROVAL<br>TREE CONSERVATION PLAN<br>ICPH 103 / 04 |                   |          |
|----------------------------------------------------------------|-------------------|----------|
| NO.                                                            | NAME              | DATE     |
| 01                                                             | JL STASZ          | 6/7/05   |
| 02                                                             | K SHOULARS        | 12/15/06 |
| 03                                                             | C SCHNEIDER       | 12/1/13  |
| 04                                                             | Charles Schneider | 10/2/15  |
| 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.



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

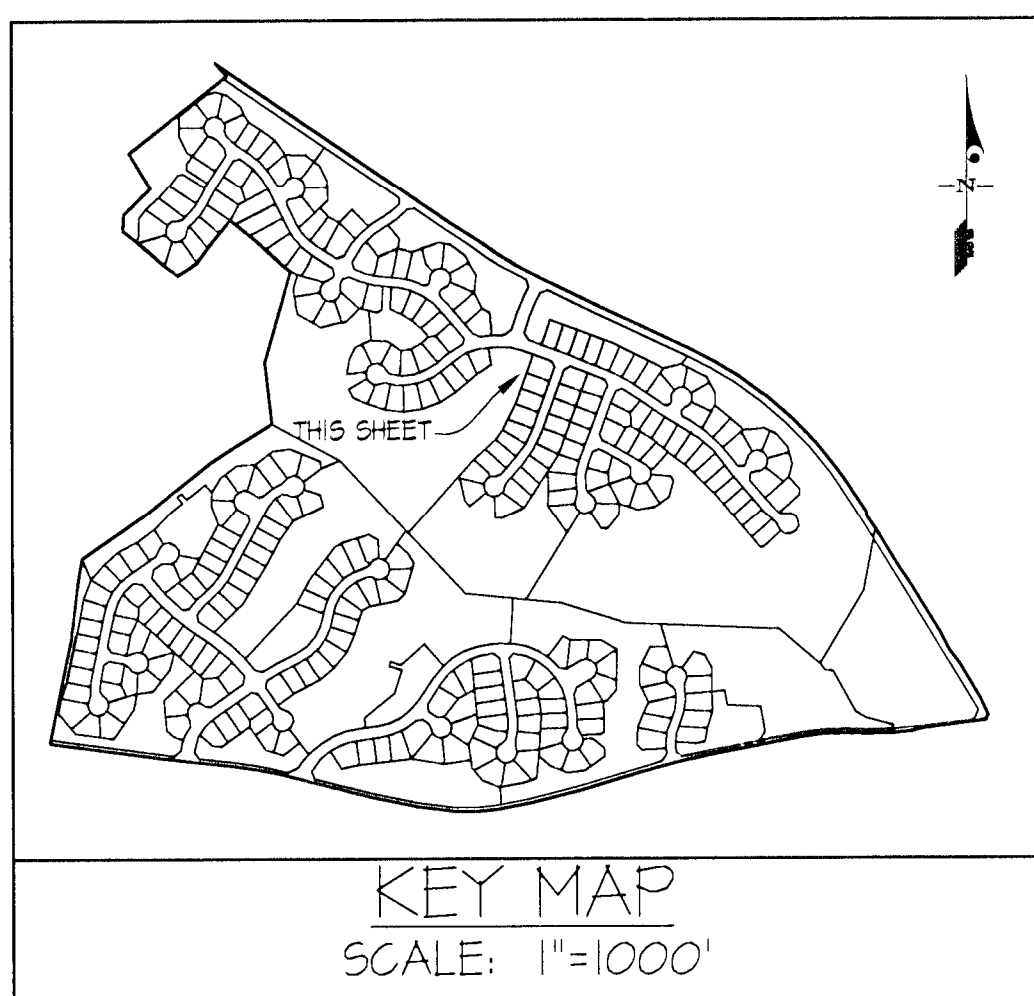
LANDSCAPE & TYPE II TREE CONSERVATION PLAN  
MARLBORO RIDING  
LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"  
Parcels A-Q, R-Z, AA, BB, YY & ZZ

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

**GLWGUTSCHICK LITTLE & WEBER, PA.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4196

| DATE     | REVISION                                                 | BY  | APP'R |
|----------|----------------------------------------------------------|-----|-------|
| 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF   |
| 08/06/06 | REVISED PER MNCPPC COMMENTS                              | HKJ | KAF   |
| 02/07/06 | TOP PLAN REVISION                                        | HKJ | KAF   |
| 09/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS                    | KAF |       |
| 10/8/04  | REVISED PER MNCPPC COMMENTS                              | KAF |       |





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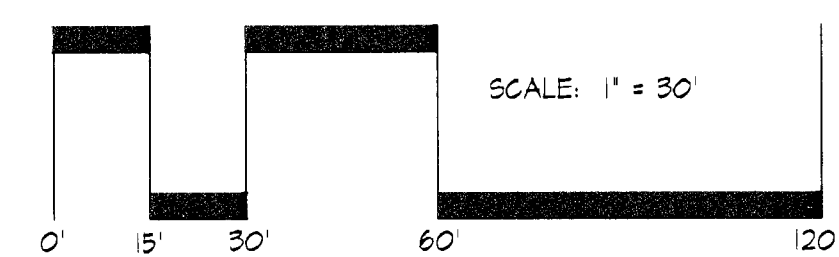
CALL TOLL FREE  
1-800-257-7777



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

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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK  
BARTONVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4024  
BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

| DATE     | REVISION                                                 | BY  | APPR. |
|----------|----------------------------------------------------------|-----|-------|
| 08/05/15 | REVISED LANDSCAPE                                        | KAB | KAF   |
| 08/05/15 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF   |
| 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. JUGGAR  
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 1-49, 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  | 17 OF 30          |

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

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

**LANDSCAPE ARCHITECT**  
Kevin Posterski  
6/15/15  
DATE

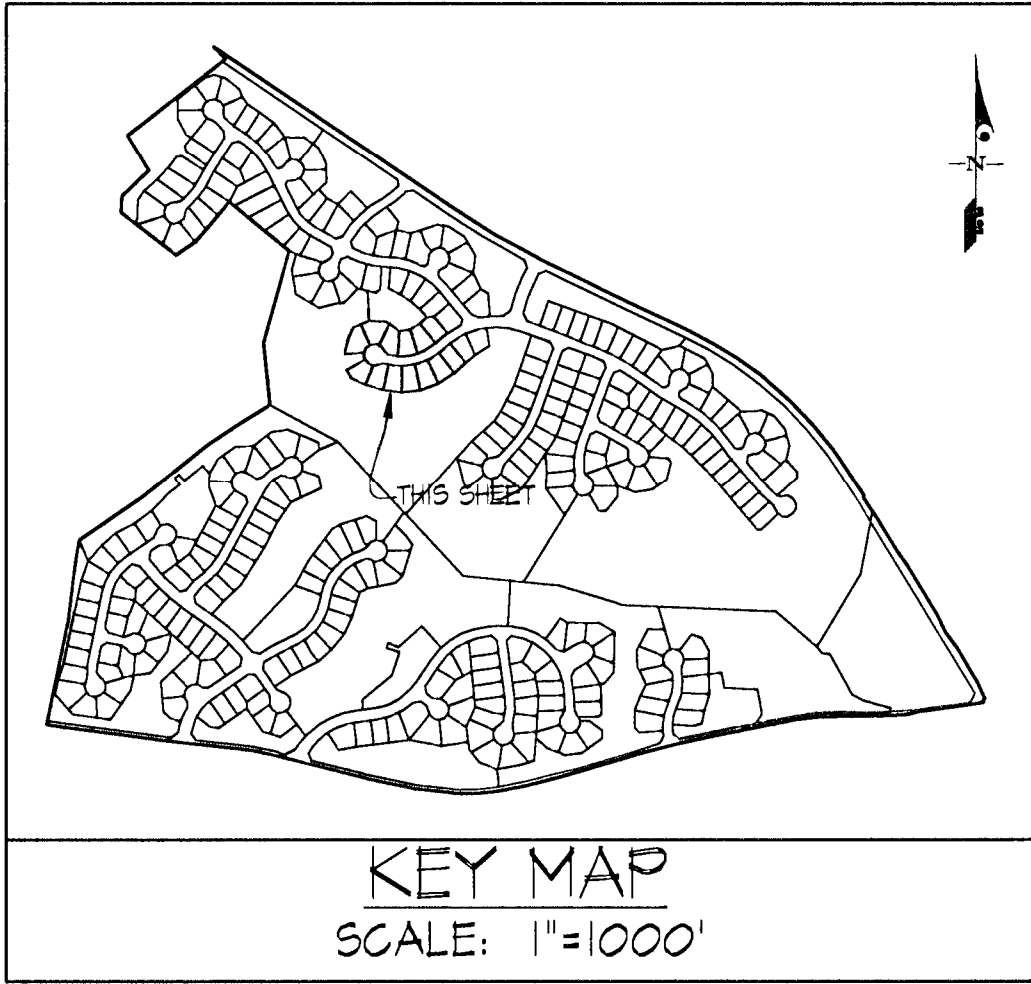
| DATE | APPROVAL             |
|------|----------------------|
| 01   | JL STASZ 6/17/05     |
| 02   | K SHOULARS 12/5/06   |
| 03   | C SCHNEIDER 12/3/13  |
| 04   | Chuck Stasz 10/12/15 |
| 05   |                      |



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THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

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

Professional Seal  
Landscape Architect  
K. SHOLARS  
STATE OF MARYLAND  
10/5/15  
DATE

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

| M-NCPPC<br>PRINCE GEORGES COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPL 105 / 04 |         |  |
|-------------------------------------------------------------------------------------------------------------|---------|--|
| APPROVED BY                                                                                                 | DATE    |  |
| 01 J. STASZ                                                                                                 | 6/7/05  |  |
| 02 K. SHOLARS                                                                                               | 12/5/06 |  |
| 03 C. SCHNEIDER                                                                                             | 12/3/03 |  |
| 04 [Signature]                                                                                              | 1/9/15  |  |
| 05                                                                                                          |         |  |

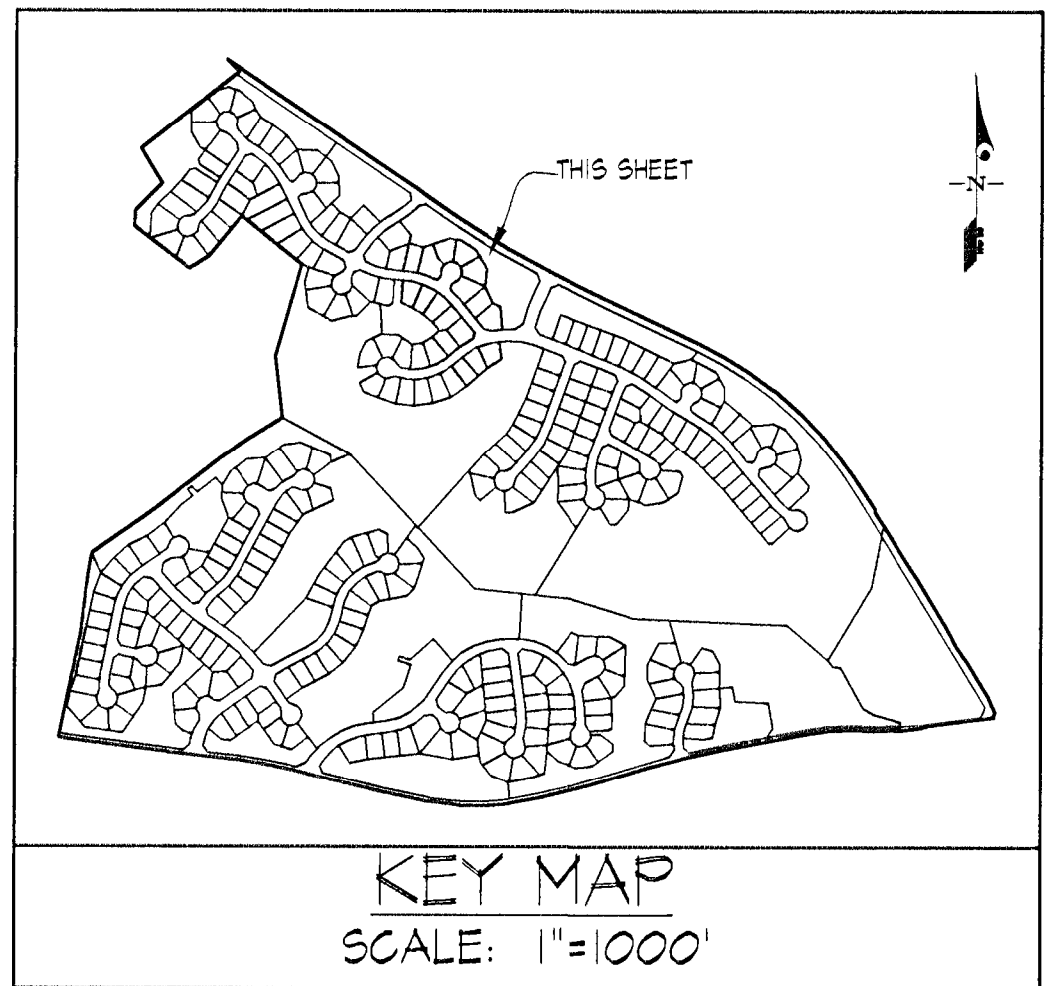
|                                                                                                                                                                                                                                                                  |  |  |  |                                                                                                                                                                   |  |  |  |                                                                                                                                                                                                                                   |  |  |  |                                         |                                                             |                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------------------------------|-------------------------------------------------------------|-------------------------------------------------|
| <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b><br>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3909 NATIONAL DRIVE, SUITE 250 - BURTONTOWN, MARYLAND 20866<br>TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 |  |  |  | PREPARED FOR/OWNER:<br>SM WATERFORD ESTATES, LLC<br>11111 SUNSET HILLS ROAD<br>SUITE 200<br>RESTON, VA 20190<br>ATTN: MR. DAVID W. BUGGAR<br>TEL.: (703) 964-5000 |  |  |  | <b>LANDSCAPE &amp; TYPE II TREE CONSERVATION PLAN</b><br><b>MARLBORO RIDING</b><br><b>LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"</b><br><b>Parcels A-Q, R-Z, AA, BB, YY &amp; ZZ</b> |  |  |  | SCALE<br>1" = 30'<br>DATE<br>JULY, 2004 | ZONING<br>R-R<br>CLUSTER<br>TAX MAP - GRID<br>101-A1,101-P1 | G. L. W. FILE NO.<br>13023<br>SHEET<br>18 OF 30 |
| L:\GARD\DRAWINGS\13023\PLANS BY GLW\TOP13023.TCP18.dwg DES. KAF DRN. RLK CHK. KAF                                                                                                                                                                                |  |  |  | MELLWOOD ELECTION DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND                                                                                                |  |  |  | © GLW 2013                                                                                                                                                                                                                        |  |  |  |                                         |                                                             |                                                 |



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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.

