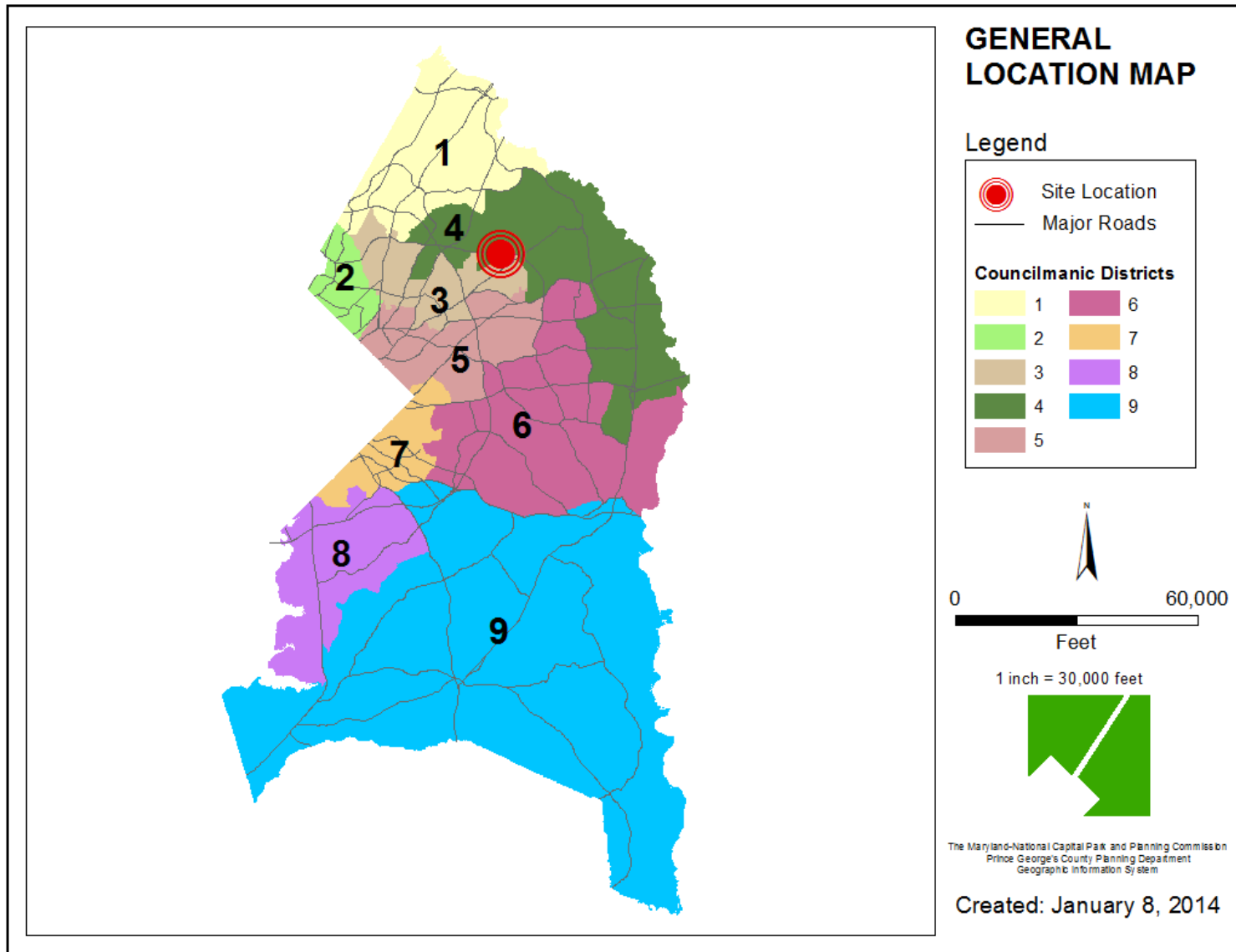


ITEM: 9

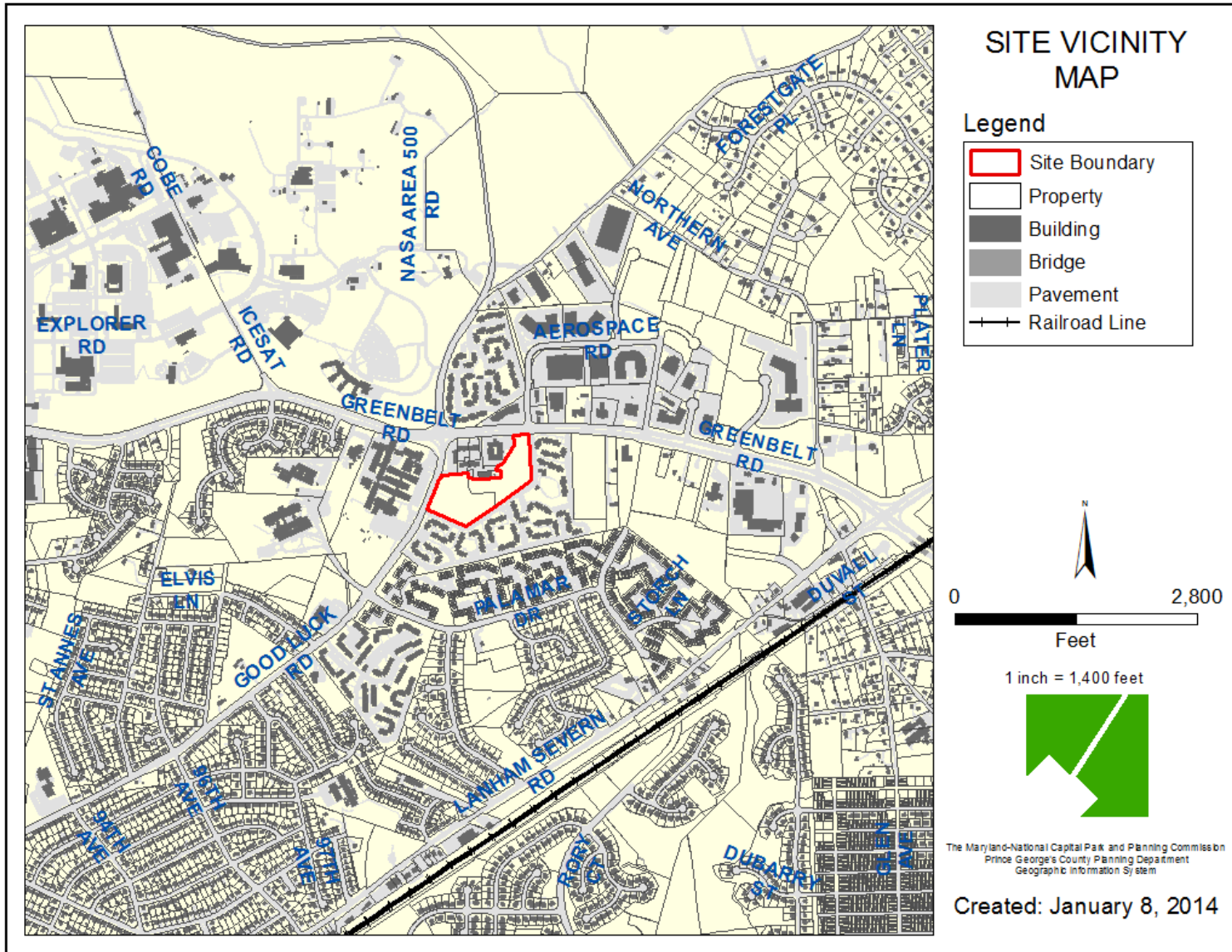
CASE: 4-13030

## WOOD GLEN

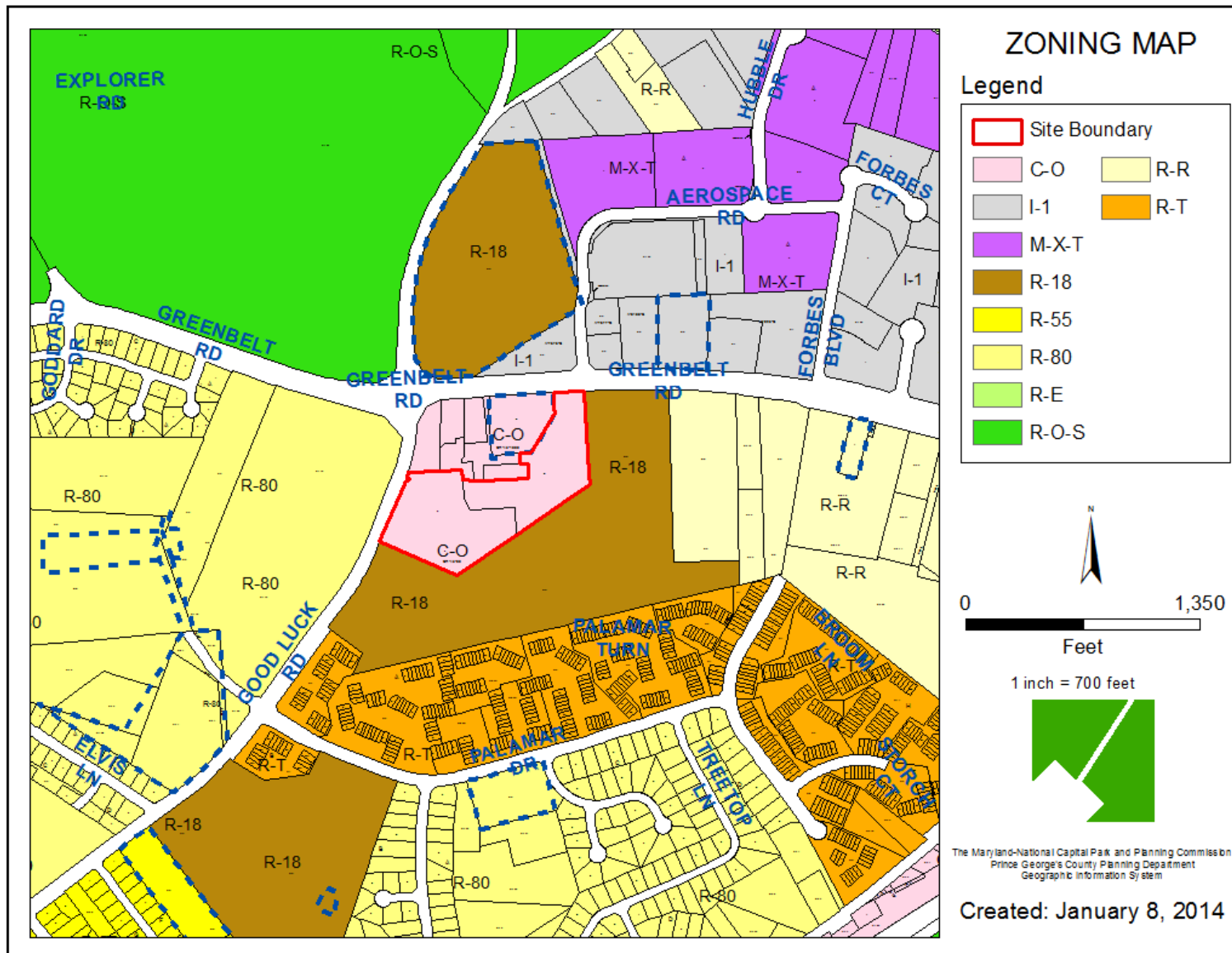
# GENERAL LOCATION MAP



# SITE VICINITY

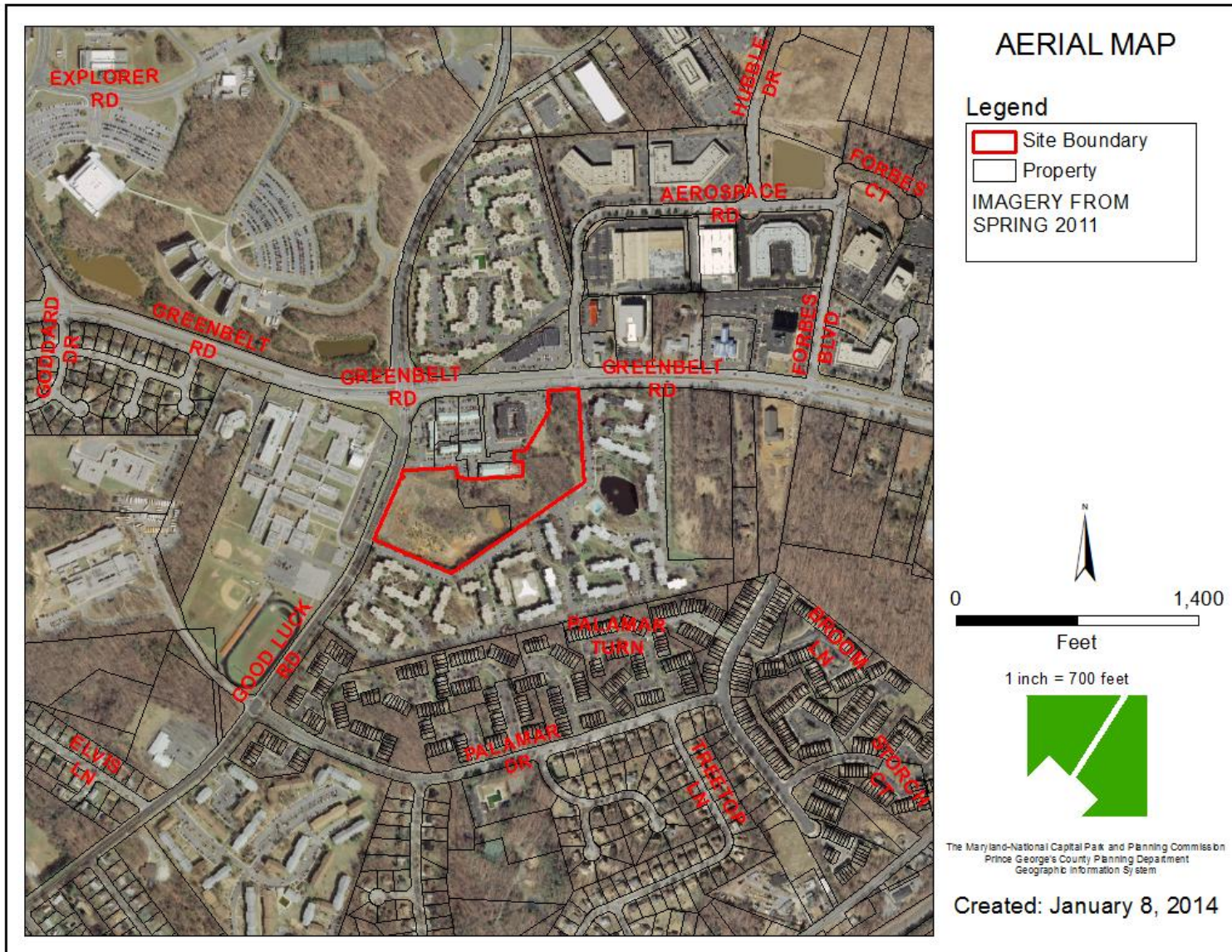


# ZONING MAP



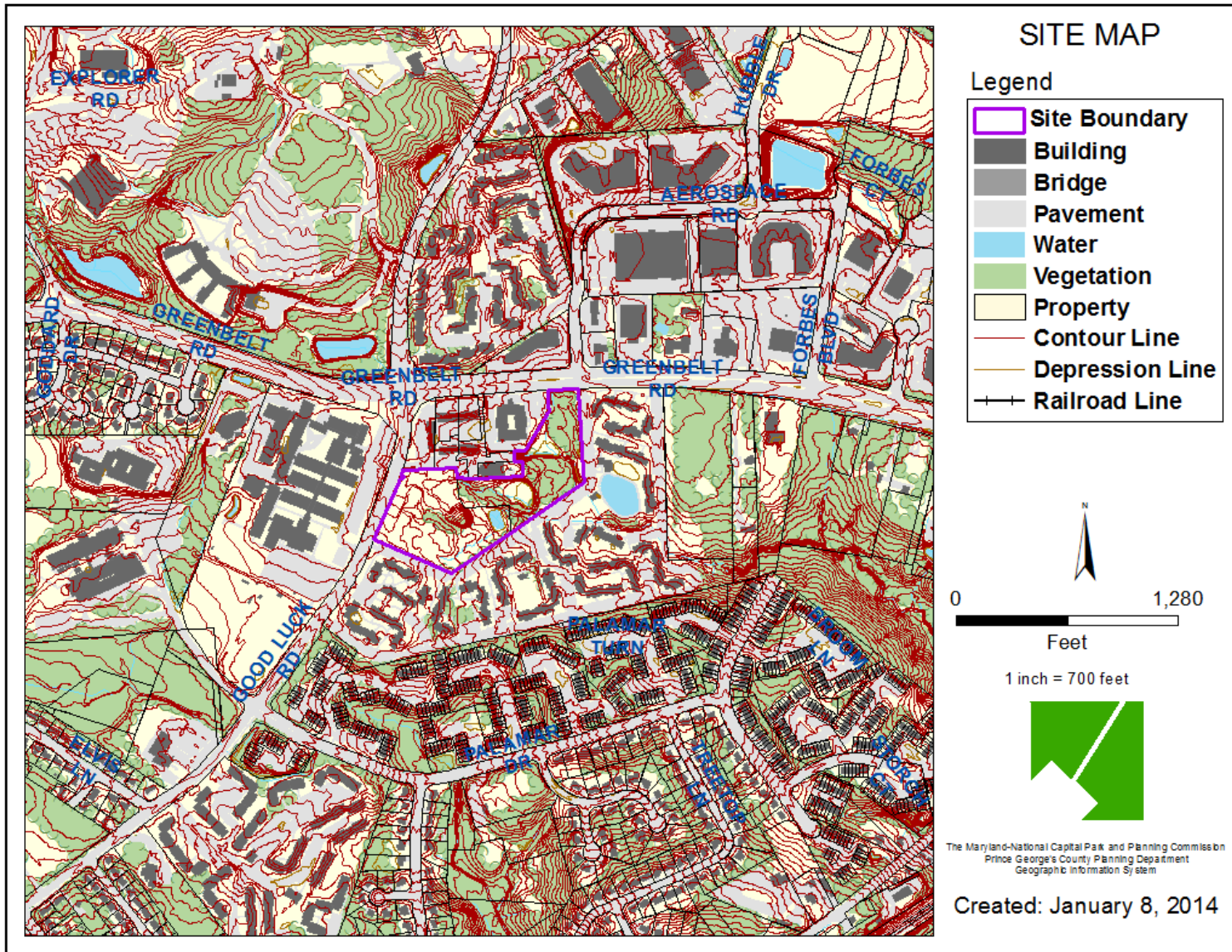


# AERIAL MAP

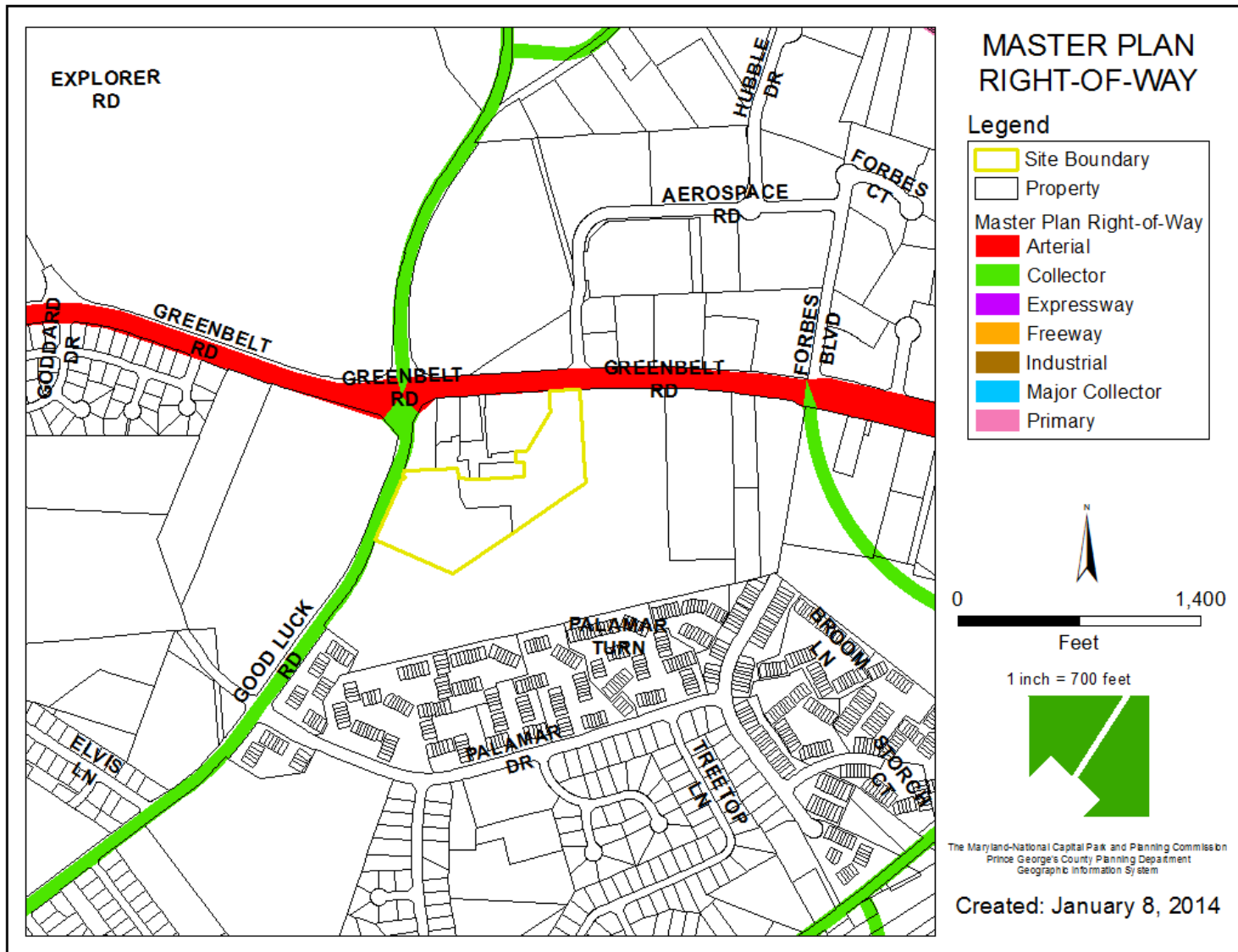




# SITE MAP

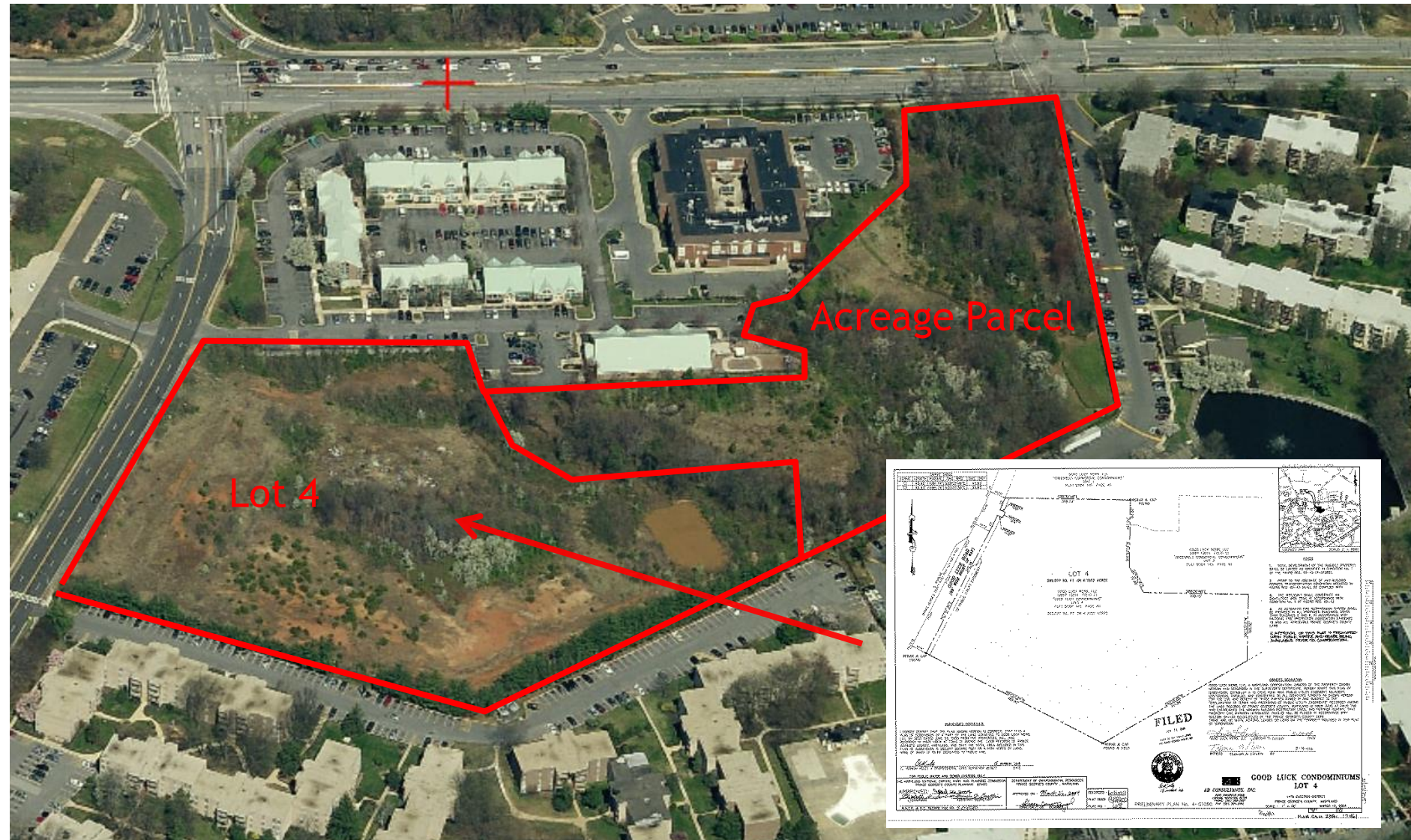


# MASTER PLAN RIGHT-OF-WAY MAP



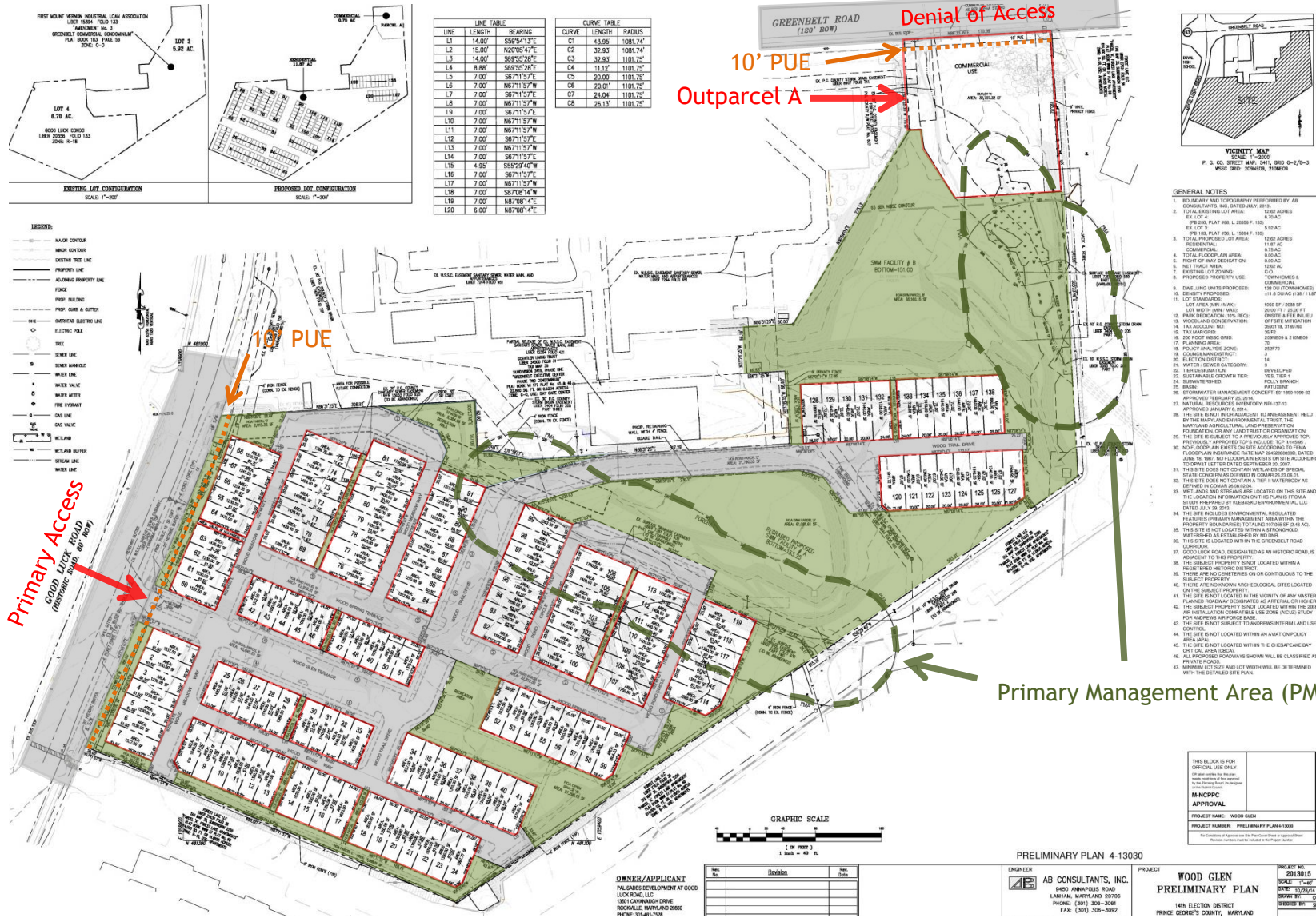


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



