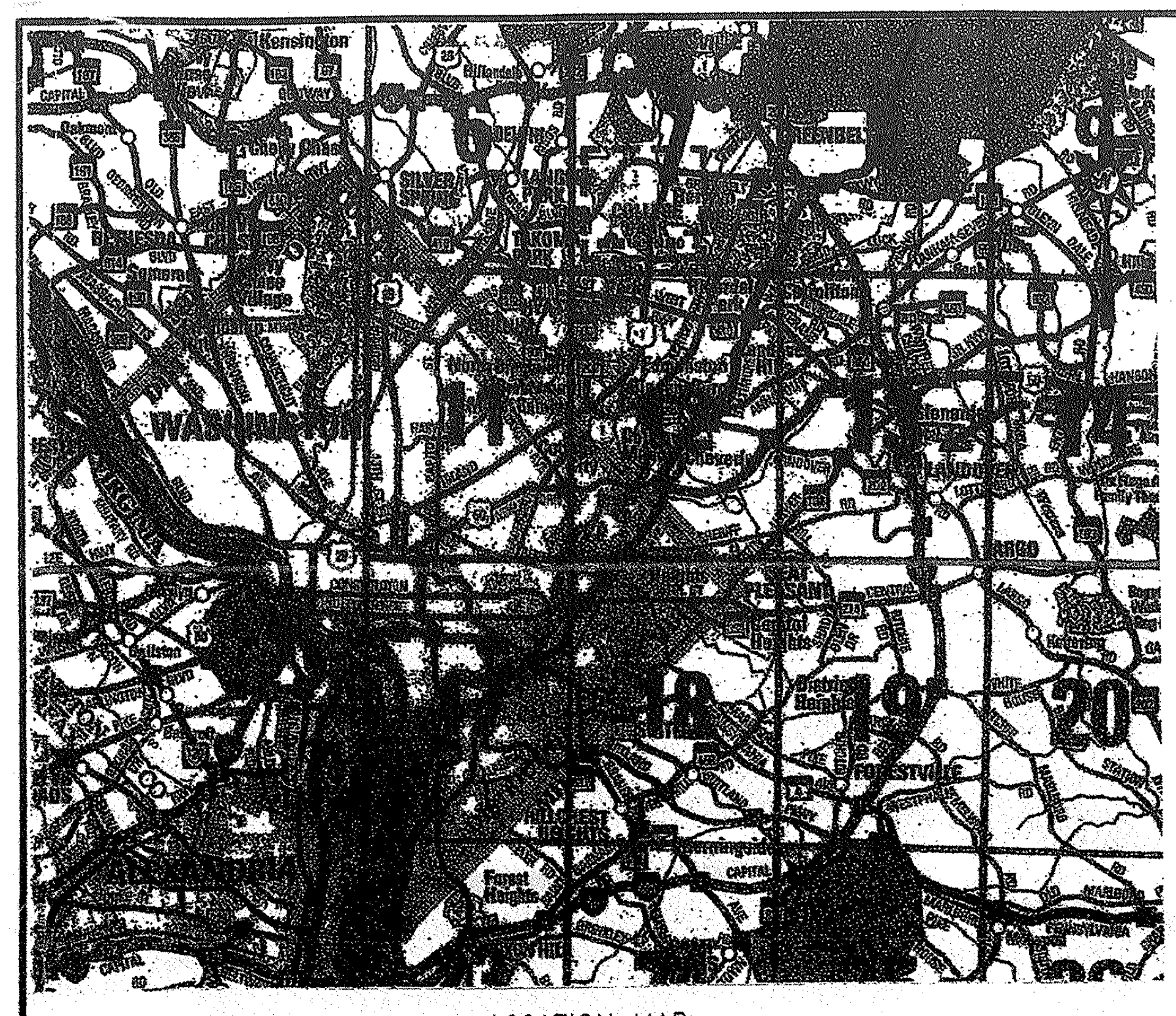
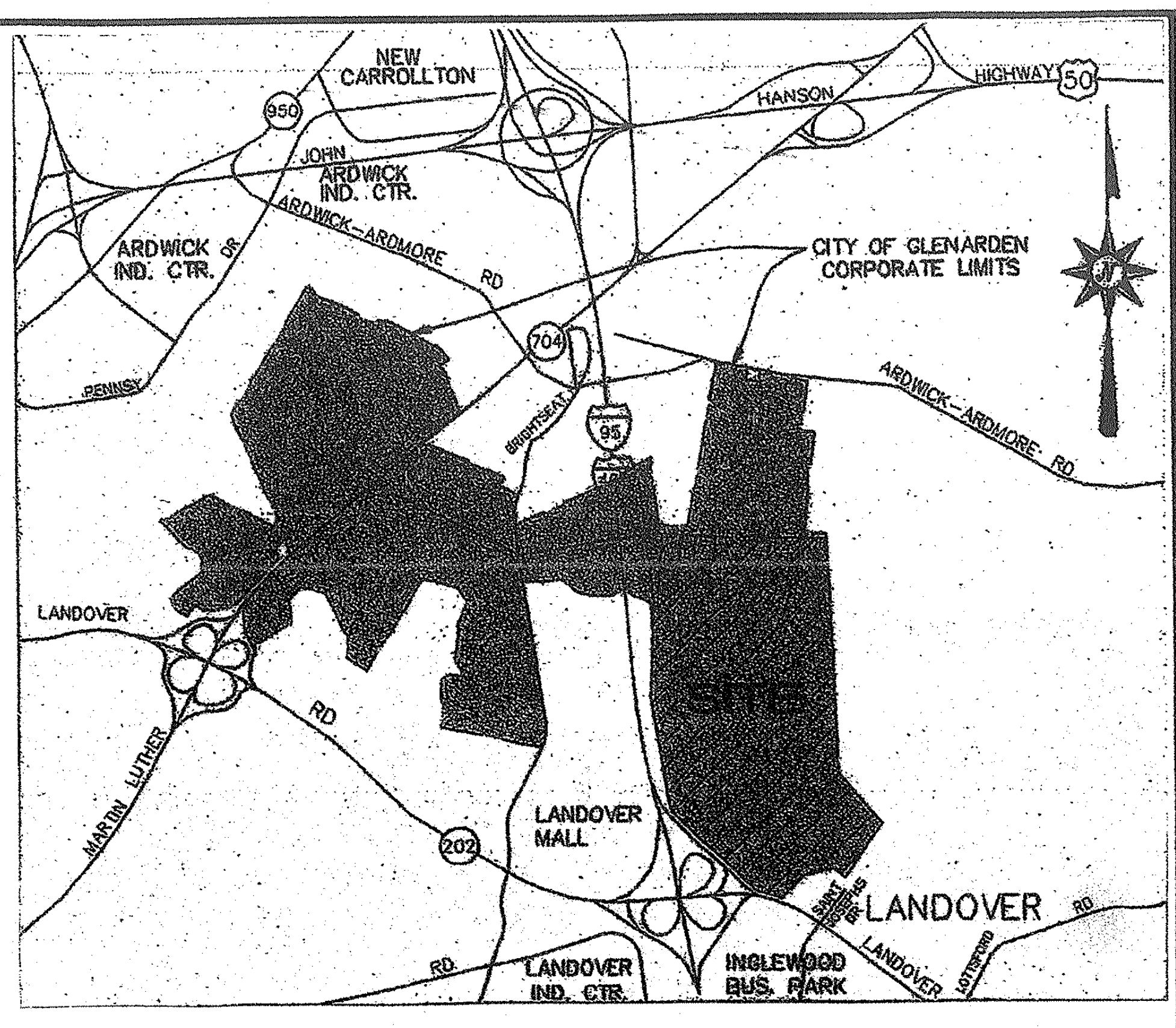

