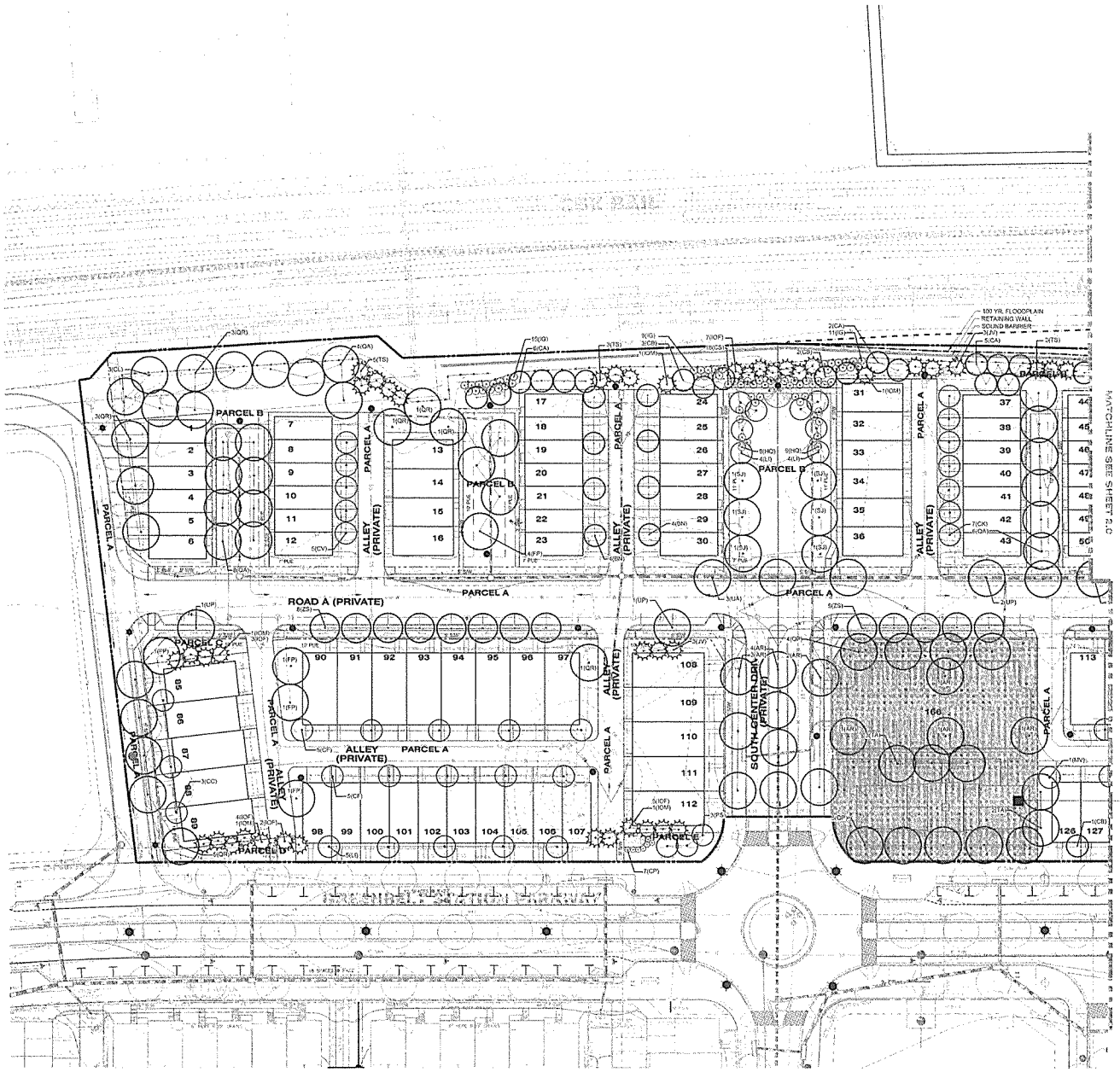


LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN BFL
- PATUXENT MANAGEMENT AREA
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING HEDGEROW
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PARCEL LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PUE AND MS (PUBLIC UTILITY EASEMENT AND UTILITY EASEMENT)
- PROPOSED BUILDING RESTRICTION LINE (BRL)
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED WSSC RIGHT OF WAY
- PROPOSED SAM EASEMENT
- NODE CONTOUR
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- PARCEL A5 — PROPOSED PARCEL AND AREA
- R — PROPOSED SUBDIVISION BLOCK
- LOT 5 — PROPOSED LOT NUMBER AND AREA
- STEEP SLOPES (15% OR GREATER)
- NUMBER OF PARKING SPACES
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED STREET LIGHT — PRODUCT TYPE, UTILITY WASHINGTON POSTLITE (REFER TO PHOTOMETRIC PLANS PROVIDED BY HOLOPHANE FOR FUTURE SPECIFICATIONS)
- EXISTING STREET LIGHT (OTHER PHASES)
- FUTURE DEVELOPMENT

