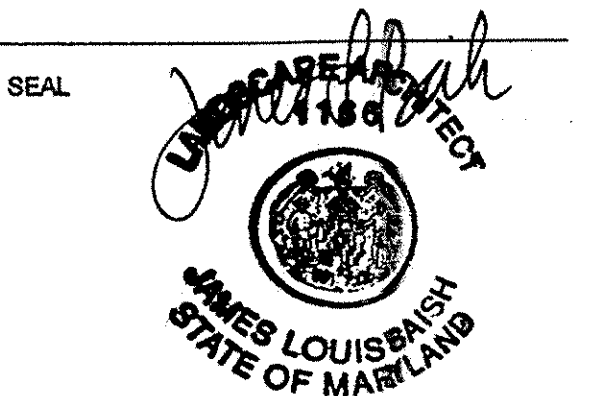


SUMMERWOOD
CLUSTER
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



SCALE

AS SHOWN

No.	DATE	BY	Description

DRAWN BY MDPB
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

TITLE

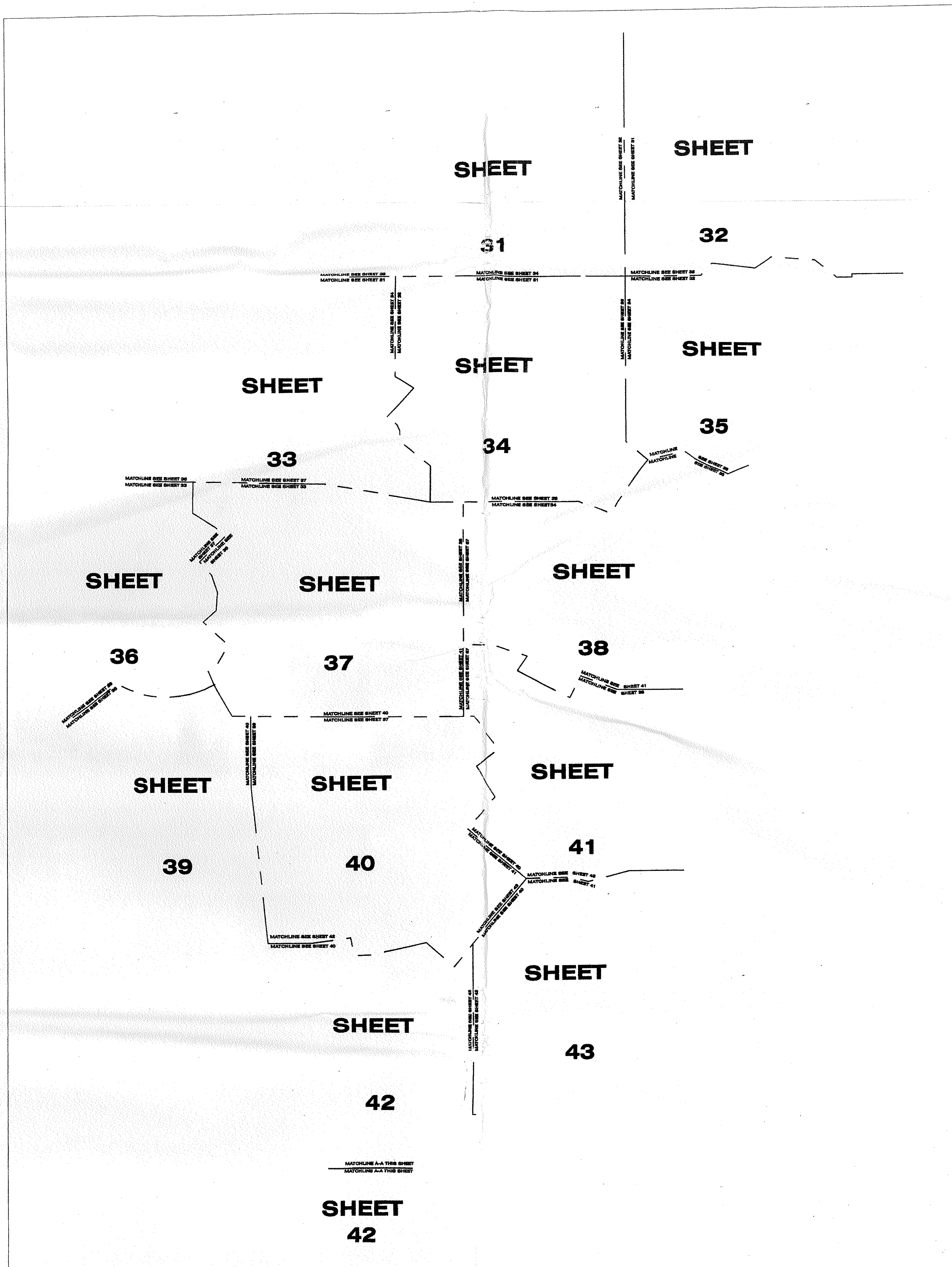
TCP II
PLAN
MATCHLINE
INDEX

APPROVE
PLAN

PROJECT NO. 83017
D SP 03030

INDEX

SHEET NO. 31 OF 44D



PLAN SHEET MATCHLINE INDEX

SCALE: N.T.S.

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
 TREE CONSERVATION PLAN
TCPII / 126 L 03
 Approved by _____ Date 10/13/04
 01 W. J. [Signature] 12/19/06
 02 L. [Signature]
 03 _____
 04 _____
 05 _____
 06 _____

**THE LAND
PLANNING
& DESIGN
GROUP
INC.**

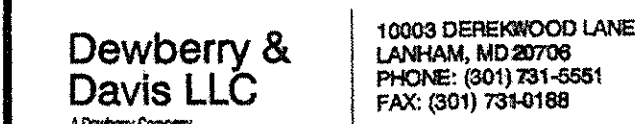
5300 WESTVIEW DRIVE
SUITE 100
FREDERICK, MD. 21701
(301)-695-6172
FAX (301)-695-6219

LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

LPDC

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

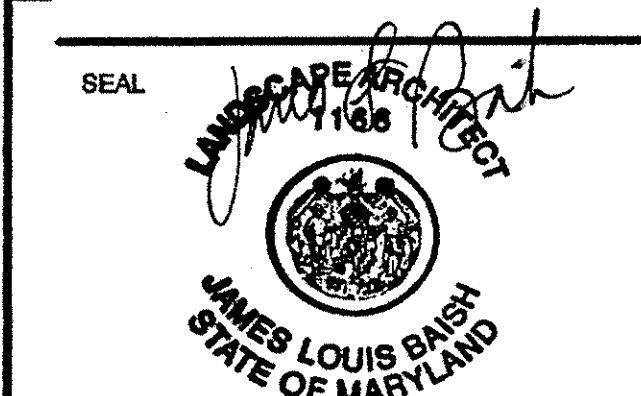
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OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20908
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO

BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 438-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE

1"=30'

0 30 60

3	01-09-04	JRG	M-NCPFC
2	10-09-03	MDPR	M-NCPFC
1	9-29-03	MDPR	M-NCPFC
No.	DATE	BY	Description

DRAWN BY	MDPR
APPROVED BY	JLB
CHECKED BY	JLB
DATE	APRIL 2003

TITLE

TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

31A

SHEET NO. 31A OF 44D



MATCHLINE SEE SHEET 32

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

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

APPROVAL
TREE CONSERVATION PLAN
TCPI # 126 1/103

Approved by _____ Date _____

01	JK 8/2/2	6/13/04
02	L. K. Smith	12/13/06
03		
04		
05		

THE LAND
PLANNING
& DESIGN
GROUP
INC.

8300 WESTVIEW DRIVE
SUITE 100
FREDERICK, MD. 21701
(301)-695-8172
FAX (301)-695-6219

LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

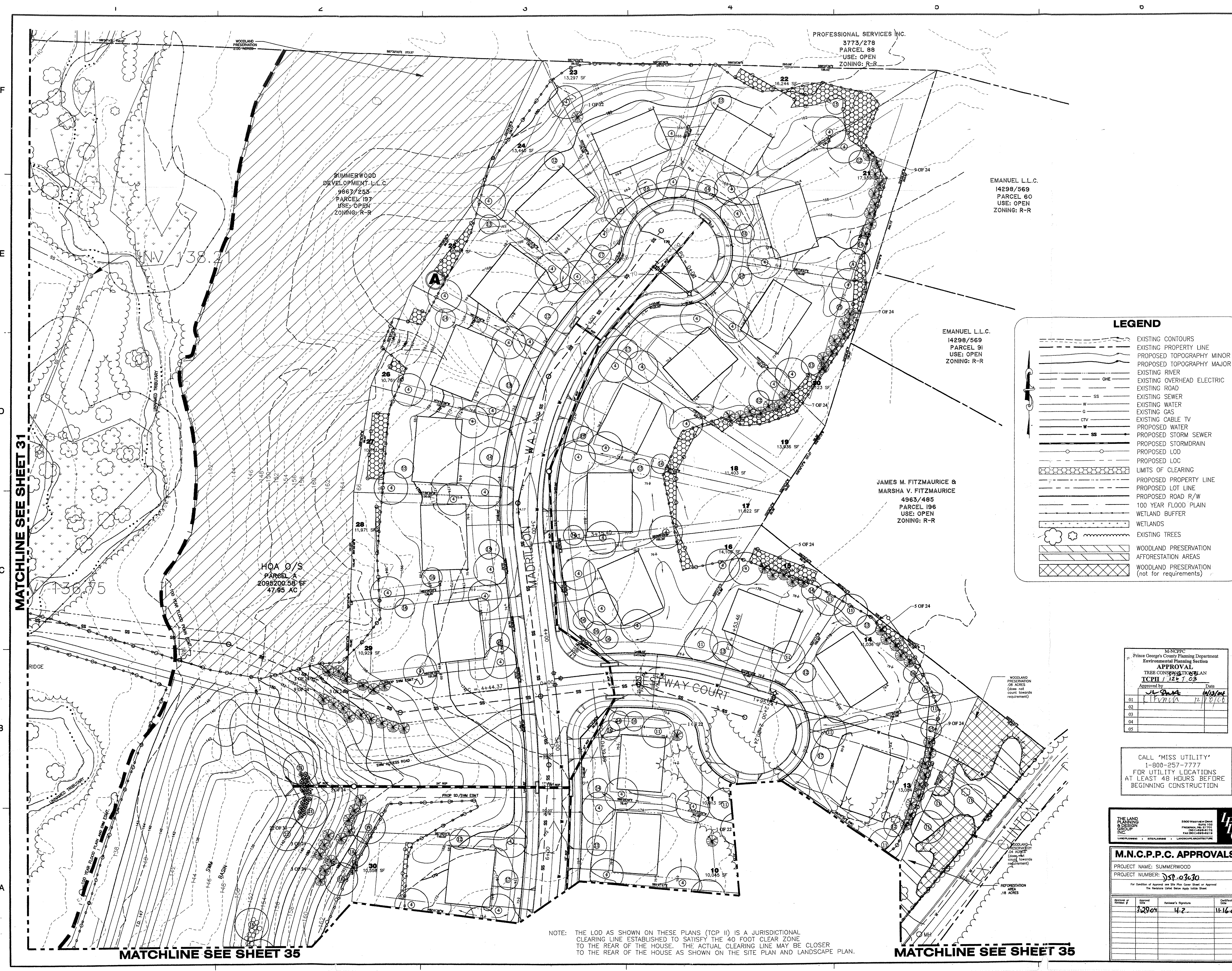
LPD
G

[illegible]

NOTE: THE LOT AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 34



MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 35

MATCHLINE SEE SHEET 35

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 12-1-03
Approved by: [Signature] Date: 6/13/04
01 [Signature] 12/18/06
02
03
04
05

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

THE LAND
PLANNING
& DESIGN
GROUP
INC.
3900 Westview Drive
Farmingdale, NY 11735
Tel: (516) 224-1100
Fax: (516) 224-1101
www.landplanning.com

M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: JSP-03630
For Decision of Approval see Site Plan Cover Sheet or Approval
The Following Listed Dates Apply to this Sheet

Approval #	Approval Date	Reviewer's Signature	Certification Date
12909	4-2	[Signature]	11-16-04

Dewberry & Davis LLC
10003 DEREKWOOD LANE
LANSHAM, MD 20708
PHONE: (301) 731-6661
FAX: (301) 731-0188

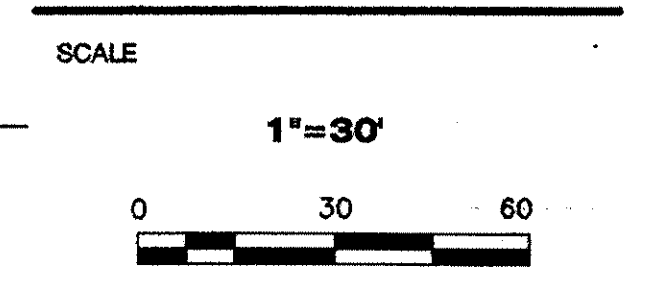
OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL: (301) 431-2400 FAX: (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04

SEAL
JAMES LOUIS BAISH
STATE OF MARYLAND

CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL: (301) 431-2400 FAX: (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC



No.	DATE	BY	Description
1	6-28-03	MDPR	M-NCPDC
2	10-09-03	MDPR	M-NCPDC
3	01-08-04	SSS	M-NCPDC
4	08-27-04	MDPR	M-NCPDC
5	10-15-04	MDPR	M-NCPDC

REVISIONS
DRAWN BY: MDPR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2003

TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

32

SHEET NO. 32 of 440

F
E
D
C
B
A



LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORMDRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION (18 ACRES) (does not count towards requirements)
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

Dewberry & Davis LLC
10003 DEREKWOOD LANE
LANHAM, MD 20706
PHONE: (301) 791-5551
FAX: (301) 731-0198

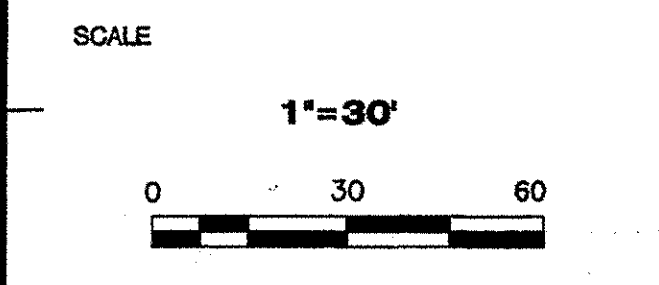
OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 406-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04

SEAL
JAMES LOUIS BISH
STATE OF MARYLAND

CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 406-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC



No.	DATE	BY	Description
1	12/15/06	JLB	12/15/06
2	12/15/06	JLB	12/15/06
3	12/15/06	JLB	12/15/06
4	12/15/06	JLB	12/15/06
5	12/15/06	JLB	12/15/06

REVISIONS

DRAWN BY MDPH
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

**TCP II
TREE
CONSERVATION
PLAN**

PROJECT NO. 83017

33

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

M-N-C-P-P-C
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 124703
Approved by: JLB Date: 12/15/06

THE LAND
PLANNING
& DESIGN
INC.
3300 VICTORY DRIVE
FREDERICK, MD 21701
PHONE: (301) 699-8174
FAX: (301) 699-8175

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS

PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: DSP-0330

Approval of	Approval Date	Reviewer's Signature	Definition
1	7/28/04	H. Z.	11/16/04

MATCHLINE SEE SHEET 31

MATCHLINE SEE SHEET 33

MATCHLINE SEE SHEET 35

ARLETHA PEARSON
3785/676
PARCEL 58
USE: OPEN
ZONING: R-R

CHARLES HESS &
IRLEENE HESS TRUSTEES
10209/739
PARCEL 59
USE: OPEN
ZONING: R-R

SUMMERWOOD
DEVELOPMENT L.L.C.
9867/253/
PARCEL 156
USE: OPEN
ZONING: R-R

LEGEND

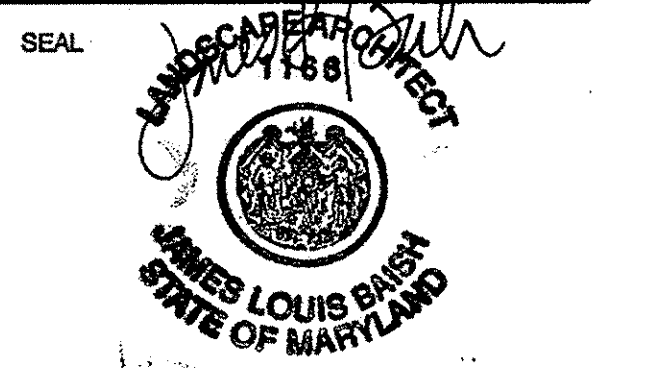
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORMDRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

Dewberry &
Davis LLC
10023 DEREKWOOD LANE
LAWAN, MD 20706
PHONE: (301) 731-5551
FAX: (301) 731-4188

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
1"=30'
0 30 60

No.	DATE	BY	Description
1	08-27-04	MDPR	M-HOPO
2	01-08-04	RAC	M-HOPO
3	10-08-03	MDPR	M-HOPO
4	9-28-03	MDPR	M-HOPO
5			

DRAWN BY: MDPR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

34

SHEET NO. 34 OF 44D

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

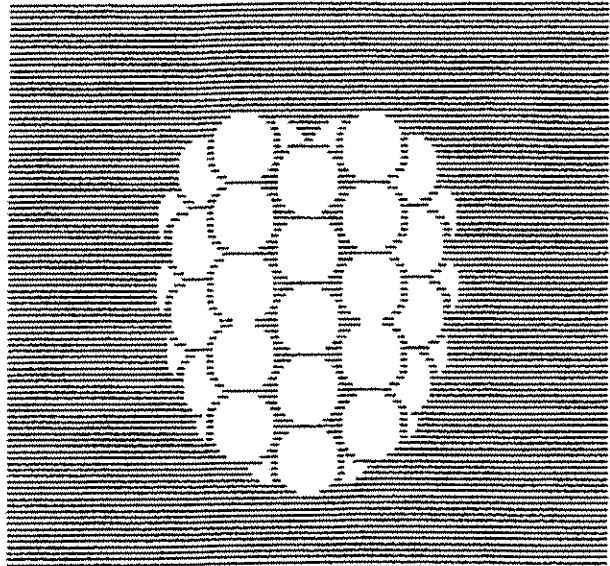
CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 125/123
Approved by: [Signature] Date: 11/16/04

THE LAND
PLANNING
& DESIGN
INC.
15000 WOODBURN DRIVE
BURNING WOOD, MD 20747
PHONE: (301) 288-9170
FAX: (301) 288-9175

M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: 222-03030
For Condition of Approval see Site Plan Cover Sheet or Approval
The Revision Lines Below Apply To This Date

Approval of	Approval Date	Reviewer's Signature	Reviewer's Title
	12/20/04	JLB	



Dewberry & Davis LLC
10003 DEERWOOD LANE
LAWANNA, MD 20708
PHONE: (301) 751-8561
FAX: (301) 751-0188