LOCATION MAP
NTS

TREE CONSERVATION PLAN - TYPE II
FOR
WOODMORE TOWNE CENTRE
AT GLENARDEN
GLENARDEN, 13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND 20706

TAX MAP 60, GRID D2, PARCELS 24 AND 25
DEED 22304/506, ZONE: M-X-T



VICINITY MAP
SCALE = 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT/DEVELOPER:
   PETRIE/ELG INGLEWOOD, LLC
   170 JENNIFER ROAD, SUITE 300
   ANNAPOLIS, MD 21401
   410-573-3800

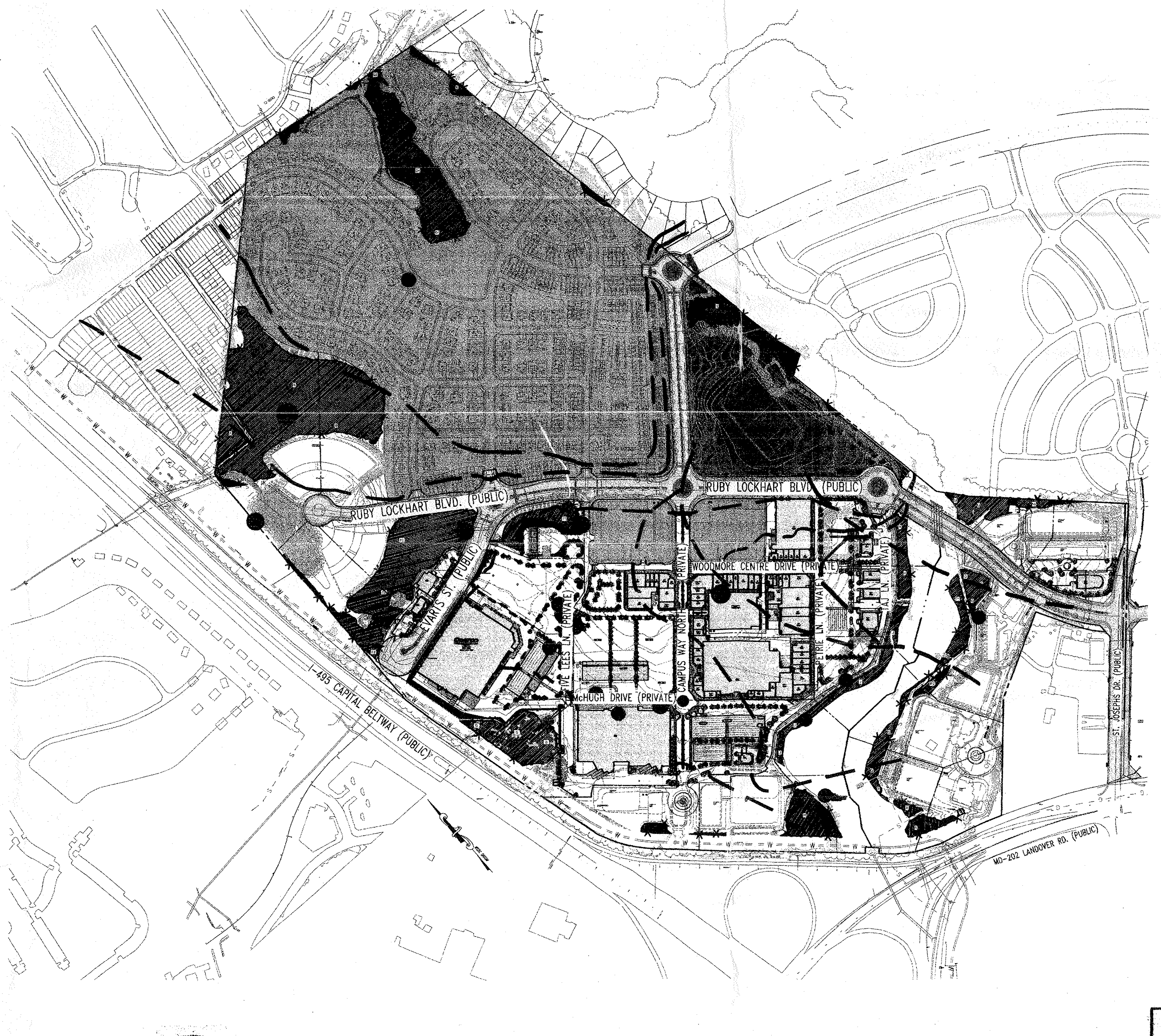
   WTC VENTURES, LLC
   9701 APOLLO DRIVE, SUITE 400
   LARGO, MD 20774
   301-772-8900