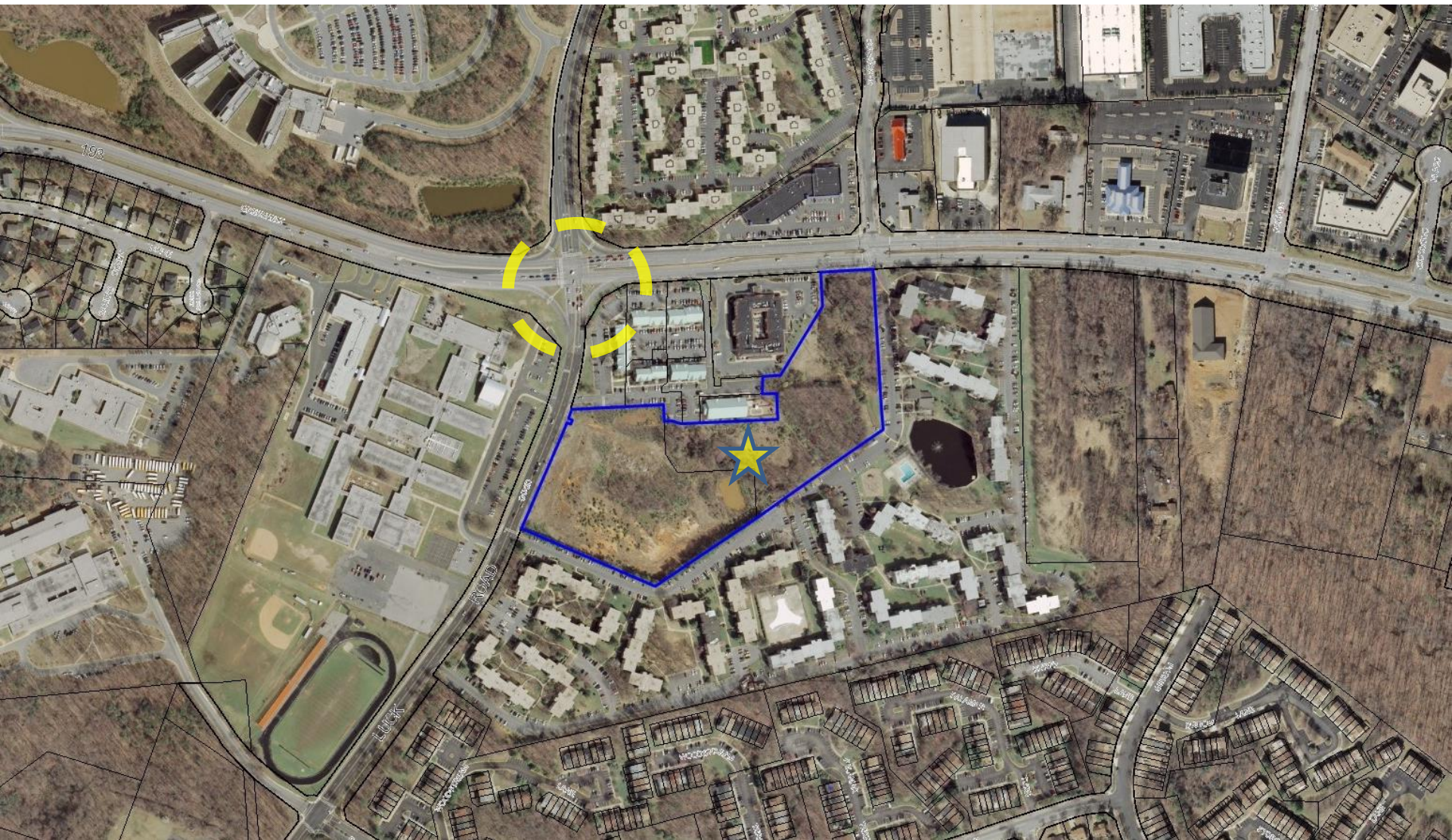


# PRELIMINARY PLAN (EXHIBIT 1)



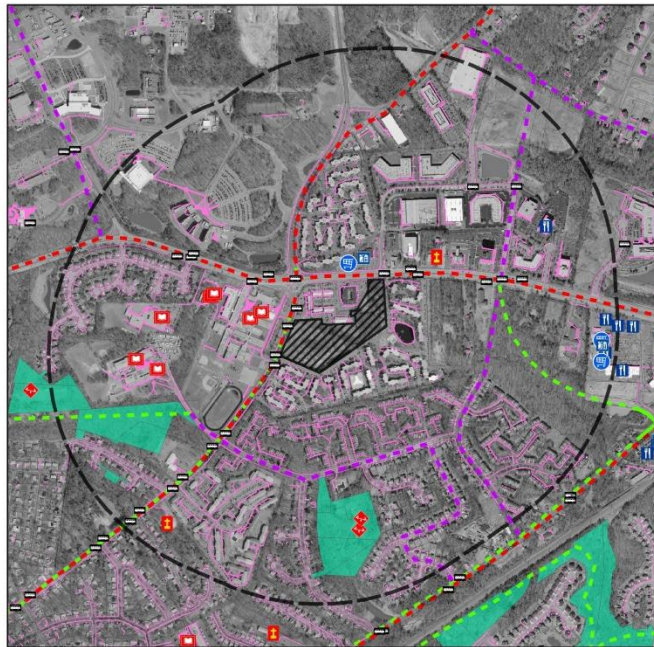


# CRITICAL INTERSECTIONS





# BICYCLE/PEDESTRIAN IMPACT STUDY



- Subject Property**
- Subject Site
  - 0.5-mile Buffer
- Existing & Planned Trails**
- Park Trail and Shared Use Path
  - Park Trail and Shared Use Path, Planned
  - Bicycle Lane
  - Bicycle Lane, Planned
  - Shared Lane
  - Shared Lane, Planned
  - Walking and Equestrian Trail
  - Walking and Equestrian Trail, Planned
  - Water Trail
  - Water Trail, Planned
- Education, Recreation & Public Facilities**