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
1"=30'
0 30 60

No.	DATE	BY	Description
1	10-15-04	MDPR	U-MOPPC
2	01-08-04	RAS	U-MOPPC
3	10-09-03	MDPR	U-MOPPC
4	8-29-03	MDPR	U-MOPPC
5			

REVISIONS
DRAWN BY: MDPR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

35

SHEET NO. 35 OF 44D

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 38

JAMES E. PILKERTON
7078/592
PARCEL 69
USE: OPEN
ZONING: R-R

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

JAMES E. PILKERTON
7078/592
PARCEL 62
USE: OPEN
ZONING: R-R

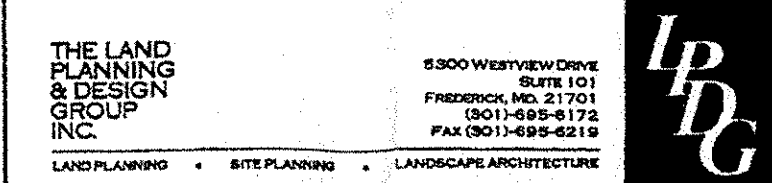
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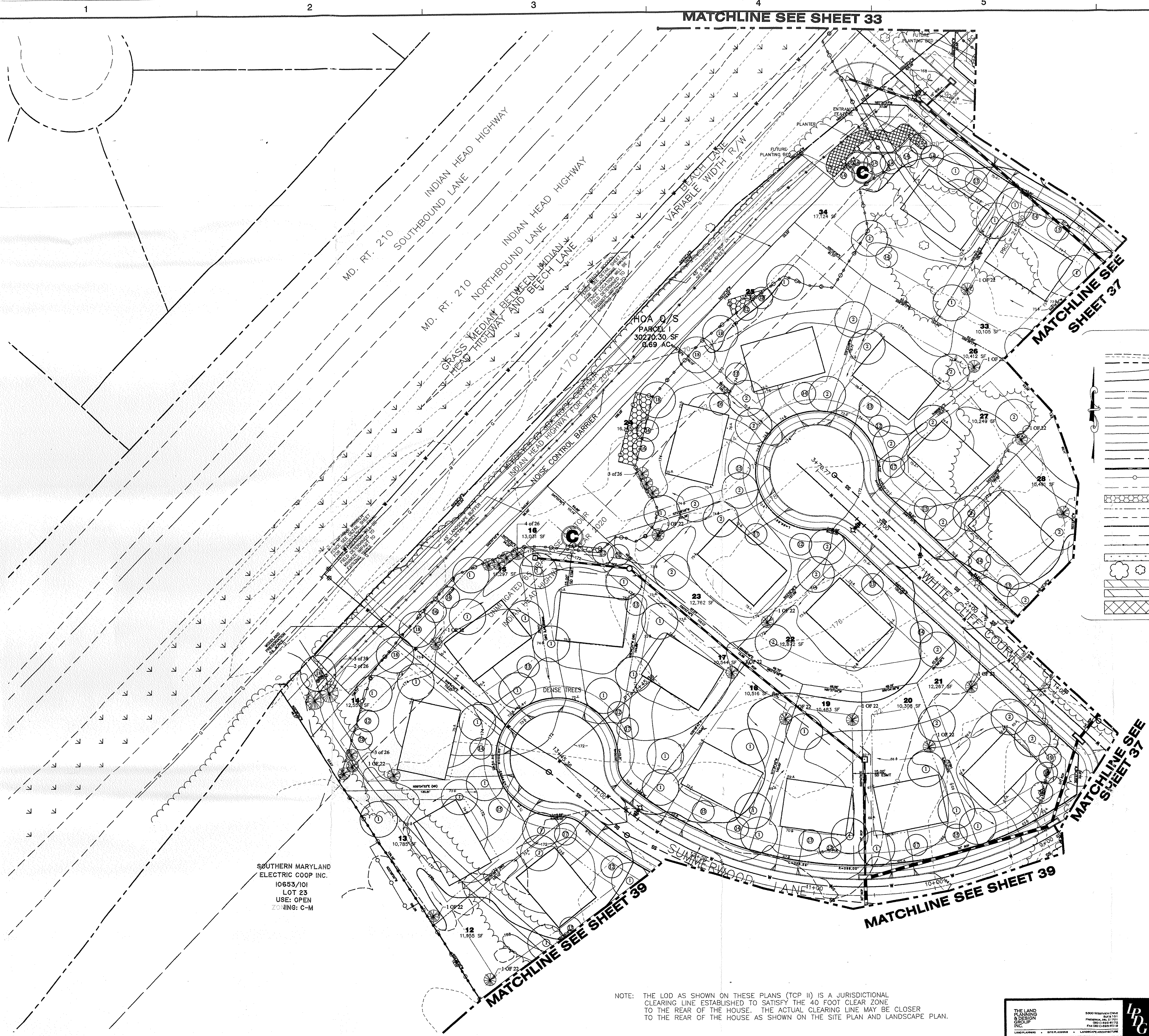
	EXISTING CONTOURS
	EXISTING PROPERTY LINE
	PROPOSED TOPOGRAPHY MINOR
	PROPOSED TOPOGRAPHY MAJOR
	EXISTING RIVER
	EXISTING OVERHEAD ELECTRIC
	EXISTING ROAD
	EXISTING SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING CABLE TV
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED STORM DRAIN
	PROPOSED LOD
	PROPOSED LOC
	LIMITS OF CLEARING
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROAD R/W
	100 YEAR FLOOD PLAIN
	WETLAND BUFFER
	WETLANDS
	EXISTING TREES
	WOODLAND PRESERVATION
	AFFORESTATION AREAS
	WOODLAND PRESERVATION (not for requirements)

M.N.C.P.C. APPROVALS	
PROJECT NAME: SUMMERWOOD	
PROJECT NUMBER: 05P-03030	
For Condition of Approval see Site Plan Cover Sheet or Approval	
Approved by	Approved
12/20/04	11/16/04

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

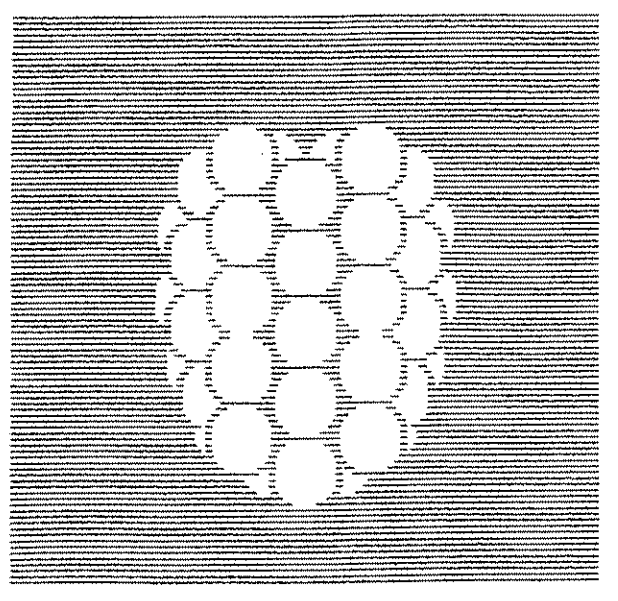
M.N.C.P.C. APPROVALS	
PROJECT NAME: SUMMERWOOD	
PROJECT NUMBER: 05P-03030	
For Condition of Approval see Site Plan Cover Sheet or Approval	
Approved by	Approved
12/20/04	11/16/04





LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORMDRAIN
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- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

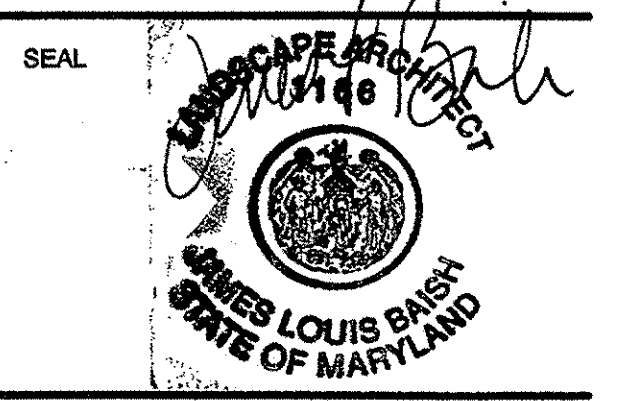


Dewberry & Davis LLC
10000 DEERWOOD LANE
LANSBURG, MD 20708
PHONE: (301) 731-5551
FAX: (301) 731-0188

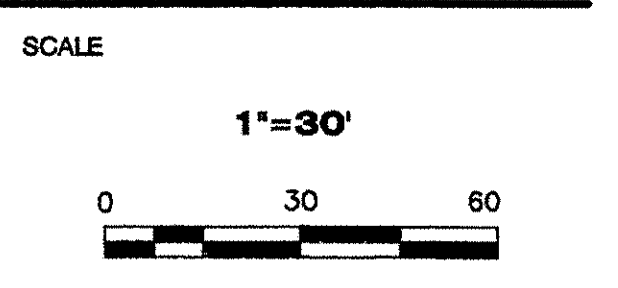
OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC



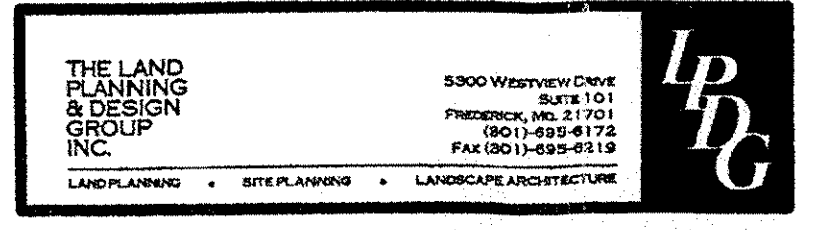
No.	DATE	BY	Description
01	08-27-04	MDPR	M-NCPFC
02	01-08-04	RAS	M-NCPFC
03	10-08-03	MDPR	M-NCPFC
04	09-28-03	MDPR	M-NCPFC
05			

REVISIONS
DRAWN BY MDPR
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

TITLE
TCP II
TREE
CONSERVATION

PROJECT NO. 83017

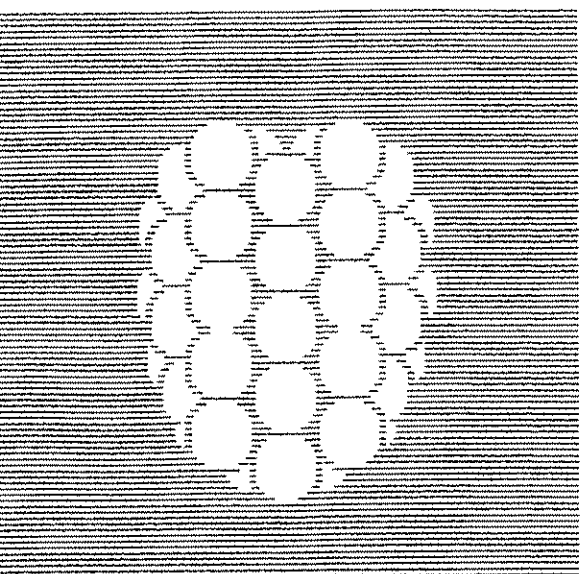
NOTE: THE LOD AS SHOWN ON THESE PLANS (TOP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.



M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: 83017-0330
APPROVED BY: [Signature]
DATE: 10/15/04

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

REVISION #	DATE	REVISION	BY	DATE
1	10/15/04	10/15/04	JLB	10/15/04



Dewberry & Davis LLC
10022 DEREKWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5551
FAX: (301) 731-0188

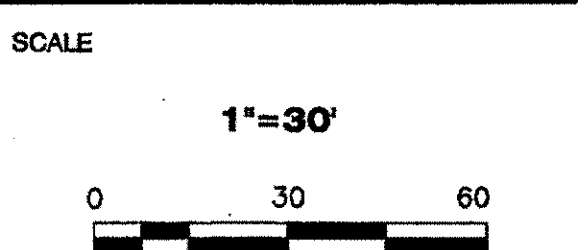
OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC



No.	DATE	BY	Description
1	08-27-04	MDPR	M-NOPPC
2	01-05-04	RAS	M-NOPPC
3	10-09-03	MDPR	M-NOPPC
4	01-09-03	MDPR	M-NOPPC

REVISIONS

DRAWN BY MDPR
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

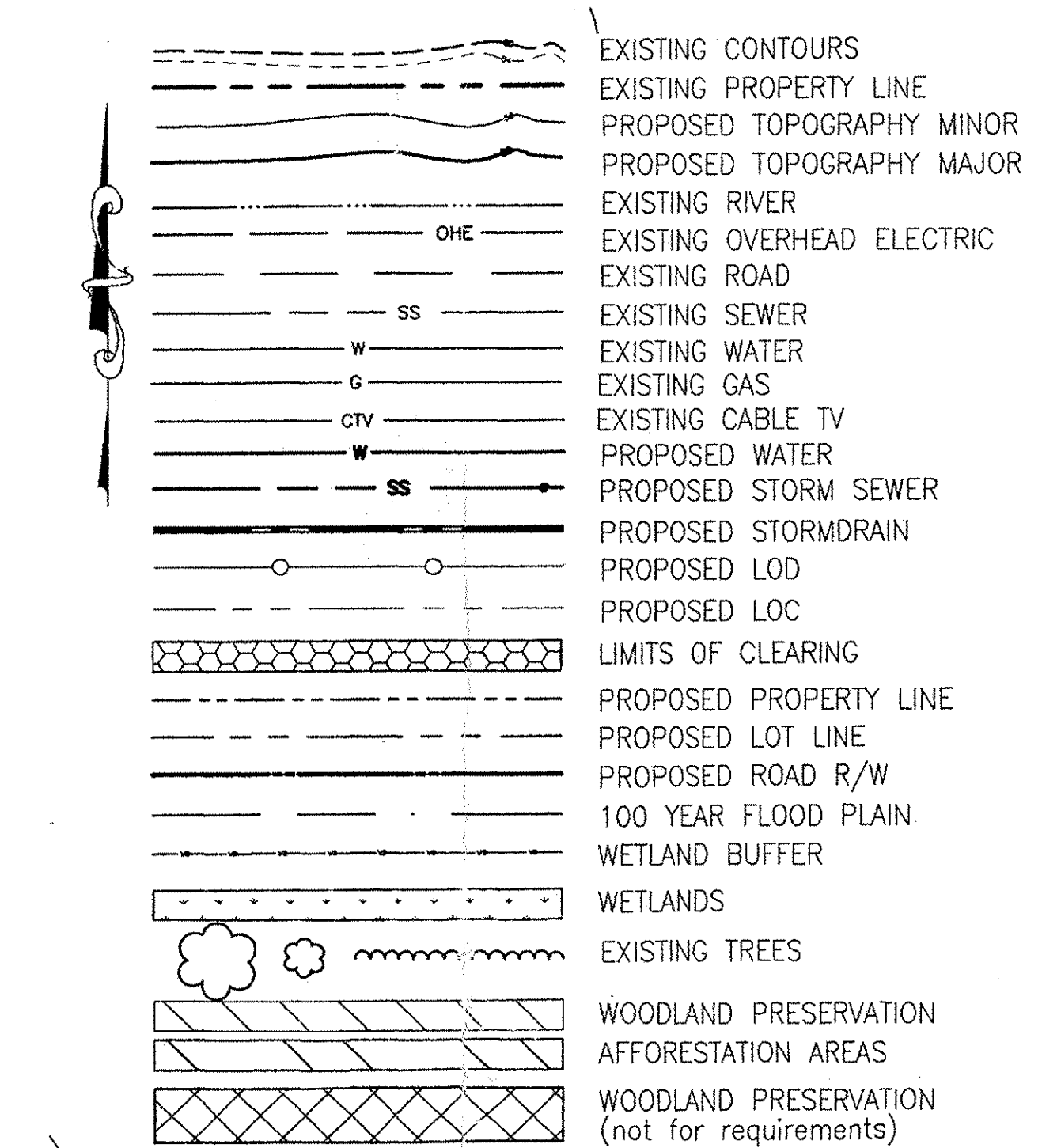
PROJECT NO. 83017

38

SHEET NO. 38 OF 44D



LEGEND



RICHARD J. HESS &
MAURA A. SISSON

PARCEL 72
USE: OPEN
ZONING: R-A

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

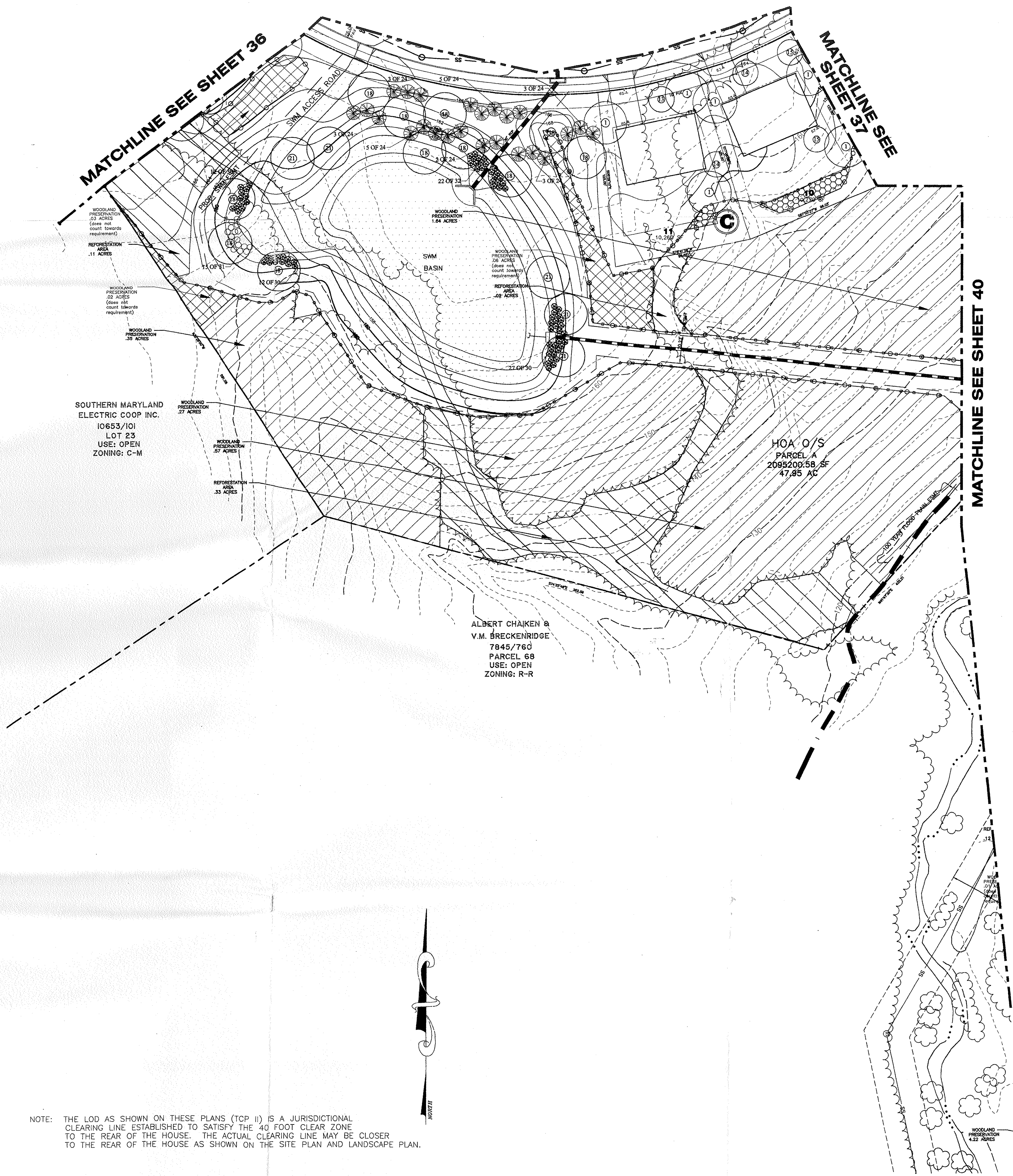
M.N.C.P.C. APPROVALS			
PROJECT NAME: SUMMERWOOD			
PROJECT NUMBER: 12-03-03			
For Condition of Approval see Site Plan Cover Sheet or Approval			
Approval of	Signature	Signature	Signature
12-03-03	12-03-03	12-03-03	12-03-03