2. SITE AREA: 10,655,869 S.F./244.6251 ACRES (GROSS)
   12.92 ACRES (FLOODPLAIN)
   231.71 ARCES (NET)

Woodland Conservation Worksheet for Prince George's County, Maryland

					Total
Zone:		M-X-T			
Gross Tract:		244.63			Include acreages only in columns
Floodplain:		12.92			for which there is a corresponding zone.
Previously Dedicated Land:		0.00			
Net Tract (NTA):		231.71	0.00	0.00	
Property Description or Subdivision Name:		Woodmore Towne Centre at Glenarden			
Is this site subject to the 1989 Ordinance?	N				
Break-even Point (preservation acres) =	73.71				
Acres of Net Tract clearing permitted w/o refore	155.79				
Woodland Conservation Requirement Calculations:					
Existing Woodland on Net Tract (acres)		229.50			
Existing Woodland in Floodplain (acres)		12.92			
Woodland Conservation Threshold (NTA) =	15.00%	34.76			
Smaller of a or c		34.76			
Woodland above WCT		194.74			
Plan Number: (This must be completed for each phase)		DSP-07011	DSP-07011/01	DSP-07057	
Plan Phase or Name:		TCP II /053/07	TCP II /053/07-01	TCP II /053/07-01	Total
Total area in this application (acres)		244.63	141.80	102.83	244.63
Floodplain area in this application (acres)		12.92	12.62	0.30	12.92
Net Tract area in the application (acres)		231.71	129.18	102.53	231.71
Woodland on the Net Tract for this phase (acres)		229.50	127.37 ~~128.33~~	102.13 ~~102.27~~	229.50
Woodland in the Floodplain for this phase		12.92	12.62	0.30	12.92
Woodland Cleared on Net Tract for this phase		192.41	0.00 ~~0.07~~	0.00 ~~0.07~~	192.41
Woodland Cleared in Floodplain for this phase		0.97	0.97	0.00	0.97
Off-site Woodland Clearing (1:1)		0.31	0.00	0.00	0.31
Off-site Mitigation provided on this property		0.00	0.00	0.00	0.00
Cummulative acres of Net Tract Woodland cleared		192.41	192.48	192.41	~~677.30~~ 192.41
Cummulative acres of Floodplain woodland cleared		0.97	0.97	0.97	
Smaller of d or e		192.41	192.48	192.41	
Woodland Clearing below WCT		0.00	0.00	0.00	
Replacement for clearing above the WCT (0.25 : 1)		48.10	48.12	48.10	
Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	0.00	0.00	
Cumulative Woodland Conservation Required		84.14	84.14	84.14	
		Latest phase indicates cumulative requirement through that phase of work			
Woodland Conservation Provided:					Total
Preservation		24.18	0.00 ~~0.07~~	0.00 ~~0.07~~	24.18
Reforestation		0.00	0.00	0.00	0.00
Afforestation		0.00	0.00	0.00	0.00
Area approved for fee-in-lieu		43.38	0.00	0.00	43.38
Credit for Off-site Mitigation on another property		16.58	0.00 ~~2.50~~	0.00	~~19.08~~ 16.58
Off-site Mitigation provided on this property		0.00	0.00	0.00	0.00
Total Woodland Conservation Provided		84.14	0.00 ~~2.57~~	0.00 ~~0.07~~	~~86.64~~ 84.14
Woodland saved on this phase but not counted		14.07	1.53	0.30	14.07
Existing Net Tract Woodland in later phases		0	0	0	
Prepared by:		Michael J Kelbasko Signature		8/3/09 Date	
License Number:					

Correct fee-in-lieu payment is calculated at a rate of $.30 per square foot, or $566,889.84 (43.38 acres X 43,560 SF/acre x $.30/SF) to be used for costs associated with afforestation/reforestation within the City of Glenarden per Preliminary Plan 4-06016 Condition #40 and Detailed Site Plan DSP-07011 Condition #20.


RUBY LOCKHART BLVD. (PUBLIC)
RUBY LOCKHART BLVD. (PUBLIC)
WOODMORE CENTRE DRIVE (PRIVATE)
MCHUGH DRIVE (PRIVATE)
I-495 CAPITAL BELTWAY (PUBLIC)
ST. JOSEPHS DR. (PUBLIC)
MD-202 LANDOVER RD. (PUBLIC)

