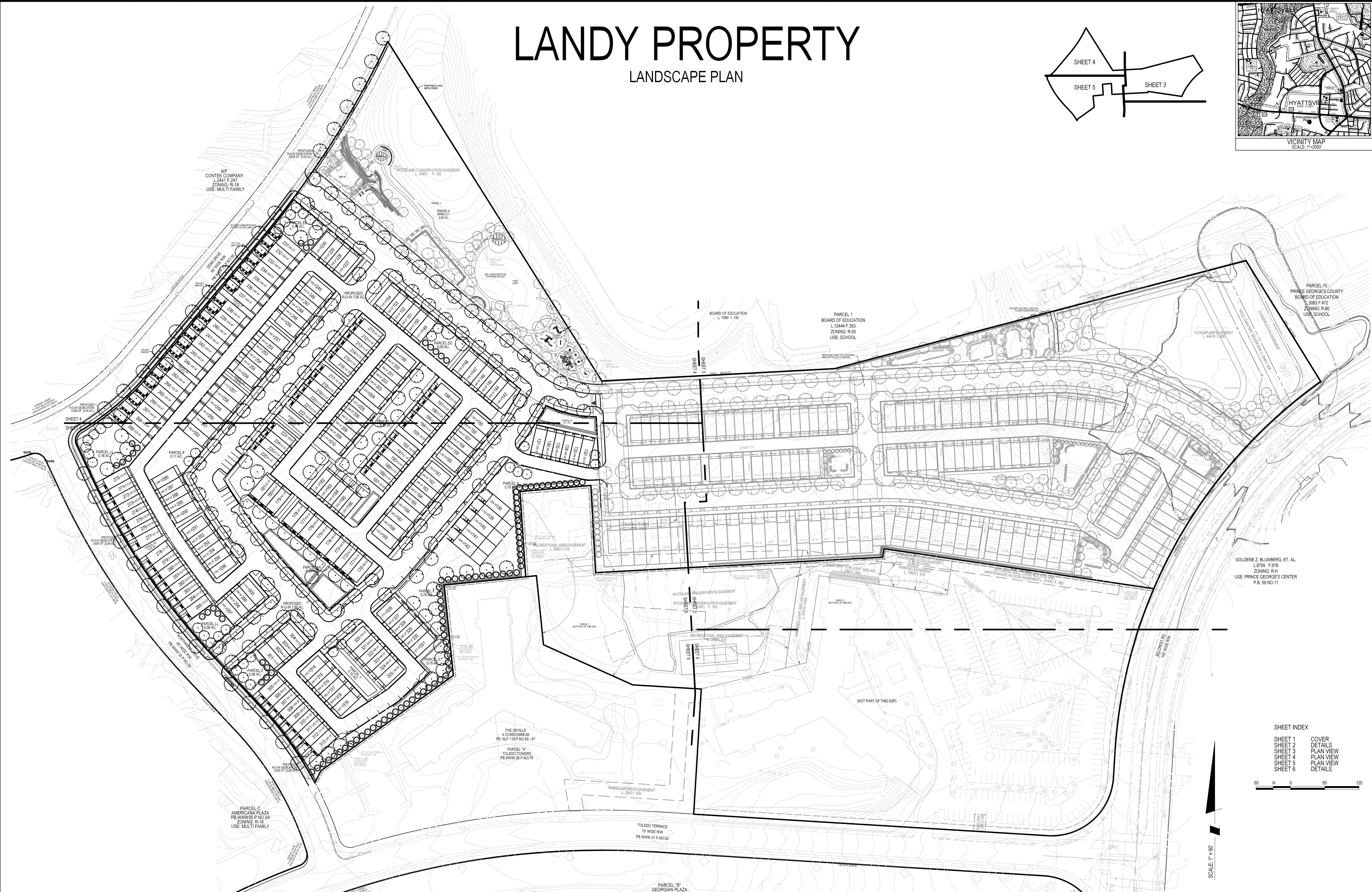
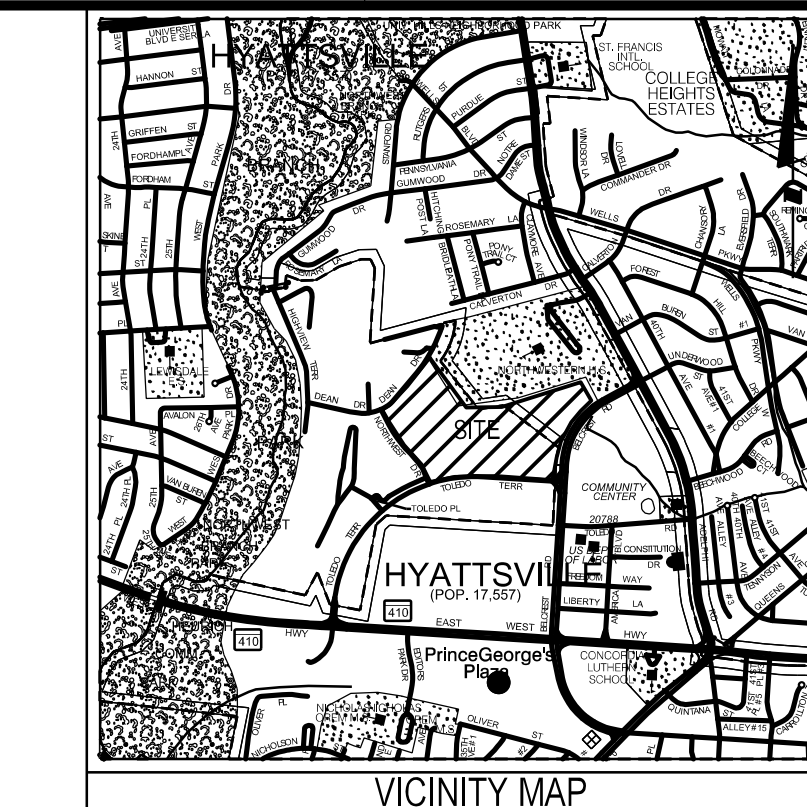
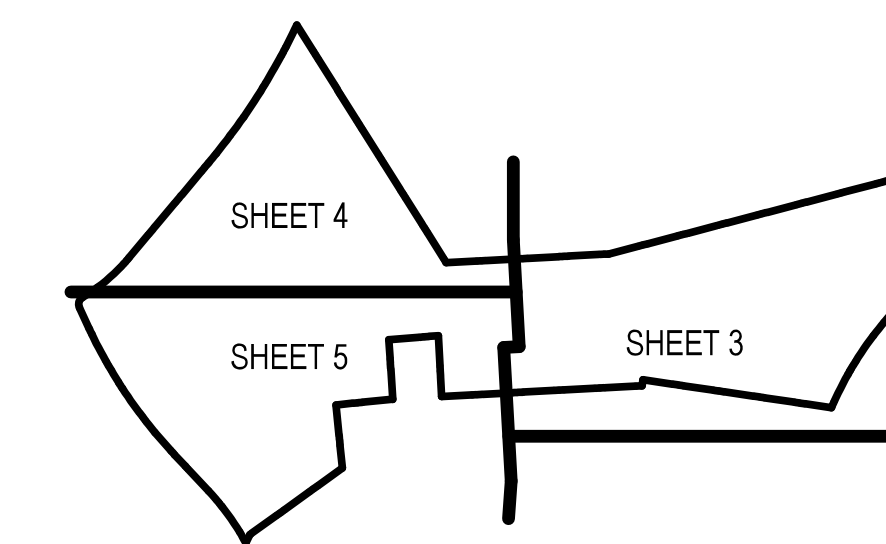


LANDY PROPERTY

LANDSCAPE PLAN



SHEET INDEX

SHEET 1	COVER
SHEET 2	DETAILS
SHEET 3	PLAN VIEW
SHEET 4	PLAN VIEW
SHEET 5	PLAN VIEW
SHEET 6	DETAILS



SCALE: 1" = 80'

SOLTESZ, LLC
 Engineering
 Surveying
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 Environmental Sciences
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P. 301.794.7555 F. 301.794.7656
 www.soltesz.com

NO.	DATE	DESIGNED	BY	DATE	REVISIONS
1	MAY 2019	GAM			

NO. _____ DATE _____ DESIGNED _____ BY _____ DATE _____
 REVISIONS: _____
 CAD STANDARDS VERSION: V8 - 2008
 TECHNICIAN: GAM
 CHECKED: DJB