M-NOPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 12-03-03	
Approved by	Date
12-03-03	12-03-03
01	
02	
03	
04	
05	

THE LAND
PLANNING
& DESIGN
GROUP, INC.
3800 WESTVIEW DRIVE
SUITE 101
FALLS CHURCH, VA 22041
PHONE: (703) 441-1170
FAX: (703) 441-1171

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL
CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE
TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER
TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

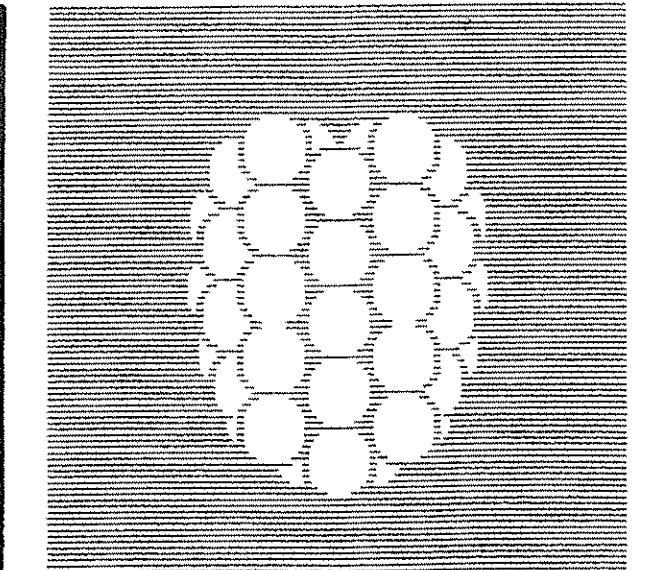
F
E
D
C
B
A



NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED LOD
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)



Dewberry & Davis LLC
A Deloitte Company
10008 DEERWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5551
FAX: (301) 731-0108

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20908
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD

PRINCE GEORGE'S COUNTY

MARYLAND

PISCATAWAY DISTRICT

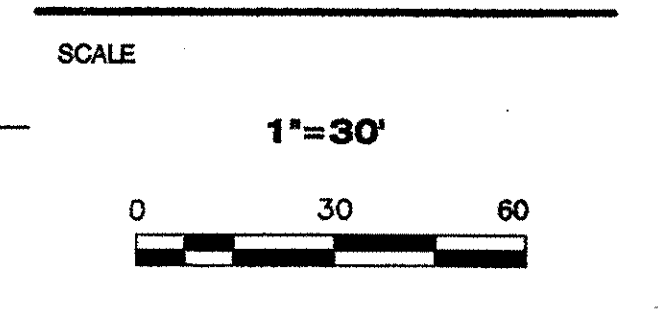
TAX MAP 161, PARCEL 135,136,193 & 197

200' MAP REFERENCE: 222SW01, 222SW04

SEAL

CONTACT INFO

BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC



M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 120 / 103
Approved by: [Signature] Date: 12/13/03

01		
02		
03		
04		
05		

THE LAND PLANNING & DESIGN GROUP, INC.
5000 Westview Drive, Suite 100
Farmingdale, NY 11737
Tel: (516) 224-1100
Fax: (516) 224-1101

CALL 'MISS UTILITY'
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.C. APPROVALS

PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: JSP-03030

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply To This Sheet

Revised	Revised	Revised	Revised
1	2/20/04	42	11/16/04

REVISIONS			
No.	DATE	BY	Description
1	08-27-04	MDPR	M-NOPPC
2	01-08-04	DAC	M-NOPPC
3	10-09-03	MDPR	M-NOPPC
4	8-28-03	MDPR	M-NOPPC

DRAWN BY	MDPR
APPROVED BY	JLB
CHECKED BY	JLB
DATE	APRIL 2003

TITLE

**TCP II
TREE
CONSERVATION
PLAN**

PROJECT NO. 83017

MATCHLINE SEE SHEET 39



MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 42

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

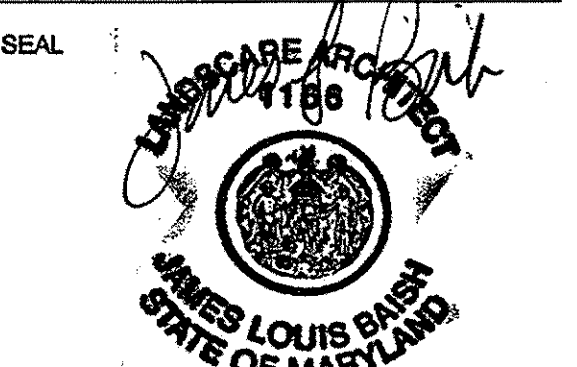
Dewberry & Davis LLC
A Dewberry Company

10000 DEERWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5851
FAX: (301) 731-0188

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL: (301) 431-2400 FAX: (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL: (301) 431-2400 FAX: (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
1"=30'
0 30 60

No.	DATE	BY	Description
1	08-27-04	MDPR	M-HOPPO
2	01-09-04	BAS	M-HOPPO
3	10-09-03	MDPR	M-HOPPO
4	9-28-03	MDPR	M-HOPPO

REVISIONS
DRAWN BY: MDPR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

40

SHEET NO. 40 OF 440

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

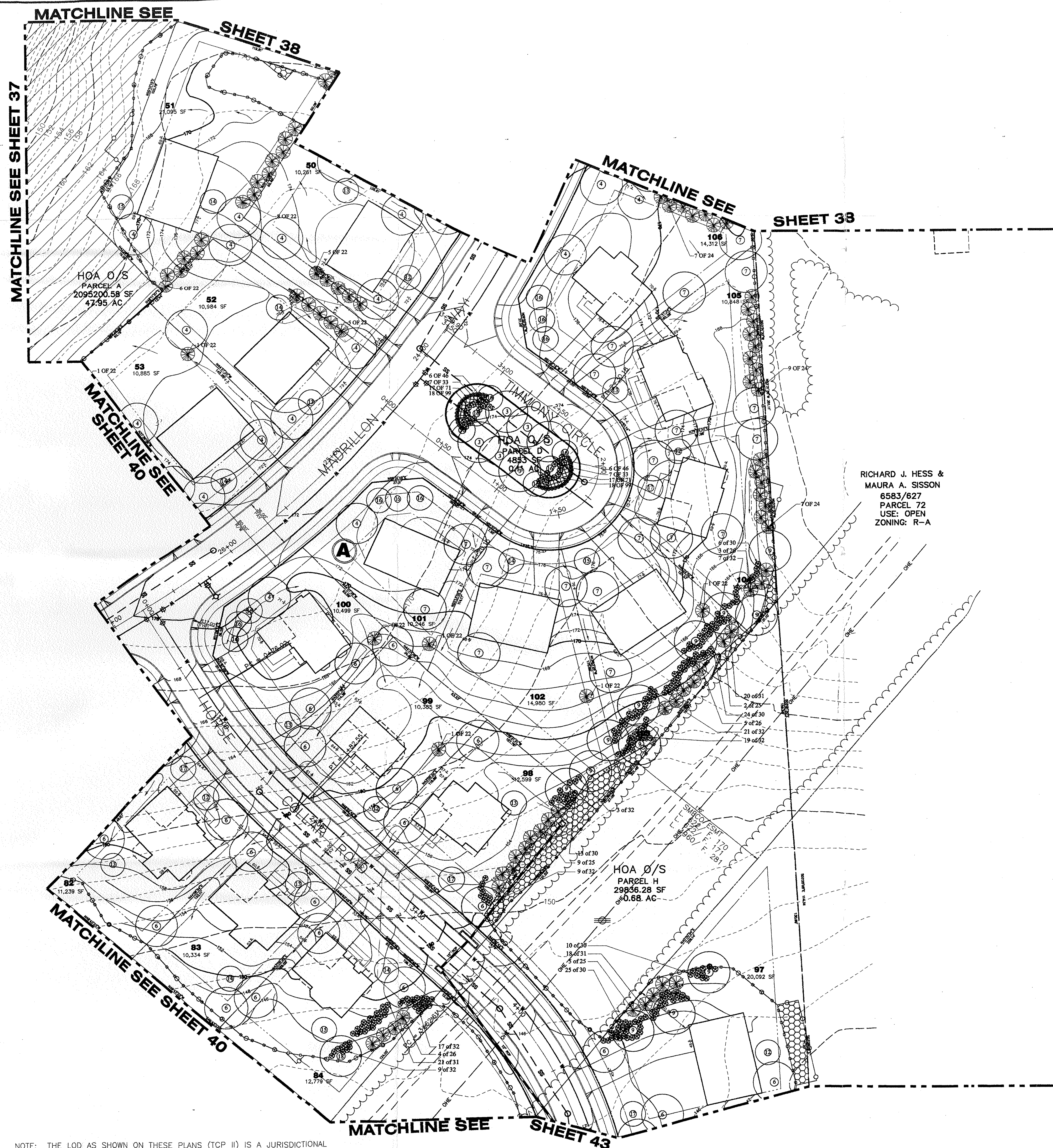
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 1207.03
Approved by: *[Signature]* Date: 10/13/04
10/13/04

THE LAND
PLANNING
& DESIGN
GROUP, INC.
5500 WERTHMAN DRIVE, SUITE 100
FALLS CHURCH, VA 22041
PHONE: (703) 441-1100
FAX: (703) 441-1101

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

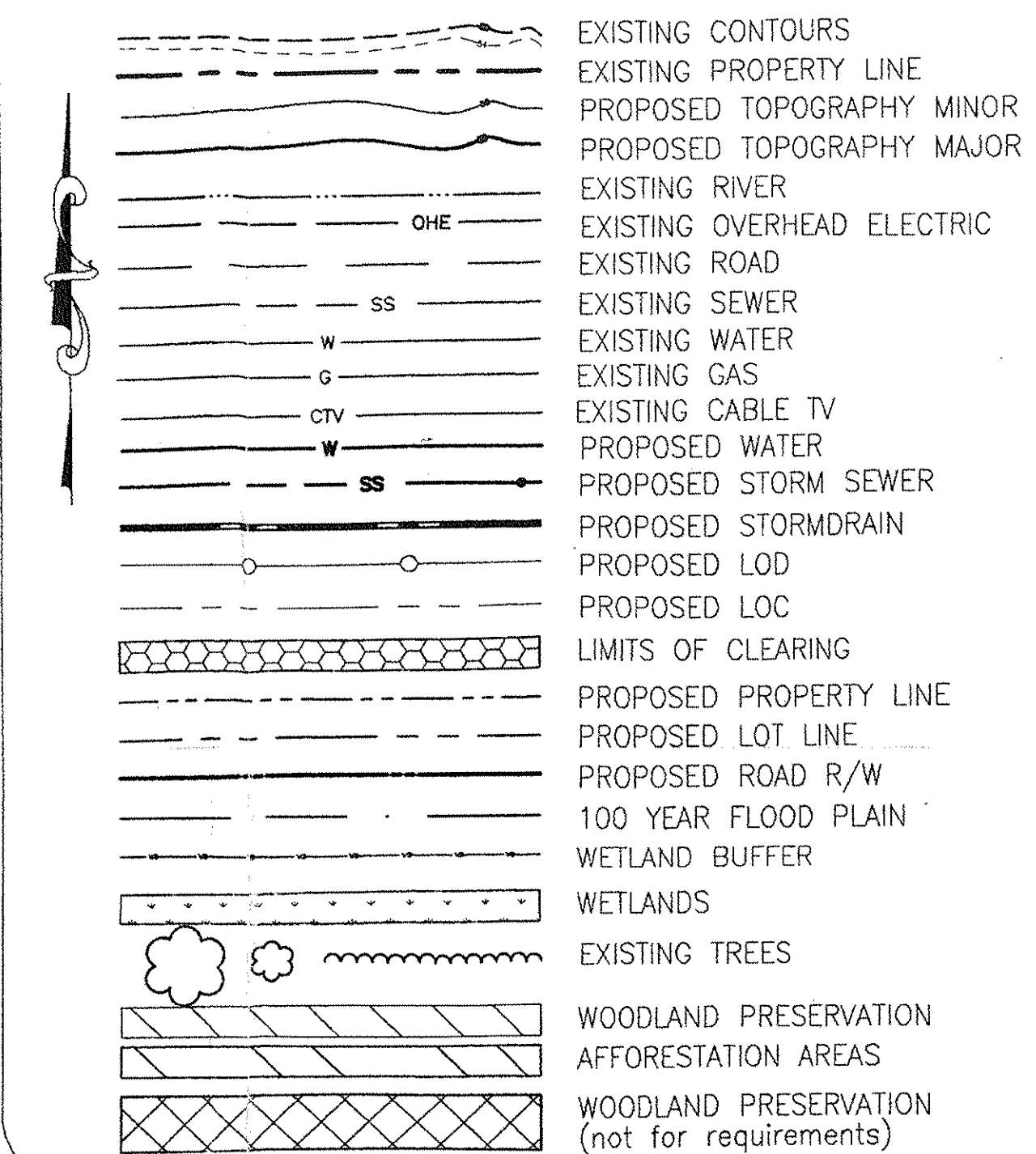
M.N.C.P.P.C. APPROVALS

PROJECT NAME: SUMMERWOOD			
PROJECT NUMBER: <u>DSP-03670</u>			
For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to the Sheet			
Approval Revision #	Approval Date	Reviewer's Signature	Certification Date
	<u>7-28-04</u>	<u>14.2</u>	<u>11-16-04</u>



NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

LEGEND

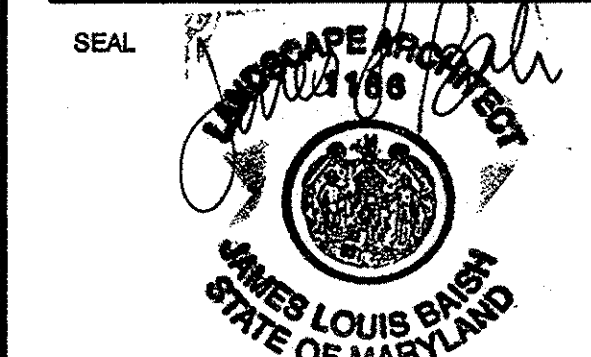


Dewberry & Davis LLC
10003 DEREKWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5551
FAX: (301) 731-0188

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135.136.193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO

BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443

MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE

1"=30'

0 30 60

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 30, and 60 at the top. The total length of the bar represents 60 feet.

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH / 124 / 03

Approved by	Date
<i>JL Rose</i>	10/13/03
01	12/18/03
02	
03	
04	
05	

**THE LAND
PLANNING
& DESIGN
GROUP
INC.**

5300 WESTVIEW DRIVE
SUITE 103
FREDERICK, MD. 21701
(301)-695-6172
FAX (301)-695-6219

LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

[illegible]

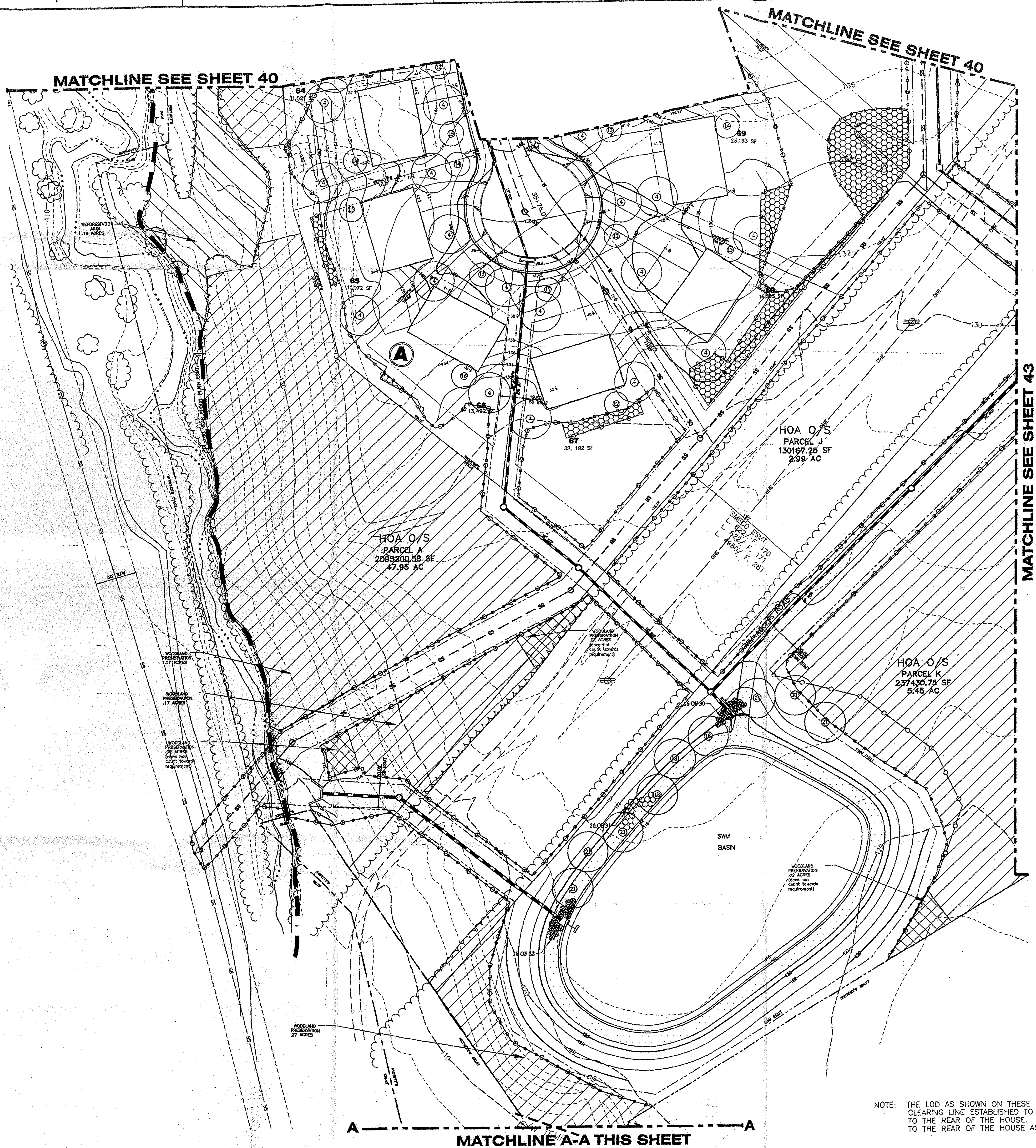
DRAWN BY	MDPR
APPROVED BY	JLB
CHECKED BY	JLB
DATE	APRIL 2003

TITLE

TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

41



LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)
- R/W TEMP
- R/W PERM
- PROPOSED TL-532 PIPELINE

MATCHLINE A-A THIS SHEET

REVISIONS TO THIS PLAN PER THE TL-532 NATURAL GAS PIPELINE PROJECT INCLUDES CLEARING 0.10 ACRES OF EXISTING WOODLAND PRESERVATION. 0.10 ACRES OF MITIGATION, PER THE WOODLAND CONSERVATION WORKSHEET, WILL BE COMPLETED OFF-SITE.