FUTURE RETAIL/PARK SEE DEVELOPMENT DATA NOTE NO. III 5) (2.) ON SHEET 01 OF THE DETAILED SITE PLAN

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.miss811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

THIS BLOCK IS FOR OFFICIAL USE ONLY
Of Maryland Law that this plan meets conditions of final approval by the Planning Board, to designee in the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: GREENBELT STATION
PROJECT NUMBER: DSP 13045
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: GREENBELT STATION
PROJECT NUMBER: DSP-13045
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. See Resolution Letter Prior Apply Further Sheet.

Approval of Revision Date	Approval Date	Resident's Signature	Approval Signature

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC
10003 GREENWOOD LA
SUITE 204
LANHAM, MD 20706
301 731 3013
301 731 8168 (FAX)
www.dewberry.com

OWNER
NVR MS CAVALIER GREENBELT, LLC
11700 PLAZA AMERICA DRIVE, SUITE 210
RESTON, VA 20190

CONTACT
CHRISTOPHER RUDY
TEL. 703.618.3103
CRUDY@WOODSLANNLLC.COM

GREENBELT STATION
PRINCE GEORGE'S GOUNTY
MARYLAND
21ST ELECTION DISTRICT
WSSC 200' SHEET 210NE26
TAX MAP: 0026 F3

SEAL
STATE OF MARYLAND
1-14-2016
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12021, EXPIRATION DATE JULY 14, 2016

SCALE
0 30 60
SCALE: 1"=30'

REVISIONS

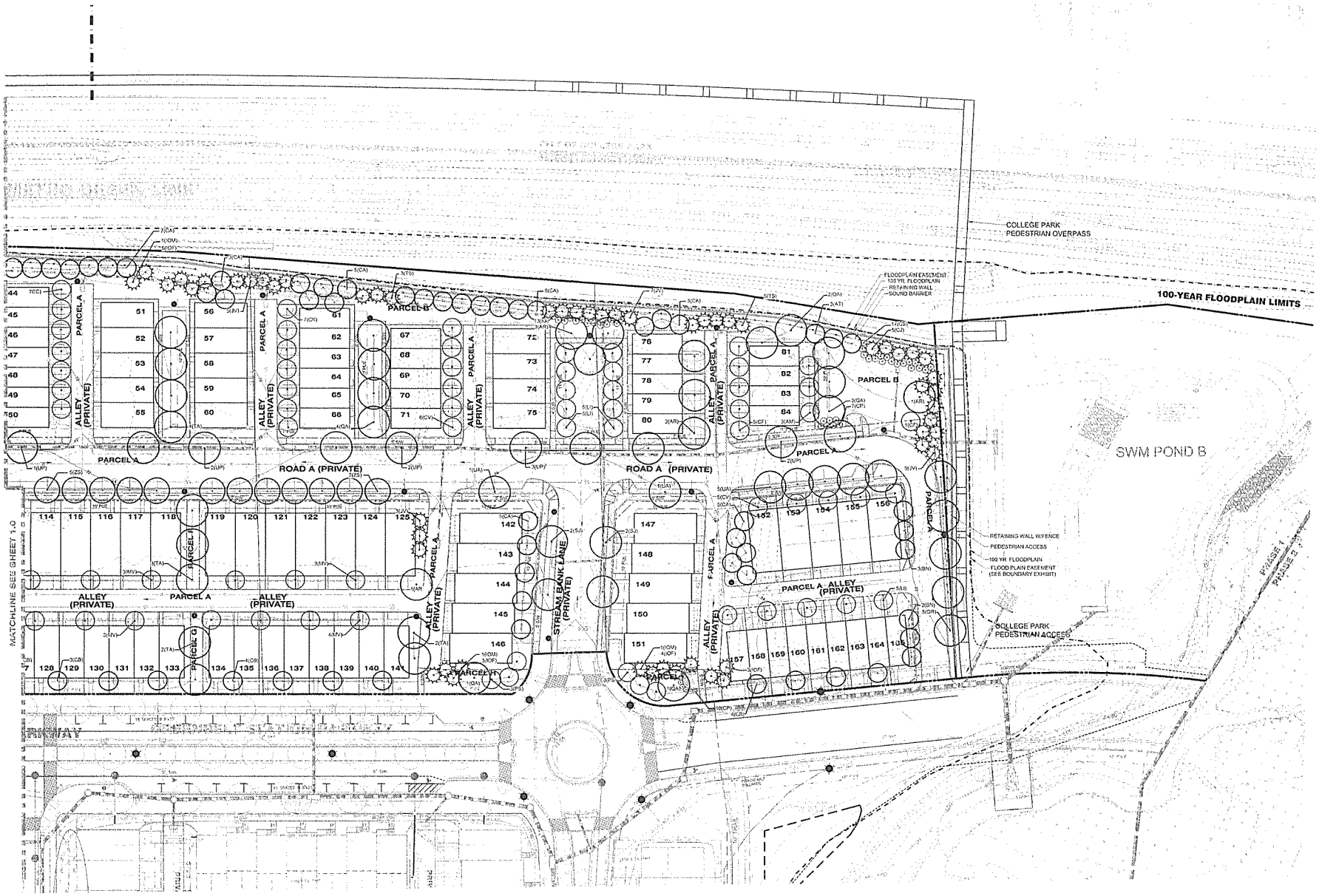
DRAWN BY	MMM
APPROVED BY	EB
CHECKED BY	BT
DATE	4/23/2014

