FRIENDS COMMUNITY SCHOOL

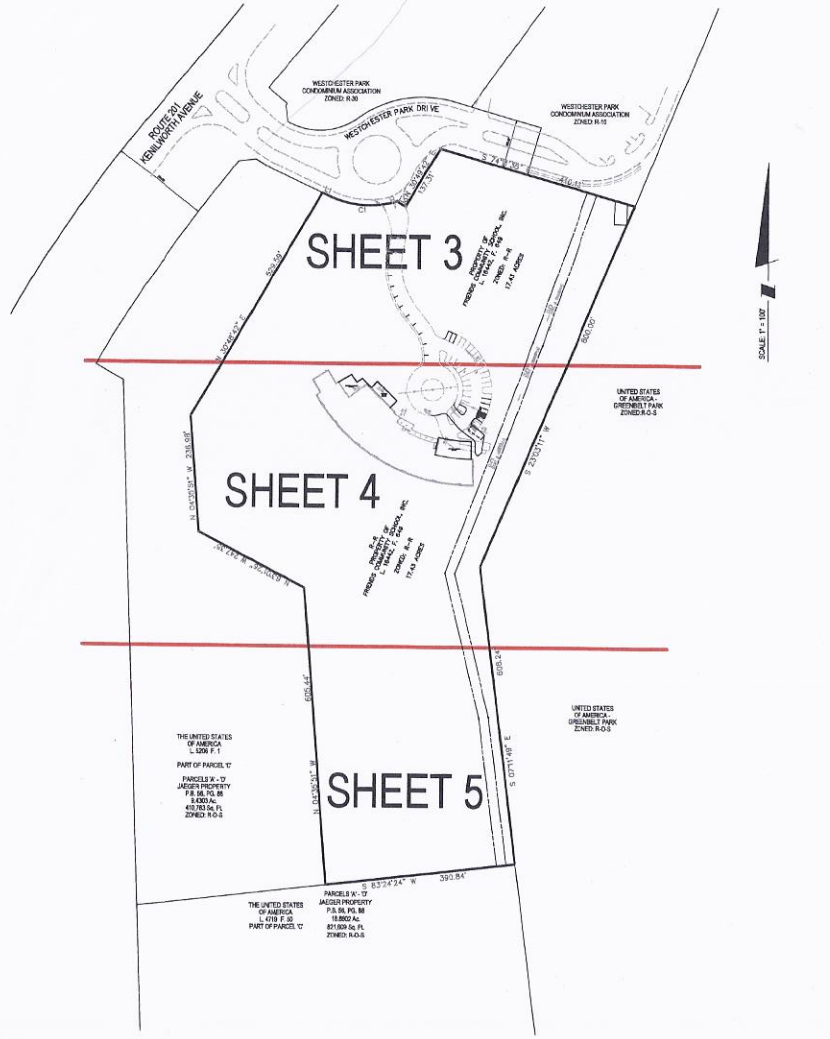
BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

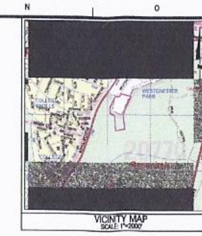
GENERAL NOTES

1. THIS PROPERTY IS REFERENCED ON TAX MAP PAGE 34, GRID B2.
2. THIS PROPERTY IS REFERENCED ON 200' WSSC MAP 209NE05.
3. THE NUMBER OF LOTS SHOWN, THEIR AREA, AND THEIR CONFIGURATION ARE SUBJECT TO THE INTERPRETATIONS OF REGULATIONS. ALL LOTS ARE SUBJECT TO FINAL COMPUTATION AND BOUNDARY SURVEY.
4. THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT
5. BOUNDARY LINES PREPARED BY BEN DYER AND ASSOCIATES INC. AND CHECKED BY PATTON HARRIS RUST AND ASSOCIATES (PHR+A).
6. TOPOGRAPHY IS FROM BEN DYER AND ASSOCIATES INC. AND PHR+A
7. ALL SPOT ELEVATIONS ARE TOP OF CURB (TC) UNLESS OTHERWISE NOTED
8. A STORMWATER CONCEPT PLAN NO. 21471-2011-00 HAS BEEN APPROVED.
9. AN APPROVED FOREST STAND DELINIATION IS ON FILE WITH MNCPPC (FILE # 4-00070)
10. THERE ARE NO CEMETARIES LOCATED ON OR ADJACENT TO THE SITE.
11. THERE ARE NO HISTORIC SITES WITHIN THE SITE.
12. EX. WATER AND SEWER CATEGORY: 3
13. PROPOSED WATER AND SEWER CATEGORY: 3
14. AVIATION POLICY AREA: NONE FOUND IN PG ATLAS
15. THERE IS AN EXISTING STRUCTURE ON SITE.
16. PPS 4-01017
17. THE SITE CONTAINS NONTIDAL WETLANDS AND A PERENNIAL STREAM.
18. PART OF THIS SITE FALLS WITHIN THE 100-YEAR FLOODPLAIN.
19. THE SITE DOES NOT FALL WITHIN THE CHESAPEAKE BAY CRITICAL OVERLAY AREA.
20. THIS SUBMITTAL REQUESTS TO ADD AN ADDITIONAL 5,200 SF OF BUILDING FOOTPRINT AND AN INCREASE TO THE MAXIMUM ALLOWED STUDENT POPULATION. THIS APPLICATION REQUESTS A MAXIMUM OF 240 STUDENTS. THIS WILL REQUIRE THE SUBMISSION OF A CONCURRENT PRELIMINARY PLAN OF SUBDIVISION
21. OWNER/DEVELOPER:
    FRIENDS COMMUNITY SCHOOL INC.
    ATTN: TOM GOSS
    401 CALVERT ROAD
    COLLEGE PARK, MD 20740
    301-699-6086