SPECIMEN TREES

NO.	DBH	SPECIES	CONDITION	PROPOSED DISPOSITION	PRESERVATION TREATMENT
~~1.~~	~~31"~~	~~RED MAPLE~~	~~VERY GOOD~~	~~SAVE~~	~~PROTECTION FENCING~~ (PER ARBORIST LETTER "WOODMORE TOWNE CENTRE AT GLENARDEN SPECIMEN TREE: S1" COMPLETED BY A. JOHN BLAKE, NO LONGER A SPECIMEN TREE)
2.	30"	YELLOW POPLAR	VERY GOOD	REMOVE	–
3.	30"	PIN OAK	POOR	REMOVE	–
4.	34"	SYCAMORE	POOR	REMOVE	–
5.	44"	YELLOW POPLAR	POOR	REMOVE	–
6.	35"	YELLOW POPLAR	FAIR	REMOVE	–
7.	31"	YELLOW POPLAR	FAIR	REMOVE	–
8.	32"	YELLOW POPLAR	GOOD	REMOVE	–
9.	40"	YELLOW POPLAR	GOOD	REMOVE	–
10.	33"	YELLOW POPLAR	GOOD	REMOVE	–
11.	32"	YELLOW POPLAR	FAIR	REMOVE	–
12.	31"	YELLOW POPLAR	FAIR	REMOVE	–
13.	41"	YELLOW POPLAR	VERY POOR	REMOVE	–
14.	31"	WHITE OAK	GOOD	REMOVE	–
15.	39"	BLACKGUM	FAIR	REMOVE	–
~~16.~~	~~48"~~	~~WILLOW OAK~~	~~VERY POOR~~	~~SAVE~~	~~PROTECTION FENCING~~ (TREE NO LONGER EXISTS)
17.	40"	YELLOW POPLAR	VERY POOR	REMOVE	–
18.	30"	YELLOW POPLAR	GOOD	SAVE	PROTECTION FENCING
19.	32"	YELLOW POPLAR	VERY GOOD	REMOVE	–

NOTE: TREES WERE LOCATED WITH GPS

WOODLAND PRESERVATION

AREA	ACRES
A	0.49
B	8.10
D1	3.19 (-0.07 01 REV)
D2	0.07
E	0.10
F1	0.69 (-0.32 01 REV)
F2	4.01 (-0.07 01 REV)
G	1.60 (+0.39 01 REV)
G2	0.00 (-0.11 01 REV)
H	1.01 (+0.06 01 REV)
J	0.92
K	0.52 (-0.03 01 REV)
L	0.62
M	0.65 (+0.19 01 REV)
N1	0.00 (-0.19 01 REV)
N2	0.15
O	0.36
P1	0.49 (-0.02 01 REV)
P2	0.09
Q	0.66 (-0.02 01 REV)
R	0.46 (+0.19 01 REV)
TOTAL	24.18 (+0.00 01 REV)

WOODLAND PRESERVED NOT COUNTED

TOTAL=1.60 (-0.59 01 REV)

Legend	
✚	Woodland Preserved Not Counted
▨	WOODLAND PRESERVATION

NOTE TO CONTRACTOR:

THE TCP - TYPE II PLAN SET SHALL BE USED FOR THE FOLLOWING CONTRACT ITEMS:

1. TREE PROTECTION
2. CLEARING, GRUBBING AND TREE PROTECTION PER LOD LIMITS
3. SPECIMEN TREE REMOVAL
4. FOREST CONSERVATION AREA AND TREE SPECIMEN SIGNAGE
5. WOODLAND PRESERVATION

M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODMORE TOWNE CENTRE
PROJECT NUMBER: DSP-07011
For conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	9.24.07	S.L.	4.7.08
01	4.20.09	SL	8.4.09

M.N.C.P.P.C. APPROVALS
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07

	Approved by	Date
	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		
06		

~~DSP-07011 AND TCPII/053/07 ARE ONLY FOR GRADING AND INFRASTRUCTURE IMPROVEMENTS. ANY BUILDINGS OR PARKING SHOWING SHALL NOT BE CONSTRUCTED WITH THIS PLAN. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE DSP AND TCPII SHALL BE REVISED TO SHOW PROPOSED BUILDINGS AND OTHER REQUIRED INFORMATION.~~

OWNER / APPLICANT / DEVELOPER:

PETRIE/ELG INGLEWOOD, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MD 21401
410-573-3800

WTC VENTURES, LLC
9701 APOLLO DRIVE, SUITE 400
LARGO, MD 20774
301-772-8900

NOT FOR CONSTRUCTION
ISSUED FOR PERMITTING

GARY J. RUBINO
No. 610
8/20/08

⚠ Woodland conservation worksheet only revised to subtract woodland conservation on lots that was previously counted towards requirement. Total have been updated.

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

No.	REVISION	DATE	BY
⚠1	Revised woodland cons. wrksht & Plans 4, 5, 8, 9 & 19-25 for residential DSP-07057 Revision.	8/20/08	JJW

SHEET INDEX

1	COVER
2	KEY MAP
3-24	DSP 07011-01
13-15	DSP 07011 (PARK PROPERTY)
25-27	DETAIL SHEETS
9,28-37	DSP 07057

DATES

ISSUE DATE:	MAY 1, 2007
REVISIONS:	JULY 11, 2007
	SEPTEMBER 12, 2007
	OCTOBER 3, 2007 ISSUED FOR PERMITTING
	JANUARY 25, 2008 ISSUED FOR PERMITTING
	FEBRUARY 20, 2008 ISSUED FOR PERMITTING
	MARCH 3, 2008 REVISED PER G&O COMMENTS ACCESS ROAD CHANGES
	APRIL 4, 2008 ISSUED FOR PERMITTING
	DECEMBER 2, 2008 ISSUED FOR PERMITTING
	JULY 14, 2009 DSP 07011-01 CERTIFICATION

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

PROFESSIONAL CERTIFICATION

I, EDWARD KEOHANE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXPIRATION DATE: 03/26/10

Commercial DSP-07011-01

BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
- WARREN, NJ
- SOUTHBOROUGH, MA
- ALBANY, NY
- PURCHASE, NY
- RONKONKOMA, NY
- CHALFONT, PA
- STERLING, VA
- BOWIE, MD
- TOWSON, MD
- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	AS NOTED
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