- Community Center
  - Library
  - Post Office
  - Religious Institution
  - School
- Commerce**
- Grocery Store
  - Shopping Center
  - Restaurant
- Transit**
- Bus Stop
  - Park and Ride
  - Rail Transit Station
- Landscape**
- Park
  - Walkway/Sidewalk



Good Luck Rd, Glenn Dale, Maryland, United States  
Address is approximate



Property lacks a shelter on the west side of Good Luck Road at property. The stop is in front of Duval High School. A sidewalk connection is needed on the west side of Good Luck Road of Duval HS to the MD 193 intersection (see inset). The site sidewalk connection is marked in red below. The shelter location is circled in red below.





# TREE CONSERVATION PLAN

**WOODLAND CONSERVATION WORKSHEET**  
FOR PRINCE GEORGE'S COUNTY

**TYPE 1 TREE CONSERVATION NOTE**

THIS PLAN IS A CONCEPTUAL, IN-PLATE AND IS SUBMITTED TO FULFILL THE REQUIREMENTS OF THE WOODLAND CONSERVATION REGULATIONS. IT IS NOT A FINAL PLAN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THIS TYPE 1 PLAN ALSO EXPIRES AND IS NO LONGER VALID.

THIS TYPE 1 PLAN WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A DETAILED PERMIT APPLICATION, WHICHEVER COMES FIRST.

THE TYPE 1 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNALS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TYPE 1 PLAN. IT WILL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.

CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25-116(c) OF THE WOODLAND CONSERVATION ORDINANCE.

THE TYPE 1 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNALS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TYPE 1 PLAN. IT WILL BE CONSISTENT WITH ALL OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.

THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREA THROUGH THE PROVISION OF A COPY OF THE APPROVED TYPE 1 PLAN AT THE TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THE REQUIREMENTS OF THE WOODLAND CONSERVATION ORDINANCE.

THE PROPERTY IS ADJACENT TO GREENBELT ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.

THIS PLAN IS NOT GRANDFATHERED BY CR-21-201, SECTION 25-116(c).

PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN NO. 100-100-100-02. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TYPE 1 PLAN ARE IN CONFORMANCE WITH THE CONCEPT PLAN'S APPROVAL. THE TYPE 1 PLAN, SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- SLOPES (15% OR GREATER)
- SPECIMEN TREE PROPOSED FOR REMOVAL
- STREAM EDGE
- STREAM BUFFER (75 FT)
- NON-TOTAL WETLANDS
- WETLAND BUFFER (25 FT)
- PRIMARY MANAGEMENT AREA (PMA) BUFFER
- EXISTING BUILDINGS
- EXISTING EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED BUILDINGS
- PROPOSED EASEMENT
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- WOODLAND PRESERVED NOT CREDITED (WP-NC)
- WOODLAND RETAINED ASSUMED CLEARED (WR-AC)