SITE DEVELOPMENT DATA

1	GROSS ACREAGE OF SITE	17.43 ACRES TOTAL
2	NET ACREAGE OF SITE	17.43 ACRES
3	LOTS, PARCELS, OUTLOTS LOT 1	17.43 ACRES
4	EXISTING USE:	SCHOOL
5	PROPOSED USE	SCHOOL
6	EXISTING ZONE:	RR
7	BUILDING RESTRICTION LINE REQUIRED: FRONT 25' (Sec. 27-442.e) SIDE 17/8' (Sec. 27-442.e) REAR: 20' (Sec. 27-442.e)	PROVIDED FRONT: 25' SIDE 17'8' REAR: 20'
8	SETBACKS: LANDSCAPE MANUAL FROM R.O.W. REQUIRED: 10'	PROVIDED 25'
	FROM ADJACENT PROPERTIES REQUIRED: NONE	PROVIDED: VARIES
9	BUILDING COVERAGE ALLOWED 60%	
10	MINIMUM LOT WIDTH FROM BUILDING LINE REQUIRED 100' (27-442.d)	PROVIDED: 381'
	FRONT STREET LINE: REQUIRED 70' (27-442.d)	PROVIDED: 318'
11	MINIMUM LOT SIZE: REQUIRED 5 AC	PROVIDED: 17.43 AC
12	MAXIMUM STUDENT ENROLLMENT CURRENTLY ALLOWED: 240 STUDENTS CURRENTLY PROPOSED: 240 STUDENTS	
13	OUTDOOR ACTIVITY AREA: REQUIRED: 23,900 SF (100 SF PER STUDENT)	PROVIDED: 23,900 SF
14	PARKING DATA PARKING REQUIRED 1 PER 6 STUDENTS TOTAL PARKING REQUIRED: 40 SPACES TOTAL PARKING PROVIDED: 40 SPACES HANDICAP SPACES REQUIRED: 2 HANDICAP SPACES PROVIDED: 2	
15	GROSS FLOOR AREA EXISTING: 24,300 SF +/- PROPOSED: 5,200 SF +/- TOTAL: 29,500 SF +/-	





SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
APPROVAL SHEET	2
PLAN VIEW	3
PLAN VIEW	4
PLAN VIEW	5

M-NCPPC APPROVALS

PROJECT NAME: FRIENDS COMMUNITY SCHOOL

PROJECT NUMBER: DSP-04070-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	03-31-05	RG	06-30-05
			02-02-06
01	01-13-09	RG	01-21-09

DRAINAGE CERTIFICATION

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

SIGNATURE ____ DATE
WARREN K. DUNN
MD RLA REG. NO.: 1074

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE.

SIGNATURE ____ DATE
WARREN K. DUNN
MD. RLA REG. NO.: 1074

Loiederman Soltesz Associates, Inc.
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Surveying
Environmental Sciences
Rockville
Lanham
Waldorf
Germantown
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	ADDRESS MNCPPC COMMENTS	GAM	12/14/2011

DATE: JUNE 2011 — CAD STANDARDS VERSION: V8 - 2000
DESIGNED: GAM — TECHNICIAN: GAM — CHECKED: WKD

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

FRIENDS COMMUNITY SCHOOL INC.
401 CALVERT RD
COLLEGE PARK, MD 20740
301-699-6086
ATTN: TOM GOSS

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001208
MAP 07 GRID J10, J11, K10, K11
TAX MAP: 34, B3 — ZONING CATEGORY: R-R
WSSC 200' SHEET: 209NE05
SITE DATUM: HORIZONTAL: XXXXXX VERTICAL: XXXXXX

COVER SHEET

DETAILED SITE PLAN
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 100'
SHEET 1 OF 5
PROJECT NO. 1822-01-00

FRIENDS COMMUNITY SCHOOL
DSP-04070-01

revision to a Detailed Site Plan was approved on 2009, by the Development Review Division as the Planning Director in accordance with Subtitle 27, tion 9 of the Prince George's County Code.

revision is for the purpose of revising the entrance sig and location.

Planning Director's approval of this Detailed Site Pla with the required findings in Section 27-285(b) of th ge's County Zoning Ordinance. Conditions of the roval shall remain in full force and effect.

