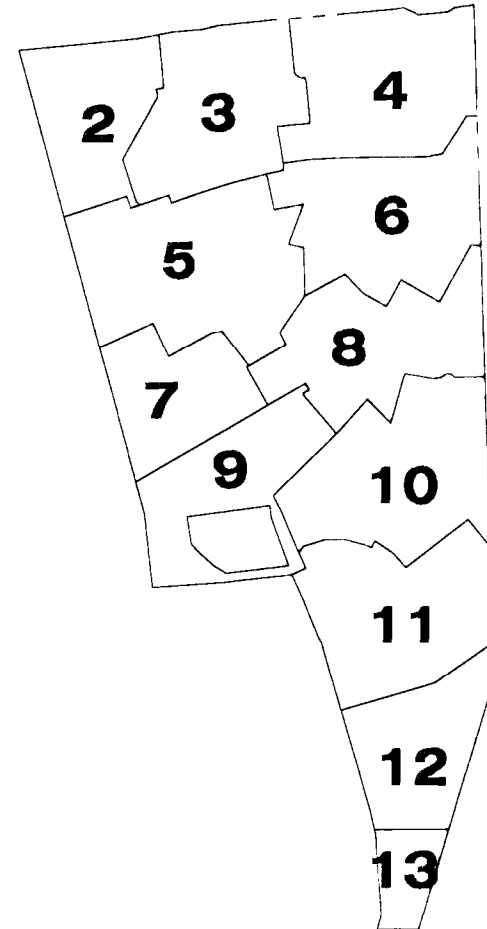
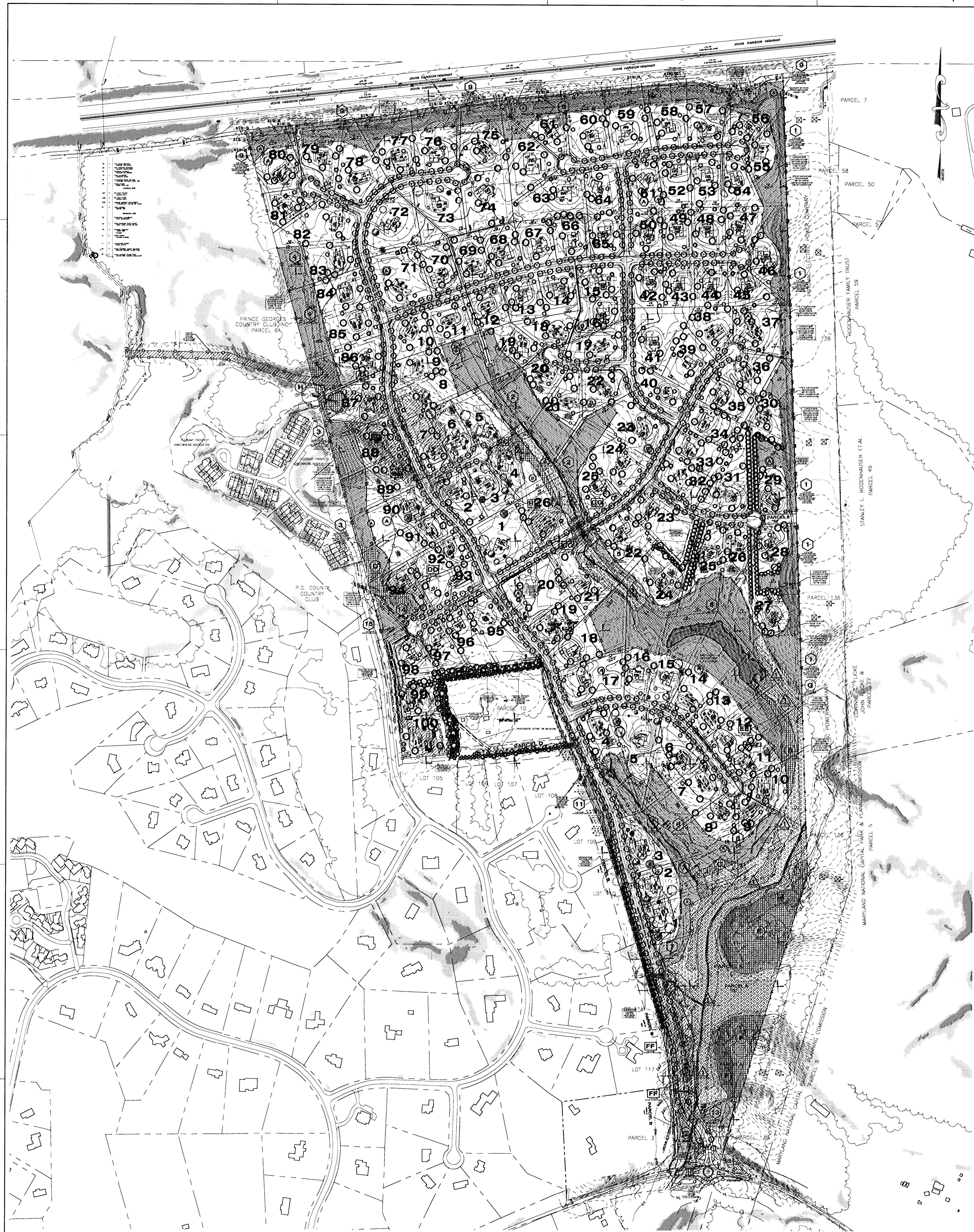
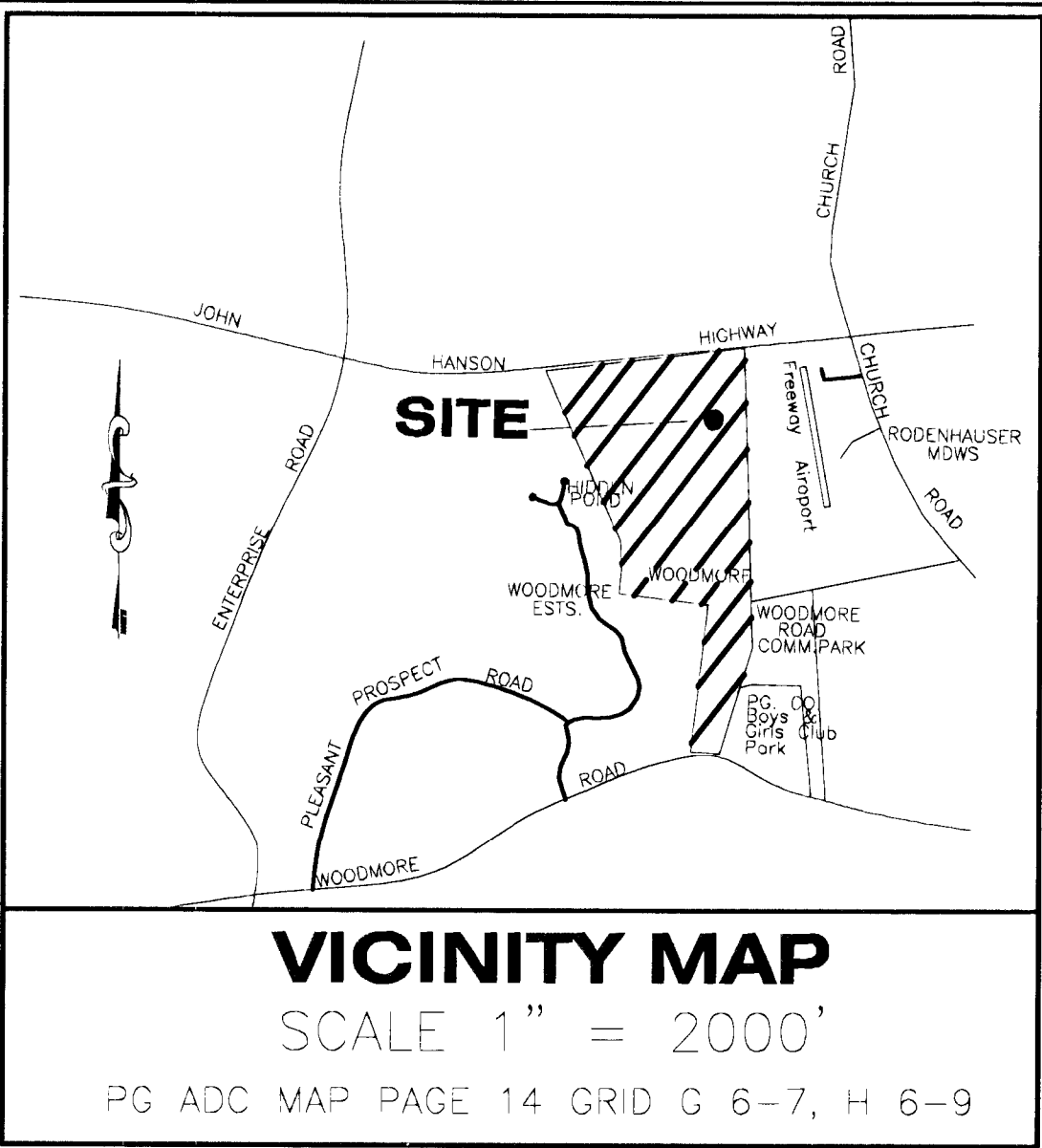




AFFORESTATION CHANGES	
APPROVED UNDER REVISION 3	CURRENT REVISION
AREA 1: 2.32 AC	AREA 1: 7.23 AC - PREV 1 AND 12
AREA 2: 3.19 AC	AREA 2: 4.99 AC - LARGER
AREA 3: 1.49 AC	AREA 3: 2.95 AC - WIDER
AREA 4: 1.48 AC	AREA 4: 2.61 AC - SAME
AREA 5: 0.33 AC	AREA 5: 0.33 AC - SAME
AREA 6: 7.90 AC	AREA 6: 9.49 AC - MORE ON LOTS 16A,18A
AREA 7: 3.75 AC	AREA 7: 4.09 AC - LARGER
AREA 8: 2.67 AC	AREA 8: 2.18 AC - REMOVED AREA ON LOT 5A
AREA 9: 6.00 AC	AREA 9: 5.95 AC - ABOUT SAME
AREA 10: 0.98 AC	AREA 10: 0.00 AC - REMOVED 4-15-11
AREA 11: REMOVED	AREA 11: 0.40 AC - NEW
AREA 12: 4.02 AC	AREA 12: 0.49 AC - WAS AREA 13
AREA 13: 0.52 AC	AREA 13: 0.55 AC - WAS AREA 14
AREA 14: 0.55 AC	AREA 14: 0.23 AC - PART OF PREV. AREA 15
AREA 15: 0.63 AC	AREA 15: 0.33 AC - PART OF PREV. AREA 15
TOTAL 35.83 AC	TOTAL 41.82 AC



OFFSITE FOREST CLEARED AREA (AC)	FOREST CLEARED AREA (AC)	WOODLANDS RETAINED NON FCA (AC)
0.91 0.08 TOTAL 0.99 AC	2.16 1.42 0.30 0.68 0.33 2.28 (1.61 N.F.P.) 0.41 (0.38 N.F.P.) 0.44 0.42 TOTAL 8.44 AC (8.45 CLEARED NON-FP) (1.99 FLOODPLAIN)	12.46 1.13 0.96 TOTAL 14.55 AC (14.55 IN F.P.)
AF/REFORESTATION AREA (AC)	FOREST CONSERVATION/PRESERVATION AREA (AC)	
7.23 5.85 2.71 2.61 0.33 9.49 4.09 2.18 5.95 REMOVED 4-15-11 0.40 0.49 0.55 0.23 0.33 TOTAL 41.82 AC	0.44 0.72 0.23 0.79 3.26 2.01 0.12 0.17 0.24 TOTAL 7.98 AC	

SHEET NUMBERS	
1	COVER PAGE
2	TYPE II TCP/LANDSCAPE PLAN
3	TYPE II TCP/LANDSCAPE PLAN
4	TYPE II TCP/LANDSCAPE PLAN
5	TYPE II TCP/LANDSCAPE PLAN
6	TYPE II TCP/LANDSCAPE PLAN
7	TYPE II TCP/LANDSCAPE PLAN
8	TYPE II TCP/LANDSCAPE PLAN
9	TYPE II TCP/LANDSCAPE PLAN
10	TYPE II TCP/LANDSCAPE PLAN
11	TYPE II TCP/LANDSCAPE PLAN
12	TYPE II TCP/LANDSCAPE PLAN
13	TYPE II TCP/LANDSCAPE PLAN
13A	BRIDGE DETAILS
14	DETAILS/WORKSHEETS
14A	ENTRANCE FEATURE
15	AFFORESTATION TABLES
16	STREET TREE AND LIGHTING
17	STREET TREE AND LIGHTING
18	DETAILS AND DOCUMENTS
19	DETAILS AND SCHEDULES
20	LANDSCAPE SCHEDULES

PLAN DATA	
SUBDIVISION NAME	WATERFORD
ZONE	R-A (LOT SIZE AVERAGING)
METHOD OF SEWAGE DISPOSAL	PUBLIC SYSTEM
SEWER CATEGORY	S-3 (PARCEL 5) S-4 (PARCEL 16,17,32,48,50)
WATER CATEGORY	W-3 (PARCEL 5) W-4 (PARCEL 16,17,32,48,50)
PROPOSED USE OF PROPERTY	SINGLE FAMILY DETACHED UNITS
TITLE INFORMATION	L 7716 / F 571
TAX MAP NUMBER	54 / 62
TAX GRID NUMBER	A3 / B3 / B1
HISTORIC RESOURCES	N/A
CEMETERIES	N/A
MANDATORY DEDICATION OF PARKLAND	N/A
STORMWATER MANAGEMENT CONCEPT PLAN	202-2004-00
100 YEAR FLOODPLAIN	FPS200328
FEMA PANEL #	245208 0045C
WETLANDS DELINEATED BY	McCarthy & Associates
	06/10/03
PERMANENT DISTURBANCE OF WETLANDS:	
PERMANENT DISTURBANCE OF WETLAND BUFFER:	
200' MAP REFERENCE	204NE11 / 205NE11
TOPOGRAPHY	MNCP&PC
BOUNDARY SURVEY	DEWBERRY & DAVIS, LLC
PREVIOUS APPROVALS	N/A

- GENERAL NOTES:
- EXISTING STRUCTURES ARE TO BE RAZED.
 - EXISTING WELL AND SEPTIC SYSTEMS ARE TO BE PROPERLY ABANDONED.
 - THE 100-FOOT WETLAND BUFFER IS DUE TO WETLANDS OF SPECIAL STATE CONCERN.
 - THERE IS NO MINIMUM TREE CANOPY COVERAGE PERCENTAGE IN THE R-A ZONE. SEE WORKSHEET ON PAGE 14 OF THIS PLAN SET.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR CODE

M-NCPPC APPROVAL

PROJECT NAME: WATERFORD

PROJECT NUMBER: DSP-04040-05

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

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: WATERFORD			
PROJECT NUMBER: DSP-04040			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
Approved by	Approval Date	Reviewer's Signature	Certification Date
01 WITHDRAWN	9/12/05	S:	2/6/06
02			
03 THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION			
04			
04 THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION			

DSP-04040 REVISION TRACKING CHART	
01	WITHDRAWN
02	ADD 2 MONUMENTAL ENTRANCE FEATURES
03	ADD BERM WITHIN PREVIOUSLY APPROVED AFFORESTATION
04	HOUSE SITING AND ARCHITECTURE ADDED FOR LOT 17A
05	HOUSE SITING AND ARCHITECTURE ADDED FOR LOTS 4A & 18A

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP/152/04	
Approved by	Date
LORI SHIRLEY	02/12/06
01 LORI SHIRLEY	08/3/2006
02 MEGAN K. RISER	09/19/08
03 MEGAN K. RISER	09/30/09
04 MEGAN K. RISER	08/5/10
05 MEGAN K. RISER	05/17/11
06 MEGAN K. RISER	12/19/11
07 Megan K. Risser	3/16/14

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

10009 DEREKWOOD LANE
SUITE 204
LANHAM MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

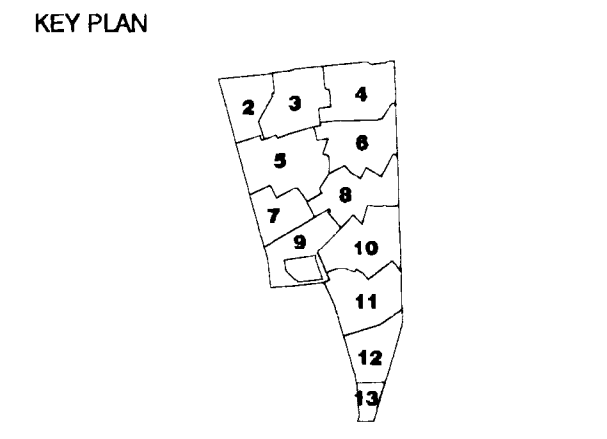
OWNER/APPLICANT
SM WATERFORD ESTATES, LLC.
11111 SUNSET HILLS ROAD, SUITE 200
RESTON, VA 20190

CONTACT:
DAVID W. DUGGAR
TEL (703) 964-500
FAX (703) 715-8076

WATERFORD
(FORMERLY KNOWN AS WALKER PROPERTY)
ELECTION DISTRICT 7
MARYLAND
PRINCE GEORGE'S COUNTY
TX MAP GRID: 54A3, B5, 61B1
WSSC 200' SHEET: 204NE11, 205NE11

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10229. EXPIRATION DATE: JULY 14, 2014.



SCALE

AS SHOWN

01 01/06/14 NM FOR CERTIFICATION

No. DATE BY Description

REVISIONS

DRAWN BY MNJ, KJM

APPROVED BY MNJ

CHECKED BY AV

DATE JULY 19, 2013

TITLE

TYPE II TCP/ LANDSCAPE PLAN COVER

PROJECT NO. 50059637

1

SHEET NO. 1 OF 20

JOHN HANSON HIGHWAY

CONCENTRATE
EVERGREEN PLANT
MATERIAL ALONG
AFFORESTATION
EDGE TO HELP
DEFINE EDGES

5.95 ACRES
AFFORESTATION
(FOR 75' BUFFERYARD
PLANTING REQ.
SEE SECTION 4.6 CHART
NORTH BOUNDARY FOR
ADDITIONAL
INFORMATION)

FREEWAY AND EXPRESSWAY BUFFER
REQUIREMENT MET BY ONSITE
FOREST CONSERVATION
AND AFFORESTATION

5.95 ACRES
AFFORESTATION
(FOR 75' BUFFERYARD
PLANTING REQ.
SEE SECTION 4.6 CHART
NORTH BOUNDARY FOR
ADDITIONAL
INFORMATION)

- ### LEGEND
- EXISTING CONTOURS
 - FLOODPLAIN EASEMENT
 - WETLAND
 - STREAM
 - WETLAND BUFFER
 - STREAM BUFFER
 - PMA LINE
 - PROPERTY BOUNDARY
 - EXISTING TREE LINE
 - PROP. LOT LINE
 - PROP. R/W
 - PROP. WATER
 - PROP. SAN. SEWER
 - PROP. BRL
 - PROPOSED NOISE WALL
 - LIMIT OF DISTURBANCE
 - PROP. ROADWAY PIE
 - PROPOSED CONTOURS
 - PROPOSED PUE
 - OVERFLOW FLOWPATH
 - PROP. STORM DRAIN

TCP LEGEND

- FOREST CLEARED AREA
- FOREST CONSERVATION AREA
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- WETLAND MITIGATION AREA
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- PROPOSED ORNAMENTAL TREE
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- PREVIOUSLY APPROVED LOTS PRIOR TO 2010 LANDSCAPE UPDATE

CONCENTRATE
EVERGREEN PLANT
MATERIAL ALONG
AFFORESTATION
EDGE TO HELP
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Q1 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: WATERFORD

PROJECT NUMBER: DSP-04040-06

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

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: WATERFORD			
PROJECT NUMBER: DSP-04040			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviser's Signature	Certification Date
01	12.05	S.L.	2.6.08
02	1.13.11	MF	5.23.11
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

M-NCPPC			
Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP#152.04			
Approved by	Date		
LORI SHIRLEY	02/1/2006		
MEGAN K. RISER	08/3/2006		
MEGAN K. RISER	09/19/08		
MEGAN K. RISER	09/9/09		
MEGAN K. RISER	08/5/10		
MEGAN K. RISER	05/17/11		
MEGAN K. RISER	12/19/11		
MEGAN K. RISER	5/10/14		

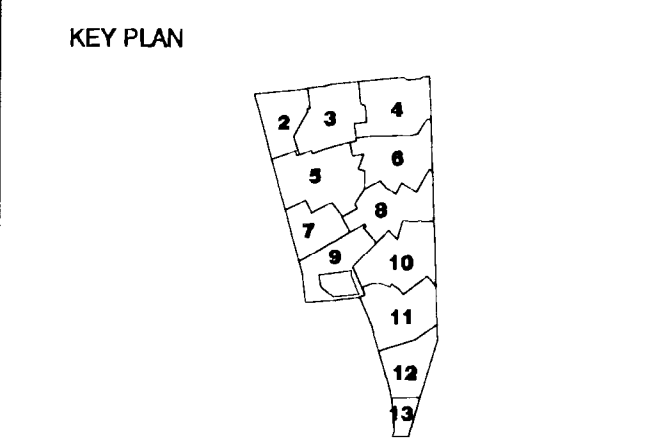
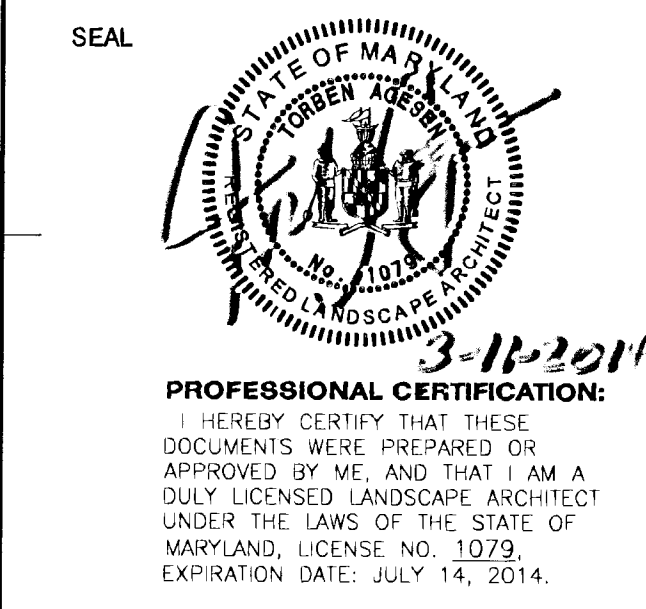


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Consultants LLC
1000 DEREKWOOD LANE
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LANHAM, MD 20706
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301.731.0188 (FAX)
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OWNER/APPLICANT
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11111 SUNSET HILLS ROAD, SUITE 200
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CONTACT:
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WATERFORD
(FORMERLY KNOWN AS WALKER PROPERTY)
ELECTION DISTRICT 7
MARYLAND
PRINCE GEORGES COUNTY
TAX MAP GRID: 54/A3, B3, E1/B1
WSSC 200 SHEET: 204NE11, 205NE11



SCALE **PLAN**
1"=50'

