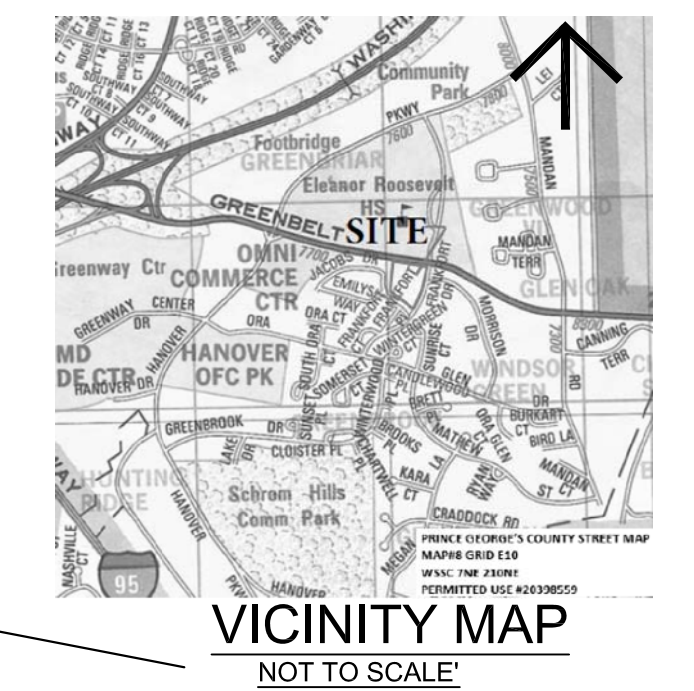


ELEANOR ROOSEVELT HIGH SCHOOL  
 R-55 HIGH SCHOOL  
 TAX MAP 35 GRID 00A1 PARCEL 0000  
 PLAT A-7751



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

REVISION	NO.	DATE	DESCRIPTION
	1	3-01-19	PRE SUB MINGPPC COMMENTS

**LANDSCAPE PLANTING PLAN**  
**WINDSOR GREEN COMMUNITY CENTER**  
 7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770  
 CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

**OWNER/APPLICANT**  
 WINDSOR GREEN HOMEOWNERS ASSOCIATION  
 7474 FRANKFORT DRIVE  
 GREENBELT, MARYLAND 20770  
 CONTACT: GINA MAURER  
 COMMUNITY MANAGER  
 301-598-2800 EXT. 221 | FAX 301-598-3082

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

DESIGNED BY	PROJ. NO.	DATE
DRAWN BY	00010	01/22/2019
CHECKED BY		
FILE NAME		
SCALE		

LANDSCAPE MANUAL: 2010

PER 1.1d OF LANDSCAPE MANUAL 2010, THE SITE IS EXEMPT.

THE WINDSOR GREEN COMMUNITY ASSOCIATION IF HOWEVER PROVIDING THE PLANT MATERIAL AS SHOWN ON THIS PLAN, PLANT MATERIAL LIST IS SHOWN ON SHEET 2 OF 2 LANDSCAPE PLAN NOTES AND DETAILS.