This approval includes:

1 Cover Sheet
3 Detailed Site Plans
2 Detail Sheets

APPROVED BY AUTHORITY OF: Fern V. Post, Planning Director

By Steven D. Adams
Steven D. Adams
Urban Design Supervisor, Development Review Division

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04070-03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet.			
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			02-02-06
01	01-13-09	RG	01-21-09

APPROVAL SHEET

DETAILED SITE PLAN
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 2 OF 5

PROJECT NO. 1622-01-00

Lindeborn Sidney Associates, Inc.
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4300 Forbes Boulevard, Suite 230
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Waldorf
Leonardtown
www.LSAassociates.net

NO	REVISIONS	BY	DATE
1	ADDRESS MNCPPC COMMENTS	GAM	12/14/2011

DATE: JUNE 2011 CAD STANDARDS VERSION: V5 - 2000
DESIGNED: GAM TECHNICIAN: GAM CHECKED: WKO

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM RECORDS OF THE UTILITY COMPANIES. MISS UTILITY DOES NOT DETERMINE THE EXACT LOCATION AND DESIGNATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THEY ARE NOT MADE, WHICHEVER IS GREATER, THE CONTRACTOR MUST NOTIFY THE ENGINEER COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

FRIENDS COMMUNITY SCHOOL INC.
401 CALVERT RD
COLLEGE PARK, MD 20740
301-699-6066
ATTN: TOM GOSS

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001199
MAP 07 GRID J13, J14, K13, K14
TAX MAP 34, 33
ZONING CATEGORY: SU
MISC 200' SHEET: 209NE08
SITE DATUM
HORIZONTAL: _NAD83X
VERTICAL: _NGVDX

SCALE: 1" = 100' PER PLAN

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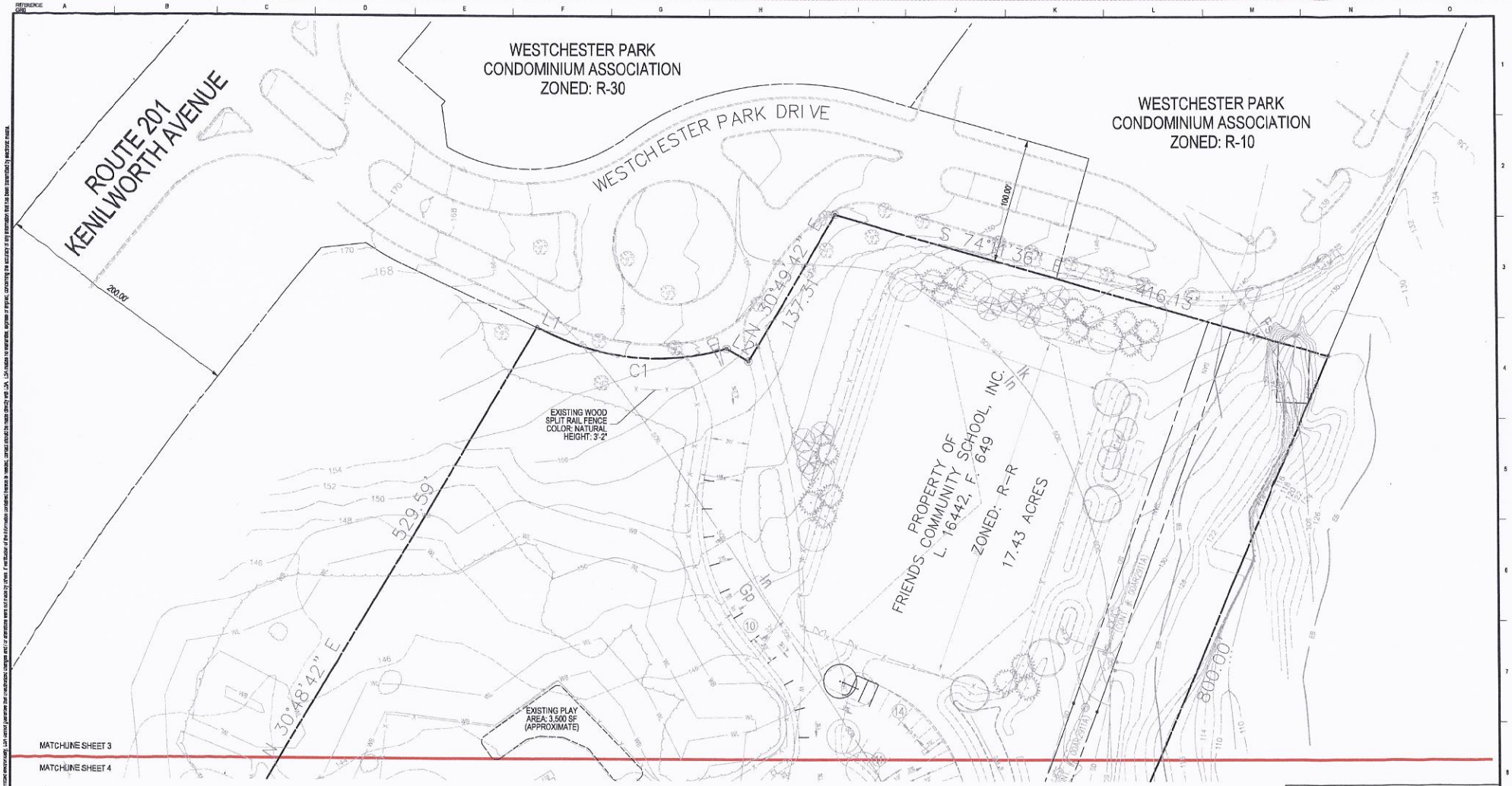

DRAINAGE CERTIFICATION

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

SIGNATURE DATE
WARREN K. DUNN
MD. R.L.A. REG. NO.: 1874

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE.

