



SCENE 1 - ORIGINAL DESIGN



SCENE 1 - ALTERNATE 2



SCENE 2 - ORIGINAL DESIGN



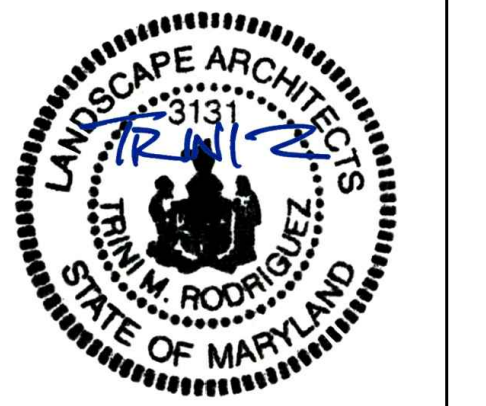
SCENE 2 - ALTERNATE 2



SCENE 4 - ORIGINAL DESIGN



SCENE 4 - ALTERNATE 2



REVISIONS

DSP-21006 07.23.2021

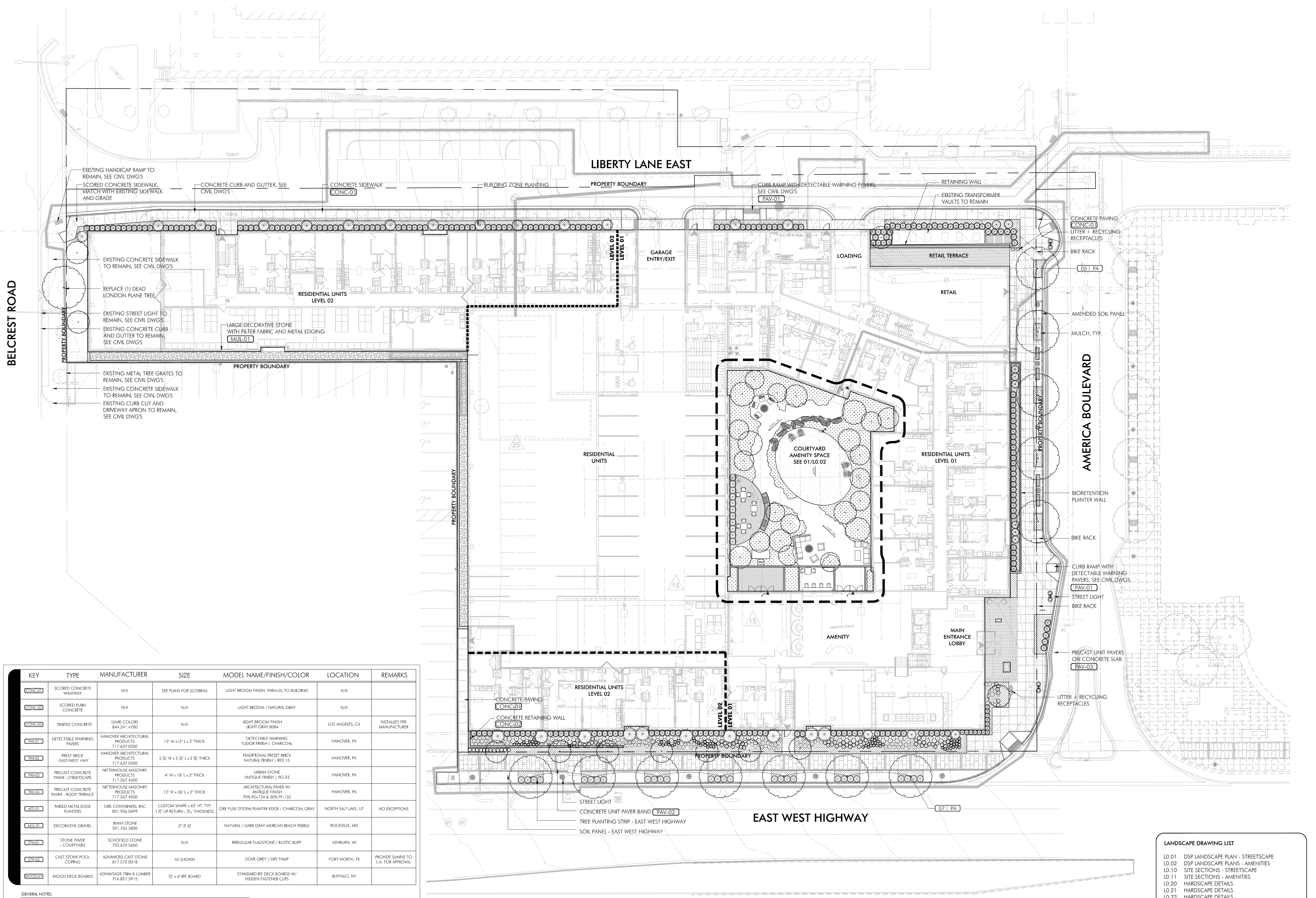
DESIGNED BY  
CM/TR

DRAWN BY  
SS/BB

CHECKED BY  
TR

LANDSCAPE PLAN - STREETScape

L0.01



KEY	TYPE	MANUFACTURER	SIZE	MODEL NAME/FINISH/COLOR	LOCATION	REMARKS
CONC-01	SCORED CONCRETE WALKWAY	N/A	SEE PLANS FOR SCORING	LIGHT BROOM FINISH, PARALLEL TO BUILDING	N/A	
CONC-02	SCORED PLAN CONCRETE	N/A	N/A	LIGHT BROOM / NATURAL GRAY	N/A	
CONC-03	TINTED CONCRETE	DAVIS COLORS 844.241.4780	N/A	LIGHT BROOM FINISH LIGHT GRAY 8084	LOS ANGELES, CA	INSTALLED PER MANUFACTURER
PAV-01	DETECTABLE WARNING PAVERS	HANOVER ARCHITECTURAL PRODUCTS 717.637.0500	12" W x 12" L x 2" THICK	DETECTABLE WARNING TUDOR FINISH   CHARCOAL	HANOVER, PA	
PAV-02	PREST BRICK - EAST WEST HWY	HANOVER ARCHITECTURAL PRODUCTS 717.637.0500	6 7/8" W x 5 7/8" L x 2 3/8" THICK	TRADITIONAL PRESET BRICK NATURAL FINISH   RED 15	HANOVER, PA	
PAV-03	PRECAST CONCRETE PAVES - STREETScape	NITTEHOUSE MASONRY PRODUCTS 717.267.4500	4" W x 18" L x 2" THICK	URBAN STONE ANTIQUE FINISH   PG-23	HANOVER, PA	
PAV-04	PRECAST CONCRETE PAVES - ROOF TERRACE	NITTEHOUSE MASONRY PRODUCTS 717.267.4500	12" W x 36" L x 2" THICK	ARCHITECTURAL PAVES W/ ANTIQUE FINISH 70% PG-134 & 30% PF-135	HANOVER, PA	
MUL-01	RAISED METAL EDGE PLANTERS	ORE CONTAINERS, INC 801.936.0499	CUSTOM SHAPE x 42" HT. TYP. 1 1/2" LIP RETURN - 3/4" THICKNESS	ORE FUSE SYSTEM PLANTER EDGE / CHARCOAL GRAY	NORTH SALT LAKE, UT	NO EXCEPTIONS
GRV-01	DECORATIVE GRAVEL	IRWIN STONE 301.762.5800	2"-3" Ø	NATURAL / DARK GRAY MEXICAN BEACH PEBBLE	ROCKVILLE, MD	
STN-01	STONE PAVES - COURTYARD	SCHOFIELD STONE 703.674.5660	N/A	IRREGULAR FLAGSTONE / RUSTIC BLUFF	ASHBURN, VA	
STN-02	CAST STONE POOL COPING	ADVANCED CAST STONE 817.572.0018	AS SHOWN	DOVE GREY   DRY TAMP	FORT WORTH, TX	PROVIDE SAMPLE TO L.A. FOR APPROVAL
WOOD-01	WOOD DECK BOARDS	ADVANTAGE TRIM & LUMBER 716.827.3915	3/4" x 6" PINE BOARD	STANDARD PINE DECK BOARDS W/ HIDDEN FASTENER CLIPS	BUFFALO, NY	

GENERAL NOTES:

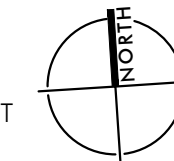
- CONTRACTOR TO CONFIRM WITH OWNER/LANDSCAPE ARCHITECT WHICH MATERIALS ARE TO BE INCLUDED WITHIN THE LANDSCAPE MATERIAL MOCKUP TO BE CONSTRUCTED ON SITE FOR REVIEW BY DESIGN TEAM / OWNER.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF UPHIGHTIGHT FILL MATERIAL ON STRUCTURE SHOWING FILL MATERIAL, LIGHTWEIGHT SOIL, FILTER FABRIC, PAVING, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT.

LANDSCAPE DRAWING LIST

L0.01	DSP LANDSCAPE PLAN - STREETScape
L0.02	DSP LANDSCAPE PLANS - AMENITIES
L0.10	SITE SECTIONS - STREETScape
L0.11	SITE SECTIONS - AMENITIES
L0.20	HARDScape DETAILS
L0.21	HARDScape DETAILS
L0.22	HARDScape DETAILS
L0.23	HARDScape DETAILS
L0.30	PLANTING DETAILS
L0.31	PLANTING NOTES + SCHEDULES

01 OVERALL LANDSCAPE PLAN  
1" = 20'-0"

NOTE: INTERIOR ARCHITECTURE IS SHOWN FOR GENERAL REFERENCE ONLY AS IT MAY CHANGE.  
10' 20' 40' FEET





KEY	TYPE	MANUFACTURER	SIZE	MODEL NAME/FINISH/COLOR	LOCATION	REMARKS
CONC-01	SCORED CONCRETE WALKWAY	N/A	SEE PLANS FOR SCORING	LIGHT BROOM FINISH, PARALLEL TO BUILDING	N/A	
CONC-02	SCORED PLAIN CONCRETE	N/A	N/A	LIGHT BROOM / NATURAL GRAY	N/A	
CONC-03	TINTED CONCRETE	DAVIS COLORS 844.341.4780	N/A	LIGHT BROOM FINISH LIGHT GRAY 8084	LOS ANGELES, CA	INSTALLED PER MANUFACTURER
PAY-01	DETECTABLE WARNING PAVERS	HANOVER ARCHITECTURAL PRODUCTS 717.637.0500	12" W x 12" L x 2" THICK	DETECTABLE WARNING TUDOR FINISH   CHARCOAL	HANOVER, PA	
PAY-02	PREST BRICK - EAST/WEST HWY	HANOVER ARCHITECTURAL PRODUCTS 717.637.0500	5 7/8" W x 5 7/8" L x 2 3/8" THICK	TRADITIONAL PRESET BRICK NATURAL FINISH   RED 15	HANOVER, PA	
PAY-03	PRECAST CONCRETE PAVER - STREETSCAPE	NITTERHOUSE MASONRY PRODUCTS 717.267.4500	4" W x 18" L x 2" THICK	URBAN STONE ANTIQUE FINISH   PG-23	HANOVER, PA	
PAY-04	PRECAST CONCRETE PAVER - ROOF TERRACE	NITTERHOUSE MASONRY PRODUCTS 717.267.4500	12" W x 36" L x 2" THICK	ARCHITECTURAL PAVER W/ ANTIQUE FINISH 70% PG-134 & 30% PF-135	HANOVER, PA	
MTL-01	RAISED METAL EDGE PLANTERS	ORE CONTAINERS, INC 801.936.0499	CUSTOM SHAPE x 42" HT. TYP. 1 1/2" LIP RETURN - 3/8" THICKNESS	ORE FUSE SYSTEM PLANTER EDGE / CHARCOAL GRAY	NORTH SALT LAKE, UT	NO EXCEPTIONS
MUL-01	DECORATIVE GRAVEL	IRWIN STONE 301.762.5800	2'-3" Ø	NATURAL / DARK GRAY MEXICAN BEACH PEBBLE	ROCKVILLE, MD	
STN-01	STONE PAVER - COURTYARD	SCHOFIELD STONE 703.674.5660	N/A	IRREGULAR FLAGSTONE / RUSTIC BUFF	ASHBURN, VA	
STN-02	CAST STONE POOL COPING	ADVANCED CAST STONE 817.572.0018	AS SHOWN	DOVE GREY   DRY TAMP	FORT WORTH, TX	PROVIDE SAMPLE TO L.A. FOR APPROVAL
WOOD-01	WOOD DECK BOARDS	ADVANTAGE TRIM & LUMBER 716.827.3915	3/4" x 6" IPE BOARD	STANDARD IPE DECK BOARDS W/ HIDDEN FASTENER CLIPS	BUFFALO, NY	

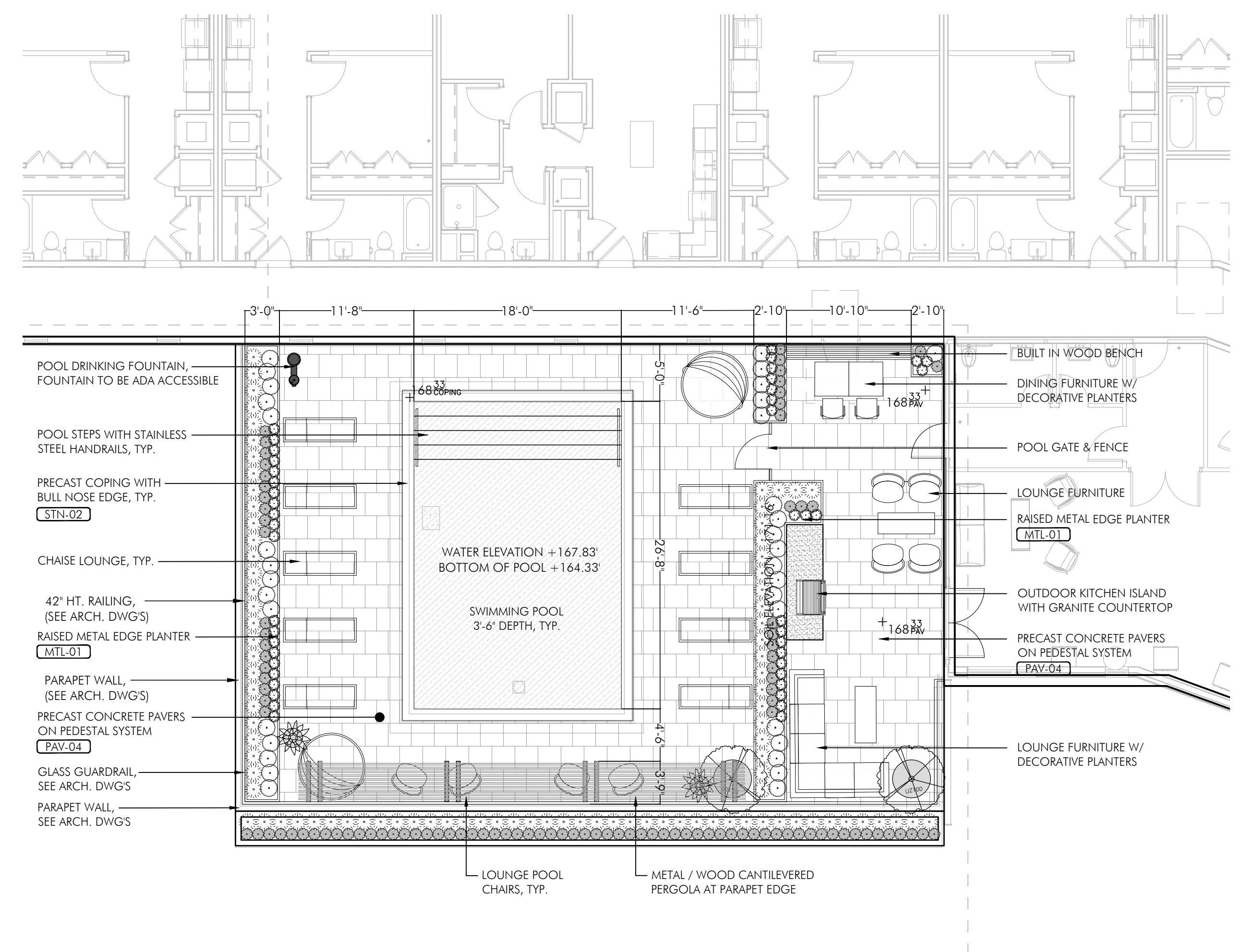
GENERAL NOTES:

- CONTRACTOR TO CONFIRM WITH OWNER/LANDSCAPE ARCHITECT WHICH MATERIALS ARE TO BE INCLUDED WITHIN THE LANDSCAPE MATERIAL MOCKUP TO BE CONSTRUCTED ON-SITE FOR REVIEW BY DESIGN TEAM / OWNER.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF LIGHTWEIGHT FILL MATERIAL ON STRUCTURE SHOWING FILL MATERIAL, LIGHTWEIGHT SOIL, FILTER FABRIC, PAVING, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT.



01 LANDSCAPE PLAN - COURTYARD  
1/8"=1'-0"

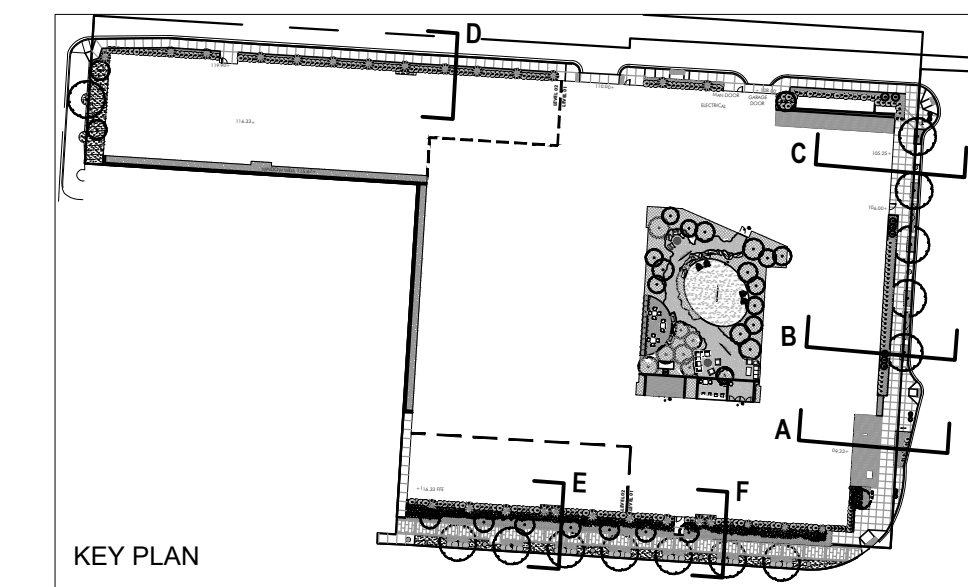
NOTE: INTERIOR ARCHITECTURE IS SHOWN FOR GENERAL REFERENCE ONLY AS IT MAY CHANGE.



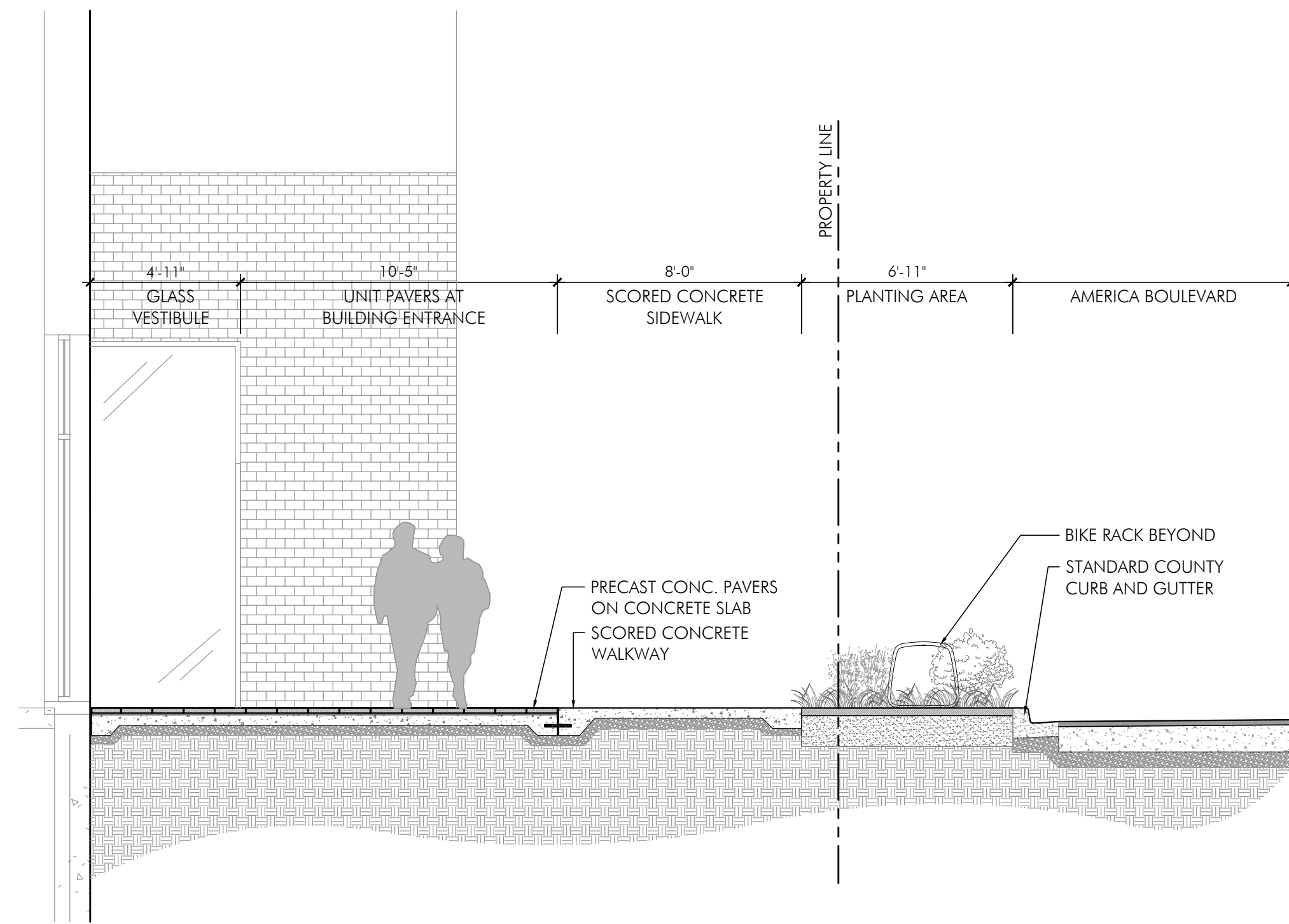
02 LANDSCAPE PLAN - LEVEL 07  
1/8"=1'-0"

NOTE: INTERIOR ARCHITECTURE IS SHOWN FOR GENERAL REFERENCE ONLY AS IT MAY CHANGE.

