



VICINITY MAP  
NOT TO SCALE  
UPPER NORTHEAST BRANCH (ANACOSTIA) RIVER WATERSHED 021402050822  
WATER SHED CODE 0822

**GENERAL NOTES**

- THIS SITE IS ZONED R-30 IN THE DEVELOPED TIER, AS DEFINED IN THE APPROVED GENERAL PLAN.
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM A DEED, LIBER 0590/ FOLIO 078.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM DEWBERRY SURVEYING, FEBRUARY 2018, FIELD SURVY. THE TOPO INTERVAL IS 2'.
- THE SOIL ON THIS SITE IS RUB, RUSSET-CHRISTIANA URBAN LAND COMPLEX. THE SOURCE IS PG ATLAS AND USDA NRCE WEB SOIL SURVEY.
- NO COUNTY REGULATED 100 YEAR FLOODPLAIN IS LOCATED ON-SITE.
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
- THIS SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
- THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
- THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA.
- THIS SITE DOES NOT CONTAIN FOREST INTERIOR DWELLING SPECIES HABITAT.
- THIS SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
- THERE ARE NO SPECIMEN, CHAMPION OR HISTORIC TREES LOCATED ON THE PROPERTY.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR NEAR THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGICAL REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
- MARLBORO CLAY AND CHRISTIANA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
- THE SITE IS LOCATED ADJACENT TO GREENBELT ROAD, MD ROUTE 193, DESIGNATED AS A COUNTY ARTERIAL ROADWAY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE.
- THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBAC).

**LEGEND**

- IRON PIPE FOUND
- IRON PIPE SET
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ CLEAN OUT
- ⊙ STORM DRAIN MANHOLE
- ⊙ CONCRETE
- ⊙ SEWER MANHOLE
- ⊙ CURB & GUTTER
- ⊙ BOLLARD POSTS
- ⊙ MAIL BOX
- ⊙ HANDICAP PARKING
- ⊙ BROAD LEAF TREE
- ⊙ TELEPHONE MANHOLE
- ⊙ BROAD LEAF BUSH
- ⊙ WATER METER
- ⊙ ROAD SIGN
- ⊙ WATER MANHOLE
- ⊙ GUY WIRE
- ⊙ DROP INLET (D.I.)
- ⊙ YARD INLET (Y.I.)
- ⊙ WOOD FENCE
- ⊙ OVERHEAD ELECTRIC
- ⊙ UNDERGROUND GAS
- ⊙ METAL/WIRE FENCE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-30
Zone	Aviation Policy Area (APA) <sup>1</sup>	N/A
Administrative	Tax Grid (TMG)	35-A-1
Administrative	WSSC Grid (Sheet 20)	210 NE07
Administrative	Planning Area (Plan Area)	Subsection 2 # 67
Administrative	Election District (ED)	21 at Berwyn
Administrative	Consolidation District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (TAG)	1185
Administrative	Traffic Analysis Zone (TAG)	2343

**NOTE:**  
CONTRACTOR MUST FIELD VERIFY LOCATION OF PROPERTY LINES AND UTILITIES. CONTRACTOR RESPONSIBLE FOR INFORMING WINDSOR GREEN HOMEOWNERS ASSOCIATION PROJECT MANAGER, OF ANY CONFLICTS FROM PLAN TO SITE PRIOR TO THE START OF WORK.

**MISS UTILITY:**  
CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE UTILITIES LOCATED BY UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE PRINCE GEORGE'S COUNTY CODE.

**QUALIFIED PROFESSIONAL CERTIFICATION**  
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: Grace E. Fielder  
ADDRESS: 11831 Scaggsville Rd., #170 Fulton, MD 20759  
PHONE NUMBER: (301) 490-3207  
EMAIL ADDRESS: fielder@gefelder.com

**M-NCPPC**  
Prince George's County Planning Department  
Environmental Planning Section  
APPROVAL  
NATURAL RESOURCES INVENTORY  
NRI- \_\_\_\_\_ Date \_\_\_\_\_  
Approved by \_\_\_\_\_

01	
02	
03	
04	

SITE PLAN - EXISTING CONDITIONS SCALE: 1" = 30'

of **OSP**

REVISION SHEET

NO.	DATE	DESCRIPTION
XX/XX/XX	X	

**SITE PLAN**

**OWNER/APPLICANT**  
WINDSOR GREEN HOMEOWNERS ASSOCIATION  
7474 FRANKFORT DRIVE  
GREENBELT, MARYLAND 20770  
CONTACT: GINA MAURA HANCOCK  
COMMUNITY MANAGER, INC.  
301-598-2800 EXT. 221, FAX 301-598-2882

**G. E. Fielder & Associates, Chartered**  
PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL  
11831 Scaggsville Road #170  
Fulton, MD 20759  
Phone (301) 490-3207  
E-Mail gfielder@gefelder.com

DESIGNED BY: PROJ. NO. 00010  
DRAWN BY: GEF  
CHECKED BY: GEF  
FILE NAME: WINDSOR GREEN  
SCALE: \_\_\_\_\_  
DATE: SEPTEMBER 7, 2018