SIGNATURE DATE
WARREN K. DUNN
MD. R.L.A. REG. NO.: 1874

SCALE: 1"=30'

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04070-03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.			
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			02-02-06
01	01-13-09	RG	01-21-09

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Surveying
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www.LSLandsdales.net

#	REVISIONS	BY	DATE
1	ADDRESS MNCPPC COMMENTS	GAM	10/14/2011

DATE: JUNE 2011 CAD STANDARDS VERSION: V8 - 2000
DRAWN BY: GAM TECHNICIAN: GAM SPECIALIST: WKD

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OWNER/DEVELOPER/APPLICANT

FRIENDS COMMUNITY SCHOOL INC.
401 CALVERT RD
COLLEGE PARK, MD 20740
301-459-9080
ATTN: TOM GOSS

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PERMITTED USE NUMBER 21001205

MAP 01 GRID J10, J11, K10, K11
TAX MAP 34, B3
ZONING CATEGORY R-R
MBSG GRF SHEET 20INE05
SITE DATUM HORIZONTAL: _NAD83X VERTICAL: _NGVD29X

SITE PLAN

DETAILED SITE PLAN
FRIENDS COMMUNITY SCHOOL

BERRYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 3 OF 5
PROJECT NO. 1623-01-00

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SIGNATURE DATE
WARREN K. DUNN
MD. RLA REG. NO.: 1074

SCALE: 1" = 30'

30 15 0 30 60

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04070-03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet.			
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			02-02-06
01	01-13-09	RG	01-21-09

Lindenman Stoltzer Associates, Inc.
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Engineering Planning Surveying Environmental Sciences
Rockville Lanham Waldorf Leonardtown
www.LSinsociates.net

NO.	REVISIONS	BY	DATE
1	ADDRESS M-NCPPC COMMENTS	GAM	12/14/2011

DATE: JUNE 2011 CAD STANDARDS VERSION: V8 - 2006
DESIGNED: GAM TECHNICIAN: GAM DRAWN: WKD

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OWNER/DEVELOPER/APPLICANT

FRIENDS COMMUNITY SCHOOL INC.
401 CALVERT RD
COLLEGE PARK, MD 20740
301-459-6065
ATTN: TOM GOSS

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MAP 07	GRID	21B, 21E, 21F, 22E
TAX MAP 34, B3	ZONING CATEGORY R-R	
WSSC SSF SHEET 209NE06		
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX		