**SITE NOTES:**

1. AREA OF WORK: 1.2 ACRES OR 52,272 SQUARE FEET
2. LIMIT OF DISTURBANCE: 1.05 ACRES OR 45,750 SF

**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
- ⊕ METAL WIRE FENCE
- ⊕ UNDERGROUND GAS

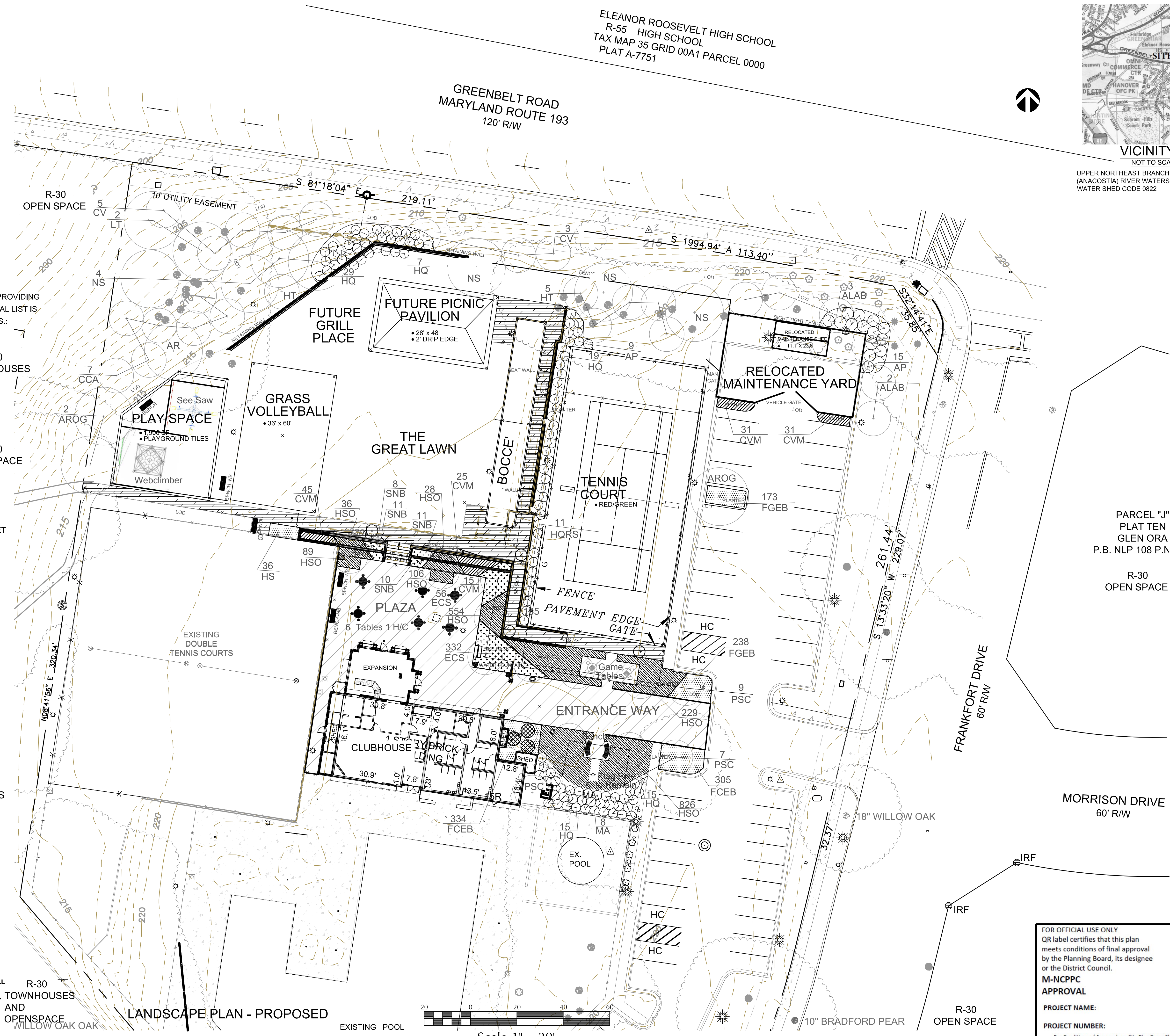
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-30
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	35-A-1
Administrative	WSSC Grid (Sheet 20)	210 NED07
Administrative	Planning Area (Plan Area)	Subdivision 2.2.67
Administrative	Election District (ED)	21 st Beexvn
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier 1 (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)	1185
Administrative	Traffic Analysis Zone (PG)	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.