MISS UTILITY NOTE
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OWNER/DEVELOPER/APPLICANT
 MARVIN R. BLUMBERG COMPANY
 402 KING FARM BLVD
 SUITE 125-211
 ROCKVILLE, MD 20850
 301.531.5477
 CONTACT: SETH BLUMBERG

MAP 5409	GRID 5G
TAX MAP 43/F1 42/A1	ZONING CATEGORY: R-20
WBC 200 SHEET 20BNE03	
SITE DATUM	
HORIZONTAL: _____	
VERTICAL: _____	



COVER SHEET

LANDSCAPE PLAN
LANDY PROPERTY
DSP-19020-01

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO. 1866-00-00

SHEET 1 OF 6

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LANDSCAPE SPECIFICATIONS

A. MATERIALS

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED, PREFERABLY WITHIN THE LAST YEAR.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALED, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

2. TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE-PARTS TOPSOIL AND ONE-PART WET LOOSE PEAT MOSS.

4. STAKING MATERIALS: GUYS WIRE SHALL BE PLIABLE #12 GAUGE GALVANIZED TWISTED TWO-STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY RUBBER HOSE 3/4 INCH DIAMETER, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

5. WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS

1. "STANDARD PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. "AMERICAN STANDARD OF NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMAN.

C. DIGGING AND HANDLING OF PLANT MATERIALS

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS AND/OR FOLIAGE.

2. DIG BALLED AND BURLAPPED (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE EXCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATING OF PLANTING AREA

1. STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED, AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATION IS BEGUN. LANDSCAPED AREAS TO BE THOROUGHLY WEEDED PRIOR TO PLANTING OPERATIONS.

E. PLANTING OPERATIONS

1. SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PITS, ELIMINATING ALL AIR POCKETS.

2. SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPE OR STRINGS FROM THE TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

3. PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CAN NOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, PEAT MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

4. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

5. MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARK. MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. ADD ADDITIONAL MULCH.

F. STAKING, WRAPPING AND PRUNING

1. STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRE SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE SECOND BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.

3. PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT TO REMOVE 1/5 OR 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE

1. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A HEALTHY AND VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON FOLLOWING ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

H. TREE PRESERVATION

1. SNOW FENCING SHALL BE ERECTED AROUND ALL AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED.

2. INDIVIDUAL TREES AND GROUPS OF TREES SHALL BE PROTECTED BY FENCING AROUND A PERIMETER OF THEIR BRANCHES USING STANDARD, 48" HIGH SNOW FENCE SECURELY MOUNTED TO STANDARD STEEL POSTS SET NOT MORE THAN 6' APART.

3. FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

PRINCE GEORGE'S PLAZA TDDP/DOZ LANDSCAPE STANDARDS FOR THE NEIGHBORHOOD EDGE:

"PLANT A MINIMUM OF ONE AND ONE-HALF MAJOR SHADE TREES AND ONE ORNAMENTAL OR EVERGREEN TREE EVERY TWO DWELLING UNITS LOCATED ON INDIVIDUAL LOTS AND/OR COMMON OPEN SPACE. TREES PLANTED IN THE STREET TREE AND FURNISHING ZONE SHALL COUNT TOWARD THIS REQUIREMENT".

TOTAL LOTS: 200
200/2=100

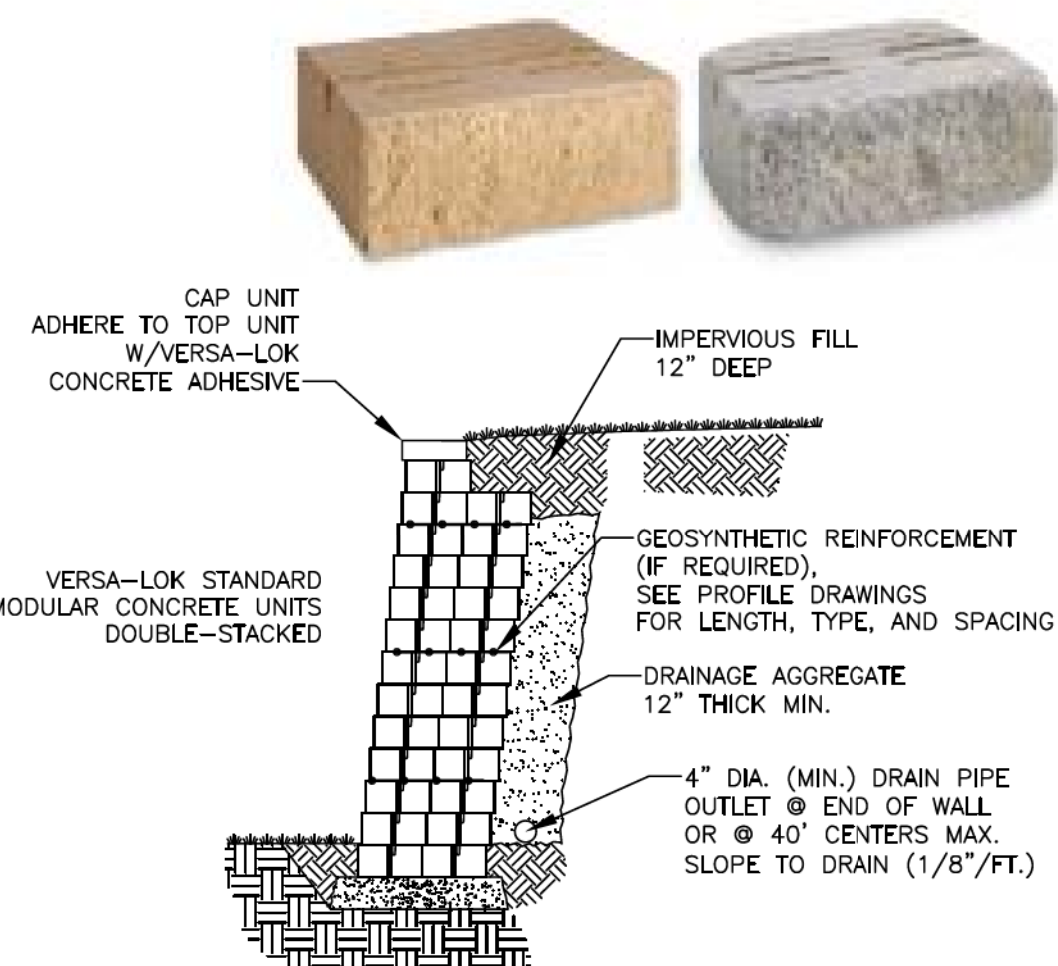
REQUIRED:
100 x 1.5= 150= 150 SHADE TREES REQUIRED
100 x 1.0= 100= 100 ORNAMENTAL OR EVERGREEN TREES REQUIRED

PROPOSED:
191 SHADE TREES
135 ORNAMENTAL / EVERGREEN TREES

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	TCP2#:	DRD Case #:	Area (acres)
Landy Property	TCP2-097-00-02	DSP-19020	
Site Calculations:	Zone 1:	R-20	10.97
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		10.97
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
10.97	15.0%	1.65	71678
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.00	0	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.00	0	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			71935
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			71935
E. TOTAL SQUARE FOOTAGE REQUIRED =			71678
			Requirement Satisfied