No.	DATE	BY	Description
01	01/06/14	NM	FOR CERTIFICATION

REVISIONS

DRAWN BY: MNJ, KJM

APPROVED BY: MNJ

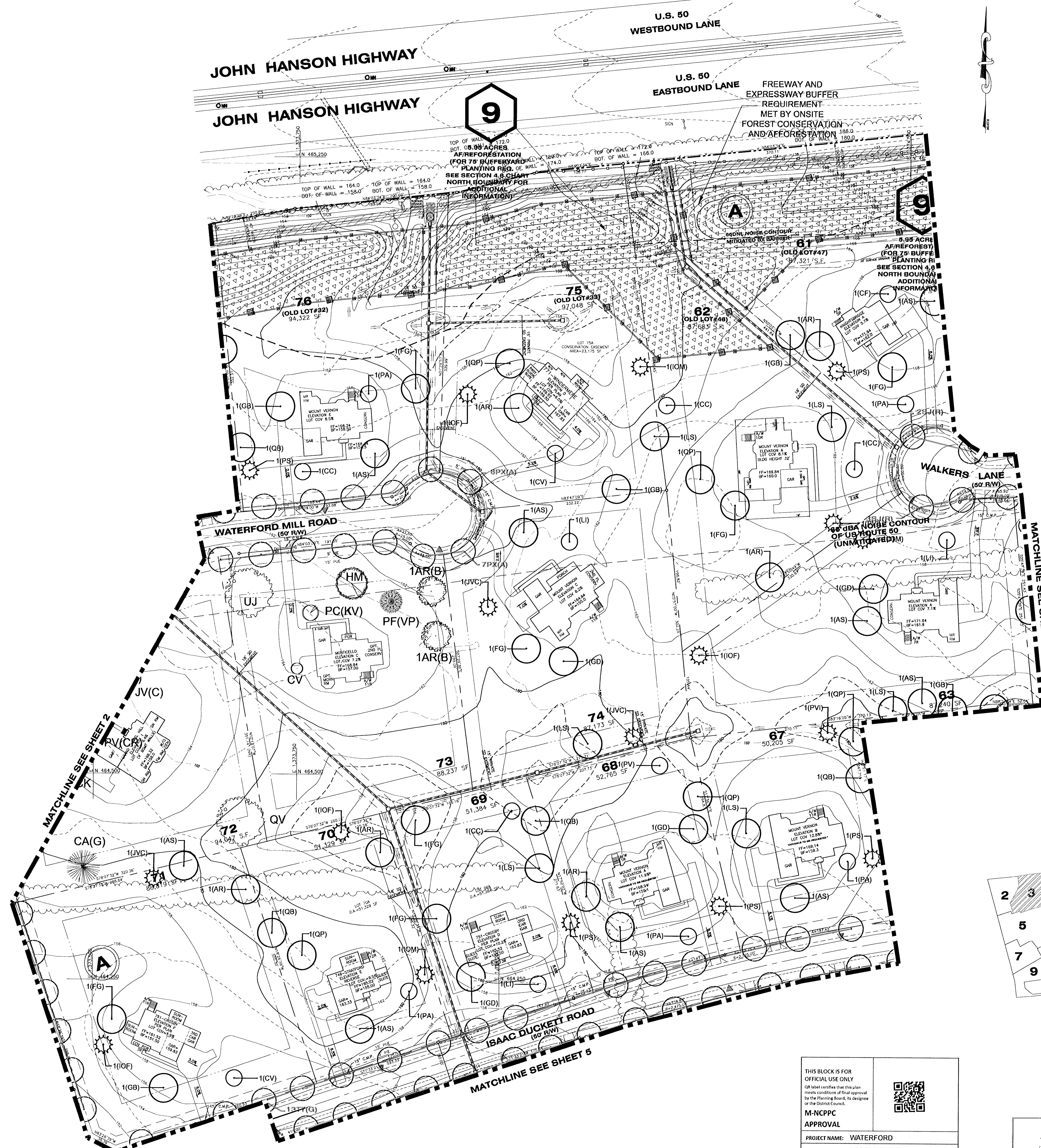
CHECKED BY: AV

DATE: JULY 19, 2013

TITLE
**TYPE II TCP/
LANDSCAPE
PLAN**

PROJECT NO. 50059637

F
E
D
C
B
A



LEGEND

	EXISTING CONTOURS
	FLOODPLAIN EASEMENT
	WETLAND
	STREAM
	WETLAND BUFFER
	STREAM BUFFER
	PMA LINE
	PROPERTY BOUNDARY
	EXISTING TREE LINE
	PROP. LOT LINE
	PROP. R/W
	PROP. WATER
	PROP. SAN. SEWER
	PROP. BRL
	PROPOSED NOISE WALL
	LIMIT OF DISTURBANCE
	PROP. ROADWAY PIE
	PROPOSED CONTOURS
	PROPOSED PUE
	OVERFLOW FLOWPATH
	PROP. STORM DRAIN

TCP LEGEND

	FOREST CLEARED AREA
	FOREST CONSERVATION AREA
	REFORESTATION AREA
	AFFORESTATION AREA
	WOODLANDS RETAINED NON FCA (WITHIN FLOODPLAIN)
	WETLAND MITIGATION AREA
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	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN
	PREVIOUSLY APPROVED LOTS PRIOR TO 2010 LANDSCAPE UPDATE

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QR label certifies that this plan
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by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP-04040-05

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

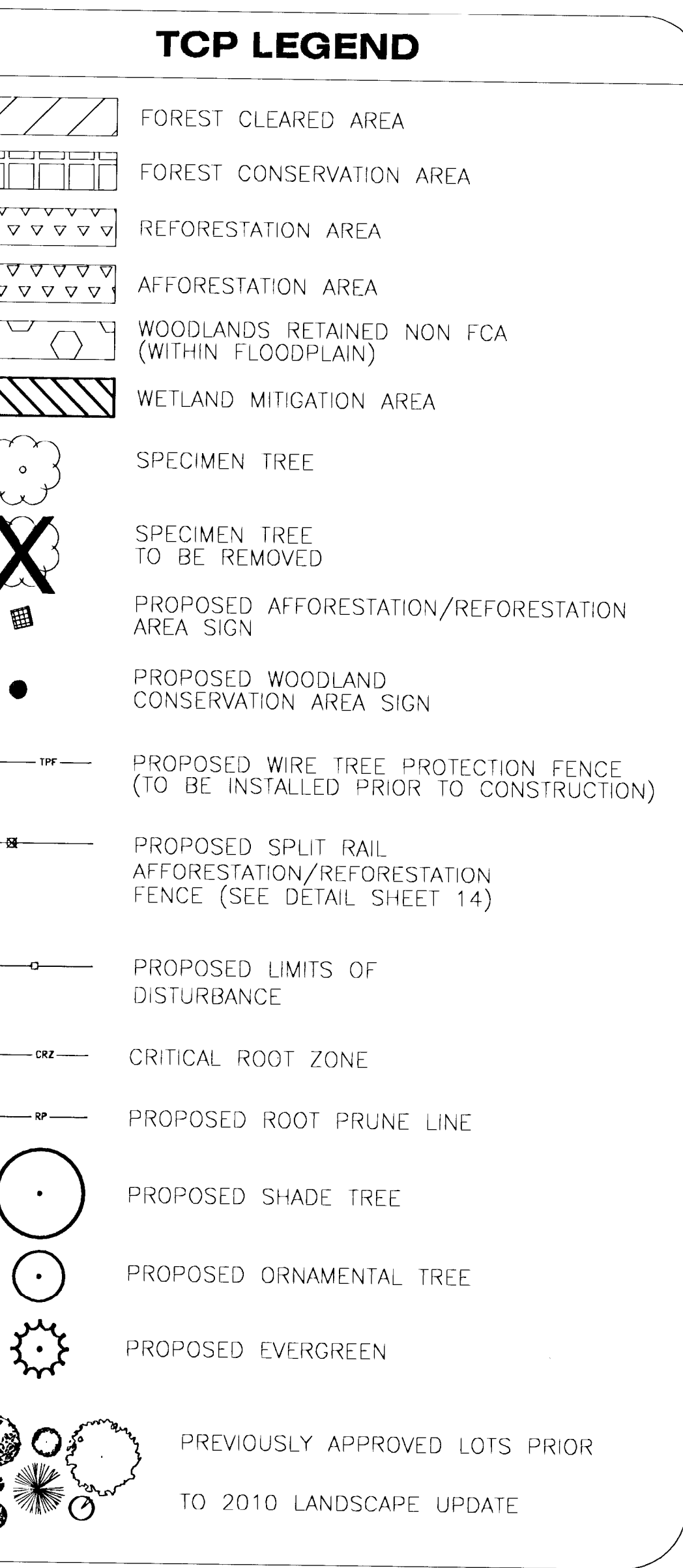
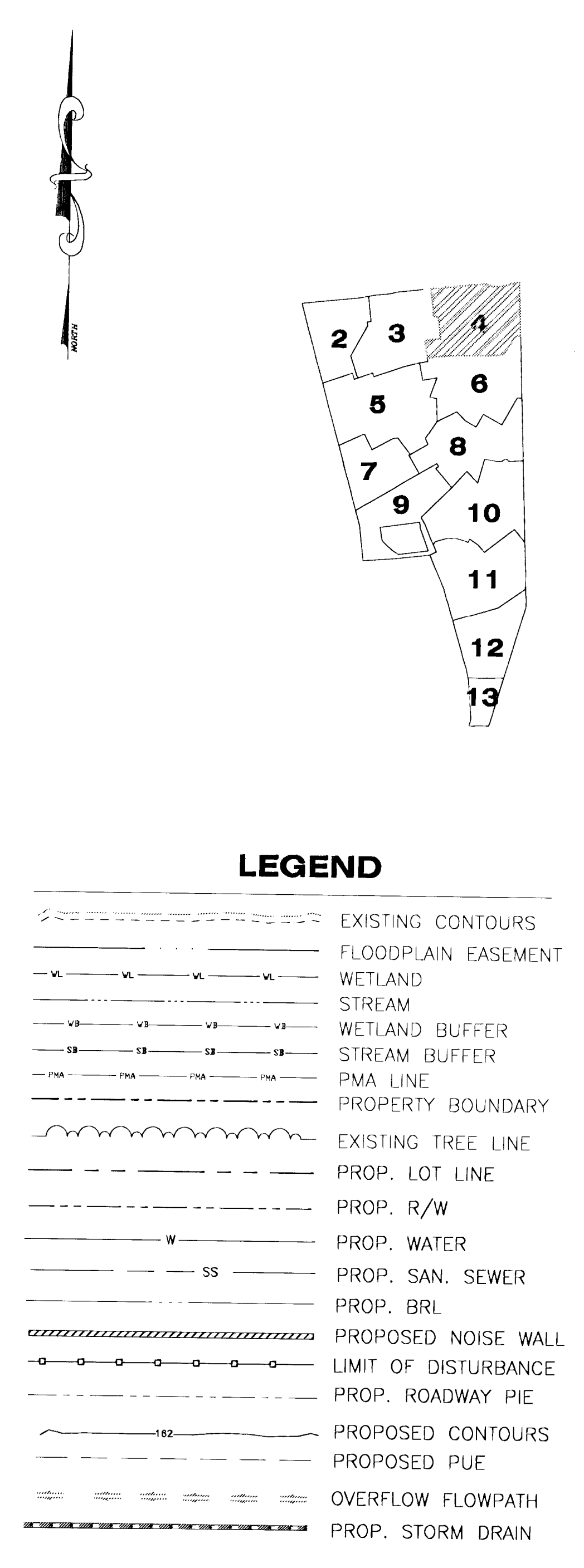
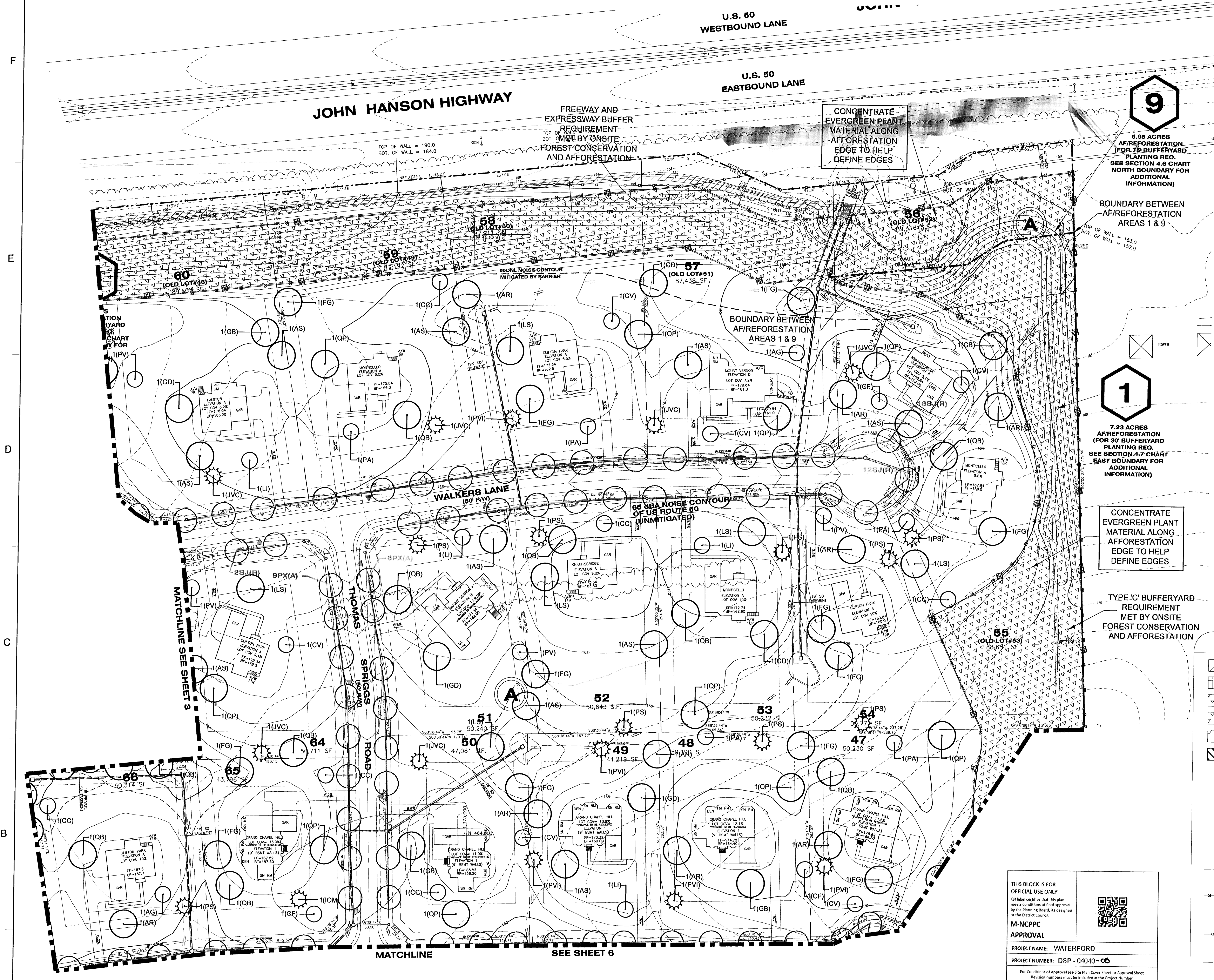
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M.N.C.P.P.C. APPROVALS

Approval #	Approval Date	Reviewer's Signature	Certification Date
01	9/12/05	S.L.	2.6.06
02	WITHDRAWN		
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

**M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP/152/04**

Approved by	Date
LORI SHIRLEY	02/1/2006
MEGAN K. RISER	08/3/2006
MEGAN K. RISER	09/19/08
MEGAN K. RISER	09/09/09
MEGAN K. RISER	08/5/10
MEGAN K. RISER	05/17/11
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MEGAN K. RISER	3/6/14



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CONTACT:
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FAX (703) 715-8076

WATERFORD (FORMERLY KNOWN AS WALKER PROPERTY) ELECTION DISTRICT 7

MARYLAND
PRINCE GEORGES COUNTY

TAX MAP GRID: 54A3, B3, 61B1
WSSC 200 SHEET: 20A011, 20B011

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10279, EXPIRATION DATE: JULY 14, 2014.