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

**M-NCPPC APPROVAL**

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

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

Qualifying Professional Certification  
The plan complies with the requirements of Subtitle 25 and the associated rules of the State of Maryland.

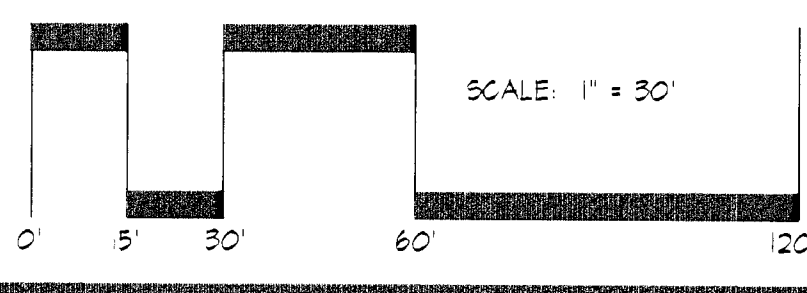
**LANDSCAPE ARCHITECT**  
607  
K. STASZ  
K. SHOLARS  
C. SCHNEIDER  
Burtonsville, MD 20814  
P: (301) 421-4422  
E: mskoster@nada.com

6/5/15 DATE

| APPROVAL               |                         |
|------------------------|-------------------------|
| TREE CONSERVATION PLAN |                         |
| TCPU 103 / 04          |                         |
| DATE                   | DATE                    |
| 11 J. STASZ 6/1/05     | 12 K. SHOLARS 12/15/06  |
| 12 C. SCHNEIDER 2/3/13 | 13 [Signature] 10/15/15 |
| 14                     | 15                      |
| 16                     | 17                      |

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3309 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20884  
TEL: 301-421-4024 FAX: 410-880-1807 DO/VA: 301-989-2524 PAK: 301-421-4156

| DATE     | REVISION                                                 | BY  | APPR |
|----------|----------------------------------------------------------|-----|------|
| 08/05/15 | REVISED LANDSCAPE                                        | KAB | KAF  |
| 08/09/15 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF  |
| 02/01/16 | TOP PLAN REVISION #1                                     | KAF | KAF  |
| 04/12/15 | REVISED PER DISTRICT COUNCIL COMMENTS                    | KAF | KAF  |
| 10/18/14 | 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) 984-5000

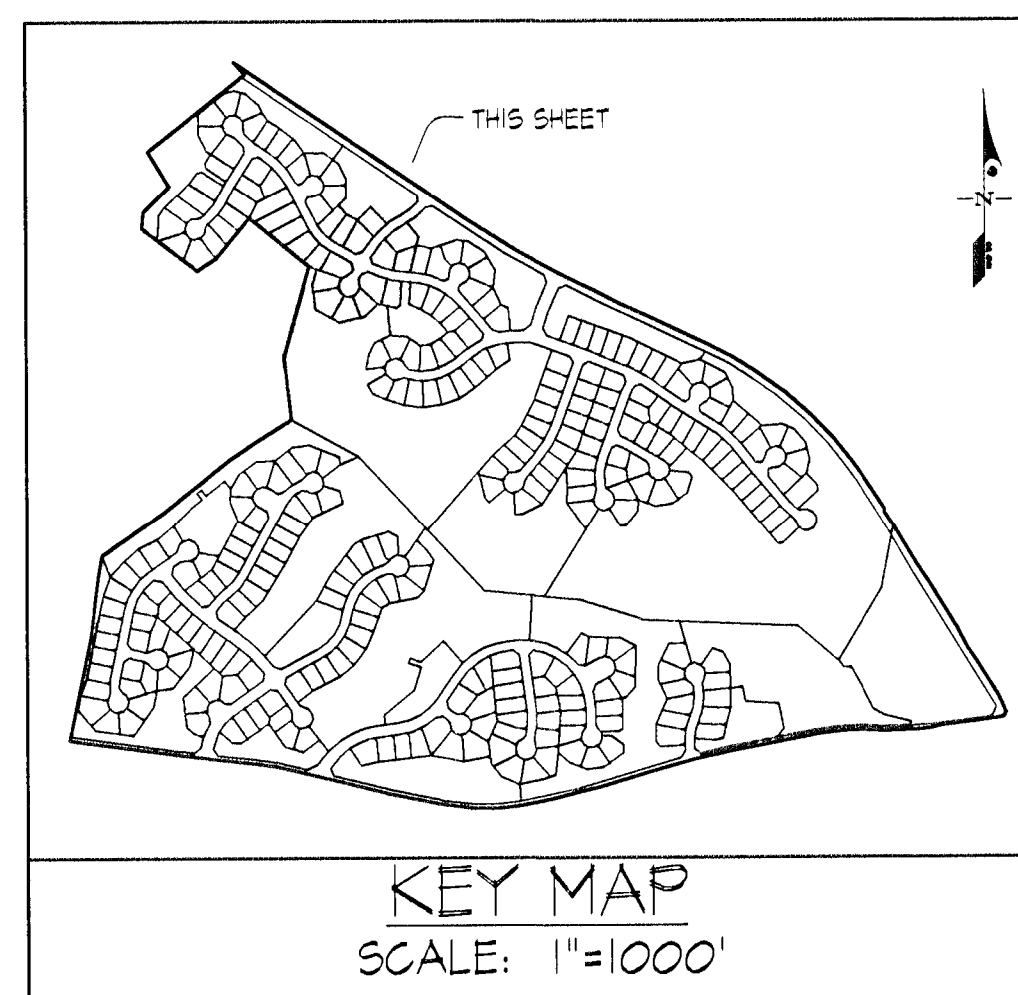
**LANDSCAPE & TYPE II TREE CONSERVATION PLAN**

**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

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 - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 19 OF 30          |



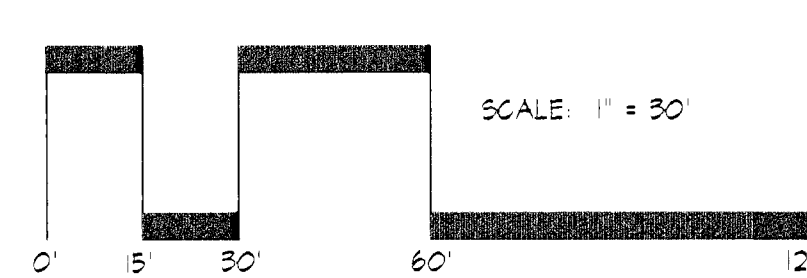


THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION  
PURPOSES ONLY

Revision numbers must be included in the Project Number

[illegible]

| M-NCPPC<br>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT<br>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CREATION PLAN<br>TCPI# 103 / 04 |               |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|
| DATE                                                                                                                                                    | APPROVED BY   | DATE   |
|                                                                                                                                                         | JL STASZ      | 6/7/0  |
| 01                                                                                                                                                      | K SHOULERS    | 2/13/  |
| 02                                                                                                                                                      | G SCHNEIDER   | 2/3/1  |
| 03                                                                                                                                                      | <i>G. Sch</i> | 10/3/1 |
| 04                                                                                                                                                      |               |        |
| 05                                                                                                                                                      |               |        |

[illegible]

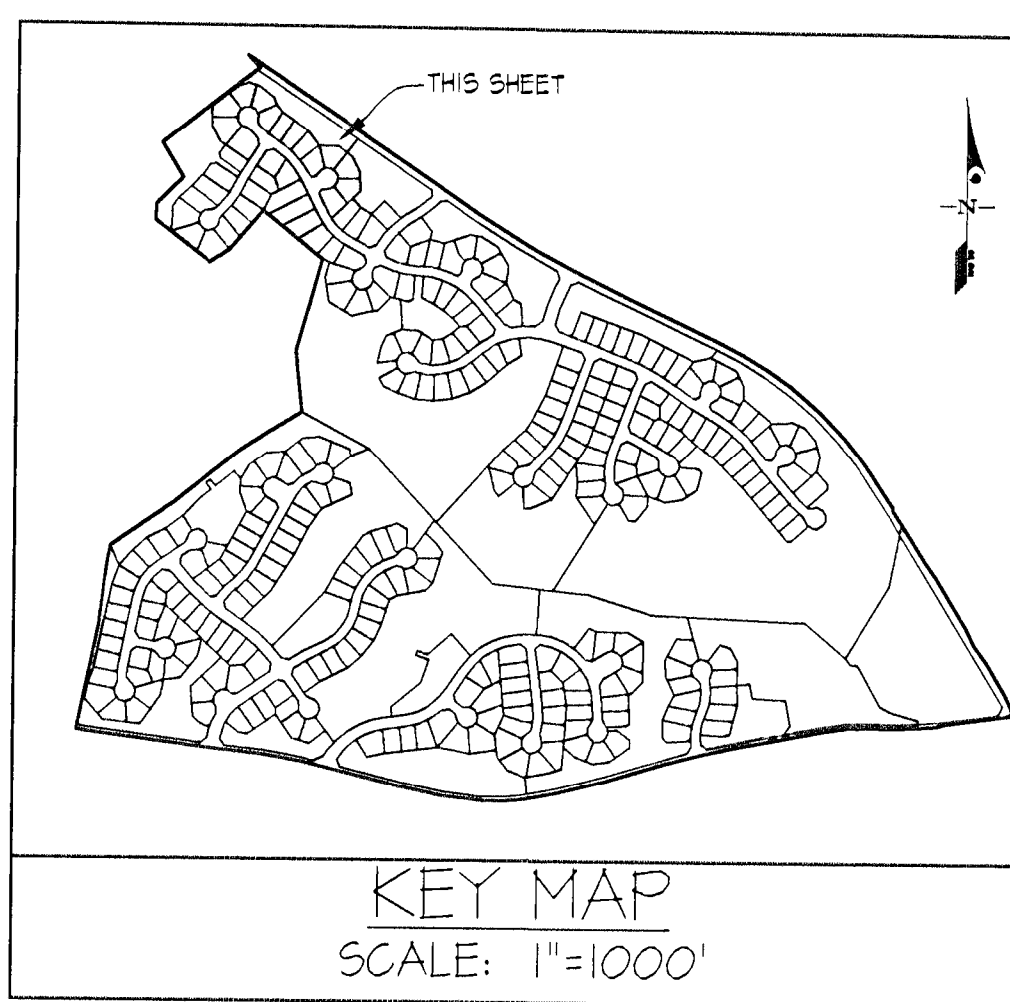
PREPARED FOR/OWNER:  
SM WATERFORD ESTATES, LLC  
11111 SUNSET HILLS ROAD  
SUITE 200  
RESTON, VA 20190  
ATTN: MR. DAVID W. DUGGAR  
TEL.: (703) 964-5000

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-O, R-Z, AA, BB, YY & ZZ

|                    |                                 |                          |
|--------------------|---------------------------------|--------------------------|
| SCALE<br>1"=30'    | ZONING<br>R-R<br>CLUSTER        | G. L. W. FILE N<br>13023 |
| DATE<br>JULY, 2004 | TAX MAP - GRID<br>101-A1,101-F1 | SHEET<br>20 OF 30        |





18 Hours  
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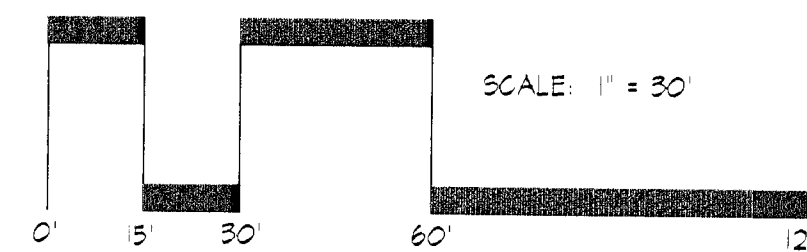
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1-800-257-7777

# GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MD 20866  
TEL: 301-421-4024 FAX: 301-421-4024

|          |                                                          |     |       |
|----------|----------------------------------------------------------|-----|-------|
| 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF   |
| 03/01/08 | TOP PLAN REVISION #1                                     | KAF | KAF   |
| 04/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS                    | KAF | KAF   |
| 10/8/04  | REVISED PER MNCPPC COMMENTS                              | KAF | 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

## LANDSCAPE & TYPE II TREE CONSERVATION PLAN MARLBORO RIDING LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D" Parcels A-Q, R-Z, AA, BB, YY & ZZ

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

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

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

**LANDSCAPE ARCHITECT**  
K. Foster  
Guttschick Little & Weber, P.A.  
3909 National Drive  
Burtontown, Maryland 20866  
Tel: 301-421-4024  
Email: kfoster@gglwa.com

10/5/15  
DATE

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR CODE

M-NCPPC  
APPROVAL

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

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

|                                                                                                  |          |
|--------------------------------------------------------------------------------------------------|----------|
| M-NCPPC<br>PRINCE GEORGES COUNTY PLANNING DEPARTMENT<br>TREE CONSERVATION PLAN<br>TCPII 105 / 04 |          |
| DATE                                                                                             | DATE     |
| 10/5/15                                                                                          | 6/7/05   |
| 12/15/08                                                                                         | 12/15/08 |
| 2/3/10                                                                                           | 2/3/10   |
| DATE                                                                                             | DATE     |
| 10/5/15                                                                                          | 6/7/05   |