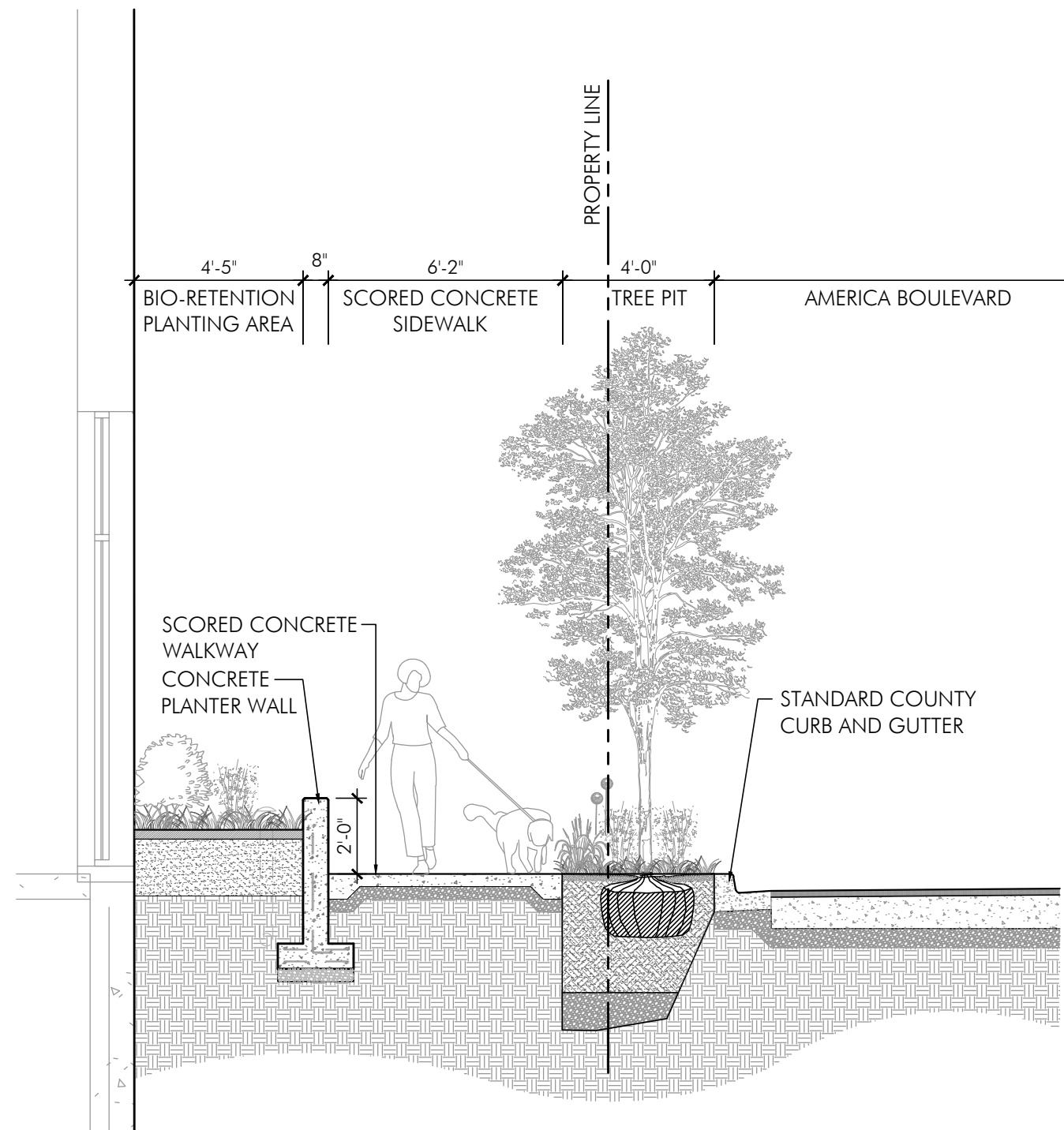




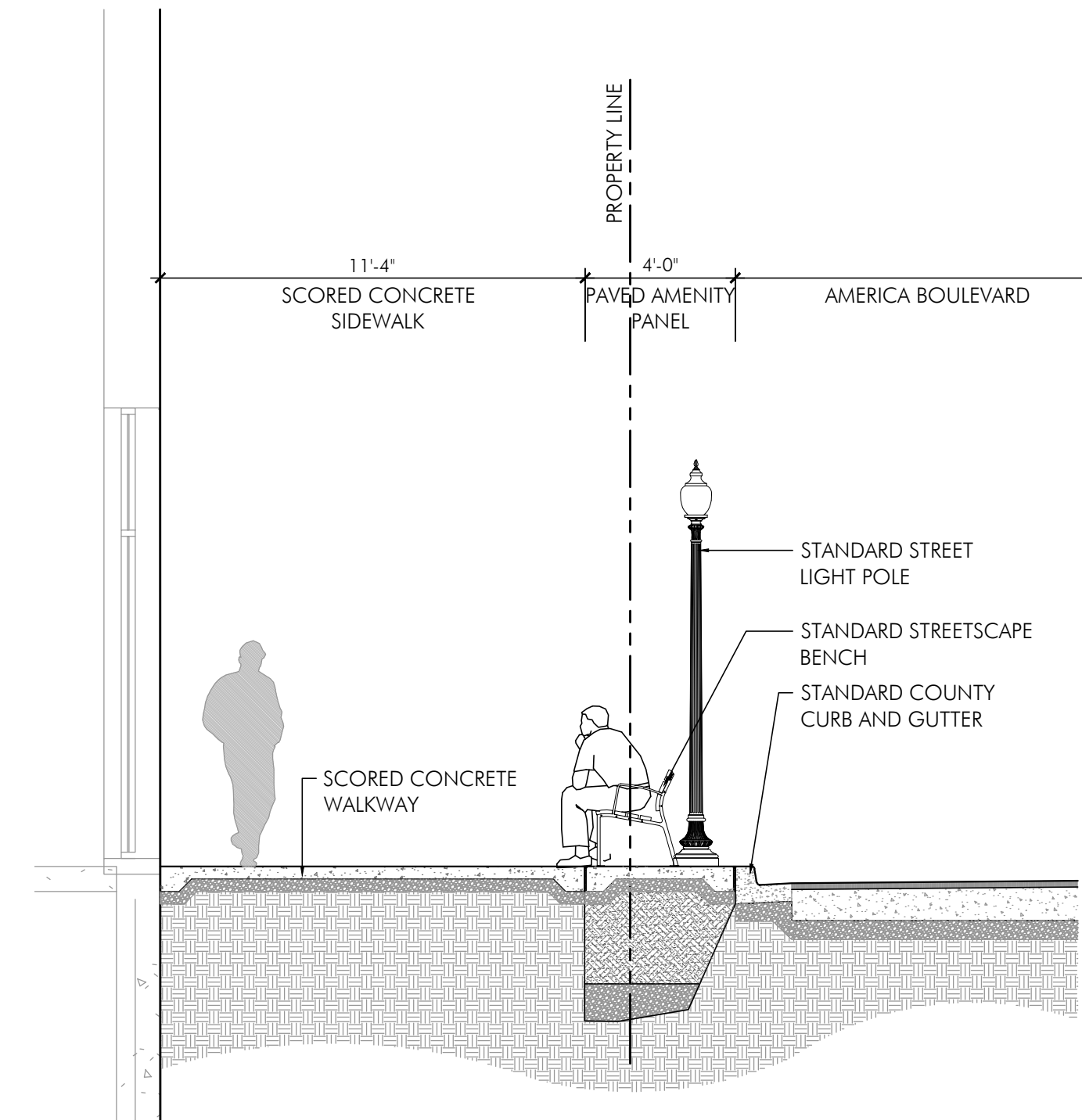
SECTIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



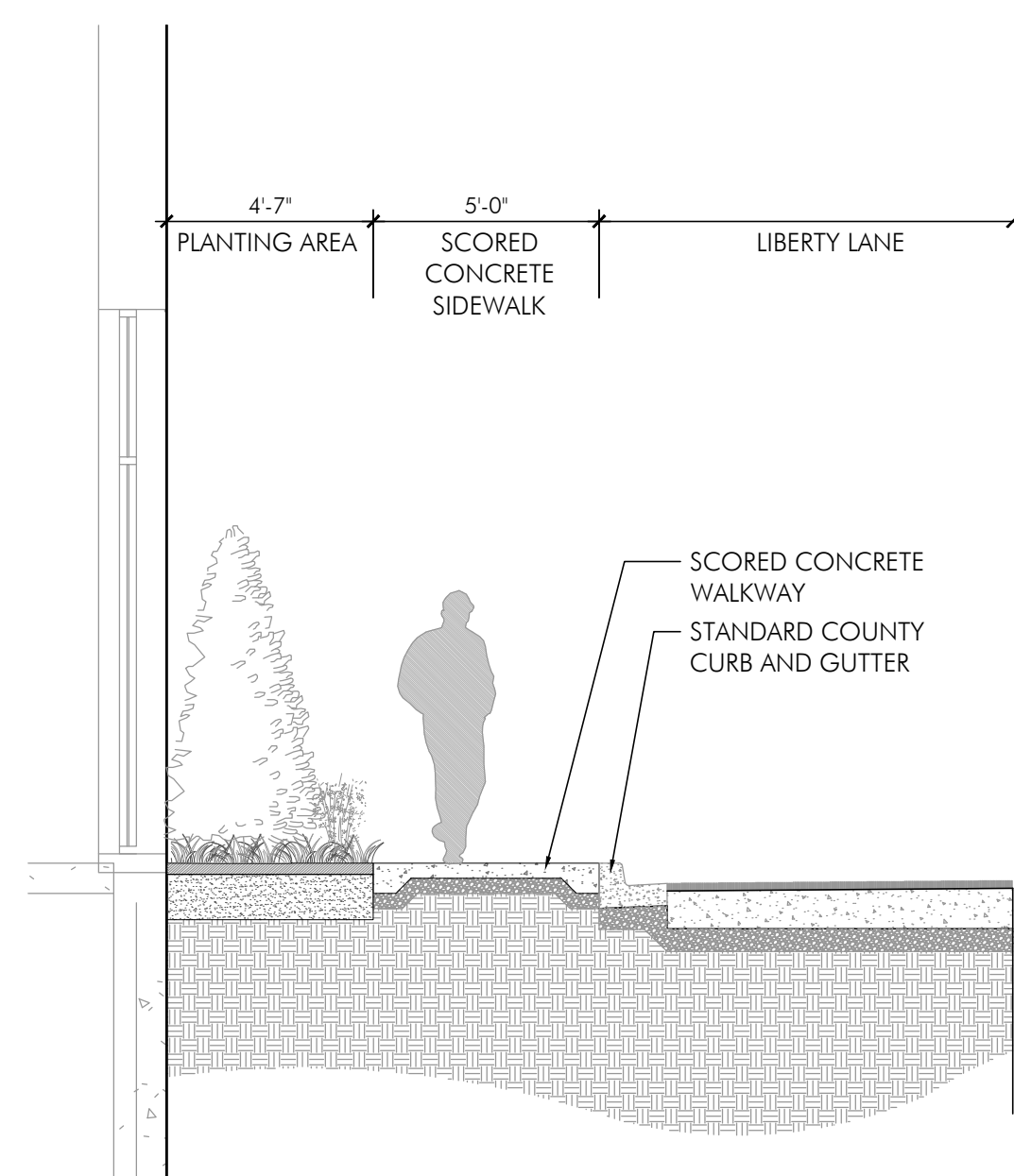
**01** STREETScape SECTION 'A' THROUGH AMERICA BLVD  
SCALE: 1/4" = 1'-0"



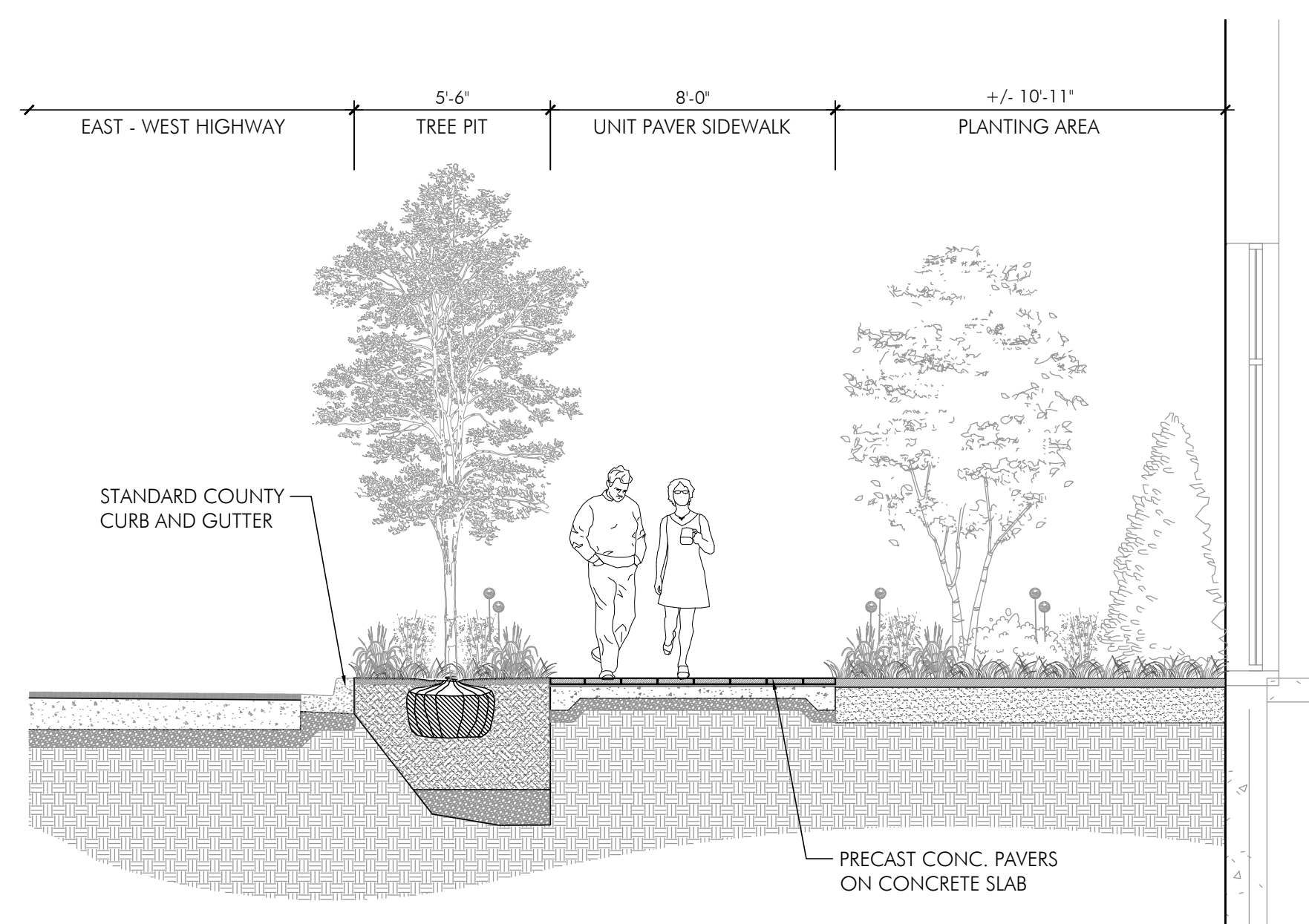
**02** STREETScape SECTION 'B'  
SCALE: 1/4" = 1'-0"



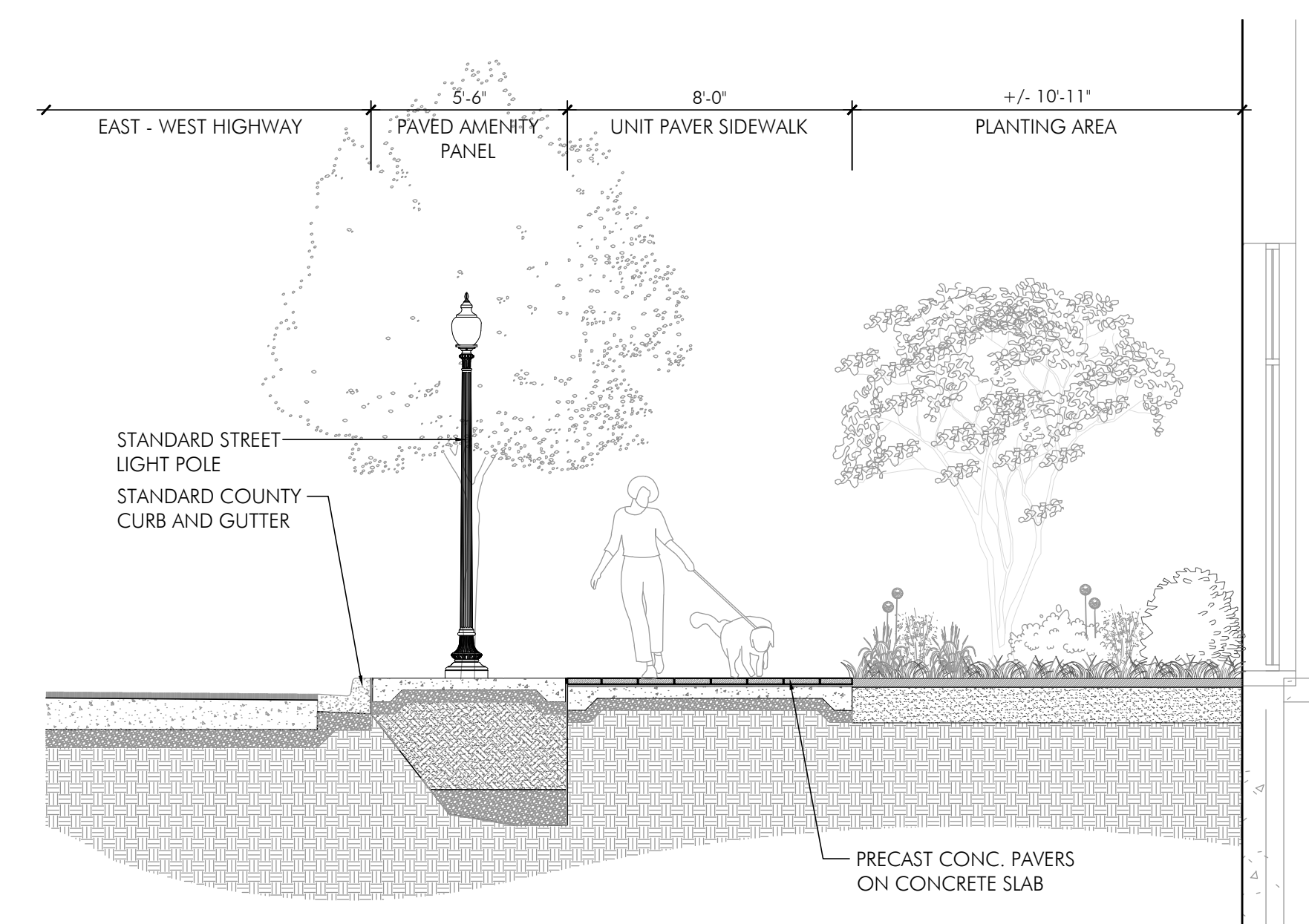
**03** STREETScape SECTION 'C'  
SCALE: 1/4" = 1'-0"



**04** STREETScape SECTION 'D'  
SCALE: 1/4" = 1'-0"



**05** STREETScape SECTION 'E'  
SCALE: 1/4" = 1'-0"



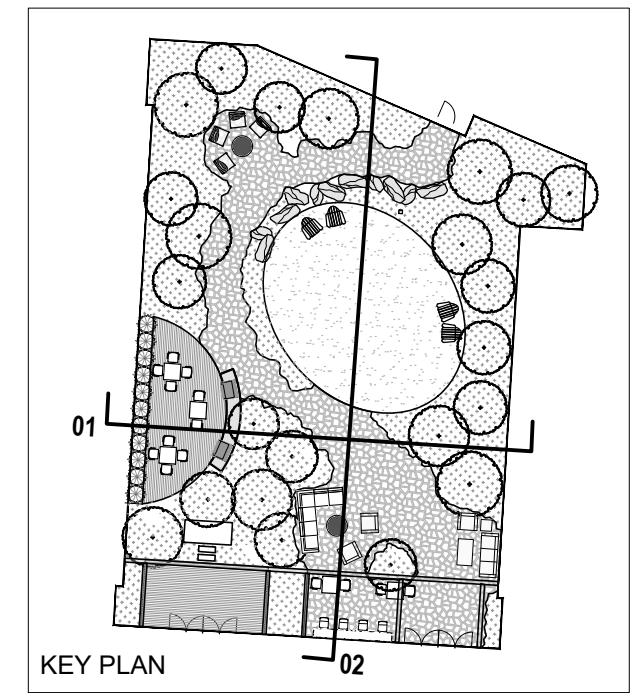
**06** STREETScape SECTION 'F'  
SCALE: 1/4" = 1'-0"