TCP II PLAN

Inglewood North, Landover Road
Prince George's County
Maryland 20706

BOHLER
ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

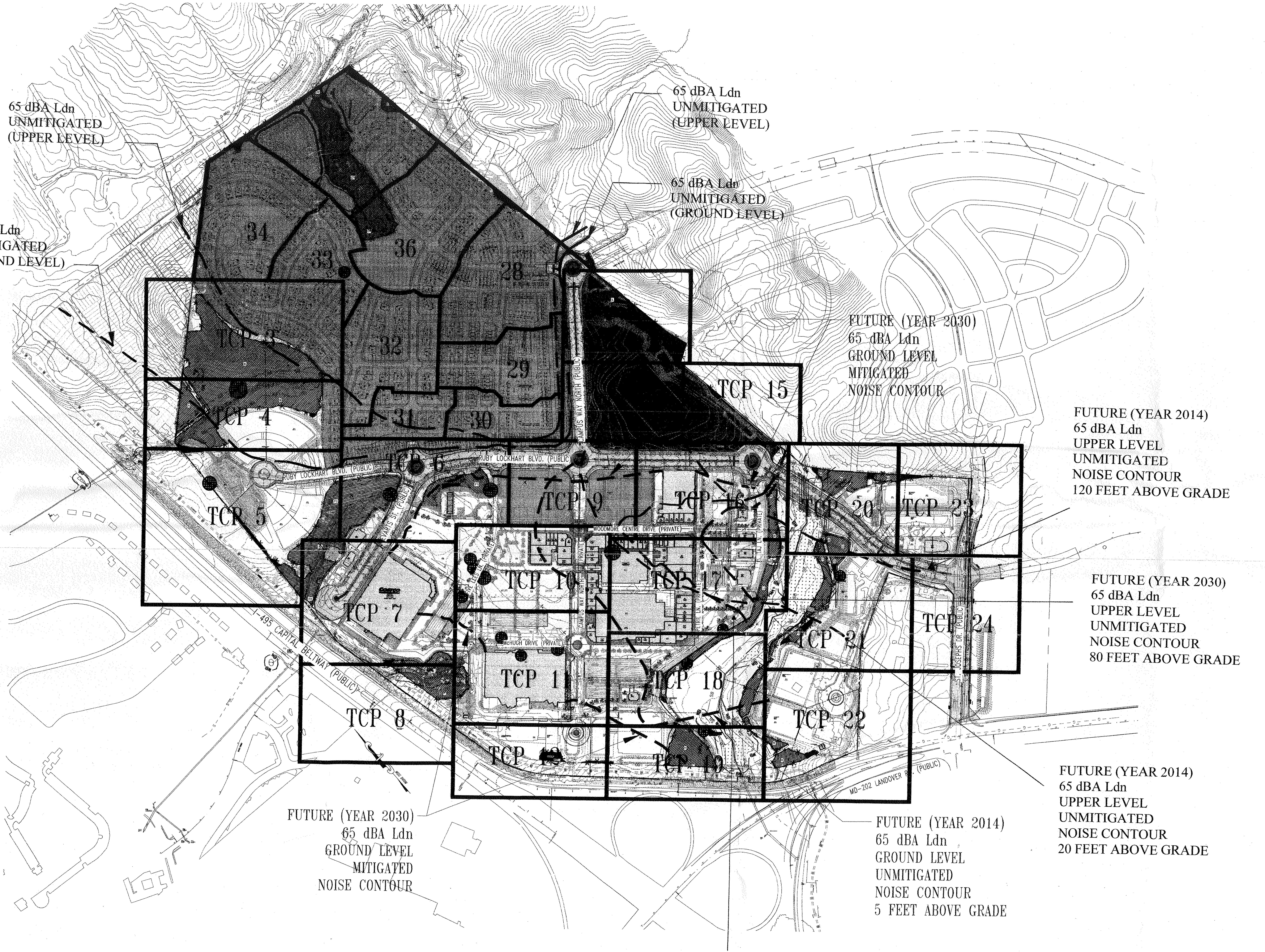
D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10788
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 26

APPROVED PLANS
TCP2



65 dBA Ldn
UNMITIGATED
(UPPER LEVEL)

65 dBA Ldn
UNMITIGATED
(GROUND LEVEL)

65 dBA Ldn
UNMITIGATED
(UPPER LEVEL)

65 dBA Ldn
UNMITIGATED
(GROUND LEVEL)

FUTURE (YEAR 2030)
65 dBA Ldn
GROUND LEVEL
MITIGATED
NOISE CONTOUR

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE

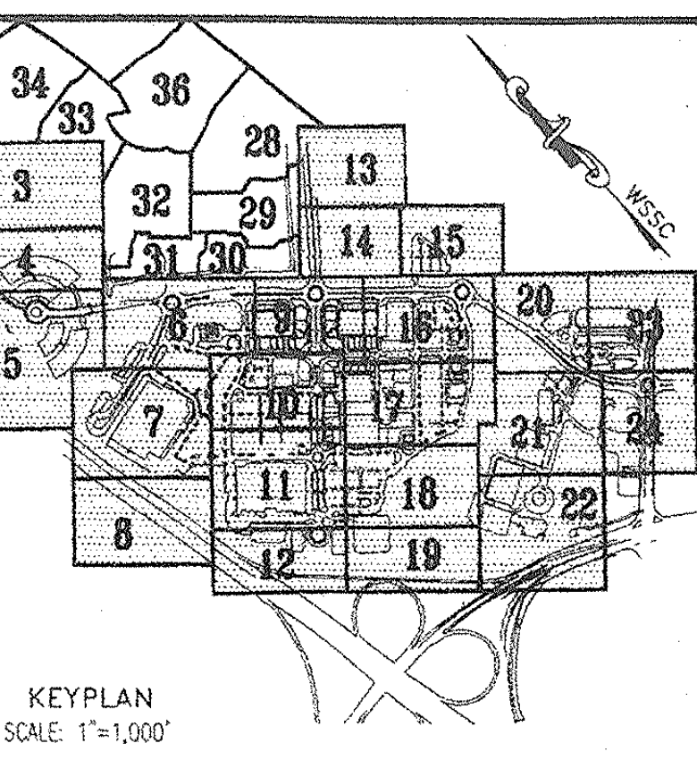
FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
80 FEET ABOVE GRADE