TITLE
DETAILED SITE PLAN
DSP-13045
LANDSCAPE PLAN

PROJECT NO. 50023H54

1.0

SHEET NO. 1 OF 3



NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.call811.com http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

THIS BLOCK IS FOR OFFICIAL USE ONLY
All field conditions that require revisions shall be submitted for approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: GREENBELT STATION
PROJECT NUMBER: DSP-13045
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: GREENBELT STATION
PROJECT NUMBER: DSP-13045
For Inspection of Approved Site Plan Cover Sheet or Approval Sheet for Revision Number Status, Notes, Notes Sheet

Revision # Received	Revision Date	Reviewer's Signature	Certification Date

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC
10003 ELDERWOOD LANE
SUITE 204
LAVAGNA, MD 20708
301 731 5551
301 731 5180 (FAX)
www.dewberry.com

OWNER
NVR M3 CAVALIER GREENBELT, LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VA 20190

CONTACT
CHRISTOPHER RUDY
TEL. 703.449.5100
CRUDY@WOODLAWLLC.COM

GREENBELT STATION
PRINCE GEORGE'S GOUNTY
MARYLAND
21ST ELECTION DISTRICT
INDEX MAP SHEET 5 FROM
TAX MAP 35F4 & F3

SEAL
STATE OF MARYLAND
TIMOTHY E. DUFFY
No. 15714
7-14-2014
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15714, EXPIRATION DATE: JUNE 14, 2016

SCALE
0 30 60
SCALE: 1"=30'

REVISIONS

DRAWN BY	RMO
APPROVED BY	EB
CHECKED BY	BT
DATE	AUGUST 2014

TITLE
DETAILED SITE PLAN
DSP-13045
LANDSCPAE PLAN

PROJECT NO. 50033154

2.0

SHEET NO. 2 OF 3

PLANTING SCHEDULE FOR SECTION 4.1-2
Residential Requirements for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally:

1) Number of dwelling units: 165 units
2) Number of trees required per dwelling unit: 1.5 shade trees; 1 ornamental/evergreen trees; 248 total shade trees; 165 total ornamental/evergreen trees
3) Total number of trees provided: (in common open space): 248 shade trees; 110 ornamental trees; 98 evergreen trees; 0 existing shade trees (min 2.5 inches dbh and located within 75 feet of a dwelling unit).