KEY PLAN

SCALE PLAN
1" = 50'
0 50 100

REVISIONS

No.	DATE	BY	DESCRIPTION
01	01/06/14	NM	FOR CERTIFICATION

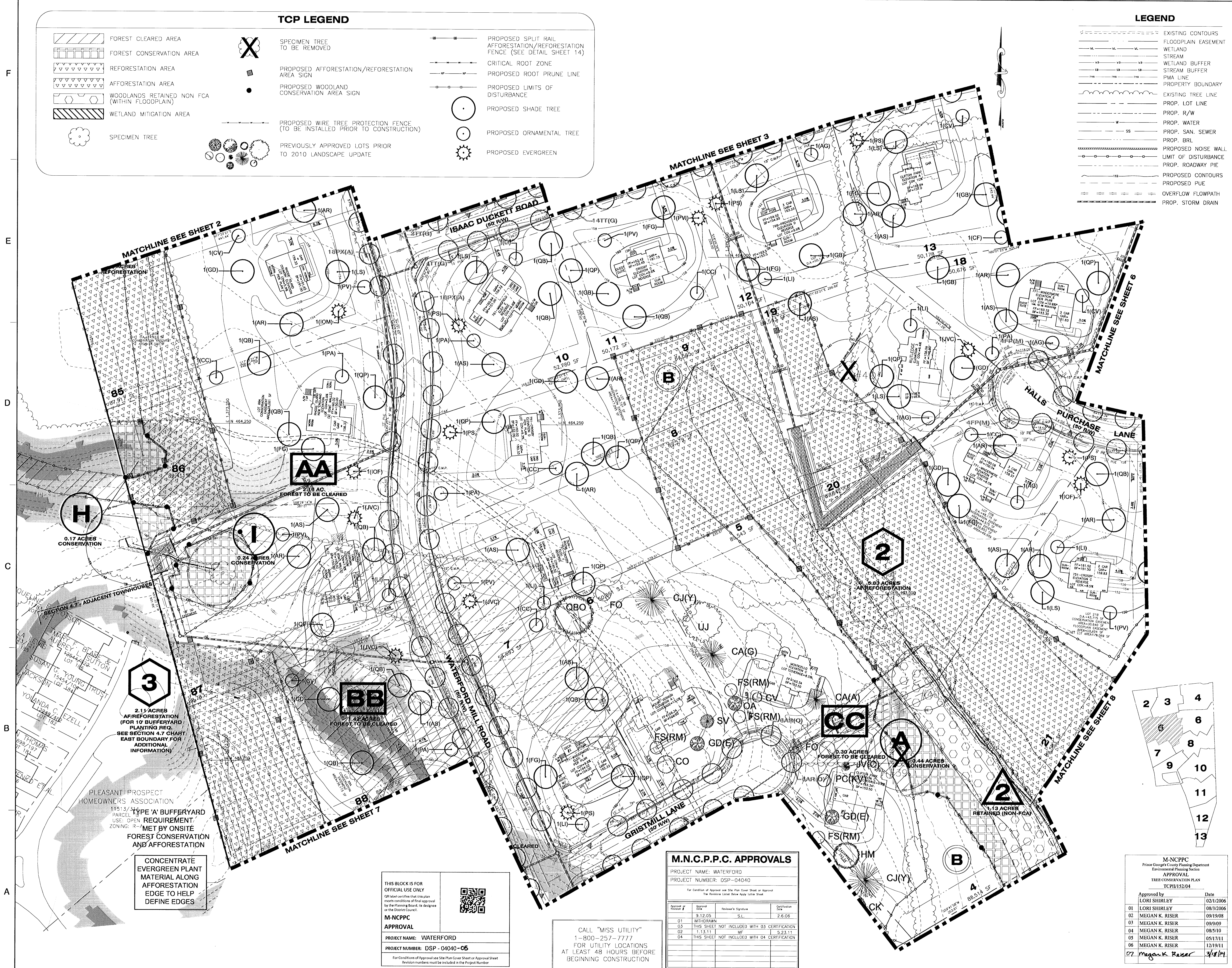
DRAWN BY MNU, KJM
APPROVED BY MNU
REVISIONS CHECKED BY AV
DATE JULY 19, 2013

TITLE
TYPE II TCP/ LANDSCAPE PLAN

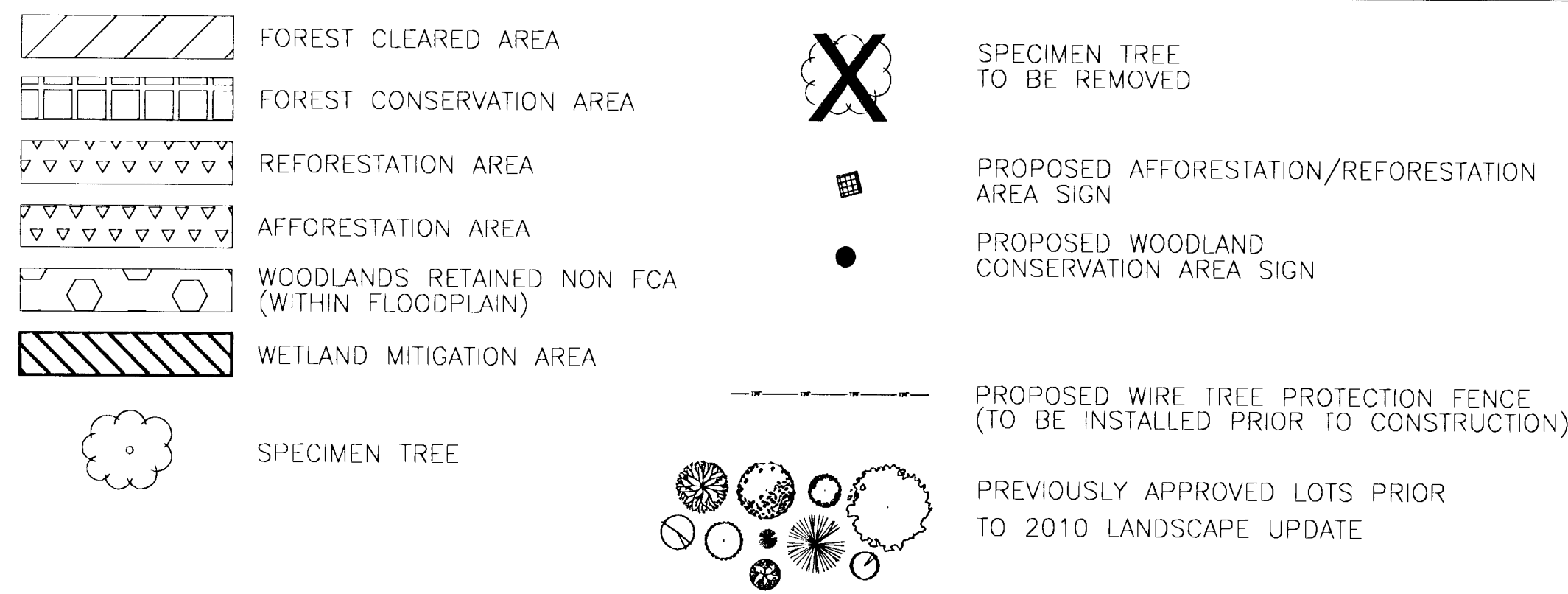
PROJECT NO. 50059637

4

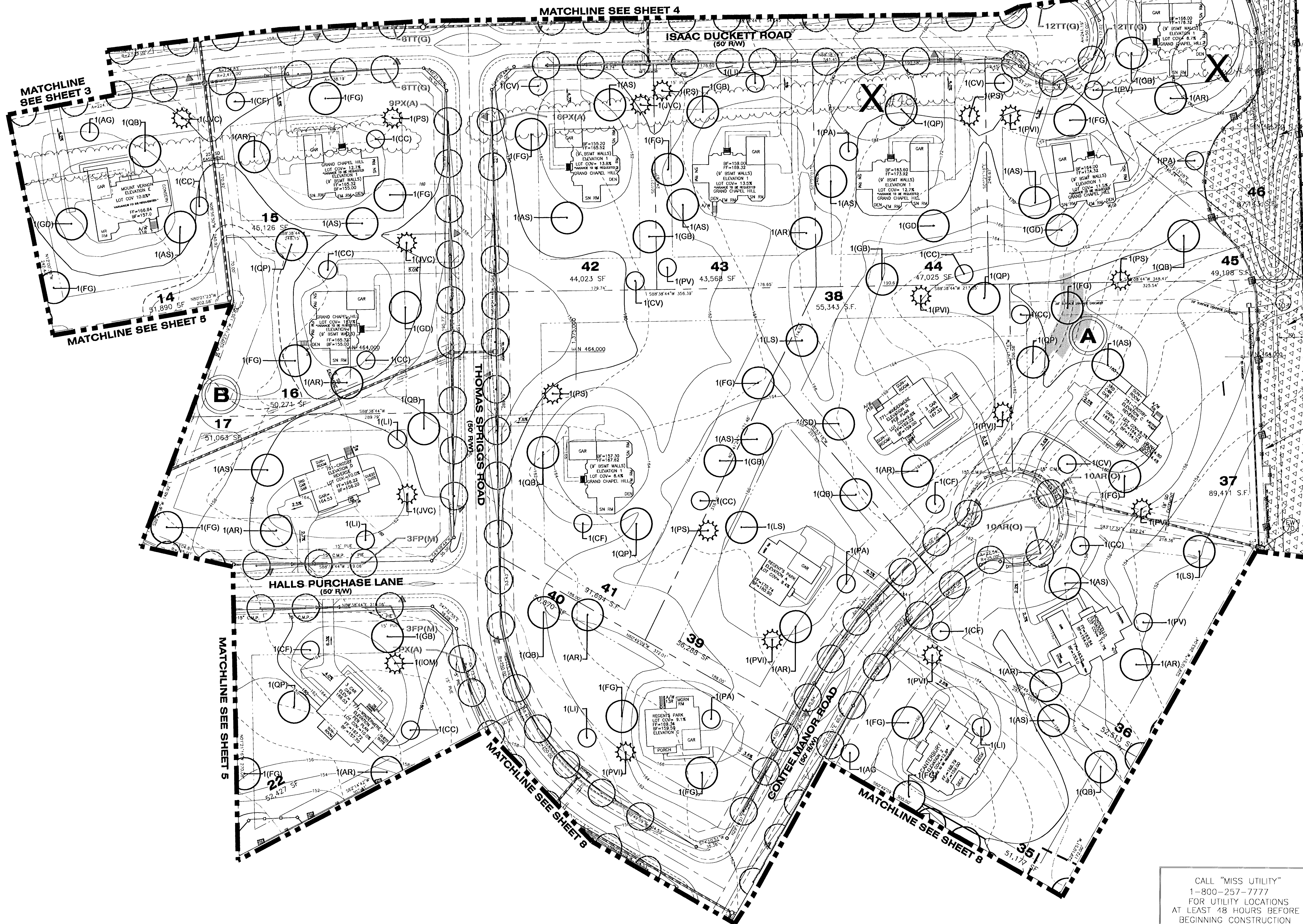
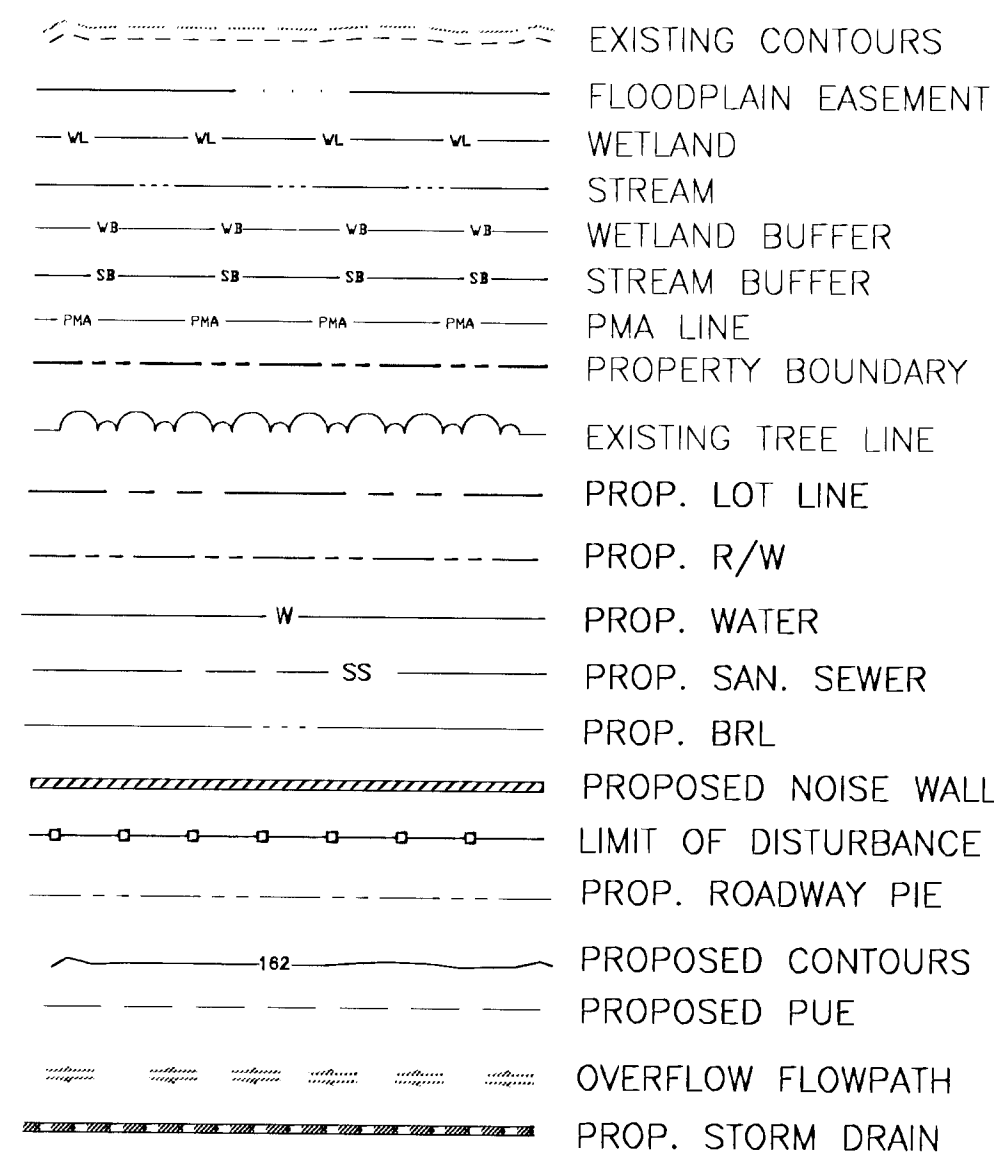
4 OF 20



TCP LEGEND



LEGEND



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M-NCPPC
APPROVAL

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP - 04040-C6

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

M.N.C.P.C. APPROVALS

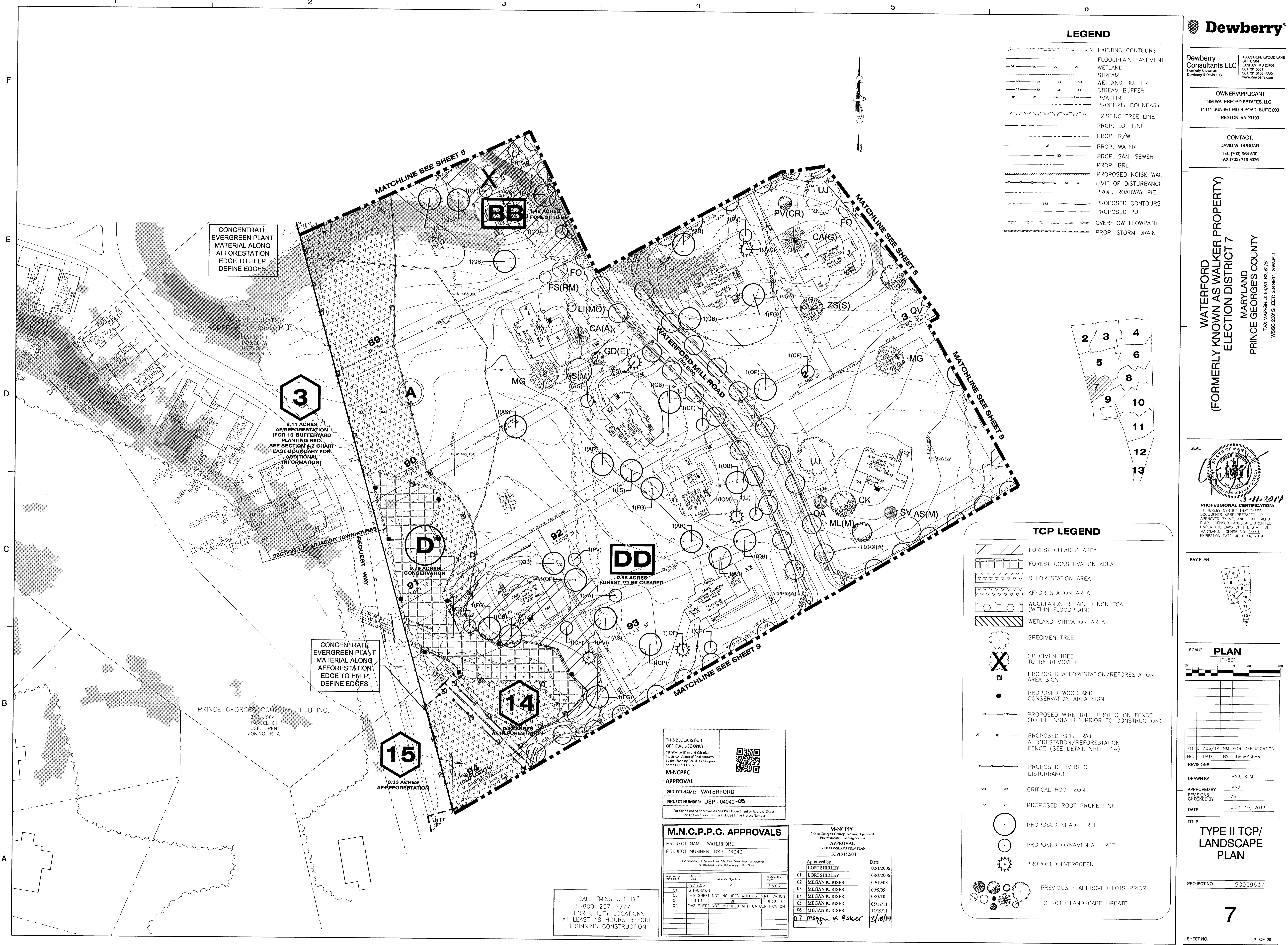
PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP-04040

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

Approval #	Approval Date	Reviewer's Signature	Certification Date
01	9/12/05	S.L.	2/6/06
02	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
03	1/13/11	MF	5/23/11
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP/II/152/04

Approved by	Date
LORI SHIRLEY	02/1/2006
LORI SHIRLEY	08/3/2006
MEGAN K. RISER	09/19/08
MEGAN K. RISER	09/09/09
MEGAN K. RISER	08/5/10
MEGAN K. RISER	05/17/11
MEGAN K. RISER	12/19/11
07 Megan K. Reiser	3/18/14



LEGEND

- EXISTING CONTOURS
- FLOODPLAIN EASEMENT
- WETLAND
- STREAM
- WETLAND BUFFER
- STREAM BUFFER
- PMA LINE
- PROPERTY BOUNDARY
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- LIMIT OF DISTURBANCE
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- PREVIOUSLY APPROVED LOTS PRIOR TO 2010 LANDSCAPE UPDATE

01	01/06/14	NM	FOR CERTIFICATION
No.	DATE	BY	Description

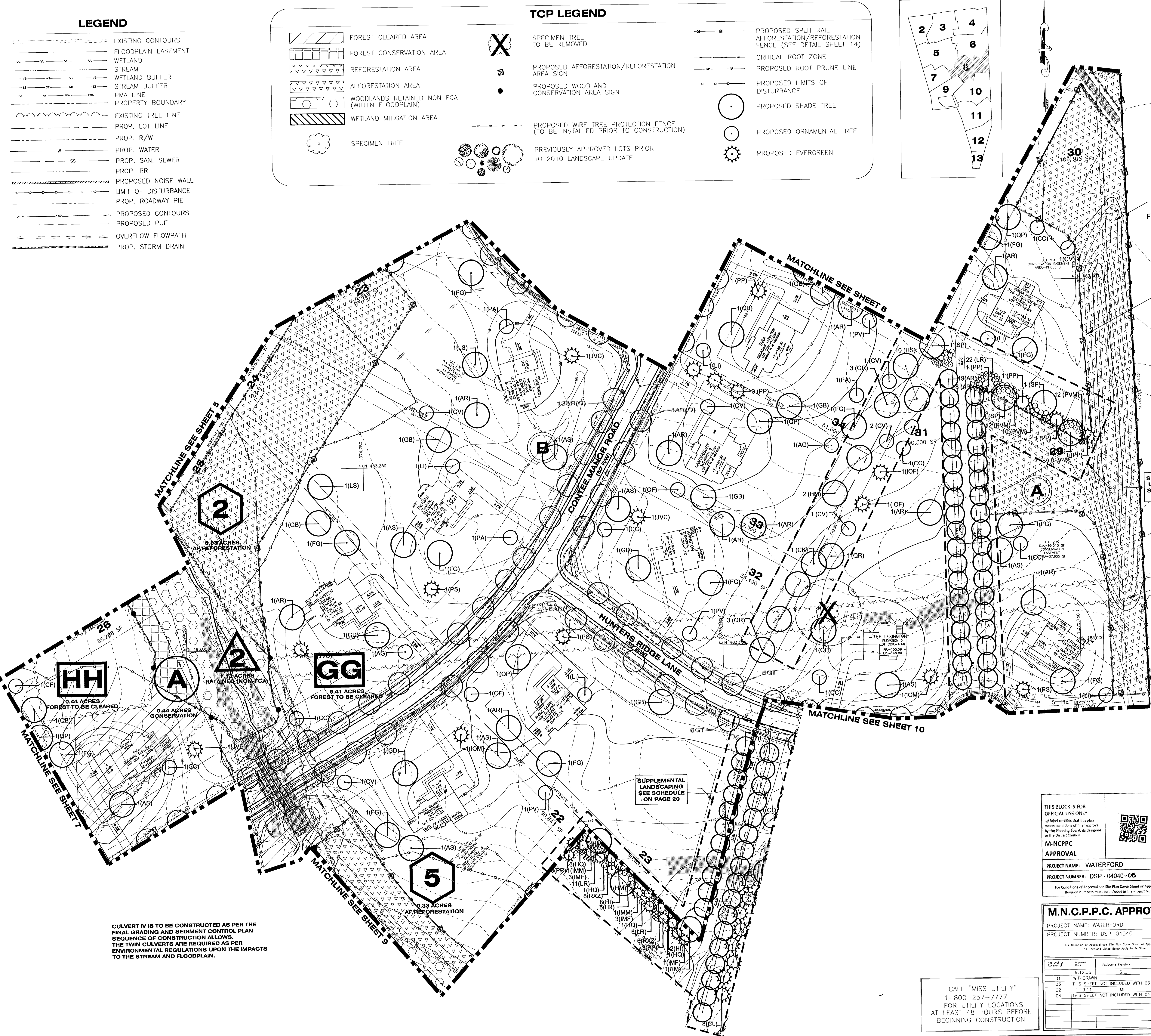
REVISIONS			
DRAWN BY	NMJ, KJM		
APPROVED BY	NMJ		
REVISIONS CHECKED BY	AV		
DATE	JULY 19, 2013		

LEGEND

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- PROPOSED EVERGREEN



TYPE 'C' BUFFERYARD
REQUIREMENT
MET BY ONSITE
FOREST CONSERVATION
AND AFFORESTATION

CONCENTRATE
EVERGREEN PLANT
MATERIAL ALONG
AFFORESTATION
EDGE TO HELP
DEFINE EDGES

SUPPLEMENTAL
LANDSCAPING
SEE SCHEDULE
ON PAGE 20

1
7.23 ACRES
AFFORESTATION
(FOR 30' BUFFERYARD
PLANTING REQ.
SEE SECTION 4.7 CHART
EAST BOUNDARY FOR
ADDITIONAL
INFORMATION)

SUPPLEMENTAL
LANDSCAPING
SEE SCHEDULE
ON PAGE 20

THIS BLOCK IS FOR
OFFICIAL USE ONLY
Q1 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: WATERFORD
PROJECT NUMBER: DSP - 04040-05

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

M.N.C.P.C. APPROVALS			
PROJECT NAME: WATERFORD			
PROJECT NUMBER: DSP-04040			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The following table shall apply to this sheet			
Approval Number	Approval Date	Reviewer's Signature	Certification Date
01	9.12.05	S.L.	2.6.06
02	WITHDRAWN		
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPID15204			
Approved by	Date		
01 LORI SHIRLEY	02/1/2006		
02 MEGAN K. RISER	08/3/2006		
03 MEGAN K. RISER	09/19/08		
04 MEGAN K. RISER	08/5/10		
05 MEGAN K. RISER	05/17/11		
06 MEGAN K. RISER	12/19/11		
07 Megan K. Raiser	3/8/14		

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

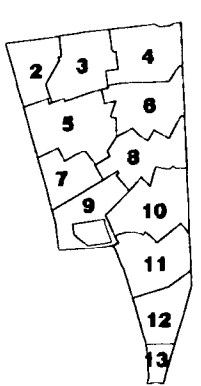
CULVERT IV IS TO BE CONSTRUCTED AS PER THE
FINAL GRADING AND SEDIMENT CONTROL PLAN
SEQUENCE OF CONSTRUCTION ALLOWS.
THE TWIN CULVERTS ARE REQUIRED AS PER
ENVIRONMENTAL REGULATIONS UPON THE IMPACTS
TO THE STREAM AND FLOODPLAIN.

SEAL



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10729,
EXPIRATION DATE: JULY 14, 2014.