18 Hours

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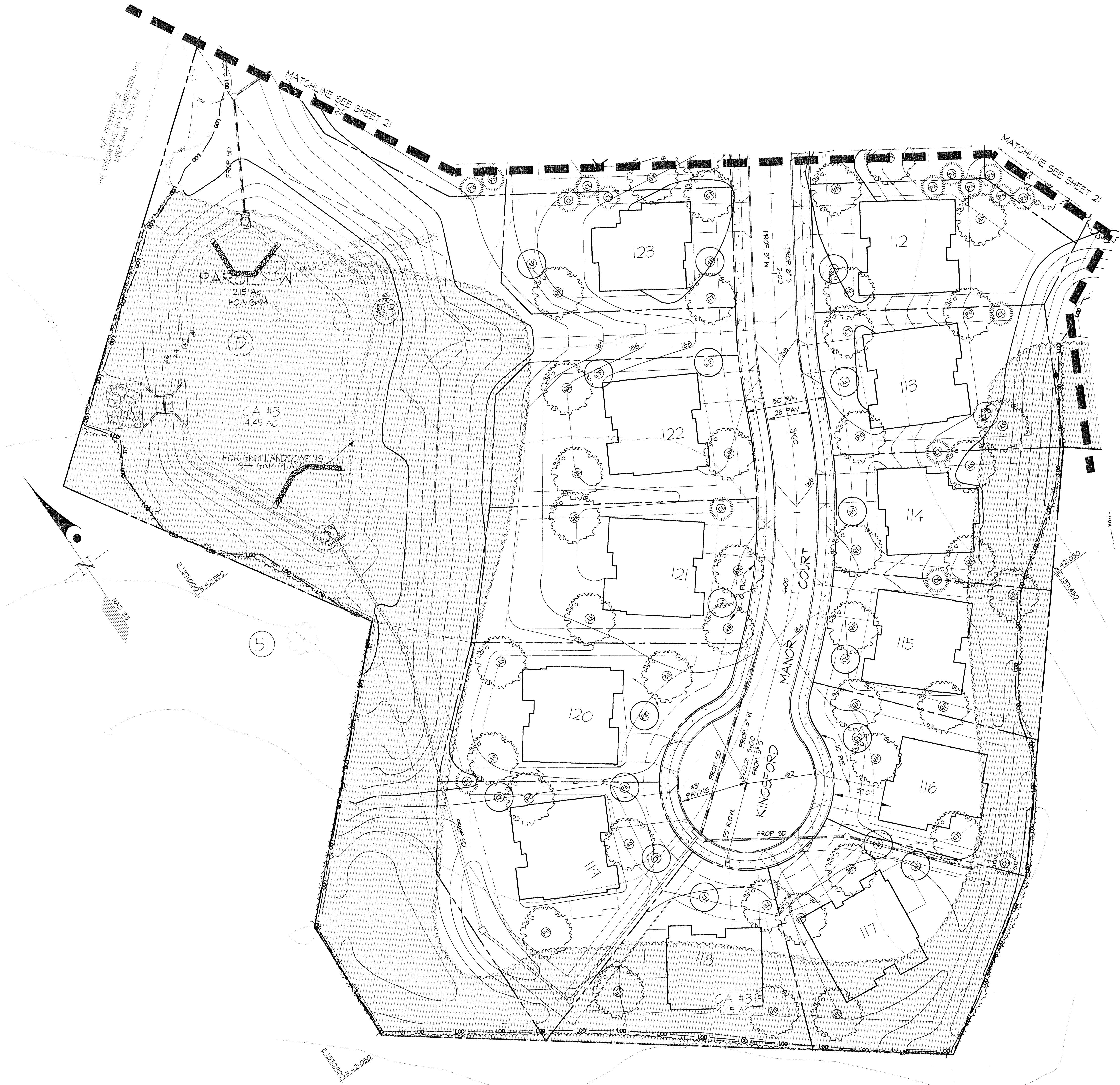
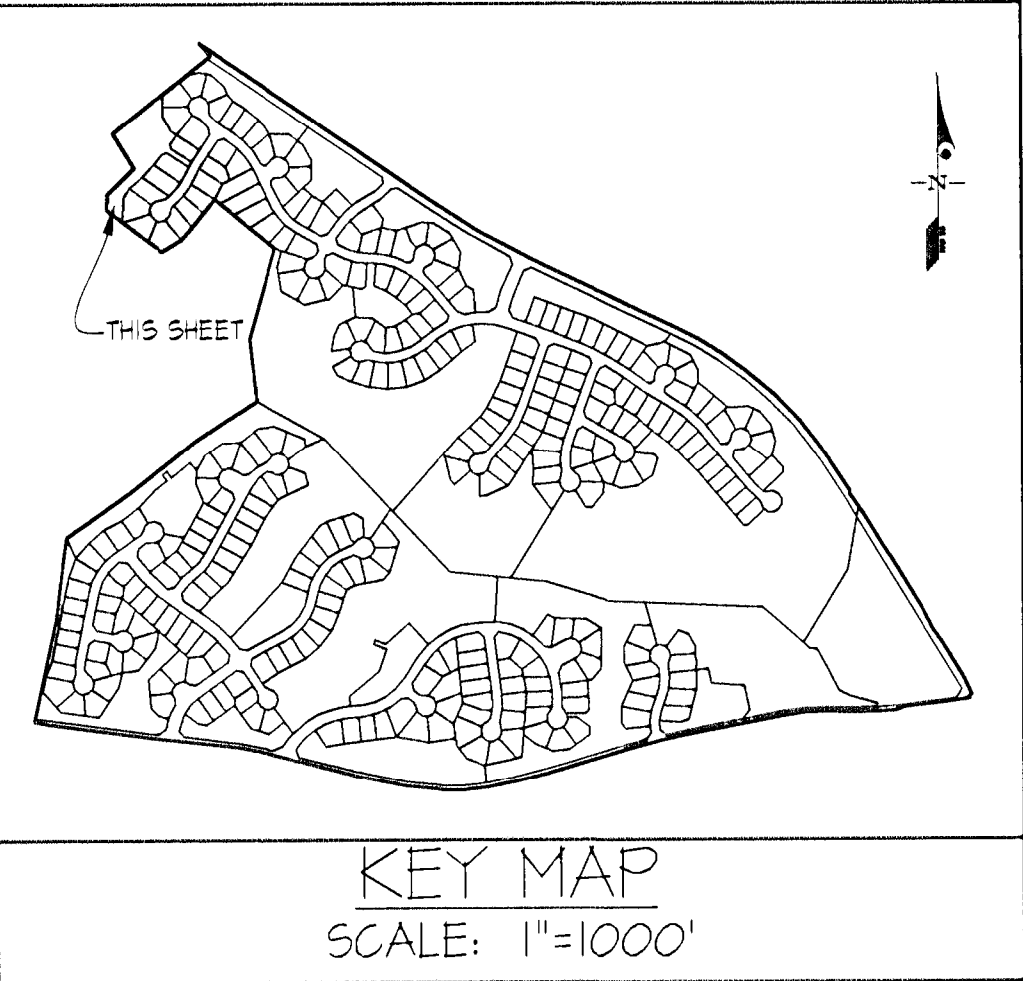
"MISS UTILITY"

Service Protection Center

MEMBER

CALL TOLL FREE

1-800-257-7777



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

THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

THIS BLOCK IS FOR  
OFFICIAL USE ONLY

QR label certifies that this plan  
meets conditions of final approval  
by the Planning Board, as designed  
on the District Council.

M-NCPPC  
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

Qualified Professional Certification

This plan complies with the requirements of Subtitle 25 and  
the rules and regulations of the Department of Planning and  
Community Development.

LANDSCAPE ARCHITECT

607

10/5/15

DATE

Kevin Foster

3004 North ... Suite 250

Reston, VA 20190

TEL: (703) 964-5000

| M-NCPPC<br>PRINCE GEORGES COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPII 105 / 04 |         |  |
|--------------------------------------------------------------------------------------------------------------|---------|--|
| DESIGNED BY                                                                                                  | DATE    |  |
| 1. STASZ                                                                                                     | 6/7/05  |  |
| 2. K. SHOLLARS                                                                                               | 12/5/06 |  |
| 3. C. SCHNEIDER                                                                                              | 12/3/13 |  |
| 4.                                                                                                           |         |  |
| 5.                                                                                                           |         |  |
| 6.                                                                                                           |         |  |

GLWGuttschick Little & Weber, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3009 NATIONAL DRIVE, SUITE 200 - BURLINGTON OFFICE PARK

BURLINGTON, MARYLAND 20814

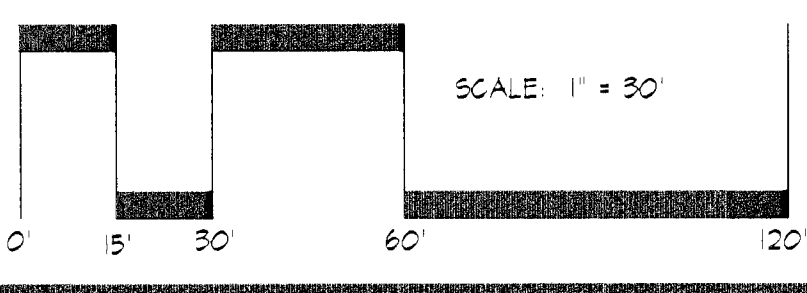
TEL: 301-421-4024 FAX: 301-421-4024

3009 NATIONAL DRIVE, SUITE 200 - BURLINGTON OFFICE PARK

BURLINGTON, MARYLAND 20814

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

| DATE     | REVISION                                                 | BY  | APP'D |
|----------|----------------------------------------------------------|-----|-------|
| 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF   |
| 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

MARLBORO RIDING

LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"