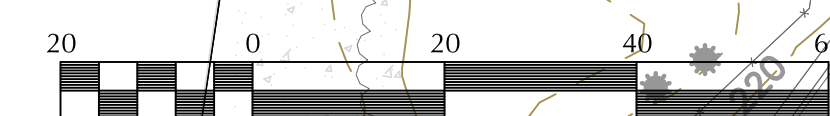


PARCEL "J"  
 PLAT TEN  
 GLEN ORA  
 P.B. NLP 108 P.N.

R-30  
 OPEN SPACE

MORRISON DRIVE  
 60' R/W

FRANKFORT DRIVE  
 60' R/W



Scale 1" = 20'

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**M-NCPPC APPROVAL**  
 PROJECT NAME:  
 PROJECT NUMBER:  
 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
 Amendment numbers must be included in the Project Number

# PLANT NOTES

## 1. Quality Assurance

a. Landscape Planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

## b. Applicable Specifications and Standards:

Standardized Plant Names, latest edition, American Joint Committee Horticultural Nomenclature.  
American Standard for Nursery Stock, latest edition, American Association of Nurserymen.  
Landscape Specification Guidelines for Baltimore/Washington Metropolitan Areas, latest edition. Landscape Contractors Association.

2. Submit the following to the Landscape Architect prior to beginning of construction:

copies of manufacturer's data for all materials required samples of mulches chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used planting schedule showing the dates (earliest and latest) proposed for each type of plant specified. Schedule each type of planting within approved planting season for such work. Include requests for any proposed changes in the approved planting season list of proposed sources for all plant material

## 3. Delivery, Storage and Handling

a. Deliver packaged material in manufacturer's unopened container or bundles, fully identified with name, brand, type, weight and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

b. Dig ball and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list, nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operation.

c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by sealing in bare root stock and covering ball with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery. Do not heel-in plants over the winter.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container-grown stock from containers until planting time.

## 4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. Perform water percolation testing by digging pits as described below. In areas of multiple tree plantings or trees planted in lines or rows, perform tests in tree pits at intervals not greater than 80 feet apart.

b. Dig planted pits to full depth and dimensions indicated on drawings.

c. At bottom of planting pit, excavate rectangular pit 13 inches by 12 inches by 18 inches deep. Quickly pour water into a small pit to a depth of 6 inches (approximately 3 to 3-1/2 gallons.) Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes, provide additional drainage.

## 5. Planting shall be done only within the following dates:

a. Deciduous Trees and Shrubs: March 1 to May 31 or October 15 to December 15.

b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 or September 1 to November 15.

## 6. 2 Year Warranty

All plant material shall be guaranteed by the Contractor for a period of 2 years from the date of final acceptance to be in good, healthy and flourishing condition.

## 7. Materials for Planting

a. Mulch must be double-shredded hardwood bark. Submit samples for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

b. Fertilizers shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil test. As a basis for bidding, contractor shall assume an analysis of 10% Nitrogen 6 Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

c. Topsoil shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of standing vigorous plant growth. Organic content shall be 5% minimum. Clay content shall not exceed 15% and silt content shall not exceed 25%. Topsoil shall have a pH range of 5.0 to 6.5 in general, and 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory and submit results before providing soil.

d. Composted Pine Bark shall be approved, composted, ground pine bark having nor particle with a dimension greater than 3/4 inch.

e. Soil mix shall consist of 3/4 existing soil and 1/4 Composted Pine Bark or other approved organic matter, by volume.

## 8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants.)

a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

b. Plants shall be true species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, lightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.

c. Plants shall be sound, healthy and vigorous, well-branched and densely-foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving with the specified result.

d. Trees which have a damaged or crooked leader, or multiple leaders, unless specifically specified, will be rejected. Trees with abrasion of the bark, sun scalds, disfiguring knots or fresh cuts more than 1-1/4 inch which have not completely callused, will be rejected.