KEY PLAN



SCALE PLAN

1"=50'
0 50 100

No.	DATE	BY	DESCRIPTION
01	01/06/14	NM	FOR CERTIFICATION

REVISIONS

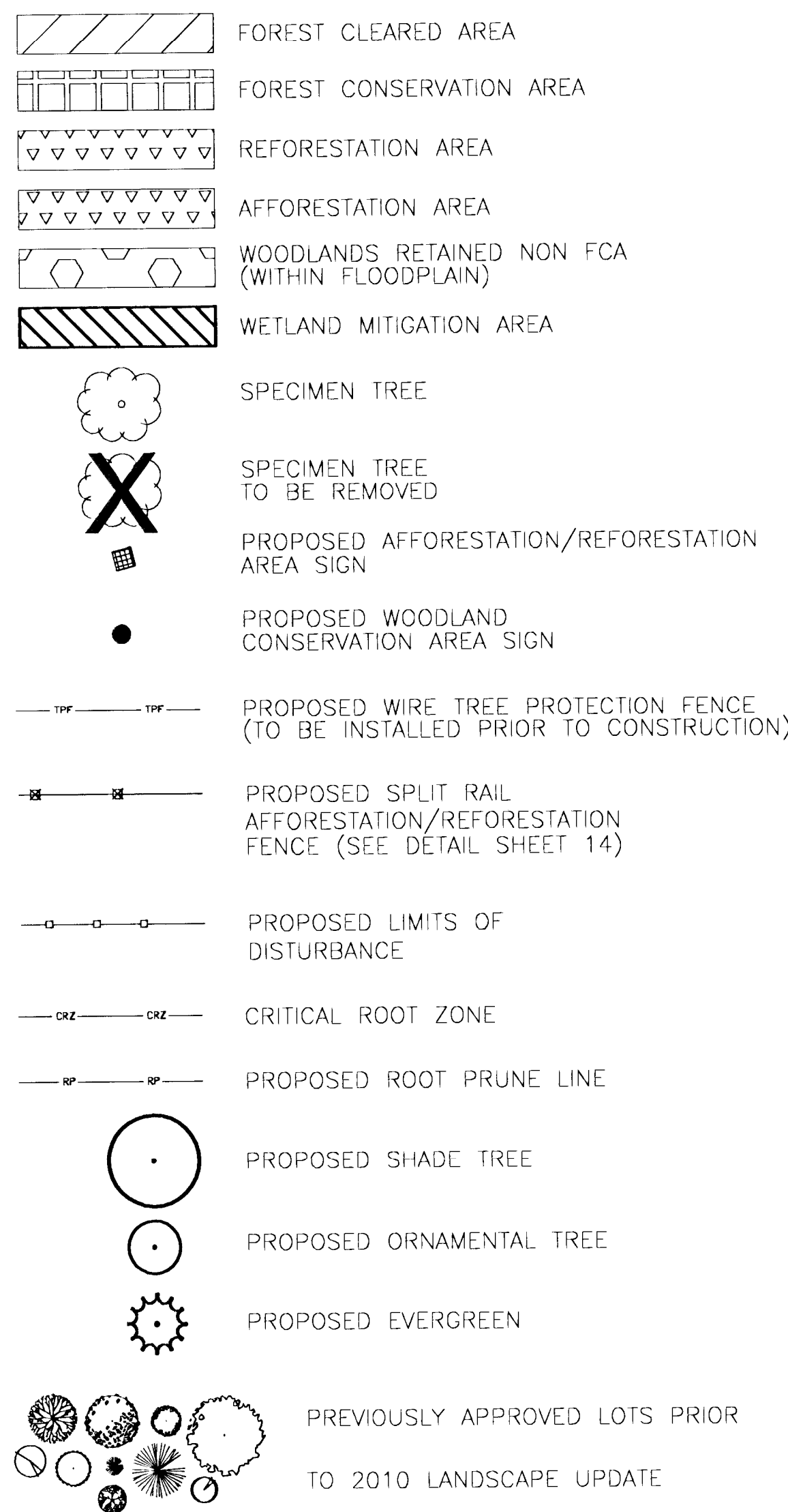
DRAWN BY	KJM, MNJ
APPROVED BY	MNJ
CHECKED BY	AV
DATE	JULY 19, 2013

TITLE	TYPE II TCP/ LANDSCAPE PLAN
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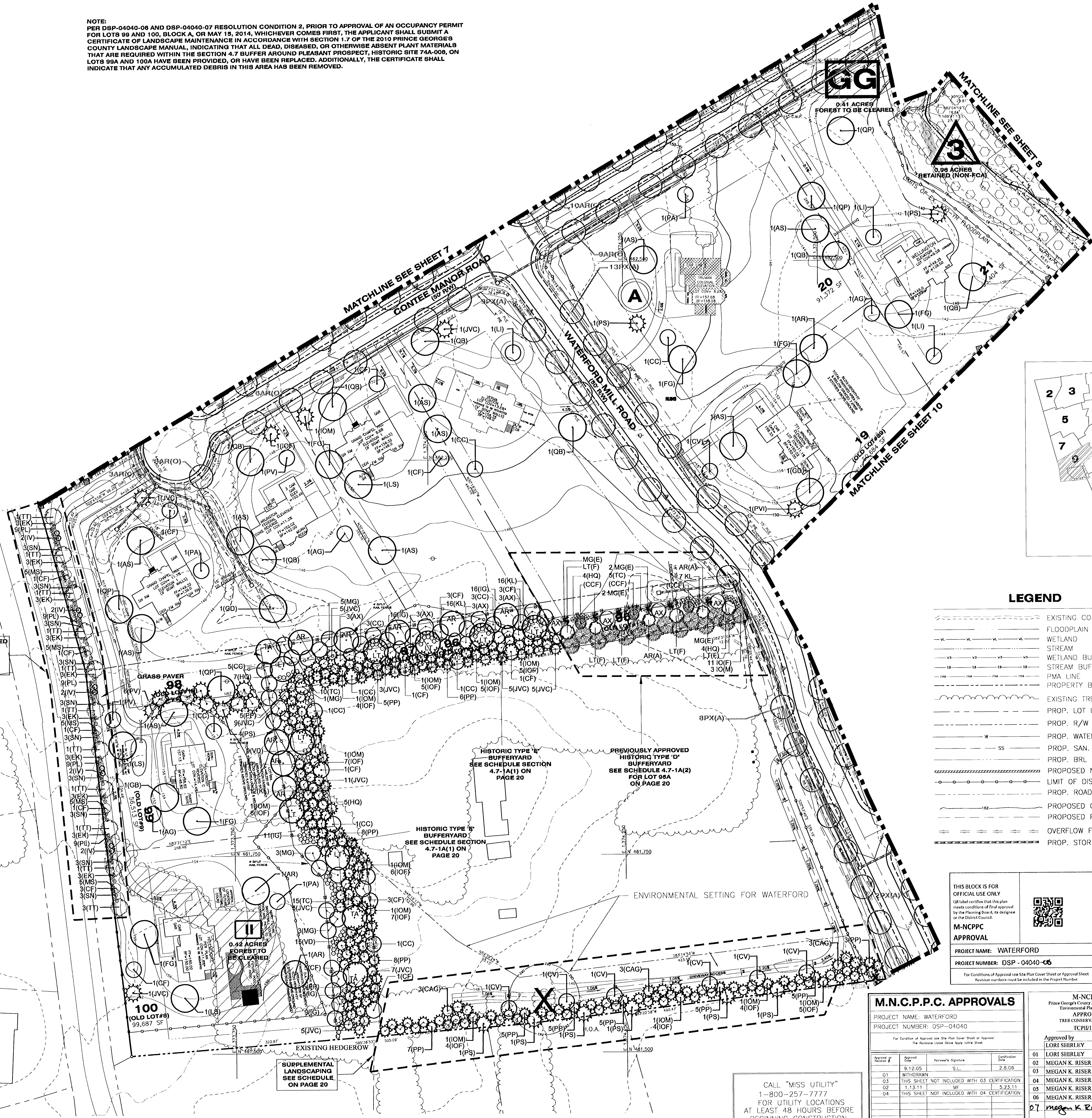
PROJECT NO.	50059637
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SHEET NO.	9 OF 20
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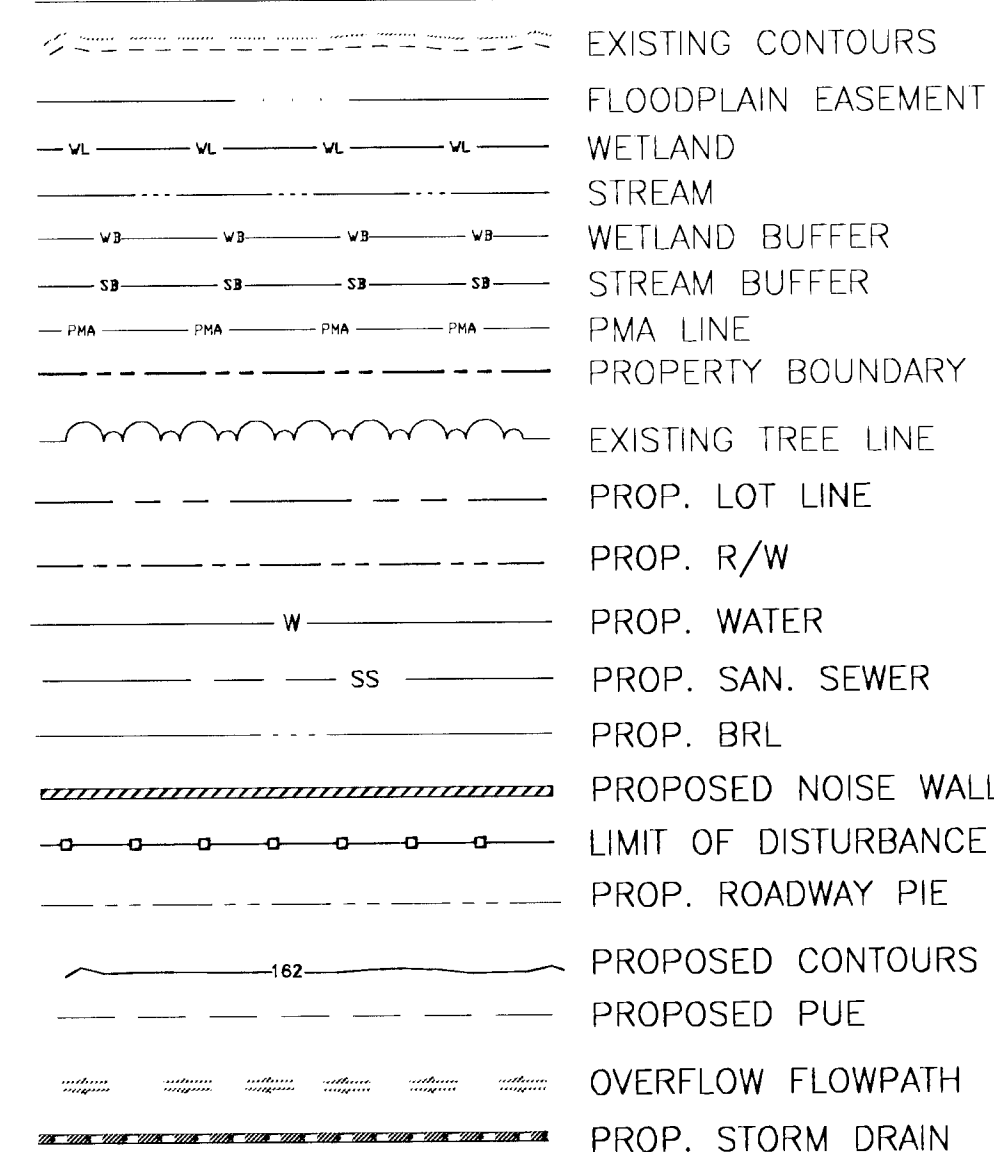
TCP LEGEND



NOTE:
PER DSP-04040-06 AND DSP-04040-07 RESOLUTION CONDITION 2, PRIOR TO APPROVAL OF AN OCCUPANCY PERMIT FOR LOTS 98 AND 100, BLOCK A, OR MAY 15, 2014, WHICHEVER COMES FIRST, THE APPLICANT SHALL SUBMIT A CERTIFICATE OF LANDSCAPE MAINTENANCE IN ACCORDANCE WITH SECTION 1.7 OF THE 2010 PRINCE GEORGES COUNTY LANDSCAPE MANUAL, INDICATING THAT ALL DEAD, DISEASED, OR OTHERWISE ABSENT PLANT MATERIALS THAT ARE REQUIRED WITHIN THE SECTION 4.7 BUFFER AROUND PLEASANT PROSPECT, HISTORIC SITE 74A-008, ON LOTS 99A AND 100A HAVE BEEN PROVIDED, OR HAVE BEEN REPLACED. ADDITIONALLY, THE CERTIFICATE SHALL INDICATE THAT ANY ACCUMULATED DEBRIS IN THIS AREA HAS BEEN REMOVED.



LEGEND



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



M-NCPPC APPROVAL

PROJECT NAME: WATERFORD

PROJECT NUMBER: DSP - 04040-05

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

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

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP-04040

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

Approval #	Approval Date	Reviewer's Signature	Certification Date
01	9-12-05	S.L.	2-5-06
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
02	1-13-11	MF	5-23-11
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

M-NCPPC

Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP/0152.04

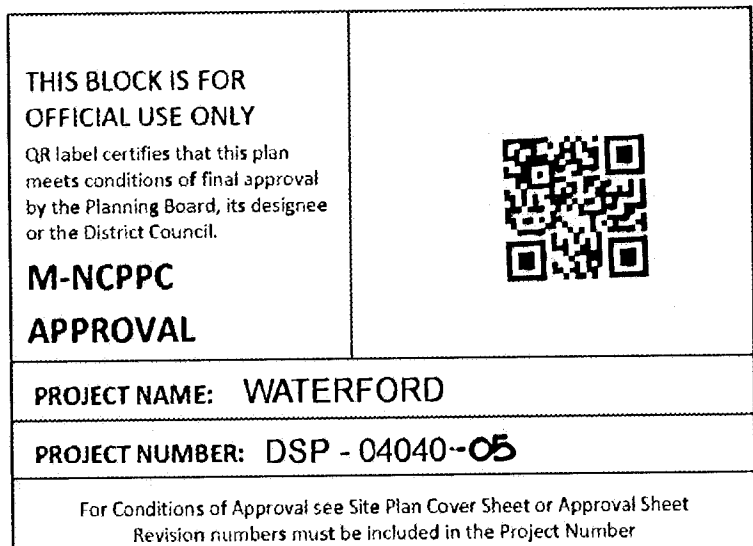
Approved by
LORI SHIRLEY

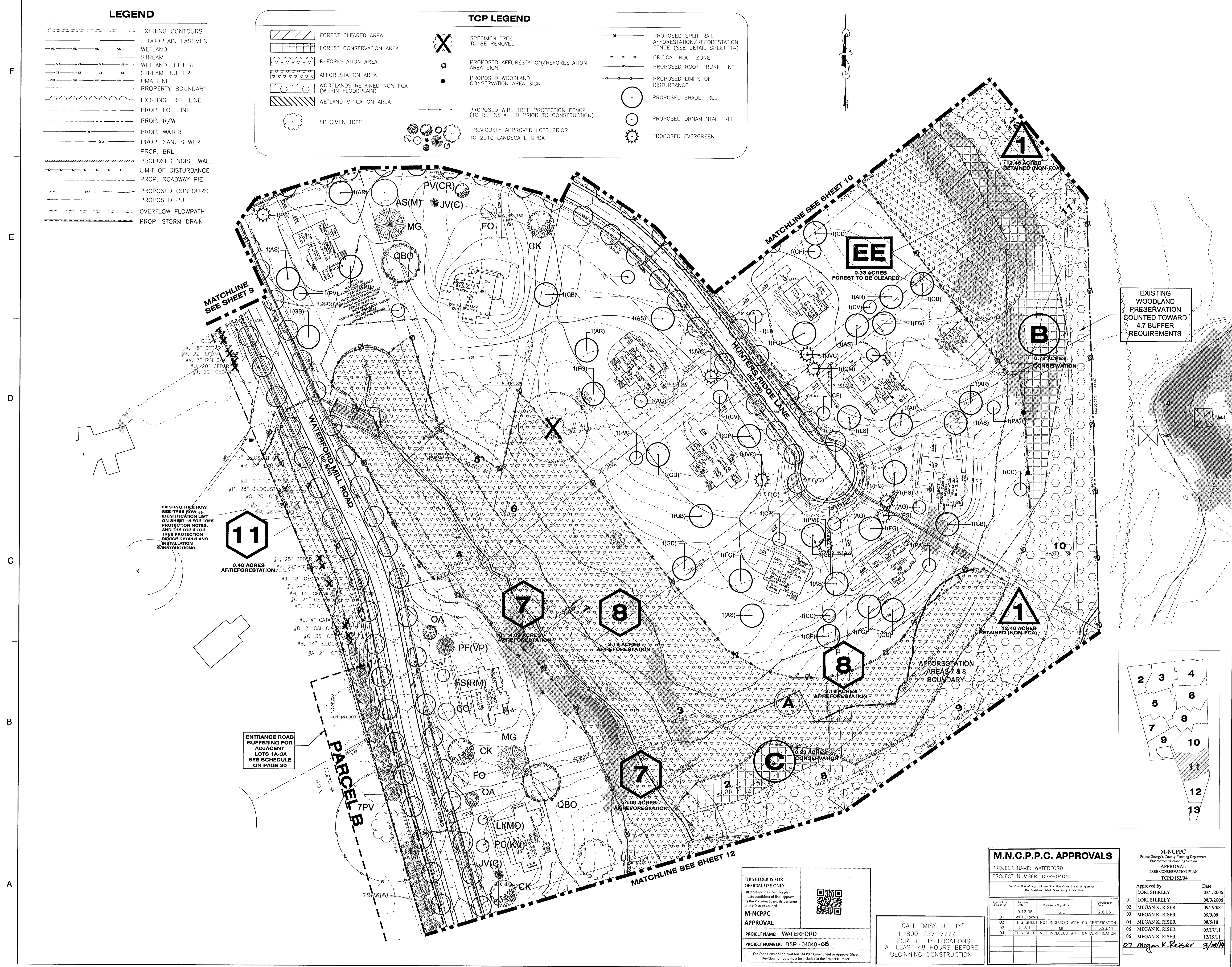
Date
02/1/2006

01	LORI SHIRLEY	08/3/2006
02	MEGAN K. RISER	09/19/08
03	MEGAN K. RISER	09/09/09
04	MEGAN K. RISER	08/5/10
05	MEGAN K. RISER	05/17/11
06	MEGAN K. RISER	12/19/11

27 Megan K. Riser 3/18/14

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





TCP LEGEND

FOREST CLEARED AREA
FOREST CONSERVATION AREA
REFORESTATION AREA
AFFORESTATION AREA
WOODLANDS RETAINED NON FCA (WITHIN FLOODPLAIN)
WETLAND MITIGATION AREA
SPECIMEN TREE

SPECIMEN TREE TO BE REMOVED
PROPOSED AFFORESTATION/REFORESTATION AREA SIGN
PROPOSED WOODLAND CONSERVATION AREA SIGN
PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)
PREVIOUSLY APPROVED LOTS PRIOR TO 2010 LANDSCAPE UPDATE

PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
CRITICAL ROOT ZONE
PROPOSED ROOT PRUNE LINE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN

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M-NCPPC APPROVAL

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP - 04040 - 05

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

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

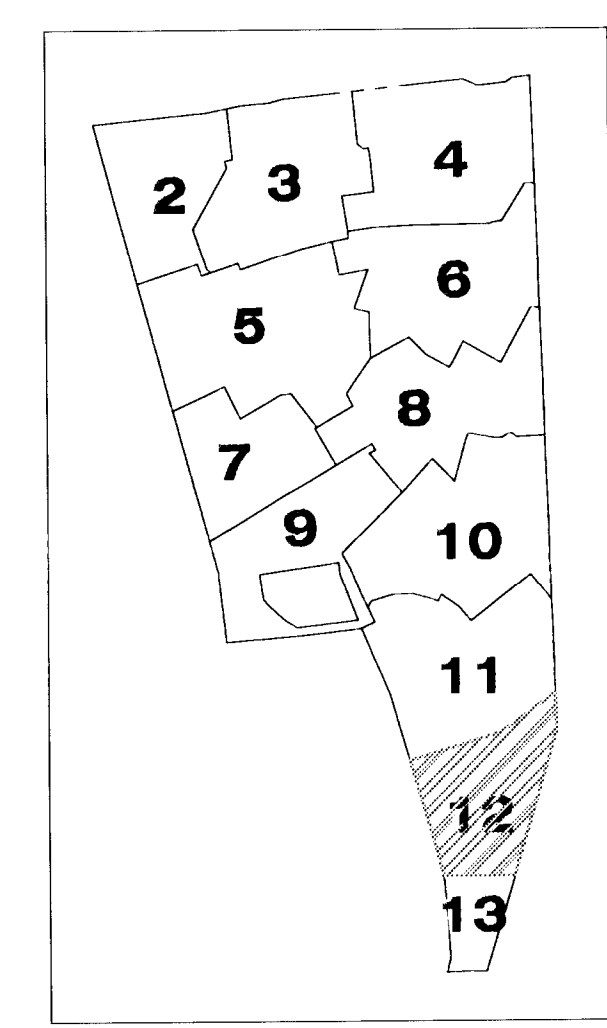
10000 DERBYWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC.
11111 SUNSET HILLS ROAD, SUITE 200
RESTON, VA 20190

CONTACT:
DAVID W. DUGGAR
TEL (703) 904-5000
FAX (703) 715-8078

WATERFORD
(FORMERLY KNOWN AS WALKER PROPERTY)
ELECTION DISTRICT 7

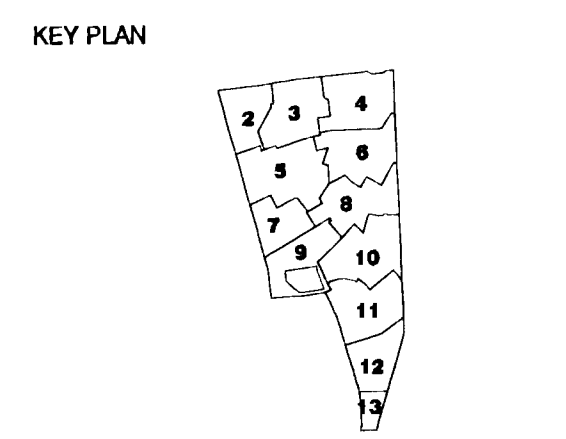
MARYLAND
PRINCE GEORGES COUNTY
TAX MAP GRID: 54/A3, B3, 61/B1
WSSC 200' SHEET: 204NE11, 203NE11



SEAL

STATE OF MARYLAND
LANDSCAPE ARCHITECT
JULY 14, 2014

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1073, EXPIRATION DATE: JULY 14, 2014.



SCALE PLAN
1" = 50'

No.	DATE	BY	Description
01	01/06/14	NM	FOR CERTIFICATION

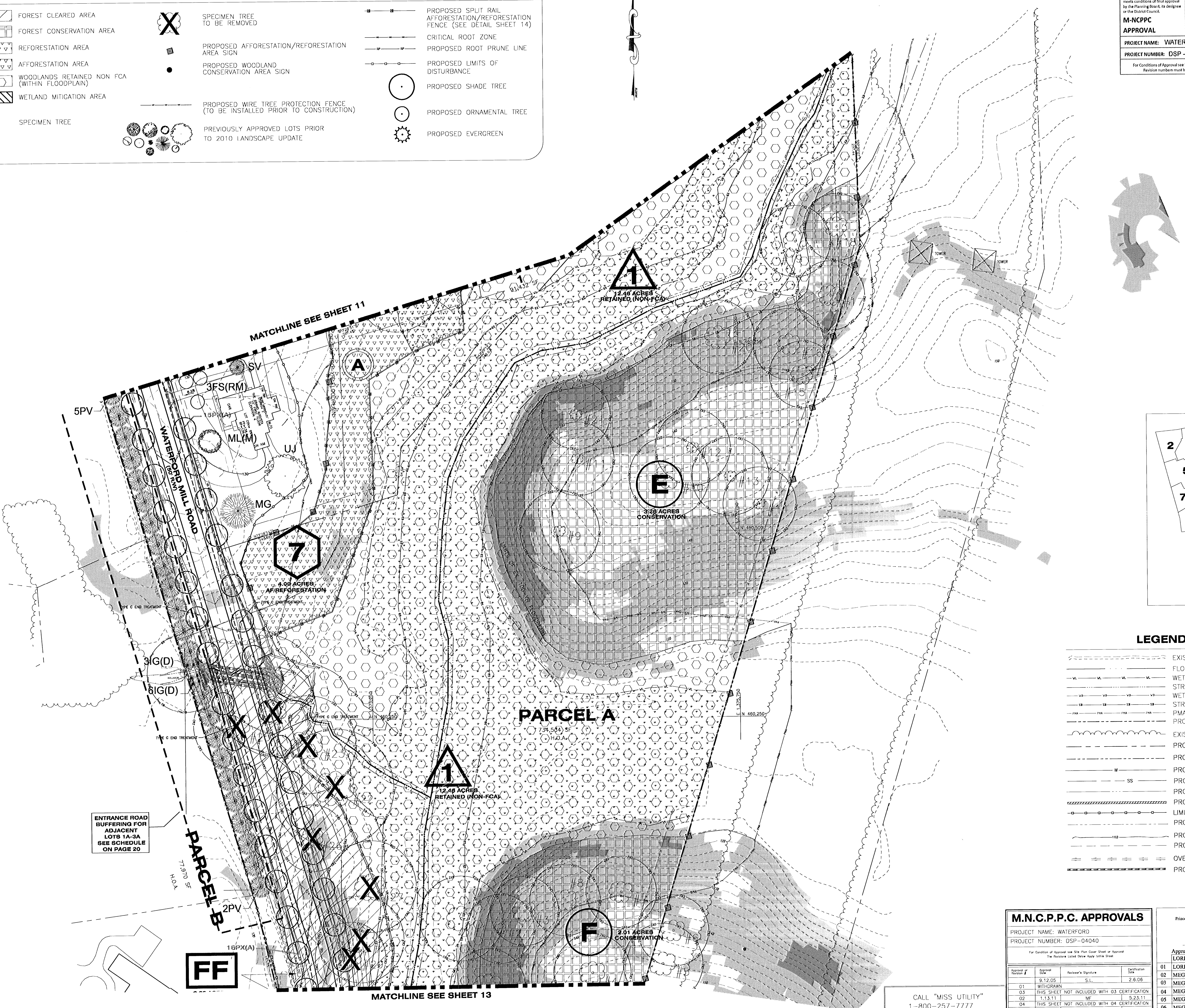
REVISIONS

Drawn By	Checked By	Date
KJM, MNJ		

APPROVED BY
REVISIONS CHECKED BY
DATE
TITLE

TYPE II TCP/
LANDSCAPE
PLAN

PROJECT NO. 50059637



LEGEND

EXISTING CONTOURS
FLOODPLAIN EASEMENT
WETLAND
STREAM
WETLAND BUFFER
STREAM BUFFER
PMA LINE
PROPERTY BOUNDARY
EXISTING TREE LINE
PROP. LOT LINE
PROP. R/W
PROP. WATER
PROP. SAN. SEWER
PROP. BRL
PROPOSED NOISE WALL
LIMIT OF DISTURBANCE
PROP. ROADWAY PIE
PROPOSED CONTOURS
PROPOSED PUE
OVERFLOW FLOWPATH
PROP. STORM DRAIN

M.N.C.P.C. APPROVALS

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP-04040

For Condition of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Log Below Apply to this Sheet

Revision #	Approval Date	Revision's Signature	Certification Date
01	9.12.05	S.L.	2.8.06
02	WITHDRAWN		
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP/II/152/04

Approved by	Date
LORI SHIRLEY	02/1/2006
MEGAN K. RISER	08/3/2006
MEGAN K. RISER	09/19/08
MEGAN K. RISER	09/9/09
MEGAN K. RISER	08/5/10
MEGAN K. RISER	05/17/11
MEGAN K. RISER	12/19/11
MEGAN K. RISER	5/8/14