SITE PLAN

DETAILED SITE PLAN
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 4 OF 5

PROJECT NO. 1823-01-00

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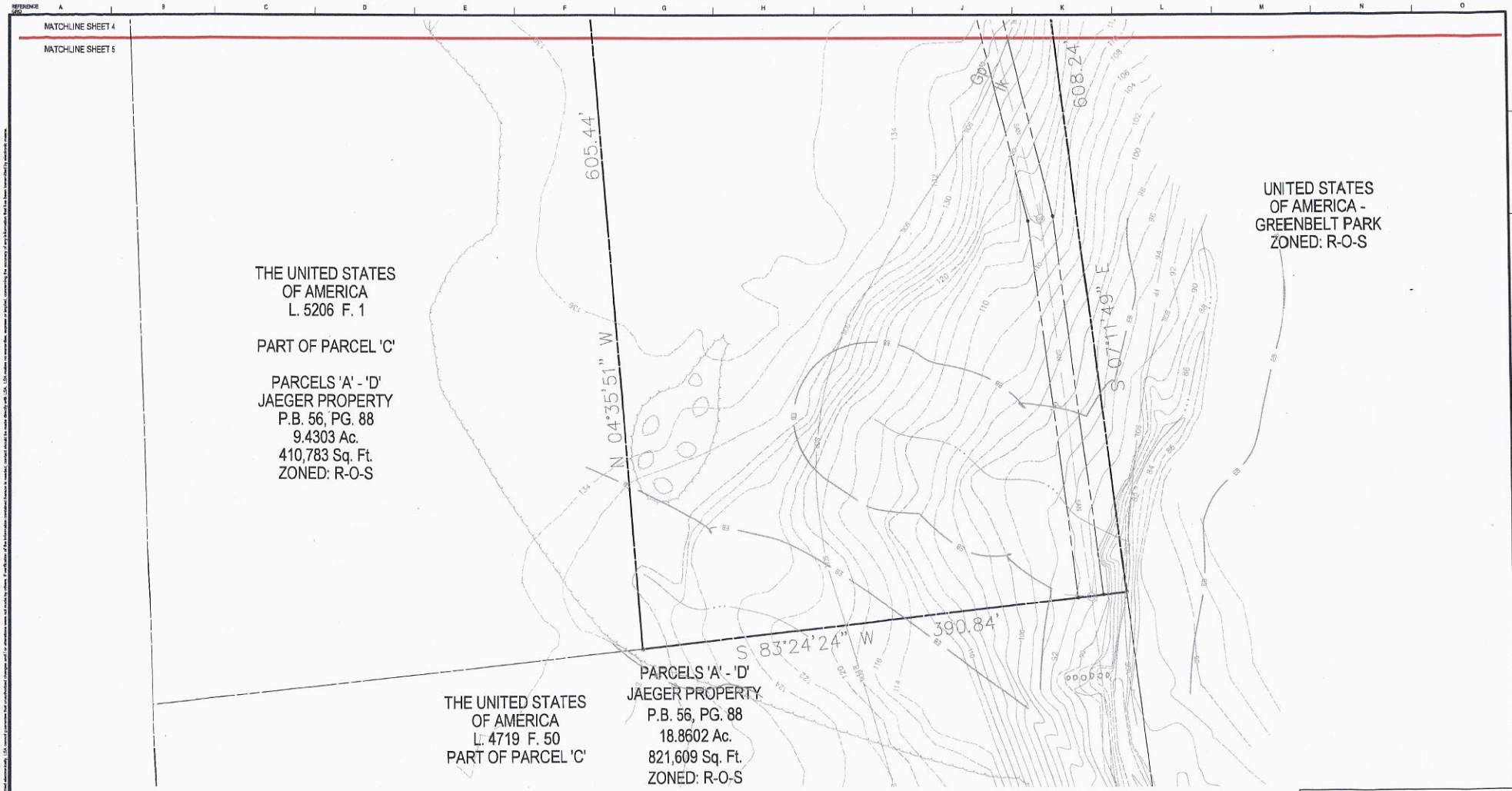

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SIGNATURE DATE
WARASA K. GUNN
MD RLA REG. NO.: 1074

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S COUNTY BUILDING CODE.

SIGNATURE DATE
WARASA K. GUNN
MD RLA REG. NO.: 1074

SCALE: 1" = 30'

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04070-03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revised Listed Below Apply to This Sheet.			
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			02-02-06
01	01-13-09	RG	01-21-09

Lassiter Sustainable Associates, Inc.
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Rockville Lanham Waldorf Leonardtown
www.LSassociates.net

NO.	REVISIONS	BY	DATE
1	ADDRESS MNCPPC COMMENTS	GAM	12/14/2011

DATE: JUNE 2011 CAD STANDARDS VERSION: V8 - 2006
DESIGNED: GAM TECHNICIAN: GAM CHECKED: WKD

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OWNER/DEVELOPER/APPLICANT

FRIENDS COMMUNITY SCHOOL INC.
401 CALVERT RD
COLLEGE PARK, MD 20740
301-859-8065
ATTN: TOM GOISS

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PERMITTED USE NUMBER 20007408

MAP 07 GRID (13, 21), K13, K21	
TAX MAP 34, B3	ZONING CATEGORY: R-R
NBHD 300 SHEET 20NE03	
SITE DATUM HORIZONTAL: X000000; VERTICAL: X000000	

SITE PLAN

DETAILED SITE PLAN
FRIENDS COMMUNITY SCHOOL

SERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'
SHEET 5 OF 5
PROJECT NO. 1523.01.00

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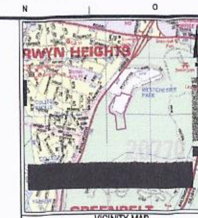
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

Schedule 4.2-1
Requirements for Landscape Strips Along Streets
(Calculations include existing landscaping)

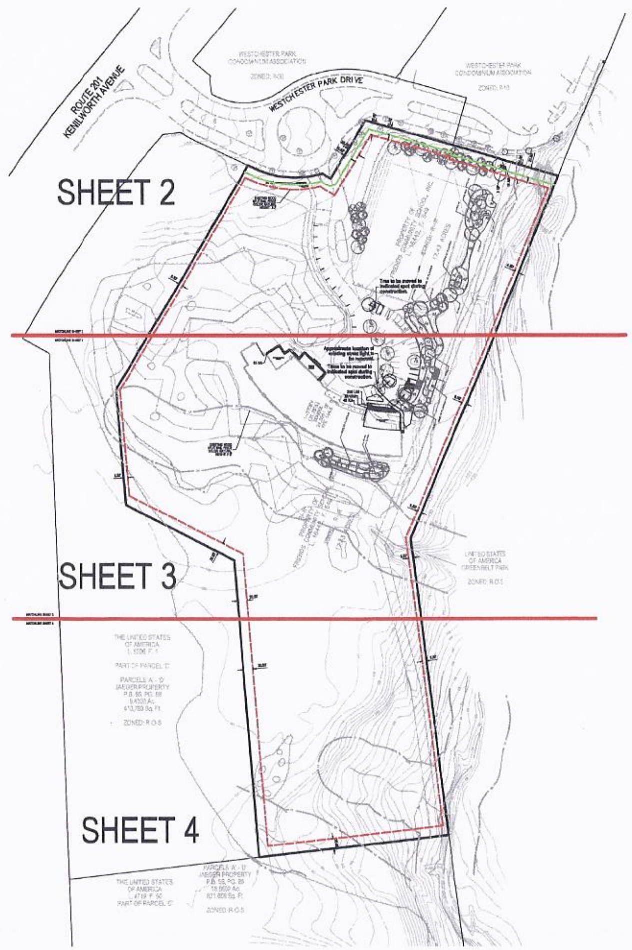
Linear feet of street frontage, excluding driveway entrances: 450.41