9. Plants shall conform to measurements specified in the plant schedule, except that plants larger than specified may be used if acceptable to the Landscape Architect. Use of such plants shall not increase the Contract Price. If larger plants are accepted, the ball of earth shall be in proportion to the size of the plant.

a. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches in diameter and at a point 12 inches above natural ground line for trees over 4 inches in diameter.

b. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

## 10. Excavation of Planted Areas

a. Trees: Excavate pit walls vertically and horizontally. Tree pit depth shall be sufficient to allow elevation of root ball to be above finished grade as shown in the details.

b. Shrubs: Excavate pit and hedge trenches to allow maximum areas shown in the plans and details.

c. Shrub, Ground Covers and Seasonal Plantings: soil shall be rototilled to a depth of 6 inches minimum. Add amendments to the soil and then add specified planting soil mix and rototill again to a depth of 6 inches.

## 11. General Plant Installation

a. Excavation: Excavate tree pits and planting areas as shown in the planting details.

b. Center plant in pit and face for best effect. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or container roots.

c. Mix soil amendments and Fertilizers with soil in accordance with recommendations for plant use based upon test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days. Mix soil either prior to spreading or apply soil amendments on surface of spread planting soil mix and mix thoroughly into top 6 inches of topsoil before planting.

d. Backfill pit with planting soil mix and fertilizer until two-thirds full and water each layer thoroughly to settle soil. After soil settles, fill up with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground edge of planting pit.

e. Do not compact backfill by tamping

f. Mulch all tree pits, shrub groundcover and perennial beds with a 2 inch layer of mulch immediately after planting. All bed lines shall be cut with a smooth, constant edge to a minimum depth of 3 inches.