PREPARED BY: *Stephen Paul Marler* DATE: *10/21/2006*

THE LAND PLANNING & DESIGN INC.
 1000 WINTERWOOD LANE
 FALLS CHURCH, VA 22041-3401
 PHONE: (301) 431-4400
 FAX: (301) 431-4443

11/26/03

Prince George's County Planning Department
 Environmental Planning Section
APPROVAL
TCP II TREE CONSERVATION PLAN
 Approved by: *JL Snyder* Date: *11/19/04*

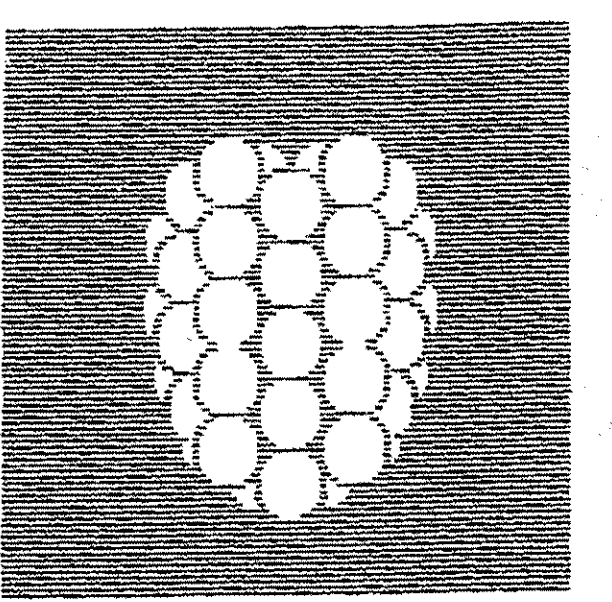
01	<i>JL Snyder</i>	<i>11/19/04</i>
02	<i>JL Snyder</i>	<i>11/19/04</i>
03		
04		
05		

CALL "MISS UTILITY"
 1-800-257-7777
 FOR UTILITY LOCATIONS
 AT LEAST 48 HOURS BEFORE
 BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS

PROJECT NAME:	SUMMERWOOD
PROJECT NUMBER:	<i>DPL C630</i>
For Condition of Approval see Site Plan Cover Sheet or Approval	
Signature of Applicant	Signature of Reviewer
<i>JL Snyder</i>	<i>JL Snyder</i>
Date	Date
<i>11/19/04</i>	<i>11/19/04</i>

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

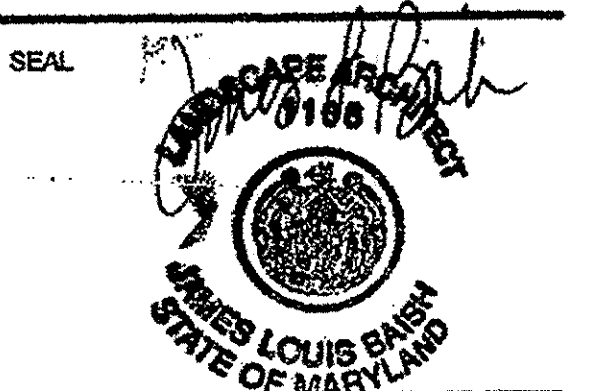


Dewberry & Davis LLC
 1000 WINTERWOOD LANE
 FALLS CHURCH, VA 22041-3401
 PHONE: (301) 431-4400
 FAX: (301) 431-4443

OWNER
 SUMMERWOOD DEVELOPMENT, LLC
 9203 LEESBURG PIKE
 FALLS CHURCH, VA 22041-3401

DEVELOPER
 U.S. HOME CORPORATION
 10230 NEW HAMPSHIRE AVE, SUITE 300
 SILVER SPRING, MD 20903
 TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
 TAX MAP 161, PARCEL 135, 136, 193 & 197
 200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
 BILL JAMES
 U.S. HOME CORPORATION
 TEL (301) 431-2400 FAX (301) 408-0443
 MICHAEL R. SNYDER
 DEWBERRY & DAVIS LLC

SCALE
 1"=30'

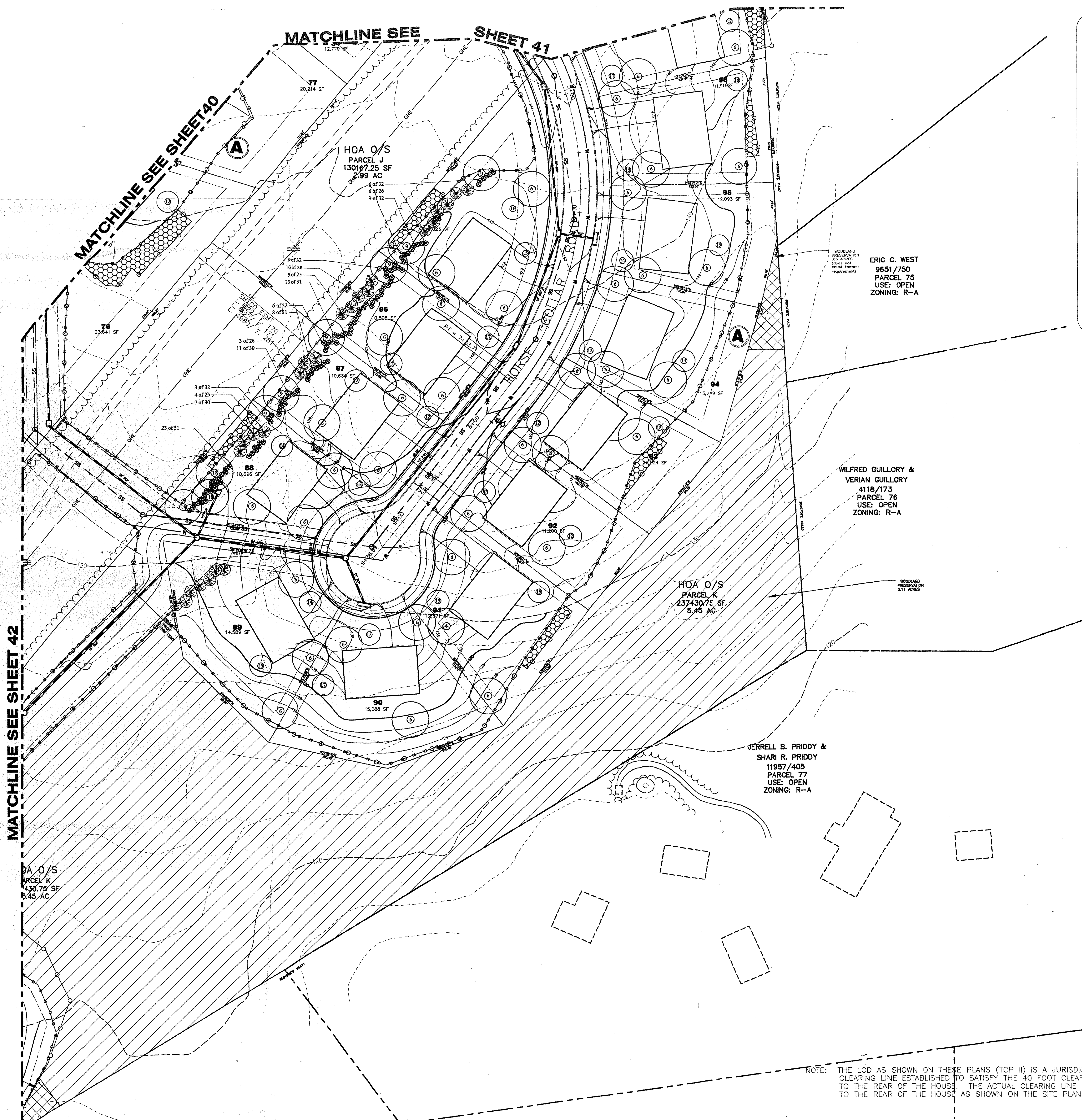
No.	DATE	BY	Description
1	11-10-04	DM	PER DOWNSIDE TL-532 NATURAL GAS PIPELINE PROJECT
2	08-27-04	MDPR	M-MDPR
3	01-08-04	RND	M-MDPR
4	10-09-03	MDPR	M-MDPR
5	8-05-03	MDPR	M-MDPR

REVISIONS

DRAWN BY: MDPR
 APPROVED BY: JLB
 CHECKED BY: JLB
 DATE: APRIL 2003

TCP II TREE CONSERVATION PLAN

PROJECT NO. 83017



LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- PROPOSED TOPOGRAPHY MINOR
- PROPOSED TOPOGRAPHY MAJOR
- EXISTING RIVER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING CABLE TV
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN
- PROPOSED LOD
- PROPOSED LOC
- LIMITS OF CLEARING
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD R/W
- 100 YEAR FLOOD PLAIN
- WETLAND BUFFER
- WETLANDS
- EXISTING TREES
- WOODLAND PRESERVATION
- AFFORESTATION AREAS
- WOODLAND PRESERVATION (not for requirements)

MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 40

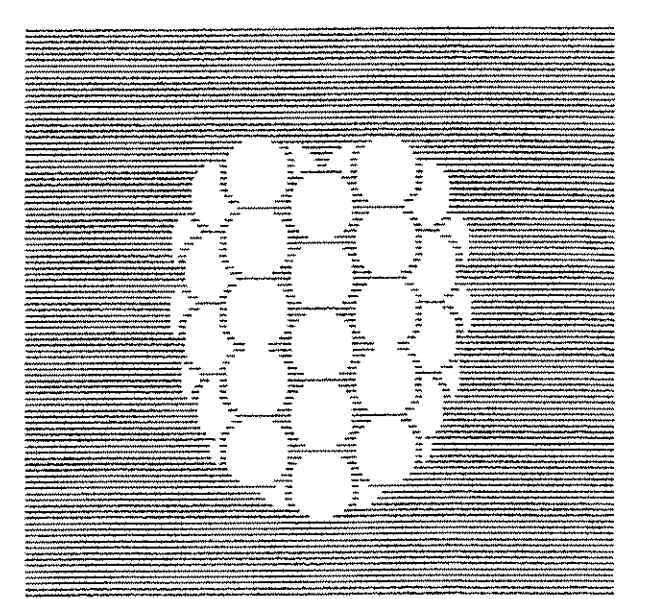
SHEET 41

ERIC C. WEST
9651/750
PARCEL 75
USE: OPEN
ZONING: R-A

WILFRED GUILLORY &
VERIAN GUILLORY
4118/173
PARCEL 76
USE: OPEN
ZONING: R-A

JERRELL B. PRIDDY &
SHARI R. PRIDDY
11957/405
PARCEL 77
USE: OPEN
ZONING: R-A

NOTE: THE LOD AS SHOWN ON THESE PLANS (TCP II) IS A JURISDICTIONAL CLEARING LINE ESTABLISHED TO SATISFY THE 40 FOOT CLEAR ZONE TO THE REAR OF THE HOUSE. THE ACTUAL CLEARING LINE MAY BE CLOSER TO THE REAR OF THE HOUSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.

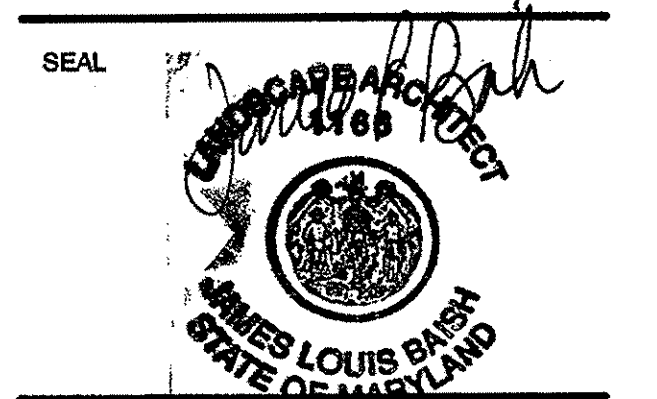


Dewberry & Davis LLC
10023 DEREKWOOD LANE
LARKRAK, MD 20706
PHONE: (301) 731-5551
FAX: (301) 731-0188

OWNER
SUMMERWOOD DEVELOPMENT, LLC
5203 LEESBURG PIKE
FALLS CHURCH, VA 22041-3401

DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL: (301) 431-2400 FAX: (301) 408-0443

SUMMERWOOD
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL: (301) 431-2400 FAX: (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
1"=30'
0 30 60

M-N-C-P-C
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II / 126 L 03
Approved by: [Signature] Date: 11/13/03

THE LAND
PLANNING
& DESIGN
GROUP
INC.
1800 WINTERVIEW DRIVE
FARMERSVILLE, MD 21050
PHONE: (410) 326-1100
FAX: (410) 326-1101

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS
PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: 222SW01
For Conditions of Approval see the Plan Cover Sheet or Approval
The Following Listed Below Apply to this Plan

Approval	Approval	Approval	Approval
Number	Date	Signature	Date
1	11/13/03	[Signature]	11/13/03
2			
3			
4			
5			
6			
7			
8			
9			
10			

No.	DATE	BY	Description
1	08-27-04	MDR	M-N-C-P-C
2	01-08-04	RAS	M-N-C-P-C
3	10-09-03	MDR	M-N-C-P-C
4	9-28-03	MDR	M-N-C-P-C

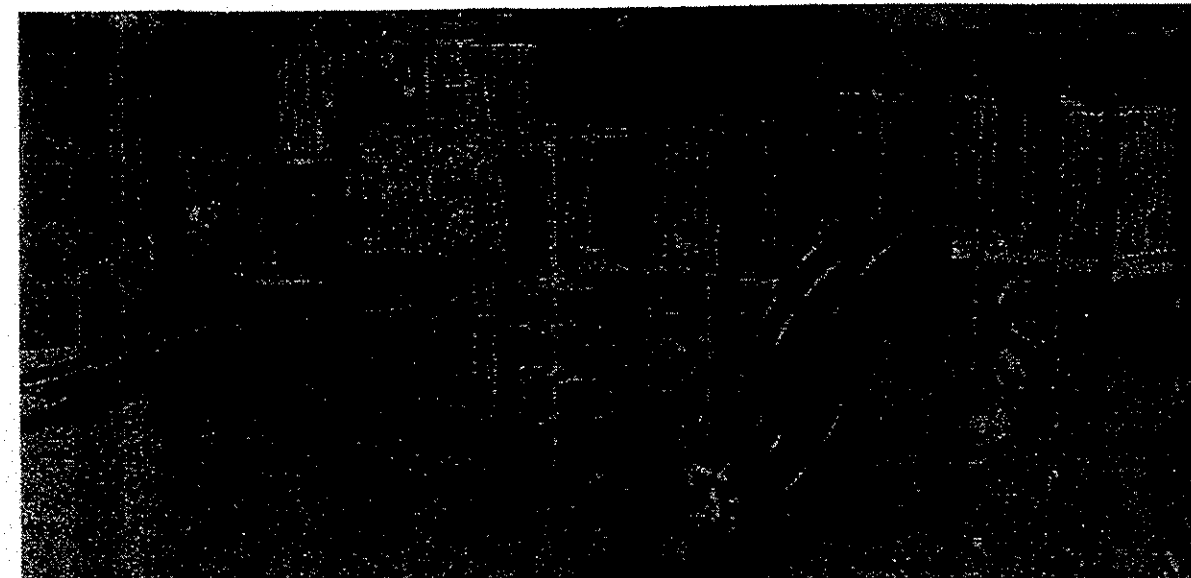
REVISIONS
DRAWN BY: MDR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