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
20 FEET ABOVE GRADE

FUTURE (YEAR 2030)
65 dBA Ldn
GROUND LEVEL
MITIGATED
NOISE CONTOUR

FUTURE (YEAR 2014)
65 dBA Ldn
GROUND LEVEL
UNMITIGATED
NOISE CONTOUR
5 FEET ABOVE GRADE

FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE



KEYPLAN
SCALE: 1"=1,000'

BOHLER
ENGINEERING

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PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
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- BOWIE, MD
- TOWSON, MD
- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

EASEMENT LEGEND

DIM SI DENOTES SIGHT DISTANCE EASEMENT	DIM PA DENOTES PUBLIC ACCESS EASEMENT
DIM STM DENOTES STORM DRAIN EASEMENT	DIM CSE DENOTES COMMON SHARED EASEMENT
DIM SS DENOTES SANITARY SEWER EASEMENT	DIM IE DENOTES INGRESS-EGRESS EASEMENT
DIM W DENOTES WATER EASEMENT	DIM PU DENOTES PUBLIC UTILITY EASEMENT
DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT	

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	
Ⓓ	STORM MANHOLE	
⊗ VM	WATER METER	
⋈	WATER VALVE	
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

N — Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPi/13/05-01.

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISIONS			
	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=200'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

MISS UTILITY
DIG WITH CARE MARYLAND KEEP MARYLAND SAFE
BEFORE YOU DIG CALL
811 IN MD
or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

BOHLER
ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

Plan prepared by:
Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
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DSP LEGEND

▨	DSP 07057
■	DSP 07011
☐	DSP 07011-01

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

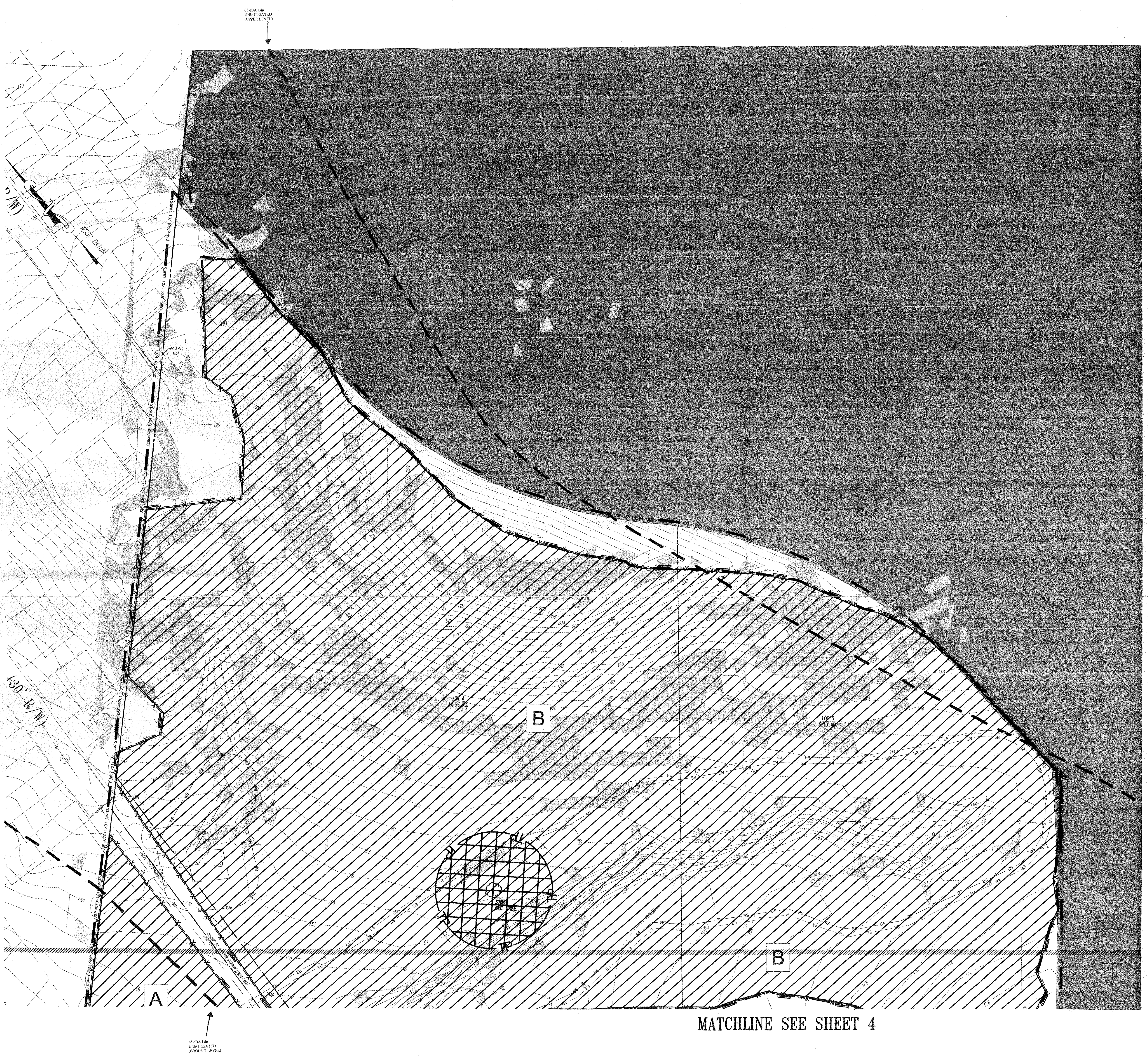
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-20-2009	SL	8-4-09