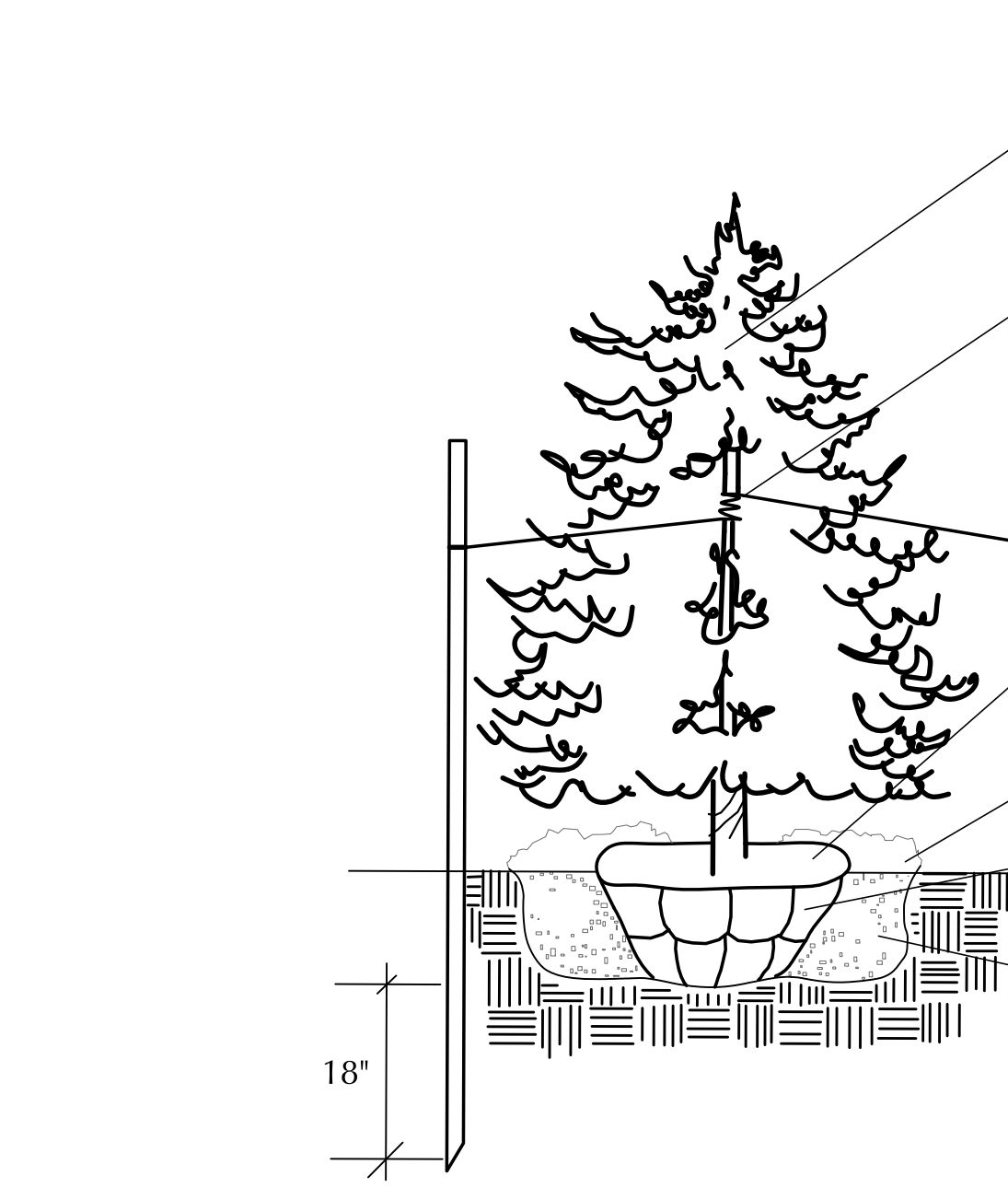
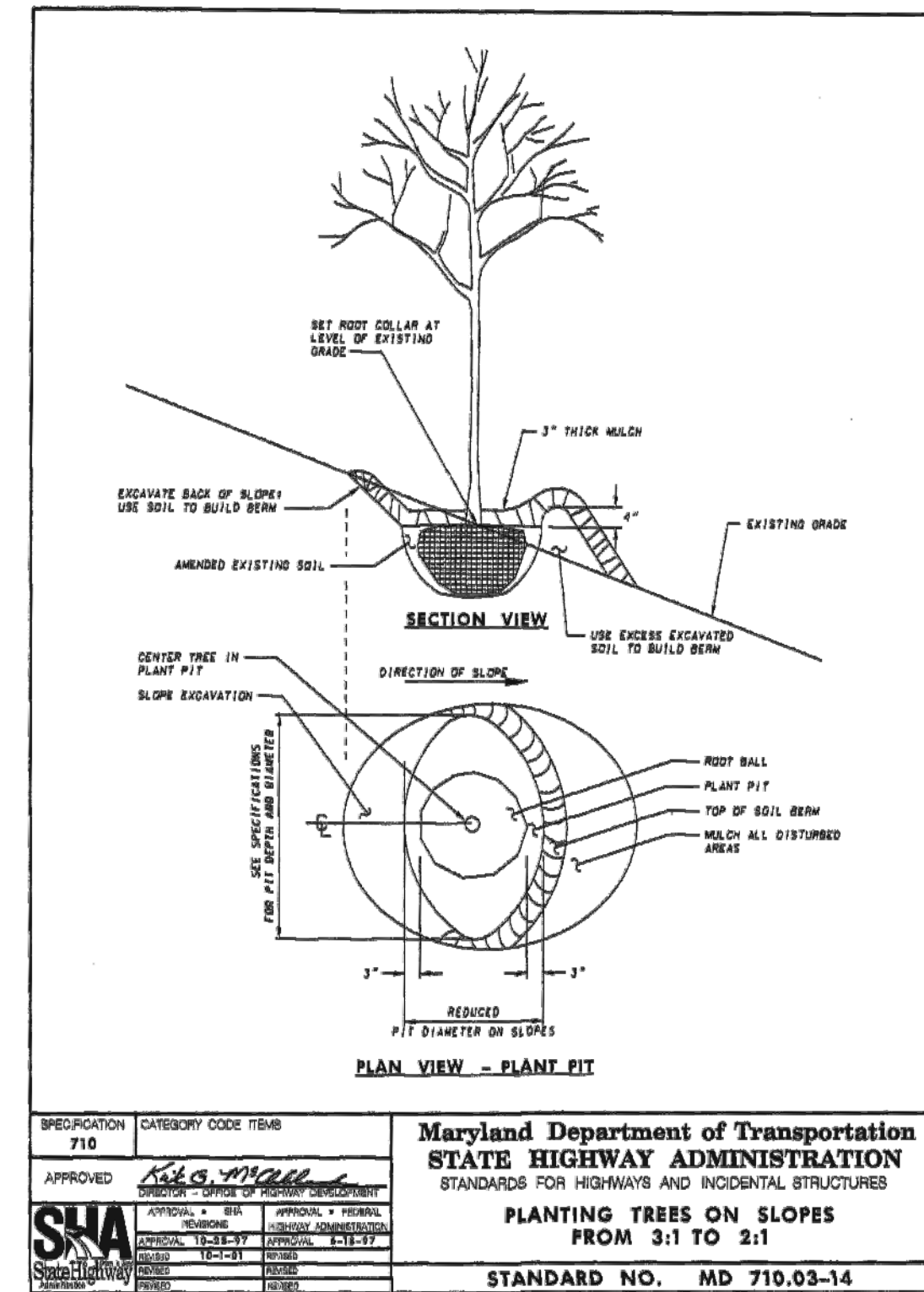
g. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Do not provide saucer around tree pits unless specified by the Landscape Architect. Remove all tags, labels, strings, etc. from all plants.