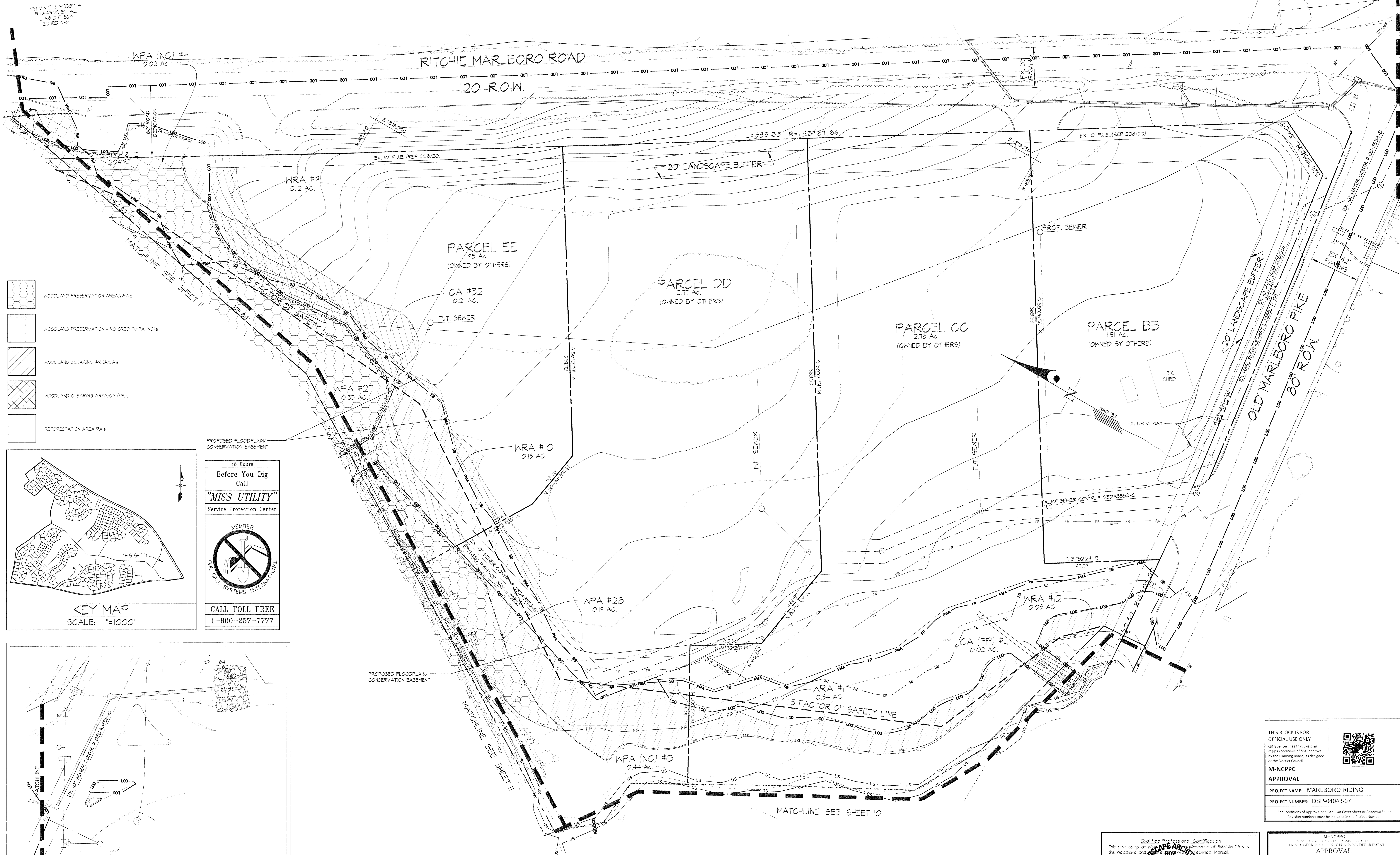
Parcels A-Q, R-Z, AA, BB, YY & ZZ

MELLWOOD ELECTION DISTRICT No. 15

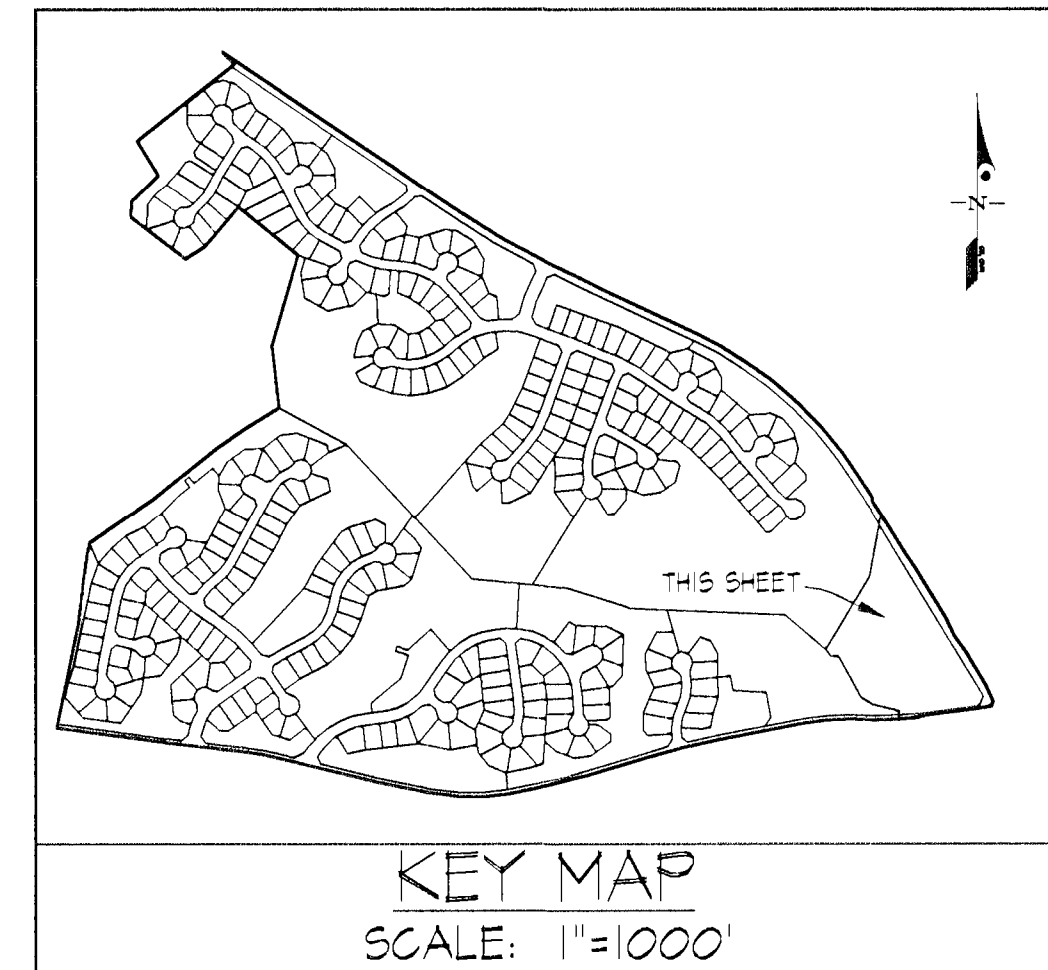
PRINCE GEORGES COUNTY, MARYLAND

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





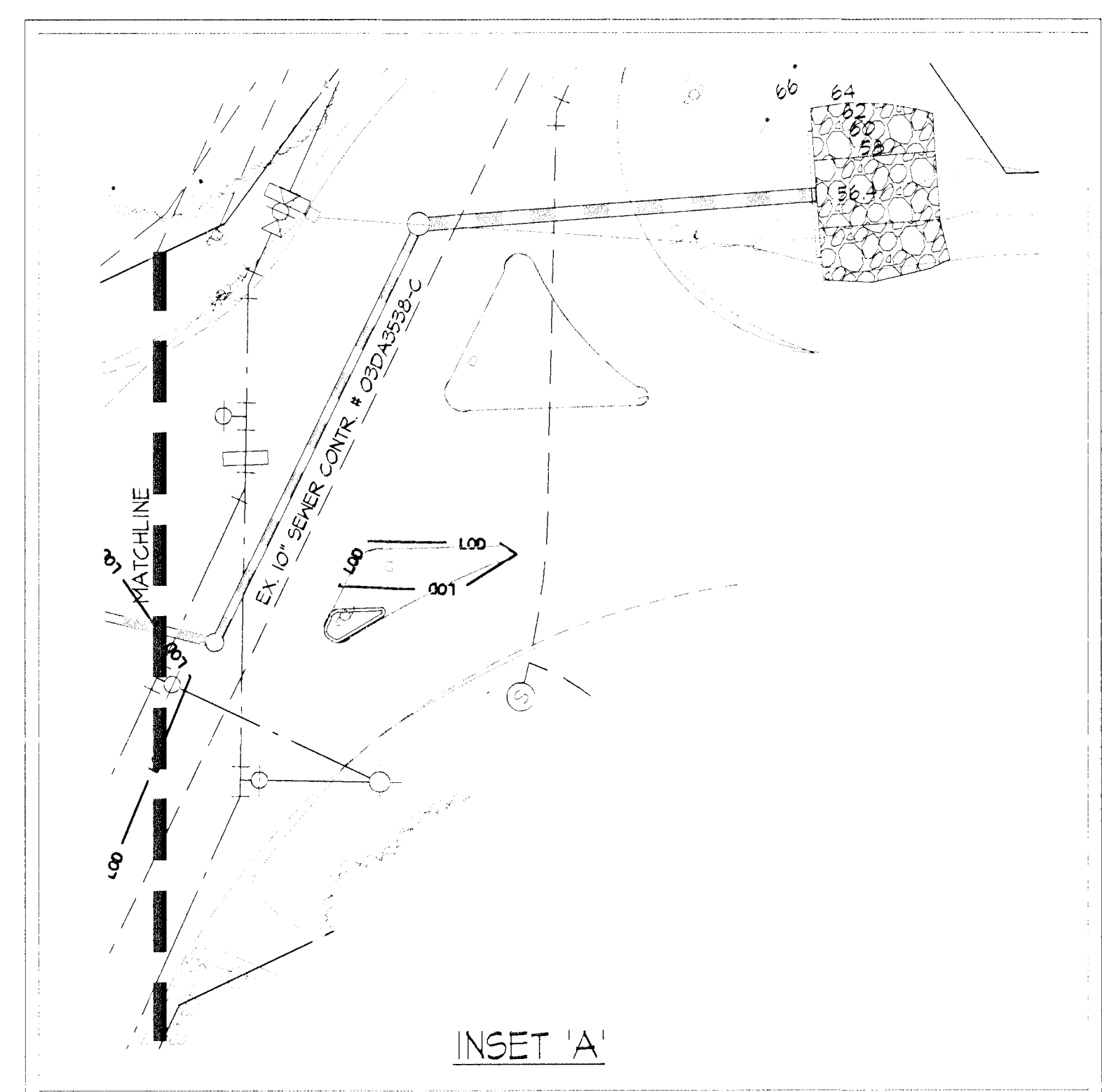
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND PRESERVATION - NO CROD (WPA NC)
- WOODLAND CLEARING AREA (CA)
- WOODLAND CLEARING AREA (CA) (FP)
- REFORESTATION AREA (RA)



18 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777



NOTE: ALL UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY PLANS.  
THIS PLAN IS FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY

THIS BLOCK IS FOR OFFICIAL USE ONLY

APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

Qualified Professional Certification

This plan complies with the requirements of Subtitle 23 and the hood and area of the State of Maryland.

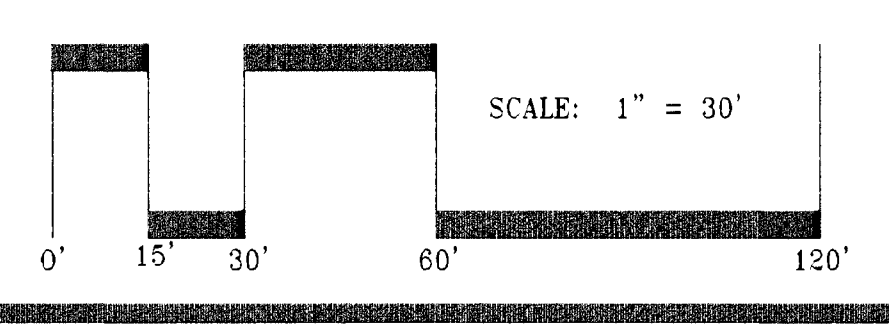
LANDSCAPE ARCHITECT

Kevin Foster  
3409 National Drive, Suite 200  
Baltimore, MD 21204  
Tel: (410) 421-4024  
Fax: (410) 421-4025  
Email: kfoster@glwpa.com

10/5/15

| DATE    | BY           | REVISION |
|---------|--------------|----------|
| 10/5/15 | STAZZ        | 10/5/15  |
| 12/5/15 | K. SHOLLARS  | 12/5/15  |
| 2/3/16  | C. SCHNEIDER | 2/3/16   |
| 10/5/15 | 10/5/15      | 10/5/15  |

| GLWGUTSCHICK LITTLE & WEBER, P.A.                                         |                                       |     |       |
|---------------------------------------------------------------------------|---------------------------------------|-----|-------|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS      |                                       |     |       |
| 3909 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK                 |                                       |     |       |
| BARTONVILLE, MARYLAND 20866                                               |                                       |     |       |
| TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 |                                       |     |       |
| DATE                                                                      | REVISION                              | BY  | APP'R |
| 02/01/06                                                                  | TOP PLAN REVISION #1                  | HKJ | KAF   |
| 04/22/05                                                                  | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |       |
| 10/5/15                                                                   | 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                                                       |                |                   |  |
| SCALE                                                                                   | ZONING         | O. L. W. FILE NO. |  |
| 1"=30'                                                                                  | R-R CLUSTER    | 13023             |  |
| DATE                                                                                    | TAX MAP - GRID | SHEET             |  |
| JULY, 2004                                                                              | 101-A1,101-F1  | 23 OF 30          |  |

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





THIS BLOCK IS FOR  
OFFICIAL USE ONLY

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

**M-NCPPC**  
**APPROVAL**

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

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

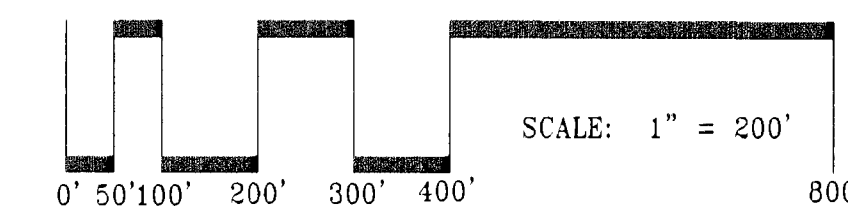
Qualified Professional Certification  
This plan complies with the current requirements of Subtitle 23 and  
the Maryland and National Professional Technical Manual

**LAURENCE A. BOSTON**  
607  
10/5/15  
DATE

Kevin Foster  
Guttschick Little & Weber, P.A.  
3908 National Drive, Suite 200  
Burtonsville, MD 20866  
Tel: (301) 421-4124 Fax: (301) 421-4188  
E-mail: kfoster@guttschick.com

| M-NCPPC<br>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCP# 105-04 |             |          |
|------------------------------------------------------------------------------------------------------------|-------------|----------|
| DATE                                                                                                       | APPROVED BY | CLERK    |
| 10/5/15                                                                                                    | JL STABZ    | 6/7/05   |
| 10/5/15                                                                                                    | K SHOULARS  | 12/15/06 |
| 10/5/15                                                                                                    | SCHEIDER    | 12/15/06 |
| 10/5/15                                                                                                    | 10/5/15     | 10/5/15  |
| 10/5/15                                                                                                    | 10/5/15     | 10/5/15  |

| GLWGuttschick Little & Weber, P.A.                                                                                                                                                                                                        |                                       |          |         |      |          |          |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------|---------|------|----------|----------|---------|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3908 NATIONAL DRIVE, SUITE 200 - BURTONSVILLE OFFICE PARK<br>BURTONSVILLE, MARYLAND 20866<br>TEL: 301-421-4124 FAX: 301-421-4188<br>WWW.GUTTSCHICKLITTLEWEBER.COM |                                       |          |         |      |          |          |         |
| DATE                                                                                                                                                                                                                                      | REVISION                              | DESIGNER | CHECKER | DATE | REVISION | DESIGNER | CHECKER |
| 02/07/06                                                                                                                                                                                                                                  | TCP PLAN REVISION #1                  | KAF      | KAF     |      |          |          |         |
| 05/22/06                                                                                                                                                                                                                                  | REVISED PER DISTRICT COUNCIL COMMENTS | KAF      | KAF     |      |          |          |         |
| 10/5/15                                                                                                                                                                                                                                   | 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

| OVERALL TYPE II TREE CONSERVATION PLAN                                                                                                                 |  |  | SCALE      | ZONING         | G.L.W. FILE No. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------|----------------|-----------------|
| <b>MARLBORO RIDING</b><br>LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"<br>Parcels A-Q, R-Z, AA, BB, YY & ZZ |  |  | 1"=200'    | R-R<br>CLUSTER | 13023           |
| MELLWOOD ELECTION DISTRICT No. 15<br>PRINCE GEORGE'S COUNTY, MARYLAND                                                                                  |  |  | DATE       | TAX MAP - GRID | SHEET           |
|                                                                                                                                                        |  |  | JULY, 2004 | 101-A1,101-F1  | 24 OF 30        |



## TOP-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 device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed and all tree cutting or other clearing grading or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- 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 BCD. Reforestation techniques and methods must comply with the details and specifications provided herein.

## TOP-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 designee shall be subject to the mitigation fee of \$150 per square foot of vegetation 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, the installation of the TPDs may begin. TPD installation shall be completed prior to installation of final 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 drive 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, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located so as to prevent the deposit of oil 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, soil, 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 limit 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 system below ground level) shall be at least 3/8". The roots shall be well developed and at least 3' long. No more than twenty percent (25%) of the root system (both primary and auxiliary/tertiary) shall show evidence of being cut, severed, or severed from the plant during the digging process. Substantial auxiliary/tertiary 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 budburst. The most suitable months for planting are March and April, when the soil is moist. November and early December are also acceptable planting times for this region as cool and cloudy weather is considered ideal. Planting shall occur within one growing season of the issuance of grading/building permit.
- Seeding Planting: Tree seedlings can be hand planted using a dibble bar or shovel/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, pulled up or bent. Most 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 19, 20 & 53 only.
- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting detail for a description of the general planting method. 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.
- Soil: 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 SPECIFICATIONS FOR RE/AFFORESTATION AREAS

- These field tests will be processed for \$5 each, which includes the soil laboratory testing of the results to the Cooperative Extension Service of Prince George's County at the University of Maryland who will then make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, 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 19, 20 & 53 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 where ground stabilization for all planting areas (including rescue type grass may contain existing burgrass groundcover) any existing rescue type grass shall be eliminated at each planting site (planting row with chemical herbicides. (Roundup 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.

- If 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 55 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.

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 a Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-dug equipment such as shovels 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 to discourage re-sprouting of invasive, noxious or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following the cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

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

### Protection of Reforestation and Afforestation Areas by Developers or Builders

- 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, stating 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 to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 3000 Governor Owen Drive, Upper Merion, Maryland, 20885. (301) 462-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved 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 requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbance which would result in damage to the tree roots. Raking the leaves and over-seeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including variety of Kentucky 31 fescue is not acceptable.

## CONTINUED WOODLAND CONSERVATION AREA MANAGEMENT NOTES

- The layout of the construction site shall provide for special, marked areas for fueling, oil changing and equipment maintenance, employee parking and for materials storage and stockpiling. These areas shall be located so as to prevent the deposit of oil 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, soil, 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 limit or removed upon approval of the Inspector.