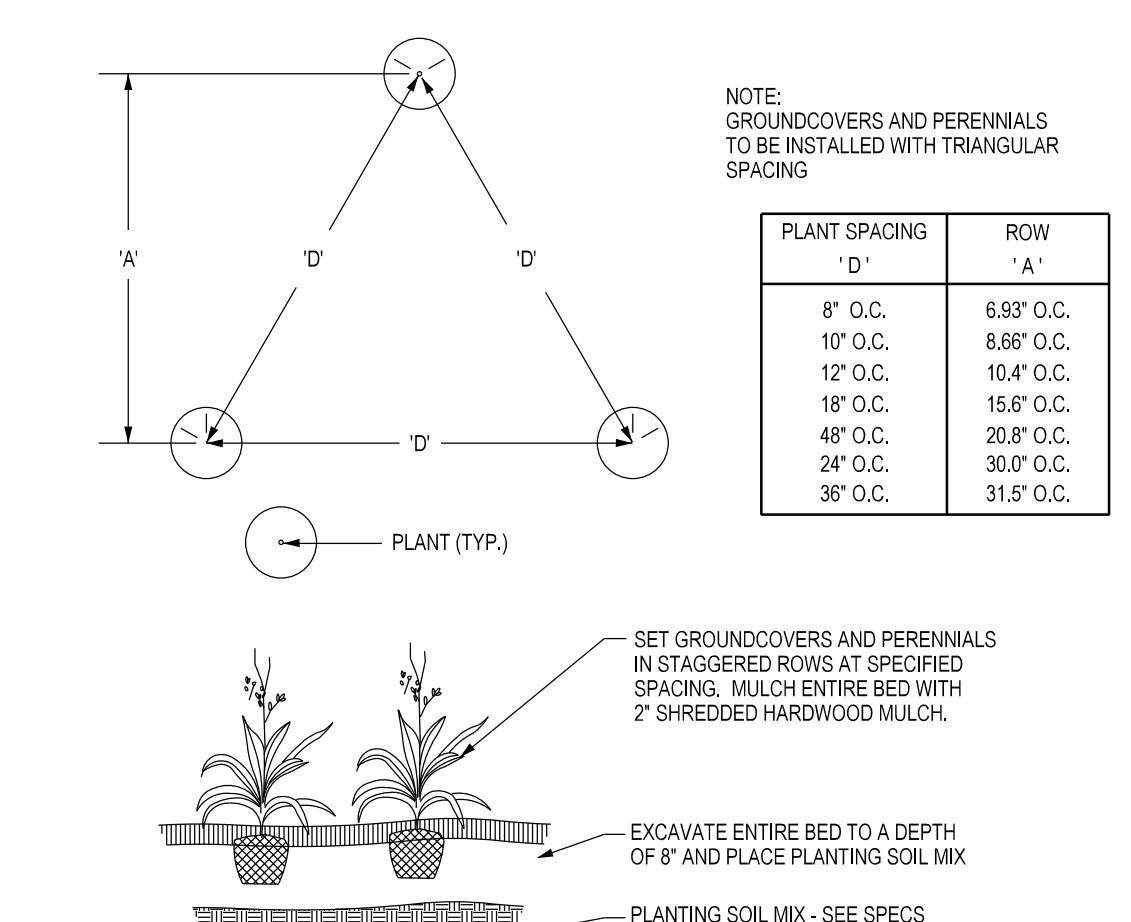
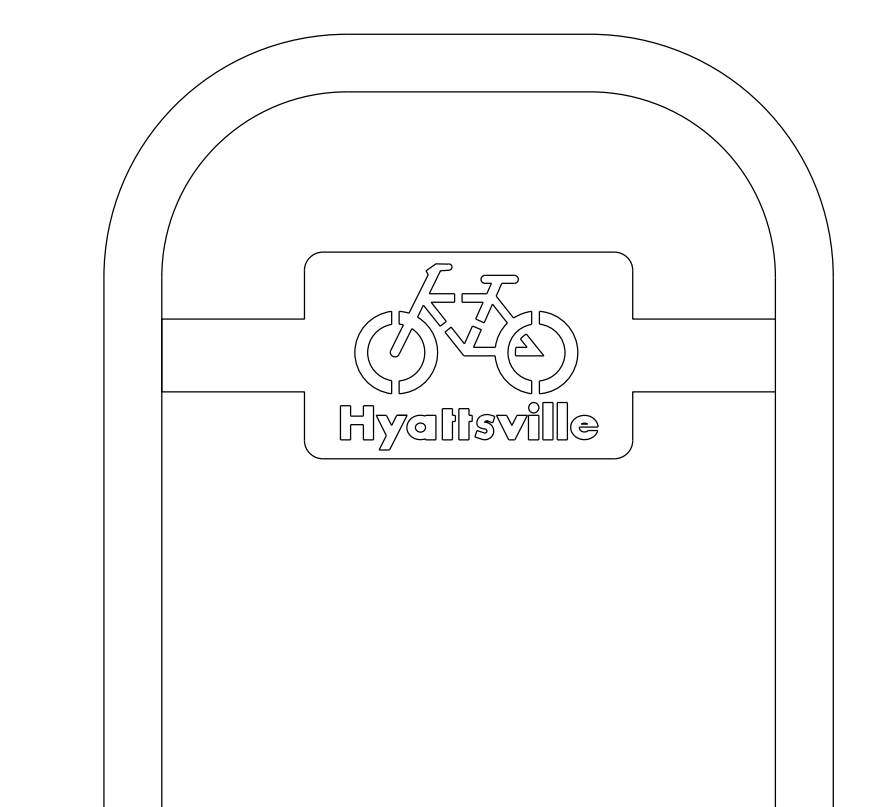
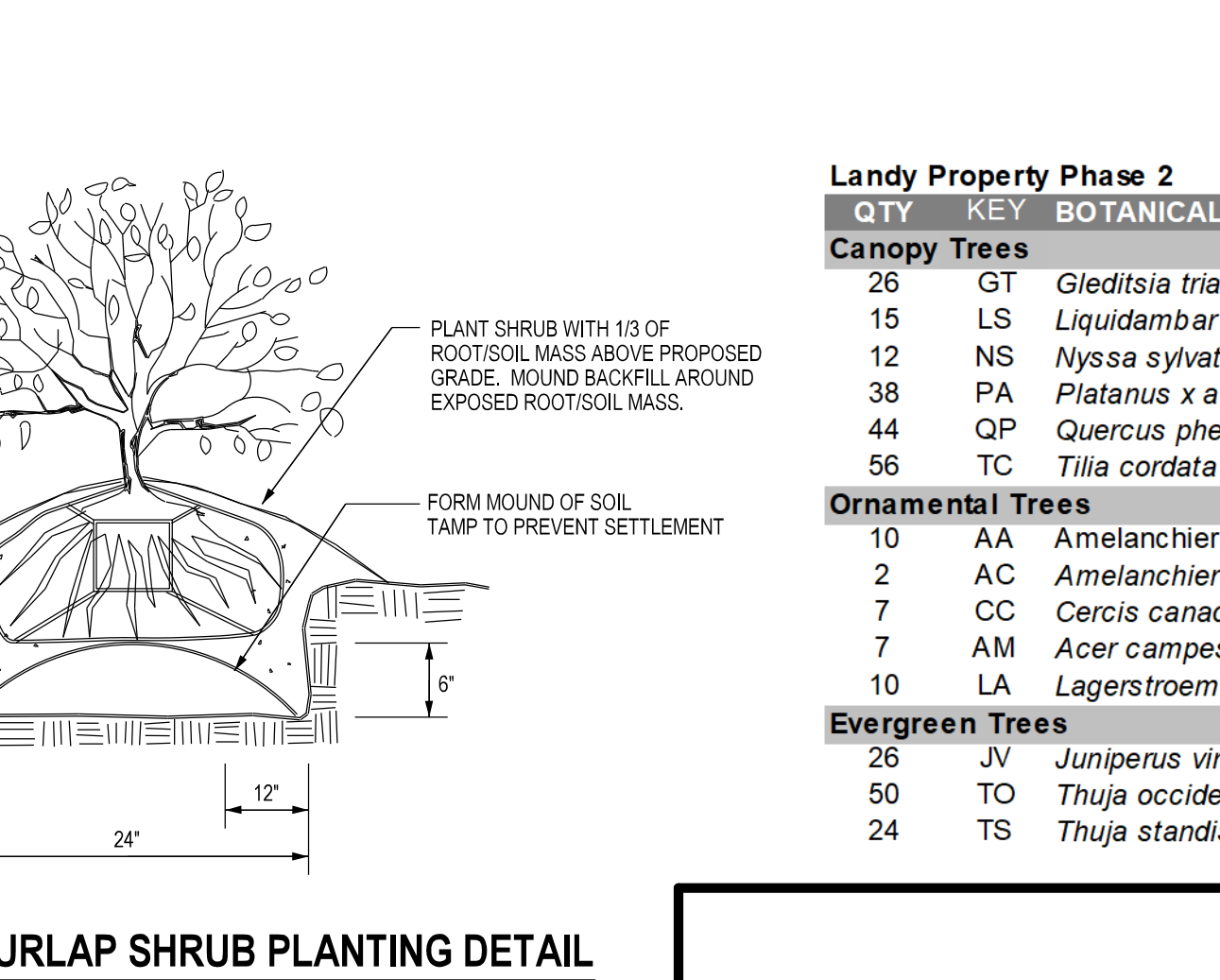
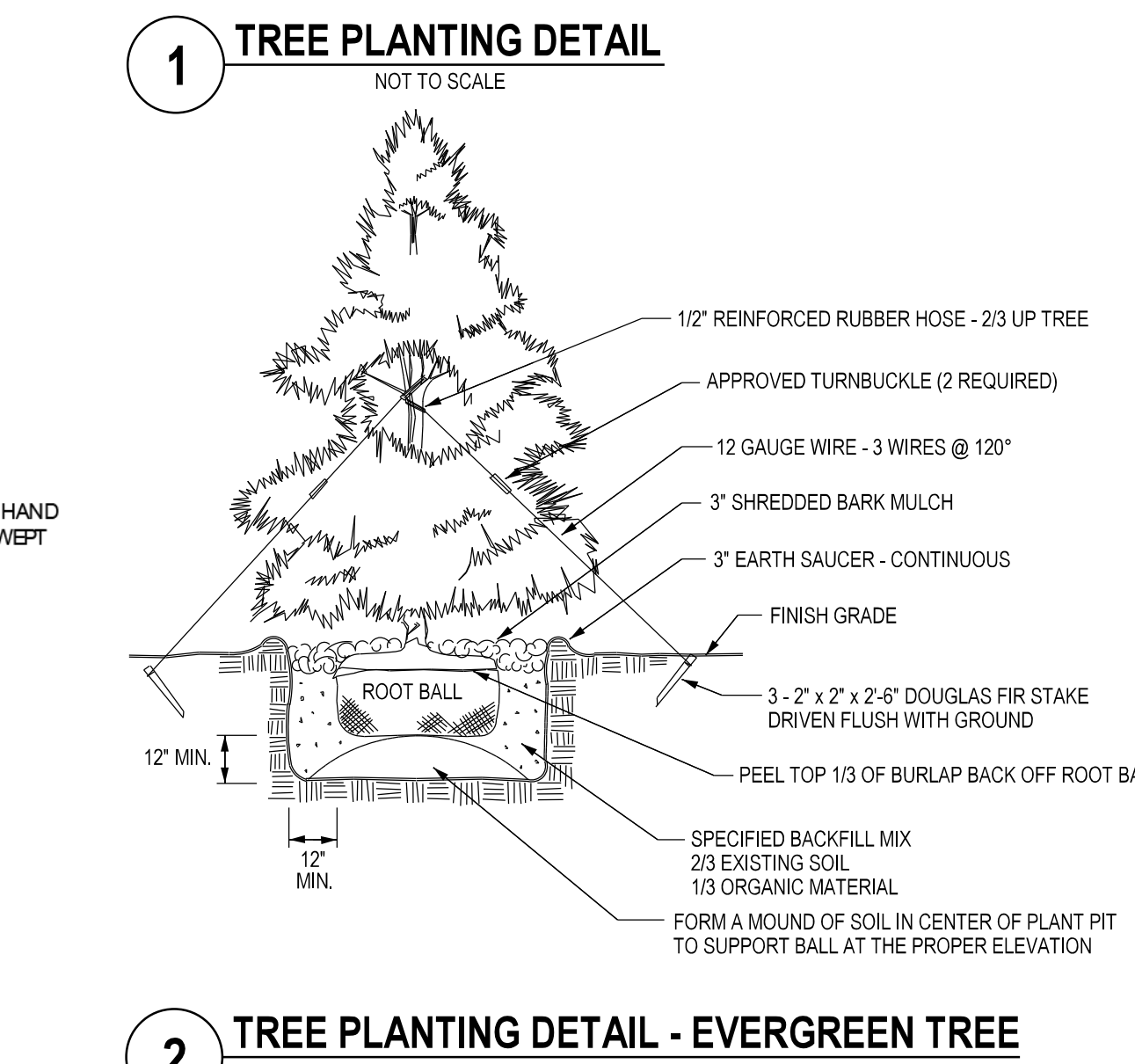
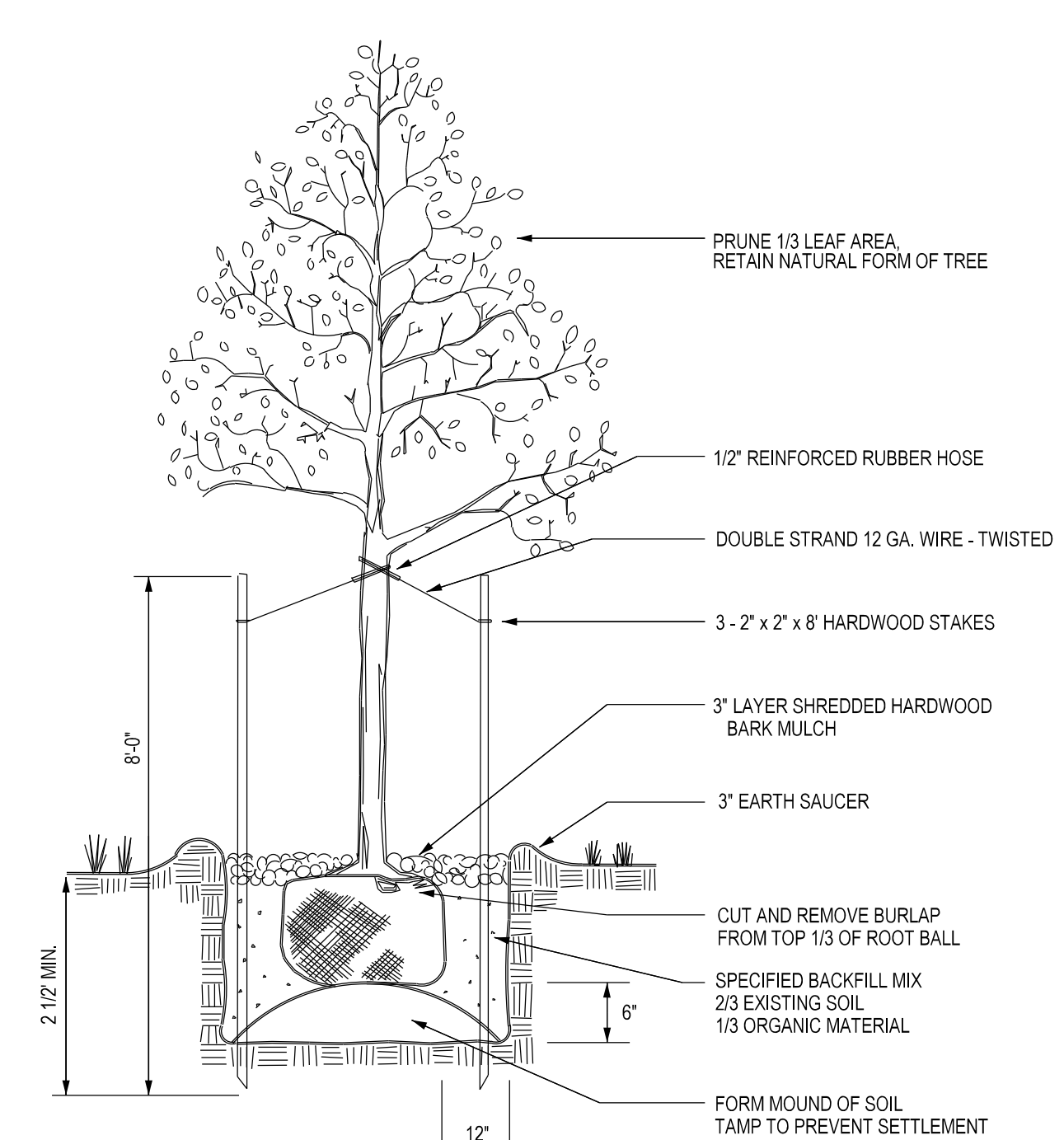
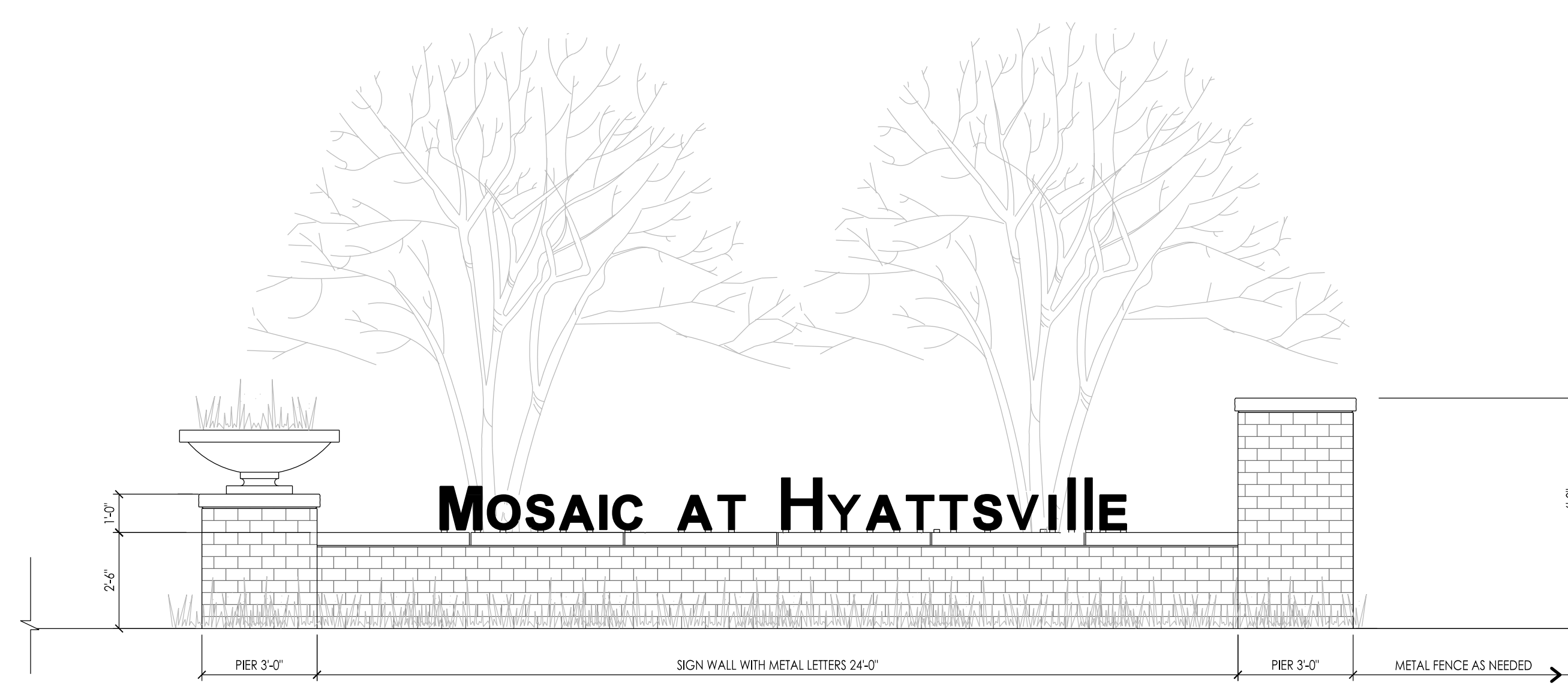
Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2 - 1/2 - 3" = 65 3 - 3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7 - 9" in height	1 - 1/2 - 1 - 3/4" = 75 2 - 2 1/2" = 100	36	3960
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 - 1/2 - 3" = 110 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	191	42975
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8" = 40 8 - 10" = 50 10 - 12" = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8" = 75 8 - 10" = 100 10 - 12" = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	8 - 10" = 150 10 - 12" = 175 6 - 8" = 150		0
Evergreen - large tree (50' height or greater with spread of over 30')	8 - 10" = 200 10 - 12" = 250	100	25000
TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)		327	71935