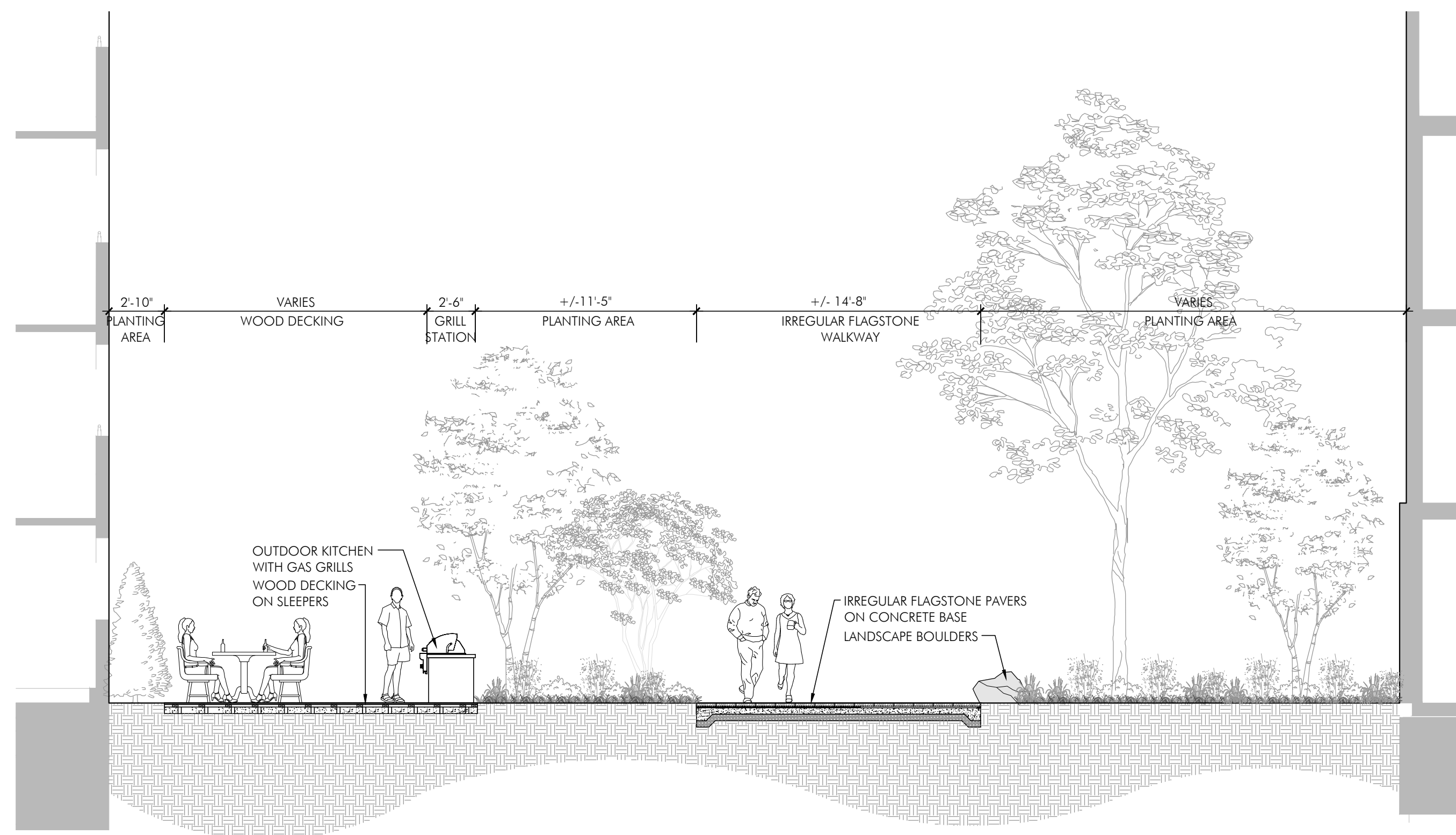
REVISIONS

DSP-21006	07.23.2021

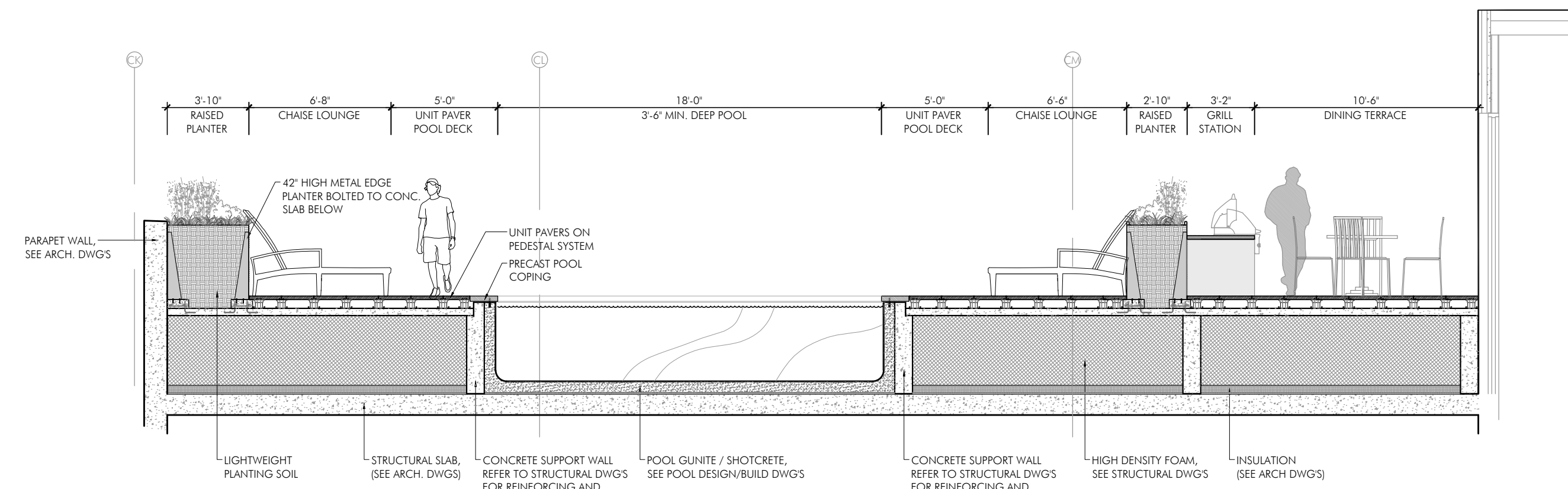
DESIGNED BY  
CM/TR  
DRAWN BY  
SS/JB  
CHECKED BY  
TR



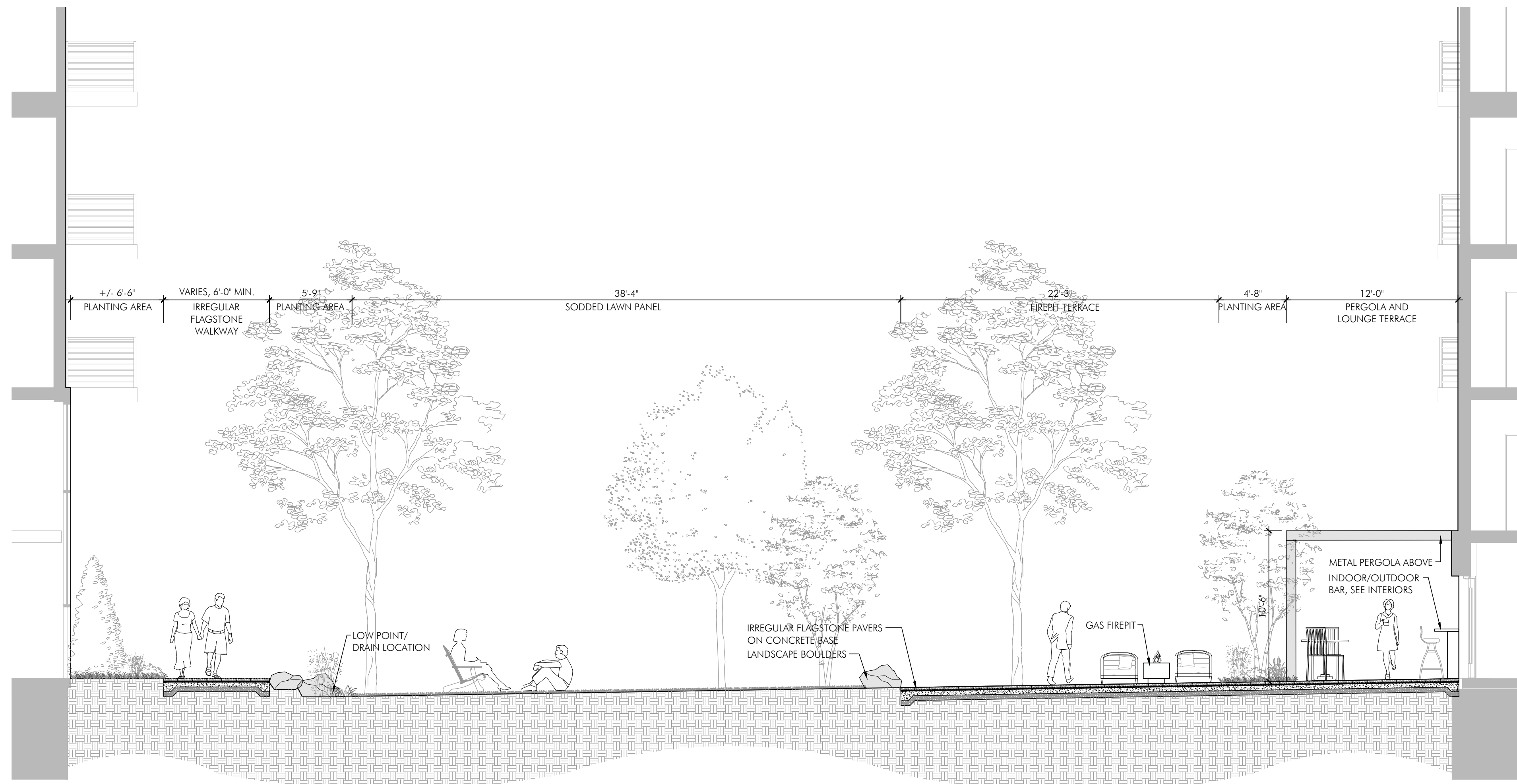
SECTIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**01** COURTYARD SECTION 'A'  
SCALE: 3/16" = 1'-0"



**03** ROOF TERRACE SECTION  
SCALE: 3/16" = 1'-0"

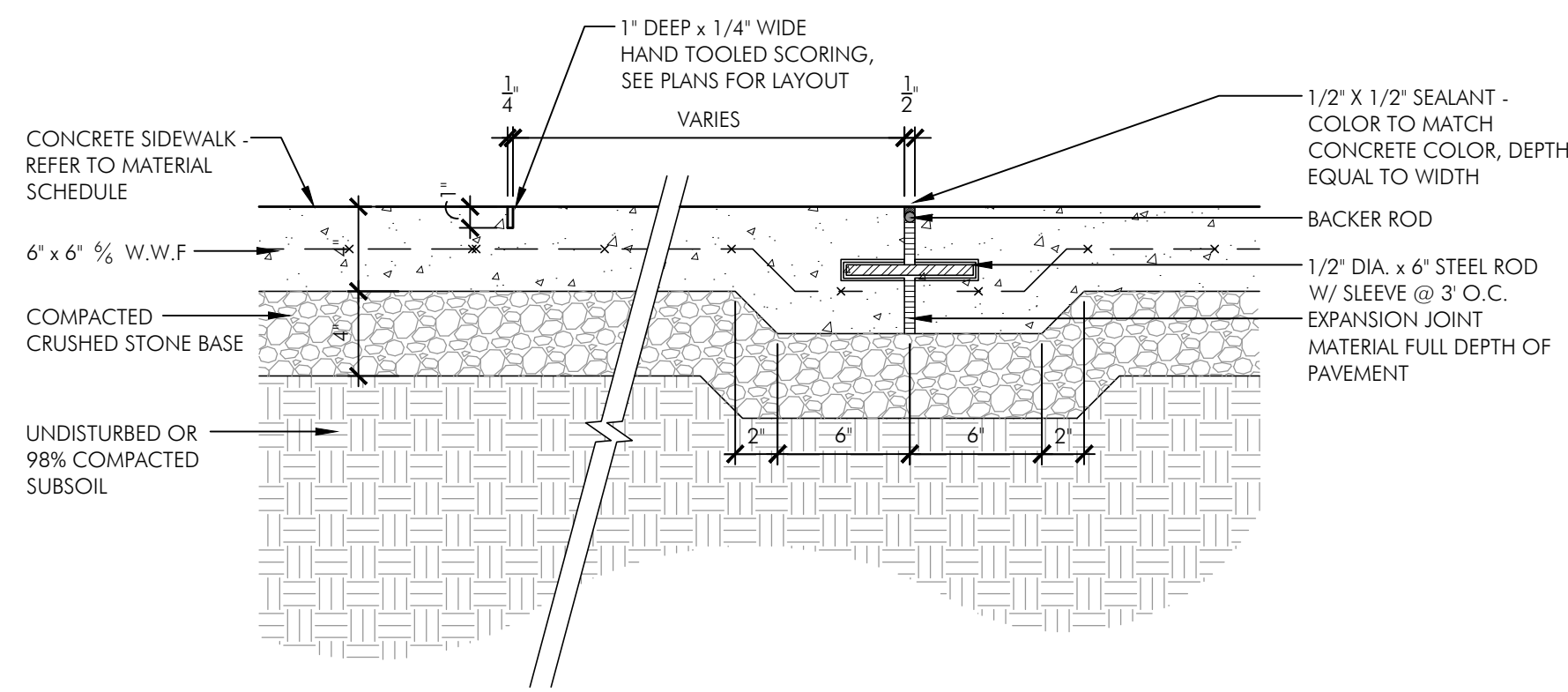


**02** COURTYARD SECTION 'B'  
SCALE: 3/16" = 1'-0"

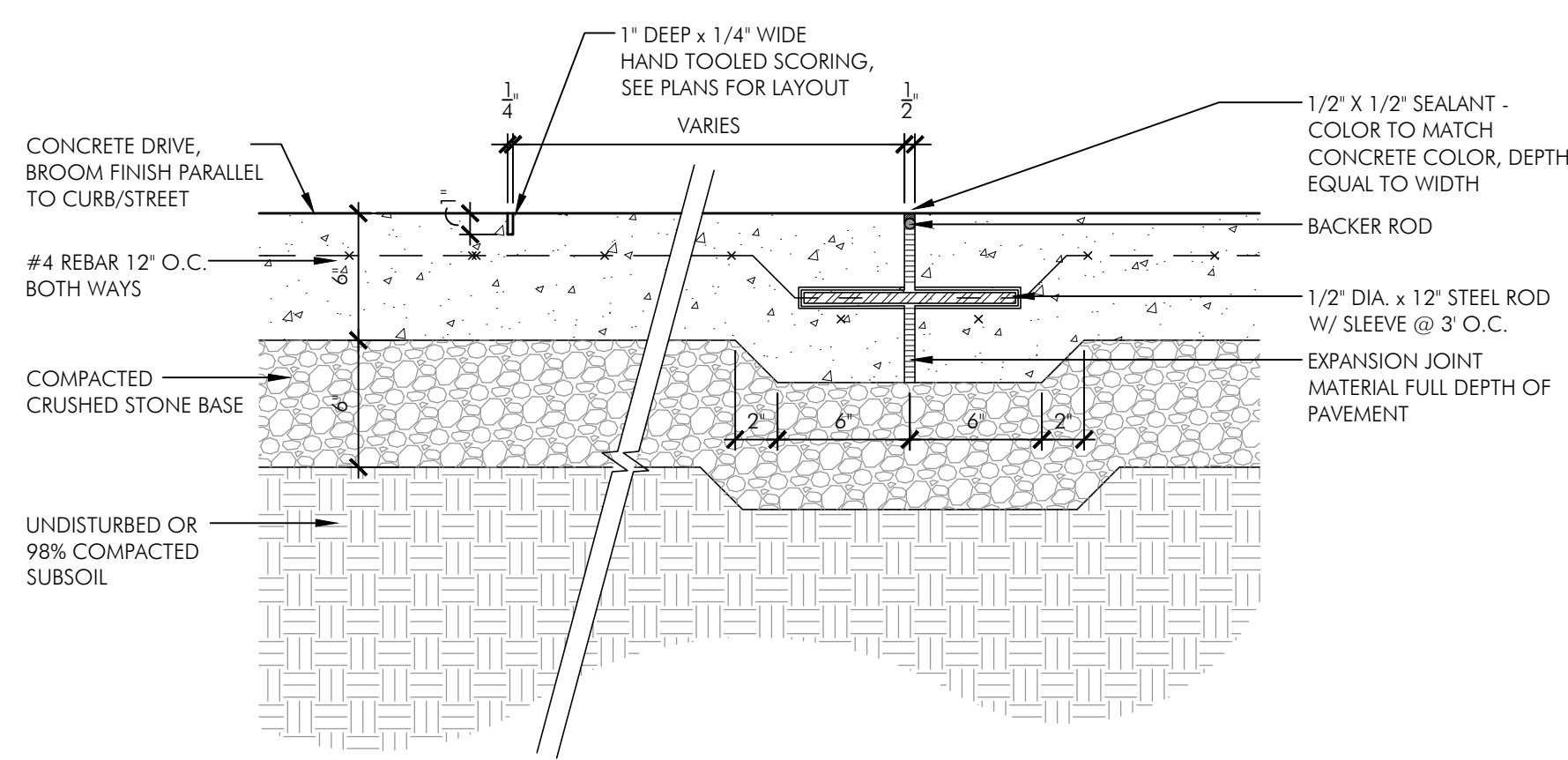


REVISIONS	
DSP-21006	07.23.2021

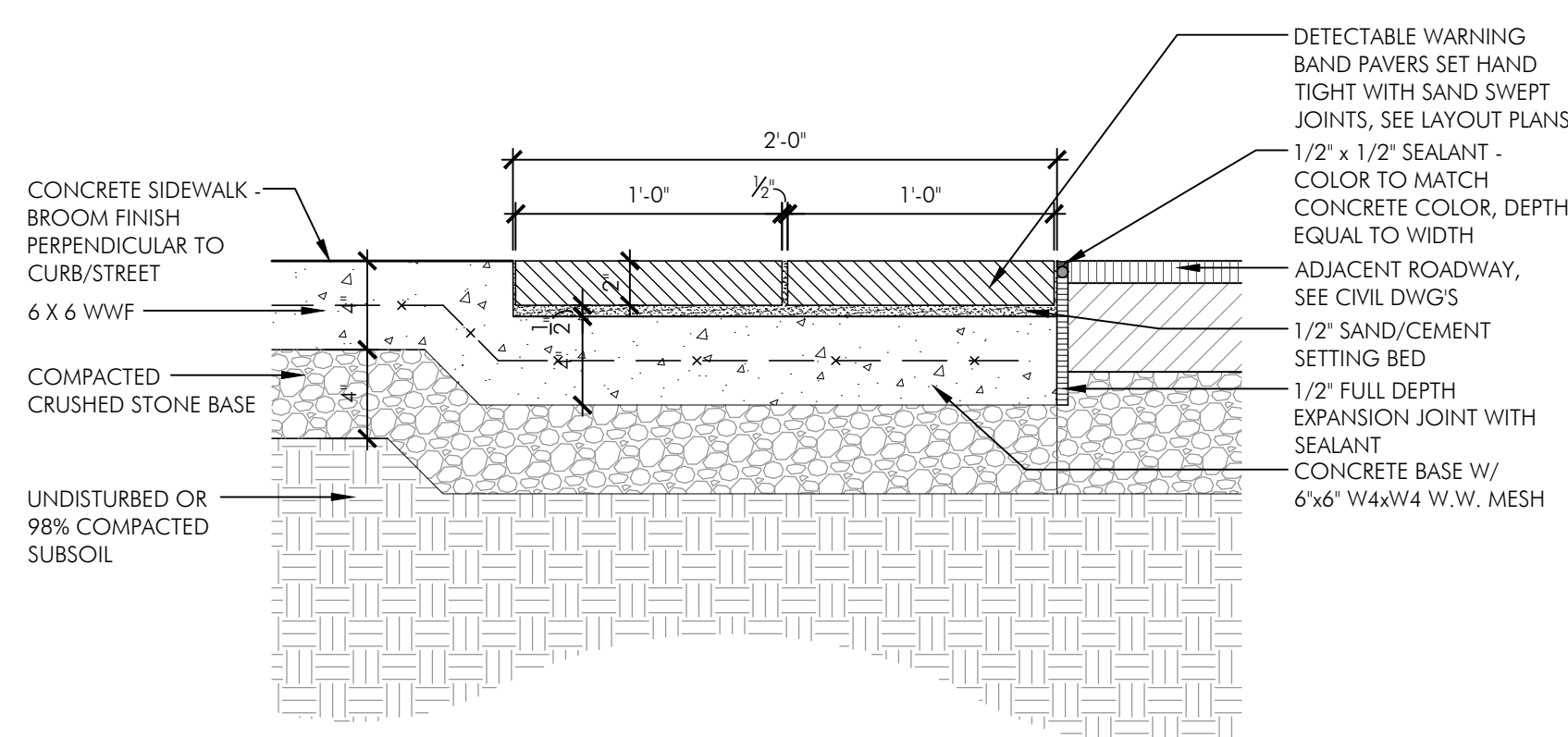
DESIGNED BY  
CM/TR  
DRAWN BY  
SS/JB  
CHECKED BY  
TR