1) General Plan Designation: Developed Tier
2) Option Selected: 2, 3
3) Is there a public utility easement along the frontage of the property? Yes.
4) Number of plants required: 5 shade trees; 25 shrubs; 276 LF of 25 foot-wide strip of existing trees
5) Total number of trees provided: 6 shade trees (all existing); 25 shrubs; 276 LF of 25 foot-wide strip of existing trees

*On the property there is 276 Linear Feet of a 25' wide strip of non-invasive existing trees.

Schedule 4.3-2
Interior Planting for Parking Lots 7,000 Square Feet of Larger
(Calculations include existing landscaping with newly configured parking lot)

1. Parking Lot Area: 18,998 sf
2. Interior landscaped area required: 8% or 1,520 sf
3. Interior landscaped area provided: 8.7% or 1661 sf
4. Minimum number of shade trees required: 6 (1 per 300 square feet of interior planting area provided)
5. Number of shade trees provided: 8 (all previously provided)
6. Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? yes
7. Is there a planting island on average every 10 spaces? yes
8. Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? yes
9. Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 8 feet wide? yes
10. Is a planting island that is perpendicular to parking spaces on one side a minimum of 5 feet wide? yes



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
PLAN VIEW	2
PLAN VIEW	3
PLAN VIEW	4

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
[redacted]			
Site Calculations:	Zone 1: / Zone 2: / Zone 3: / Zone 4:	[redacted]	[redacted]
	Total Acres:		17.43
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
17.43	15.0%	2.6145	113888
A. TOTAL ON SITE WC PROVIDED (acres) =	[redacted]	acres	304484.4
B. TOTAL AREA EXISTING TREES (non-WC acres) =	2.8	acres	123710.4
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =		0	0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =		428195	428195
E. TOTAL SQUARE FOOTAGE REQUIRED =		113888	113888
		Requirement Satisfied	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		0
	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
	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		0
	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		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6 - 8' = 125		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - large tree (50' height or greater with spread of over 30')	6 - 8' = 150	[redacted]	0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0
Manually enter information/figures into shaded areas)			
Prepared by		Date	
	November 2010		0.1, TC-2

Schedule 4.7-1
Buffering Incompatible Uses Requirements
(Calculations include existing landscaping)

1. General Plan designation: Developed Tier
2. Use of proposed development: School
3. Impact of proposed development: M
4. Use of adjoining development: Park, Vacant, Townhouse
5. Impact of adjoining development: No Buffer (Park, Vacant), N/A (Townhouses)
6. Minimum required bufferyard: 30' (for townhouses)
7. Minimum required building setback: 40' (for townhouses)
8. Building setback provided: 78'
9. Minimum required width of landscape yard: 30' (for townhouses)
10. Width of landscape yard provided: 30'
11. Linear feet of buffer strip required along property line and right-of-way: 228'
12. Percentage of required bufferyard occupied by existing trees: 29%
13. Is a six (6) foot high fence or wall included in bufferyard?: No
14. Total number of plant units required in buffer strip: 86
15. Total number of plant units provided?: 86 (50 existing (2 shade trees = 20 PUs)
(3 evergreen trees = 30 PUs)
(36 provided (2 shade trees = 20 PUs)
(16 shrubs = 16 PUs)

Schedule 4.9-1
Sustainable Landscaping Requirements
(Calculations DO NOT include existing landscaping)

1. Percentage of native plant material required in each category:
Shade trees: total: 2 x50% = 1 total number required; total number provided 2 = 100%
Ornamental trees: total: 0 x50% = 0 total number required; total number provided 0 = 0%
Evergreen trees: total: 0 x30% = 0 total number required; total number provided 0 = 0%
Shrubs: total: 169 x30% = 51 total number reuired; total number provided 144 = 85%
2. Are invasive species proposed? No
3. Are existing invasive species on-site in areas that are to remain undisturbed?No
4. N/A
5. Are trees proposed to be planted on slopes greater than 3:1? No

Building Setback Line
Bufferyard Setback Line
Existing landscaping from previous Friends Community Schoo DSP-04070

PLANT LIST (For new landscaping)

QTY.	SYM.	BOTANICAL NAME	BOTANICAL NAME	SIZE	CONT.	REMARKS
2	QP	Quercus phellos	Willow Oak	2" - 2.5" cal.	B & B	
144	KA	Kalmia angustifolia	Plumosa Creeping Juniper	1' spread		
25	VAN	Vaccinum angustifolium 'Northsky'	Northsky Lowbush Blueberry	1' spread		
250	LSS	Liriope Spicata 'Silver Dragon'	Silver Dragon Lilyturf		1 gal.	12" o.c.