David J. Bickel, RLA No. 3210
Prepared by Date
2/16/2021
THE AREA (AC) FOR THIS TREE CANOPY COVERAGE SCHEDULE INCLUDES PHASE 2 ONLY.



03 CONCRETE PAVING

SCALE: 1-1/2" = 1'-0"



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	COMMENTS
Landy Property Phase 2						
Canopy Trees						
26	GT	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Thomless Shademaster Honeylocust	2 1/2" - 3" cal	B&B	single leader; full branching
15	LS	<i>Liquidambar styraciflua</i> 'Varegata'	Varegata Seedless Sweetgum	2 1/2" - 3" cal	B&B	single leader; full branching
12	NS	<i>Nyssa sylvatica</i>	Black Tupelo	2 1/2" - 3" cal	B&B	single leader; full branching
38	PA	<i>Platanus x acerifolia</i> 'Exclamation'	Exclamation London Planetree	2 1/2" - 3" cal	B&B	single leader; full branching
44	QP	<i>Quercus phellos</i>	Willow Oak	2 1/2" - 3" cal	B&B	single leader; full branching
56	TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" - 3" cal	B&B	single leader; full branching
Ornamental Trees						
10	AA	<i>Amelanchier arborea</i>	Dowry Serviceberry	10-12' ht.	B&B	multistem - 3 stems minimum; full branching
2	AC	<i>Amelanchier canadensis</i>	Serviceberry	10-12' ht.	B&B	multistem - 3 stems minimum; full branching
7	CC	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Eastern Redbud	10-12' ht.	B&B	multistem - 3 stems minimum; full branching
7	AM	<i>Acer campestre</i>	Hedge Maple	10-12' ht.	B&B	single stem; full branching
10	LA	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	10-12' ht.	B&B	multistem - 3 stems minimum; full branching
Evergreen Trees						
26	JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	8-10' ht.	B&B	heavy; matched; symmetrical
50	TO	<i>Thuja occidentalis</i>	Northern White Cedar	8-10' ht.	B&B	heavy; matched; symmetrical
24	TS	<i>Thuja standishii x plicata</i> 'Green Giant'	Green Giant Arborvitae	8-10' ht.	B&B	heavy; matched; symmetrical

01 CONCRETE PAVING

SCALE: 1-1/2" = 1'-0"

02 EXPANSION JOINT

SCALE: 1-1/2" = 1'-0"

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NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	MAY 2019	CAO STANDARDS VERSION:		
GAM		V8 - 2008		
TECHNICIAN:				
GAM				
CHECKED:				
DJB				

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MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20850
301.531.5877
CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 41JF1	ZONING CATEGORY: R-20
42A1	
WBC: 200 SHEET	
20BNE03	
SITE DATUM:	
HORIZONTAL:	
VERTICAL:	



DETAILS SHEET

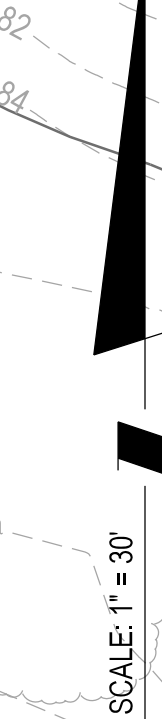
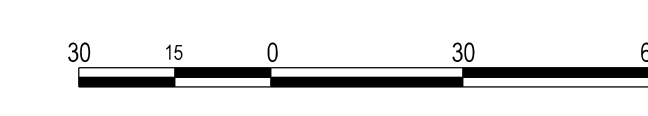
LANDSCAPE PLAN
LANDY PROPERTY
DSP-19020-01

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

4/30/2021

PROJECT NO. 1865-00-00

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SHEET 3
SHEET 6

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 SUITE 125-211
 ROCKVILLE, MD 20860
 301.631.5477
 CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 41JF1 42A1	ZONING CATEGORY: R-20
WSC 200 SHEET: 208NE03	
SITE DATUM: HORIZONTAL	
VERTICAL:	



PLAN VIEW

**LANDSCAPE PLAN
LANDY PROPERTY**

DSP-19020-01

CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

4/30/2021

SCALE: 1" = 30'

SHEET 3 OF 6

PROJECT NO. 1866-00-0

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N/F
CONTEE COMPANY
L.2441 F.247, et al.