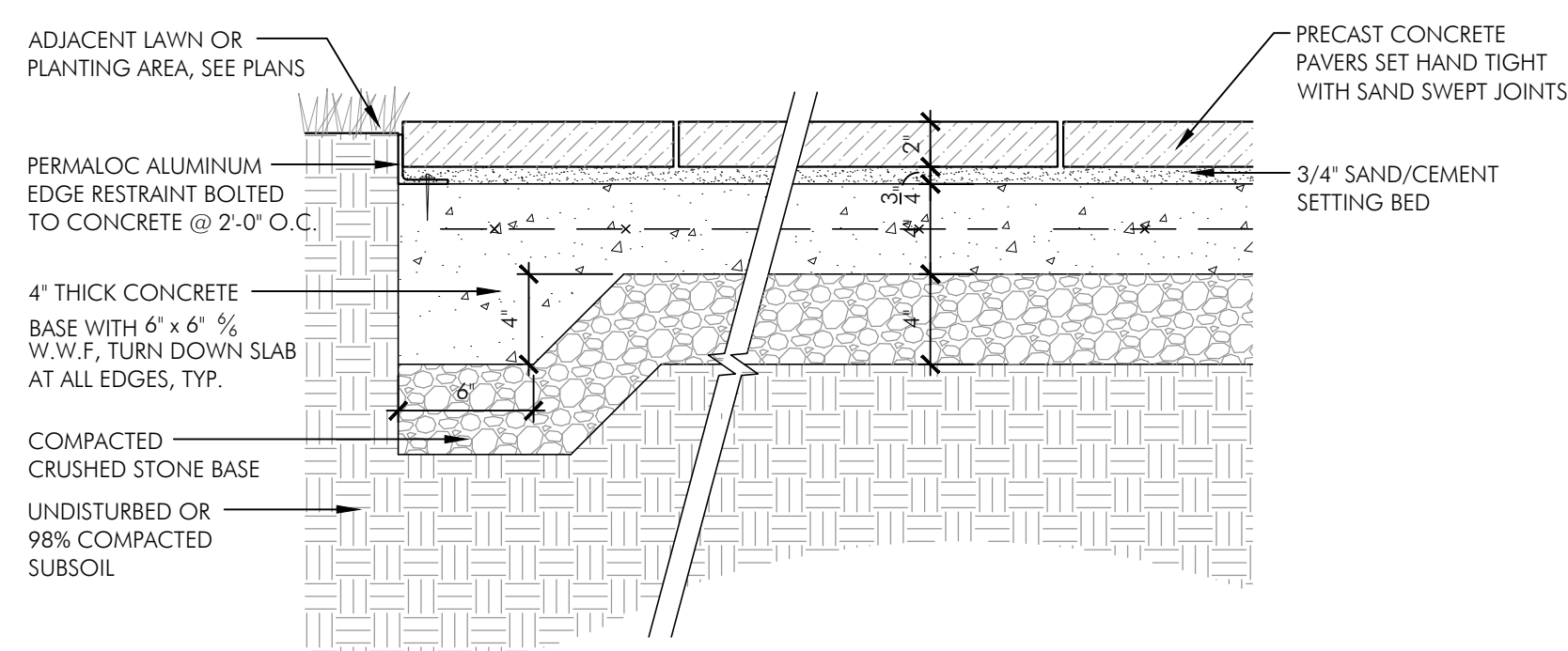
**01** SCORED CONCRETE PAVING ON GRADE  
SCALE: 1 1/2" = 1'-0"



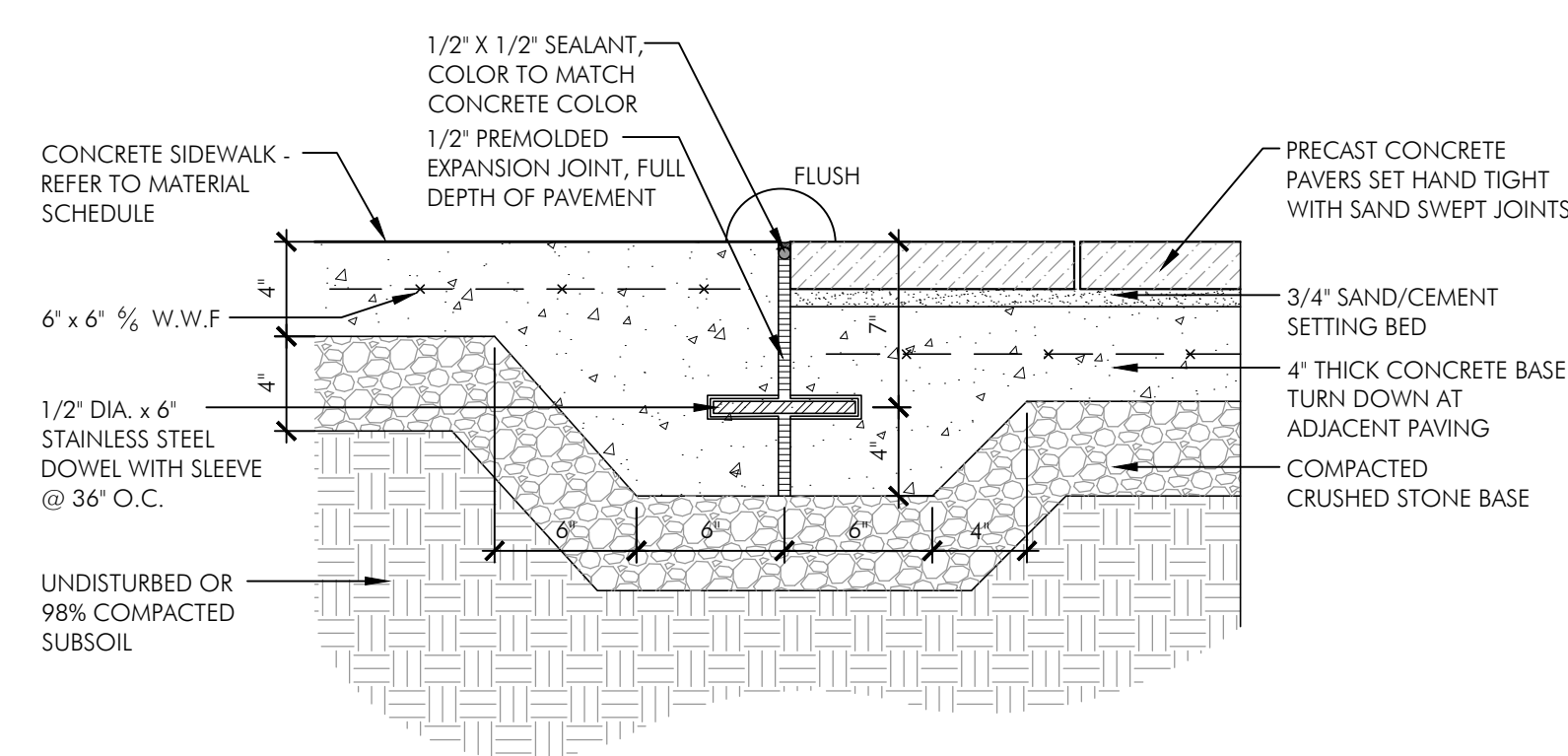
**02** VEHICULAR CONCRETE PAVING ON GRADE  
SCALE: 1 1/2" = 1'-0"



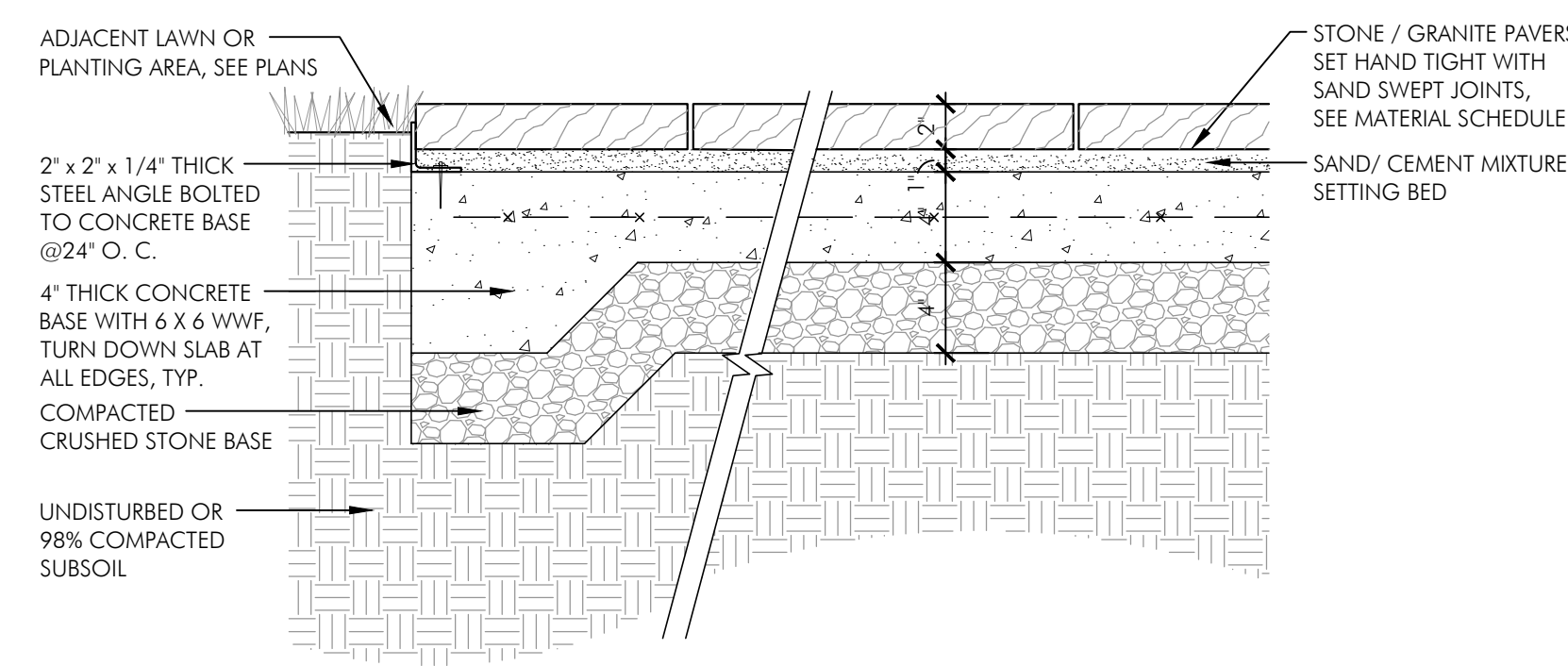
**03** DETECTABLE WARNING PAVERS AT HANDICAP RAMP  
SCALE: 1 1/2" = 1'-0"



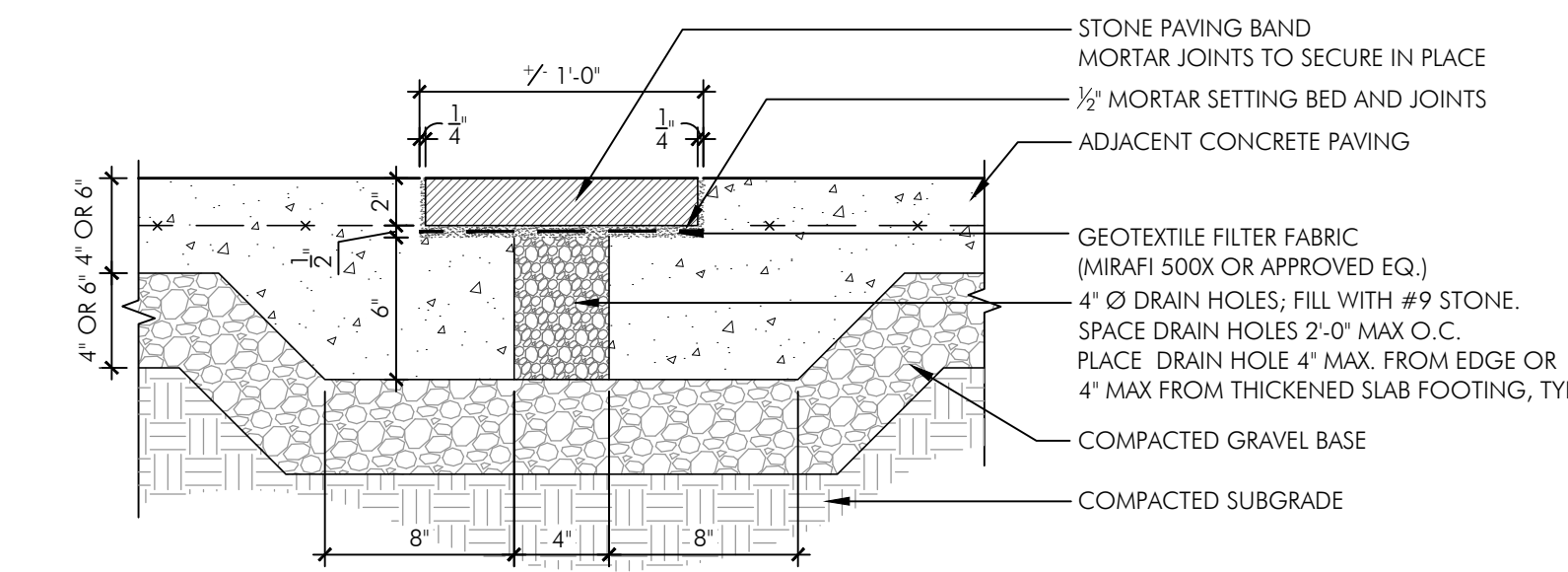
**04** UNIT PAVERS ON CONCRETE SLAB - ON GRADE  
SCALE: 1 1/2" = 1'-0"



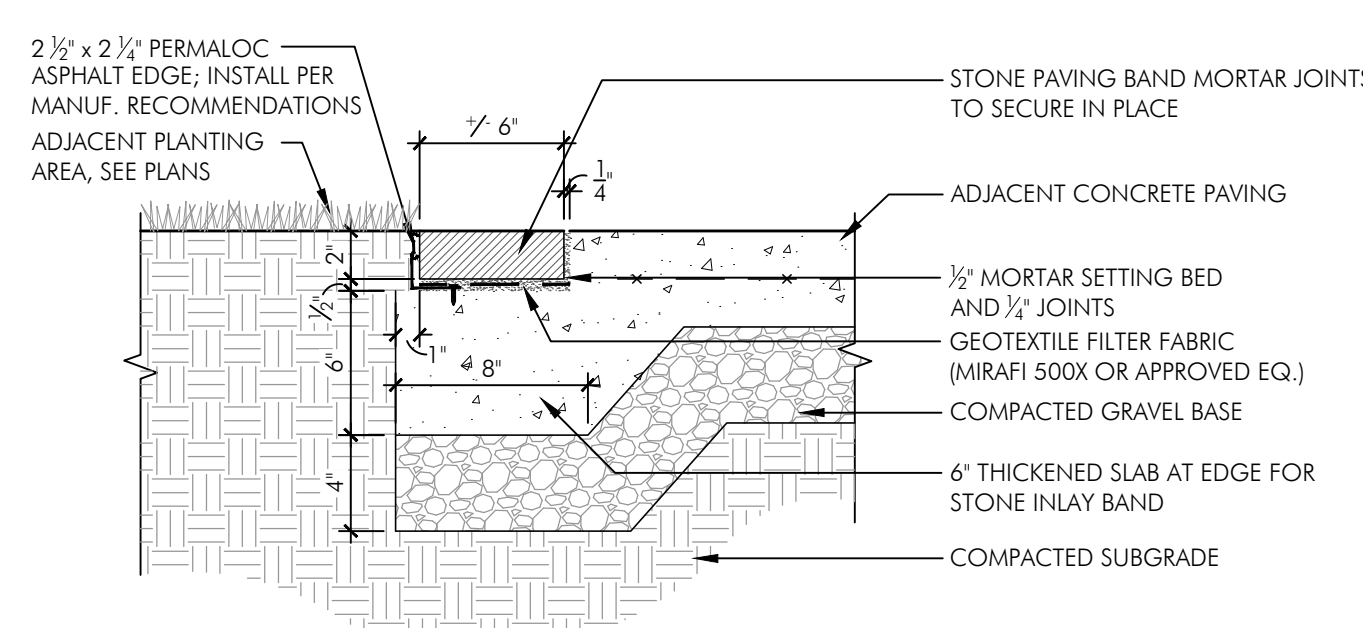
**05** CONCRETE PAVING TO PAVER TRANSITION  
SCALE: 1 1/2" = 1'-0"



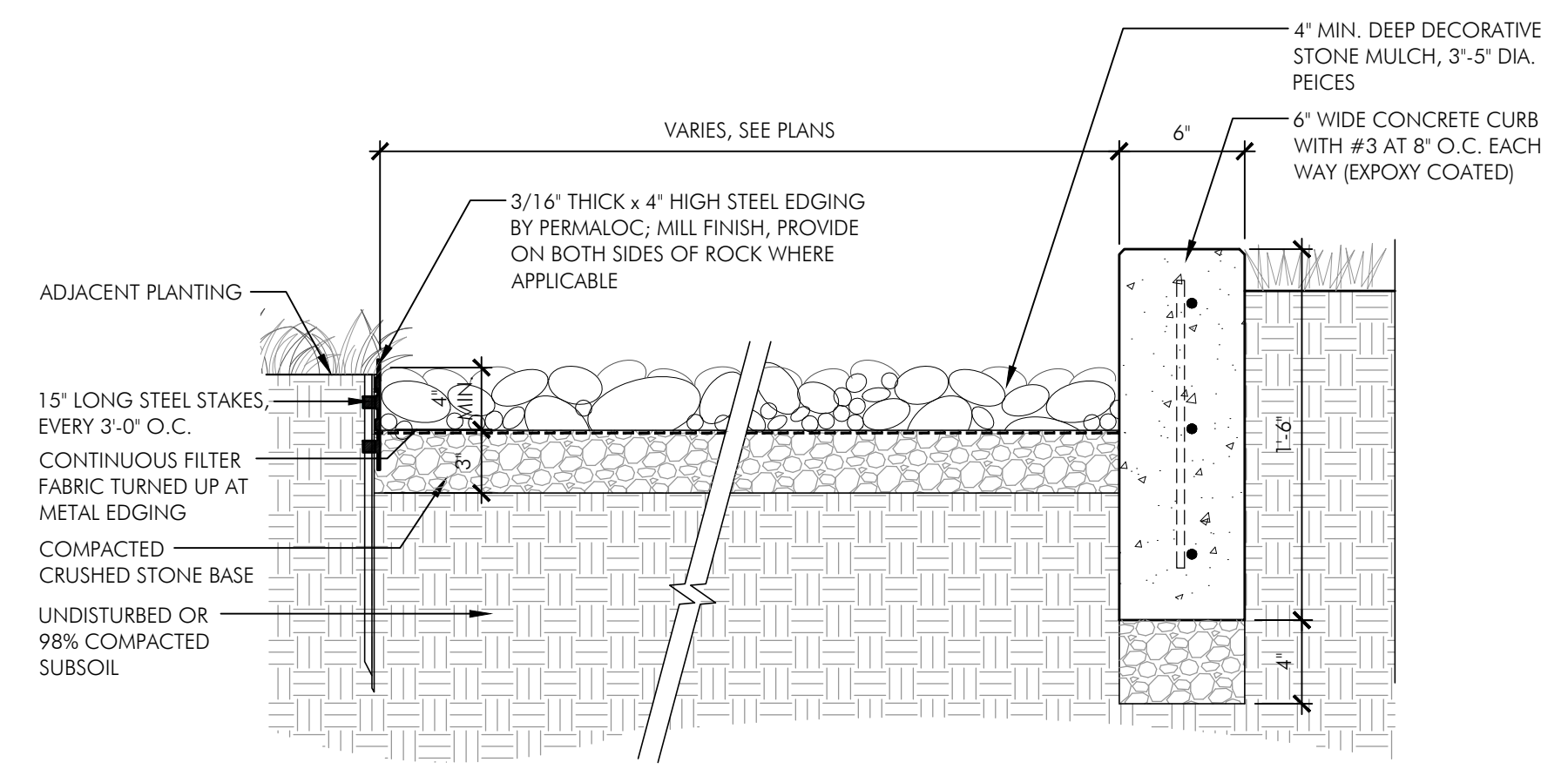
**06** STONE PAVING ON CONCRETE SLAB ON GRADE  
SCALE: 1 1/2" = 1'-0"



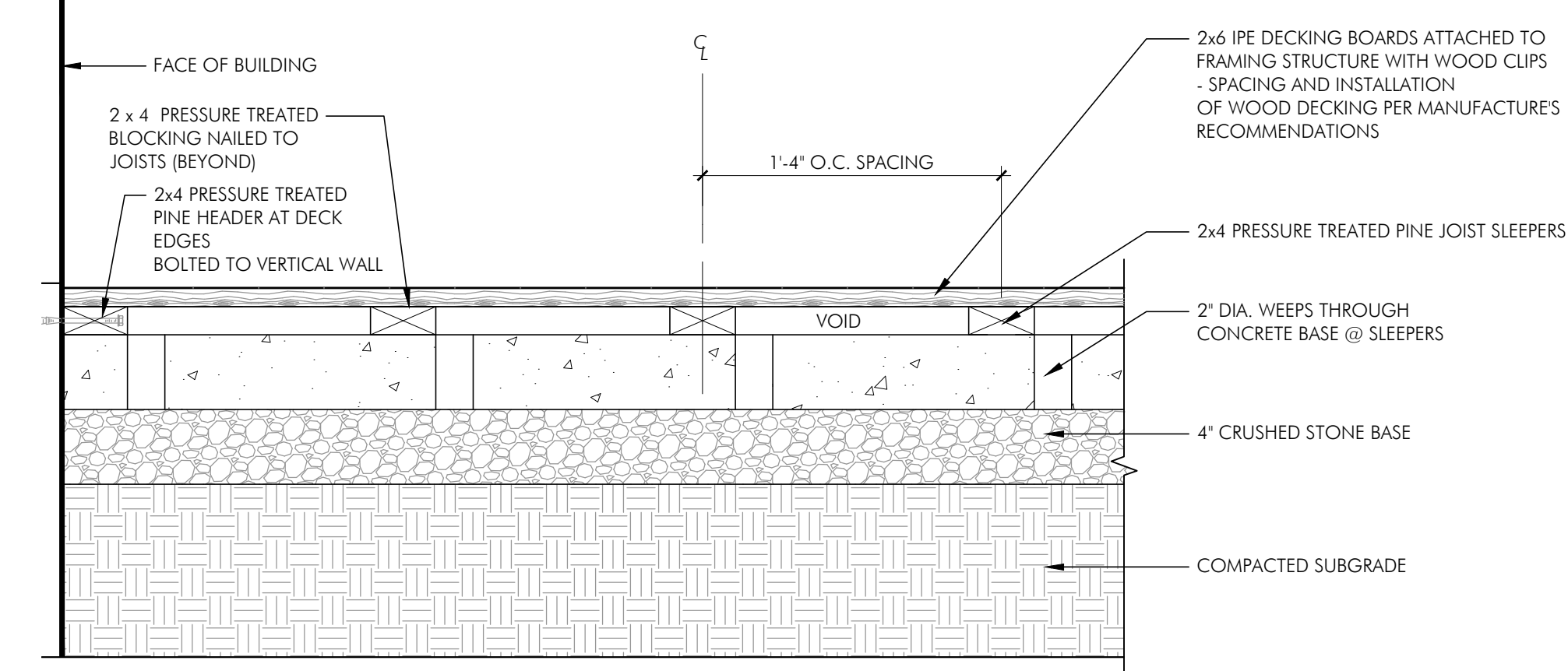
**07** UNIT PAVER INLAY BAND IN CONCRETE WALKWAY  
SCALE: 1 1/2" = 1'-0"