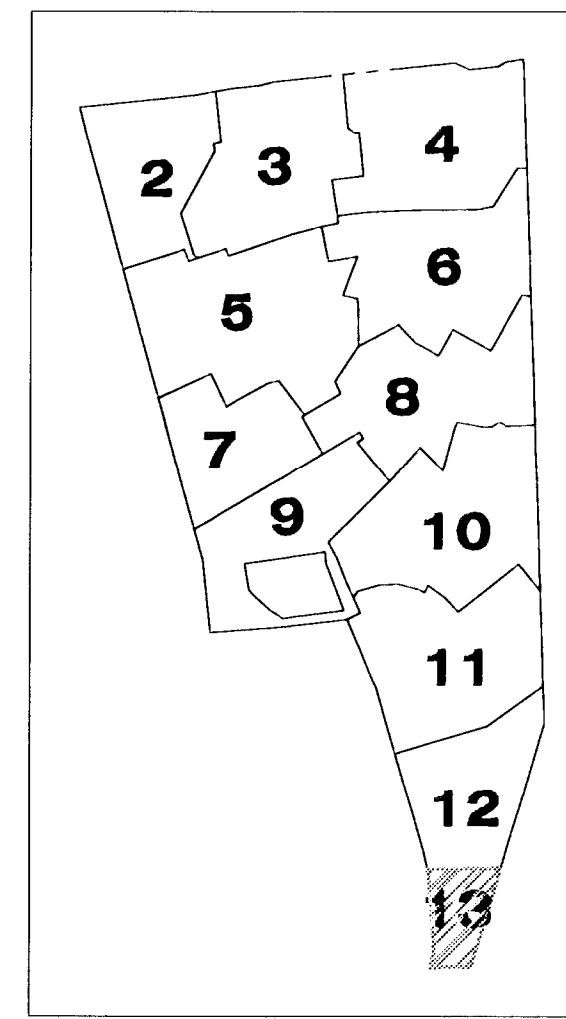
CALL "MISS UTILITY"
1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

LEGEND

	EXISTING CONTOURS
	FLOODPLAIN EASEMENT
	WETLAND
	STREAM
	WETLAND BUFFER
	STREAM BUFFER
	PMA LINE
	PROPERTY BOUNDARY
	EXISTING TREE LINE
	PROP. LOT LINE
	PROP. R/W
	PROP. WATER
	PROP. SAN. SEWER
	PROP. BRL
	PROPOSED NOISE WALL
	LIMIT OF DISTURBANCE
	PROP. ROADWAY PIE
	PROPOSED CONTOURS
	PROPOSED PUE
	OVERFLOW FLOWPATH
	PROP. STORM DRAIN

TCP LEGEND

	FOREST CLEARED AREA		SPECIMEN TREE TO BE REMOVED		PROPOSED SPLIT RAIL AFFORESTATION/REFORESTATION FENCE (SEE DETAIL SHEET 14)
	FOREST CONSERVATION AREA		PROPOSED AFFORESTATION/REFORESTATION AREA SIGN		CRITICAL ROOT ZONE
	REFORESTATION AREA		PROPOSED WOODLAND CONSERVATION AREA SIGN		PROPOSED ROOT PRUNE LINE
	AFFORESTATION AREA		PROPOSED WIRE TREE PROTECTION FENCE (TO BE INSTALLED PRIOR TO CONSTRUCTION)		PROPOSED LIMITS OF DISTURBANCE
	WOODLANDS RETAINED NON FCA (WITHIN FLOODPLAIN)		PREVIOUSLY APPROVED LOTS PRIOR TO 2010 LANDSCAPE UPDATE		PROPOSED SHADE TREE
	WETLAND MITIGATION AREA				PROPOSED EVERGREEN
	SPECIMEN TREE				



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M-NCPPC APPROVAL

PROJECT NAME: WATERFORD

PROJECT NUMBER: DSP - 04040 - C0

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

Dewberry

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
SM WATERFORD ESTATES, LLC.
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RESTON, VA 20190

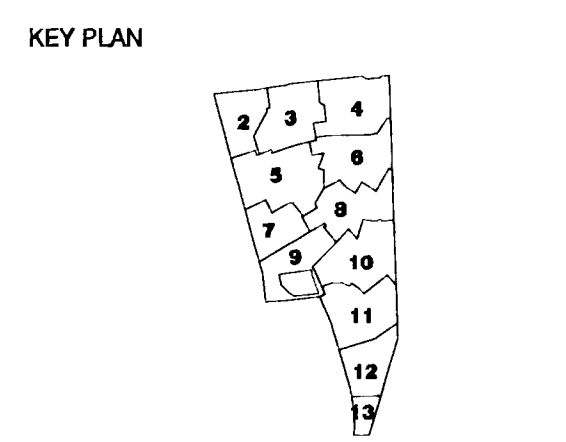
CONTACT:
DAVID W. DUGGAR
TEL (703) 964-500
FAX (703) 715-8078

WATERFORD
(FORMERLY KNOWN AS WALKER PROPERTY)
ELECTION DISTRICT 7
MARYLAND
PRINCE GEORGES COUNTY
TAX MAP GRID: 54A03, E5, 61B1
WSSC 200 SHEET: 20ANET1, 20ANET11

SEAL

STATE OF MARYLAND
PRINCE GEORGES COUNTY
LANDSCAPE ARCHITECT
JULY 14, 2014

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10793, EXPIRATION DATE: JULY 14, 2014.



SCALE PLAN

1" = 50'

0 10 20 30 40 50 60 70 80 90 100

01	01/06/14	NM	FOR CERTIFICATION
No.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY: K.M., MNJ

APPROVED BY: MNJ

REVISIONS CHECKED BY: AV

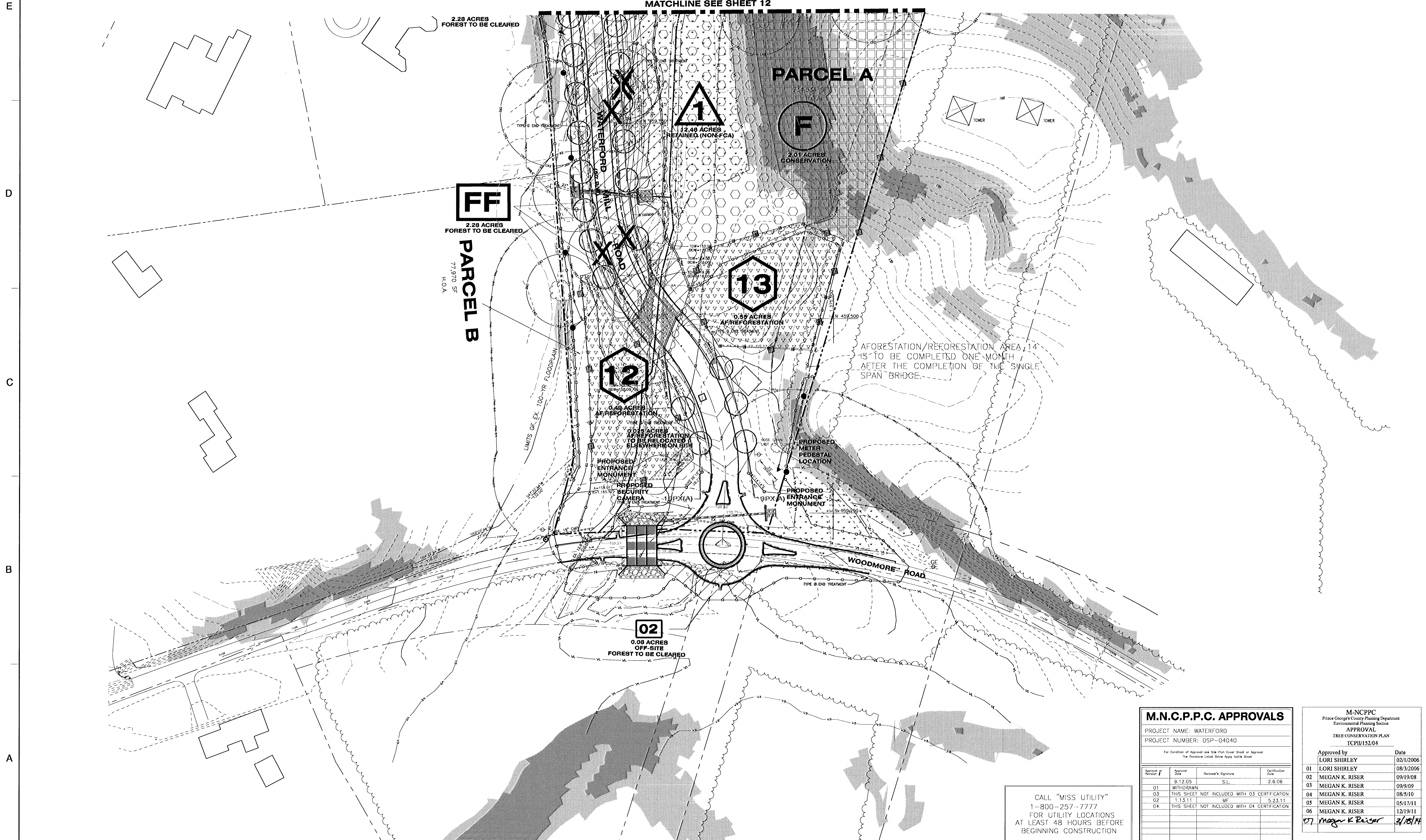
DATE: JULY 19, 2013

TITLE

TYPE II TCP/
LANDSCAPE
PLAN

PROJECT NO. 50059637

13



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: WATERFORD

PROJECT NUMBER: DSP-04040

For Condition of Approval see Site Plan Cover Sheet or Approval Sheet. The Developer Listed Below Apply Table Sheet

Approval or Revision	Approval Date	Reviewer's Signature	Certification Date
01	9.12.05	S.L.	2.6.06
02	WITHDRAWN		
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION		
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION		

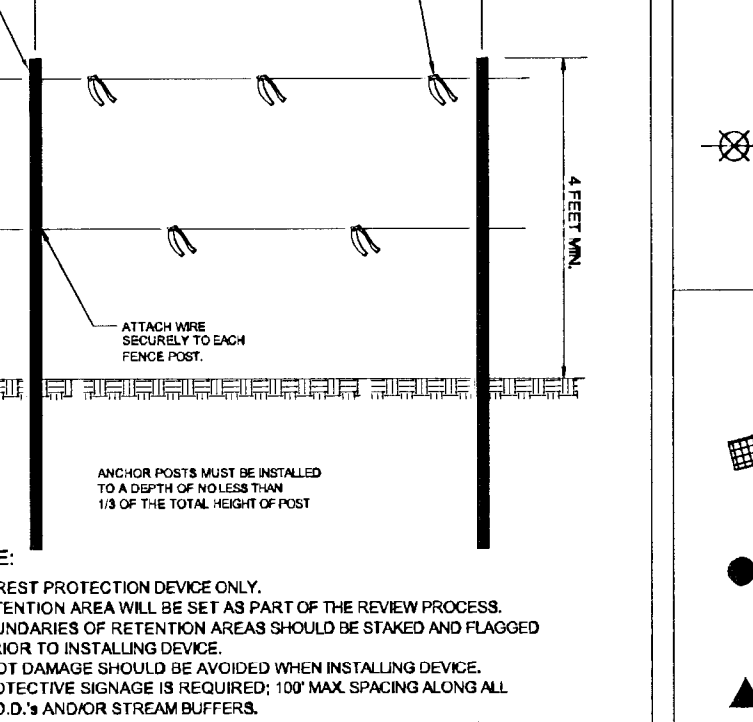
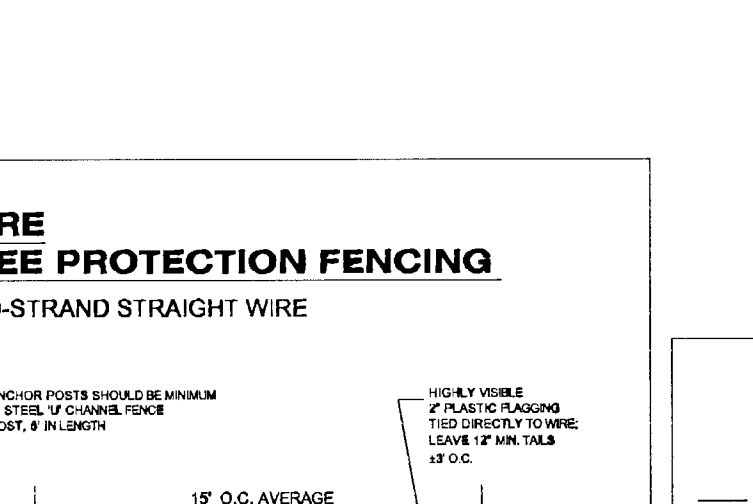
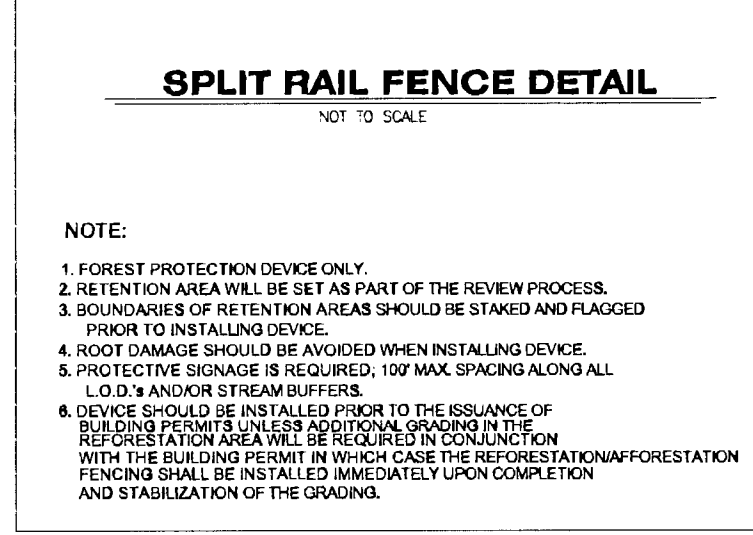
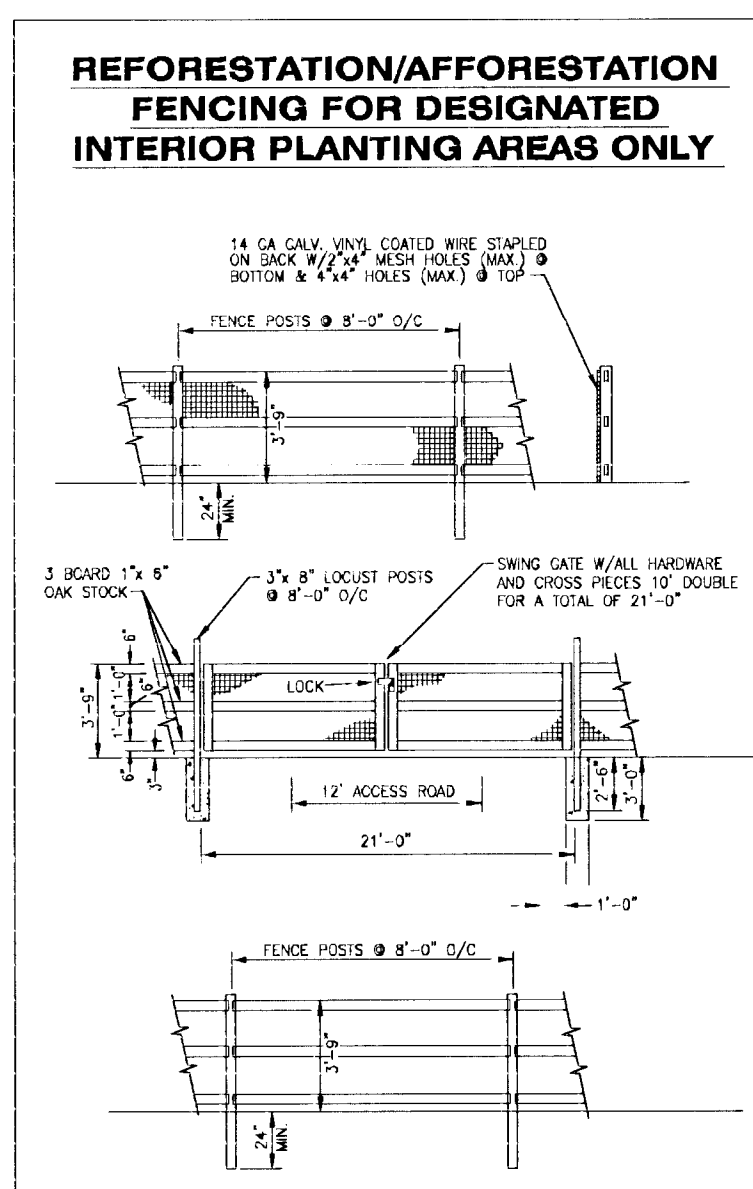
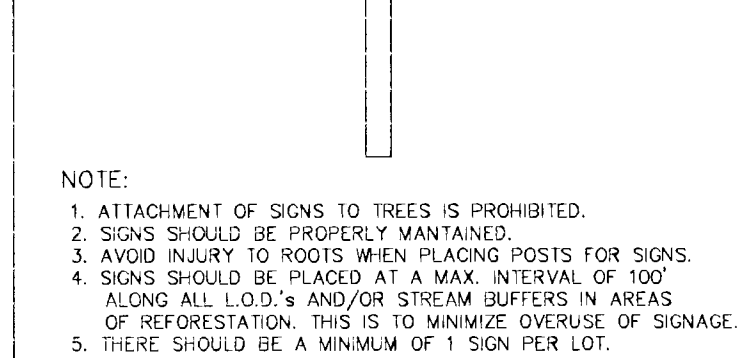
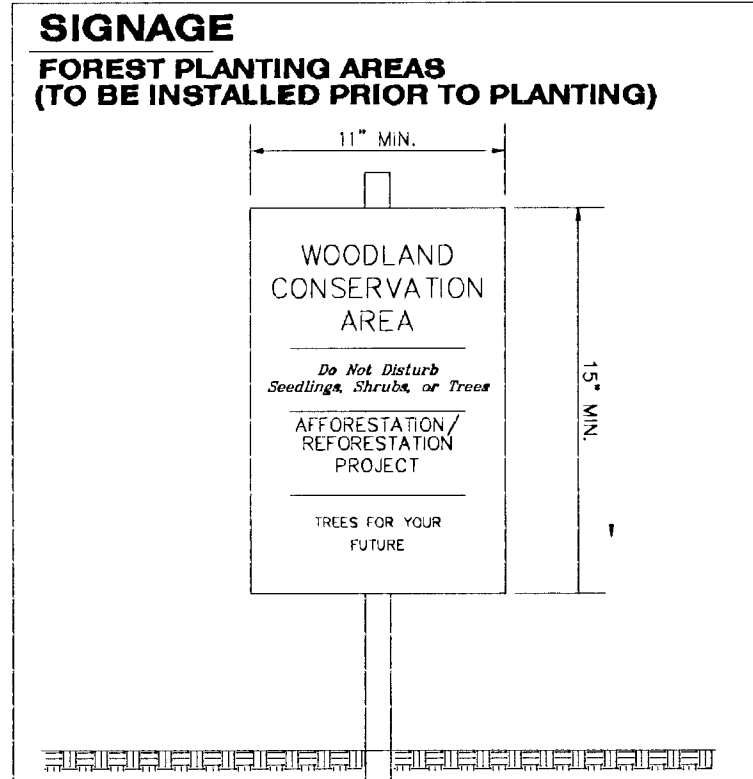
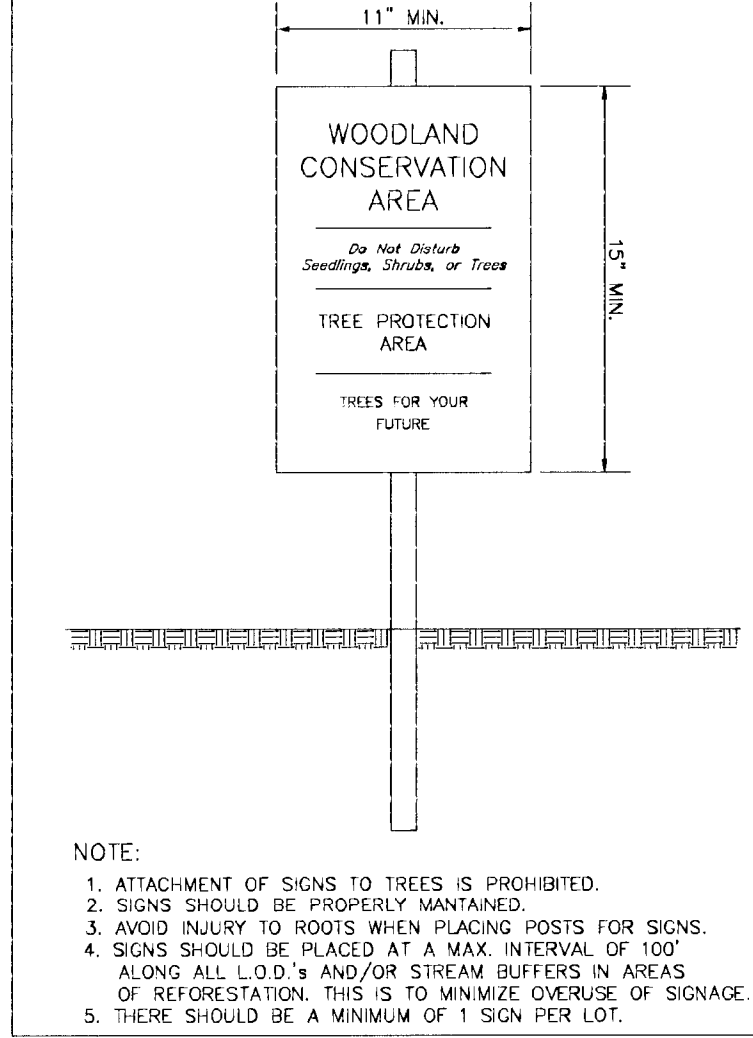
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TCP/152.04

Approved by	Date
01 LORI SHIRLEY	02/1/2006
02 MEGAN K. RISER	08/3/2006
03 MEGAN K. RISER	09/19/08
04 MEGAN K. RISER	09/9/09
05 MEGAN K. RISER	08/5/10
06 MEGAN K. RISER	05/17/11
07 MEGAN K. RISER	12/19/11
08 MEGAN K. RISER	3/18/14