PARCEL "D"
AMERICANA PLAZA
PB.WWW 35 P.NO.59
ZONING: R-18
405,959 sq.ft.
or 9.3195 ac.

PROPOSED
R-O-W DEDICATION
3,826 SF (0.09 AC)

WOODLAND CONSERVATION EASEMENT
L. 43451 F. 183

PARCEL V
89069 S.F.
2.06 ACC.

PARCEL EE
0.10 AC.

PROPOSED
R-O-W 7.96 AC.

PARCEL DD
0.09 AC.

PARCEL BB
0.09 AC.

PARCEL CC
0.26 AC.

PARCEL WW
0.44 AC.

PARCEL JJ
0.18 AC.

PARCEL II
0.11 AC.

BOARD OF EDUCAT
L. 1080 F. 135

SHEET 3
SHEET 4

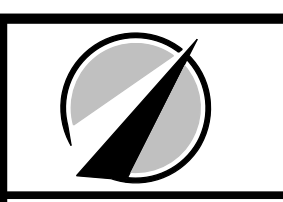
SHEET 4
SHEET 5

PARCEL JJ
0.18 AC.

PARCEL II
0.11 AC.



PLAN VIEW



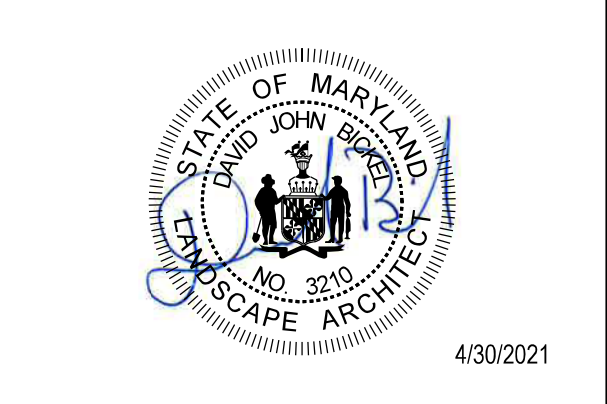
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3		CHECKED	DJB	

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402 KING FARM BLVD
SUITE 125-211
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301.651.5477
CONTACT: SETH BLUMBERG

MAP: 5409	GRID: 5G
TAX MAP: 43/F1 42/A1	ZONING CATEGORY: R-20
WBCS 200 SHEET: 208NE03	
SITE DATUM:	
HORIZONTAL:	
VERTICAL:	



**LANDSCAPE PLAN
LANDY PROPERTY
DSP-19020-01**
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
4/30/2021

SHEET 4
OF 6
PROJECT NO. 1866-00-00



PROPOSED R-O-W DEDICATION
3,826 SF (0.09 AC.)

PROPOSED R-O-W DEDICATION
3,826 SF (0.09 AC.)

PROPOSED R-O-W DEDICATION
3,826 SF (0.09 AC.)

N/F
INTEC COMPANY
99 f.16, L.2422 f.411,
& L.2441 f.247

PARCEL "C"
AMERICANA PLAZA
PB.WWW 35 P.NO.59
ZONING: R-18

348,292 sq.ft.
or 7.9957 ac.



4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

NO.	DATE	DESIGNED	TECHNICAL	REVISIONS	BY	DATE
1	MAY 2019	GAM	GAM	VS - 2000		

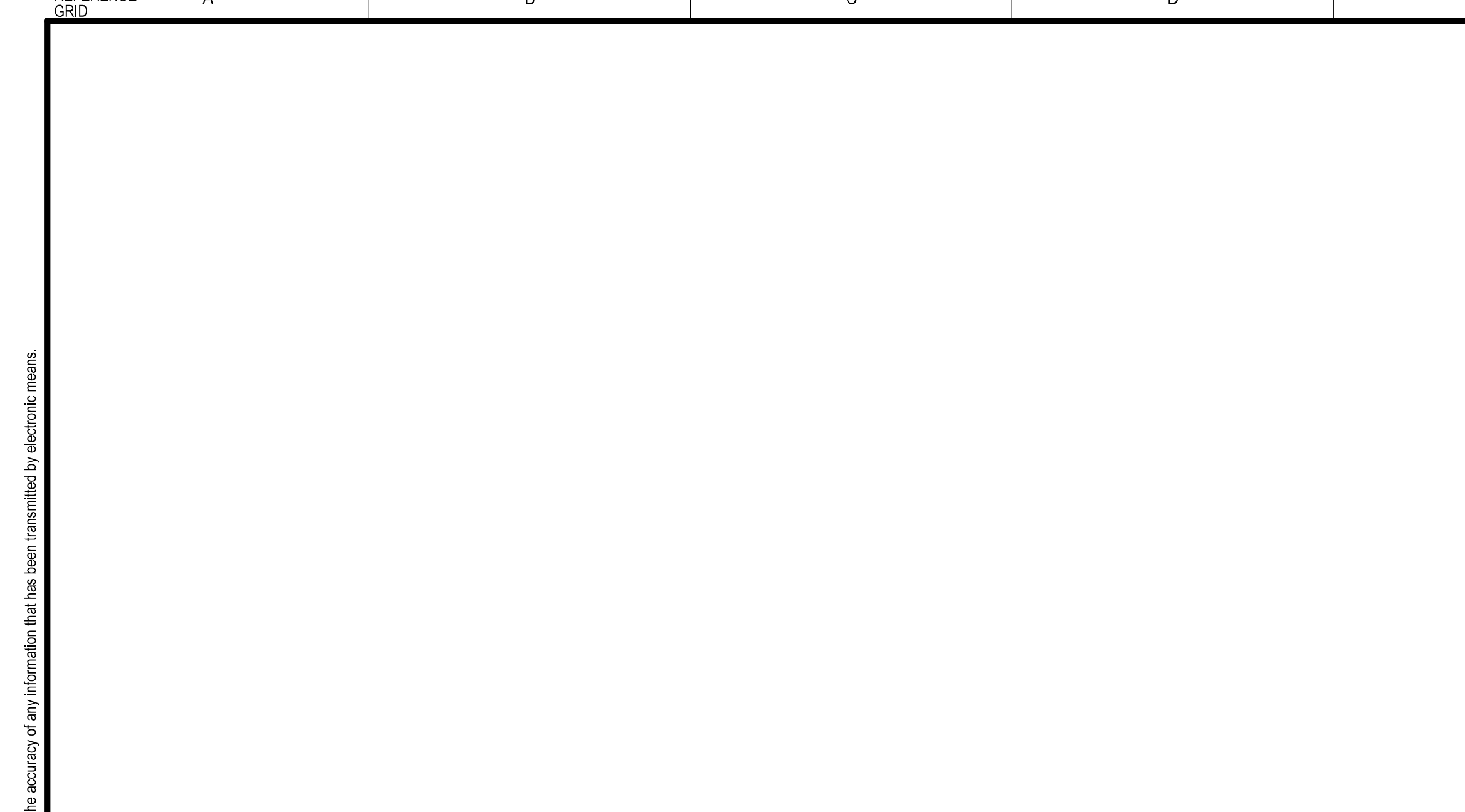
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY ENGINEERING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-477-46 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER 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
MARVIN R. BLUMBERG COMPANY
402 KING FARM BLVD
SUITE 125-211
ROCKVILLE, MD 20860
301.631.5877
CONTACT: SETH BLUMBERG