**08** UNIT PAVER BAND AT EDGE OF CONCRETE  
SCALE: 1 1/2" = 1'-0"



**09** DECORATIVE GRAVEL MULCH ON GRADE  
SCALE: 1 1/2" = 1'-0"



**10** WOOD DECKING ON CONCRETE SLAB ON GRADE  
SCALE: 1 1/2" = 1'-0"

**UNIVERSITY TOWN CENTER PARCEL N**  
6400 America Blvd, Hyattsville Prince Georges County, Maryland  
LANDSCAPE ARCHITECT  
**ParkerRodriguez**  
101 North Union Street, Suite 320 Alexandria VA 22314 703.548.5010

OWNER  
TDC Parcel N Investor, LLC  
ARCHITECT  
BCT Design Group  
100 North Charles Street  
Baltimore MD 21201  
410.837.2727  
CIVIL ENGINEER  
Bohler Engineering  
16701 Melford Boulevard, Suite 310  
Bowie MD 20715  
301.809.4500



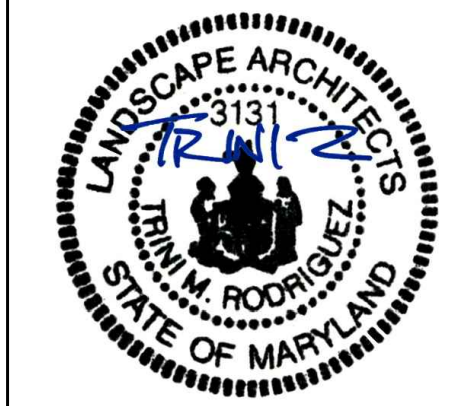
REVISIONS

DSP-21006	07.23.2021

DESIGNED BY  
CM/TR  
DRAWN BY  
SS/JB  
CHECKED BY  
TR

**HARDSCAPE DETAILS**

**L0.20**



REVISIONS

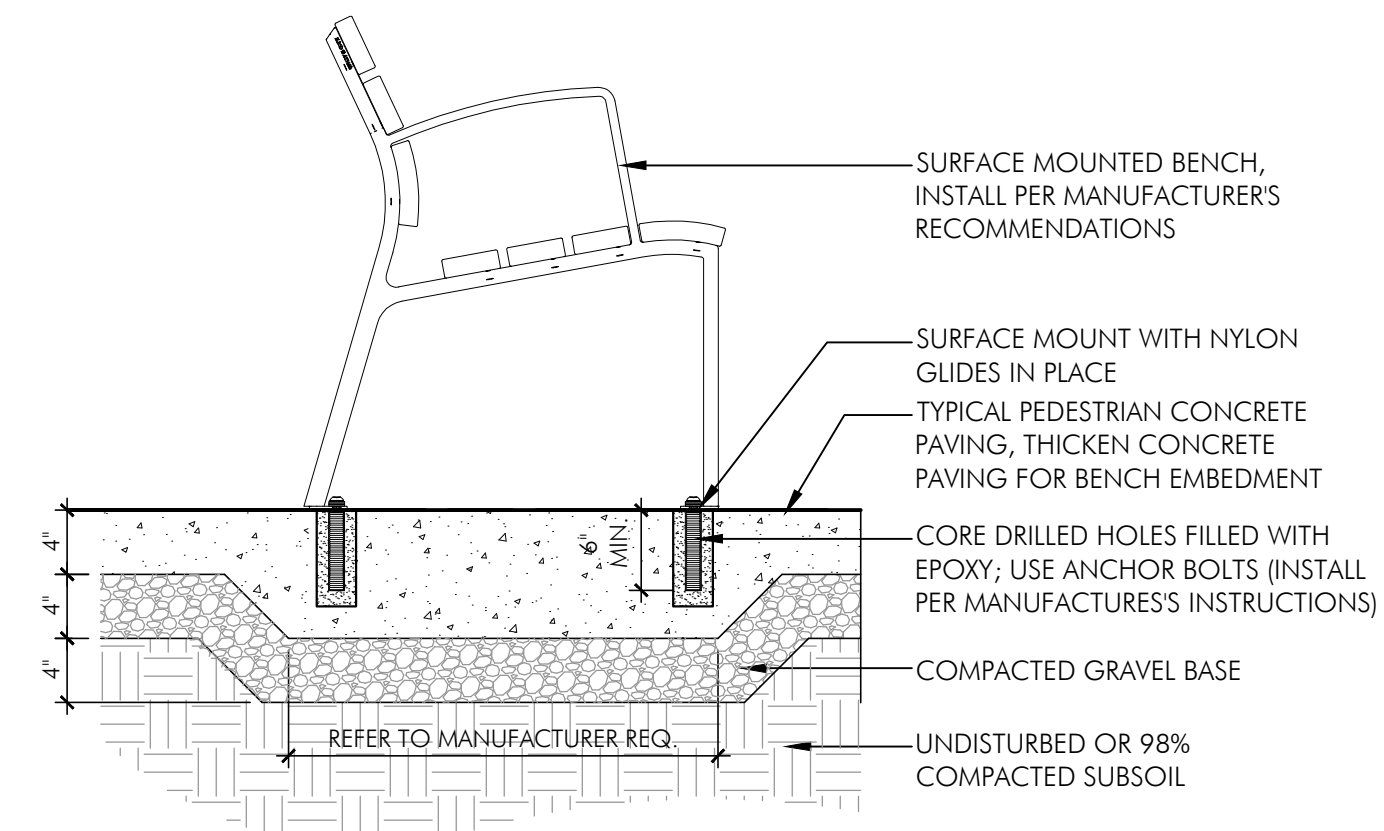
DSP-21006 07.23.2021

DESIGNED BY  
CM/TR

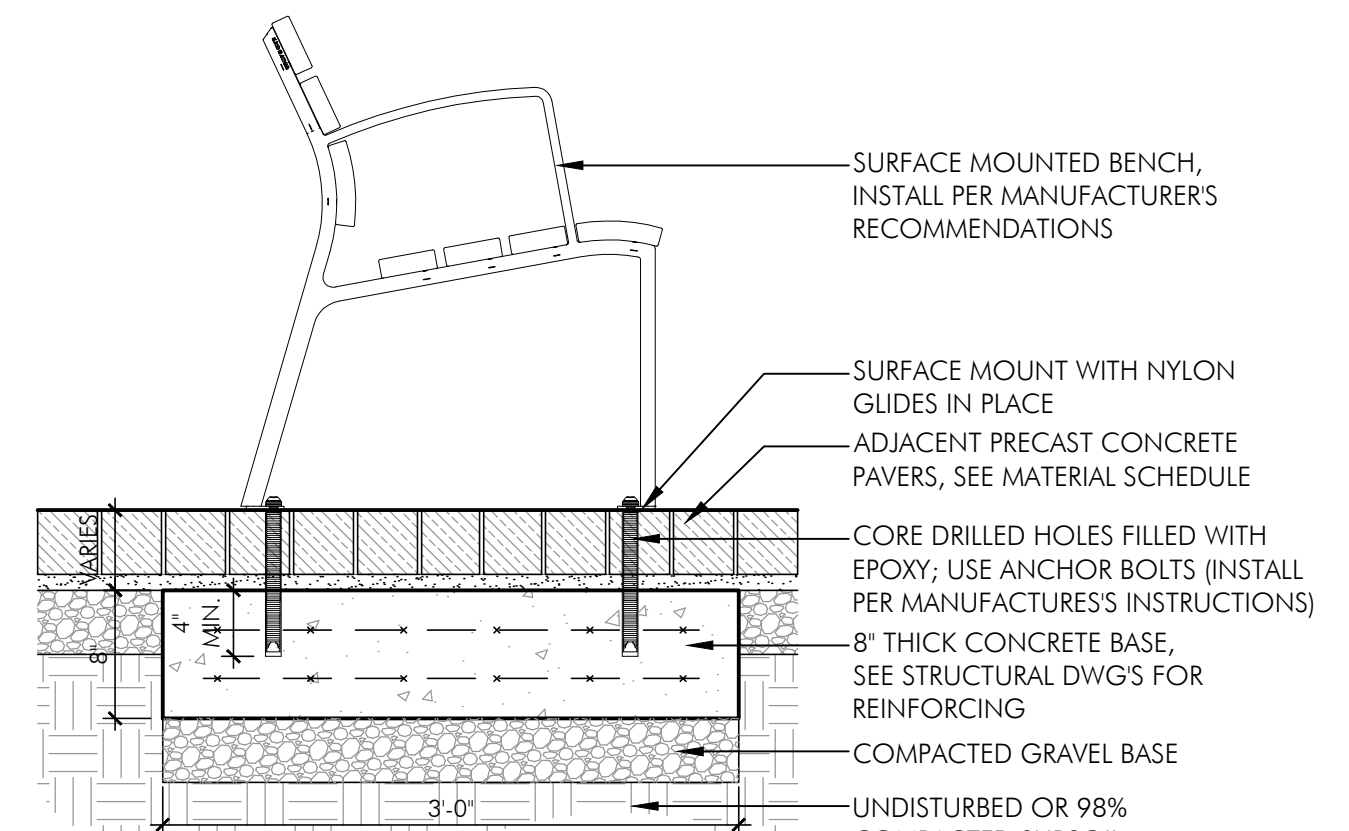
DRAWN BY  
SS/JB

CHECKED BY  
TR

NOTE: PROVIDE 30X48 CLEAR ZONE NEAR AT LEAST ONE BENCH IN EACH GROUP. CROSS SLOPE OF AREA < 2%



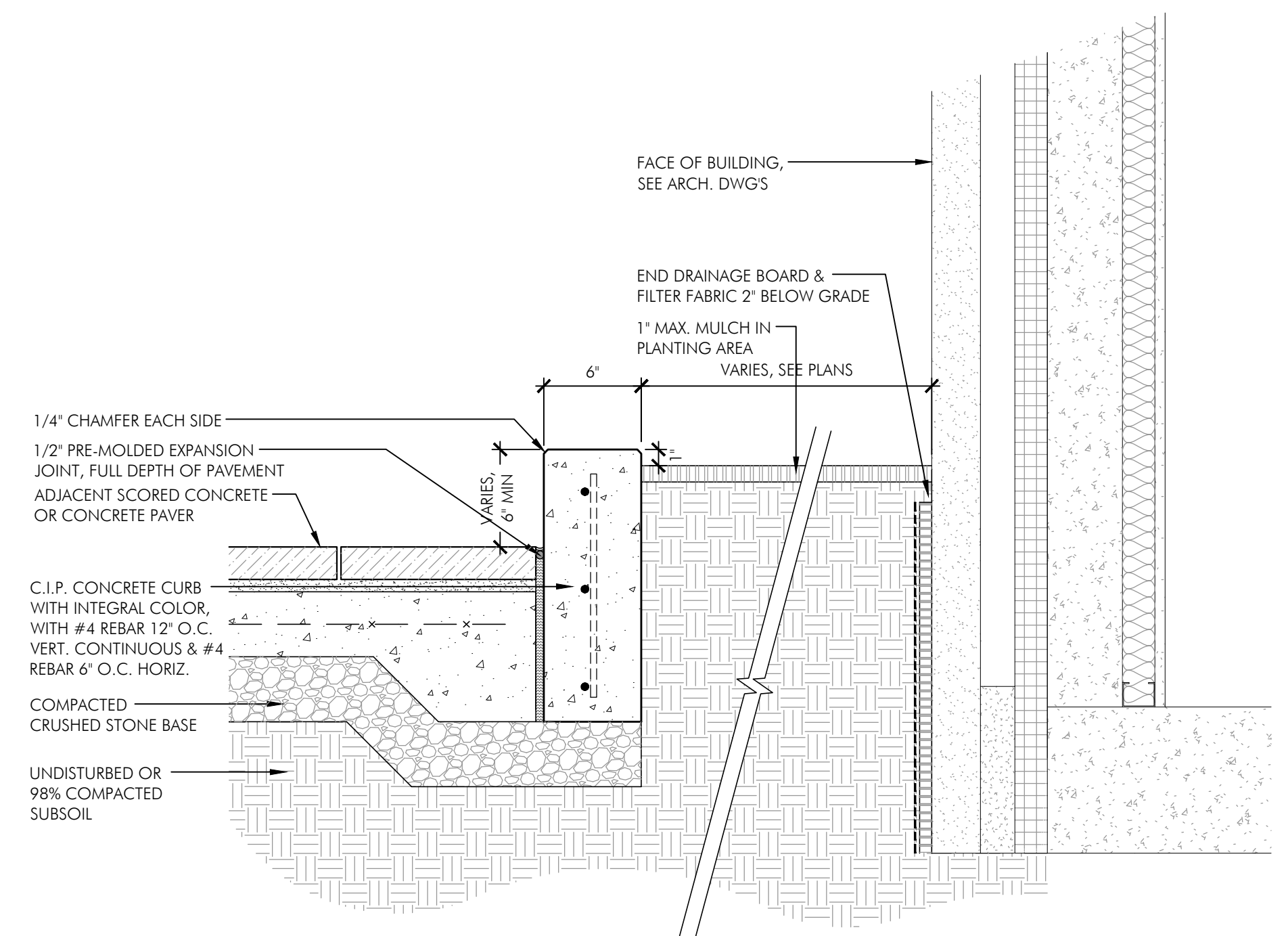
SURFACE MOUNTED BENCH AT CONCRETE PAVING



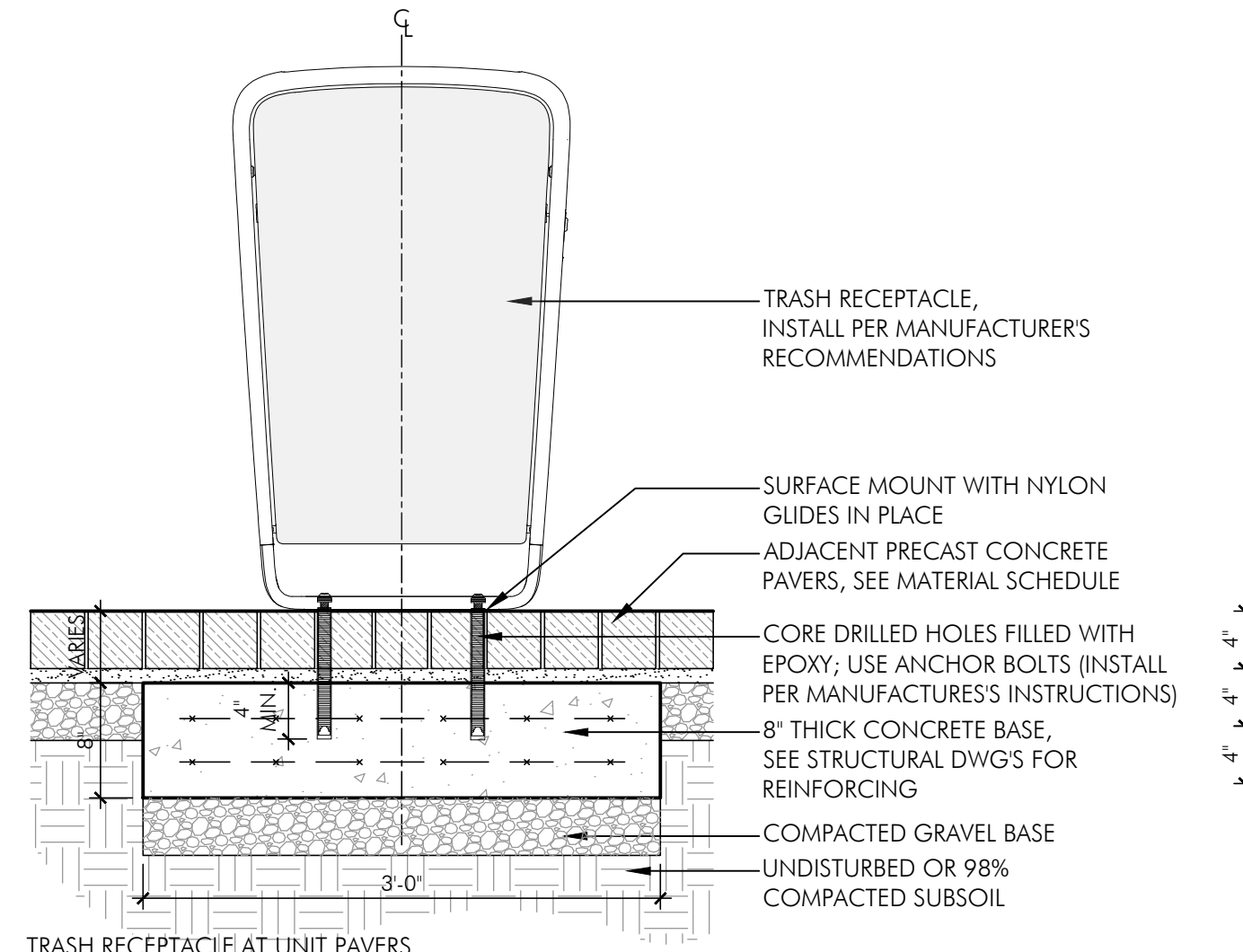
SURFACE MOUNTED BENCH AT UNIT PAVING



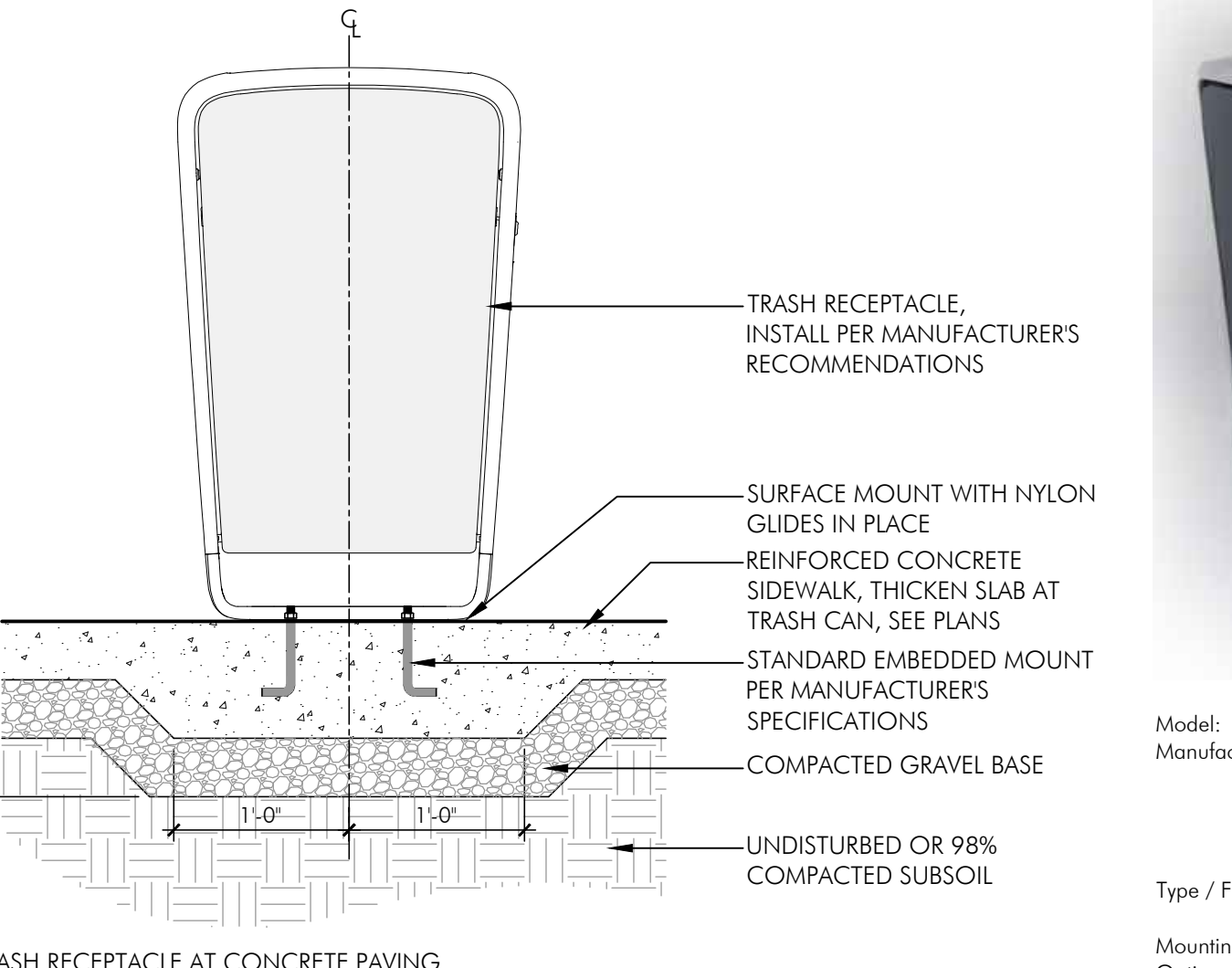
Model: Neocombo Bench (59" Backed)  
Manufacturer: Landscape Forms  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
800.430.6209  
www.landscapeforms.com  
Type / Finish: Aluminum  
Mounting: Surface Mount  
Size: 59" Backed (27" x 59" x 31")



04 CONCRETE LOW CURB ON GRADE  
SCALE: 1" = 1'-0"



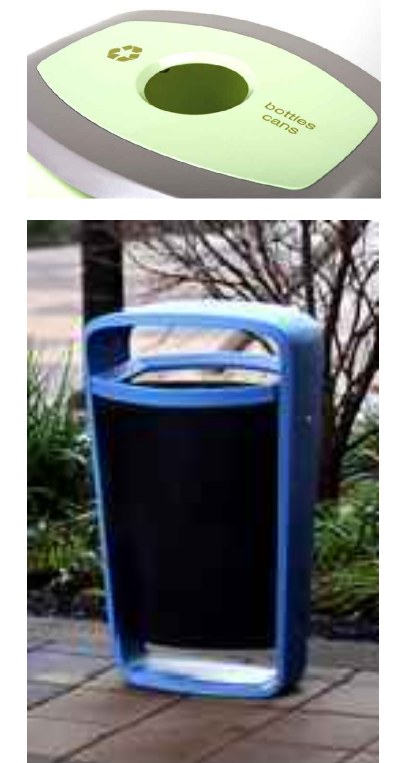
02 TRASH RECEPTACLE MOUNTING, TYPICAL  
SCALE: 1" = 1'-0"