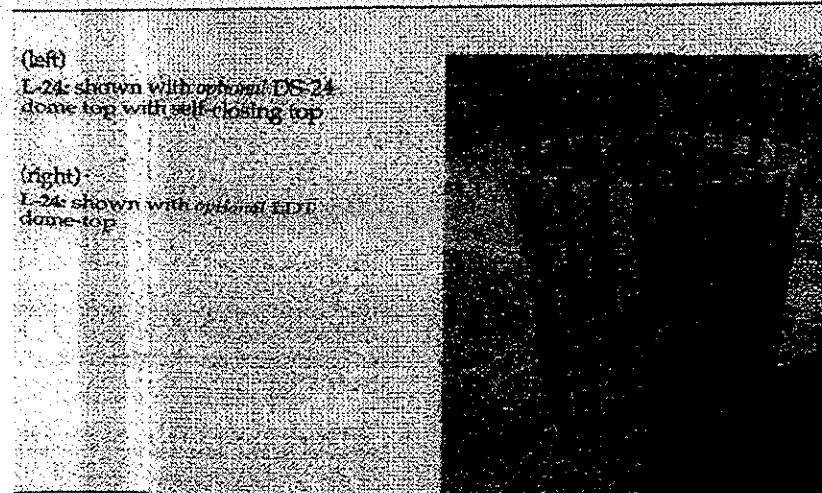
PROJECT NO. 83017

TOT LOT EQUIPMENT CUT SHEETS

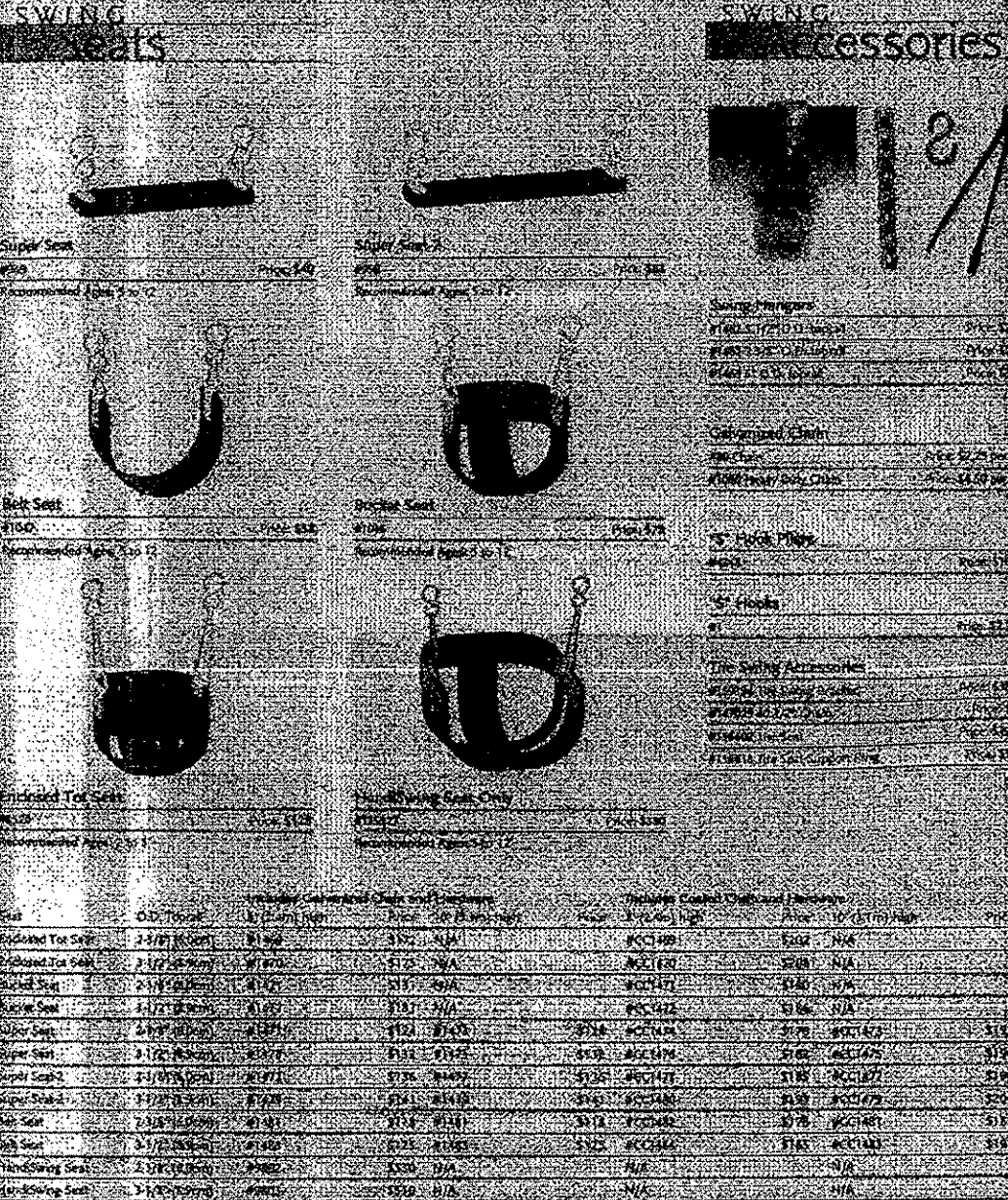
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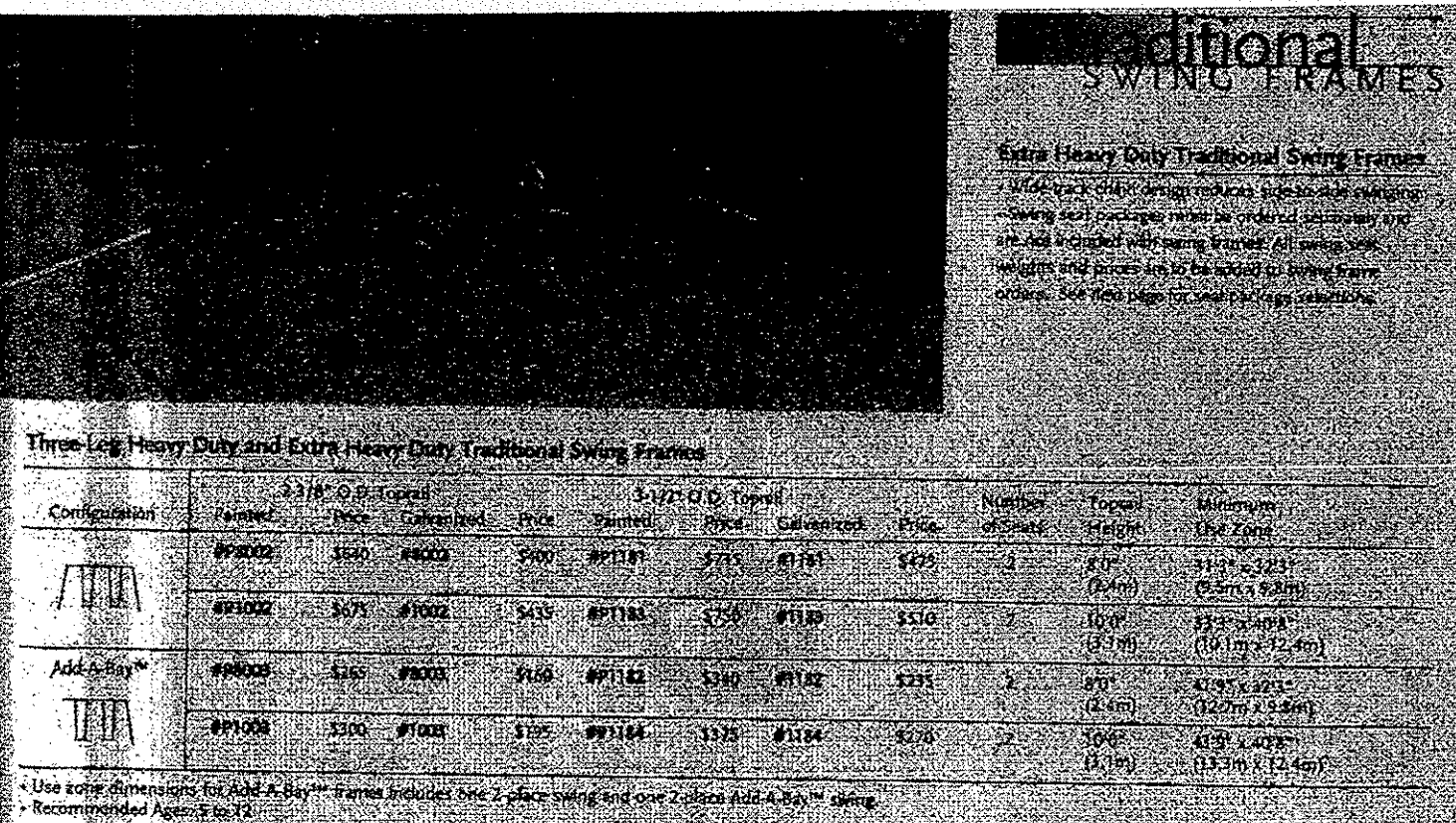
GAMETIME CHALLENGER PLAY STRUCTURE
CUSTOM MODEL



VICTOR STANLEY
TRASH CAN MODEL #L-24



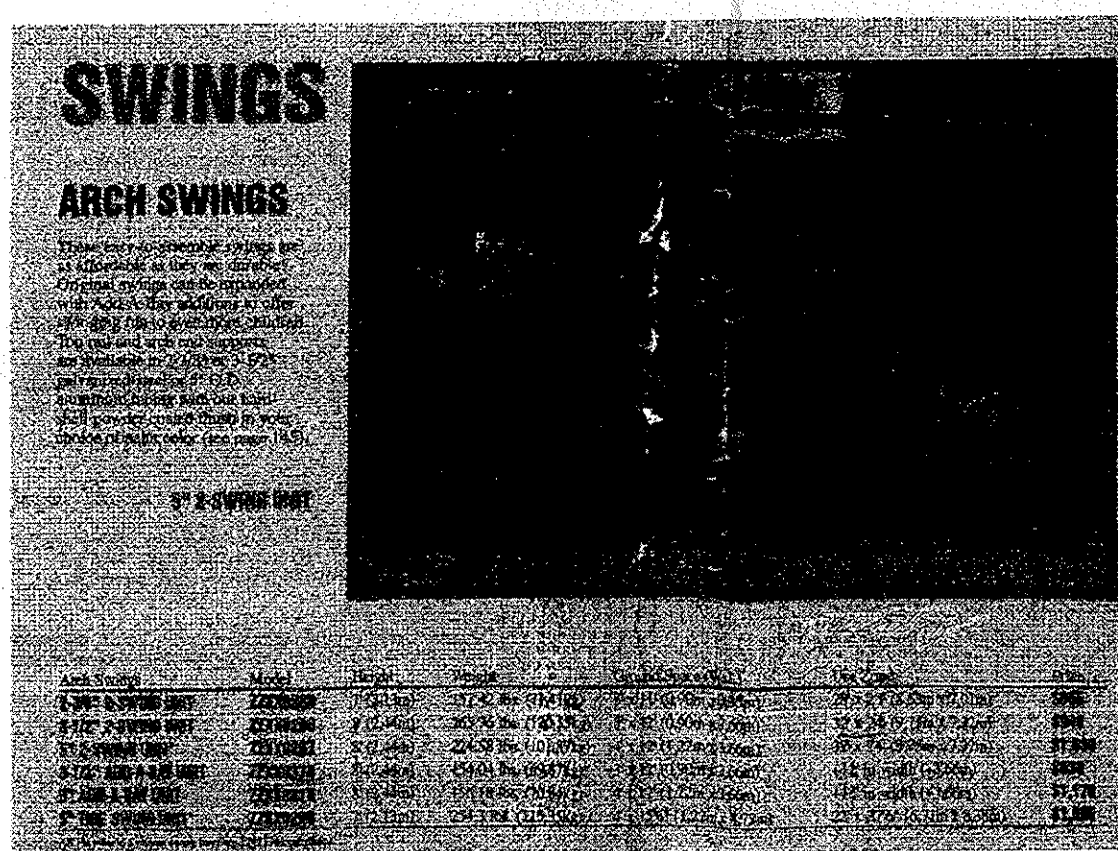
GAMETIME
SUPER SEAT MODEL # 1473
HANDSWING SEAT MODEL # 155327



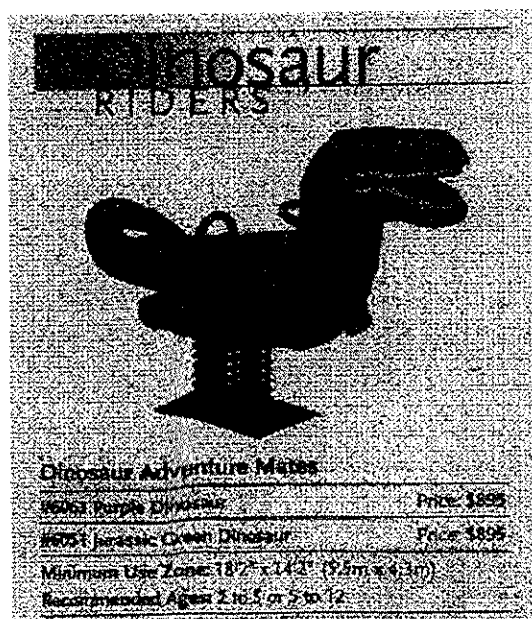
GAMETIME
SWING SET FRAME MODEL #P8002
ADD-A-BAY MODEL #P8003



VIXEN HILL GAZEBO
GAZEBO MODEL # PD-12A



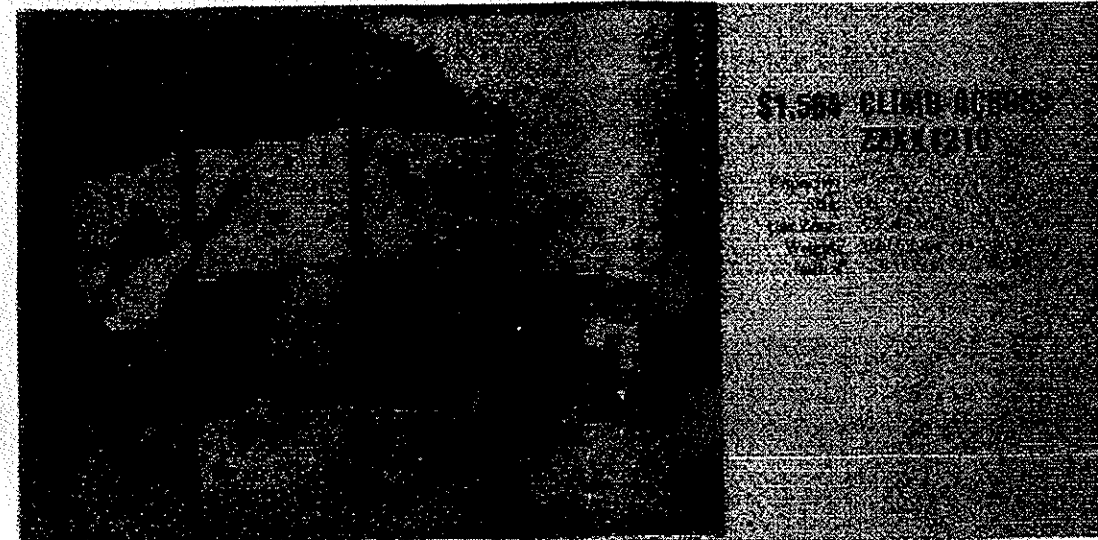
PLAYWORLD SYSTEMS
SWING FRAME MODEL #ZZX0288
ADD-A-BAY MODEL #ZZX0375



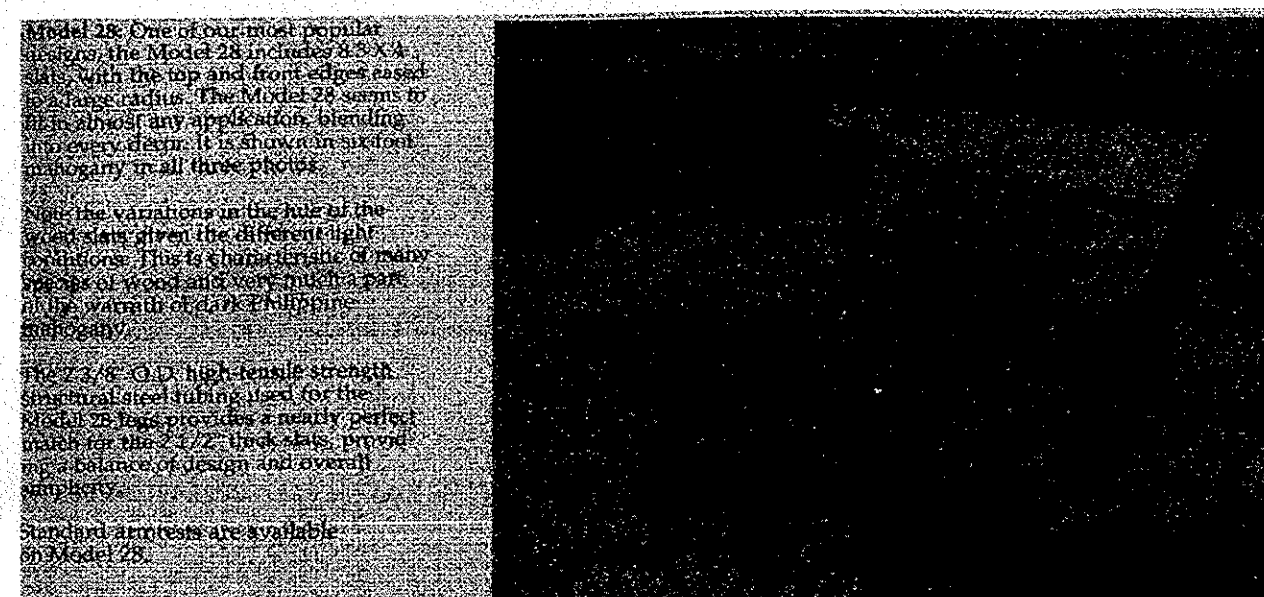
GAMETIME
SPRING RIDER MODEL #6063
DINOSAUR ADVENTURE MATE



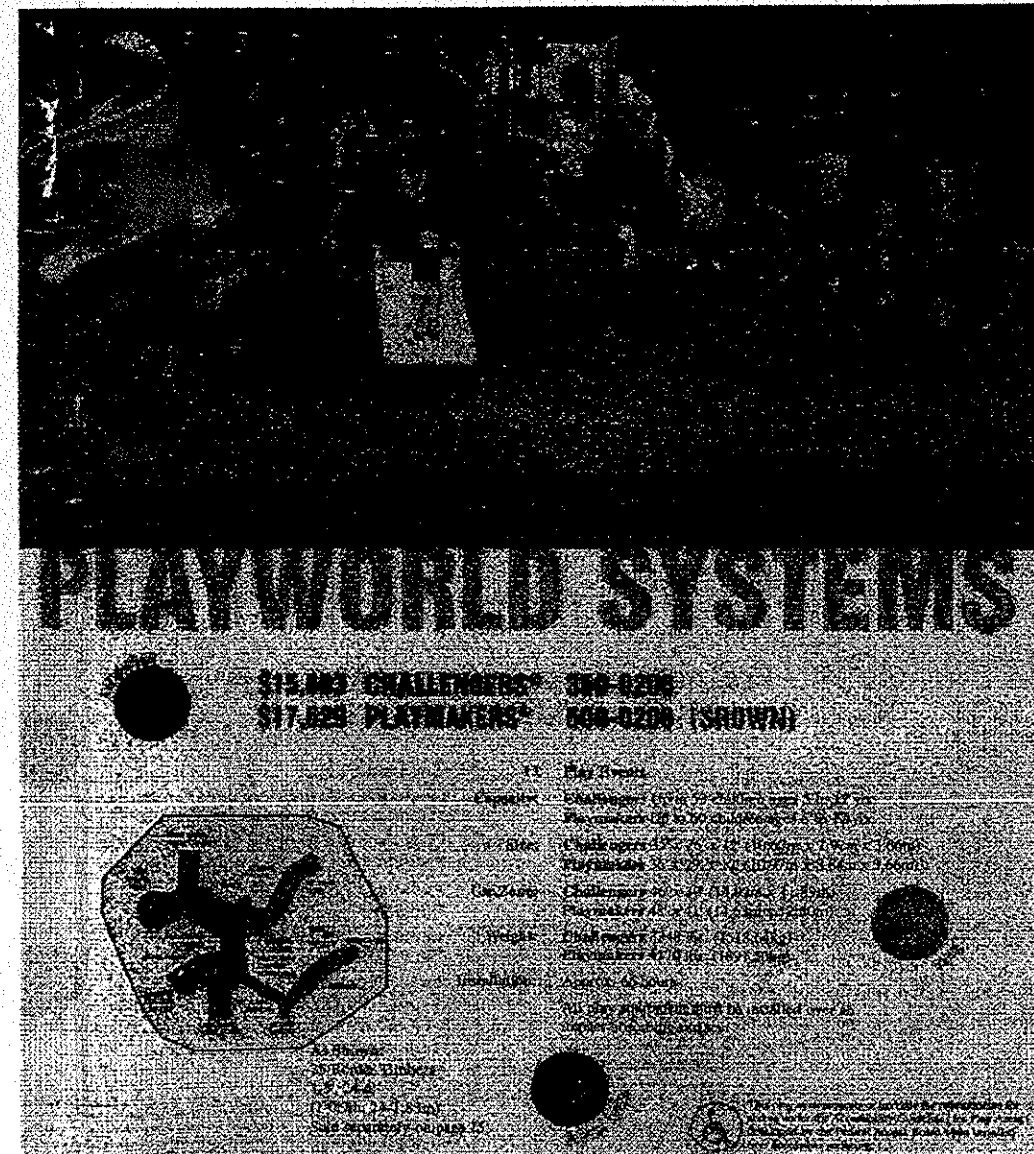
VICTOR STANLEY
PICNIC TABLE MODEL # CP-2R



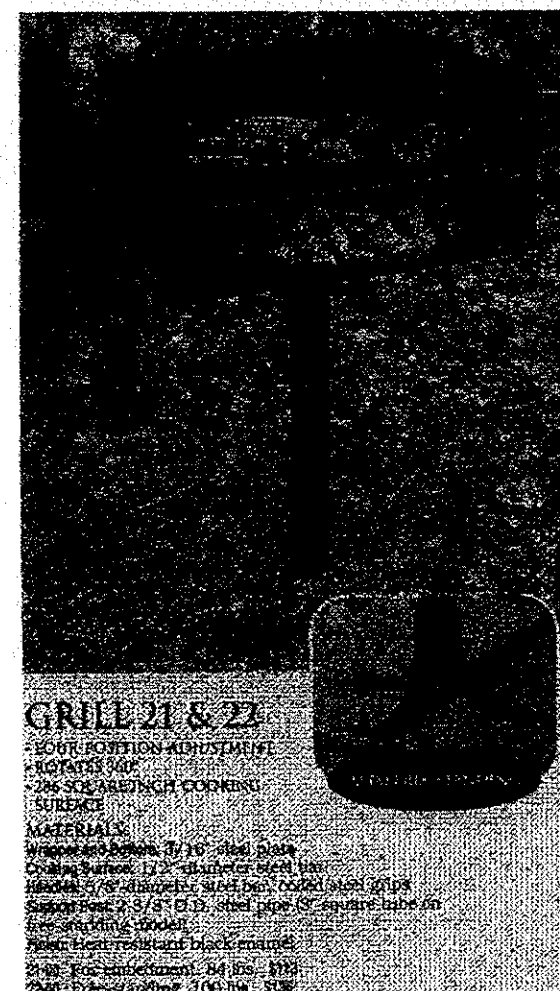
PLAYWORLD SYSTEMS
CLIMB ACROSS MODEL #ZZX1210