**SPECIMEN TREE SCHEDULE**

NO.	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	COMMENTS	PROPOSED TREATMENT
1	Southern Red Oak	Quercus falcata	35	Fair	Broken limbs, crown defects	To be removed
2	Red Maple	Acer rubrum	33	Fair	Swollen trunk base, crown defects	To be removed

**MAPPED SOIL TYPES**

SYMBOL	NAME	HYDROLOGIC GROUP	K FACTOR	HYDRIC CLASS	DRAINAGE CLASS
1	Urban and complex, occasionally flooded	A	0.57	Partially	Severely faulty
2	Rural Christiana-Urban land complex, 0 to 5 percent slopes	B	N/A	NO	Moderately well
3	Urban land-use complex, 0 to 5 percent slopes, occasionally flooded	C	N/A	NO	N/A

**QUALIFIED PROFESSIONAL CERTIFICATION**

THIS COMPLES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: *Christine E. Gillette* DATE: 10/10/2014

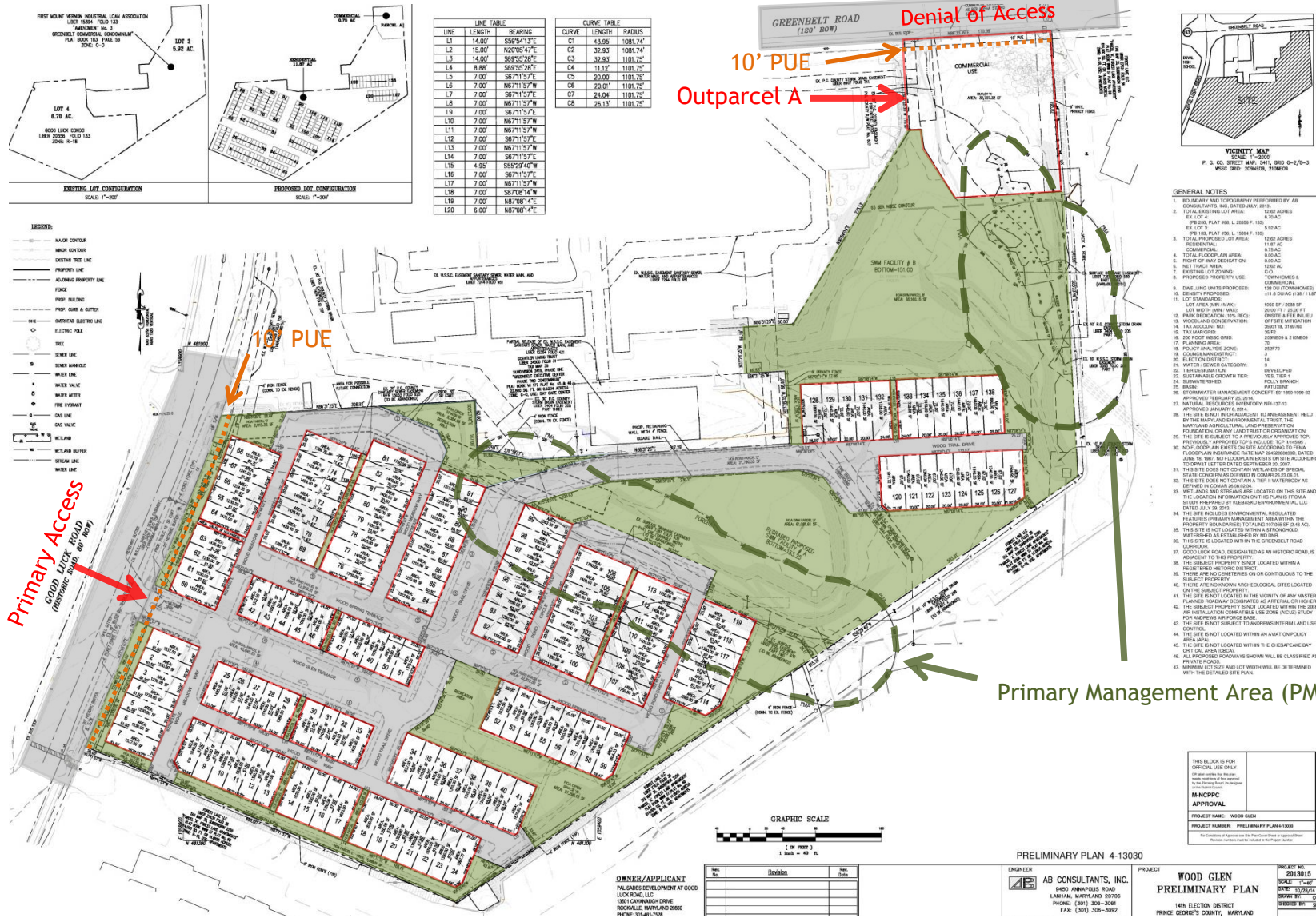
CHRISTINE E. GILLETTE, PLA  
400 ANAPOLIS ROAD  
ANAPOLIS, MARYLAND 21406  
P: 301.306.3091 F: 301.306.3092  
cgillette@abconsultantsinc.com

PROJECT NO: 2013015  
SHEET: 1 OF 42  
DATE: 10/10/2014  
PROJECT: WOOD GLEN  
PRINCE GEORGE'S COUNTY, MARYLAND  
14th ELECTION DISTRICT  
14th AND 15th STS. S.W. 1ST A.W.

**AB CONSULTANTS, INC.**  
3400 ANAPOLIS ROAD  
ANAPOLIS, MARYLAND 21406  
PHONE: (301) 306-3091  
FAX: (301) 306-3092  
CONTACT: SARAH PATEL PHONE: 301-306-3091 X201



# PRELIMINARY PLAN (EXHIBIT 1)





# SITE PLAN