## 12. Permanently Seeded or Sodded Lawns

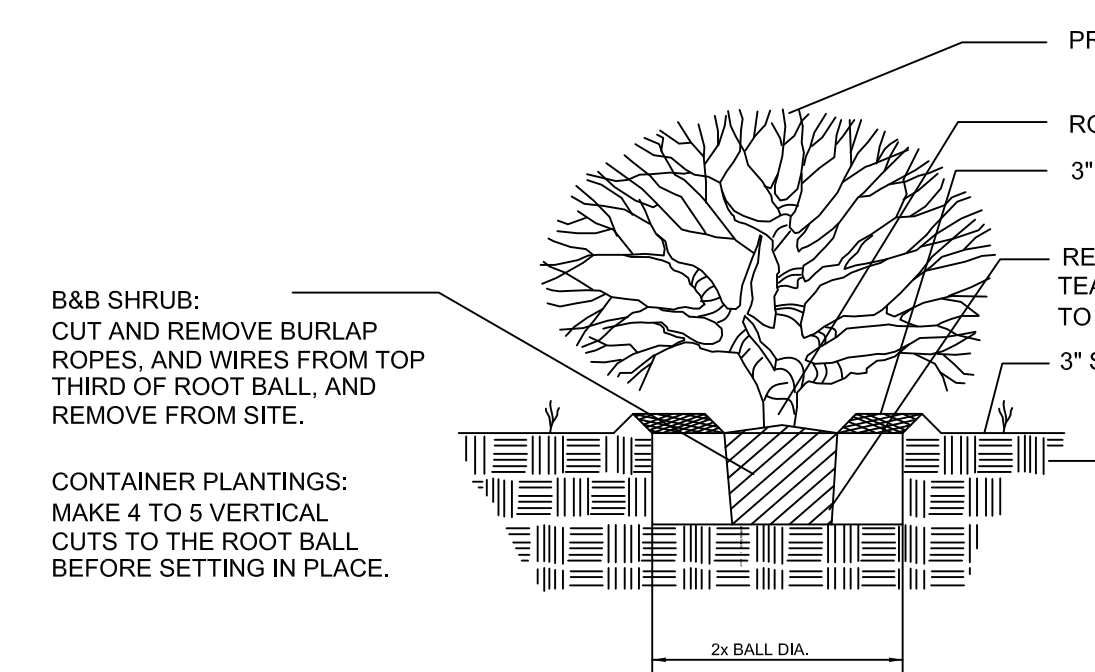
a. Seed or Sod varieties shall conform to 1994-95 Maryland Turfgrass recommendations for Category I, Tall Fescue Varieties.

b. Refer to the Maryland Erosion and Sediment Control Handbook for guidelines, specifications and installation techniques of seed or sod.

c. Maintenance shall begin immediately after each plant is planted or lawn is seeded.