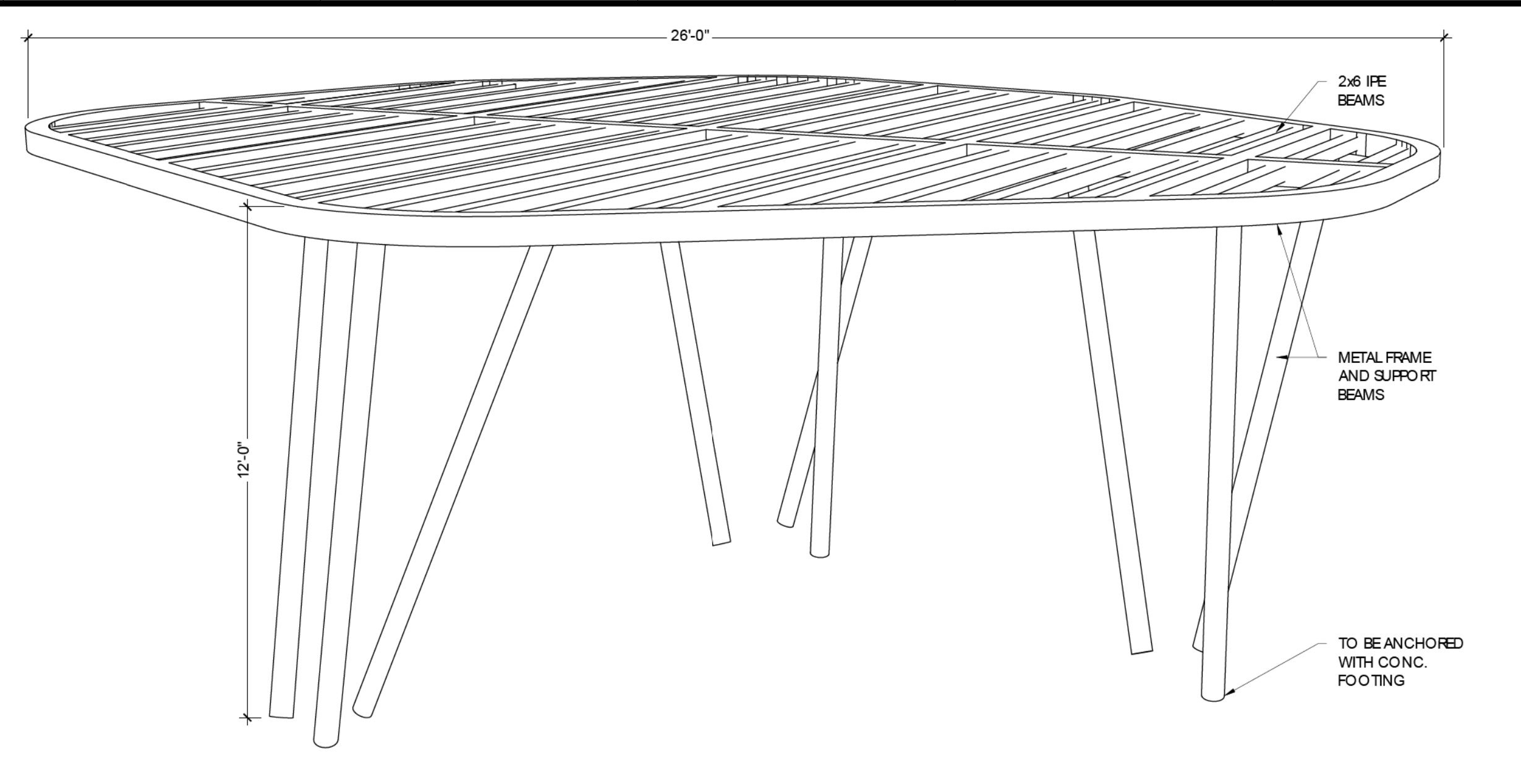
MAP: 5409	GRID: 5G
TAX MAP: 41/F1 42/A1	ZONING CATEGORY: R-20
WSDC 200 SHEET: 208NE03	
SITE DATUM: HORIZONTAL:	
VERTICAL:	



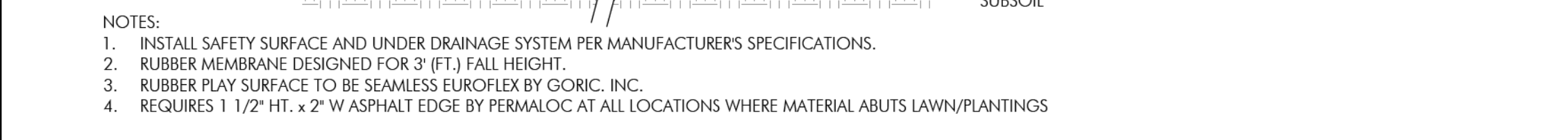
PLAN VIEW		
LANDSCAPE PLAN LANDY PROPERTY		
DSP-19020-01		SHEET 5 OF 6
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND		PROJECT NO. 1866-00-00



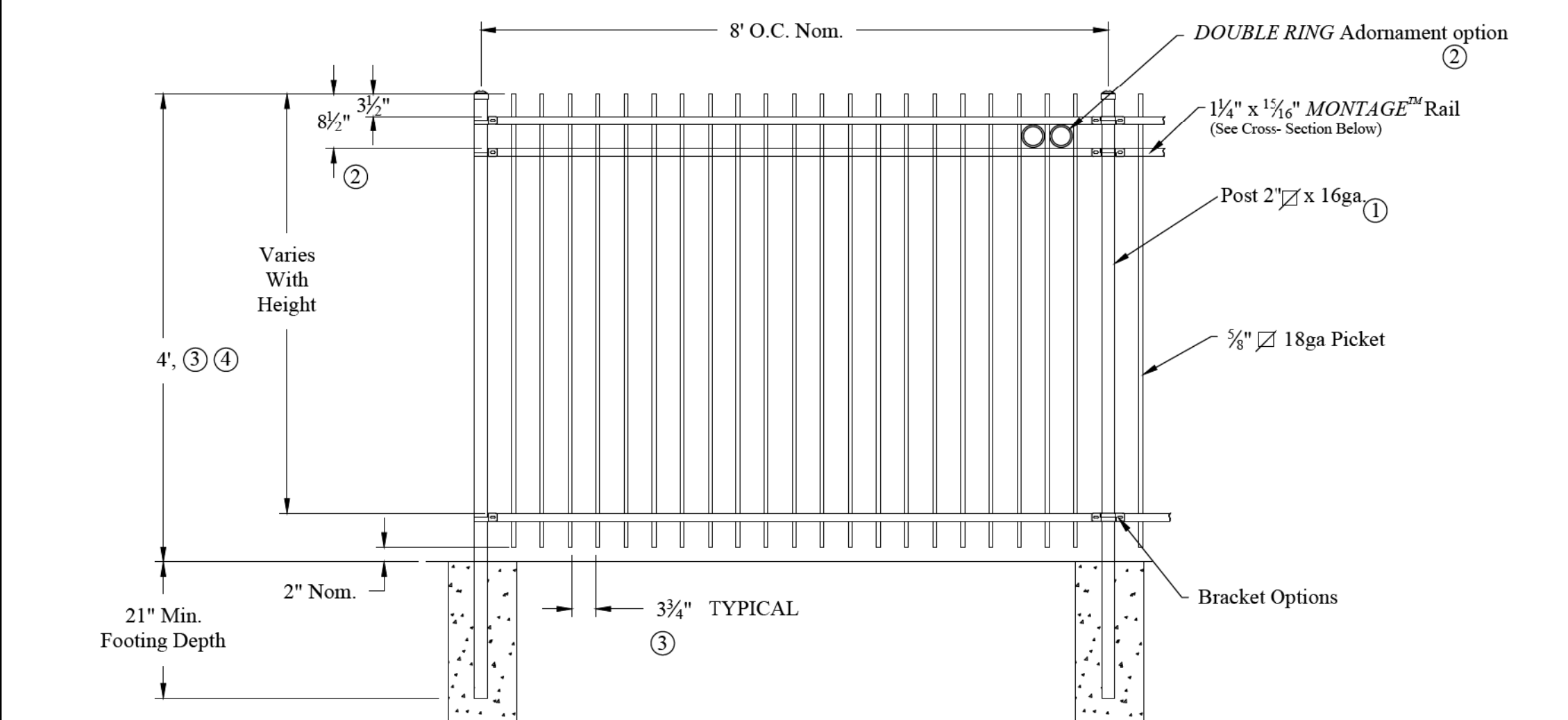
PERIMETER HANDRAIL AT STEPS
SECTION/ELEVATION AS NOTED