SHEET TITLE:
KEY MAP

SHEET NUMBER:
2

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



MATCHLINE SEE SHEET 4

GENERAL NOTE:
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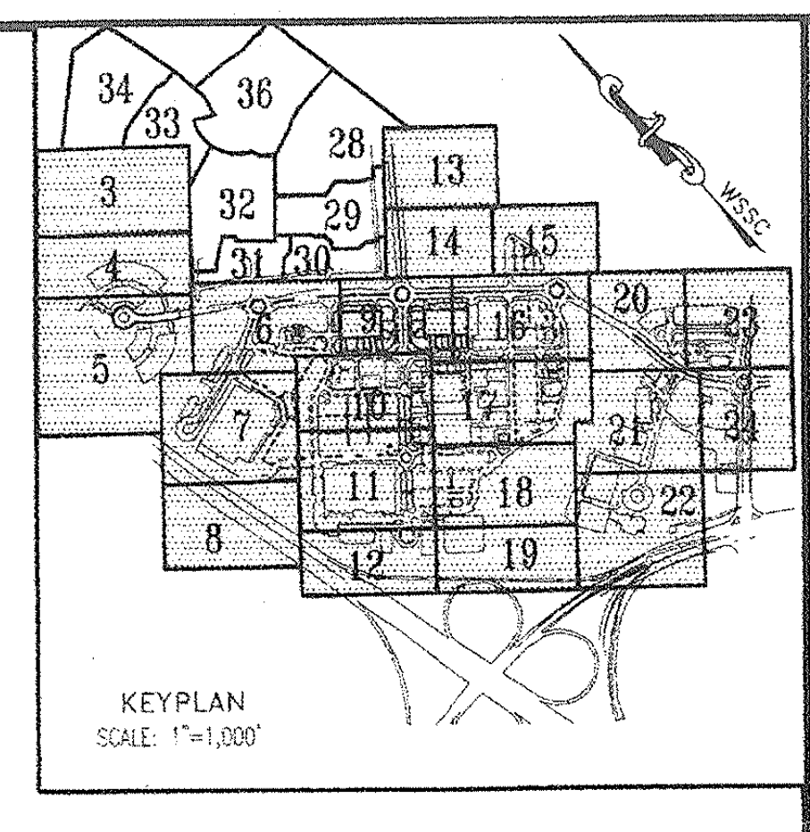

KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DIM SI — DENOTES SIGHT DISTANCE EASEMENT
- DIM STM — DENOTES STORM DRAIN EASEMENT
- DIM SS — DENOTES SANITARY SEWER EASEMENT
- DIM W — DENOTES WATER EASEMENT
- DIM W&S — DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA — DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE — DENOTES COMMON SHARED EASEMENT
- DIM IE — DENOTES INGRESS-EGRESS EASEMENT
- DIM PU — DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S S
W	UNDERGROUND WATER LINE	W W
	UNDERGROUND ELECTRIC LINE	E E
G	UNDERGROUND GAS LINE	G G
OH	OVERHEAD WIRE	OH OH
T	UNDERGROUND TELEPHONE LINE	T T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	
Ⓓ	STORM MANHOLE	
WM	WATER METER	
⋈	WATER VALVE	
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
CO	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

N — Woodland Preservation Area Designation
▨ Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4·20·2009	SX	8·4·09

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▩
LIMITS OF DSP-07011 (INFRASTRUCTURE)	░
LIMITS OF DSP-07011/01	☐

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REVISIONS

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1	7/14/08	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