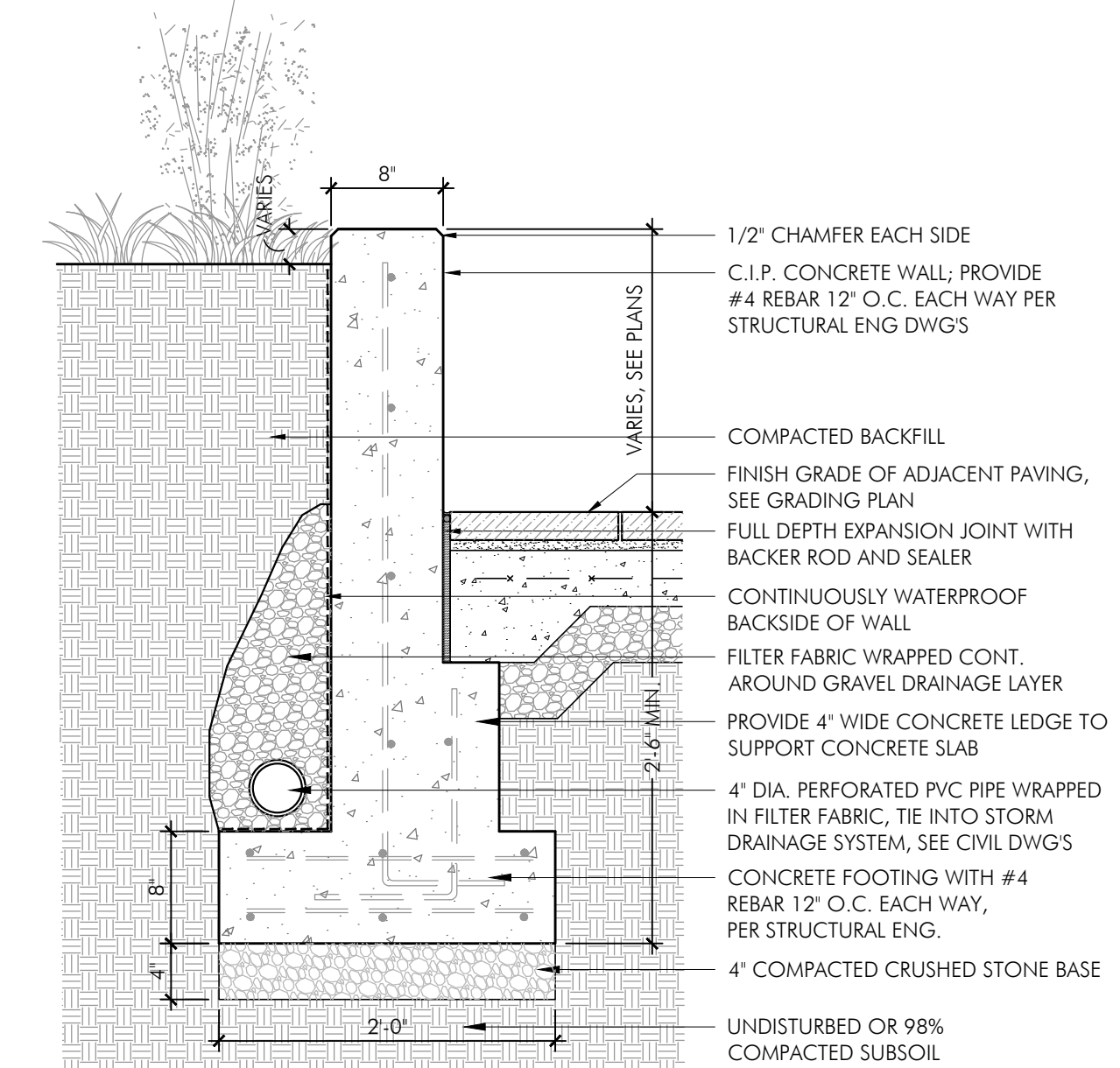
TRASH RECEPTACLE AT CONCRETE PAVING



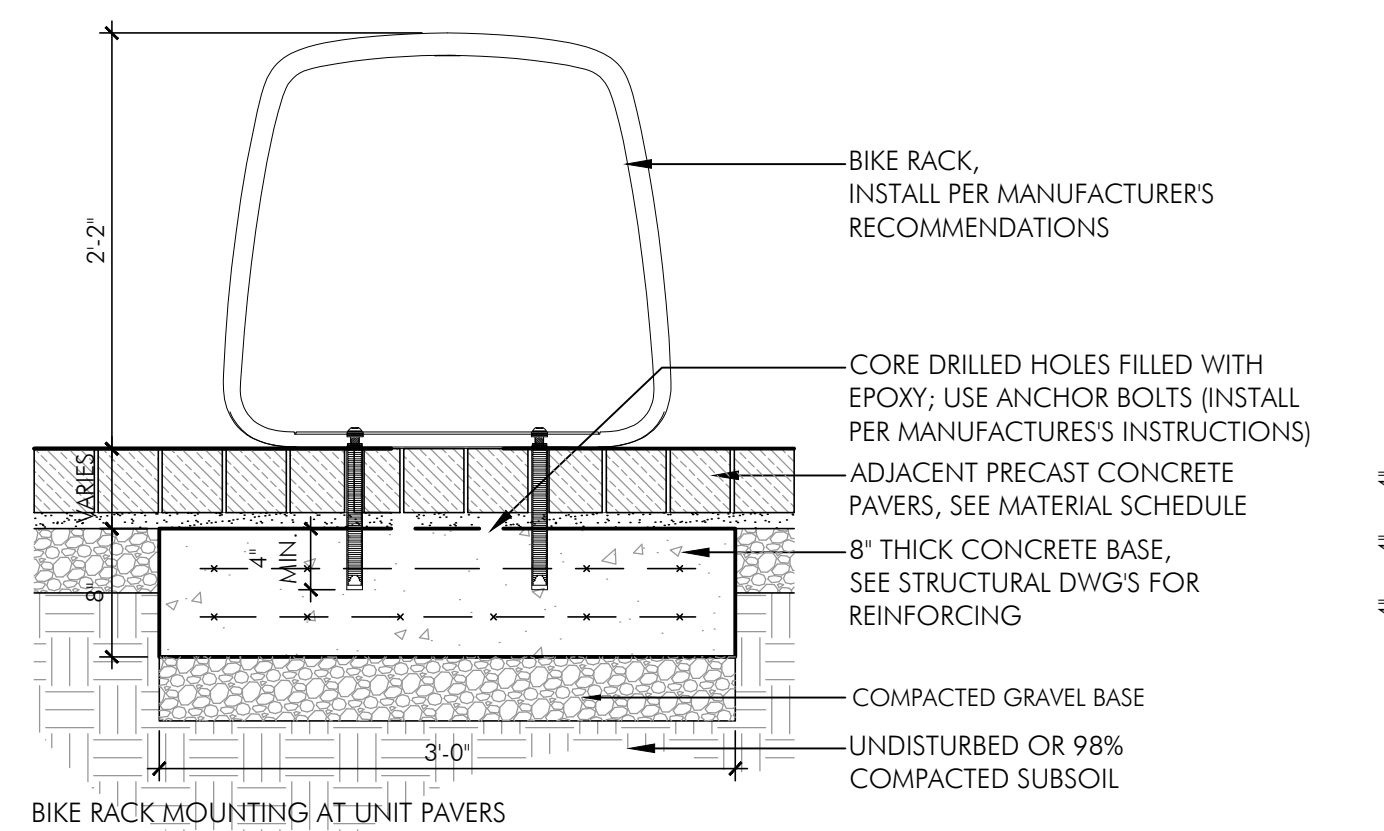
Model: Collect Litter  
Manufacturer: Landscape Forms  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
800.430.6209  
www.landscapeforms.com  
Type / Finish: Silver Metallic Powdercoat Frame  
Black Color Polyethylene Bin  
Surface Mount  
Mounting: With Keyed lock on side  
Options: 30 Gallon Top Open  
Size: (16"x24"x38")



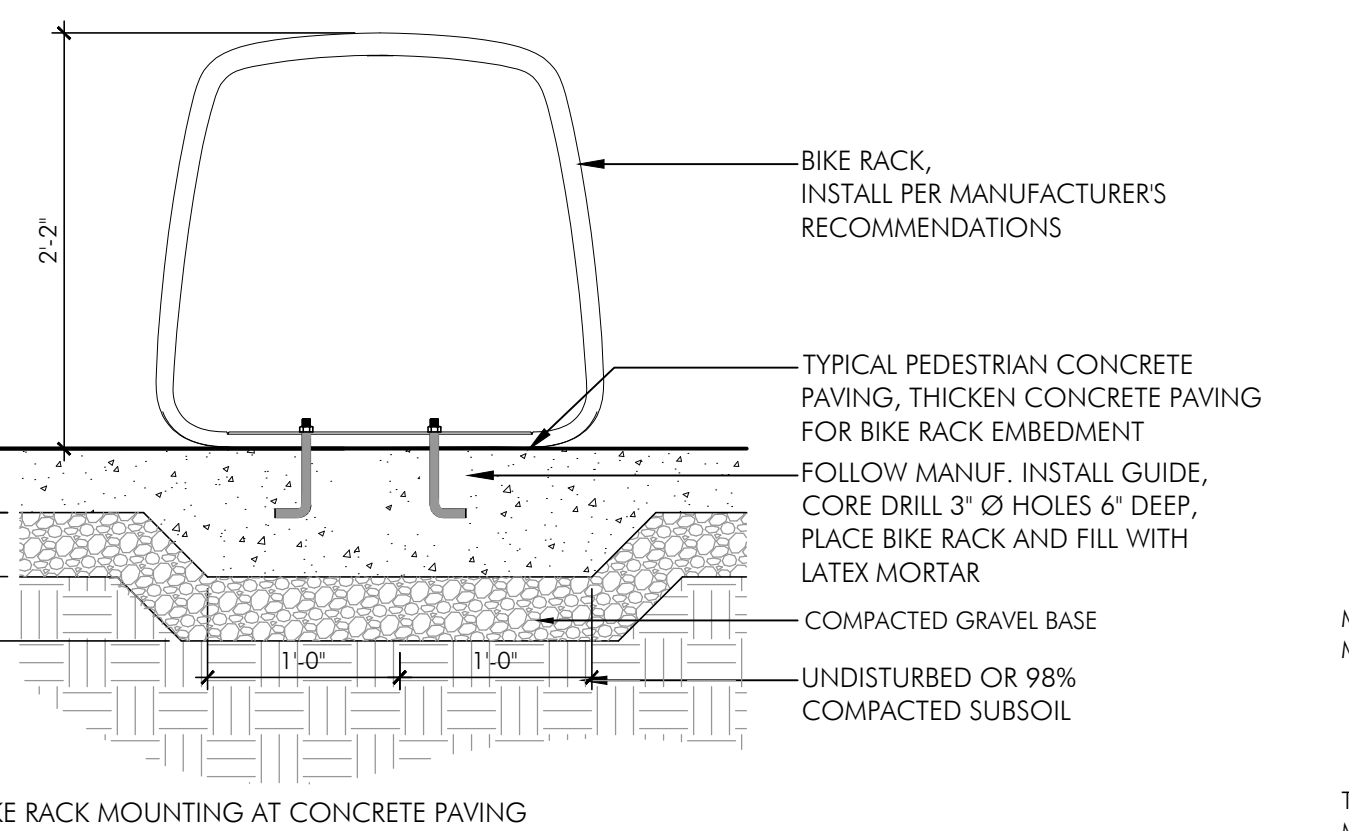
Model: Collect Recycling  
Manufacturer: Landscape Forms  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
800.430.6209  
www.landscapeforms.com  
Type / Finish: Blue Bell Powdercoat Frame  
Black Color Polyethylene Bin  
Surface Mount  
Mounting: With Keyed lock on side  
Options: 30 Gallon Multi Slot Top  
Size: (16"x24"x38")



05 CONCRETE RETAINING WALL ON GRADE  
SCALE: 1" = 1'-0"



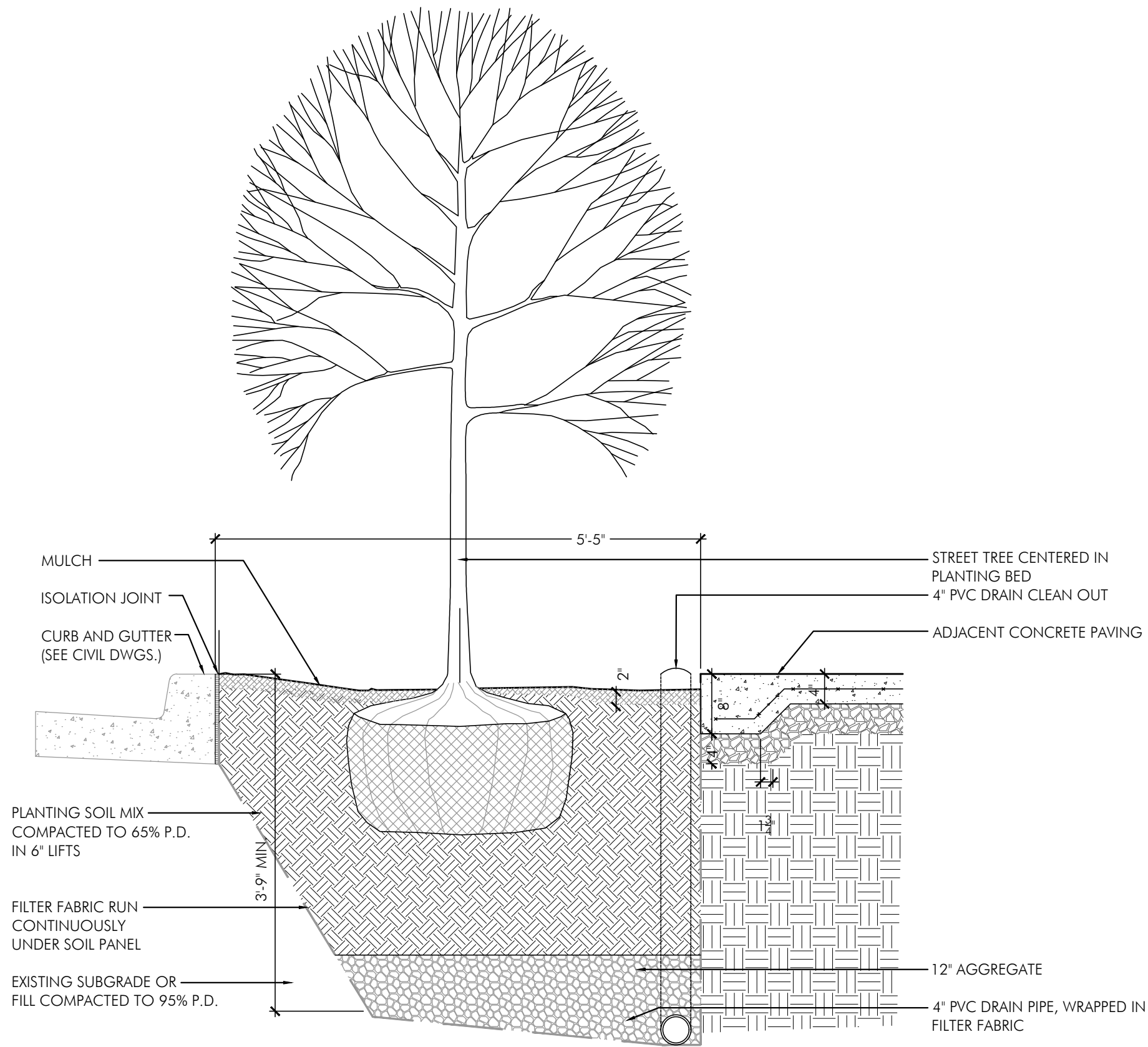
03 BIKE RACK MOUNTING, TYPICAL  
SCALE: 1" = 1'-0"



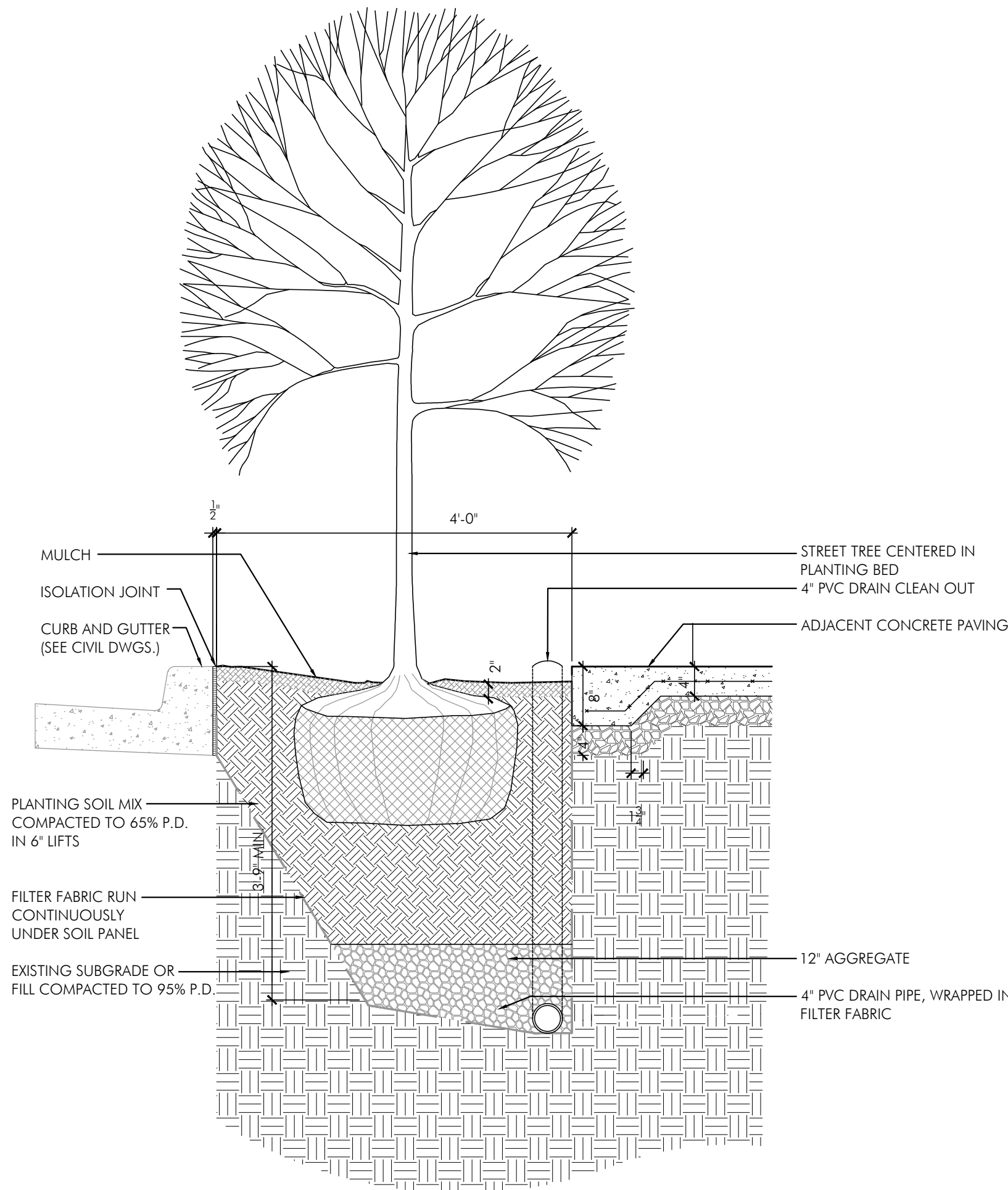
BIKE RACK MOUNTING AT CONCRETE PAVING



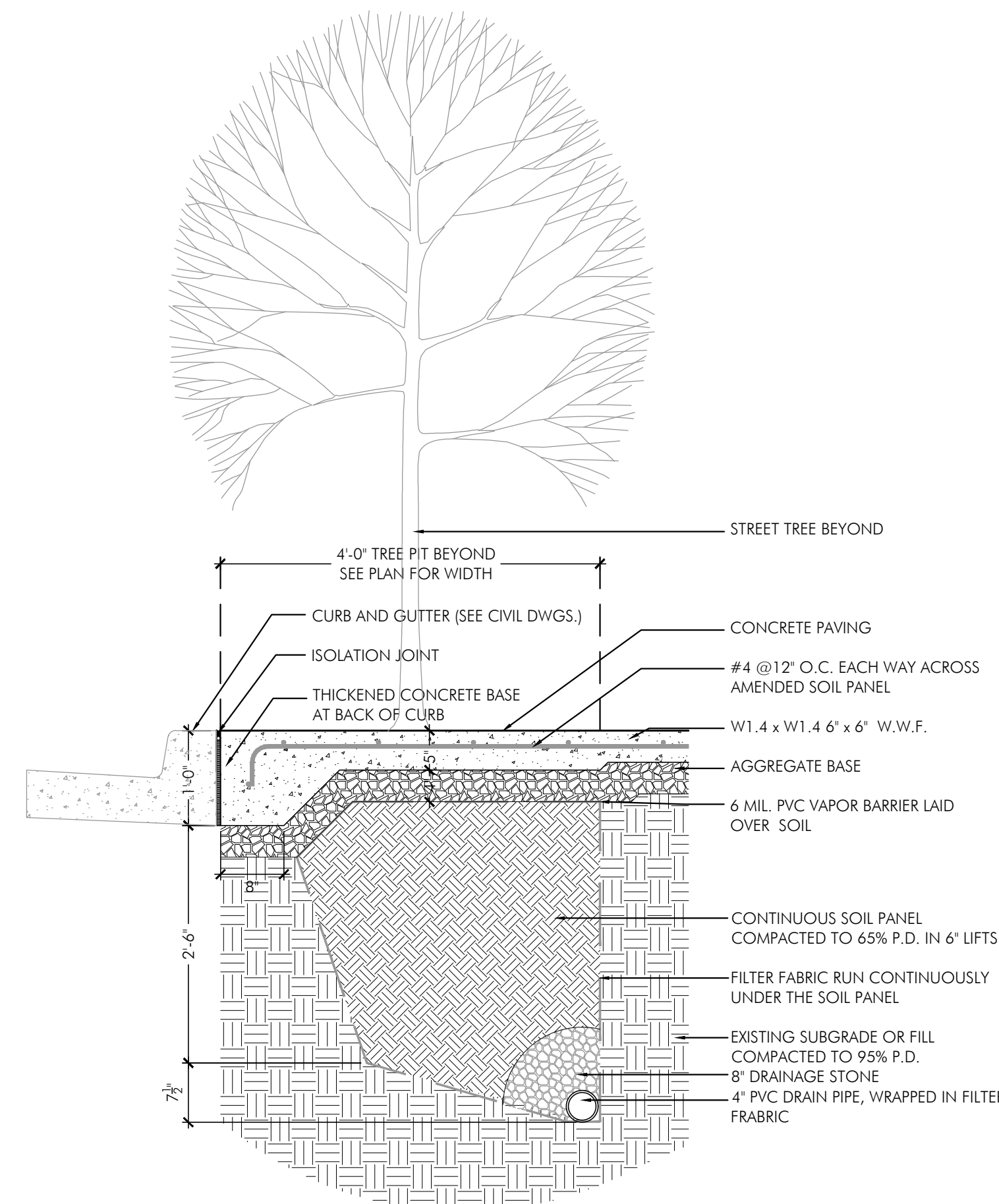
Model: Ride Bike Rack  
Manufacturer: Landscape Forms  
7800 E. Michigan Ave.  
Kalamazoo, MI 49048  
800.430.6209  
www.landscapeforms.com  
Type / Finish: Silver Metallic Powdercoat Rack  
Mounting: Surface Mounted  
Size: 4" x 28" x 26"