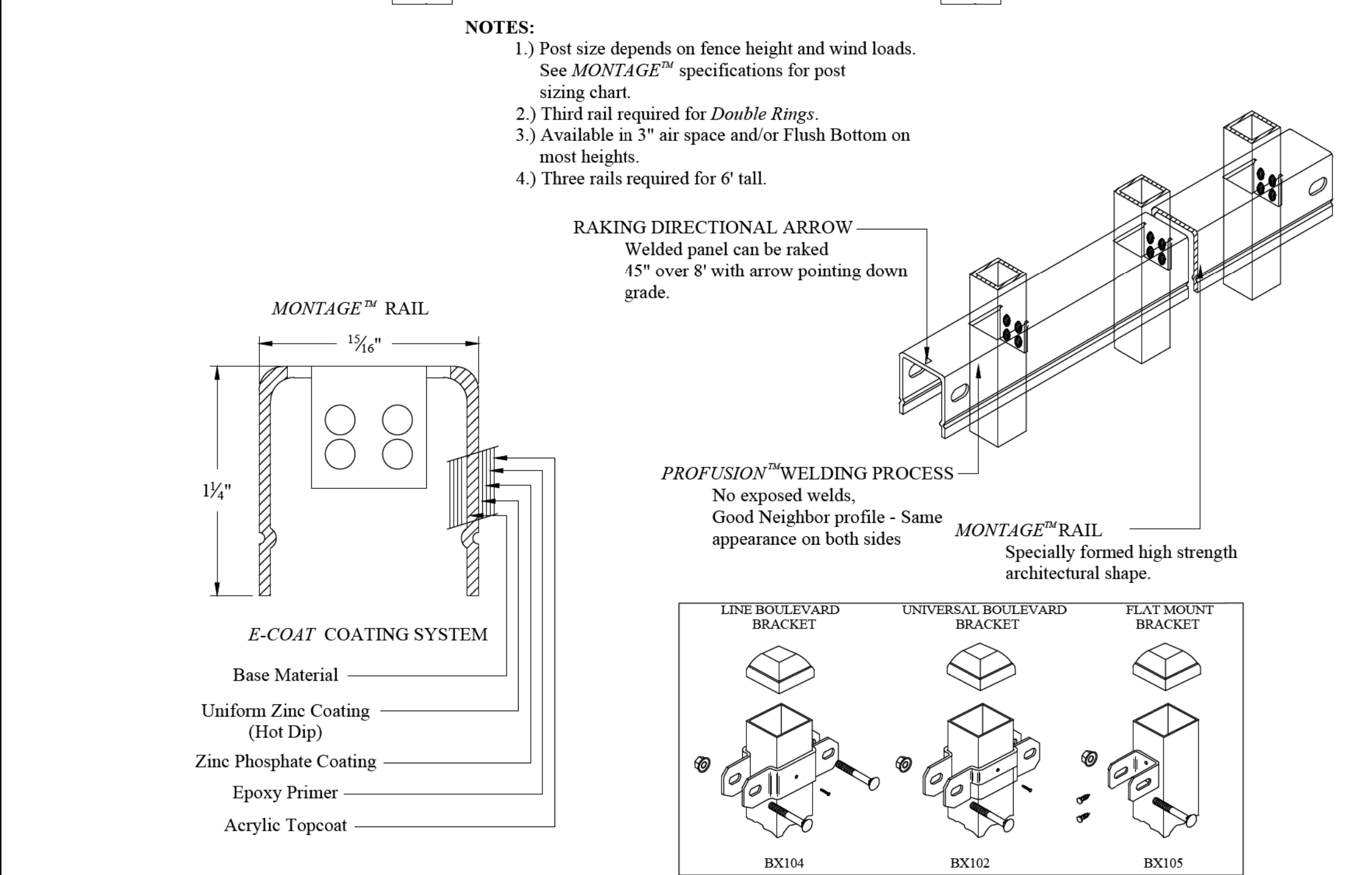
APPROVED AS PART OF DSP-19020
07 SHADE STRUCTURE
SCALE: NTS



01 RUBBERIZED PLAY SURFACE
SCALE: 1-1/2" = 1'-0"



5-12 AGE GROUP PLAY EQUIPMENT APPROVED AS PART OF DSP-19020
SCALE: NTS



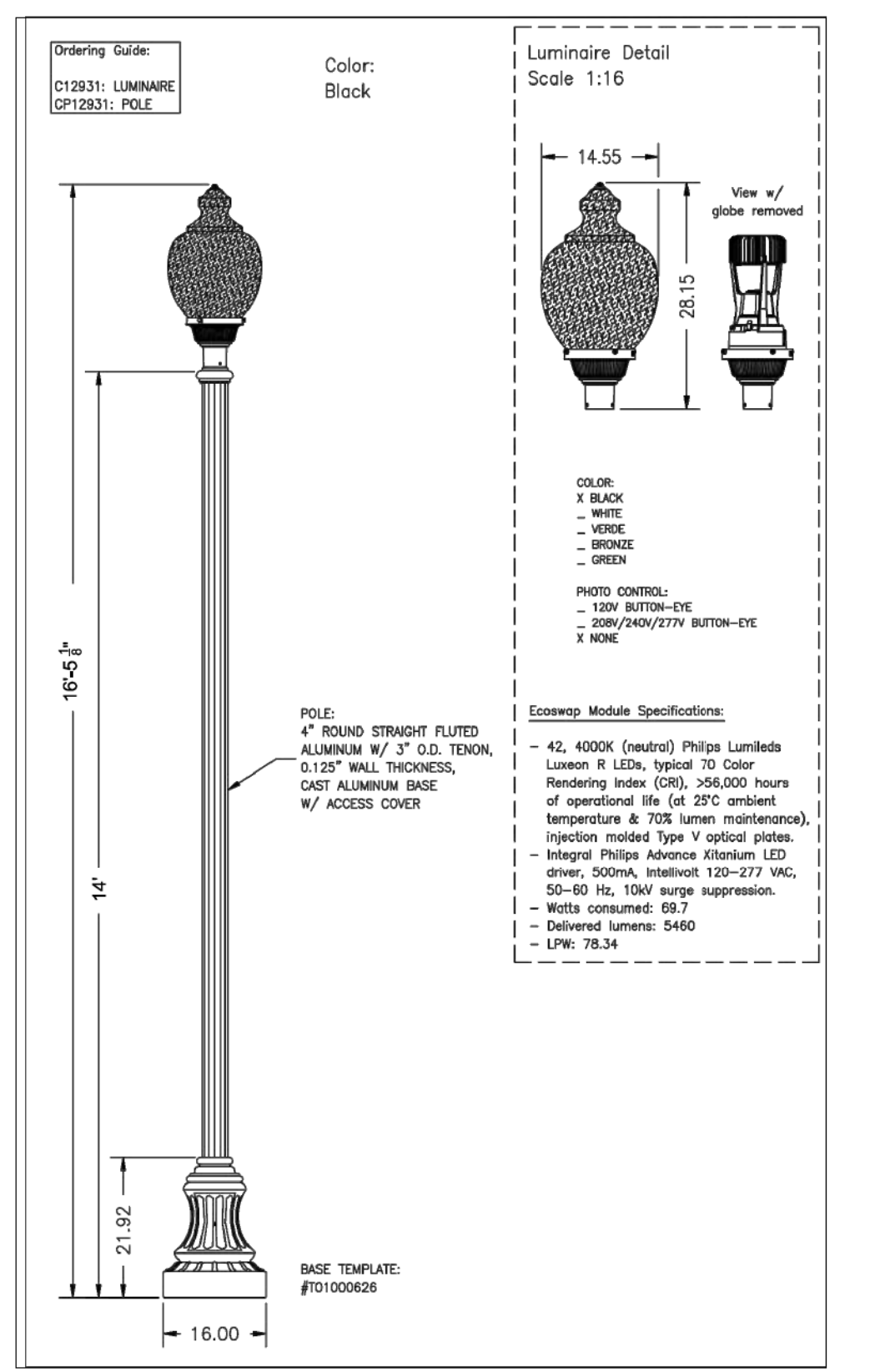
02 FENCE
SCALE: NTS



0-5 AGE GROUP PLAY EQUIPMENT APPROVED AS PART OF DSP-19020
SCALE: NTS



5-12 AGE GROUP PLAY EQUIPMENT APPROVED AS PART OF DSP-19020
SCALE: NTS



POST LIGHT
PICTORIAL/SECTION
MANUFACTURER: PHILLIPS HADCO
100 CRAFTWAY DRIVE
LITTLETON, PA 17340
(800)-331-4185
AVAILABLE FROM: DEPORTER DOMINICK & ASSOCIATES, LLC
10110 BATTLEVIEW PARKWAY
SUITE 100-C
MANASSAS, VIRGINIA 20109
703-530-9255