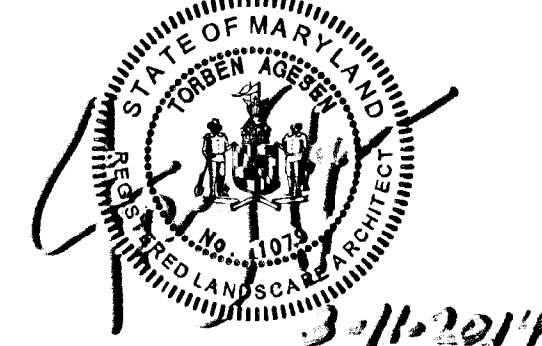
Woodland Conservation Table - Lot by Lot Tabulation				
Lot and Block Number	Lot Square Footage (SF)	Tree Save Each Lot Includes both FCA and Non-FCA Retained Woodland (SF)	Alloftestation Each Lot (SF)	Percent of Lot in Tree Conservation (%)
Block A				
Lot 1, Block A	90,245	23,286	23,000	51%
Lot 2, Block A	89,707	18,720	22,308	51%
Lot 3, Block A	87,153	0	23,669	49%
Lot 4, Block A	98,685	0	39,093	40%
Lot 5, Block A	90,507	0	7,544	8%
Lot 6, Block A	89,357	0	12,554	20%
Lot 7, Block A	87,919	0	34,767	40%
Lot 8, Block A	90,624	6,102	40,086	51%
Lot 9, Block A	98,438	1,008	30,959	32%
Lot 10, Block A	88,000	40,570	0	46%
Lot 11, Block A	92,672	29,313	15,269	48%
Lot 12, Block A	91,088	19,476	23,084	47%
Lot 13, Block A	98,281	4,633	47,236	51%
Lot 14, Block A	118,017	0	67,223	57%
Lot 15, Block A	104,493	0	58,155	56%
Lot 16, Block A	96,680	4,326	47,780	54%
Lot 17, Block A	87,395	0	1,217	1%
Lot 18, Block A	108,994	3,790	51,369	50%
Lot 19, Block A	51,636	.....	.....	.....
Lot 20, Block A	92,764	.....	.....	.....
Lot 21, Block A	95,404	20,111	352	21%
Lot 22, Block A	90,843	2,637	12,787	17%
Lot 23, Block A	90,468	.....	.....	.....
Lot 24, Block A	104,513	11,660	13,643	24%
Lot 25, Block A	91,615	0	37,630	41%
Lot 26, Block A	107,138	0	51,679	48%
Lot 27, Block A	144,519	33,224	61,007	65%
Lot 28, Block A	95,880	.....	39,989	42%
Lot 29, Block A	89,010	0	27,809	42%
Lot 30, Block A	106,305	0	44,563	42%
Lot 31, Block A	90,500	.....	.....	.....
Lot 32, Block A	54,600	.....	.....	.....
Lot 33, Block A	94,569	.....	.....	.....
Lot 34, Block A	51,600	.....	.....	.....
Lot 35, Block A	51,177	.....	.....	.....
Lot 36, Block A	52,513	.....	.....	.....
Lot 37, Block A	89,411	0	18,045	21%
Lot 38, Block A	50,349	.....	.....	.....
Lot 39, Block A	54,388	.....	.....	.....
Lot 40, Block A	50,800	.....	.....	.....
Lot 41, Block A	91,604	.....	.....	.....
Lot 42, Block A	44,023	.....	.....	.....
Lot 43, Block A	43,588	.....	.....	.....
Lot 44, Block A	41,021	.....	.....	.....
Lot 45, Block A	49,198	0	5,557	11%
Lot 46, Block A	87,143	0	45,377	52%
Lot 47, Block A	50,230	0	3,778	8%
Lot 48, Block A	50,110	.....	.....	.....
Lot 49, Block A	44,219	.....	.....	.....
Lot 50, Block A	47,061	.....	.....	.....
Lot 51, Block A	50,249	.....	.....	.....
Lot 52, Block A	50,643	.....	.....	.....
Lot 53, Block A	50,232	.....	.....	.....
Lot 54, Block A	50,771	.....	.....	.....
Lot 55, Block A	89,651	0	52,349	59%
Lot 56, Block A	89,416	0	42,336	47%
Lot 57, Block A	87,438	0	18,197	21%
Lot 58, Block A	87,211	0	18,529	21%
Lot 59, Block A	89,109	0	17,051	19%
Lot 60, Block A	89,657	0	16,531	18%
Lot 61, Block A	87,321	0	30,340	35%
Lot 62, Block A	87,683	0	13,031	15%
Lot 63, Block A	87,240	.....	.....	.....
Lot 64, Block A	50,711	.....	.....	.....
Lot 65, Block A	43,242	.....	.....	.....
Lot 66, Block A	50,314	.....	.....	.....
Lot 67, Block A	50,206	.....	.....	.....
Lot 68, Block A	52,765	.....	.....	.....
Lot 69, Block A	51,384	.....	.....	.....
Lot 70, Block A	51,329	.....	.....	.....
Lot 71, Block A	88,819	.....	.....	.....
Lot 72, Block A	91,720	.....	.....	.....
Lot 73, Block A	90,564	.....	.....	.....
Lot 74, Block A	87,172	.....	.....	.....
Lot 75, Block A	91,098	0	27,783	23%
Lot 76, Block A	94,322	0	18,663	20%
Lot 77, Block A	87,438	0	26,240	30%
Lot 78, Block A	88,903	0	13,740	15%
Lot 79, Block A	87,219	0	19,147	22%
Lot 80, Block A	87,454	.....	21,718	24%
Lot 81, Block A	43,844	.....	.....	.....
Lot 82, Block A	87,250	.....	.....	.....
Lot 83, Block A	87,125	0	34,428	39%
Lot 84, Block A	87,263	0	29,152	33%
Lot 85, Block A	87,917	0	28,116	32%
Lot 86, Block A	89,411	4,803	20,424	28%
Lot 87, Block A	88,783	12,977	10,804	77%
Lot 88, Block A	88,706	0	36,124	41%
Lot 89, Block A	88,700	0	28,105	32%
Lot 90, Block A	89,917	1,230	18,885	23%
Lot 91, Block A	89,845	13,917	6,827	23%
Lot 92, Block A	53,600	.....	.....	.....
Lot 93, Block A	51,137	.....	.....	.....
Lot 94, Block A	91,993	19,105	27,090	50%
Lot 95, Block A	59,476	.....	.....	.....
Lot 96, Block A	52,405	.....	.....	.....
Lot 97, Block A	52,800	.....	.....	.....
Lot 98, Block A	50,379	.....	.....	.....
Lot 99, Block A	56,513	.....	.....	.....
Lot 100, Block A	59,616	.....	.....	.....
Block B				
Lot 1, Block B	90,589	.....	.....	.....
Lot 2, Block B	53,388	.....	.....	.....
Lot 3, Block B	54,928	.....	.....	.....
Lot 4, Block B	88,514	33,175	0	27%
Lot 5, Block B	89,543	3,910	17,764	28%
Lot 6, Block B	50,861	.....	.....	.....
Lot 7, Block B	54,693	.....	.....	.....
Lot 8, Block B	89,579	0	27,449	31%
Lot 9, Block B	64,560	0	17,086	26%
Lot 10, Block B	52,788	.....	.....	.....
Lot 11, Block B	50,172	.....	.....	.....
Lot 12, Block B	50,104	.....	.....	.....
Lot 13, Block B	50,178	.....	.....	.....
Lot 14, Block B	51,890	.....	.....	.....
Lot 15, Block B	45,126	.....	.....	.....
Lot 16, Block B	50,271	.....	.....	.....
Lot 17, Block B	51,063	.....	.....	.....
Lot 18, Block B	50,676	.....	.....	.....
Lot 19, Block B	89,543	.....	17,703	42%
Lot 20, Block B	89,841	.....	5,676	29%
Lot 21, Block B	89,583	1,555	39,604	46%
Lot 22, Block B	52,427	.....	.....	.....
Lot 23, Block B	89,240	0	15,072	17%
Lot 24, Block B	87,612	0	17,810	20%
Lot 25, Block B	89,198	6,236	28,569	29%
Lot 26, Block B	88,288	22,526	0	26%

SIGNAGE



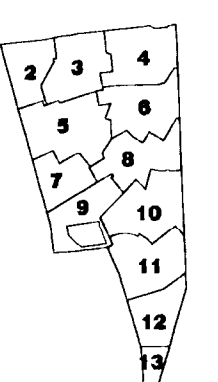
Woodland Conservation Worksheet for Prince George's County				
Zone:	R-A			
Gross Tract:	261.15			
Floodplain:	28.63			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	232.56	0.00	0.00	
Property Description or Subdivision Name:	Waterford			
Is this site subject to the 1989 Ordinance?	N			
Reforestation Requirement Reduction Questions				
Is this one (1) single family lot? (y/n)	N			
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n)	N			
Is this a Mitigation Bank	N			
Break-even Point (presentation):	14.81 acres			
Clearing permitted w/o reforestation*	0.00 acres			
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland		14.81	18.91	
Woodland Conservation Threshold (NTA) =	50.00%	119.28		
Smaller of a or b		14.81		
Woodland above WCT		0.00		
Woodland cleared		0.45	1.95	0.95
Smaller of d or e		0.00		
Clearing above WCT (0.25: 1) replacement requirement		0.00		
Clearing below WCT (21 replacement requirement)		0.45		
Afforestation Threshold (AF T) =	20.00%	31.70		
Off-site Mitigation being provided on this property		0.00		
Woodland Conservation Required		55.94		
Woodland Conservation Provided:		(acres)		
Woodland Preservation		7.98		
Afforestation / Reforestation		41.82		
Area approved for fee-in-lieu		0.00	38,494.20	
Credits for Off-site Mitigation on another property		0.01		
Off-site Mitigation Afforestation provided on this property		0.00		
Off-site Mitigation Reforestation provided on this property		0.00		
Total Woodland Conservation Provided		56.06		
Area of woodland not cleared	8.36	acres		
Woodland retained not part of requirements	0.38	acres		
Retained 11.91				
Note 1 - Off-site mitigation of 5.61 acres previously provided at TCPW 103-06 per revision 03 to reduce on-site reforestation areas. Lots affected: Lot 10A, 17A, 18A, 22A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 91A, 58, 59, 98, 199, 238, 248, and 258.				
Note 2 - A Fee-in-lieu was approved and paid for 0.49 acre of afforestation removed from Lot 5, Block A on August 5, 2010.				
02/Revision - 0.16 ac of afforestation removed on Lot 5, Block B on September 24, 2010				
04/Revision - 0.49 ac of afforestation removed from Lot 5 Block A on August 13, 2010				
05/Revision - Added berms and raised afforestation areas and totals, January 2011				

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 10729,
EXPIRATION DATE: JULY 14, 2014.

KEY PLAN



SCALE

No.	DATE	BY	DESCRIPTION
01	01/06/14	NM	FOR CERTIFICATION
REVISIONS			
DRAWN BY: KJM, MNJ			
APPROVED BY: MNJ			
REVISIONS CHECKED BY: AV			
DATE: JULY 19, 2013			
TITLE			

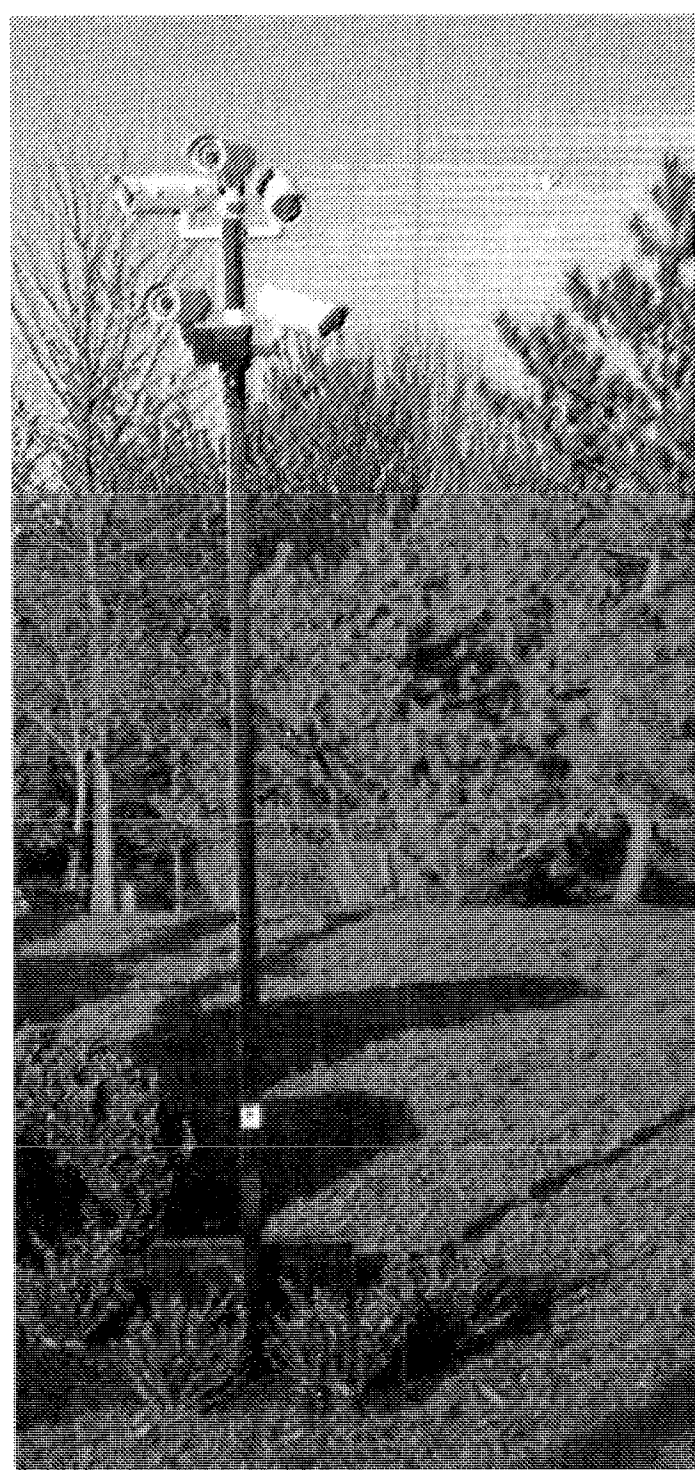
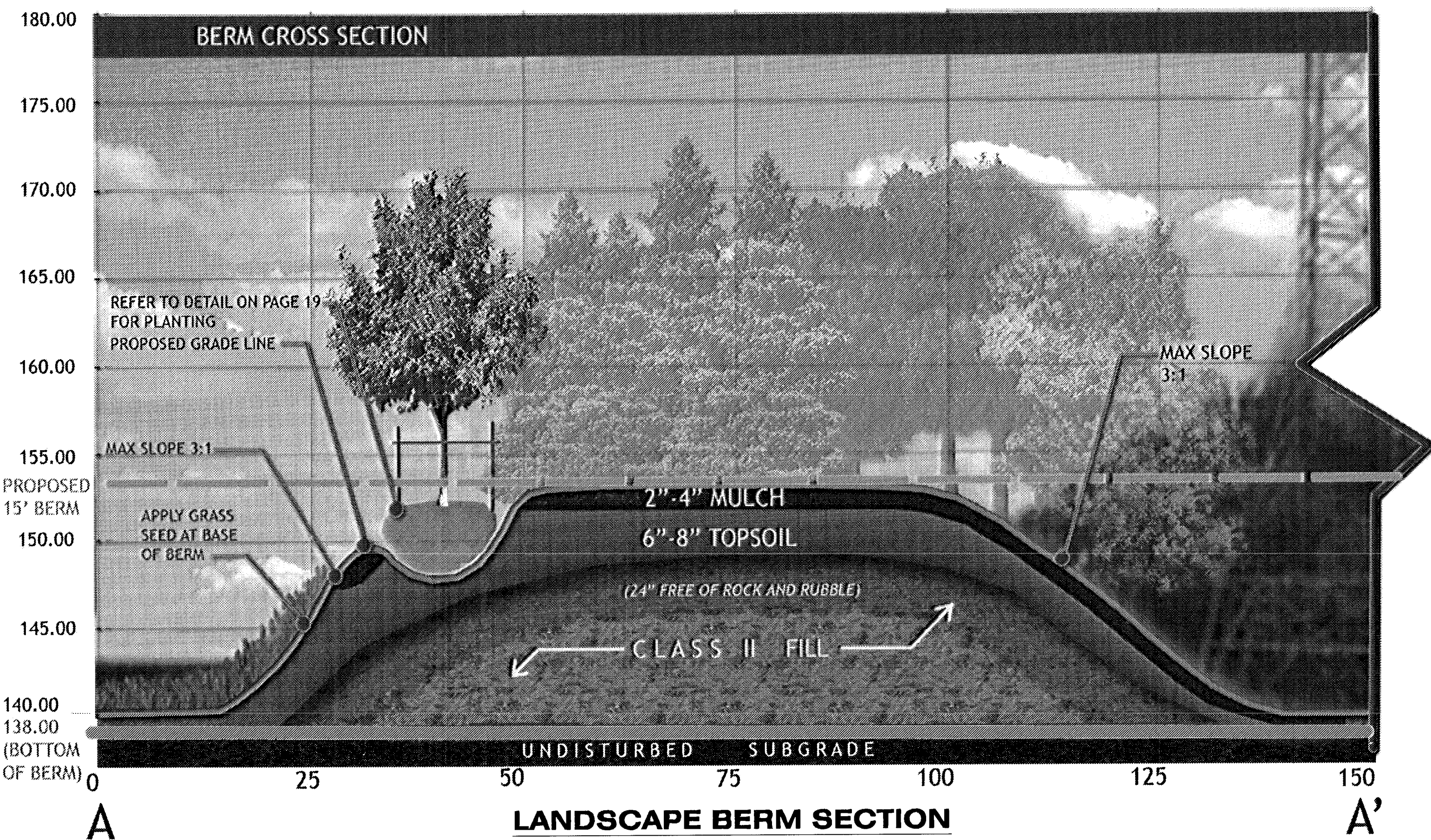
TYPE II TCP/
LANDSCAPE
PLAN
ENTRANCE FEATURE

PROJECT NO. 50059637

14A

SHEET NO.

15 OF 20



PROPOSED SECURITY
CAMERA AT ENTRANCE
MONUMENT
APPROX. HEIGHT 10'-12'

PROPOSED MONUMENT SPECS

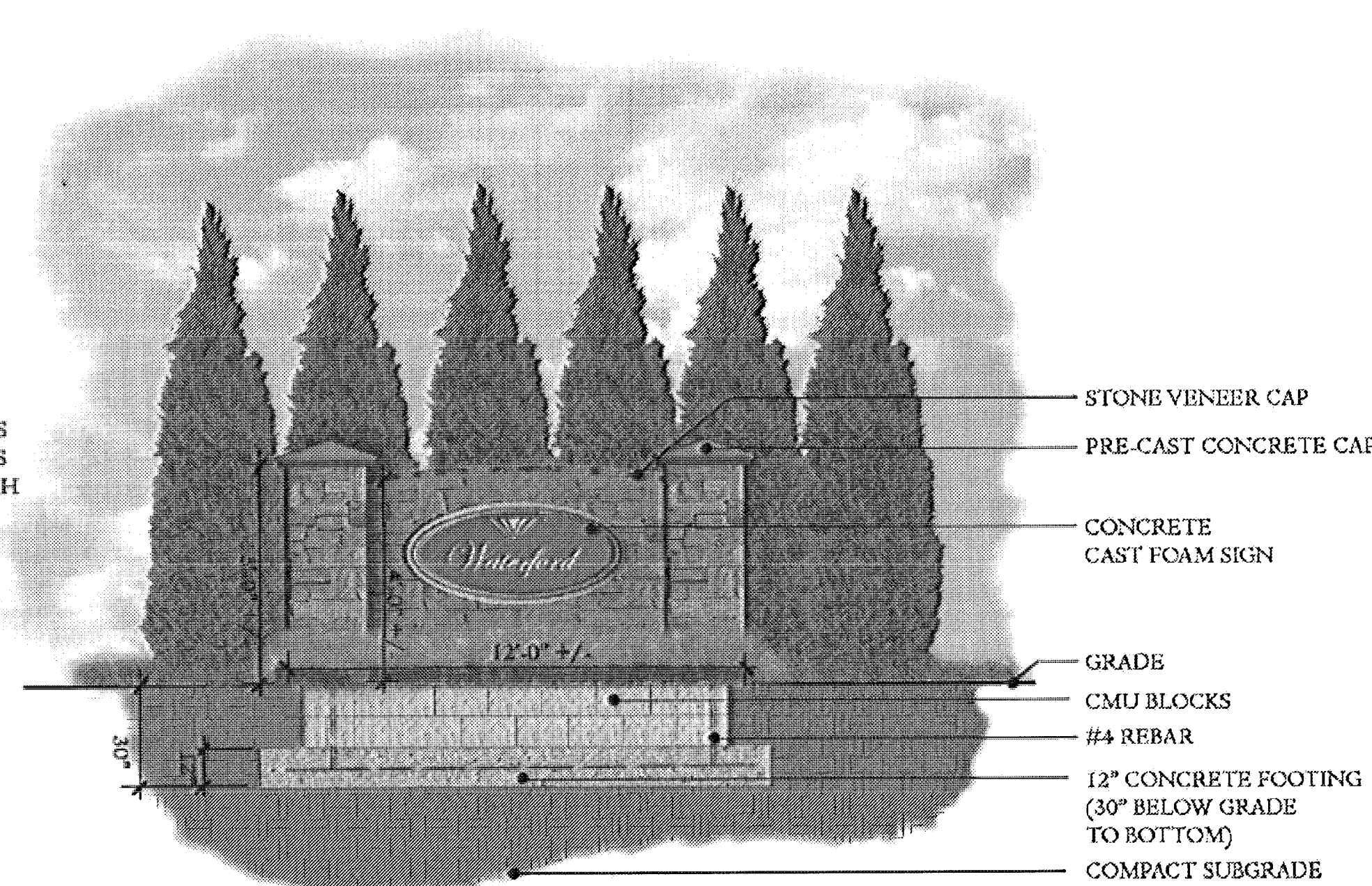
- Two single-sided CMU and stone veneer entry monuments 12" wide and about 4' tall, with the columns about 3' tall
- 61 dorado or equivalent cast column caps
- HOU carved and blasted oval sign panel including layout
- 12" deep frost footings, rebar, backfill, excavation, trash to on-site dumpster
- Accent lights in planting bed aimed at front of sign

Planting Schedule for Monumental Entrances

Number	Common Name	Scientific Name	Size	Root
22	Japanese Holly Compacta	<i>Ilex crenata 'Compacta'</i>	18"-24"	#3 cont.
12	American Holly Tree	<i>Ilex opaca</i>	7'-8'	8 & B
40	Liriope	<i>Liriope spicata</i>		#1 cont.