PLANTING SCHEDULE FOR SECTION 4.9-1
Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees:	total: 248 x 50% =	124 total number required	total number provided 130 =	52.4 % native
Ornamental Trees:	total: 110 x 50% =	55 total number required	total number provided 59 =	53.6 % native
Evergreen Trees:	total: 98 x 30% =	30 total number required	total number provided 93 =	94.9 % native
Shrubs:	total: 125 x 30% =	38 total number required	total number provided 101 =	80.8 % native

2) Are invasive species proposed? ___ yes X no
3) Are existing invasive species on-site in areas that are to remain undisturbed? ___ yes X no
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? N/A yes N/A no

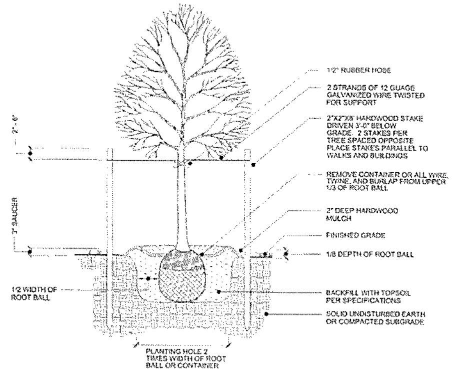
PLANTING SCHEDULE FOR SECTION 4.10
Street Trees Along Private Streets

		ROAD A 1658'	SOUTH CENTER DRIVE 82'	STREAM BANK LANE 97'
1)	Number of street trees required (1 tree per 35 linear feet of frontage excluding driveway openings)	48	3	3
2)	Number of street trees provided:	60	10	6

3) If ornamental trees are used, are they spaced on average 30 feet on center? (Ornamental trees may be used where overhead wires prohibit the planting of shade trees.) N/A yes N/A no
4) Are street trees located a minimum of 35 feet from the point of curvature of an intersection? X yes ___ no
5) Are street trees located a minimum of 10 feet from the point of curvature of a residential driveway? X yes ___ no
6) Are street trees located a minimum of 20 feet from the point of curvature of a commercial driveway? N/A yes N/A no
7) Are street trees between the sidewalk and face of curb in a space no less than 5 feet wide? ___ yes X no
8) Are street trees located a minimum of 15 feet from street light poles? X yes
9) Are street trees located a minimum of 10 feet from water meters? X yes
10) Are street trees located a minimum of 10 feet from storm drain inlets, hydrants, or manholes? X yes
11) Area of soil surface required (minimum of 150 square feet for isolated trees and a minimum of 120 square feet for continuous landscape strips): 150 square feet
12) Minimum area of soil surface provided: 150 square feet

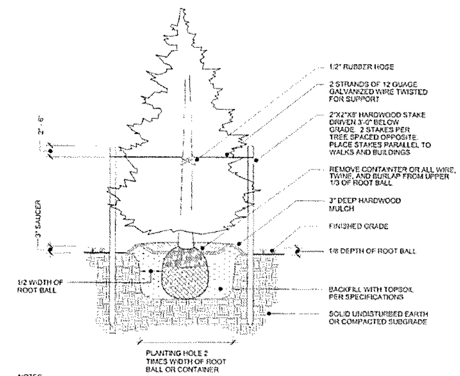
LANDSCAPE NOTES

1. THIS LANDSCAPE PLAN HAS BEEN PREPARED BY DEWBERRY CONSULTANTS, LLC. NO CHANGES SHALL BE MADE TO THIS PLAN WITHOUT PERMISSION FROM DEWBERRY CONSULTANTS, LLC. ANY UNAUTHORIZED CHANGES BY OTHER PARTIES WILL NOT BE THE RESPONSIBILITY OF DEWBERRY CONSULTANTS LLC.
2. THIS PLAN FOR LANDSCAPE PURPOSES ONLY. SEE SITE PLAN FOR ALL LAYOUT AND GRADING INFORMATION.
3. THE LANDSCAPE WORK OF THIS PROJECT SHALL BE PERFORMED PER THE LATEST EDITION OF THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
4. PLANTS SHALL MEET OR EXCEED CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN) PARTICULARLY WITH REGARDS TO SIZE, GROWTH, SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE.
5. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
6. ANY MATERIALS AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
7. PLANT QUANTITIES SHOWN IN THE PLANT LIST ARE FOR LANDSCAPE ARCHITECT'S CONVENIENCE ONLY. PRIOR TO SUBMITTING A BID OR ESTIMATE, CONTRACTOR SHALL VERIFY THAT TOTAL QUANTITIES SHOWN ON THE PLAN MATCH QUANTITIES INDICATED IN PLANT LIST. SHOULD DISCREPANCIES OCCUR, PLAN INFORMATION SHALL TAKE PRIORITY AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
8. THE CONTRACTOR SHALL FURNISH ALL PLANTS TO COMPLETE THE WORK AS INDICATED ON THE PLAN AND SPECIFIED IN THE PLANT LIST.
9. SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL SOIL AREAS NOT SHOWN TO RECEIVE PLANT MATERIALS SHALL BE SEEDED FOR LAWN AS SPECIFIED IN THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
11. CONTRACTOR SHALL CONTACT MISS UTILITY ([illegible]) PRIOR TO ANY EXCAVATION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD ANY CONFLICTS OCCUR BETWEEN PROPOSED CONSTRUCTION OR PLANTINGS AND ACTUAL UTILITY LOCATIONS, THE OWNER AND THE LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ANY EXCAVATION OR GRADING. ALL ENTRANCE WALLS, PIERS AND PLANTING BED LOCATIONS MUST BE FIELD STAKED BY THE CONTRACTOR AND THE LOCATION APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
13. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ALL LOCATIONS OF PLANTS AND PLANTING BEDS ARE TO BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
14. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
15. NO WORK IN PUBLIC RIGHT-OF-WAY SHALL BE DONE UNTIL ALL THE REQUIRED PERMITS ARE OBTAINED.
16. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS TO NOT INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
17. DURING PLANTING OPERATIONS EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OF PROPERLY OFFSITE AT NO EXTRA COST TO THE OWNER.
18. ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."