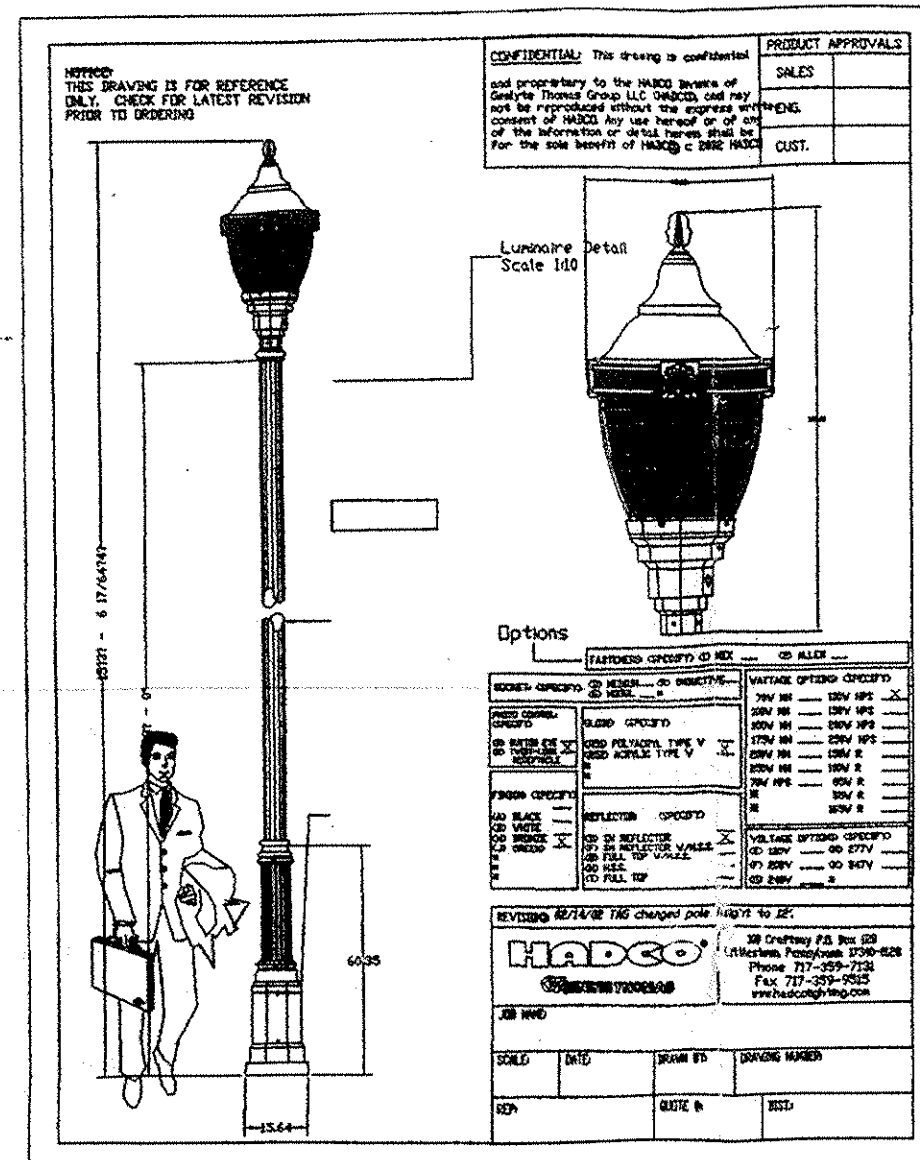
VICTOR STANLEY
BENCH MODEL #28



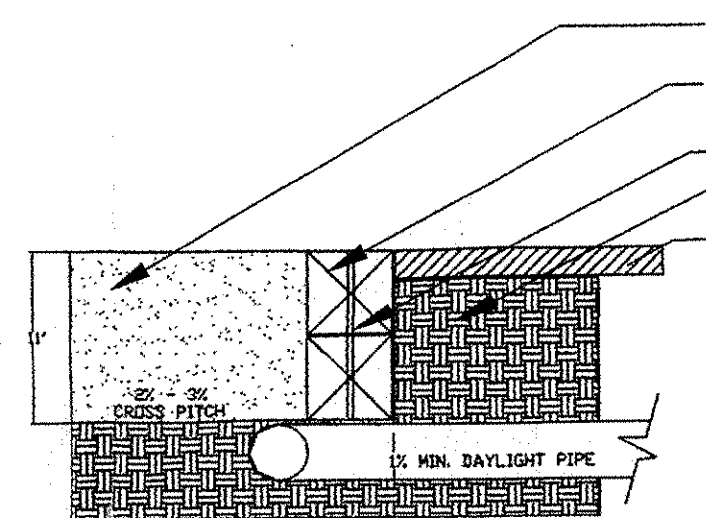
PLAYWORLD SYSTEMS
CHALLENGER MODEL # 350-0206



DUMOR
GRILL MODEL # 21-00



HADCO LIGHT FIXTURE
N.T.S.



TIMBER EDGE DETAIL
N.T.S.

PRE-TEEN LOT EQUIPMENT LIST

THE FOLLOWING PLAY EQUIPMENT TO BE PROVIDED BY PLAYWORLD SYSTEMS (570-522-9800) OR APPROVED EQUIVALENT

CHALLENGER, MODEL #950-0206 WITH HEX DECK AND ROOF
QUANTITY: 1
COLORS: POSTS - RED
COMPONENTS - YELLOW
PLASTICS - BLUE
ROOF - RED W/ YELLOW ACCENT
CLIMBING WALL - BLUE PLASTIC, RED POSTS ON ENDS, YELLOW POSTS
IN BETWEEN (CLIMBING WALL SUBSTITUTES U-BOUNCE, SHORTY SKY
ROCKER AND BARBORN IN STANDARD MODEL.)
EQUALLY PHONE # 1-800-342-2721
TO DELIVER AND INSTALL 4' x 4' TREATED PINE BORDERS, TWO TIER, TOTAL LENGTH AS
REQUIRED AROUND PERIMETER OF TOT LOT (SEE DETAIL BELOW)

SHINGS:
QUANTITY: 1
3' x 2'-SUNING UNIT WITH 2 BELT SEATS, MODEL #ZZX0288
QUANTITY: 1
3' x ADD-A-BAY UNIT WITH 2 BELT SEATS, MODEL #ZZX0375
QUANTITY: 1
COLORS: SHING POSTS - RED

BENCHES:
VICTOR STANLEY (301-665-8300) MODEL 28 - 6' IPE WOOD
WITH IN GROUND MOUNT OR EQUAL
QUANTITY: 2 TOTAL FOR THIS PRETEEN LOT.

ALL EQUIPMENT AND/OR SUBSTITUTE EQUIPMENT TO BE REVIEWED AND
APPROVED BY LPPG AND OWNER PRIOR TO PURCHASE
ALL TOT LOT GRADING, DRAINAGE LAYOUT, DAYLIGHT ELEVATION OR TERRAIN
PIPE AND TIEER WALL INSTALLATION TO BE FIELD APPROVED BY OWNER AND LPPG

Tot Lot A & B Equipment List

Victor Stanley, Inc., Model 28 - 6' IPE wood
with in ground mount or equal
Quantity: 2 at each lot or 4 total benches

Victor Stanley, Inc., Trash Receptacle model L-24
with in ground mount
and with 25-24 diameter lid or equal
Quantity: 3

Gametime Primetime Play Structure

Components:

Double Climbing Bar 12202

Barrier Enclosure (3)32401

Top Side of Enclosure (255)

Gate Climber (123)

Ring Ladder (243)

2' F.I. Barrier (243)

Acce. Slide Side (255)

Transfer Post (825)

Barrier Enclosure W/ Sliding Wheel (243)

Top Side of Post (2004)

360 Degree Spiral Slide W/ Canopy (8270)

Upper Climber (2554)

Arch Climber (2256)

Arch Bridge W/ Barrier Rail (8291)

One Climber (123)

Gametime, Kallions, Dinor Adventure Mate
Purple Dinorcar
Model #6063 (or approved equal)
Quantity: 1

Gametime, Traditional Swing Frame
2'-3/8" O.D. Toprail, 9" Toprail Height,
Galvanized, painted Victor Stanley Green (or approved equal)
Model #P8002
Quantity: 1

Gametime, Add-A-Bay (Traditional swing frame)
2'-3/8" O.D. Toprail, 9" Toprail Height,
Galvanized, painted Victor Stanley Green (or approved equal)
Model #P8003
Quantity: 1

Gametime, Super Seat
2'-3/8" O.D. Toprail, 9" Toprail Height,
Galvanized, painted Victor Stanley Green (or approved equal)
Model #P8003
Quantity: 3

Gametime, Handswing Seat
2'-3/8" O.D. Toprail, 9" Toprail Height,
Galvanized, painted Victor Stanley Green (or approved equal)
Model #P8003
Quantity: 1

Equipment Color Choices
Custom Color Palette At Follow
Upright Metal Color: Red (R)
Accent Metal Color: Yellow (Y)
Plastic Color: Blue (BL)
Deck Color: Brown (BR)

SITTING AREA

GAZEBO (1 TOTAL)
VIXEN HILL GAZEBO (300-425-2766)

VEEEL # PD-12A WITH FLOOR AND FOUR BENCHES
OR APPROVED EQUAL
COLOR TO BE STAINED A NATURAL WOOD COLOR

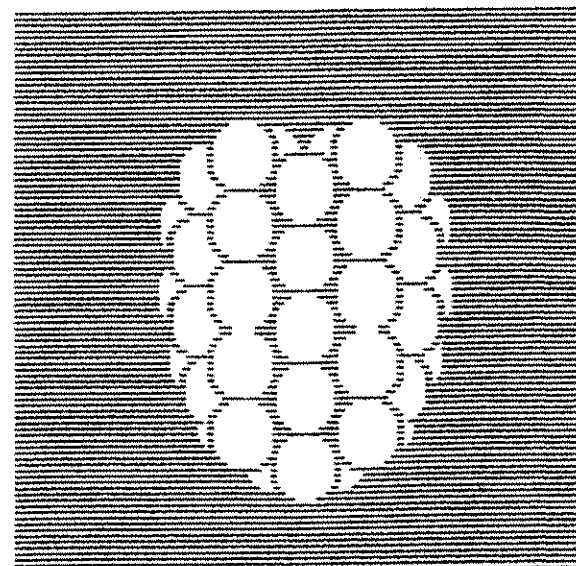
PICNIC AREA

PICNIC TABLES (4 TOTAL)
VICTOR STANLEY (301-665-8300) MODEL CP-2R
(6' LONG WITH 2'x4' SLATS) OR EQUAL

GRILL (1 TOTAL)
DUMOR INC. (800-598-4065)

TRASH RECEPTACLE (1 TOTAL)
VICTOR STANLEY (301-665-8300)

MODEL L-24 WITH IN GROUND MOUNT
AND WITH 25-24 DOWTOP LID OR EQUAL



Dewberry &
Davis LLC
A Landmark Company

10003 DEREKWOOD LANE
LARKSPRING, MD 20898
PHONE: (301) 791-5551
FAX: (301) 791-0186

OWNER/DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
CLUSTER
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
AS SHOWN

No.	DATE	BY	Description
1	10-0-03	MDPR	M-NOPPC
2	10-0-03	MDPR	M-NOPPC
3	10-0-03	MDPR	M-NOPPC
4	10-0-03	MDPR	M-NOPPC
5	10-0-03	MDPR	M-NOPPC

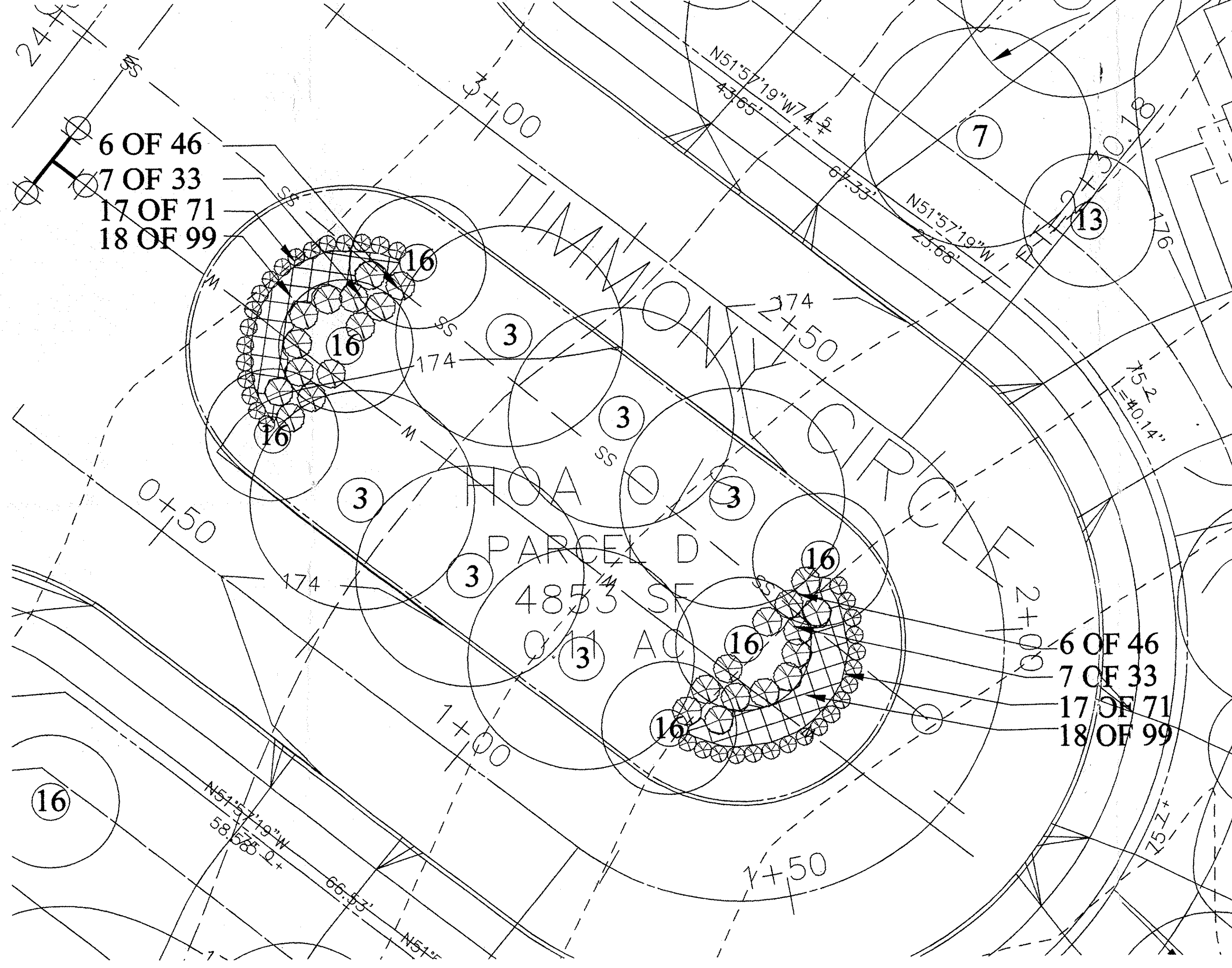
DRAWN BY MDPR
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

TITLE
TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

44A

SHEET NO. 44A OF 44D



ISLAND ROAD H DETAIL
SCALE: 1"=10'

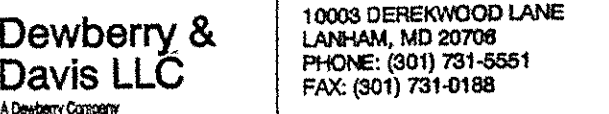
M-NOPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II 125 + 0.3 C
Approved by: [Signature] Date: 10/10/04

THE LAND
PLANNING
GROUP
INC.
2300 VICTORY DRIVE
FARMERSVILLE, MD 21031
301-598-8115
FAX 301-598-8119

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

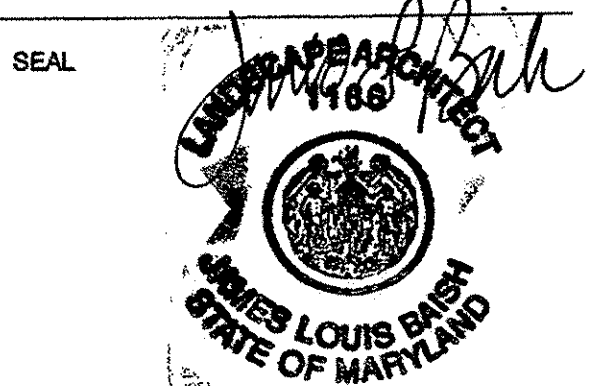
M.N.C.P.C. APPROVALS
PROJECT NAME: SUMMERWOOD
PROJECT NUMBER: 03-0430
For Condition of Approval See This Case Sheet or Approval
The Revisions Listed Below Apply to This Sheet

Revision #	Date	Revised By	Revised Description
1	10/10/04	JLB	10/10/04



OWNER/DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
CLUSTER
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135,136,193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO

BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443

MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE

AS SHOWN

3	01-08-04	RAS	M-NCPRC
2	10-09-03	MDPR	M-NCPRC
1	9-25-03	MDPR	M-NCPRC
No.	DATE	BY	Description