NOTE:
WITH CMU, STONE
VENNER, #4 CONTINUOUS
REBAR, GROUT FILL CELLS
AND FROST FOOTING WITH
2500 PSI CONCRETE

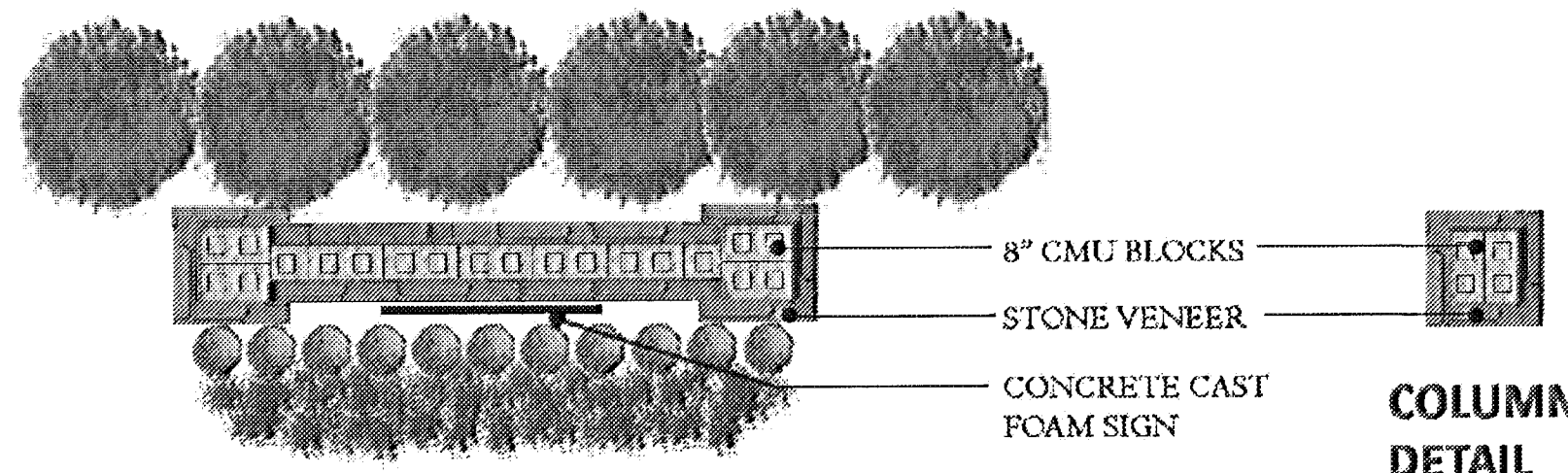
ACCENT LIGHTS
TO ILLUMINATE
SIGNAGE AT NIGHT
SIGNAGE TO BE 12 SF
OR LESS



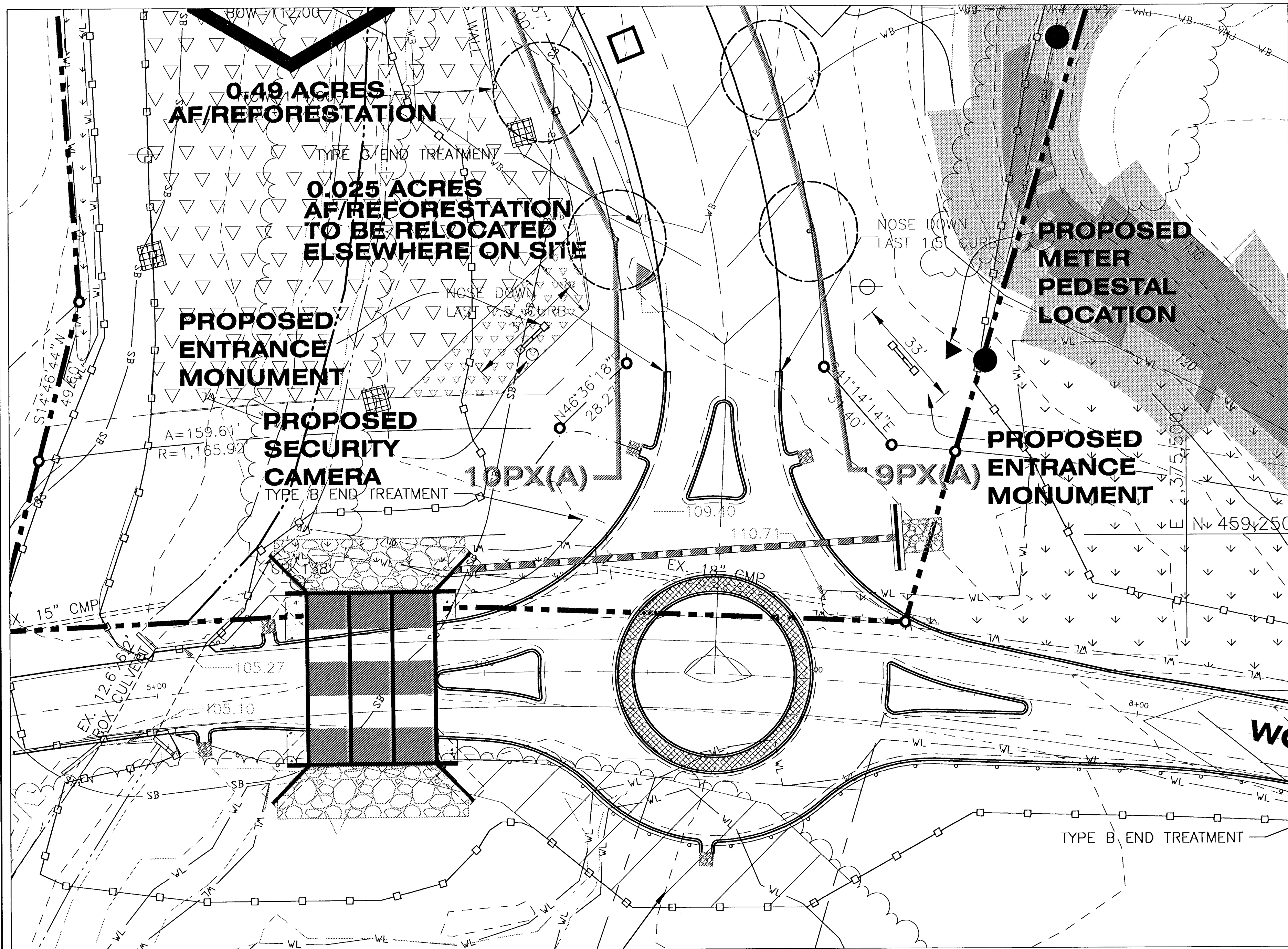
RENDERING
SCALE: NTS

PLANT SCHEDULE:

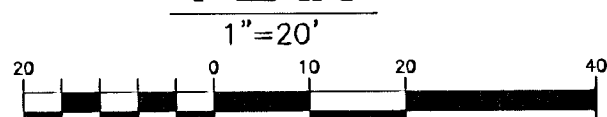
- (6) AMERICAN HOLLY
- (10) JAPANESE HOLLY
(COMPACTA)
- (20) LIRIOPE



PLAN VIEW
SCALE: NTS



PLAN



- ▶ METER PEDESTAL LOCATION
- PROPOSED CAMERA

BGE CUSTOMER METER / SERVICE ORDER SUPPLEMENT SKETCH

ADDRESS: F 1310 WOODMORE RD. ZIP CODE: 20721

NAME: MIKE MASLANIK PHONE: 301-440-2276

LOCALITY: MITCHELLVILLE ADC COUNTY: PG. SUPERFUND SITE: 1866813

GRID: 3260930 FEEDER: 7445. MAP #: 5532 GRID: G-3. DATE: 09/15/09

FORWARD SKETCH TO MAPS & RECORDS

NO CHANGES CONST. INSR. CABLE SIZE: 4/0AL LENGTH (INCL. SLACK): 65'

CHANGES AS SHOWN DATE: TEST PRES: TEST DURATION: DEL PRESS:

SVC SIZE: TAP SIZE: SVC LGTH: GAS SERVICE: TEST PRES: TEST DURATION: DEL PRESS:

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STREET TREE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	REMARKS
PS(A)	105	<i>Platanus x acerifolia</i> LONDON PLANE TREE (BLOODEGOOD)		2 1/2" - 3" CAL.	55A	CENTRAL LEADER HEAVY
SAJF	34	<i>Sapindus japonicus</i> JAPANESE PACHA TREE		2 1/2" - 3" CAL.	55B	CENTRAL LEADER HEAVY
TGC	151	<i>Tilia cordata</i> SUMMER LILAC		2 1/2" - 3" CAL.	55C	CENTRAL LEADER HEAVY
GT	21	<i>Gleditsia triacanthos</i> THORNLESS HONEYLOCUST		2 1/2" - 3" CAL.	55D	CENTRAL LEADER HEAVY
PS(A)	49	<i>Platanus x acerifolia</i> LONDON PLANE TREE (BLOODEGOOD)		2 1/2" - 3" CAL.	55E	CENTRAL LEADER HEAVY
PTM	14	<i>Prunella pennsylvanica</i> MARSHALL'S SWEETBERRY		2 1/2" - 3" CAL.	55F	CENTRAL LEADER HEAVY
TT(G)	88	<i>Tilia tomentosa</i> GERMAN LINDEN		2 1/2" - 3" CAL.	55G	CENTRAL LEADER HEAVY
SAJF	26	<i>Sapindus japonicus</i> JAPANESE PACHA TREE		2 1/2" - 3" CAL.	55H	CENTRAL LEADER HEAVY
ATK	11	<i>Aster tataricus</i> TATARIAN ASTER		2 1/2" - 3" CAL.	55I	CENTRAL LEADER HEAVY
AR(C)	12	<i>Amelanchier canadensis</i> DOUGLASS' RED MAPLE		2 1/2" - 3" CAL.	55J	CENTRAL LEADER HEAVY

NOTE:

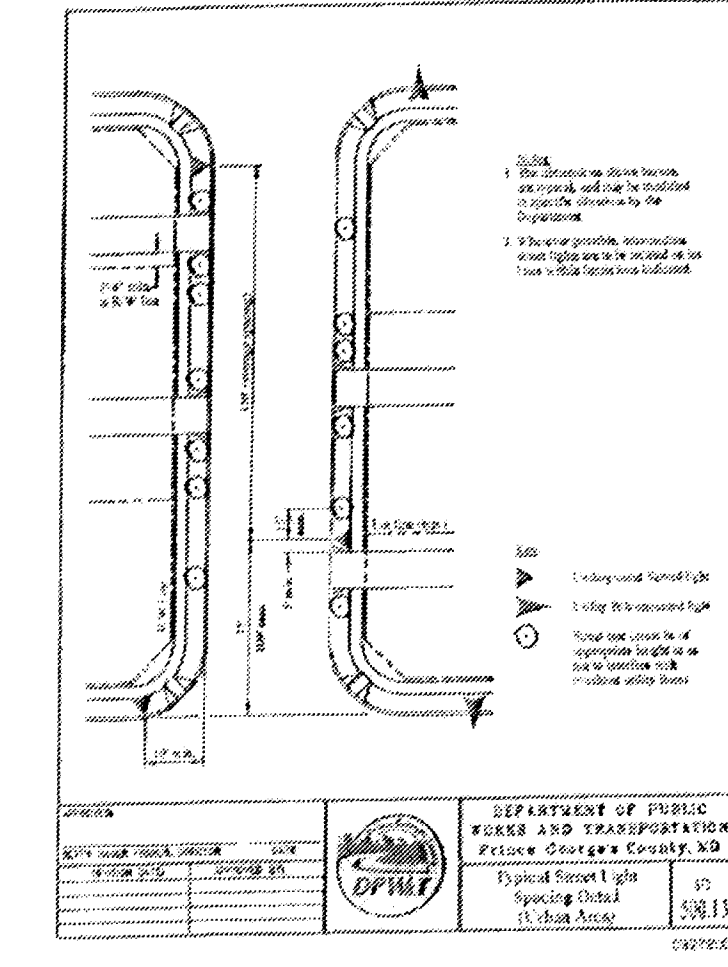
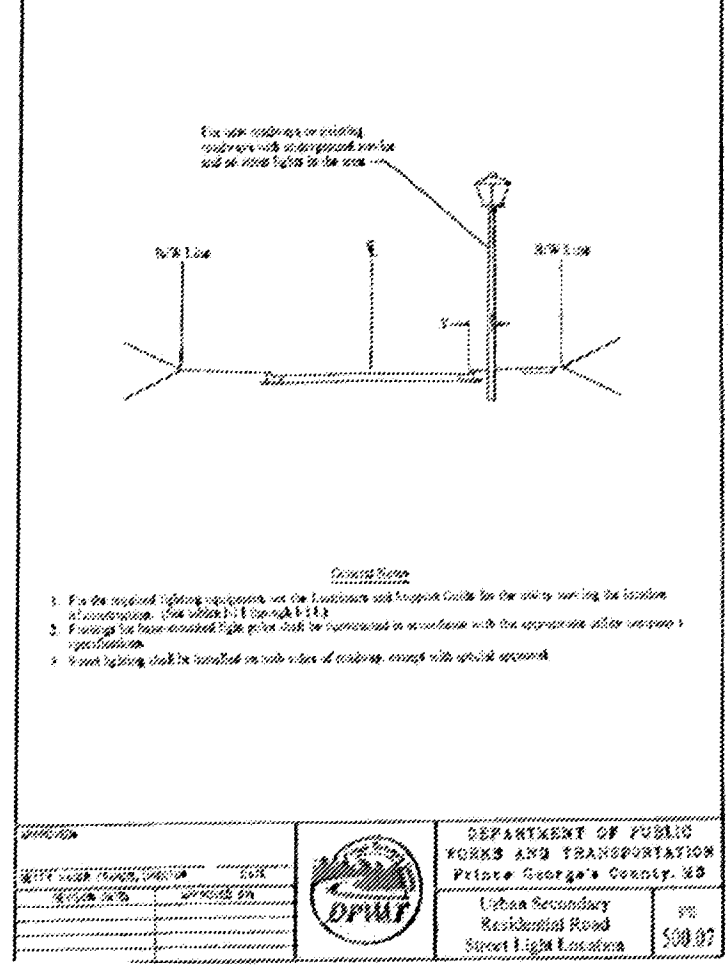
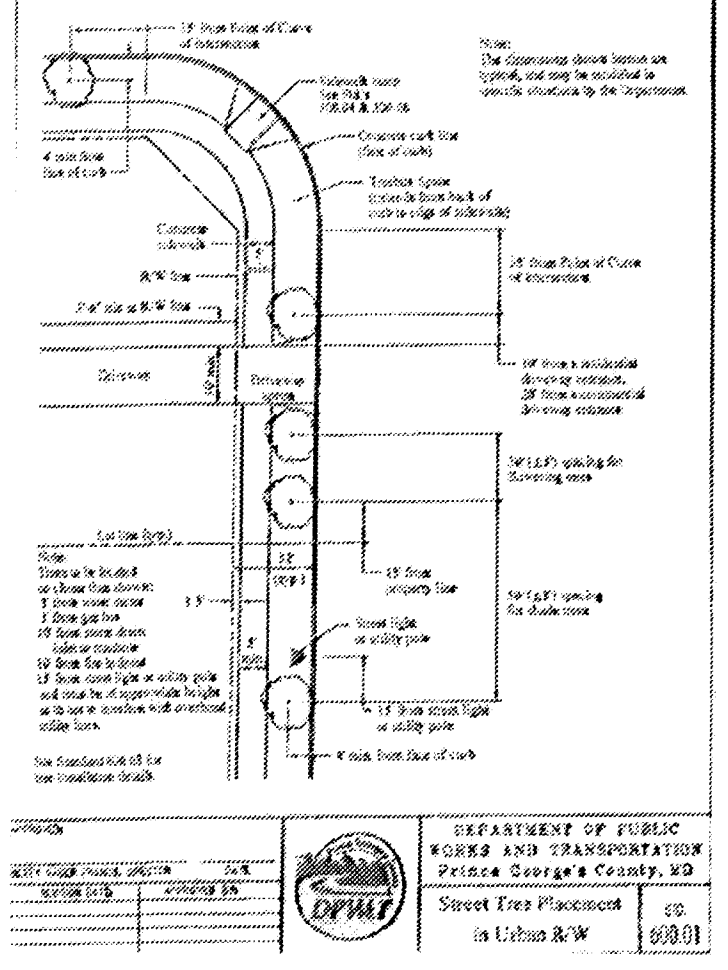
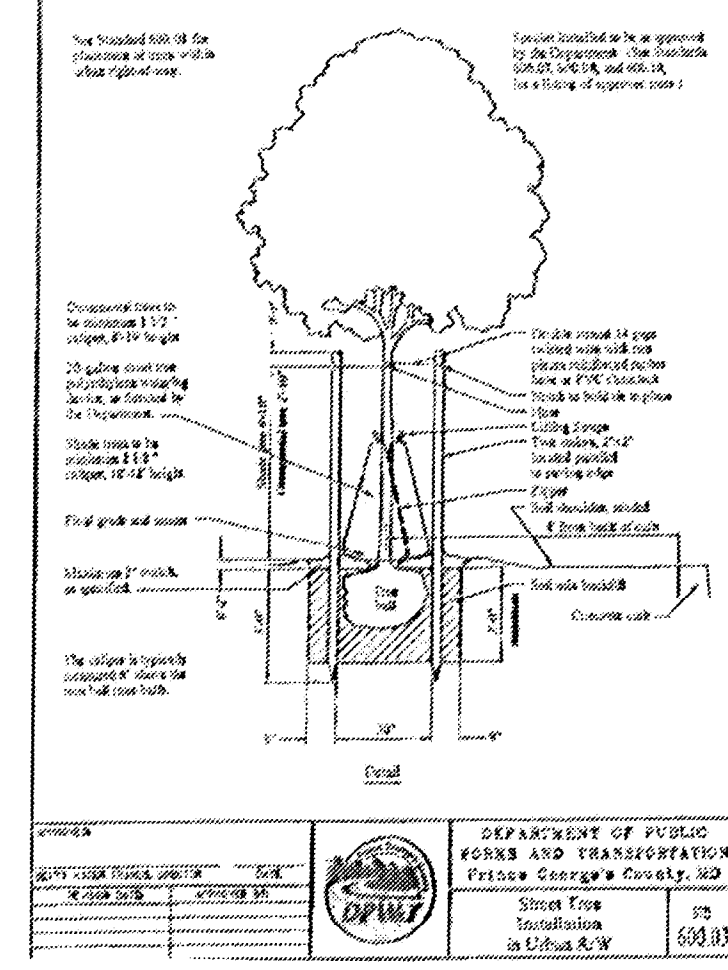
THIS PLAN IS FOR LIGHT LOCATIONS ONLY. WIRING AND MECHANICAL DESIGN IS THE RESPONSIBILITY OF OTHERS.

STREET LIGHTING DESIGN IS IN ACCORDANCE WITH THE PRINCE GEORGES COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS. DEWBERRY AND DAVIS, LLC HAS NOT PERFORMED THE LIGHTING DESIGN AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION.

DEWBERRY AND DAVIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE STORM DRAIN LINES, PIPES OR UTILITIES AS SHOWN ON THESE PLANS OR WHICH MAY DIFFER FROM THESE PLANS AS A RESULT OF ANY FIELD ADJUSTMENTS.

THE LIGHTING CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD ANY CONFLICTS OCCUR, THE OWNER AND THIS OFFICE MUST BE NOTIFIED PRIOR TO ANY CONSTRUCTION. ALL LIGHT, TRANSFORMER AND WIRE LOCATIONS SHOULD BE FIELD STAKED AND PRE-APPROVED BY THE COUNTY INSPECTORS AND THE OWNER PRIOR TO COMMENCING WORK.

THE ENGINEER'S CERTIFICATION OF THESE PLANS IS FOR LIGHT STANDARDS AND STREET TREE LOCATIONS ONLY.



ONSITE AFFORESTATION PLANTING SCHEDULE FOR AFFORESTATION AREA # 13 (0.84 ACRES)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	ROOT CONDITION	REMARKS
DECEASED TREES						
10	LT	LIQUIDAMBAR STYRACIFLUA	WINTERGREEN	1 1/2" CAL	55A	
5	QT	QUERCUS PALMIFOLIA	PRINCE	1 1/2" CAL	55B	
20	UA	ULMUS AMERICANA	AMERICAN ELM	1 1/2" CAL	55C	
20	CO	CORYLUS COROLOCARIA	HORNBUSH	1 1/2" CAL	55D	
10	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2" CAL	55E	
10	GN	GETULIA NIGRA	RIVER BIRCH	1 1/2" CAL	55F	MAINTENANCE
OVERGROWN TREES						
10	LT	LIQUIDAMBAR	AMERICAN WAX (HAWK)	6" DBH/HT	55G	
20	QT	QUERCUS (H)	AMERICAN WAX (HAWK)	6" DBH/HT	55H	
TREES						
5	LT	LIQUIDAMBAR	WINTERGREEN (HAWK)	18" - 24" HEIGHT	CONTAINER GROWN	
10	QT	QUERCUS	ROBERTY FEMALE	18" - 24" HEIGHT	CONTAINER GROWN	
10	UA	ULMUS AMERICANA	WHITE-LEAVED BIRCH	18" - 24" HEIGHT	CONTAINER GROWN	
15	UA	ULMUS AMERICANA	BLACK CHERRYBLOSSOM	18" - 24" HEIGHT	CONTAINER GROWN	
15	CS	CORYLUS SEROTINA	PROSELYT DOGWOOD	18" - 24" HEIGHT	CONTAINER GROWN	

TOTAL NUMBER OF LIGHTS = 123

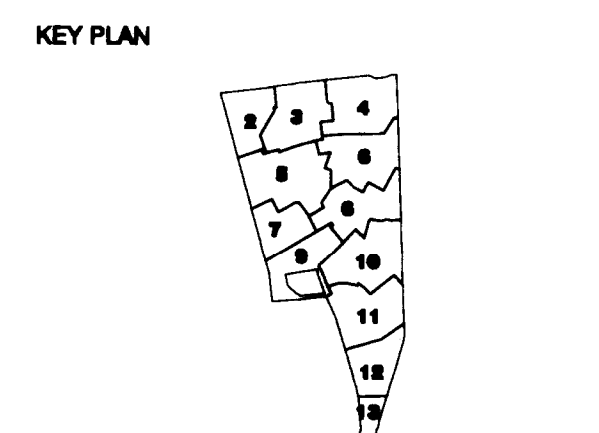
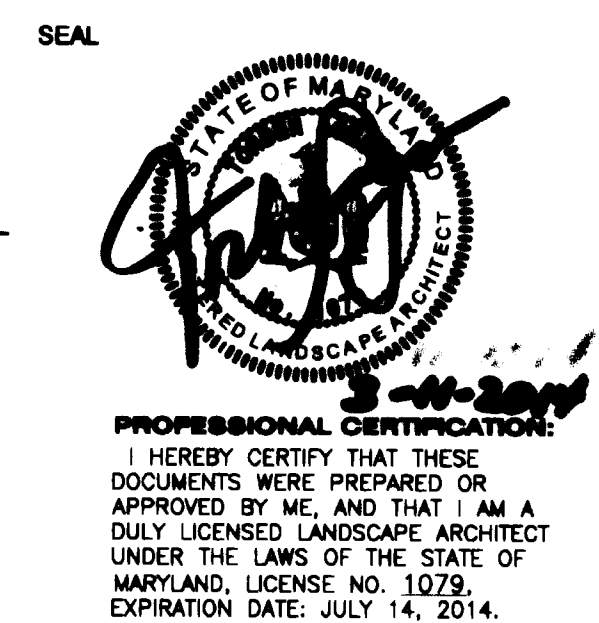
SYMBOL	LAMP	LUMINAIRE DISTRIBUTION TYPE	POST MATERIAL/INSTALLATION	MOUNTING HEIGHT
▲	100-WHPS	ORNAMENTAL POST-TOP ACORN TYPE	BLACK FIBERGLASS/DIRECT BURIED	14'

STREET LIGHT SCHEDULE

STREET A			STREET B			STREET C			STREET D		
NO.	STATION	OFFSET	NO.	STATION	OFFSET	NO.	STATION	OFFSET	NO.	STATION	OFFSET
1.	11+22.70	22' LT	1.	10+95.64	18' LT	1.	00+00.00	43' RT CUL-DE-SAC	1.	10+78.53	18' LT
2.	12+30.77	25' RT	2.	12+35.85	18' RT	2.	00+76.74	18' LT	2.	12+25.11	15' RT
3.	13+69.93	18' LT	3.	13+82.10	18' LT	3.	02+23.36	18' RT	3.	13+72.49	18' LT
4.	15+15.06	18' RT	4.	15+29.17	18' RT	4.	03+69.01	18' LT	4.	15+12.88	18' RT
5.	16+61.11	18' LT	5.	16+74.60	18' LT	5.	06+00.32	18' RT	5.	16+52.56	33' LT CUL-DE-SAC
6.	18+05.81	18' RT	6.	18+21.39	18' RT	6.	07+45.17	18' LT			
7.	19+50.57	18' LT	7.	19+08.38	18' LT	7.	08+55.98	18' RT			
8.	20+94.59	18' RT	8.	21+12.46	23' RT CUL-DE-SAC	8.	10+00.02	18' LT			
9.	22+41.04	18' LT				9.	11+46.06	18' RT			
10.	23+85.95	18' RT				10.	12+93.50	18' LT			
11.	25+31.08	18' LT				11.	14+38.83	18' RT			
12.	26+75.76	18' RT				12.	15+83.62	18' LT			
13.	28+20.45	18' LT				13.	17+30.00	18' RT			
14.	29+29.30	18' RT				14.	18+39.34	18' LT			
15.	30+76.84	18' LT				15.	19+84.58	18' RT			
16.	32+20.76	18' RT				16.	21+30.73	18' LT			
17.	33+66.92	18' LT				17.	22+79.42	18' RT			
18.	35+12.49	18' RT				18.	24+19.99	34' LT CUL-DE-SAC			
19.	36+56.48	18' LT									
20.	38+01.83	18' RT									
21.	39+49.17	18' LT									
22.	40+77.30	18' RT									
23.	42+23.75	18' LT									
24.	43+68.68	18' RT									
25.	45+14.96	18' LT									
26.	46+58.92	18' RT									
27.	48+05.31	18' LT									
28.	49+51.50	18' RT									
29.	51+12.91	18' LT									
30.	52+57.70	18' RT									
31.	54+01.86	18' LT									
32.	54+88.36	18' RT									
33.	56+24.13	18' LT									
34.	57+69.59	18' RT									
35.	58+88.02	18' LT									
36.	60+35.71	18' RT									
37.	61+81.87	18' LT									
38.	63+01.66	18' RT									
39.	64+45.81	18' LT									
40.	65+92.80	18' RT									
41.	67+38.82	18' LT									
42.	68+97.12	18' RT									
43.	70+42.24	18' LT									
44.	71+88.98	18' RT									
45.	73+35.79	18' LT									
46.	74+71.70	40' RT CUL-DE-SAC									