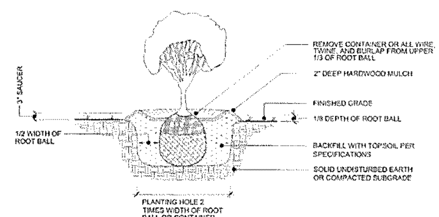
NOTES:
1. DETAIL APPLIES TO B & B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
4. STAKES AND WIRE SHALL ONLY BE UTILIZED AS NEEDED.

DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.
4. STAKES AND WIRE SHALL ONLY BE USED AS NEEDED.

EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



NOTES:
1. DETAIL APPLIES TO B&B OR CONTAINER PLANTING.
2. WHEN PLANTING ON A SLOPE, ENSURE LANDSCAPING IS INSTALLED VERTICAL AND PLUM.
3. MULCH SAUCER HEIGHT SHALL BE LEVEL AND UNIFORM AROUND CIRCUMFERENCE OF PLANT BASE.

SHRUB PLANTING DETAIL
(NOT TO SCALE)

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Greenbelt	147/04		
Site Calculations:	Zone 1:	M-X-T	168.54
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		168.54

Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
116.60	10.0%	16.854	734160
A. TOTAL ON SITE WC PROVIDED (acres) =	23.69 acres		1031936.4
B. TOTAL AREA EXISTING TREES (non-WC acres) =	31.62 acres		1377367.2
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			71400
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			2480704
E. TOTAL SQUARE FOOTAGE REQUIRED =			734160
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2 - 3" = 65		0
	3 - 3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread) Minimum planting size 7 - 9' in height	1-1/2 - 1-3/4" = 75	110	8250
	2 - 2 1/2" = 100		0
	2-1/2 - 3" = 110		0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2 - 3" = 160	0	0
	3 - 3 1/2" = 175		0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2 - 3" = 225	248	55800
	3 - 3 1/2" = 250		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8' = 40		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8' = 75	98	7350
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6 - 8' = 125	0	0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - large tree (50' height or greater with spread of over 30')	6 - 8' = 150	0	0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)		456	71400