### REFORESTATION DATA

|                                     |                                                       |
|-------------------------------------|-------------------------------------------------------|
| TOTAL PROJECT SITE AREA +           | 252.48 ACRES                                          |
| REFORESTATION PROVIDED +            | 475 ACRES                                             |
| REFORESTATION REQUIRED +            | 458 ACRES                                             |
| CLEARED AREAS +                     | 812 ACRES                                             |
| CLEARED AREAS IN FPA +              | 025 ACRES                                             |
| WOODLAND PRESERVATION AREAS +       | 45.28 ACRES                                           |
| WOODLAND PRESERVATION NOT COUNTED + | 365 ACRES                                             |
| TOTAL PLANTING REQUIRED             | 1000 SEEDLINGS/SAPLING TREES PER AC. + 4750 SEEDLINGS |
| TOTAL PLANTING PROVIDED             | 475 AC. - 4750 SEEDLINGS                              |

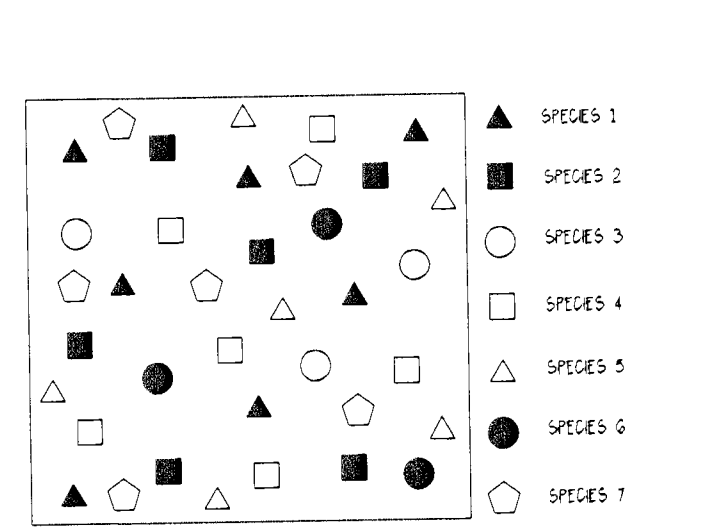
## PLANTING SCHEME

LOWLAND PLANTING AREA - REFORESTATION AREAS 1 - 6 & 9-12  
3,020 Ac. Planting Area, 3,020 Seedlings Required

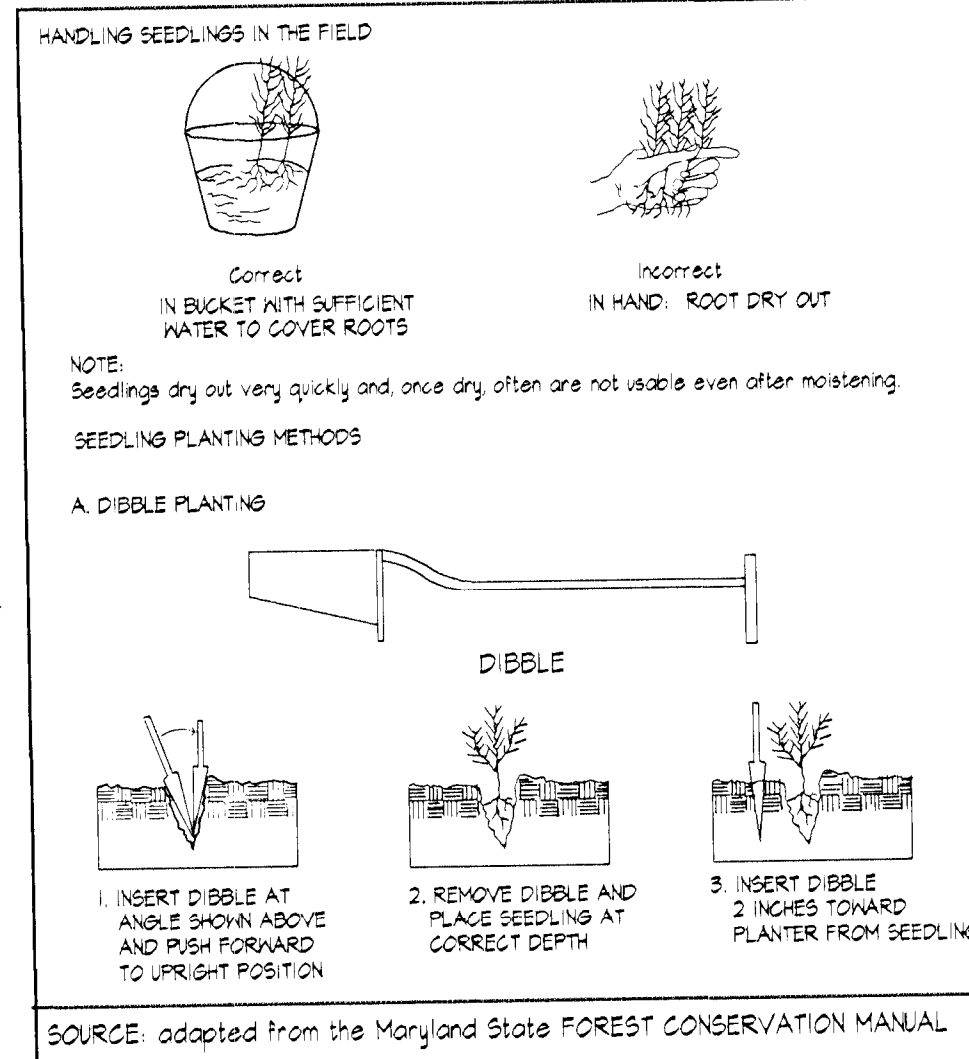
| BOTANICAL/COMMON NAME                | QUANTITY (%) | QUANTITY (#) | SIZE  |
|--------------------------------------|--------------|--------------|-------|
| Liquidambar styraciflua/Sweet Gum    | 20%          | 604          | whips |
| Liriodendron tulipifera/Tulip Poplar | 19%          | 574    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

UP-LAND PLANTING AREA - REFORESTATION AREAS 7 & 8  
1,175 Ac. Planting Area, 1,175 Seedlings Required

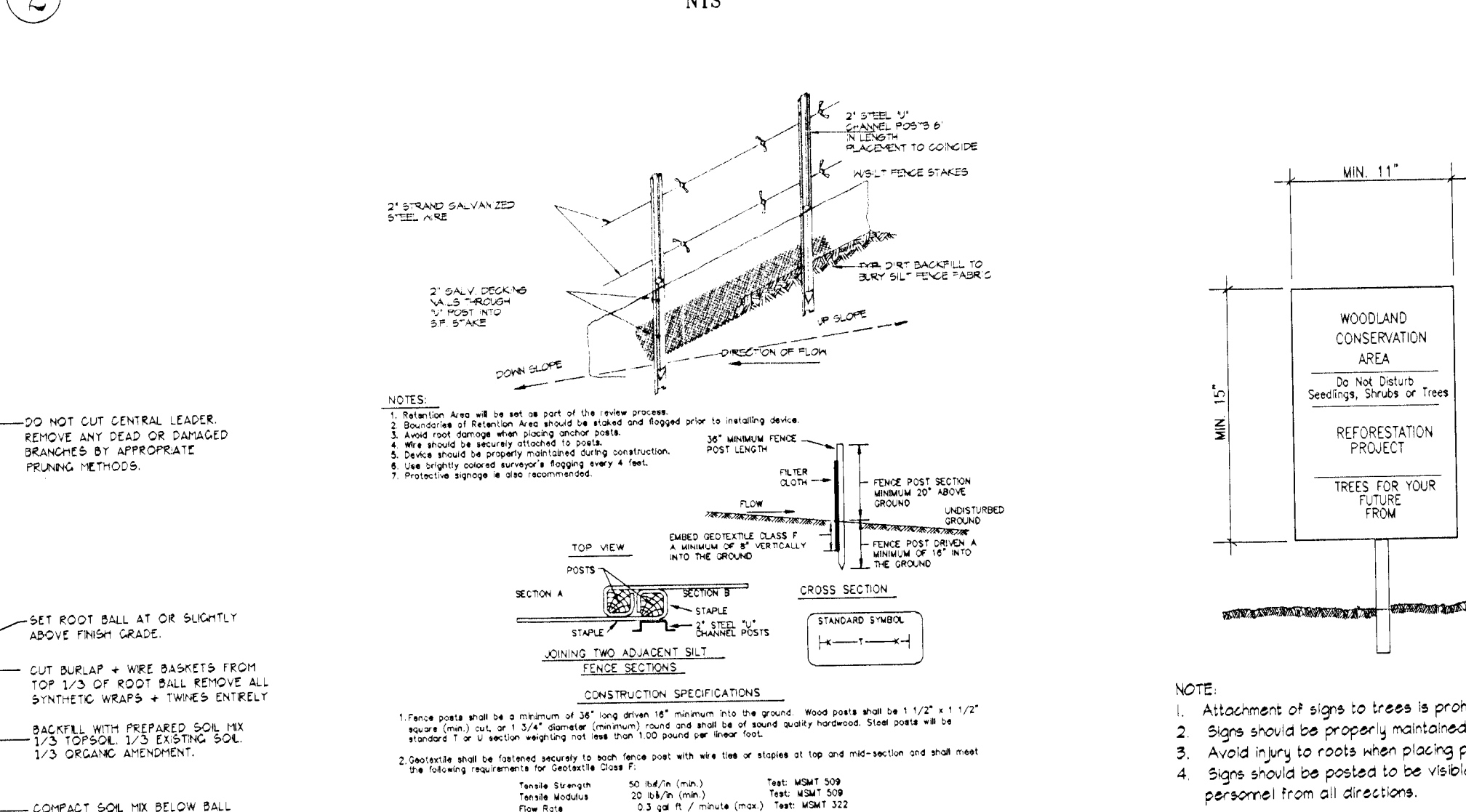
| BOTANICAL/COMMON NAME                | QUANTITY (%) | QUANTITY (#) | SIZE  |
|--------------------------------------|--------------|--------------|-------|
| Liquidambar styraciflua/Sweet Gum    | 20%          | 346          | whips |
| Liriodendron tulipifera/Tulip Poplar | 19%          | 324          | whips |
| Nyssa sylvatica/Black Gum            | 18%          | 312          | whips |
| Acer rubrum/Red Maple                | 18%          | 312          | whips |
| Betula nigra/River Birch             | 9%           | 155          | whips |
| Sassafras albidum/Sassafras          | 8%           | 155          | whips |
| Amelanchier canadensis/Serviceberry  | 8%           | 155          | whips |



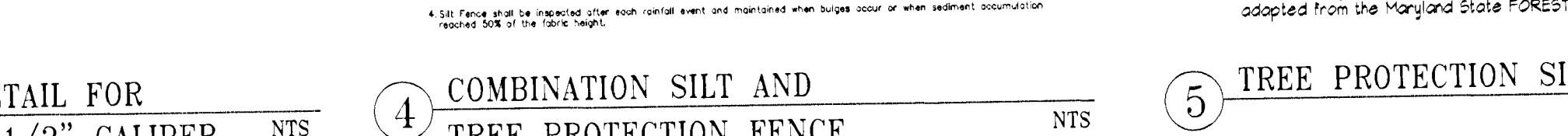
1 TYPICAL RANDOM PLANTING DETAIL NTS



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

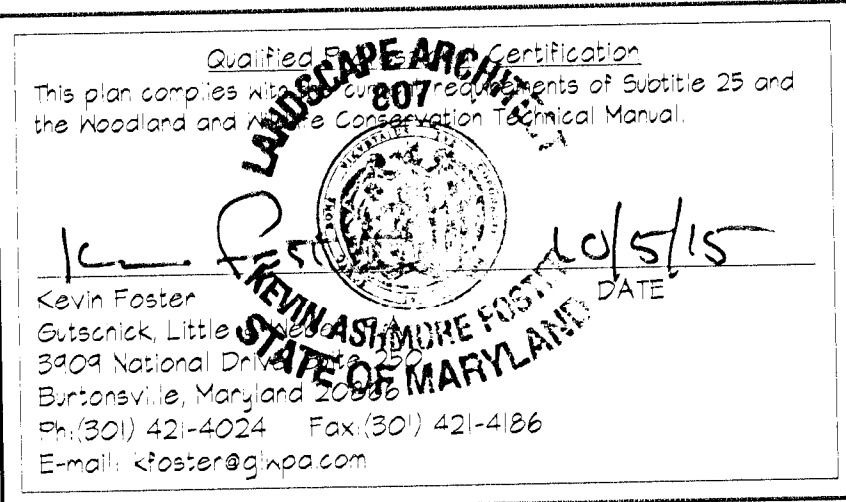
| Woodland Preservation Areas | Woodland Cleared Areas | Woodland Preservation Areas Not Counted (N/C) | Woodland Cleared Areas (FP) |
|-----------------------------|------------------------|-----------------------------------------------|-----------------------------|
| WPA # 1 0.82 AC             | CA # 1 0.45 AC         | WPA(NC) # A 0.16 AC                           | CA(FP) # A 0.005 AC         |
| WPA # 2 0.55 AC             | CA # 2 0.07 AC         | WPA(NC) # B 1.17 AC                           | CA(FP) # B 0.002 AC         |
| WPA # 3 0.54 AC             | CA # 3 0.02 AC         | WPA(NC) # C 0.03 AC                           | CA(FP) # C 0.04 AC          |
| WPA # 4 0.66 AC             | CA # 4 0.25 AC         | WPA(NC) # D 0.23 AC                           | CA(FP) # D 0.11 AC          |
| WPA # 5 0.64 AC             | CA # 5 0.02 AC         | WPA(NC) # E 0.08 AC                           | CA(FP) # E 0.03 AC          |
| WPA # 6 1.23 AC             | CA # 6 0.05 AC         | WPA(NC) # F 1.52 AC                           | CA(FP) # F 0.03 AC          |
| WPA # 7 5.53 AC             | CA # 7 5.08 AC         | WPA(NC) # G 0.44 AC                           | CA(FP) # G 0.005 AC         |
| WPA # 8 0.53 AC             | CA # 8 0.02 AC         | WPA(NC) # H 0.02 AC                           | CA(FP) # H 0.02 AC          |
| WPA # 9 0.14 AC             | CA # 9 0.03 AC         | TOTAL 3.65 AC                                 | TOTAL 0.25 AC               |
| WPA # 10 3.38 AC            | CA # 10 0.10 AC        |                                               |                             |
| WPA # 11 2.33 AC            | CA # 11 0.01 AC        |                                               |                             |
| WPA # 12 0.15 AC            | CA # 12 0.03 AC        |                                               |                             |
| WPA # 13 0.06 AC            | CA # 13 0.16 AC        |                                               |                             |
| WPA # 14 0.27 AC            | CA # 14 0.01 AC        |                                               |                             |
| WPA # 15 4.58 AC            | CA # 15 0.01 AC        |                                               |                             |
| WPA # 16 1.60 AC            | CA # 16 0.05 AC        |                                               |                             |
| WPA # 17 8.19 AC            | CA # 17 0.35 AC        |                                               |                             |
| WPA # 18 1.49 AC            | CA # 18 1.32 AC        |                                               |                             |
| WPA # 19 0.90 AC            | CA # 19 4.41 AC        |                                               |                             |
| WPA # 20 0.83 AC            | CA # 20 0.08 AC        |                                               |                             |
| WPA # 21 0.84 AC            | CA # 21 0.40 AC        |                                               |                             |
| WPA # 22 0.03 AC            | CA # 22 0.07 AC        |                                               |                             |
| WPA # 23 5.08 AC            | CA # 23 0.03 AC        |                                               |                             |
| WPA # 24 0.04 AC            | CA # 24 0.05 AC        |                                               |                             |
| WPA # 25 2.58 AC            | CA # 25 0.10 AC        |                                               |                             |
| WPA # 26 0.61 AC            | CA # 26 0.10 AC        |                                               |                             |
| WPA # 27 0.35 AC            | CA # 27 0.07 AC        |                                               |                             |
| WPA # 28 0.18 AC            | CA # 28 0.03 AC        |                                               |                             |
| TOTAL 45.28 AC              | CA # 29 4.45 AC        |                                               |                             |
|                             | CA # 30 1.12 AC        |                                               |                             |
|                             | CA # 31 1.12 AC        |                                               |                             |
|                             | CA # 32 1.12 AC        |                                               |                             |

\*NOTE: All WPA-NC are subject to the requirements of the Woodland Conservation Ordinance. Any activity that impacts these areas will require a revision to this TCP-II.