STREET E			STREET F			STREET G			STREET H		
NO.	STATION	OFFSET	NO.	STATION	OFFSET	NO.	STATION	OFFSET	NO.	STATION	OFFSET
1.	01+07.05	18' RT	1.	00+83.65	18' LT	1.	01+30.73	18' LT	1.	00+00.00	45' RT CUL-DE-SAC
2.	02+52.44	18' LT	2.	02+26.91	18' RT	2.	02+45.51	18' RT	2.	00+48.24	18' LT
3.	03+96.94	18' RT	3.	03+73.22	18' LT	3.	03+91.72	18' LT	3.	01+59.03	18' RT
4.	05+47.39	18' LT	4.	04+57.66	44' RT CUL-DE-SAC	4.	05+37.40	18' RT	4.	03+45.08	18' LT
5.	06+91.98	18' RT				5.	06+84.01	18' LT	5.	04+90.90	18' RT
6.	08+47.95	18' LT				6.	08+29.81	18' RT	6.	06+31.49	18' LT
7.	09+74.73	18' RT				7.	09+77.39	18' LT	7.	07+77.50	18' RT
8.	11+21.79	18' LT				8.	11+23.05	18' RT	8.	09+02.98	18' LT
9.	12+66.86	18' RT				9.	12+68.66	18' LT	9.	09+82.24	45' RT CUL-DE-SAC
10.	14+13.18	18' LT				10.	13+55.17	18' RT			
11.	15+58.73	18' RT				11.	14+13.52	18' LT			
						12.	16+39.98	18' RT			
						13.	18+07.21	18' LT			
						14.	19+52.21	18' RT			
						15.	20+82.52	45' LT CUL-DE-SAC			

STREET J			STREET K		
NO.	STATION	OFFSET	NO.	STATION	OFFSET
1.	00+71.20	18' LT	1.	10+81.62	18' LT
2.	01+30.65	18' RT	2.	12+26.65	18' RT
3.	02+78.02	18' LT	3.	13+55.89	44' LT CUL-DE-SAC
4.	03+56.95	44' RT CUL-DE-SAC			



SCALE
1"=50'

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	01/06/14	NM	FOR CERTIFICATION

THIS BLOCK IS FOR OFFICIAL USE ONLY
Do not certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: WATERFORD
PROJECT NUMBER: DSP - 04040-06

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

STREET TREE PLAN APPROVED

BY: _____ DATE: _____

Permit No. _____
PRINCE GEORGES COUNTY, MD
OFFICE OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

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: WATERFORD
PROJECT NUMBER: DSP-04040

For Condition of Approval see Site Plan Cover Sheet or Approval Sheet.
This Resolution/Ordinance Applies to the Street.

Approval #	Date	Resolution/Ordinance	Signature	Date
01	9.12.05	S.L.		2.6.06
02	WITHDRAWN			
03	THIS SHEET NOT INCLUDED WITH 03 CERTIFICATION			
04	THIS SHEET NOT INCLUDED WITH 04 CERTIFICATION			

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPB/152/04

Approved by: _____ Date: _____

01 LORI SHIRLEY 02/1/2006
02 LORI SHIRLEY 08/3/2006
03 MEGAN K. RISER 09/19/08
04 MEGAN K. RISER 09/9/09
05 MEGAN K. RISER 08/5/10
06 MEGAN K. RISER 05/17/11
07 MEGAN K. RISER 12/19/11

TITLE
TYPE II TCP/
LANDSCAPE PLAN/
STREET TREE AND
LIGHTING

PROJECT NO. 50059637

SHEET NO. 17 **OF 20**

DPW&T PERMIT #:

F

E

D

C

B

A

LANDSCAPE SCHEDULE - STREET TREE & LIGHTING PLAN
(REFER TO APPROVED STREET TREE & LIGHTING PLAN PERMIT #9724-2008)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
AR(O)	92	Acer rubrum 'October Glory' / 'OCTOBER GLORY' RED MAPLE	2.5"-3" CAL.	B&B	(NATIVE)
AT(K)	11	Acer truncatum 'Kathlamet' / 'KATHLAMET' NORWEGIAN SUNSET SHANTING HYBRID MAPLE	2.5"-3" CAL.	B&B	
FR(M)	14	Fraxinus pennsylvanica 'Marshall's seedless' / 'MARSHALL'S SEEDLESS' GREEN ASH	2.5"-3" CAL.	B&B	(NATIVE)
OT	22	Ostrya virginica 'Imperial' / 'IMPERIAL' THORNLESS HONEYSUCKLE	2.5"-3" CAL.	B&B	
PA(X)	265	Platanus x acerifolia / LONDON PLANE TREE (BLOODGOOD)	2.5"-3" CAL.	B&B	
SR(X)	34	Sophora japonica 'Regent' / 'REGENT' JAPANESE PAGODA TREE	2.5"-3" CAL.	B&B	
TI(G)	108	Tilia tomentosa 'Green Mountain' / 'GREEN MOUNTAIN' SILVERLEAF LINDEN	2.5"-3" CAL.	B&B	

LANDSCAPE SCHEDULE - SUPPLEMENTAL LANDSCAPING
(PREVIOUSLY APPROVED PLANT MATERIAL FOR LOT 100A BUFFERYARD ONLY, PLANT MATERIAL REQUIRED AS PART OF SCHEDULE 4.1 IS INCLUDED ON SCHEDULE 4.1(1) FOR PREVIOUSLY APPROVED LOTS)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
TI	11	Tilia tomentosa 'Green Mountain' / 'GREEN MOUNTAIN' SILVER LINDEN	1 1/2"-3" Cal	B&B	FULL & UNIFORM (NATIVE)
ORNAMENTAL TREES					
CF	5	Cornus florida / WHITE FLOWERING DOGWOOD	1 1/2"-3" Cal	B&B	FULL & UNIFORM (NATIVE)
SHRUBS					
EK	30	Euonymus alatus 'Marshall's' / MANHATTAN SPREADING EUONYMUS	24" - 30" HT	CONT. / B&B	(NATIVE)
IV	10	Ilex verticillata 'Winter Red' / WINTERBERRY	24" - 30" HT	CONT. / B&B	
SN	30	Spiraea japonica 'Shoebush' / SHOEBUSH SPIREA	24" - 30" HT	CONT. / B&B	
GROUNDCOVER / PERENNIAL					
MS	25	Miscanthus sinensis 'Little Kidney' / MINIATURE MAIDEN GRASS	3 Gal.	CONT.	
PL	45	Pennisetum 'Little Bunny' / LITTLE BUNNY SWAMP FOUNTAIN GRASS	1 qt.	CONT.	

LANDSCAPE SCHEDULE - PREVIOUSLY APPROVED ENTRANCE ROAD SUPPLEMENTAL LANDSCAPING
(BUFFERYARD BETWEEN ENTRANCE ROAD AND ADJACENT EXISTING SINGLE FAMILY HOMES)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES					
PV	34	Pinus virginiana 'Canada Red' / 'CANADA RED' COMMON CHICKENCHERRY	6"-8" HEIGHT	B & B	(NATIVE)
EVERGREEN SHRUBS					
IG(O)	9	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	5'-4"	CONT.	(NATIVE)

LANDSCAPE SCHEDULE - SUPPLEMENTAL LANDSCAPING
(PLANT MATERIAL PROVIDED IN ADDITION TO STANDARD LANDSCAPING REQUIREMENTS SUPPLEMENTAL LANDSCAPING PREVIOUSLY APPROVED, PLANT MATERIAL UPDATED PER 08 REVISION)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR	38	Acer rubrum 'Shawnee' / 'SHAWNEE' RED MAPLE	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
CK	1	Cladostema kentuckyana / 'MAJESTIC' SUGAR MAPLE	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
FM	5	Fraxinus pennsylvanica 'Marshall's' / 'MARSHALL'S' SEEDLESS GREEN ASH	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
LT	28	Liquidambar styraciflua 'Fastigium' / 'FASTIGIUM' TULIP TREE	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
OP	7	Quercus rubra / RED OAK	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
SP	4	Spiraea japonica 'Shoebush' / 'SHOEBUSH' SPIREA	2.5"-3" Cal	B & B	SINGLE LEADER (NATIVE)
EVERGREEN TREES					
CAG	9	Carolina allanensis 'Atlas Cedar' / 'ATLAS CEDAR'	6"-8" HEIGHT	B & B	FULL & UNIFORM (NATIVE)
MF	7	Morus nigra 'Maurandia' / 'MAURANDIA' BLACK MULBERRY	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
NM	2	Nyssa sylvatica 'Maurandia' / 'MAURANDIA' BLACK WALNUT	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
IGF	15	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	6"-8" HEIGHT	B & B	(NATIVE)
IGM	5	Ilex glabra 'Maurandia' / 'MAURANDIA' BLACK WALNUT	6"-8" HEIGHT	B & B	(NATIVE)
PP	52	Pinus strobus / WHITE PINE	6"-8" HEIGHT	B & B	(NATIVE)
PS	14	Pinus strobus / WHITE PINE	6"-8" HEIGHT	B & B	(NATIVE)
ORNAMENTAL TREES					
CF	33	Cornus florida / WHITE FLOWERING DOGWOOD	1.5"-1.75" CAL.	B & B	(NATIVE)
OL	6	Ostrya virginica 'Imperial' / 'IMPERIAL' THORNLESS HONEYSUCKLE	1.5"-1.75" CAL.	B & B	(NATIVE)
CO	4	Cornus officinalis / JAPANESE CORNUS DOGWOOD	1.5"-1.75" CAL.	B & B	(NATIVE)
CV	14	Chionodoxa virginica / PRINCE OF WALES	1.5"-1.75" CAL.	B & B	(NATIVE)
LI	1	Lagerstroemia indica 'Majestic' / 'MAJESTIC' ORCHID GRAPE WYRTLE	1.5"-1.75" CAL.	B & B	(NATIVE)
DECIDUOUS SHRUBS					
EK	26	Euonymus alatus 'Marshall's' / MANHATTAN SPREADING EUONYMUS	12"-18" HT	CONT. / B&B	
HI	20	Hibiscus syriacus 'Rose of Sharon' / 'ROSE OF SHARON'	24"-30" HT	B&B	MULTI-STEM (NATIVE)
HS	10	Hedera helix 'Green Heart' / 'GREEN HEART'	24"-30" HT	B&B	MULTI-STEM (NATIVE)
HQ	7	Hydrangea quercifolia 'Snowflake' / 'SNOWFLAKE' GINKGO HYDRANGEA	24"-30" HT	B&B	MULTI-STEM (NATIVE)
LR	44	Larix laricina 'Millers' / 'MILLERS'	18"-24" HT	B&B	MULTI-STEM (NATIVE)
PW	34	Philadelphus x virginicus / WOODROSE	18"-24" HT	CONT.	MULTI-STEM (NATIVE)
RKZ	14	Rhododendron x 'Zula' / 'ZULA' AZALEA HYBRID	18"-24" HT	B&B	MULTI-STEM (NATIVE)
RKF	10	Rhododendron x 'Fashin' / 'FASHIN' AZALEA HYBRID	18"-24" HT	B&B	MULTI-STEM (NATIVE)
SC	2	Salix caprea 'Pendula' / 'WEeping Pussy Willow'	36"-42" HT	B&B	SINGLE LEADER (NATIVE)

LANDSCAPE SCHEDULE (MONUMENTAL ENTRANCES - REFER TO SHEET 14A FOR DETAILS)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES					
IO	12	Ilex opaca 'Holly' / 'HOLLY'	7"-8" HT	B&B	(NATIVE)
IC	22	Ilex crenata 'Compacta' / 'COMPACTA'	18"-24" HT	B&B	
UR	40	Ulmus americana 'Jefferson' / 'JEFFERSON' AMERICAN ELM	#1 CONT.		

LANDSCAPE SCHEDULE 4.1-1(1) FOR PREVIOUSLY APPROVED LOTS
(LOTS 1A, 2A, 3A, 6A, 16A, 72A, 73A, 90A, 1B, 3B, 4B, 5B, 6B)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR(B)	2	Acer rubrum 'Shawnee' / 'SHAWNEE' RED MAPLE	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
AS(M)	4	Acer saccharum 'Maestri' / 'MAJESTIC' SUGAR MAPLE	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
CK	6	Cladostema kentuckyana / 'MAJESTIC' SUGAR MAPLE	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
FR	7	Fraxinus pennsylvanica 'Marshall's' / 'MARSHALL'S' SEEDLESS GREEN ASH	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
FM(M)	10	Fraxinus pennsylvanica 'Marshall's' / 'MARSHALL'S' SEEDLESS GREEN ASH	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
GO(E)	4	Gordonia lasiocarpa 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
HM	3	Halesia monticola / MOUNTAIN SILVERBELL	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
OA	4	Ostrya virginica 'Imperial' / 'IMPERIAL' THORNLESS HONEYSUCKLE	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
QBO	4	Quercus bicolor / SWAMP WHITE OAK	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
QV	2	Quercus velutina / BLACK OAK	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
UJ	6	Ulmus americana 'Jefferson' / 'JEFFERSON' AMERICAN ELM	2"-2.5" CAL.	B & B	SINGLE LEADER (NATIVE)
EVERGREEN TREES					
CA(A)	2	Carolina allanensis 'Atlas Cedar' / 'ATLAS CEDAR'	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
CA(G)	3	Carolina allanensis 'Atlas Cedar' / 'ATLAS CEDAR'	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
CV(J)	3	Cornus officinalis 'Maestri' / 'MAJESTIC' SUGAR MAPLE	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
JVC	5	Juniperus virginiana 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
MC	5	Magnolia grandiflora 'Edin Bogue' / 'EDIN BOGUE' SOUTHERN MAGNOLIA	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
PE(W)	2	Pinus strobus 'Pendula' / 'PENDULA' WHITE PINE	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
SV	3	Sorbus aucuparia / EUROPEAN BEECH	6"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
ORNAMENTAL TREES					
CO	3	Cornus officinalis / JAPANESE CORNUS DOGWOOD	7"-8" HEIGHT	B & B	SINGLE LEADER (NATIVE)
CV	2	Chionodoxa virginica / PRINCE OF WALES	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)
LI(W)	2	Lagerstroemia indica 'Majestic' / 'MAJESTIC' ORCHID GRAPE WYRTLE	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)
ML(M)	2	Magnolia grandiflora 'Edin Bogue' / 'EDIN BOGUE' SOUTHERN MAGNOLIA	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)
PC(W)	3	Pinus canadensis 'Millers' / 'MILLERS'	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)
PV(CR)	3	Pinus virginiana 'Canada Red' / 'CANADA RED' COMMON CHICKENCHERRY	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)
ZSC	1	Zelkova serrata 'Spring Green' / 'SPRING GREEN' JAPANESE ELDER	7"-8" HEIGHT	B & B	MULTI-STEM (NATIVE)

LANDSCAPE SCHEDULE 4.1-1(2) UPDATED PER PRINCE GEORGES COUNTY 2010 LANDSCAPING MANUAL
(LOTS 4A, 6A-14A, 16A-71A, 74A-82A, 83A-89A, 91A-94A, 96A-100A, 2B, 7B-28B)

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR	76	Acer rubrum 'Shawnee' / 'SHAWNEE' RED MAPLE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
AS	75	Acer saccharum 'Maestri' / 'MAJESTIC' SUGAR MAPLE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
FG	83	Fraxinus pennsylvanica 'Marshall's' / 'MARSHALL'S' SEEDLESS GREEN ASH	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
GB	38	Gordonia lasiocarpa 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
LS	35	Liquidambar styraciflua 'Fastigium' / 'FASTIGIUM' TULIP TREE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
OB	56	Quercus bicolor / SWAMP WHITE OAK	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
QV	48	Quercus velutina / BLACK OAK	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
EVERGREEN TREES					
IGF	12	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	6"-8" HT.	B & B	(NATIVE)
IGM	11	Ilex glabra 'Maurandia' / 'MAURANDIA' BLACK WALNUT	6"-8" HT.	B & B	(NATIVE)
JVC	37	Juniperus virginiana 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	6"-8" HT.	B & B	(NATIVE)
PS	43	Pinus strobus / WHITE PINE	6"-8" HT.	B & B	(NATIVE)
PV	25	Pinus virginiana 'Canada Red' / 'CANADA RED' COMMON CHICKENCHERRY	6"-8" HT.	B & B	(NATIVE)
ORNAMENTAL TREES					
AG	24	Amelanchier x grandiflora / 'PRINCESS DIANA' SERVICEBERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
CC	40	Cercis canadensis 'Forest Pansy' / 'FOREST PANSY' EASTERN RED BUD	1.5"-1.75" CAL.	B & B	(NATIVE)
CF	30	Cornus florida / FLORING DOGWOOD	1.5"-1.75" CAL.	B & B	(NATIVE)
CV	25	Chionodoxa virginica / PRINCE OF WALES	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
PA	28	Pinus americana / AMERICAN PINE	1.5"-1.75" CAL.	B & B	(NATIVE)
PV	36	Pinus virginiana 'Canada Red' / 'CANADA RED' COMMON CHICKENCHERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
LI	34	Lagerstroemia indica 'Majestic' / 'MAJESTIC' ORCHID GRAPE WYRTLE	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
SHADE TREES					
AR	8	Acer rubrum 'Shawnee' / 'SHAWNEE' RED MAPLE	2.5"-3" CAL.	B&B	(NATIVE)
LT	8	Liquidambar styraciflua 'Fastigium' / 'FASTIGIUM' TULIP TREE	2.5"-3" CAL.	B&B	(NATIVE)
TA	3	Tilia americana / AMERICAN LINDEN	2.5"-3" CAL.	B&B	(NATIVE)
ORNAMENTAL TREES					
AX	12	Amelanchier x grandiflora / 'PRINCESS DIANA' SERVICEBERRY	1.5"-1.75" CAL.	B&B	(NATIVE)
CC	16	Cercis canadensis 'Forest Pansy' / 'FOREST PANSY' EASTERN RED BUD	1.5"-1.75" CAL.	B&B	(NATIVE)
CF	18	Cornus florida / FLORING DOGWOOD	1.5"-1.75" CAL.	B&B	(NATIVE)
WG	12	Waldmannia grandiflora / SOUTHERN MAGNOLIA	6"-8" HT.	B&B	(NATIVE)
EVERGREEN TREES					
IGF	45	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	6"-8" HT.	B&B	(NATIVE)
IGM	45	Ilex glabra 'Maurandia' / 'MAURANDIA' BLACK WALNUT	6"-8" HT.	B&B	(NATIVE)
JVC	35	Juniperus virginiana 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	6"-8" HT.	B&B	(NATIVE)
PP	44	Pinus strobus / WHITE PINE	6"-8" HT.	B&B	(NATIVE)
KL	4	Kalmia latifolia / MOUNTAIN LAUREL	18"-24" HT.	CONT.	(NATIVE)
HQ	12	Hydrangea quercifolia 'Snowflake' / 'SNOWFLAKE' GINKGO HYDRANGEA	18"-24" HT.	CONT.	(NATIVE)
IC	57	Ilex crenata 'Compacta' / 'COMPACTA'	18"-24" HT.	CONT.	(NATIVE)
IG	25	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	18"-24" HT.	CONT.	(NATIVE)
VO	24	Viburnum dentatum / WINTERBERRY	18"-24" HT.	CONT.	(NATIVE)

LANDSCAPE SCHEDULE 4.7-1A (HISTORIC BUFFER PLANTING)
THIS PLANT CHART COVERS BUFFER PLANTINGS FOR LOT 96A-100A REFER TO LANDSCAPE SCHEDULE FOR CONSTRUCTED LOT 96A FOR LOT 96A BUFFER PLANTINGS

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR(A)	2	Acer rubrum 'Shawnee' / 'SHAWNEE' RED MAPLE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
AS	2	Acer saccharum 'Maestri' / 'MAJESTIC' SUGAR MAPLE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
LT(O)	4	Liquidambar styraciflua 'Fastigium' / 'FASTIGIUM' TULIP TREE	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
OB	2	Quercus bicolor / SWAMP WHITE OAK	2.5"-3" CAL.	B & B	SINGLE LEADER (NATIVE)
ORNAMENTAL TREES					
AG	4	Amelanchier x grandiflora / 'PRINCESS DIANA' SERVICEBERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
CC	3	Cercis canadensis 'Forest Pansy' / 'FOREST PANSY' EASTERN RED BUD	1.5"-1.75" CAL.	B & B	(NATIVE)
CV	3	Chionodoxa virginica / PRINCE OF WALES	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
PA	3	Pinus americana / AMERICAN PINE	1.5"-1.75" CAL.	B & B	(NATIVE)
PV	3	Pinus virginiana 'Canada Red' / 'CANADA RED' COMMON CHICKENCHERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
LI	3	Lagerstroemia indica 'Majestic' / 'MAJESTIC' ORCHID GRAPE WYRTLE	1.5"-1.75" CAL.	B & B	MULTI-STEM (NATIVE)
SHRUBS					
IGF	11	Ilex glabra 'Danae' / 'DANA' COMMON HAWTHORN	6"-8" HT.	B & B	(NATIVE)
IGM	11	Ilex glabra 'Maurandia' / 'MAURANDIA' BLACK WALNUT	6"-8" HT.	B & B	(NATIVE)
JVC	2	Juniperus virginiana 'Express' / 'EXPRESS' KENTUCKY COFFEE TREE	6"-8" HT.	B & B	(NATIVE)
KL	2	Kalmia latifolia / MOUNTAIN LAUREL	18"-24" HT.	CONT.	(NATIVE)
VO	2	Viburnum dentatum / WINTERBERRY	18"-24" HT.	CONT.	(NATIVE)

SCHEDULE SECTION 4.1-1(1) FOR PREVIOUSLY APPROVED LOTS ONLY
(LOTS 1A, 2A, 3A, 6A, 16A, 72A, 73A, 90A, 100A, 1B, 3B, 4B, 5B, 6B)

1) Zone:	R-A
2) Number of lots:	14
3) Number of trees required per lot:	0.0%
FOR LOTS > 40,000 SF	
4) Number of trees provided:	56 shade trees 18 ornamental trees 26 evergreen trees

Project Name:	CP2B:	DRD Case #:	Area (acres)
Waterford	TCPB-152/04	DSP-04040	
Site Calculations:	Zone 1:	R-A	261.19
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		261.19
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required (In Sq)
261.19	7.98	0	0
A. TOTAL ON-SITE WC PROVIDED (acres) =	7.98		347608.8
B. TOTAL AREA EXISTING TREES (non-WC acres) =	6.45		280392.0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			343800
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			922371
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (sq)	Number of Trees
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