Prepared by [signature] 1-14-2016 Date

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL/COMMON NAME	SIZE	ROOT	NOTES	NATIVE (Y/N)
		SHADE TREES				
AT	3	Acer tataricum 'Rubrum' TATARIAN MAPLE	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
AR	21	Acer rubrum 'October glory' OCTOBER GLORY RED MAPLE	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
BN	14	Betula nigra RIVER BIRCH	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
CB	20	Carpinus betulus 'Fastigiata' EUROPEAN HORNBEAM	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
CA	48	Carpinus caroliniana HORNBEAM	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
CL	3	Cladrastis kentukea YELLOWWOOD	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
FP	9	Fraxinus pennsylvanica GREEN ASH	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
QA	31	Quercus alba WHITE OAK	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
QP	8	Quercus phellos WILLOW OAK	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
QR	17	Quercus rubrum RED OAK	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
SJ	10	Sophora japonica JAPANESE PAGODA TREE	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
TA	16	Tilia Americana AMERICAN LINDEN	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
UA	10	Ulmus Americana 'valley forge' AMERICAN ELM	2.5"-3.0" CAL.	B & B	SINGLE LEADER	Y
UP	14	Ulmus Parvifolia CHINESE ELM	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
ZS	25	Zelkova serrata 'Green vase' GREEN VASE ZELKOVA	2.5"-3.0" CAL.	B & B	SINGLE LEADER	N
		EVERGREEN TREES				
CJ	5	Cryptomeria japonica JAPANESE CRYTOPMERIA	6'-8' HEIGHT	B & B	HEAVY, FULL TO GROUND	N
IOF	26	Ilex opaca 'miss helen' AMERICAN HOLLY (female)	6'-8' HEIGHT	B & B	HEAVY, FULL TO GROUND	Y
IOM	8	Ilex opaca 'david' AMERICAN HOLLY (male)	6'-8' HEIGHT	B & B	HEAVY, FULL TO GROUND	Y
JV	30	Juniperus virginiana EASTERN RED CEDAR	6'-8' HEIGHT	B & B	HEAVY, FULL TO GROUND	Y
TS	19	Tsuga canadensis CANADIAN HEMLOCK	6'-8' HEIGHT	B & B	HEAVY, FULL TO GROUND	Y
		ORNAMENTAL TREES				
AM	3	Amelanchier canadensis SHADBLOW SERVICEBERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM	Y
CC	10	Cercis canadensis REDBUD	1.5"-1.75" CAL.	B & B	MULTI-STEM	Y
CF	16	Cornus florida FLOWERING DOGWOOD	1.5"-1.75" CAL.	B & B	MULTI-STEM	Y
CK	14	Cornus kousa KOUSA DOGWOOD	1.5"-1.75" CAL.	B & B	MULTI-STEM	N
CV	16	Chionanthus virginicus FRINGE TREE	1.5"-1.75" CAL.	B & B	MULTI-STEM	Y
LI	28	Lagerstroemia indica 'Natchez' NATCHEZ CRAPE MYRTLE	1.5"-1.75" CAL.	B & B	MULTI-STEM	N
MV	14	Magnolia virginiana SWEETBAY MAGNOLIA	1.5"-1.75" CAL.	B & B	MULTI-STEM	Y
PS	9	Prunus serrulata 'Kwanzan' KWANZAN CHERRY	1.5"-1.75" CAL.	B & B	MULTI-STEM	N
		SHRUBS				
CP	24	Chamaecyparis pisifera 'Golden Mop' GOLDEN MOP CYPRESS	30" HT	CONT	MULTI-STEM	N
CS	35	Cornus sericea REDTWIG DOGWOOD	30" HT	CONT	MULTI-STEM	Y
HQ	19	Hydrangea quercifolia INKBERRY	30" HT	CONT	MULTI-STEM	Y
IG	48	Ilex glabra INKBERRY	30" HT	CONT	MULTI-STEM	Y

LANDSCAPE SPECIFICATIONS

A. LANDSCAPE SPECIFICATIONS SHALL BE AS OUTLINED BELOW. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION).

B. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES
ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED AND WITH HEALTHY, WELL FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
(A) ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
(B) COLLECTED PLANTS OR TRANSPLANTED TREES MAY BE CALLED FOR BY THE LANDSCAPE ARCHITECT AND USED, PROVIDED HOWEVER THAT LOCATIONS AND SOIL CONDITIONS WILL PERMIT PROPER BALLING.

2. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
(A) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR INCH (4") CALIPER AND TWELVE INCHES (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
(B) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6').
(C) MINIMUM SIZE FOR PLANTING SHADE TREES SHALL 2-1/2"-3" CALIPER, 12'-14' IN HEIGHT.
(D) MINIMUM SIZE FOR PLANTING MINOR SHADE TREES SHALL BE 2-1/2"-3" IN CALIPER, 8-10' IN HEIGHT.
(E) MINIMUM SIZE FOR PLANTING ORNAMENTAL TREES SHALL BE 1-1/2"-1-3/4" CALIPER, 7-9' HEIGHT.
(F) MINIMUM SIZE FOR PLANTING EVERGREEN TREES SHALL BE 6-8' HEIGHT.
(G) CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	ROOT BALL
1-1/2"-1-3/4"	12'-14'	6'-8'	32" DIA.
2-1/2"-3"	12'-14'	6'-8'	28" DIA.