| Woodland Reforestation Areas | Woodland Conservation Worksheet                    |
|------------------------------|----------------------------------------------------|
| RA # 1 0.48 AC               | Zone: 8.98 223.56                                  |
| RA # 2 0.82 AC               | Gross Tract: 1.01 10.04                            |
| RA # 3 0.37 AC               | Floodplain: 0.00 0.00                              |
| RA # 4 0.14 AC               | Previously Dedicated Land: 7.97 213.46 0.00        |
| RA # 5 0.43 AC               | Net Tract (NTA): 47.88 acres                       |
| RA # 6 0.14 AC               | Cleaning permitted w/o reforestation = 15.95 acres |
| RA # 7 0.70 AC               |                                                    |
| RA # 8 1.03 AC               |                                                    |
| RA # 9 0.12 AC               |                                                    |
| RA # 10 0.15 AC              |                                                    |
| RA # 11 0.34 AC              |                                                    |
| RA # 12 0.03 AC              |                                                    |
| TOTAL 4.75 AC                |                                                    |

NOTE: ALL REFORESTATION AREAS TO COUNT AS WOODLAND CONSERVATION.

| Woodland Conservation Calculations:                                 | Net Tract (acres) | Floodplain Impacts (acres) | Offsite (acres) |
|---------------------------------------------------------------------|-------------------|----------------------------|-----------------|
| Existing Woodland                                                   | 63.85             | 9.34                       |                 |
| Woodland Conservation Threshold (NTA) =                             | 19.82%            | 43.88                      |                 |
| Smaller of a or b                                                   | 19.84             |                            |                 |
| Woodland above WCT                                                  | 18.12             | 0.25                       | 0.00            |
| Smaller of d or e                                                   | 18.12             |                            |                 |
| Cleaning above WCT (0.25 - 1) replacement requirement               | 4.53              |                            |                 |
| Cleaning below WCT (2.1 replacement requirement)                    | 0.00              |                            |                 |
| Afforestation Threshold (AFT) =                                     | 15.00%            | 0.00                       |                 |
| Off-site Mitigation being provided on this property                 | 0.00              |                            |                 |
| Woodland Conservation Required                                      | 48.67             |                            |                 |
| Woodland Conservation Provided (acres)                              | 45.28             |                            |                 |
| Woodland Preservation                                               | 0.75              |                            |                 |
| Afforestation / Reforestation                                       | 0.00              |                            |                 |
| Area approved for less-mitigation                                   | 0.00              |                            | \$0.00          |
| Credits for Off-site Mitigation on another property                 | 0.00              |                            |                 |
| Off-site Mitigation (preservation) being provided on this property  | 0.00              |                            |                 |
| Off-site Mitigation (afforestation) being provided on this property | 0.00              |                            |                 |
| Total Woodland Conservation Provided                                | 50.03             |                            |                 |
| Area of woodland not cleared                                        | 45.71 acres       |                            |                 |
| Woodland retained not part of requirements:                         | 0.43 acres        |                            |                 |



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

| DATE     | BY      | DATE     | BY      |
|----------|---------|----------|---------|
| 12/15/06 | K. STAZ | 12/15/06 | K. STAZ |
| 12/15/06 | K. STAZ | 12/15/06 | K. STAZ |
| 12/15/06 | K. STAZ | 12/15/06 | K. STAZ |
| 12/15/06 | K. STAZ | 12/15/06 | K. STAZ |

| GLWGUTSCHICK LITTLE & WEBER, P.A.                                                                                                                                                                                                                | DATE     | REVISION                                                 | BY  | APPR |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------|-----|------|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3909 NATIONAL DRIVE - SUITE 200 - BURNING WOOD OFFICE PARK<br>BURNING WOOD, MARYLAND 20848<br>TEL: 301-421-4024 FAX: 301-880-1200 OR FAX: 301-880-2524 FAX: 301-421-4166 | 08/09/13 | UPDATED PLANS PER PRINCE GEORGES COUNTY LANDSCAPE MANUAL | KAB | KAF  |
|                                                                                                                                                                                                                                                  | 06/06/06 | REVISED PER M-NCPPC COMMENTS                             | HKJ | KAF  |
|                                                                                                                                                                                                                                                  | 02/07/06 | TOP PLAN REVISION #1                                     | HKJ | 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

| TYPE II TREE CONSERVATION DETAILS, NOTES & SCHEDULE                                                                                            | SCALE      | ZONING         | G. L. W. FILE NO. |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|-------------------|
| MARLBORO RIDING<br>LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-49, BLOCK "D"<br>Parcels A-Q, R-Z, AA, BB, YY & ZZ | NTS        | CLUSTER        | 13023             |
|                                                                                                                                                | DATE       | TAX MAP - GRID | SHEET             |
|                                                                                                                                                | JULY, 2004 | 101-A1, 101-F1 | 25 OF 30          |

WELLWOOD ELECTION DISTRICT NO. 15 PRINCE GEORGE'S COUNTY, MARYLAND



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by the Planning Board, is designed  
or the District Council.

M-NCPPC  
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

Qualifying Professional Certification

This plan complies with the requirements of Subtitle 25 and  
the Maryland Professional Land Surveyors Act of 1996.

LANDSCAPE ARCHITECT

10/5/15

DATE

Kevin Foster

Gutierrez

807 West

Burtonsville, MD 20814

Ph: (301) 421-4424

Email: kfoster@gnppa.com

M-NCPPC

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

APPROVAL

TREE CONSERVATION PLAN

TCPII 105 / 04

APPROVED BY

1

2

3

4

5

6/7/05

12/15/06

12/3/13

10/6/15

| GLWGUTSCHICK LITTLE & WEBER, P.A.                                         |                                       |     |       |
|---------------------------------------------------------------------------|---------------------------------------|-----|-------|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS      |                                       |     |       |
| 3809 NATIONAL DRIVE - SUITE 200 - BURTENVILLE OFFICE PARK                 |                                       |     |       |
| BURTENVILLE, MARYLAND 20866                                               |                                       |     |       |
| TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 |                                       |     |       |
| 11/10/06                                                                  | REVISED COMMUNITY BUILDING            | RLG | KAF   |
| 02/01/08                                                                  | TOP PLAN REVISION #1                  | HKJ | KAF   |
| 04/22/08                                                                  | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |       |
| 10.8.04                                                                   | REVISED PER M-NCPPC COMMENTS          | KAF |       |
| DATE                                                                      | REVISION                              | BY  | APP'D |

PREPARED FOR/OWNER:  
SM WATERFORD ESTATES, LLC  
11111 SUNSET HILLS ROAD  
SUITE 200  
RESTON, VA 20190  
ATTN: MR. DAVID W. DUOGAR  
TEL: (703) 964-9000

RECREATION AREA DETAILS  
**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  
WELLWOOD ELECTION DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND

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

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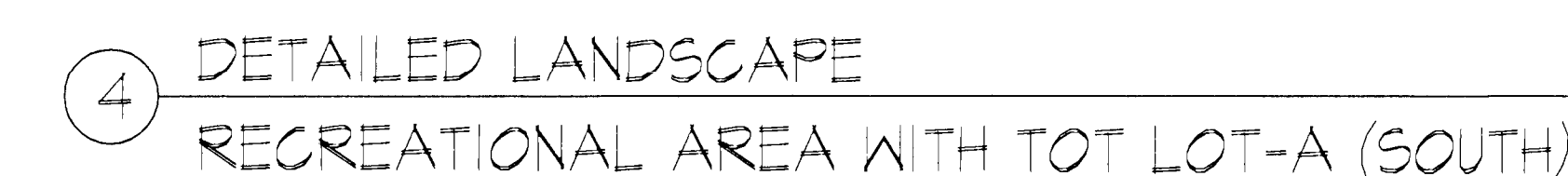




|                                                    |
|----------------------------------------------------|
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|                                                    |
| CALL TOLL FREE<br>1-800-257-7777                   |

| M - NCPPC                                  |                            |
|--------------------------------------------|----------------------------|
| PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT |                            |
| APPROVAL                                   |                            |
| TREE CONSERVATION PLAN                     |                            |
| TCPIL 105 / 04                             |                            |
| APPROVED BY                                | DATE                       |
|                                            | JL STASZ 6/7/05            |
| 01                                         | K SHOLLARS 5/3/06          |
| 02                                         | C SCHNEIDER 2/3/13         |
| 03                                         | <i>[Signature]</i> 12/3/15 |
| 04                                         |                            |
| 05                                         |                            |

|                                                                                                                                                                                                                                                                                           |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p><b>THIS BLOCK IS FOR<br/>OFFICIAL USE ONLY</b></p> <p>QR label certifies that this plan<br/>meets conditions of final approval<br/>by the Planning Board. To designate<br/>or the District Council.</p>                                                                                |  |
| <p><b>M-NCPPC</b></p> <p><b>APPROVAL</b></p> <hr/> <p><b>PROJECT NAME: MARLBORO RIDING</b></p> <p><b>PROJECT NUMBER: DSP-040437</b></p> <p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.<br/>Revision numbers must be included in the Project Number</i></p> |                                                                                     |



SCALE: 1" = 20'

Qualified Professional Certification

This plan complies with the current requirements of Subtitle 25 and the Maryland Department of Transportation Technical Manual.

**LOUIS CAPE ARCHITECT**  
807

1605/15

Kevin Foster  
Gutierrez  
Bryant  
Ph(202) 426-4836  
E-mail: kfoster@gmpana.com

DATE

**THE MARYLAND STATE**  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

42-14-86

|                                                                          |  |  |  |           |                                       |          |          |     |       |
|--------------------------------------------------------------------------|--|--|--|-----------|---------------------------------------|----------|----------|-----|-------|
| <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b>                             |  |  |  |           |                                       |          |          |     |       |
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS     |  |  |  | 08/05/15  | REVISED LANDSCAPE                     |          |          | KAF | KAF   |
| 3009 ANDRUS DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK                 |  |  |  | 10/25/13  | REVISED PER COMMENTS                  |          |          | KAF | KAF   |
| BURTONSVILLE, MARYLAND 20866                                             |  |  |  | 02/01/06  | TOP PLAN REVISION #1                  |          |          | HKJ | KAF   |
| TEL: 301-421-4024 BALT: 301-880-1820 FAX: 301-880-2524 FAX: 301-421-4196 |  |  |  | 04/22/05  | REVISED PER DISTRICT COUNCIL COMMENTS |          |          | KAF |       |
|                                                                          |  |  |  | 10.8.04   | REVISED PER M-NOPPC COMMENTS          |          |          | KAF |       |
| L:\CADD\SRAMVOS\13003\PLANS BY GLW\TOP\13023\27.dwg                      |  |  |  | DES. SEA. | DRN. SEA.                             | CHK. KAF | REVISION |     |       |
|                                                                          |  |  |  | DATE      |                                       |          |          | 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 DETAILS                                                                                                                                                                       |                                  |
| <p><b>MARLBORO RIDING</b></p> <p><b>LOTS 1-91, BLOCK "A", LOTS 1-46, BLOCK "B", LOTS 1-11, BLOCK "C", LOTS 1-149, BLOCK "D"</b></p> <p><b>Parcels A-Q, R-Z, AA, BB, YY &amp; ZZ</b></p> |                                  |
| MILLWOOD ELECTION DISTRICT No. 15                                                                                                                                                       | PRINCE GEORGE'S COUNTY, MARYLAND |

|            |                |                   |
|------------|----------------|-------------------|
| SCALE      | ZONING         | G. L. W. FILE NO. |
| AS SHOWN   | R-R<br>CLUSTER | 13023             |
| DATE       | TAX MAP - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 27 OF 30          |





### DETAIL - PLAY STRUCTURE

### DETAIL - PLAY STRUCTURE

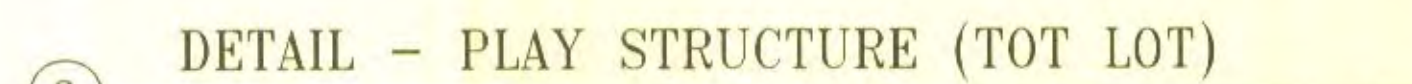
14 PLAY AREA SIDEWALK - EDGING



### DETAIL - PLAY STRUCTURE

### DETAIL - PLAY STRUCTURE

15 PICNIC AREA EDGING



DETAIL - PLAY STRUCTURE (PRE-TEEN LOT)

#### 4 DETAIL - PLAY STRUCTURE

8' HANDICAPPED ACCESSIBLE PICNIC TABLE

5 6' ANGLE LEG BENCH

19 DELUXE PARK GRILL

11 TRASH RECEPTACLE

16 CONCRETE STAIR SECTION W/ HANDRAIL  
SCALE: 1/2" = 1' - 0"



| M-NCPPC<br>PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT<br>APPROVAL<br>TREE CONSERVATION PLAN<br>TCPH/ 105 / 04 |                      |          |
|---------------------------------------------------------------------------------------------------------------|----------------------|----------|
|                                                                                                               | APPROVED BY          | DATE     |
|                                                                                                               | JL STASZ             | 6/7/05   |
| 01                                                                                                            | K SHOULARS           | 12/15/06 |
| 02                                                                                                            | C SCHNEIDER          | 12/3/13  |
| 03                                                                                                            | <i>Quint S. Dill</i> | 10/16/15 |
| 04                                                                                                            |                      |          |
| 05                                                                                                            |                      |          |

|          |                                       |  |      |        |
|----------|---------------------------------------|--|------|--------|
|          |                                       |  |      |        |
|          |                                       |  |      |        |
|          |                                       |  |      |        |
| 11/10/06 | REVISED STAIR SECTION                 |  | R/LC | KAF    |
| 02/05/06 | TOP PLAN REVISION #1                  |  | H/KJ | KAF    |
| 04/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS |  | KAF  |        |
| 10.8.04  | REVISED PER M-NOPPC COMMENTS          |  | KAF  |        |
| DATE     | REVISION                              |  | BY   | APP R: |

|             |                |          |
|-------------|----------------|----------|
| AS SHOWN    | R-R<br>CLUSTER | 13023    |
| DATE        | TAX MAP - GRID | SHEET    |
| MAY 1, 2004 | 101 11 101 51  | 00 05 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 grades, nursery grown in accordance with good horticultural practice and grown under climatic conditions similar to those in the locality of the project. Plants shall be those given in the latest edition of **Standard Plant Names**, American Joint Committee on Horticultural Nomenclature.
- 2) Plants shall be sound, vigorous, and healthy, well-branched and densely foliated when in leaf. They shall be free of cuts and 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 an insecticide immediately before being dug to firm the leaves, branches and tags.
- 3) Shade trees with broken, damaged or multiple leaders will be rejected.
- 4) Baled 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 full to the ground and heavily branched. Shrubs shall have a spread of at least 18". No bare-root 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 coated 3/4" diameter rubber hose or tyon wrapping at least 1 1/2" wide or polypropylene chain loop 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) Stake 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. B.2). Only planting mix shall be used to backfill the planting pits and beds.
  - c) Set plants so that the root-ball rests on firm ground and the root crown is 3" to 4" higher than the surrounding grade. Backfill with planting mix and tamp lightly in eight inch (8") increments. Water thoroughly to eliminate air pockets in the backfill. Remove all materials other than untreated burlap, jute twine and wire baskets from the top 1/3 of the pit. Complete backfilling with planting mix to bring soil level to surrounding grade.
  - d) Protect plants at all times from sun and drying winds. Plants that cannot be planted immediately shall be kept in the shade, well protected with topsoil, peat moss, or other acceptable 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 pit 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) Grassed 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.