**01** EAST-WEST HIGHWAY TREE PIT SECTION  
SCALE: 3/4" = 1'-0"



**02** AMERICA BLVD TREE PIT SECTION  
SCALE: 3/4" = 1'-0"



**03** AMERICA BLVD SECTION AT SOIL PANEL  
SCALE: 3/4" = 1'-0"

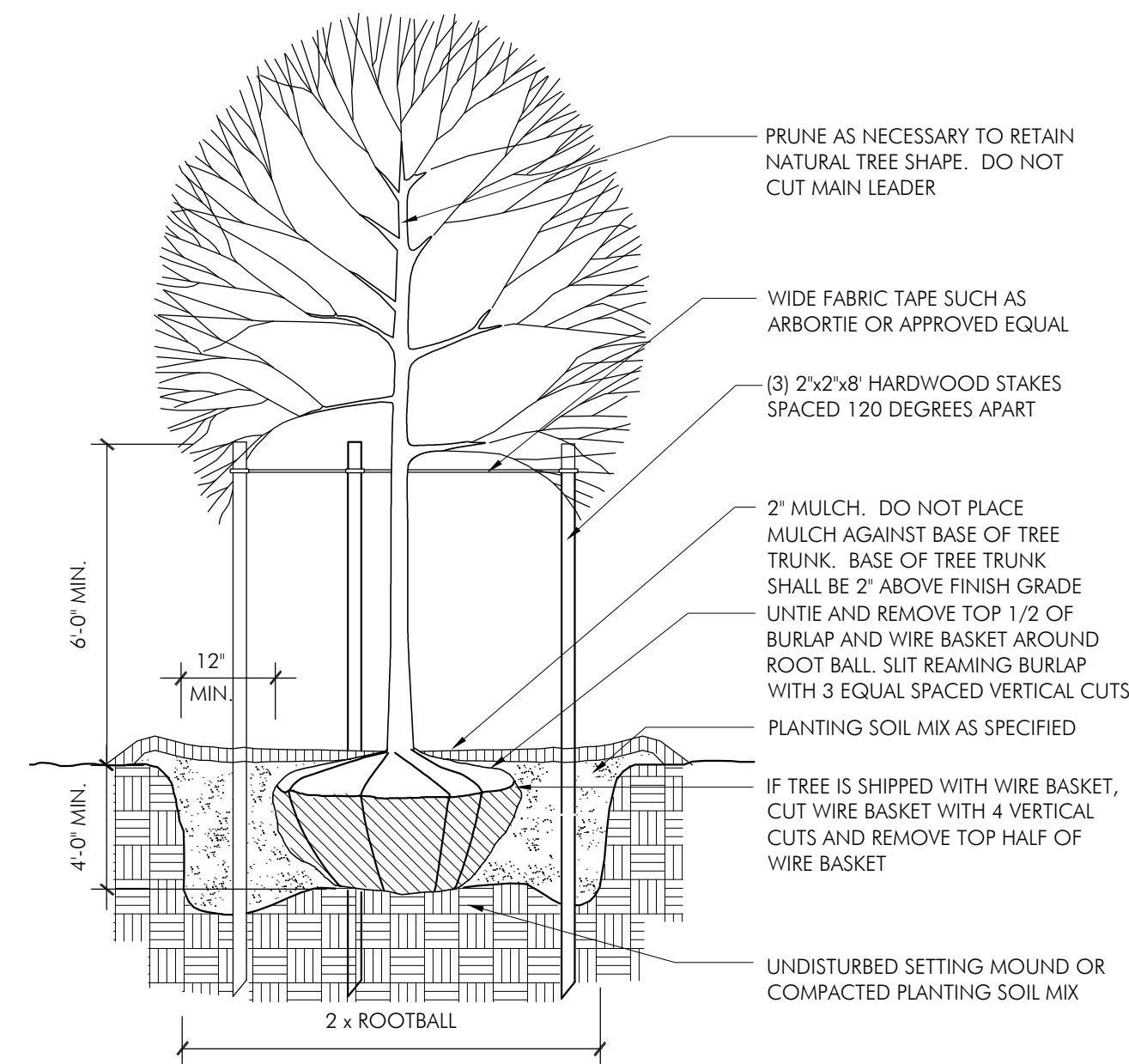
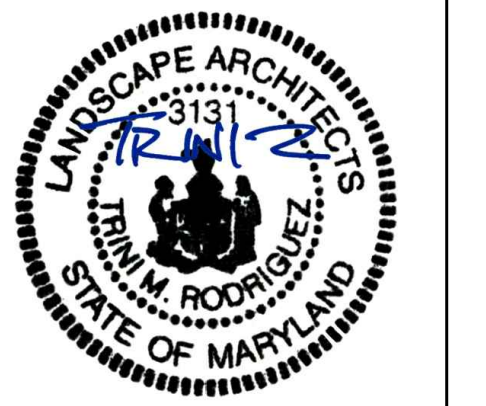


REVISIONS	
DSP-21006	07.23.2021

DESIGNED BY  
CM/TR  
DRAWN BY  
SS/JB  
CHECKED BY  
TR

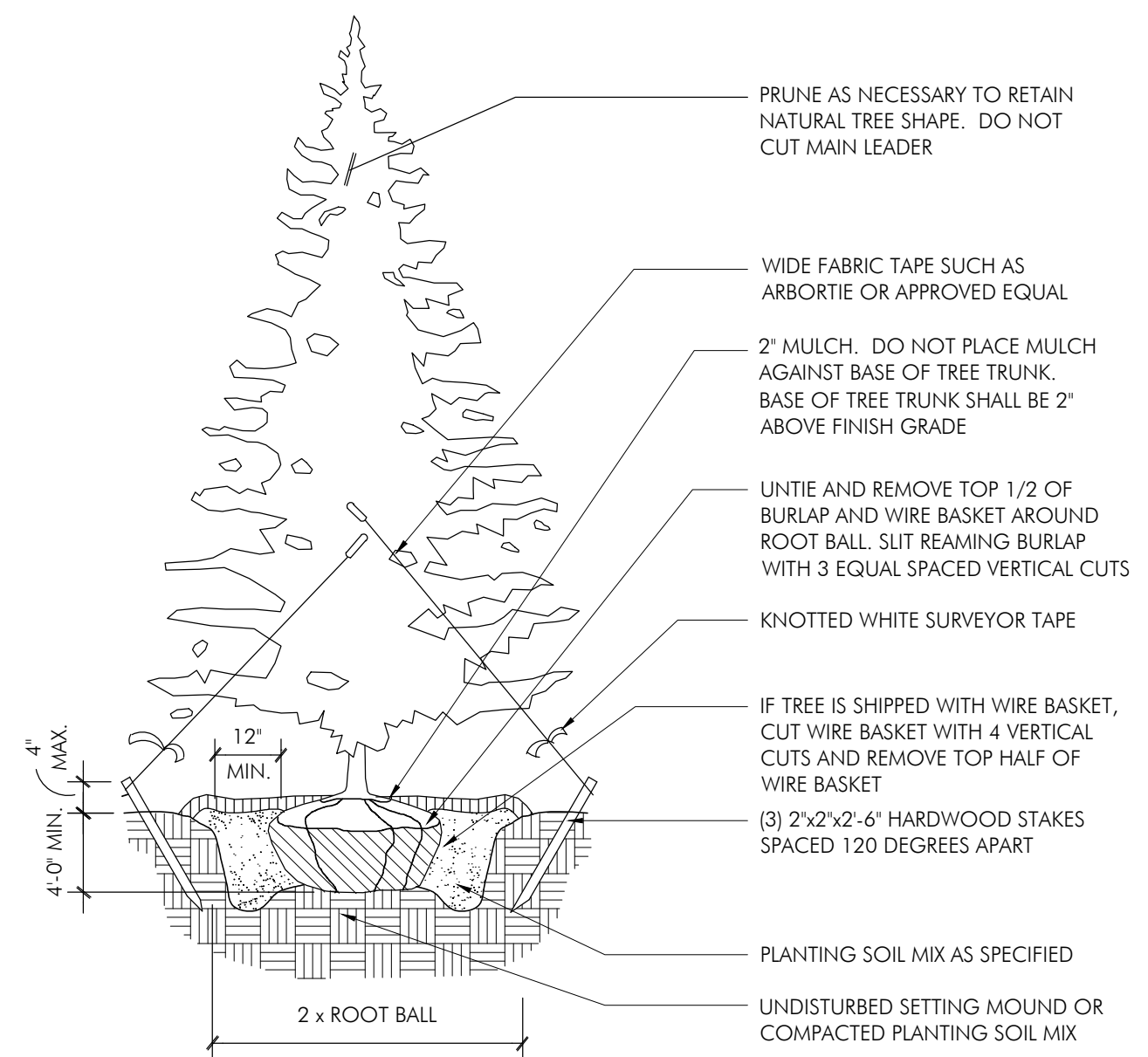
HARDSCAPE  
DETAILS

L0.22



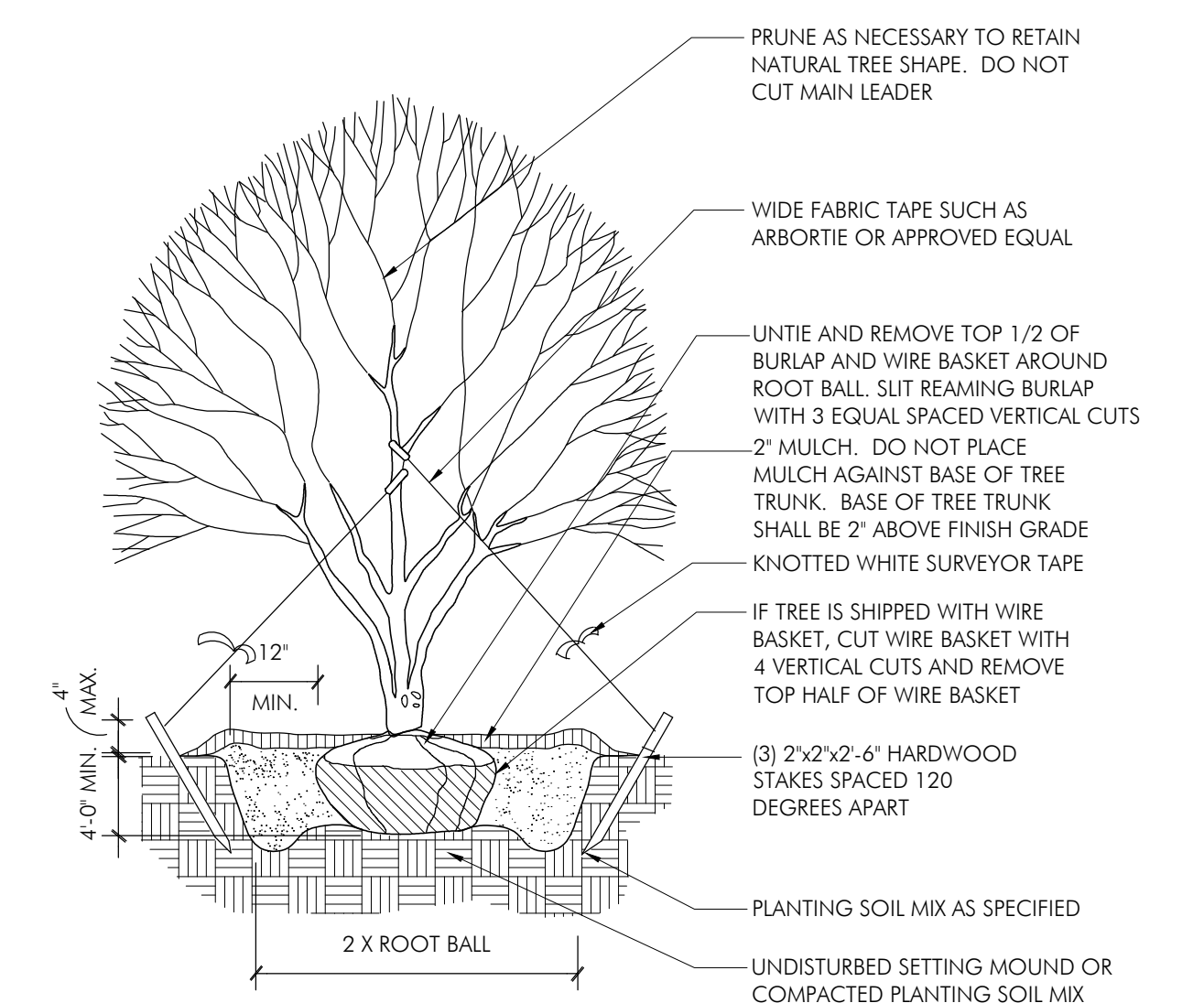
**01** SHADE TREE PLANTING AT GRADE

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



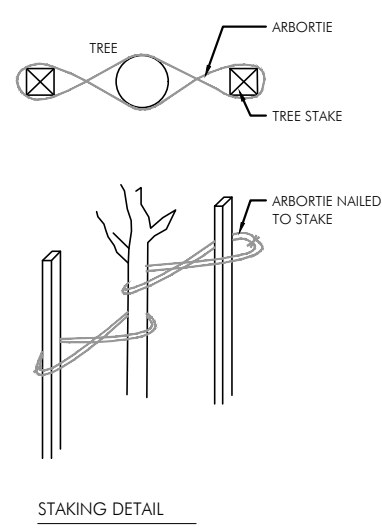
**02** EVERGREEN TREE PLANTING AT GRADE

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

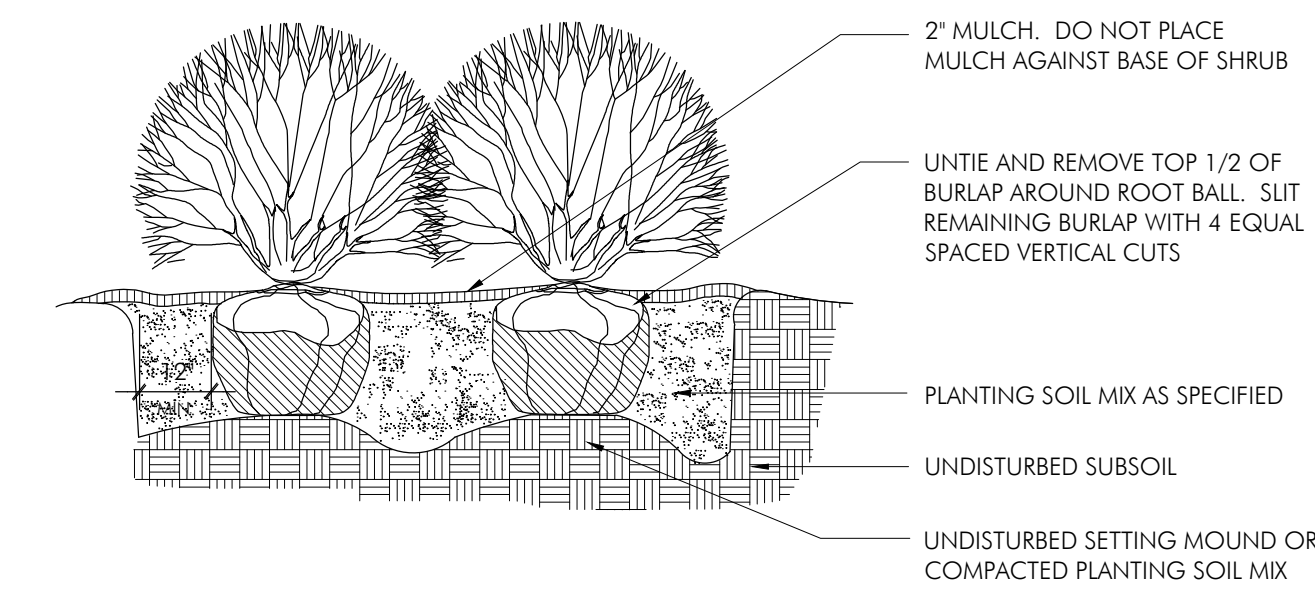


**03** MULTI-STEM TREE PLANTING AT GRADE

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

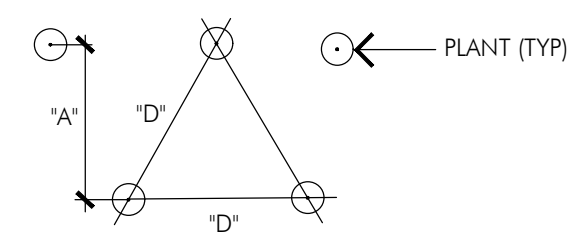


- NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID IN NURSERY.
  2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
  3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.



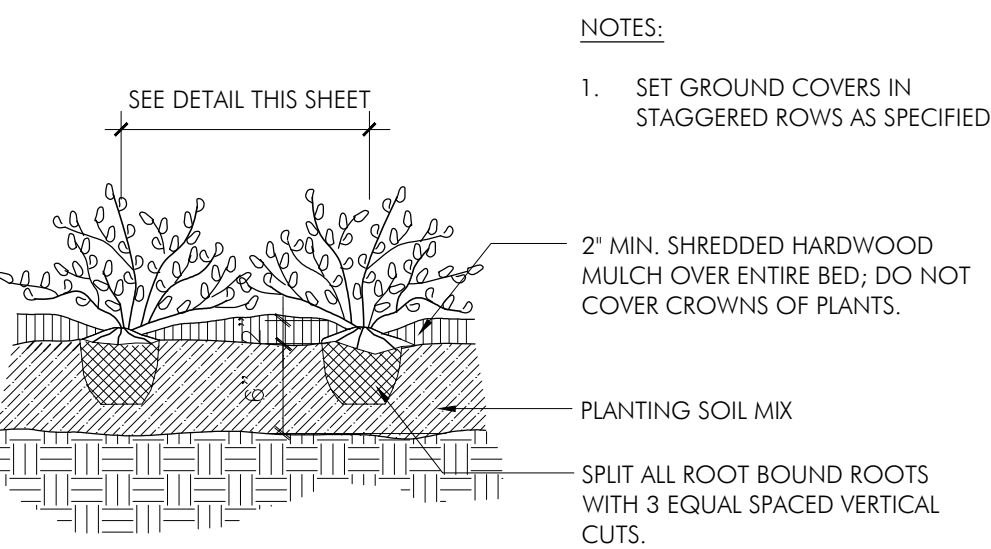
**04** SHRUB PLANTING AT GRADE

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



PLANT SPACING		ROW
'D'	'A'	
6' O.C.	5' O.C.	
8' O.C.	7' O.C.	
10' O.C.	9' O.C.	
12' O.C.	10' O.C.	
14' O.C.	12' O.C.	
15' O.C.	13' O.C.	
18' O.C.	16' O.C.	
24' O.C.	21' O.C.	
30' O.C.	26' O.C.	
36' O.C.	30' O.C.	