ALL PLANT MATERIAL SHALL AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AND AS INDICATED IN THE "AAN STANDARDS."
(H) MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE, IN GENERAL, 18"-24" IN HEIGHT OR SPREAD, AS APPROPRIATE, EXCEPT THAT A LARGER SIZE MAY BE REQUIRED WHEN DEEMED APPROPRIATE BY THE PLANNING DIRECTOR OR DESIGNEE IN THE CASE OF PARTICULAR SPECIES OR PLANTING SITUATIONS.

C. PLANTING METHODS
ALL PROPOSED PLANT MATERIAL THAT MEETS THE SPECIFICATIONS IN SECTION B: [illegible] ABOVE ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING PLANTING METHODS DURING THE PROPER SEASONS AS DESCRIBED BELOW.
1. PLANTING SEASONS
A PROFESSIONAL HORTICULTURALIST/ARBORIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME, BASED ON PLANT SPECIES AND WEATHER CONDITIONS, TO MOVE AND INSTALL PARTICULAR PLANT MATERIAL TO MINIMIZE STRESS TO THE PLANT. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOP SOIL PLANTING MIXTURES ARE USED.
2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE "AAN STANDARDS."
3. EXCAVATION OF PLANT PITS
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS AS FOLLOWS:
(A) ALL PITS SHALL BE CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8 OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL. THE TREE PIT MUST BE A MINIMUM OF NINE (9) INCHES LARGER ON EVERY SIDE THAN THE BALL OF THE TREE.
(B) IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12" IN DEPTH MINIMUM.
4. STAKING, GUYING AND WRAPPING
SEE THE "AAN STANDARDS" LANDSCAPE SPECIFICATION GUIDELINES.
5. PLANT PRUNING, EDGING AND MULCHING
(A) EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS MADE ON AN ANGLE FROM THE BARK RIDGE TO THE BRANCH COLLAR. NO FLUSH CUTS, TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS, TRIM ALL EDGES SMOOTH. NO TREE WOUND DRESSINGS SHALL BE APPLIED.
(B) ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.
(C) AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 2"-3" LAYER OF TANBARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

D. SEEDING AND SODDING
ALL SEEDING AND SODDING SHALL BE AS PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.

E. WARRANTY
1. WARRANTY TREES, SHRUBS, PLANTS, AND ALL LAWN AREAS FOR A PERIOD OF ONE YEAR AFTER DATE OF WRITTEN ACCEPTANCE BY THE OWNER, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE INSTALLER'S CONTROL.
2. REMOVE AND REPLACE TREES, SHRUBS, PLANTS, AND LAWN AREAS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING THE END OF WARRANTY PERIOD. REPLACE ANY PLANTS WHICH ARE IN DOUBTFUL CONDITION AT THE END OF WARRANTY PERIOD; UNLESS IN OPINION OF OWNER, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON. WARRANTY EXTENSION CONTINGENT ON CONTRACT TERMS OF LANDSCAPE CONTRACTOR.
3. WARRANTY BIORETENTION PLANTS AND LANDSCAPE WORK AS PER THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."

F. MAINTENANCE
1. PLANTINGS MUST BE WATERED IMMEDIATELY FOLLOWING THE INSTALLATION.
2. PLANTINGS MUST BE WATERED AT LEAST ONCE PER WEEK FOR 45 DAYS FOLLOWING THE INSTALLATION TO INSURE PLANT MATERIAL BECOMES ESTABLISHED.

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[illegible]
M-NCPPC
APPROVAL
PROJECT NAME: GREENBELT STATION
PROJECT NUMBER: DSP-13045
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: GREENBELT STATION
PROJECT NUMBER: DSP-13045
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to the Sheet.

Revision #	Approval Date	Reviewer's Signature	Certification Date

Dewberry
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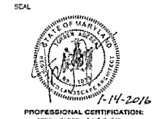
GREENBELT STATION
PRINCE GEORGE'S COUNTY
MARYLAND
21ST ELECTION DISTRICT
WSSC 200' SHEET: 211NE05
TAX MAP: 0035F4, F3

SEAL


1-14-2016

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1023, EXPIRATION DATE: JULY 14, 2016

SCALE
AS-SHOWN

REVISIONS
DRAWN BY: RMc
APPROVED BY: EB
CHECKED BY: BT
DATE: AUGUST 2014

TITLE
DETAILED SITE PLAN
DSP-13045
LANDSCAPE DETAILS

PROJECT NO. 50029184

3.0

SHEET NO. 3 OF 3