### 1.4 Plant Substitutions

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

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

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

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

### 1.5 Certification of Plant Materials

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

### 1.6 Maintenance

- a) All landscaping, buffering and screening shall be maintained in a healthy condition. Failure to maintain or to replace dead or diseased material shall constitute a zoning violation and shall be subject to the penalty provisions set forth in Section 28, Division 1, of the County Code.

| Lot 1 Block 'A' / Lots 1-52 Block 'D'                                                                           |                                                                |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>SCHEDULE 4-1-1</b><br>Residential Requirements for One-Family Detached Lots                                  |                                                                |
| 1. Lot size range:                                                                                              | 3,500-3,850 square feet                                        |
| 2. Number of lots:                                                                                              | 52 lots                                                        |
| 3. Total number of trees required per lot:                                                                      | 3 shade trees/lot<br>2 ornamental or evergreen trees           |
| 4. Total number of trees provided:                                                                              | 156 shade trees<br>104 ornamental trees<br>104 evergreen trees |
| 5. Number of shade trees required per lot to be located on the south or west side of the residential structure: | 2 shade trees<br>1 ornamental/evergreen tree<br>1 shade tree   |
| 6. Total number of shade trees provided on the south or west side of structures:                                | 104 shade trees                                                |
| 7. Number of trees required per lot to be located in the front yard:                                            | 1 ornamental/evergreen tree                                    |
| 8. Total number of trees provided in front yards:                                                               | 52 ornamental/evergreen trees                                  |

| Schedule 4-2-1<br>Requirements for Landscaping Strips Along Streets (Median, Minor Lane) |                                                                   |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Linear feet of street frontage, excluding driveway entrances: 320 L.F.                   |                                                                   |
| 1. General Plan Designation:                                                             | X Developing Tier<br>Developed Tier, Corridor Road or Center      |
| 2. Option Selected:                                                                      | 1, 2, 3, or 4 _____ or 2 _____                                    |
| 3. Is there a boulevard or boulevard-like character to the property?                     | X Yes _____ No _____                                              |
| 4. Number of plants required:                                                            | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 5. Total number of trees provided:                                                       | 4 shade trees<br>2 ornamental/evergreen trees<br>25 shrubs        |

| Schedule 4-3-1<br>Parking Lot Perimeter Landscaping Strip for Parking Lots 1,000 Square Feet or Larger |                                                                   |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Linear feet of street frontage, excluding driveway entrances: 320                                      |                                                                   |
| 1. General Plan Designation:                                                                           | Developed Tier, Corridor Road or Center                           |
| 2. Option Selected:                                                                                    | 2, or 3 _____ or 2 _____ or 2 _____                               |
| 3. Width of perimeter strip required:                                                                  | 5 feet _____ 5 feet _____                                         |
| 4. Width of perimeter strip provided:                                                                  | 5 feet _____ 5 feet _____                                         |
| 5. Plant material required:                                                                            | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 6. Total plant material provided:                                                                      | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

| Schedule 4-3-2<br>Interior Planting for Parking Lots 1,000 Square Feet or Larger |                                                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Parking Lot Area: 4,500 square feet                                              |                                                                   |
| 1. General Plan Designation:                                                     | Developed Tier, Corridor Road or Center                           |
| 2. Option Selected:                                                              | 2, or 3 _____ or 2 _____ or 2 _____                               |
| 3. Width of perimeter strip required:                                            | 5 feet _____ 5 feet _____                                         |
| 4. Width of perimeter strip provided:                                            | 5 feet _____ 5 feet _____                                         |
| 5. Plant material required:                                                      | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 6. Total plant material provided:                                                | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

| Schedule 4-4-1<br>Buffering Residential Development from Streets      |                                                                   |
|-----------------------------------------------------------------------|-------------------------------------------------------------------|
| Name of street adjacent to rear yard: Block 'A' / Lots 1-52 Block 'D' |                                                                   |
| 1. Type of street adjacent to rear yard:                              | Developed Tier, Corridor Road or Center                           |
| 2. Width of street frontage required:                                 | 3,500 feet                                                        |
| 3. Width of street frontage provided:                                 | 3,500 feet                                                        |
| 4. Minimum width of required buffer:                                  | 5 feet                                                            |
| 5. Percentage of required buffer strip occupied by existing trees:    | 25% X Yes _____ No _____                                          |
| 6. Percentage of required buffer strip occupied by existing trees:    | 25% X Yes _____ No _____                                          |
| 7. Number of plants required:                                         | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 8. Total number of plants provided:                                   | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

| Schedule 4-4-2<br>Buffering Residential Development from Special Roadways |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| Name of special roadway: Block 'A' / Lots 1-52 Block 'D'                  |                                                                   |
| 1. Type of special roadway:                                               | Developed Tier, Corridor Road or Center                           |
| 2. Width of street frontage required:                                     | 3,500 feet                                                        |
| 3. Width of street frontage provided:                                     | 3,500 feet                                                        |
| 4. Minimum width of required buffer:                                      | 5 feet                                                            |
| 5. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 6. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 7. Number of plants required:                                             | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 8. Total number of plants provided:                                       | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

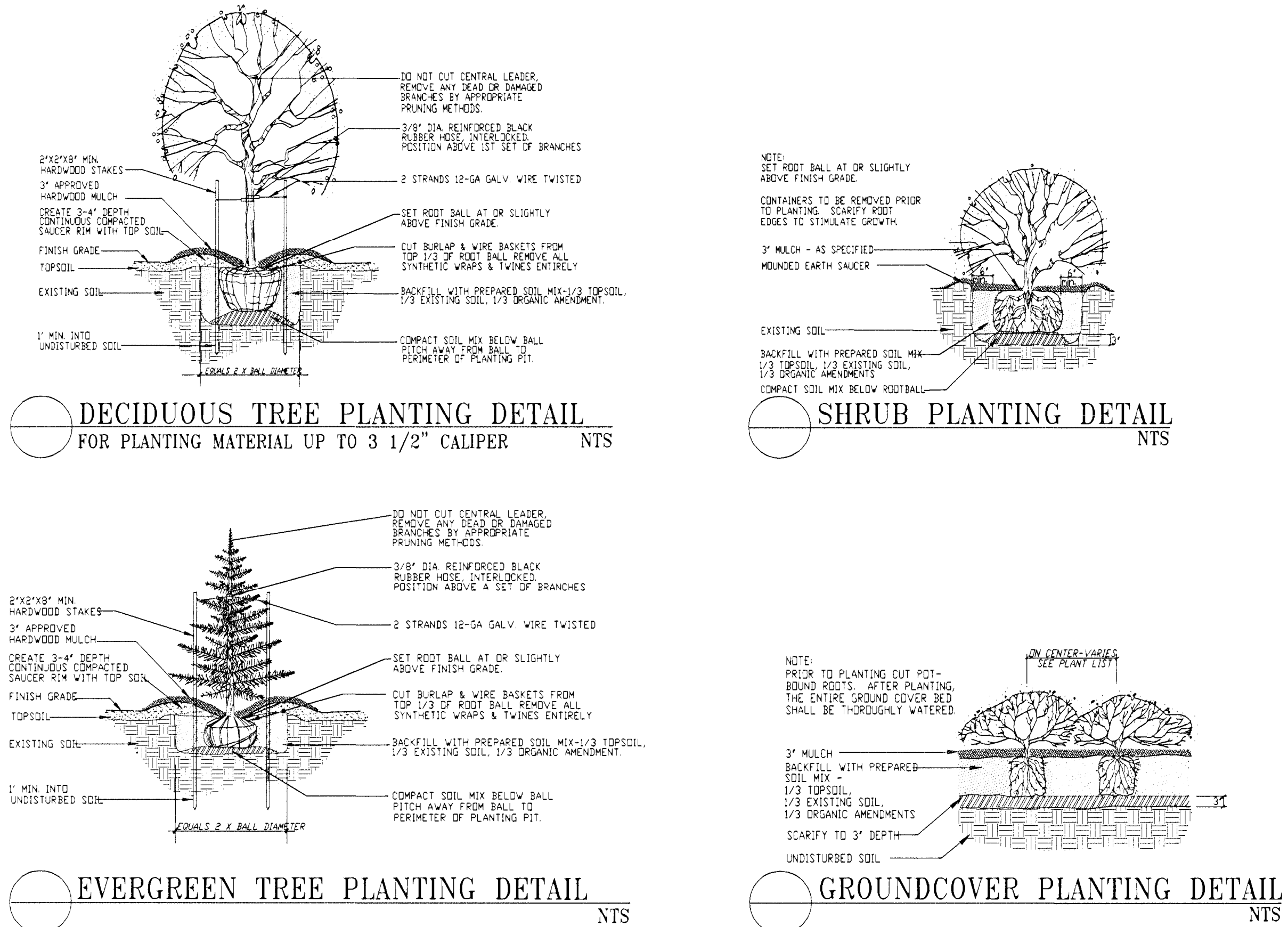
| Schedule 4-4-3<br>Buffering Residential Development from Special Roadways |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| Name of special roadway: Block 'A' / Lots 1-52 Block 'D'                  |                                                                   |
| 1. Type of special roadway:                                               | Developed Tier, Corridor Road or Center                           |
| 2. Width of street frontage required:                                     | 3,500 feet                                                        |
| 3. Width of street frontage provided:                                     | 3,500 feet                                                        |
| 4. Minimum width of required buffer:                                      | 5 feet                                                            |
| 5. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 6. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 7. Number of plants required:                                             | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 8. Total number of plants provided:                                       | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

| Schedule 4-4-4<br>Buffering Residential Development from Special Roadways |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| Name of special roadway: Block 'A' / Lots 1-52 Block 'D'                  |                                                                   |
| 1. Type of special roadway:                                               | Developed Tier, Corridor Road or Center                           |
| 2. Width of street frontage required:                                     | 3,500 feet                                                        |
| 3. Width of street frontage provided:                                     | 3,500 feet                                                        |
| 4. Minimum width of required buffer:                                      | 5 feet                                                            |
| 5. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 6. Percentage of required buffer strip occupied by existing trees:        | 25% X Yes _____ No _____                                          |
| 7. Number of plants required:                                             | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |
| 8. Total number of plants provided:                                       | 4 shade trees<br>2 shrubs<br>25-foot-wide strip of existing trees |