EXISTING LANDSCAPING FROM PREVIOUS FRIENDS COMMUNITY SCHOOL (DSP-04070) WAS DEEMED TO MEET LANDSCAPE MANUAL REQUIREMENTS AND SUBSEQUENTLY APPROVED BY THE PLANNING BOARD. THIS PLAN IS DESIGNED TO DEMONSTRATE THE ADDITION OF LANDSCAPING TO MEET THE REQUIREMENTS OF THE BUILDING ADDITION. THREE (3) TREES WILL BE MOVED DURING THE CONSTRUCTION OF THE BUILDING AND PARKING LOT ADDITIONS. ADDITIONAL LANDSCAPING WILL BE PROVIDED AROUND THE BUILDING ADDITIONS (SEE PLAN AND PLANT SCHEDULE).

M-NCPPC APPROVALS

PROJECT NAME: FRIENDS COMMUNITY SCHOOL
PROJECT NUMBER: DSP-04070-03
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LISTED BELOW APPLY TO THIS SHEET.

APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	03-31-05	RG	06-30-05
			02-02-06
01	01-13-09	RG	01-21-09

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NO.	REVISIONS	BY	DATE
1	REVISED PER MNCPPC COMMENTS	GAM	02/23/2012

DATE: DECEMBER 2011 | CAD STANDARDS VERSION: 18 - 2006
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: WKD

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401 CALVERT RD
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301-699-6086
ATTN: TOM GOSS

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MAP: 07 | GRID: J10, J11, K10, K11
TAX MAP: 34, 03 | ZONING CATEGORY: R-R
WSSC 200' SHEET: 208NE05
SITE DATUM: HORIZONTAL: XXXXXX VERTICAL: XXXXXX

LANDSCAPE AND LIGHTING PLAN
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 100'
SHEET 1 OF 4
PROJECT NO. 1822-31-00

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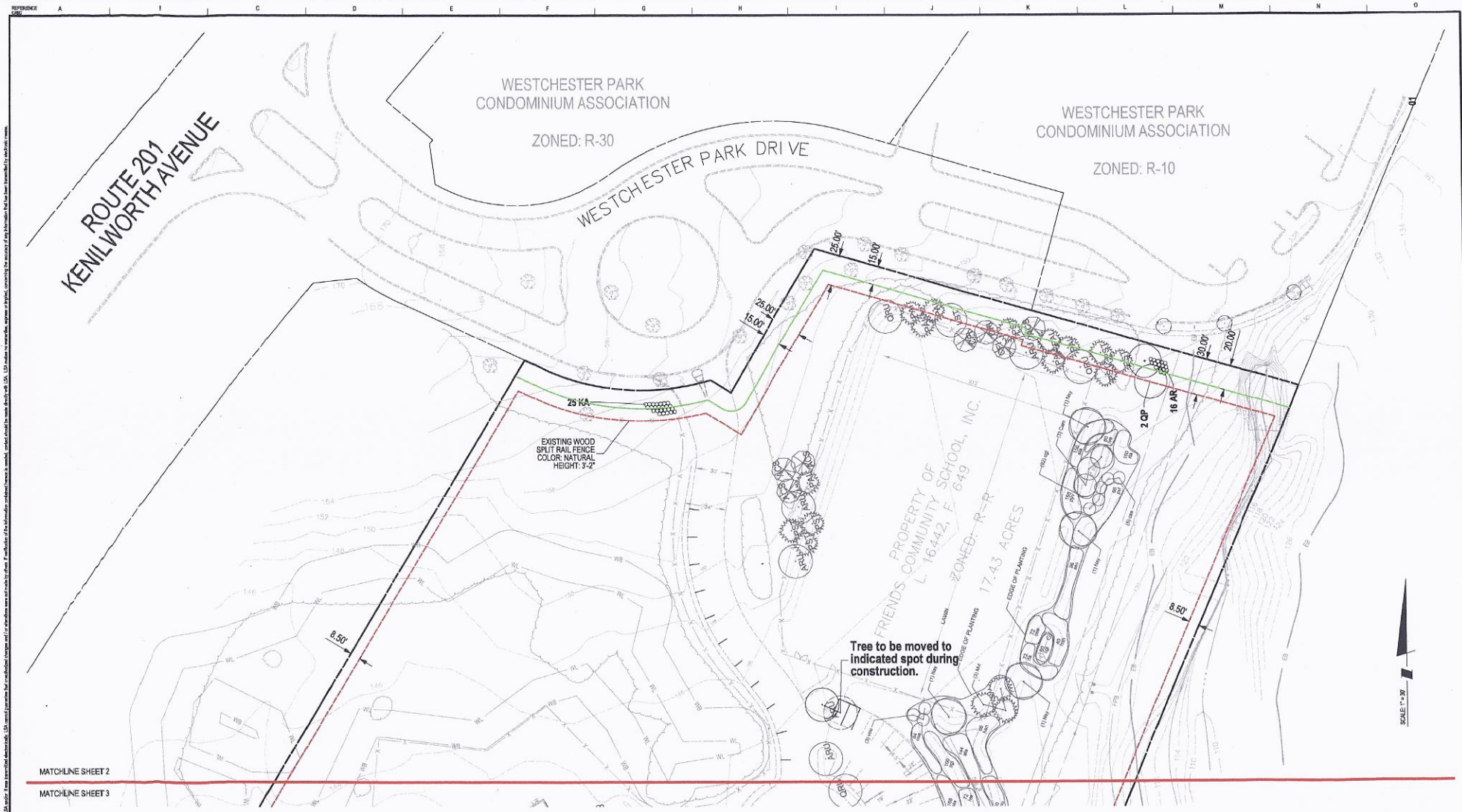