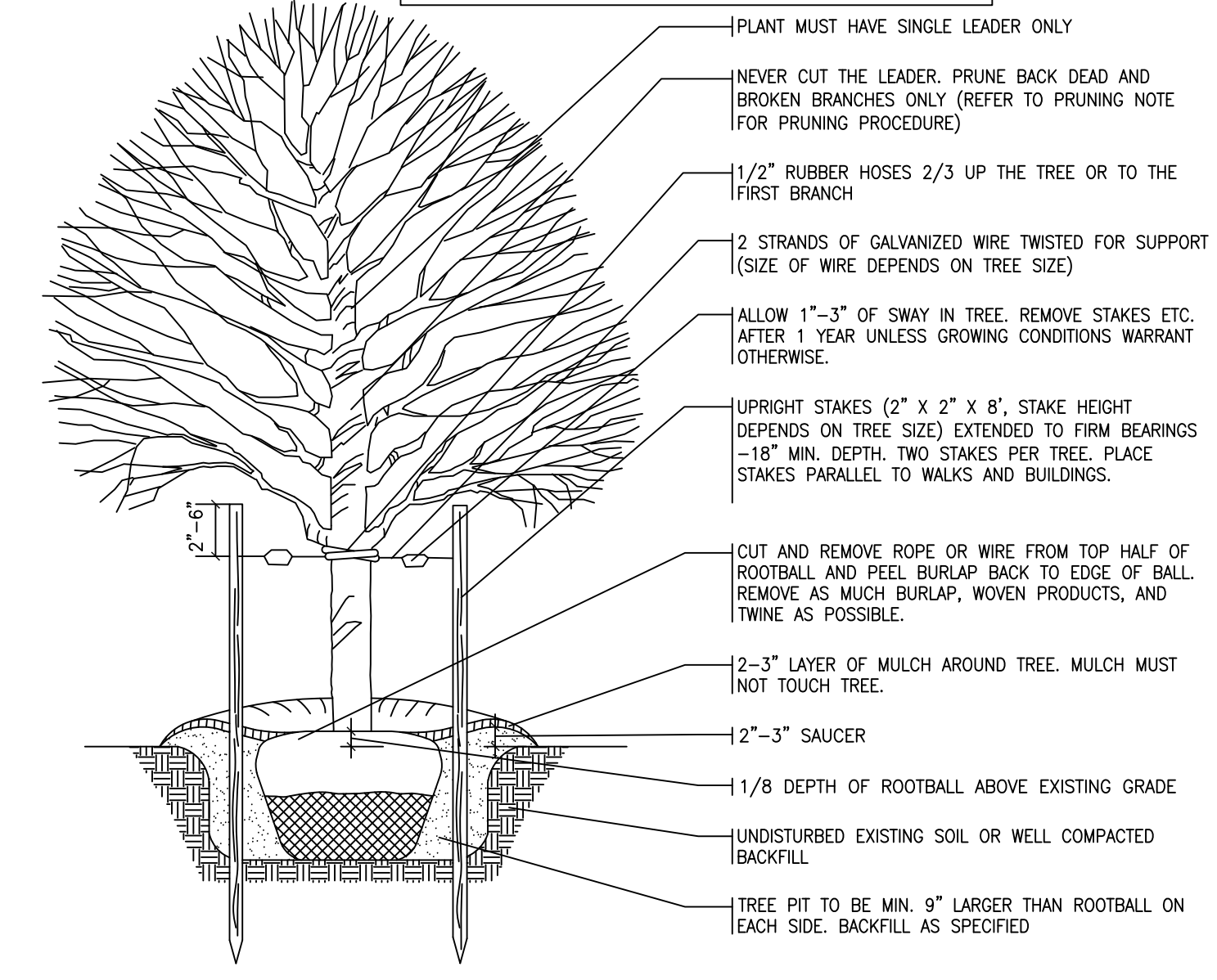
## EVERGREEN TREE PLANTING NOT TO SCALE



## SHRUB PLANTING B&B OR CONTAINER NOT TO SCALE

WINDSOR GREEN PARK PLANT LIST					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREES</b>					
AROG	3	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	As Shown
LT	2	Liriodendron tulipifera	Tulip Poplar	2" Cal.	As Shown
NS	6	Nyssa sylvatica	Blackgum	2" Cal.	As Shown
<b>ORNAMENTAL TREES</b>					
ALAB	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6' Ht.	Cont./ 15' O.C.
AP	24	Aesculus pavia	Red Buckeye	4-6' ht.	Cont./ 15' O.C.
CCA	7	Cercis canadensis	Eastern Redbud	6' Ht.	Cont./ 15' O.C.
CV	8	Chionanthus virginicus	White Fringetree	6' Ht.	Cont./ 15' O.C.
HT	6	Halesia tetraptera	Carolina Snow Bell	6' Ht.	Cont./ 15' O.C.
PSC	17	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	10' Ht.	Cont./ 15' O.C.
<b>SHRUBS</b>					
MA	8	Mahonia Aquifolium	Oregon Grape Holly	24" Ht.	3' O.C.
HQRS	11	Hydrangea quercifolia NA 74836	Ruby Slippers Hydrangea	18" Ht.	3' O.C.
HQ	86	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24" Ht.	4' O.C.
<b>PERENNIALS</b>					
CVM	85	Coreopsis verticillata 'Moonbeam'	Coreopsis Moonbeam	6" Pot	12' O.C.
ECS	378	Echinacea - 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	6" Pot	10" O.C.
HSO	1042	Hemerocallis 'Stella de Oro'	Stella Oro Daylily	6" Pot	12" O.C.
SNB	40	Salvia nemorosa Blue Hill	Meadow Sage Blue Hill	6" Pot	16" O.C.
<b>GRASSES</b>					
FGBE	1050	Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Cont.	10" O. C.
HS	98	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.	2' O.C.

**PRUNING PROCEDURE:**  
 1. PRUNING SHOULD BE RESTRICTED TO CORRECTIVE PRUNING ONLY.  
 2. DO NOT CUT MAIN LEADER.  
 3. MAKE ALL CUTS BACK TO A LATERAL BRANCH OR BUD.  
 4. FINAL PRUNING SHALL BE DONE AFTER TREE IS IN PLACE.



## B&B/ DECIDUOUS TREE PLANTING NOT TO SCALE

## PLANT LIST NOTES:

1. PLANT ALL HERBACEOUS MATERIAL IN TRIANGULAR SPACING.
2. PLANT ACCORDING TO MANUFACTURERS SPECIFICATIONS ON SHEET
3. LANDSCAPING STAKEOUT TO BE STAKED OUT BY CONTRACTOR AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONTRACTOR INSTALLATION..

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**M-NCPPC APPROVAL**  
 PROJECT NAME:  
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2 of 2  
SHEET  
LP D1

LANDSCAPE NOTES AND DETAILS  
 WINDSOR GREEN COMMUNITY CENTER  
 7474 FRANKFORD DRIVE, GREENBELT, MARYLAND 20770  
 CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

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 CONDOMINIUM VENTURE INC  
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**GEF**  
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DESIGNED BY: PROJ. No. 00010  
 DRAWN BY: GEF  
 FILE NAME: WINDSOR GREEN  
 SCALE:  
 DATE: SEPTEMBER 7, 2018