NOTE:  
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

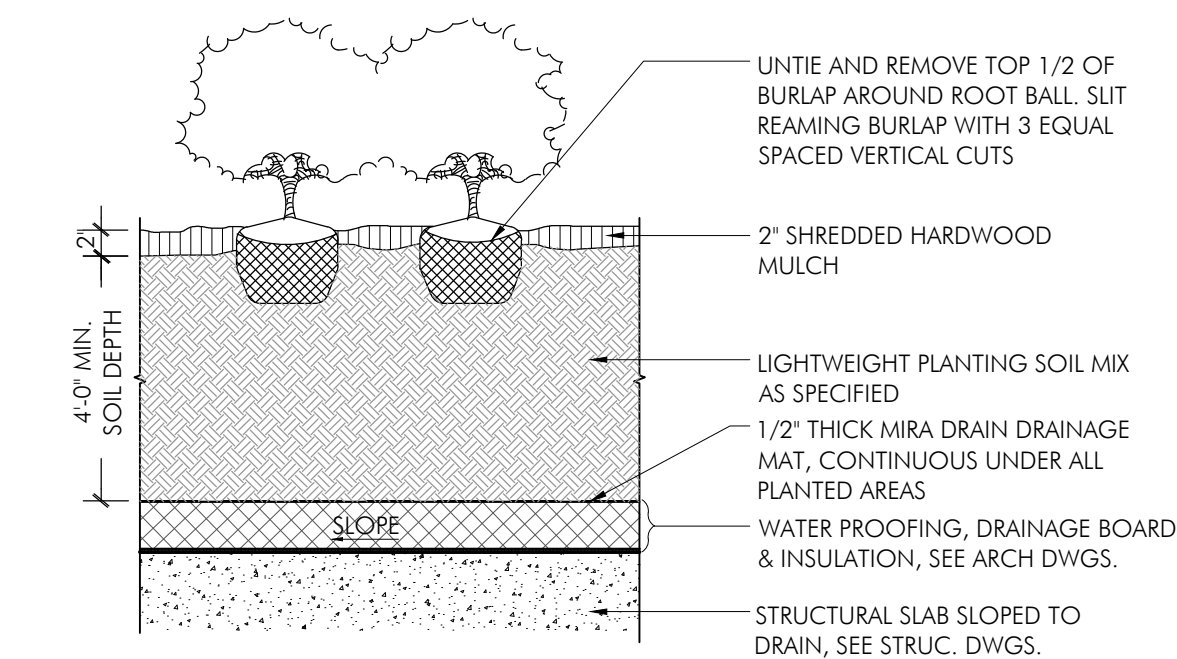


- NOTES:
1. SET GROUND COVERS IN STAGGERED ROWS AS SPECIFIED

**05** GROUNDCOVER & PERENNIAL PLANTING AT GRADE

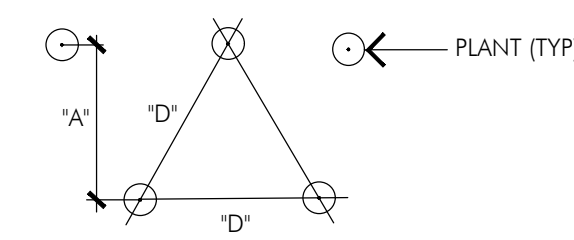
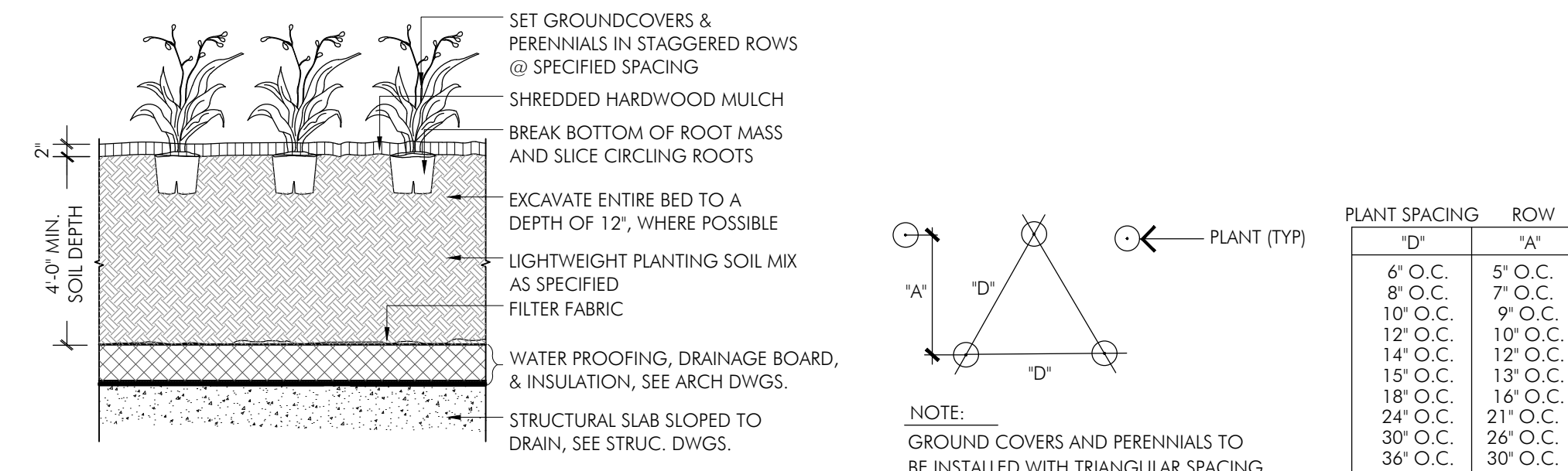
SCALE: 1/2" = 1'-0"

- NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID IN NURSERY.
  2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
  3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.
  4. INSULATION OVER UN-OCCUPIED SPACE IS NOT REQUIRED, REFER TO ARCH. DWGS.



**06** SHRUB PLANTING ON STRUCTURE

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

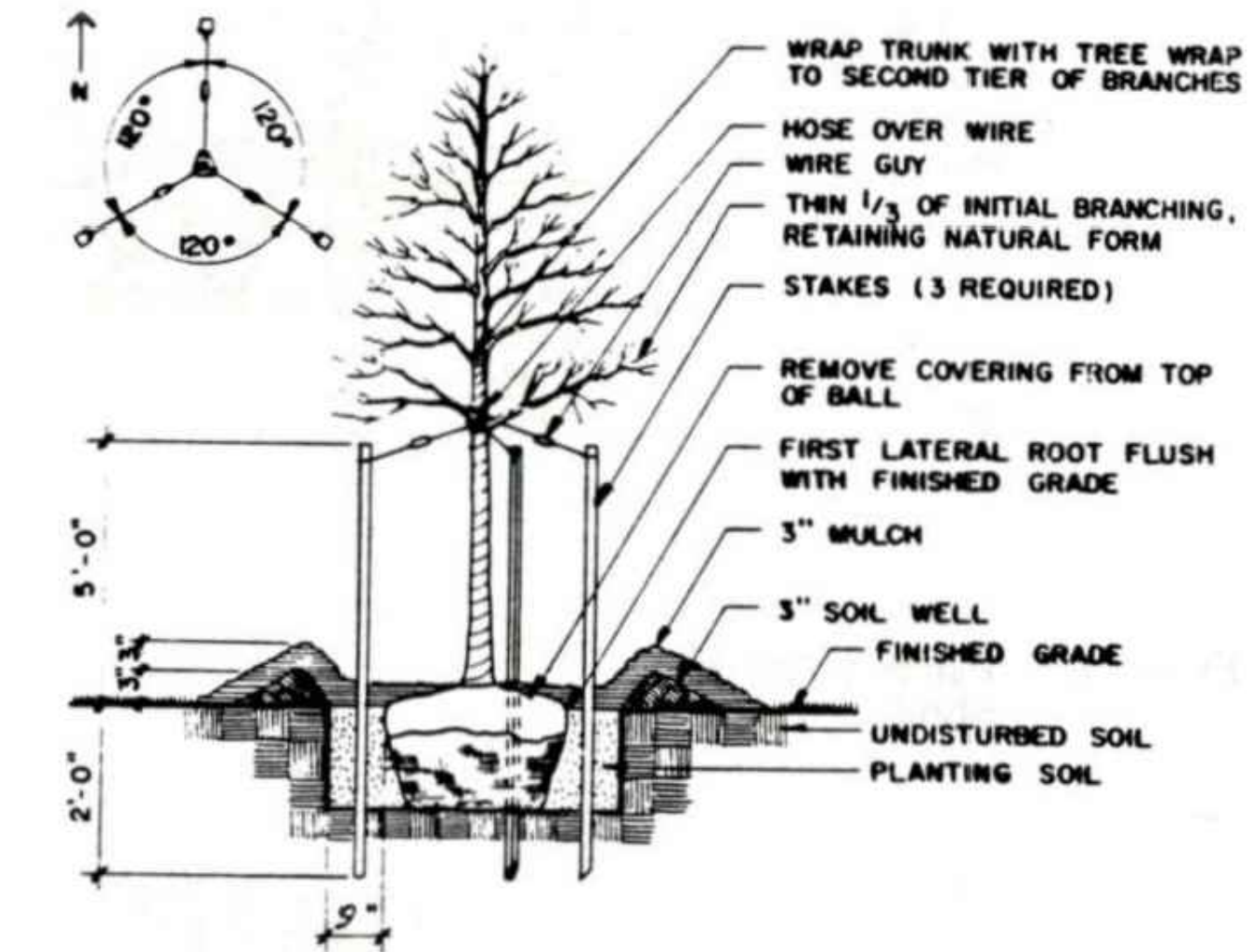


PLANT SPACING		ROW
'D'	'A'	
6' O.C.	5' O.C.	
8' O.C.	7' O.C.	
10' O.C.	9' O.C.	
12' O.C.	10' O.C.	
14' O.C.	12' O.C.	
15' O.C.	13' O.C.	
18' O.C.	16' O.C.	
24' O.C.	21' O.C.	
30' O.C.	26' O.C.	
36' O.C.	30' O.C.	

NOTE:  
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

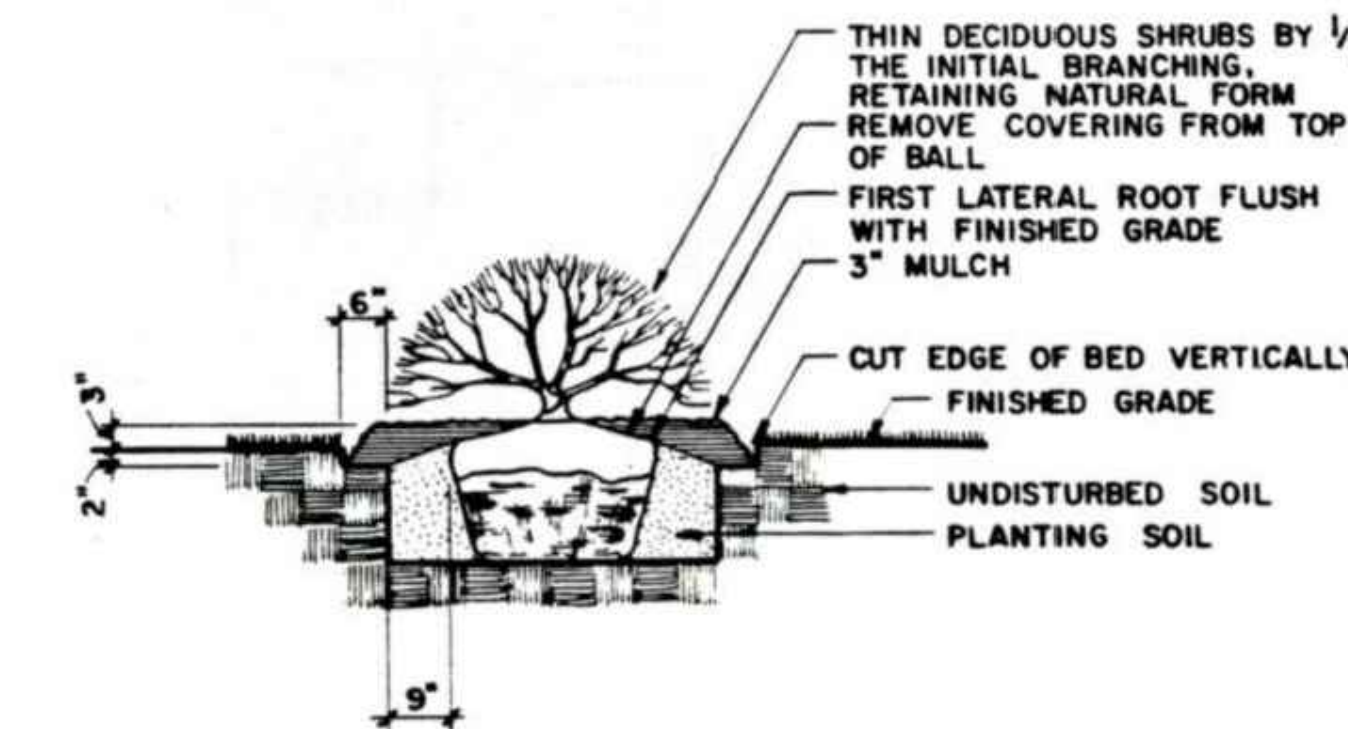
**07** GROUNDCOVER & PERENNIAL PLANTING ON STRUCTURE

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



**08** COUNTY STANDARD TREE PLANTING DETAIL

NOT TO SCALE



**09** COUNTY STANDARD SHRUB PLANTING DETAIL

NOT TO SCALE

## PLANTING NOTES

1. The Landscape Contractor is to submit proof of qualifications for review by the Owner's Representative with the bid. The Landscape Contractor's qualifications must include a reference list of at least 5 landscape installations using plant material of a similar size, quantity, and magnitude of work to the current project. Project references are to be provided with the dollar amount of the project, date of completion, and phone numbers of contacts at each location.

2. The Landscape Contractor shall furnish, deliver, and install plant material. Plant material shall be healthy, vigorous, free from plant diseases and insects.

3. Plant material shall be nursery stock grown in Maryland, Delaware, New Jersey, Ohio, Pennsylvania, Virginia or West Virginia for at least two years prior to digging.

4. The Landscape Contractor shall notify the Owner's Representative to select and seal plant material at the nursery and to stake plant material locations at the site before delivery of plants to site.

5. Inspection of Planting Beds - the Landscape Contractor shall inspect planting areas before topsoiling or planting are begun to ensure that adequate drainage exists. If areas to be landscaped show evidence of poor drainage, the Landscape Contractor shall notify the Owner's Representative immediately for corrective action. Plant material that dies due to poor or inadequate drainage shall be the responsibility of the Landscape Contractor. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth. Landscape Contractor may not make any substitutions without approval from the Owner's Representative.

6. Shrubs and ground cover beds shall be mulched to a depth of 3" min. Mulch shall be shredded hardwood bark, aged max. 6 months.

7. Trees, shrubs and ground cover shall be planted as specified and installed in accordance with A.A.N. Standards and the details and comments noted on the drawings.

8. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.

9. All landscape work shall be coordinated with other trades to prevent conflicts.

10. Proposed and relocated plant material shall be guaranteed for one (1) calendar year from date of acceptance by Owner's Representative.

11. On-site topsoil or imported topsoil from same source as topsoil used on site shall be used for planting and finish grading. Topsoil must be free of plant parts, clay lumps, stones, or similar objects larger than 1".

12. All topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts shall not be higher than 500 parts per million.

13. Backfill material around tree balls shall be a mixture by volume of the following materials in quantities specified: 4/5 existing clean topsoil and 1/5 organic compost. Trees are to be fertilized on the soil surface at a rate of 1 lb. of nitrogen/1000s.f. of soil surface area.

14. Water all plants immediately after planting sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened but not saturated condition for the duration of the guarantee period by the Landscape Contractor. Where water is not available on site, the Landscape Contractor shall furnish sufficient quantities to complete the work at no cost to the Owner's Representative.

15. All broken or damaged roots shall be cut off smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive. Fine pruning for tree shape and appearance shall be done only under the direction of the Owner's Representative. At the end of the guarantee period at least 80 percent of the wood remaining shall be alive.

16. The Landscape Contractor shall maintain plantings prior to the beginning of the guarantee period by watering, fertilizing, disease control, pruning, weeding, and replacement of dead, stolen, or unacceptable materials, etc., so as to keep the completed work and/or incomplete work in clean and neat condition at all times.

17. The Landscape Contractor shall give written notice to the Owner's Representative requesting an inspection to begin the one year guarantee period at least ten days prior to the anticipated date of completion.

18. After review, the Landscape Contractor will be notified of the date that the work has been approved for beginning the guarantee period or, if there are any deficiencies, a list of work items to be corrected prior to the beginning of the guarantee period.

19. The Landscape Contractor shall notify Owner's Representative at least 10 days prior to the end of the guarantee and such guarantee shall be extended until notification is received. The Landscape Contractor shall guarantee that plants shall be in vigorous and thriving condition and request full inspection prior to final acceptance of work. At the end of the guarantee period, all plants that are dead or show unsatisfactory growth shall be replaced within one month.

20. Within the guarantee period, the Landscape Contractor will notify the Owner's Representative of any maintenance practices being followed or omitted which would be detrimental to the health of the plants.

21. The Landscape Contractor shall be responsible for the removal of all stakes and/or guys after the second growing season following planting.

## BUFFERING INCOMPATIBLE USES

Schedule 4.7-1 Buffering Incompatible Uses Requirements	
1) General Plan designation:	<u> X </u> Developed Tier, Corridor Node or Center <u>     </u> Developing or Rural Tier
2) Use of proposed development:	<u>     </u> MEDIUM
3) Impact of proposed development:	<u>     </u> MEDIUM
4) Use of adjoining development:	<u>     </u> MEDIUM
5) Impact of adjoining development:	<u>     </u> MEDIUM
6) Minimum required bufferyard (A, B, C, D or E):	<u>     </u> BUFFER NOT REQUIRED
7) Minimum required building setback:	<u>     </u> feet
8) Building setback provided:	<u>     </u> feet
9) Minimum required width of landscape yard:	<u>     </u> feet
10) Width of landscape yard provided:	<u>     </u> feet
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (5) foot high fence or wall is provided.)	
11) Linear feet of buffer strip required along property line and right-of-way:	<u>     </u> linear
12) Percentage or required bufferyard occupied by existing trees:	<u>     </u> %
13) Is a six (6) foot high fence or wall included in bufferyard?	<u>     </u> yes <u>     </u> no
(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	
14) Total number of plant units required in buffer strip:	<u>     </u> p.u.
15) Total number of plant units provided:	shade trees <u>     </u> x 10 p.u.= <u>     </u> p.u. evergreen trees <u>     </u> x 5 p.u.= <u>     </u> p.u. ornamental trees <u>     </u> x 5 p.u.= <u>     </u> p.u. shrubs <u>     </u> x 1 p.u.= <u>     </u> p.u.

## SUSTAINABLE LANDSCAPING

Schedule 4.9-1 Sustainable Landscaping Requirements	
1) Percentage of native plant material required in each category:	
Shade Trees:	total <u> 32 </u> x 50% = <u> 16 </u> total number required total number provided <u> 20 </u> = <u> 63 </u> % native
Ornamental Trees:	total <u> 14 </u> x 50% = <u> 7 </u> total number required total number provided <u> 10 </u> = <u> 71 </u> % native
Evergreen Trees:	total <u> 10 </u> x 30% = <u> 3 </u> total number required total number provided <u> 6 </u> = <u> 60 </u> % native
Shrubs:	total <u> 450 </u> x 30% = <u> 135 </u> total number required total number provided <u> 200 </u> = <u> 44 </u> % native
2) Are invasive species proposed?	<u>     </u> yes <u> X </u> no
3) Are existing invasive species on-site in areas that are to remain undisturbed?	<u>     </u> yes <u> X </u> 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?	
<u>     </u> yes <u>     </u> no	
5) Are trees proposed to be planted on slopes greater than 3:1?	<u>     </u> yes <u> X </u> no

## PLANT SCHEDULE - GROUND LEVEL

### University Town Center Parcel N - Ground Level

Key	Qty.	Botanical name	Common name	Stock size (height/caliper)	Stock type	Comments
<b>Canopy Trees</b>						
BN		<i>Betula Nigra</i>	River Birch	10-12' HT.	8&8	multistem-3 stems minimum; full branching
CB		<i>Carpinus betulus</i>	European hornbeam	1' - 1 1/2' cal.	8&8	single leader; full branching
PA	13	<i>Platanus x acerifolia 'Bloodgood'</i>	London Planetree	2' - 2 1/2' cal.	8&8	single leader; full branching
<b>Ornamental Trees</b>						
AC		<i>Amelanchier canadensis</i>	Serviceberry	8' - 10' ht.	8&8	single stem; full branching
CC		<i>Cercis canadensis</i>	Eastern Redbud	8' - 10' ht.	8&8	single stem; full branching
LI		<i>Lagerstroemia indica 'Muskogee'</i>	Muskogee Crape Myrtle	8' - 10' ht.	8&8	multistem-3 stems minimum; full branching
MV		<i>Magnolia virginiana</i>	Sweetbay Magnolia	8' - 10' ht.	8&8	multistem-3 stems minimum; full branching
<b>Shrubs</b>						
IC		<i>Ilex crenata 'Hoogendorn'</i>	Hoogendorn Japanese Holly	18-24' ht.	Cont.	full branching
IG		<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	30-36' ht.	Cont.	full branching to ground
PL		<i>Prunus laurocerasus 'Otto Luykens'</i>	Otto Luykens Cherry Laurel	30-36' ht.	Cont.	full branching to ground
RO		<i>Rosa 'Knockout'</i>	Knockout Rose	18-24' ht.	Cont.	full branching;
<b>Herbaceous Perennials, Ornamental Grasses, and Ground Covers</b>						
NTE		<i>Nassella tenuissima</i>	Mexican Feather Grass	2 gal.	Cont.	18" o.c.
MCA		<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	2 gal.	Cont.	24" o.c.
SSB		<i>Schizachyrium scoparium 'Standing Ovation'</i>	Standing Ovation Little Bluestem	2 gal.	Cont.	18" o.c.
LMB		<i>Liriope muscari</i>	Lilyturf	1 gal.	Cont.	15" o.c.
NWL		<i>Nepeta x faassenii 'Walker's Low'</i>	Catnip	1 gal.	Cont.	18" o.c.
SAT		<i>Setaria autumnalis</i>	Autumn Moor Grass	1 gal.	Cont.	18" o.c.
SNM		<i>Salvia nemerosa 'Mainachf'</i>	May Night Salvia	1 gal.	Cont.	18" o.c.
<b>Vines</b>						
HA		<i>Hydrangea anomala petalalis</i>	Climbing Hydrangea	2 gal.	Cont.	accent
<b>Bulbs</b>						
AGI		<i>Allium 'Giganteum'</i>	Giant Allium		bulbs	accent
<b>Seasonal Planting</b>						
ANN		Seasonal Planting: to be selected by owner				
accnt						
<b>NOTE:</b>						
All materials specifications shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).						
Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.						

## UNIVERSITY TOWN CENTER PARCEL N

6400 America Blvd, Hyattsville  
Prince Georges County, Maryland

### LANDSCAPE ARCHITECT ParkerRodriguez

101 North Union Street, Suite 320  
Alexandria, VA 22314  
703.548.5010

OWNER  
TDC Parcel N Investor, LLC

### ARCHITECT

BCT Design Group  
100 North Charles Street  
Baltimore, MD 21201  
410.837.2727

### CIVIL ENGINEER

Bolter Engineering  
16701 Mellford Boulevard, Suite 310  
Bowie, MD 20715  
301.809.4500



### REVISIONS

DSP-21006 07.23.2021

### DESIGNED BY

CM/TR

### DRAWN BY

SS/IB

### CHECKED BY

TR

## PLANTING NOTES + SCHEDULES

# L0.31