## PLANT LIST LANDSCAPE QUANTITIES TO BE VERIFIED BY THE LANDSCAPE CONTRACTOR.

| SYMBOL                  | QTY. | NAME (SCIENTIFIC/COMMON)                 | SIZE                        | CONT.     | COMMENTS               | NATIVE |
|-------------------------|------|------------------------------------------|-----------------------------|-----------|------------------------|--------|
| <b>DECIDUOUS TREES</b>  |      |                                          |                             |           |                        |        |
| AR                      | 45   | Acer rubrum 'Red Sunset'                 | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| AS                      | 77   | Acer saccharum 'Green Mountain'          | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| BN                      | 81   | Betula nigra 'Heritage'                  | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| CT                      | 81   | Cornus alternifolia                      | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | -      |
| GT                      | 42   | Gleditsia triacanthos                    | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | -      |
| PO                      | 85   | Platanus x acerifolia                    | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| QP                      | 88   | Quercus prinus                           | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| QL                      | 51   | Quercus palustris                        | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| QR                      | 52   | Quercus rubra                            | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| SJ                      | 41   | Sophora japonica 'Regent'                | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| TC                      | 24   | Tilia cordata 'Greenspire'               | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | Native |
| ZS                      | 38   | Zelkova serrata 'Green Vase'             | 2 1/2-3" Cal.<br>12-14' ht. | B&B       | Branch ht. 6' min.     | -      |
| <b>ORNAMENTAL TREES</b> |      |                                          |                             |           |                        |        |
| AC                      | 28   | Amelanchier canadensis                   | 7-9' Ht.                    | B&B       | Multistem-min. 3 stems | Native |
| AG                      | 27   | Acer griseum                             | 1 1/2-1 3/4" Cal.           | B&B       | Branch ht. 4' min.     | -      |
| AP                      | 15   | Acer palmatum                            | 1 1/2-1 3/4" Cal.           | B&B       | Branch ht. 4' min.     | -      |
| CC                      | 53   | Cercis canadensis                        | 7-9' Ht.                    | B&B       | Multistem-min. 3 stems | Native |
| CI                      | 0    | Cornus caroliniana                       | 7-9' Ht.                    | B&B       | Branch ht. 4' min.     | Native |
| CK                      | 22   | Cornus kousa                             | 7-9' Ht.                    | B&B       | Multistem-min. 3 stems | -      |
| CP                      | 16   | Cornus phaeocarpa '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   | Lagerstremia indica 'Tuscarora'          | 7-9' Ht.                    | B&B       | Multistem-min. 3 stems | -      |
| MS                      | 37   | Magnolia stellata 'Royal Star'           | 7-9' Ht.                    | B&B       | Multistem-min. 3 stems | Native |
| PK                      | 32   | Pinus strobus                            | 7-9' Ht.                    | B&B       | Branch ht. 4' min.     | -      |
| SA                      | 5    | Styrax japonicus                         | 1 1/2-1 3/4" Cal.           | B&B       | Branch ht. 4' min.     | -      |
| <b>EVERGREEN TREES</b>  |      |                                          |                             |           |                        |        |
| AB                      | 40   | Abies concolor                           | 7-8' Ht.                    | B&B       | -                      | -      |
| CG                      | 88   | Cedrus atlantica 'Glauca'                | 7-8' Ht.                    | B&B       | -                      | -      |
| CL                      | 85   | Cupressus arborescens 'Leylandii'        | 7-8' Ht.                    | B&B       | -                      | -      |
| IO                      | 96   | Ilex opaca                               | 7-8' Ht.                    | B&B       | -                      | Native |
| PA                      | 69   | Picea abies                              | 7-8' Ht.                    | B&B       | -                      | -      |
| PS                      | 68   | Pinus strobus                            | 7-8' Ht.                    | B&B       | -                      | Native |
| TO                      | 65   | Taxus canadensis                         | 7-8' Ht.                    | B&B       | -                      | Native |
| <b>SHRUBS</b>           |      |                                          |                             |           |                        |        |
| AA                      | 96   | Aronia arbutifolia 'Brilliantissima'     | 24-36" Ht.                  | Cont.     | -                      | -      |
| AZ                      | 113  | Azalea 'Delaware Valley White'           | 18-24" Ht.                  | Cont.     | -                      | Native |
| AP                      | 21   | Azalea 'Pink Cascade'                    | 18-24" Ht.                  | Cont.     | -                      | Native |
| AM                      | 38   | Azalea 'Mother's Day'                    | 18-24" Ht.                  | Cont.     | -                      | Native |
| AS                      | 10   | Azalea 'Sherwood'                        | 18-24" Ht.                  | Cont.     | -                      | Native |
| BT                      | 63   | Berberis thunbergii 'Crimson Pygmy'      | 18-24" Ht.                  | Cont.     | -                      | -      |
| BTA                     | 93   | Berberis thunbergii 'Atropurpurea'       | 18-24" Ht.                  | Cont.     | -                      | -      |
| CA                      | 72   | Clethra alnifolia                        | 24-36" Ht.                  | B&B/Cont. | -                      | Native |
| HH                      | 57   | Hypericum x Hidcote                      | 18-24" Ht.                  | Cont.     | -                      | Native |
| HQ                      | 78   | Hydrangea quercifolia                    | 24-36" Ht.                  | B&B/Cont. | -                      | -      |
| IO                      | 122  | Ilex glabra 'Shamrock'                   | 24-36" Ht.                  | Cont.     | -                      | Native |
| IT                      | 14   | Itea virginica                           | 24-36" Ht.                  | B&B/Cont. | -                      | Native |
| IV                      | 56   | Ilex verticillata 'Red Sprite'           | 24-36" Ht.                  | B&B/Cont. | -                      | Native |
| VP                      | 104  | Myrica pennsylvanica                     | 3'-4' Ht.                   | B&B/Cont. | -                      | Native |
| SB                      | 69   | Spiraea x bumalda 'Anthony Waterer'      | 18-24" Ht.                  | B&B/Cont. | -                      | Native |
| TM                      | 57   | Taxus x media 'Densiformis'              | 24-36" Ht.                  | B&B/Cont. | -                      | -      |
| VP                      | 59   | Viburnum alatum 'Shasta'                 | 3'-4' Ht.                   | B&B/Cont. | -                      | -      |
| VR                      | 49   | Viburnum rhytidophyllum                  | 3'-4' Ht.                   | B&B/Cont. | -                      | -      |
| <b>GRASSES</b>          |      |                                          |                             |           |                        |        |
| MSP                     | 20   | Miscanthus sinensis 'Purpureascens'      | 1 gal.                      | CONT.     | -                      | -      |
| PA                      | 13   | Pennisetum alopecuroides 'Japonicum'     | 1 gal.                      | CONT.     | -                      | -      |
| PW                      | 61   | Pennisetum alopecuroides 'Wesenbergland' | 1 gal.                      | CONT.     | -                      | -      |
| <b>PERENNIALS</b>       |      |                                          |                             |           |                        |        |
| CO                      | 381  | Coreopsis grandiflora                    | 1 gal.                      | CONT.     | Yellow Flowers         | -      |
| CR                      | 151  | Coreopsis rosea 'American Dream'         | 1 gal.                      | CONT.     | Pink Flowers           | -      |
| CZ                      | 330  | Coreopsis verticillata 'Zagreb'          | 1 gal.                      | CONT.     | White Flowers          | Native |
| HC                      | 194  | Hypericum polycolyum                     | 1 gal.                      | CONT.     | Yellow Flowers         | Native |
| HRV                     | 176  | Hemerocallis 'Red Volunteer'             | 1 gal.                      | CONT.     | Red Flowers            | -      |
| HLS                     | 82   | Hemerocallis 'Lavender Sky'              | 1 gal.                      | CONT.     | Lavender Flowers       | -      |
| HJF                     | 81   | Hemerocallis 'Jimmy Fry'                 | 1 gal.                      | CONT.     | Orange Flowers         | -      |
| LM                      | 71   | Lilium 'Muscari Majestic'                | 1 gal.                      | CONT.     | Purple Flowers         | -      |
| LS                      | 72   | Lilium 'Silver Dragon'                   | 1 gal.                      | CONT.     | White Flowers          | -      |
| RF                      | 173  | Rudbeckia fulgida 'Goldsturm'            | 1 gal.                      | CONT.     | Yellow Flowers         | Native |
| SG                      | 134  | Salvia greggii                           | 1 gal.                      | CONT.     | Scarlet Red Flowers    | -      |
| ST                      | 72   | Salvia officinalis 'Tricolor'            | 1 gal.                      | CONT.     | Tricolored Leaves      | -      |
| SV                      | 161  | Salvia verticillata 'Purple Rain'        | 1 gal.                      | CONT.     | White Flowers          | -      |
| <b>SEASONAL COLOR</b>   |      |                                          |                             |           |                        |        |
| COLOR A                 | 28   | YELLOW                                   |                             |           |                        |        |
| COLOR B                 | 48   | PURPLE                                   |                             |           |                        |        |
| COLOR C                 | 28   | RED                                      |                             |           |                        |        |
| COLOR D                 | 48   | WHITE                                    |                             |           |                        |        |

NOTE: All of the lots in the southern portion of Marlboro Riding Property, except Lot 1 Block 'A', were constructed and landscaped 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                  |                                 |
| Number of Lots:                   | 297                             |
| Number of Trees Required per Lot: | 3-Shade, 2-Ornamental/Evergreen |
| Total Number of Trees Required:   | 891                             |
| Shade Trees:                      | 594                             |
| Ornamental Trees:                 | 407                             |

## Parks and Recreation Facilities-Guidelines

|                                        |    |
|----------------------------------------|----|
| Recreational Areas                     |    |
| Number of Tot Lots:                    | 2  |
| Number of Pre-Ten Lots:                | 2  |
| Number of Sitting Areas:               | 2  |
| Number of Picnic Areas:                | 1  |
| Total Number of Trees/Plants Required: | 0  |
| Shade Trees:                           | 0  |
| Ornamental Trees:                      | 15 |

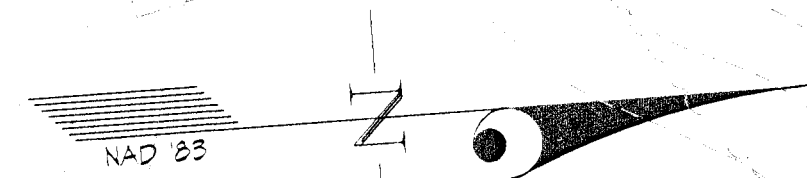
NOTE: All of the lots in the southern portion of Marlboro Riding property, except Lot 1 Block 'A', were constructed and landscaped prior to the enactment of the 2010 Landscape Manual and are in conformance with the requirements of the 1999 Landscape Manual.

## Section 4.6 Buffering Residential Development from Streets

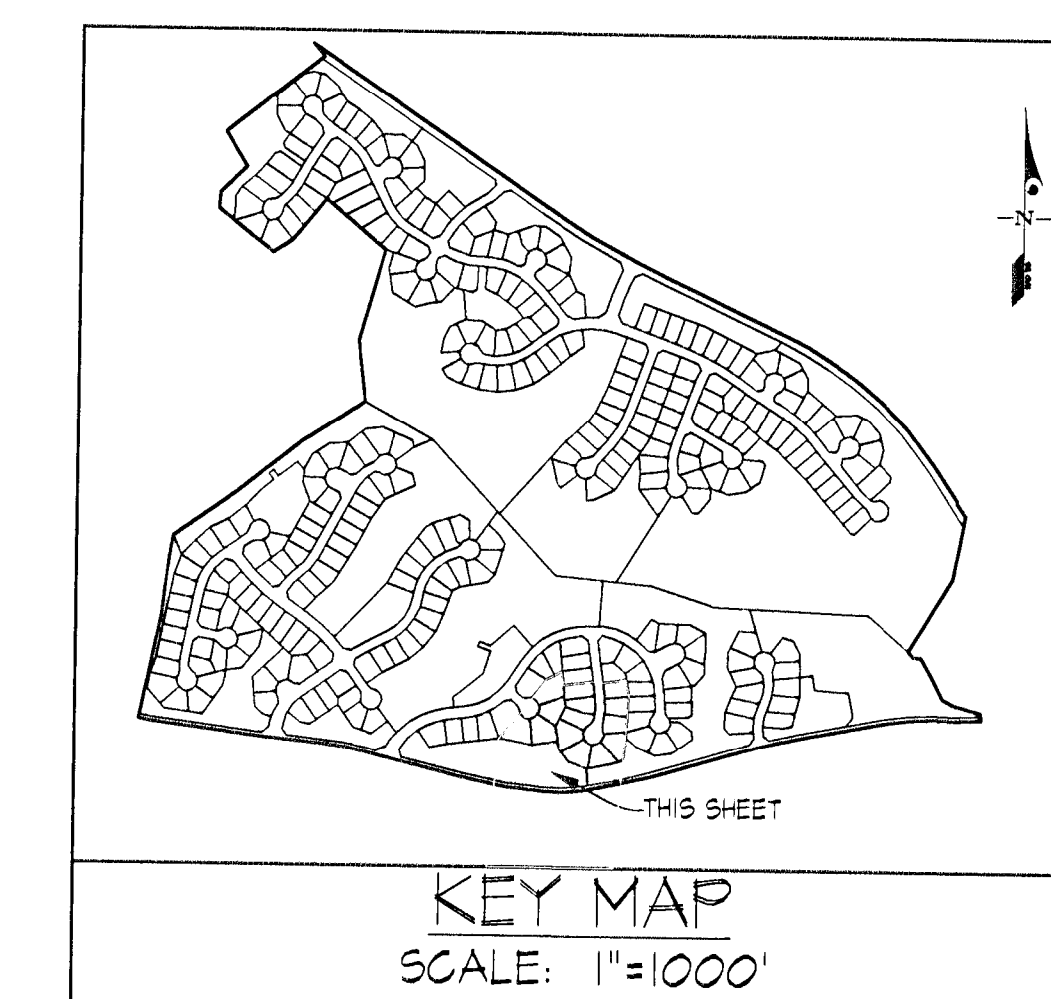
|                                                                    |                                  |
|--------------------------------------------------------------------|----------------------------------|
| RR Lots Block A (27-25) + 1 + (91-85)                              |                                  |
| RR Lots Block B (1-35)                                             |                                  |
| Roadway Classification Collector - Old Harbor Pike (MD 725)        |                                  |
| Width of Required Buffer:                                          | 35'                              |
| Linear Feet of Road Frontage:                                      | 3,153 L.F.                       |
| Number of Trees Required per 100 Linear Feet:                      | 4-Shade, 15-Evergreen, 30-Shrubs |
| Percentage of Required Buffer Strip occupied by Existing Woodland: | 3%                               |
| Linear Feet of 5' Buffer in Required Buffer Strip:                 | 1,568 L.F.                       |
| Total Number of Trees/Plants Required:                             | 91                               |
| Shade Trees:                                                       | 682                              |
| Ornamental/Evergreen Trees:                                        | 341                              |
| Shrubs:                                                            | 682                              |
| Total Number of Trees Provided:                                    | 98                               |
| Shade Trees:                                                       | 344                              |
| Ornamental/Evergreen Trees:                                        | 685                              |
| Shrubs:                                                            | 685                              |

| Tree Canopy Coverage Schedule for Sec. 25-128   |                   |                  |                      |
|-------------------------------------------------|-------------------|------------------|----------------------|
| Project Name:                                   | TCCPR:            | ORD Case #:      | Area (acres)         |
| Marlboro Riding                                 | 105/04            |                  |                      |
| Site Calculations:                              | Zone 1:           |                  | 232.48               |
|                                                 | Zone 2:           |                  |                      |
|                                                 | Zone 3:           |                  |                      |
|                                                 | Zone 4:           |                  |                      |
|                                                 | Total Acres:      |                  | 232.48               |
|                                                 |                   | TCC              |                      |
| Total Acres (gross acres)                       | % of TCC required | Required (Acres) | TCC Required (in SF) |
| 232.48                                          | 10.0%             | 23.25            | 1012683              |
| A. TOTAL ON-SITE W.C. PROVIDED (acres) =        | 49.13             | acres            | 2140028              |
| B. TOTAL AREA EXISTING TREES (non-W.C. acres) = | 0.00              | acres            | 0                    |
| C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =    |                   |                  | 0                    |
| D. TOTAL TREE CANOPY COVERAGE PROVIDED =        |                   |                  | 2140028              |
| E. TOTAL SQUARE FOOTAGE REQUIRED =              |                   |                  | 1012683              |
|                                                 |                   |                  | Requirement          |
|                                                 |                   |                  | \$300/feet           |





HISTORIC SITE  
78-000-23  
STRAWBERRY HILL



48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777



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

M-NCPPC  
APPROVAL

PROJECT NAME: MARLBORO RIDING

PROJECT NUMBER: DSP-04043-07

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

Qualified Professional Certification  
This plan complies with the requirements of Subtitle 28 and  
the Maryland and District of Columbia Uniform Code Manual.

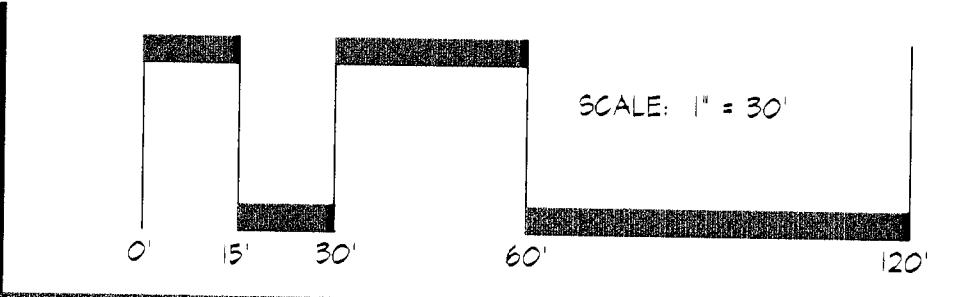
LANDSCAPE ARCHITECT  
K. ASHMORE FOSTER  
STATE OF MARYLAND  
10/5/15

| M-NCPPC<br>APPROVAL |          |
|---------------------|----------|
| APPROVAL            | DATE     |
| J. STASZ            | 6/7/05   |
| K. SHOLARS          | 12/15/06 |
| C. SCHNEIDER        | 12/15/15 |

\* FRONT BRL ESTABLISHED BY 15' 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  
3025 NATIONAL DRIVE - SUITE 200 - BIRTONVILLE OFFICE PARK  
BIRTONVILLE, MARYLAND, 20846  
TEL: 301-421-4024 FAX: 301-421-4186

| DATE     | REVISION                              | BY  | APPR |
|----------|---------------------------------------|-----|------|
| 12/04/07 | DETAILED SITE PLAN REVISION #3        | HKJ | KAF  |
| 02/07/08 | TOP PLAN REVISION #1                  | HKJ | KAF  |
| 04/22/05 | REVISED PER DISTRICT COUNCIL COMMENTS | KAF |      |
| 10/28/04 | 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) 964-6000

HISTORIC AREA PLAN  
MARLBORO RIDING  
LOTS 1-91, 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<br>CLUSTER | 13023             |
| DATE       | TAX MAP - GRID | SHEET             |
| JULY, 2004 | 101-A1,101-F1  | 30 OF 30          |