Building Setback Line

Bufferyard Setback Line

Existing landscaping from previous Friends Community Schoo DSP-04076

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04076-03			
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISED LETTERS BELOW APPLY TO THIS SHEET.			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE
	03-31-06	RG	06-30-06
			03-03-06
01	01-13-09	RG	01-21-09

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DATE: DECEMBER 2011 | CAD STANDARDS VERSION: V8 - 2006
DRAWN BY: GAM | TECHNICIAN: GAM | ENGINEER: WKD

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ATTN: TOM GOSS

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MAP	GRID	WARD
27	J13, J13, K13, K13	

TAX MAP	ZONING CATEGORY
34, B3	R-R

WSSC 200' SHEET: 206NE3a

SITE DATUM
HORIZONTAL: NAD83/91
VERTICAL: NGVD29

LANDSCAPE AND LIGHTING PLAN
FRIENDS COMMUNITY SCHOOL

BURWYN (31st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 2 OF 4

PROJECT NO. 1623-01-00

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MATCHLINE SHEET 2

MATCHLINE SHEET 3

Approximate location of existing street light to be removed.

Trees to be moved to indicated spot during construction.

63 KA

250 LSS
25 VAN
40 KA

1-STORY (31.75'±) SCHOOL 24,300 SF FFE 144.6

EDGE OF PLANTING

EXISTING WOOD SPLIT RAIL FENCE COLOR: NATURAL HEIGHT: 3'-2"

8.50'

20.00'

FRIENDS COMMUNITY SCHOOL INC. L. 16442 F. 649

PROPERTY OF

ZONED: R-R

17.43 ACRES

UNITED STATES OF AMERICA GREENBELT PARK

ZONED: R-O-S

MATCHLINE SHEET 3

MATCHLINE SHEET 4

Building Setback Line

Bufferyard Setback Line

Existing landscaping from previous Friends Community Schoo DSP-04070

SCALE 1" = 30'

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04070-03			
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			02-02-06
01	01-13-09	RG	01-21-09

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TAX MAP	ZONING CATEGORY
34, B3	R-R

MSGC MAP SHEET: 200NE8b

SITE DATUM
HORIZONTAL: X000000
VERTICAL: X000000

LANDSCAPE AND LIGHTING PLAN
FRIENDS COMMUNITY SCHOOL

BERWYN (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 3 OF 4

PROJECT NO. 1822-01.00

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MATCHLINE SHEET 3

MATCHLINE SHEET 4

THE UNITED STATES
OF AMERICA
L. 5206 F. 1

PART OF PARCEL 'C'

PARCELS 'A' - 'D'
JAEGER PROPERTY
P.B. 56, PG. 88
9.4303 Ac.
410,783 Sq. Ft.

ZONED: R-O-S

20.00'

8.50'

20.00'

THE UNITED STATES
OF AMERICA
L. 4719 F. 50
PART OF PARCEL 'C'

PARCELS 'A' - 'D'
JAEGER PROPERTY
P.B. 56, PG. 88
18.8602 Ac.
821,609 Sq. Ft.

ZONED: R-O-S

SCALE: 1" = 30'

Building Setback Line

Birthyard Setback Line

Existing landscaping from previous Friends Community Schoo DSP-04076

M-NCPPC APPROVALS			
PROJECT NAME: FRIENDS COMMUNITY SCHOOL			
PROJECT NUMBER: DSP-04076-03			
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01	01-13-08	RG	01-21-08

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MAP 07 GRID: F9, J9, K9, K11

TAX MAP	ZONING CATEGORY
34, 35	R-R
WSSC 200' SHEET	
206NE06	
SITE DATUM	
HORIZONTAL: NAD83/91	
VERTICAL: NGVD29	

LANDSCAPE AND LIGHTING PLAN
FRIENDS COMMUNITY SCHOOL

SIXTH (21st) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'

SHEET 4 OF 4

PROJECT NO. 1922-01-00

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