DRAWN BY MDPR
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003

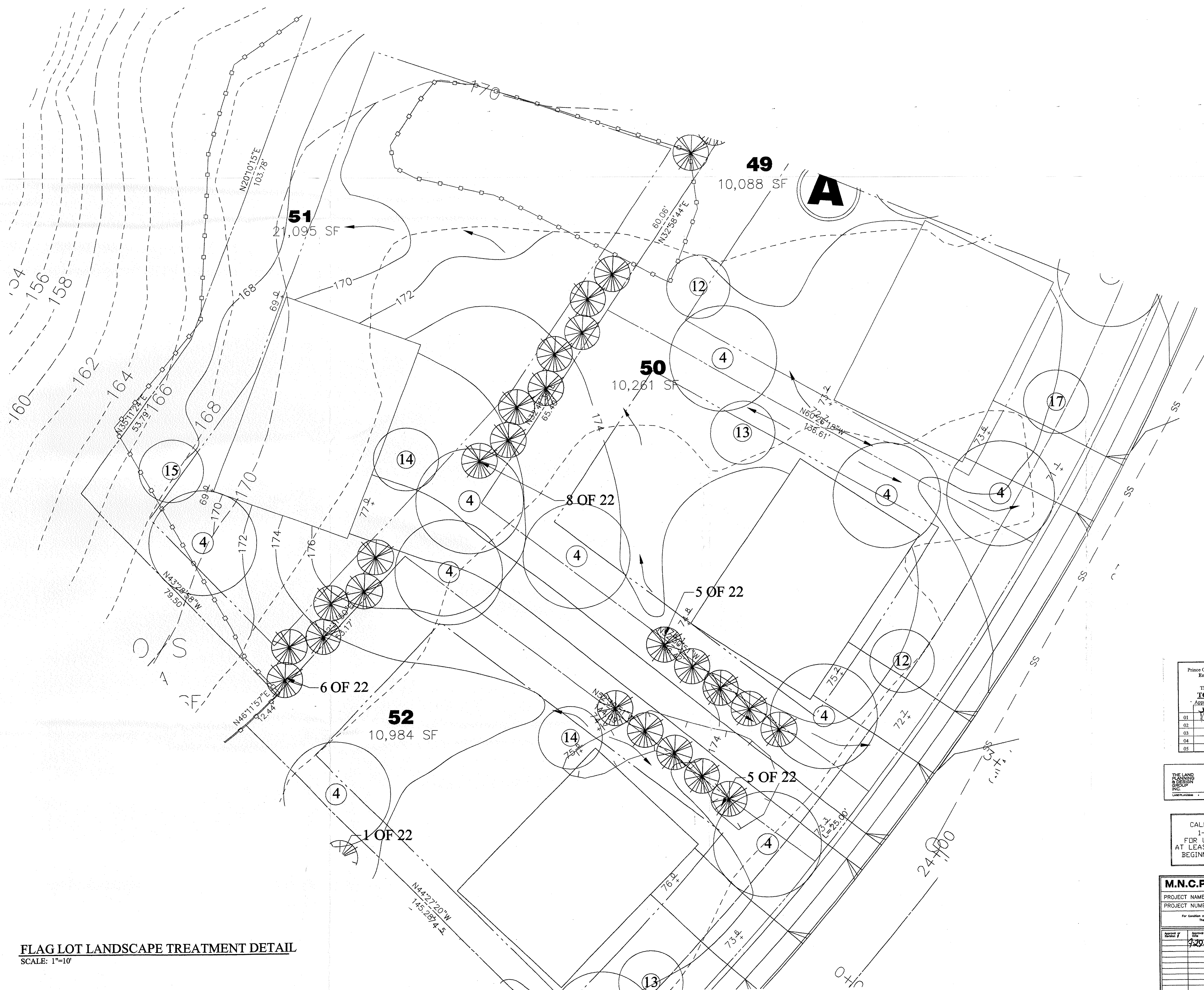
TITLE

TCP II
TREE
CONSERVATION
DETAILS

PROJECT NO. 83017

44B

SHEET NO. 44B OF 44D



FLAG LOT LANDSCAPE TREATMENT DETAIL
SCALE: 1"=10'

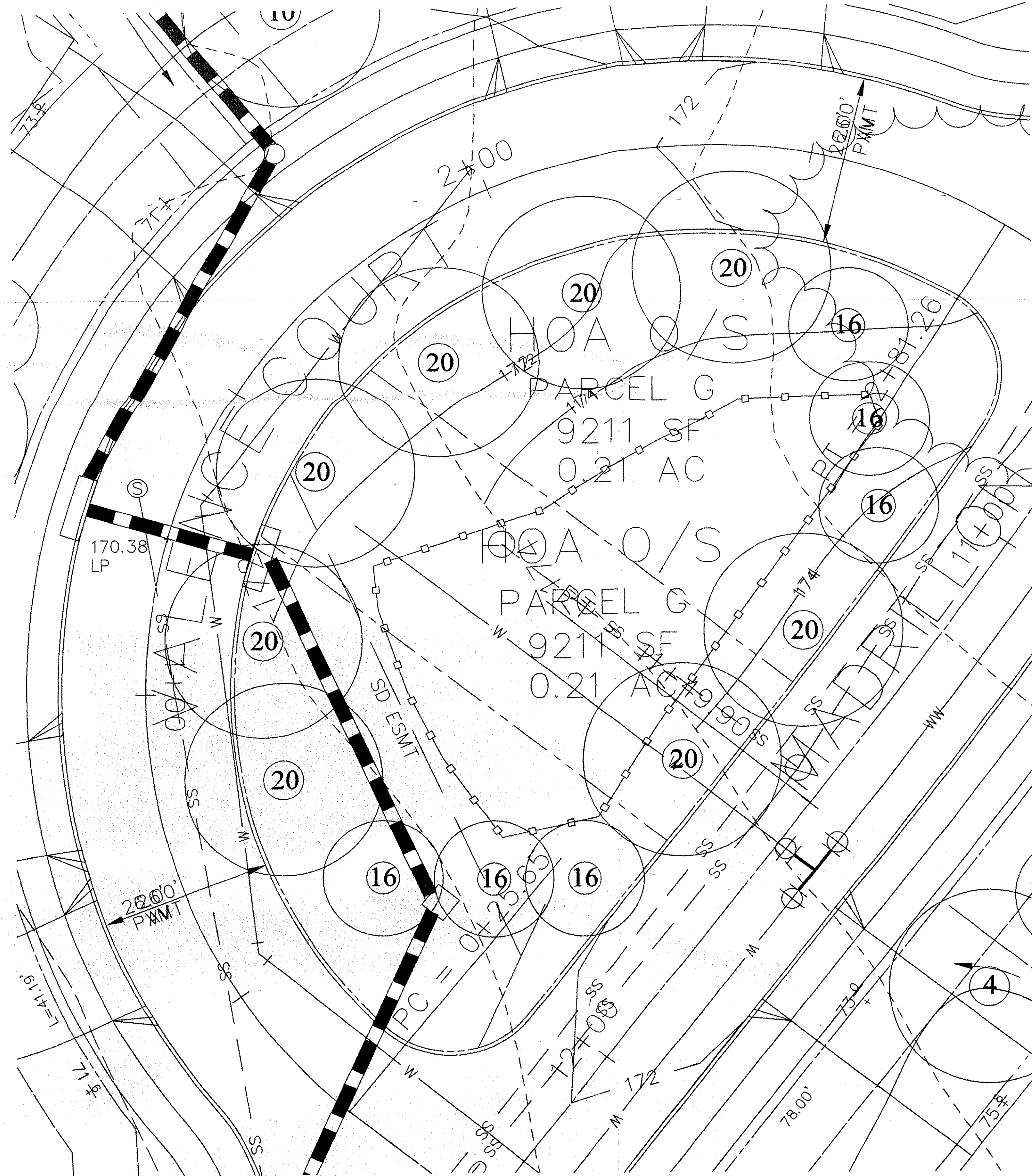
M-NCPFC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH 148-102 126/03
Approved by *[Signature]* Date *6/13/04*
01 *[Signature]* 12/18/06
02
03
04
05

THE LAND PLANNING & DESIGN GROUP INC. 3300 WYBETHVIEW DRIVE SUITE 103 FREDERICK, MD. 21701 (301)-695-6172 FAX (301)-695-6219

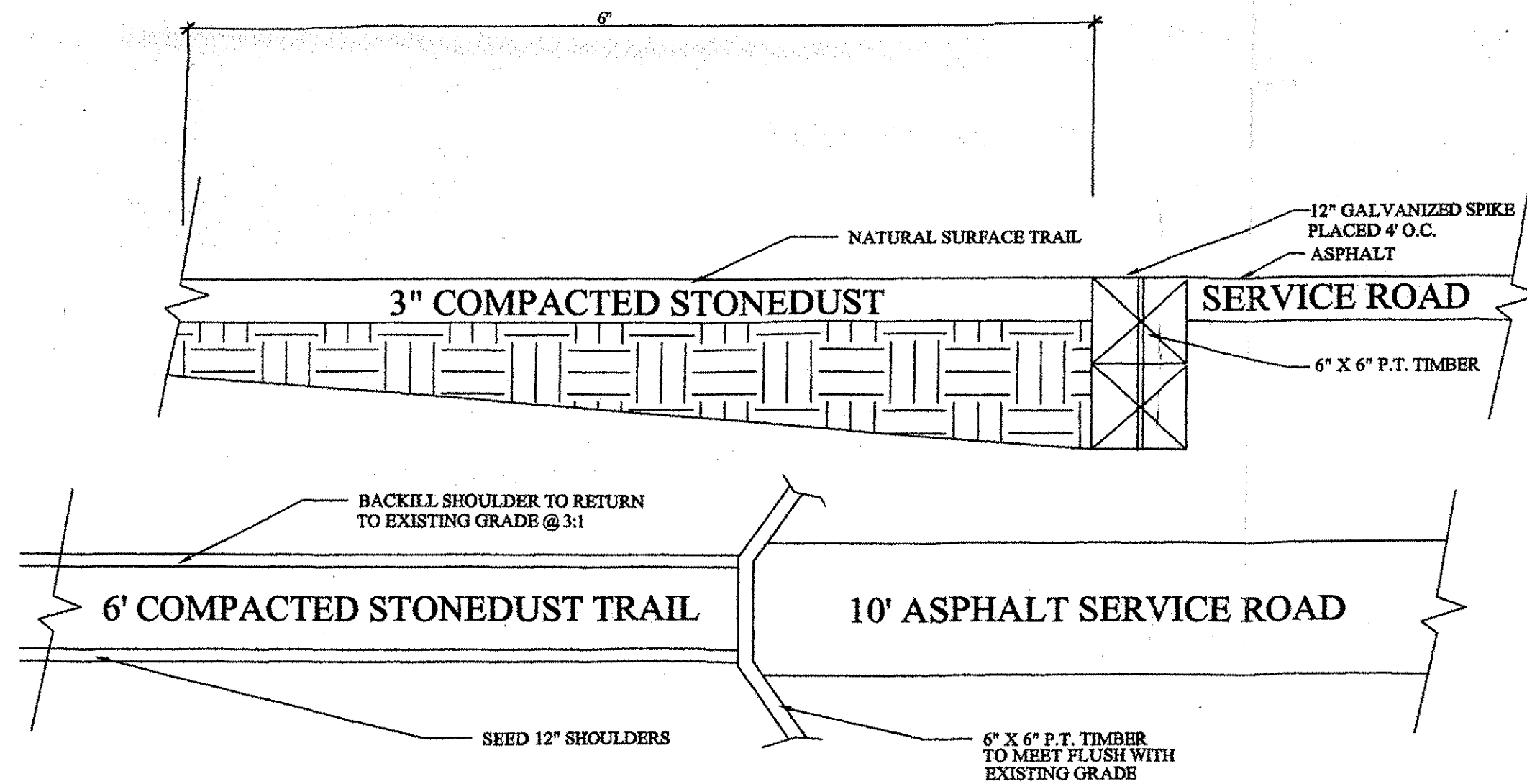
LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
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BEGINNING CONSTRUCTION

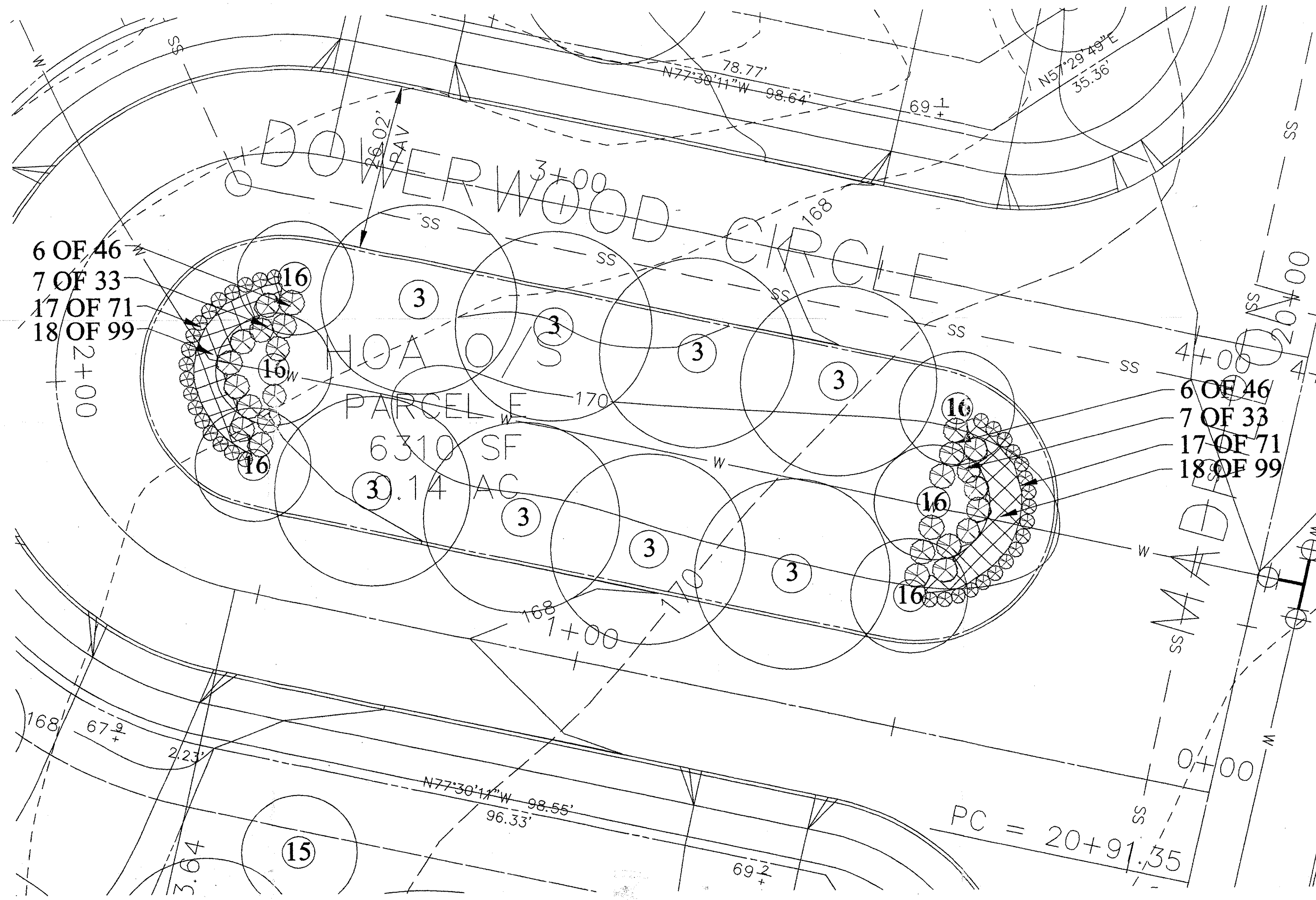
[illegible]



ROAD K EYEBROW DETAIL
SCALE: 1"=10'



TRAIL DETAIL
SCALE: NOT TO SCALE
NOTE: TREE PROTECTION FENCE WILL BE PLACED AT THE TIME OF SEC MEASURES ARE IMPLEMENTED AND DETERMINED AS SEC YIELD.



ROAD I ISLAND DETAIL
SCALE: 1"=10'

REQUIRED TYPE II TREE CONSERVATION PLAN NOTES

Prepared by the Environmental Planning Section, Planning Department, M.N.C.P.C.

- Cutting or clearing of wooded not in conformance with this plan or with the approved written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the site to determine the location of wooded conservation areas shown on this plan.
- Property owners shall be notified by the Department of Environmental Resources (DER) of the location of wooded conservation areas shown on this plan. The Department of Environmental Resources (DER) shall also be notified of any proposed clearing or removal of trees or other vegetation within the wooded conservation area. The Department of Environmental Resources (DER) shall also be notified of any proposed clearing or removal of trees or other vegetation within the wooded conservation area.
- All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as security by the Building Official until all required activities have been satisfied.
- All required off-site mitigation shall be identified on an approved TCPII for the site location and shall be recorded as an off-site easement in the land record of Prince George's County prior to issuance of any permits for the subject property.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Prepared by the Environmental Planning Section, Planning Department, M.N.C.P.C.

Revised: 4/23/2008

Removal of Hazardous Trees or Structures (Hazardous Trees or Structures)

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

- A hazardous tree is a tree that is a potential hazard to the public or to the property. A hazardous tree is a tree that is a potential hazard to the public or to the property. A hazardous tree is a tree that is a potential hazard to the public or to the property.
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Removal of Hazardous Trees, Structures, Utilities, or Other Structures

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

- If the developer or builder no longer has an interest in the property, the owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous conditions and the proposed corrective measures prior to having the work conducted. The tree may 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 grubbing of the stump in the woodland conservation area is not permitted.
- The removal of stumps, branches, and non-native plant species from the woodland conservation area may be done with the use of hand tools or equipment only such as chainsaws. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these stumps, branches, and non-native plant species greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition. The material 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 control the growth of invasive species, or to control the growth of invasive species, is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant type. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should be conducted with proper training and 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 Information and Affirmation Areas by Developers or Builders

Information and affirmation areas shall be planned prior to the occupancy of the new building or residence. If planning cannot occur due to planning conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planning shall then be accomplished during the next planning session. If planning is delayed beyond the transfer of the property, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planning shall then be accomplished during the next planning session.

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Protection of Information and Affirmation Areas by Individual Homeowners

Information and affirmation areas shall be planned prior to the occupancy of the new building or residence. If planning cannot occur due to planning conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planning shall then be accomplished during the next planning session.

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Woodland Area NOT Covered as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any wooded area which is not specifically identified to be cleared on the approved Type II Tree Conservation Plan. The revised plan shall be submitted to the M.N.C.P.C. Environmental Planning Section for review and approval. The revised plan shall be submitted to the M.N.C.P.C. Environmental Planning Section for review and approval.
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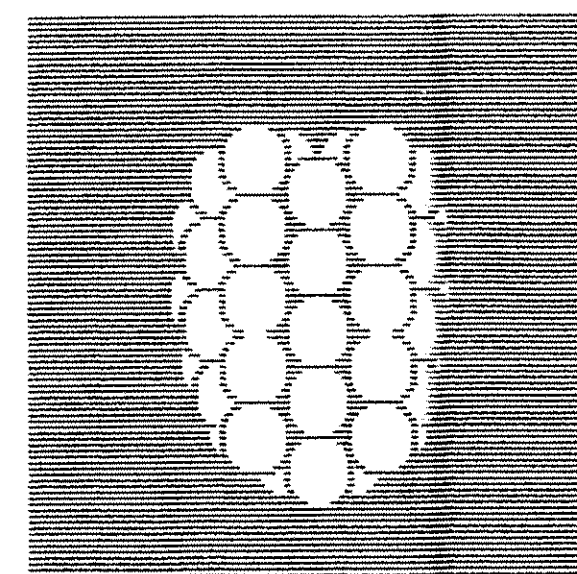
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M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII 1128-03	
Approved by	Date
<i>[Signature]</i>	12/15/08
01	
02	
03	
04	
05	

THE LAND DESIGN GROUP, INC.	1800 WOODLAND DRIVE, SILVER SPRING, MD 20910 TEL: (301) 588-4174 FAX: (301) 588-4175
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CALL "MISS UTILITY"	
1-800-257-7777	
FOR UTILITY LOCATIONS	
AT LEAST 48 HOURS BEFORE	
BEGINNING CONSTRUCTION	

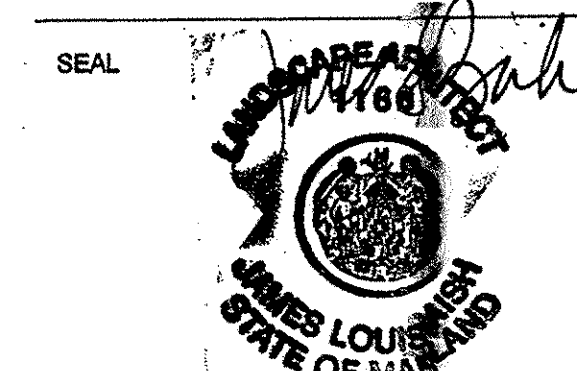
M.N.C.P.C. APPROVALS			
PROJECT NAME: SUMMERWOOD			
PROJECT NUMBER: DSP-0302			
For Condition of Approval see the Plan Cover Sheet or Approval			
The Revisions Listed Below Apply to this Sheet			
Revision #	Revised By	Revised Date	Revised Description
1	J.L.B.	11/16/04	



Dewberry & Davis LLC
A Dewberry Company
10033 DORWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5661
FAX: (301) 731-0108

OWNER/DEVELOPER:
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVENUE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 908-0443

SUMMERWOOD
CLUSTER
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 908-0443
MICHAEL R. SNEYDE
DEWBERRY & DAVIS LLC

SCALE
AS SHOWN

No.	DATE	BY	Description
1	10-09-03	MDPR	MDPR
2	09-28-03	MDPR	MDPR

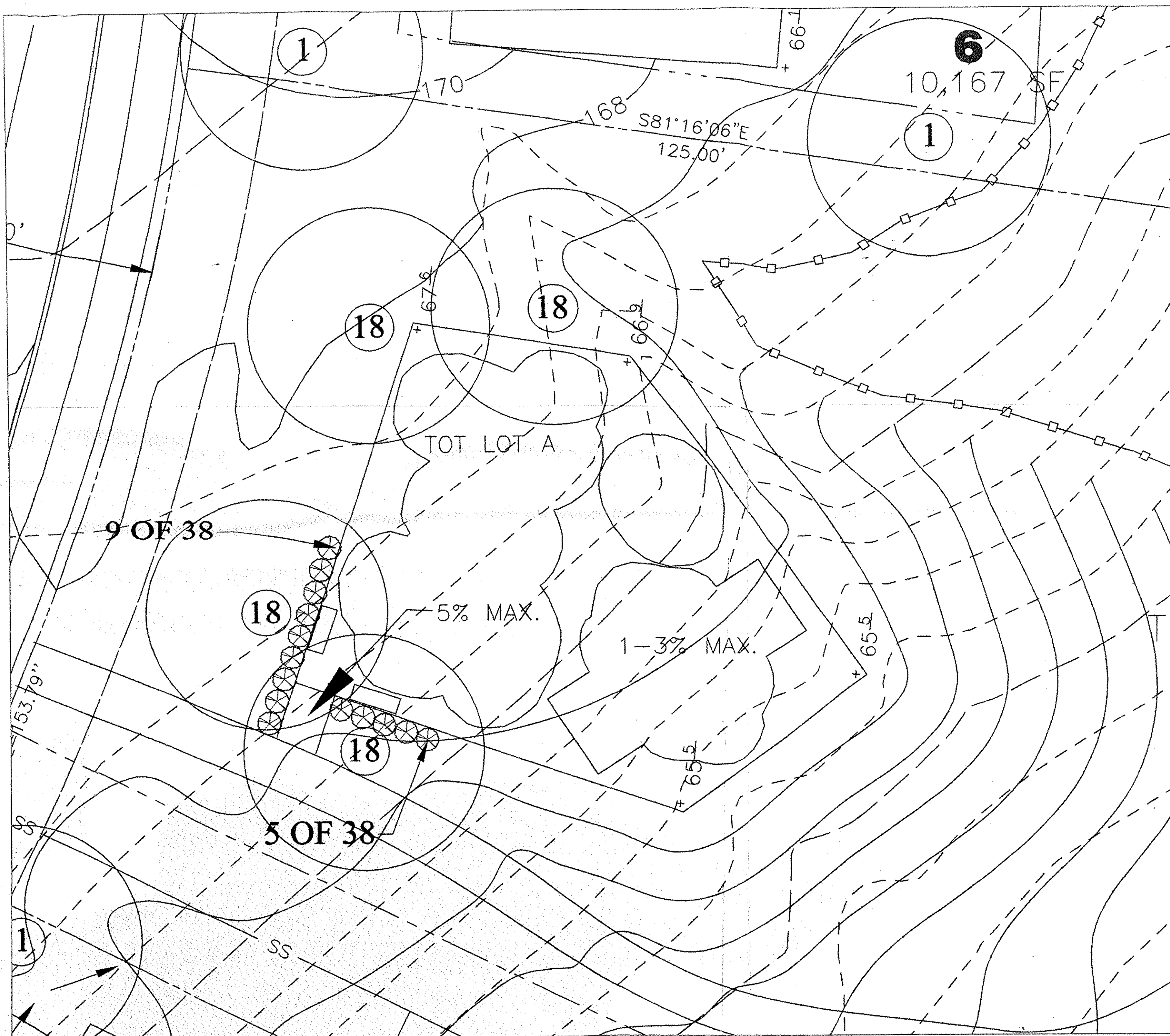
REVISIONS
DRAWN BY: MDPR
APPROVED BY: JLB
CHECKED BY: JLB
DATE: APRIL 2008

TITLE
TCP II
TREE
CONSERVATION
DETAILS

PROJECT NO. 83017

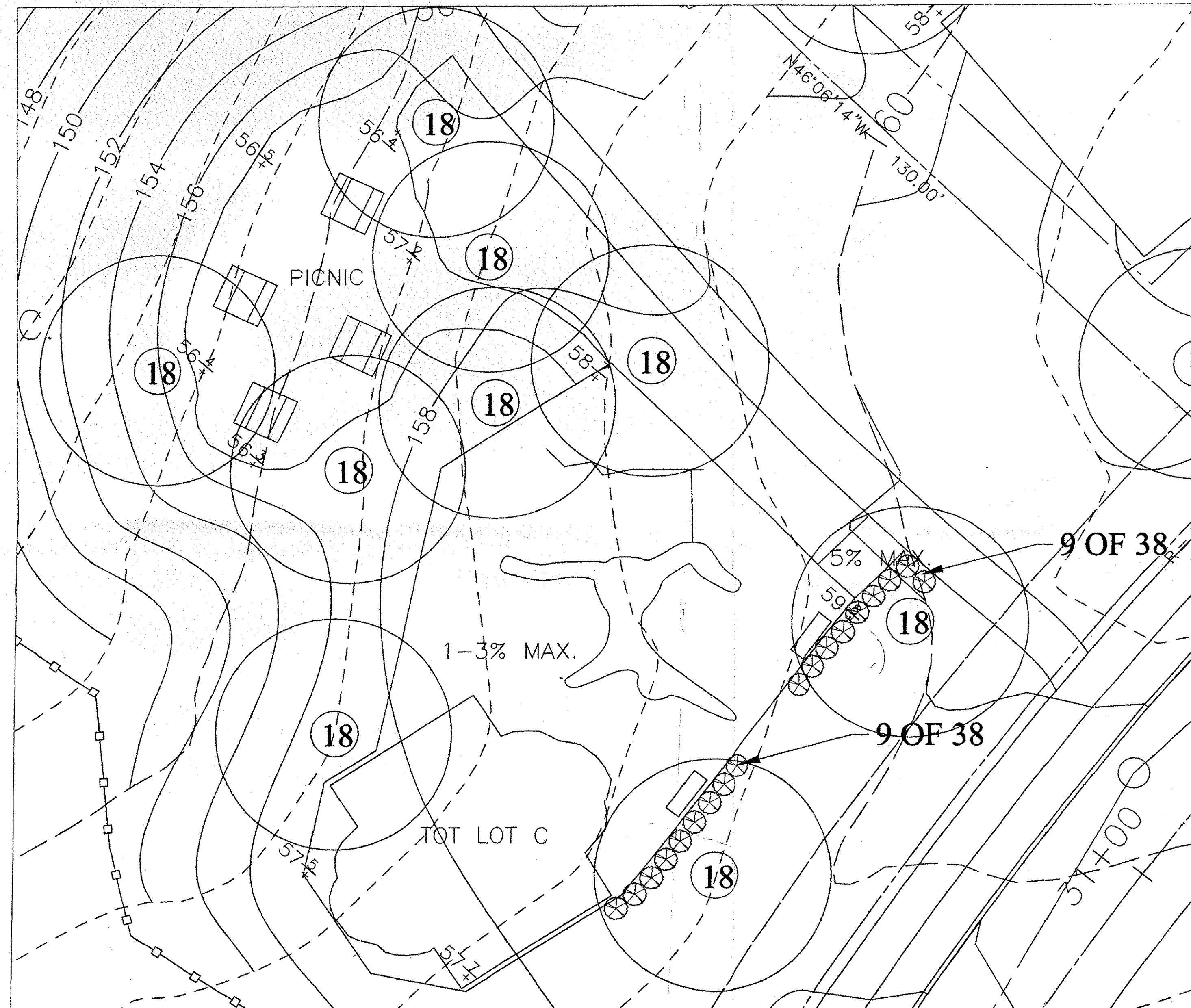
44C

F
E
D
C
B
A



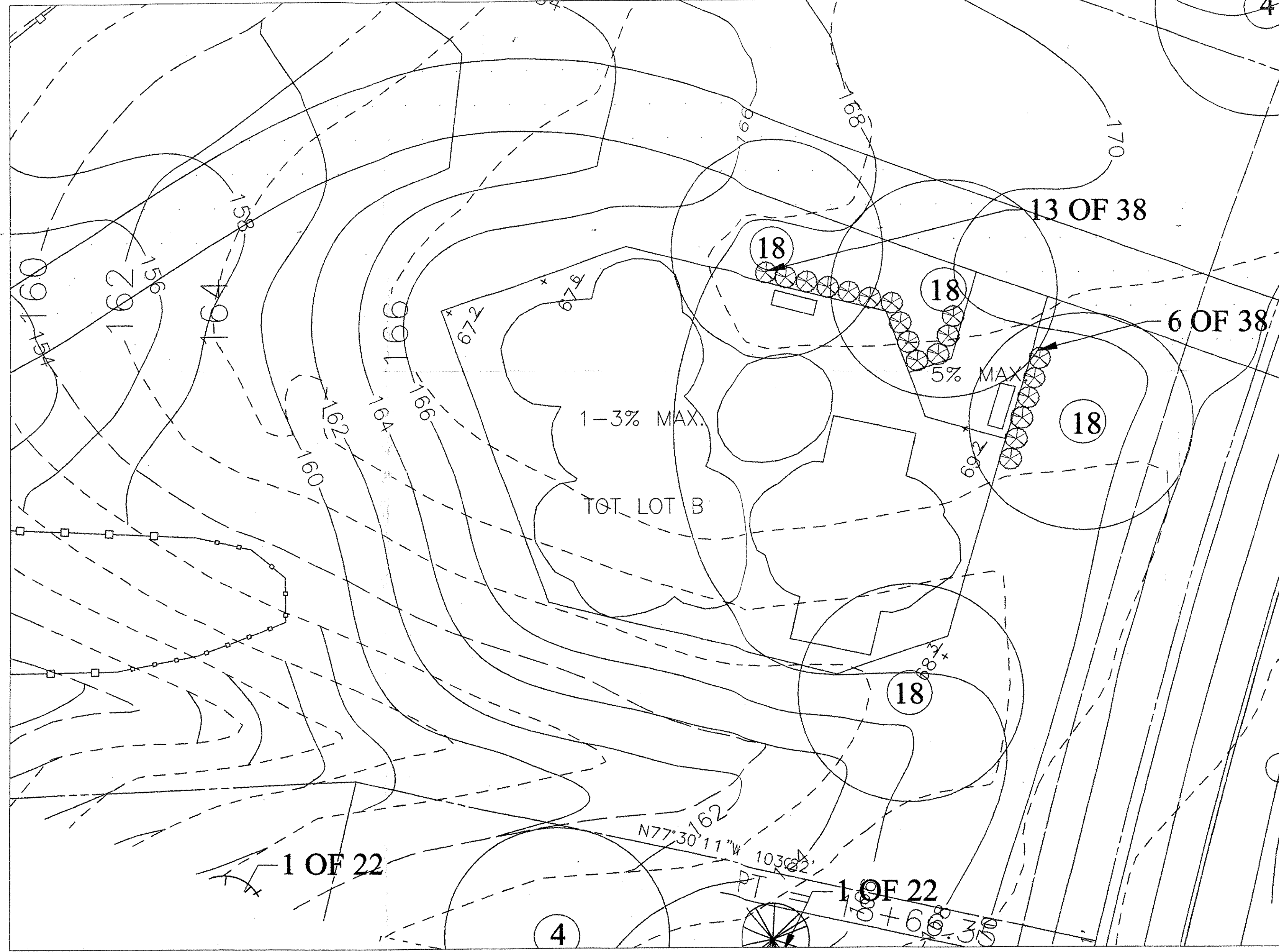
TOT LOT AREA A

SCALE: 1"=10'



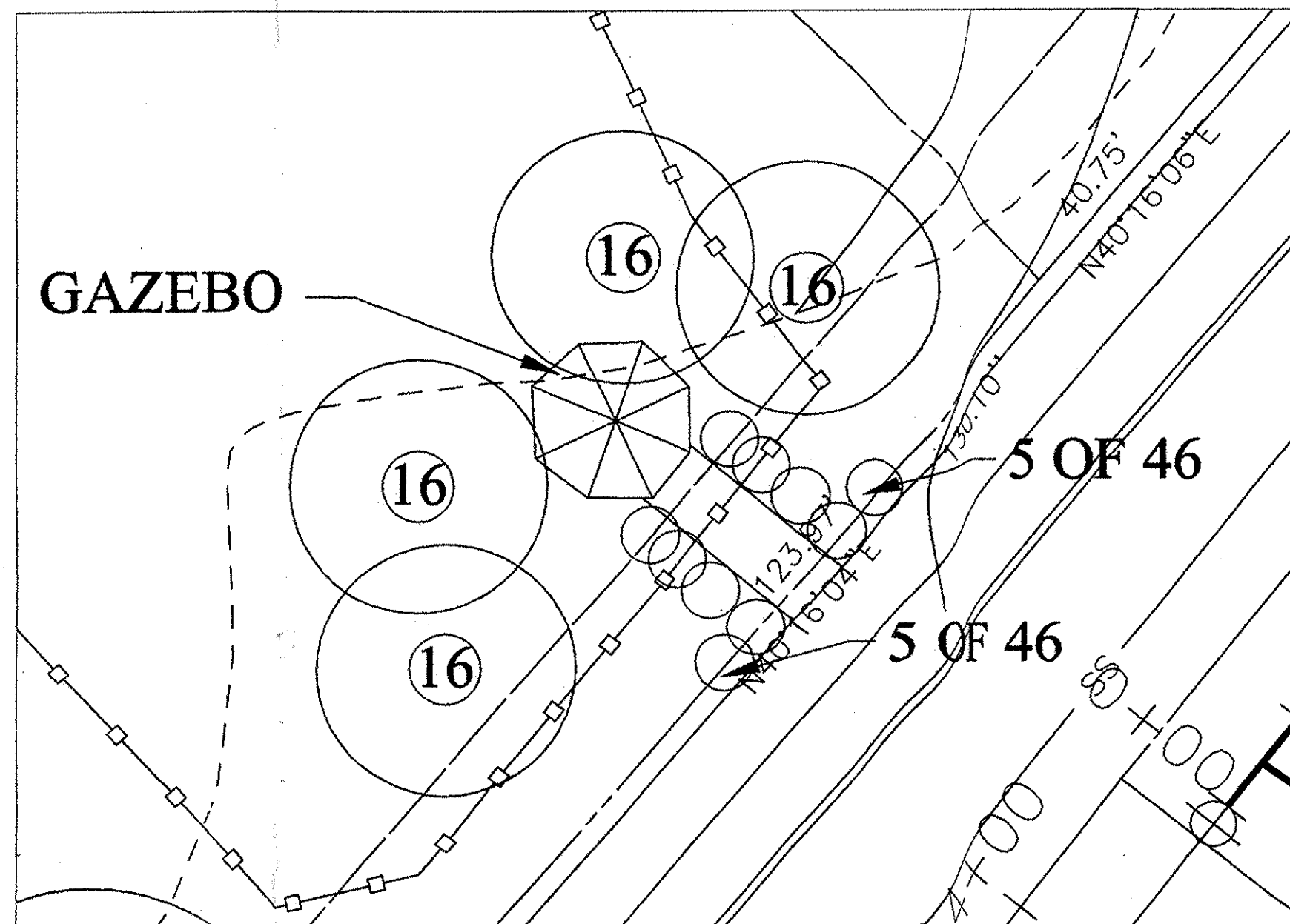
TOT LOT AREA C

SCALE: 1"=10'



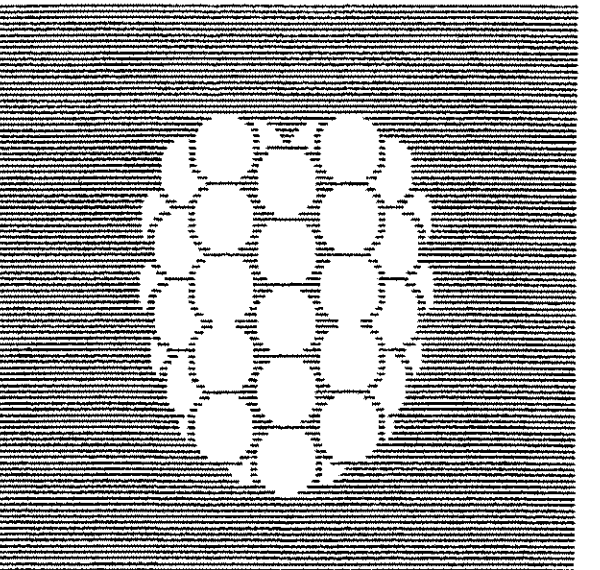
TOT LOT AREA B

SCALE: 1"=10'



GAZEBO DETAIL AREA

SCALE: 1"=10'



Dewberry &
Davis LLC
Landscape Architects

10003 DEERWOOD LANE
LANHAM, MD 20706
PHONE: (301) 731-5581
FAX: (301) 731-6188

OWNER/DEVELOPER
U.S. HOME CORPORATION
10230 NEW HAMPSHIRE AVE, SUITE 300
SILVER SPRING, MD 20903
TEL (301) 431-2400 FAX (301) 408-0443

SUMMERWOOD
CLUSTER
PRINCE GEORGE'S COUNTY
MARYLAND
PISCATAWAY DISTRICT
TAX MAP 161, PARCEL 135, 136, 193 & 197
200' MAP REFERENCE: 222SW01, 222SW04



CONTACT INFO
BILL JAMES
U.S. HOME CORPORATION
TEL (301) 431-2400 FAX (301) 408-0443
MICHAEL R. SNYDER
DEWBERRY & DAVIS LLC

SCALE
AS SHOWN

No.	DATE	BY	Description
1	01-08-04	PAS	W-HCPC
2	10-05-03	MDPR	W-HCPC
3	09-03-03	MDPR	W-HCPC

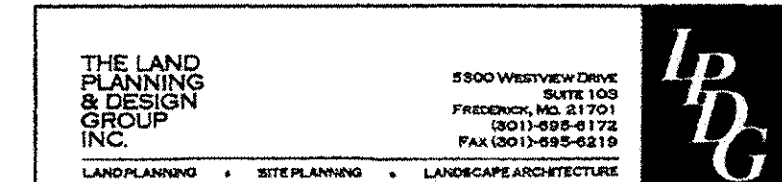
REVISIONS
DRAWN BY MDPR
APPROVED BY JLB
CHECKED BY JLB
DATE APRIL 2003
TITLE

TCP II
TREE
CONSERVATION
PLAN

PROJECT NO. 83017

44D

SHEET NO. 44D OF 44D



CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: SUMMERWOOD			
PROJECT NUMBER: 83017			
For Condition of Approval see Site Plan Cover Sheet or Approval			
Approval of Review	Approval Date	Reviewer's Signature	Condition Date
	1-20-04	JLB	11-16-03