BOHLER
ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
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D.M. DUKE
PROFESSIONAL ENGINEER
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E.S. KEOHANE
PROFESSIONAL ENGINEER
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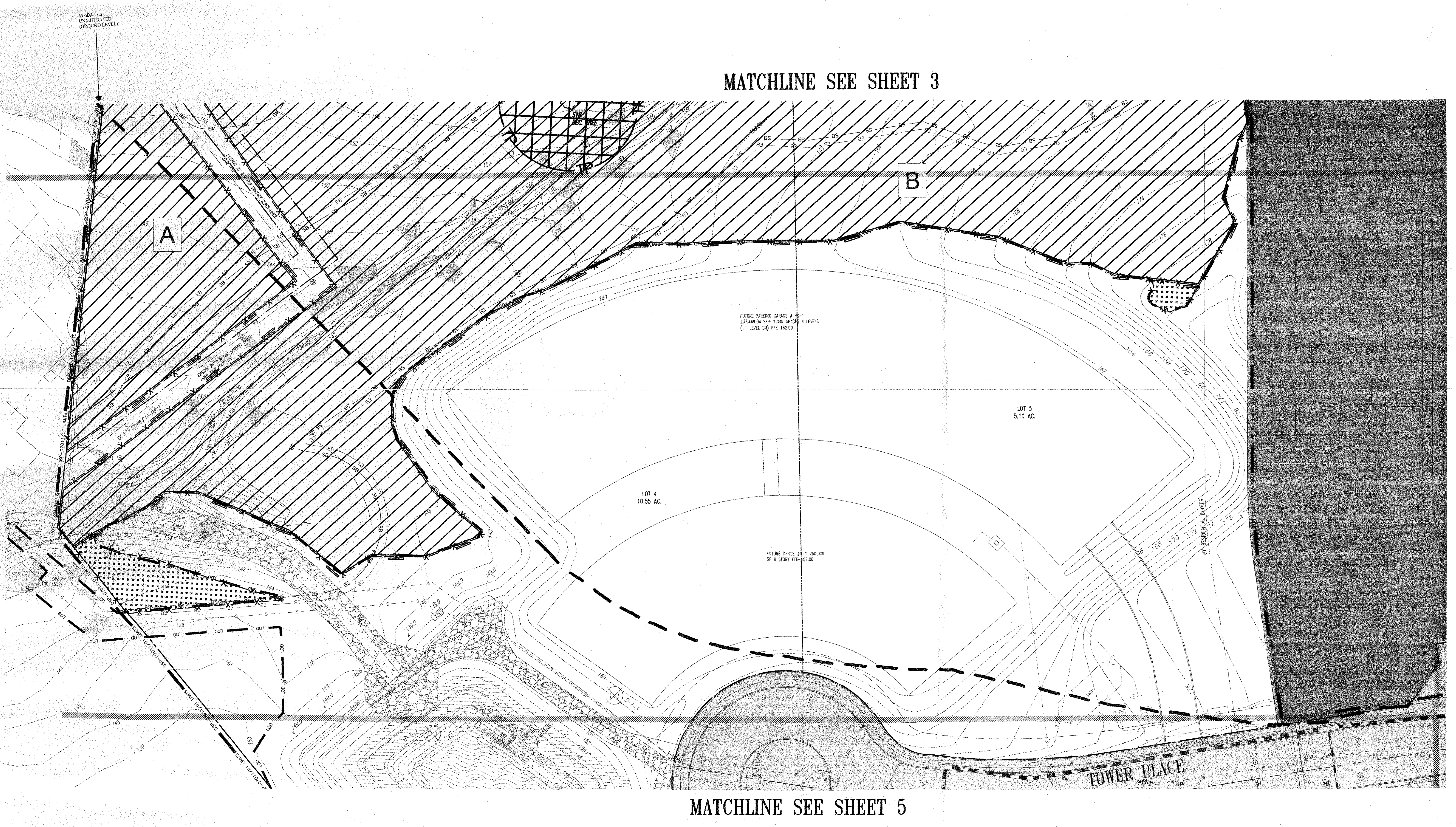

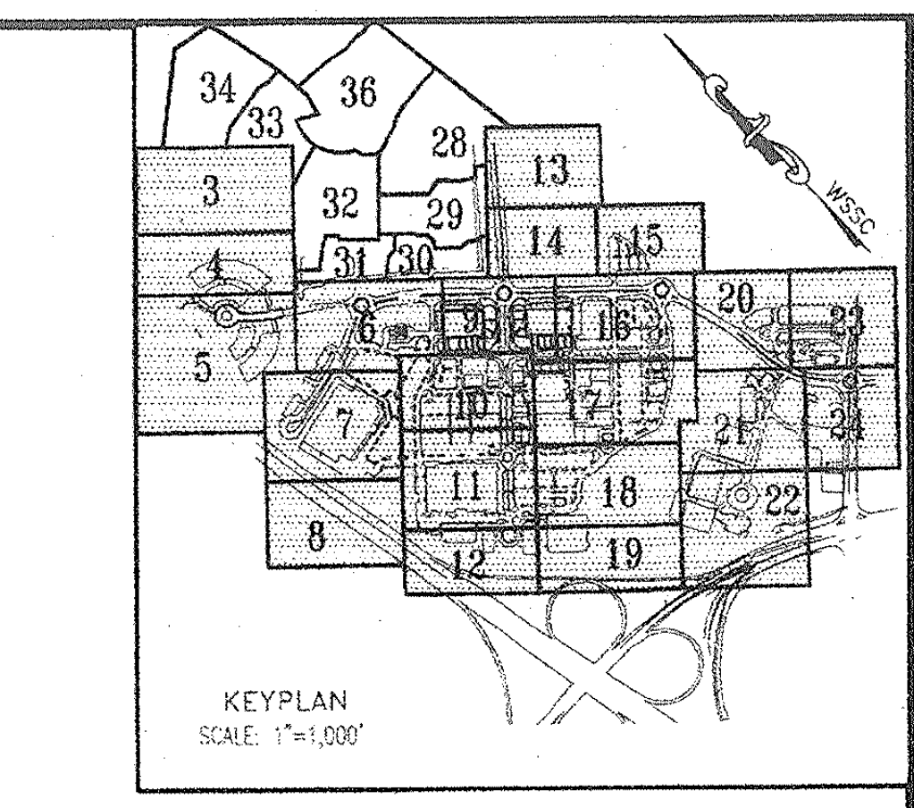

KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

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FOR ENTIRE PLAN SET
(NOT TO SCALE)

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═ ═ ═	STORM SEWER	▬
═ ═	SANITARY SEWER MAIN	—→
♉	HYDRANT	♉
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○GM	GAS METER	☐
C/O	CLEAN OUT	○
—FP—	FLOOD PLAIN	—FP—
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
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⊓	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	—X— —X—
⊓	SPECIMEN TREE SIGNAGE	⊓
	LIMITS OF DISTURBANCE	▬ LOD ▬
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
⌒⌒⌒	TREE LINE	
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S19 DEC. TREE	SPECIMEN TREE & NUMBER	

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⊗ TP	TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS
⊗	CRITICAL ROOT ZONE
▨	RIP-RAP

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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Plan prepared by:

Michael J. Kelbasko 8/3/09

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Qualified Professional
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M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

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08\Costco\MB080000\CAD\Site Plan Documents\TCP-II\MB080000TCP1.dwg, 8/3/2009 10:24:21 AM, alex.firer

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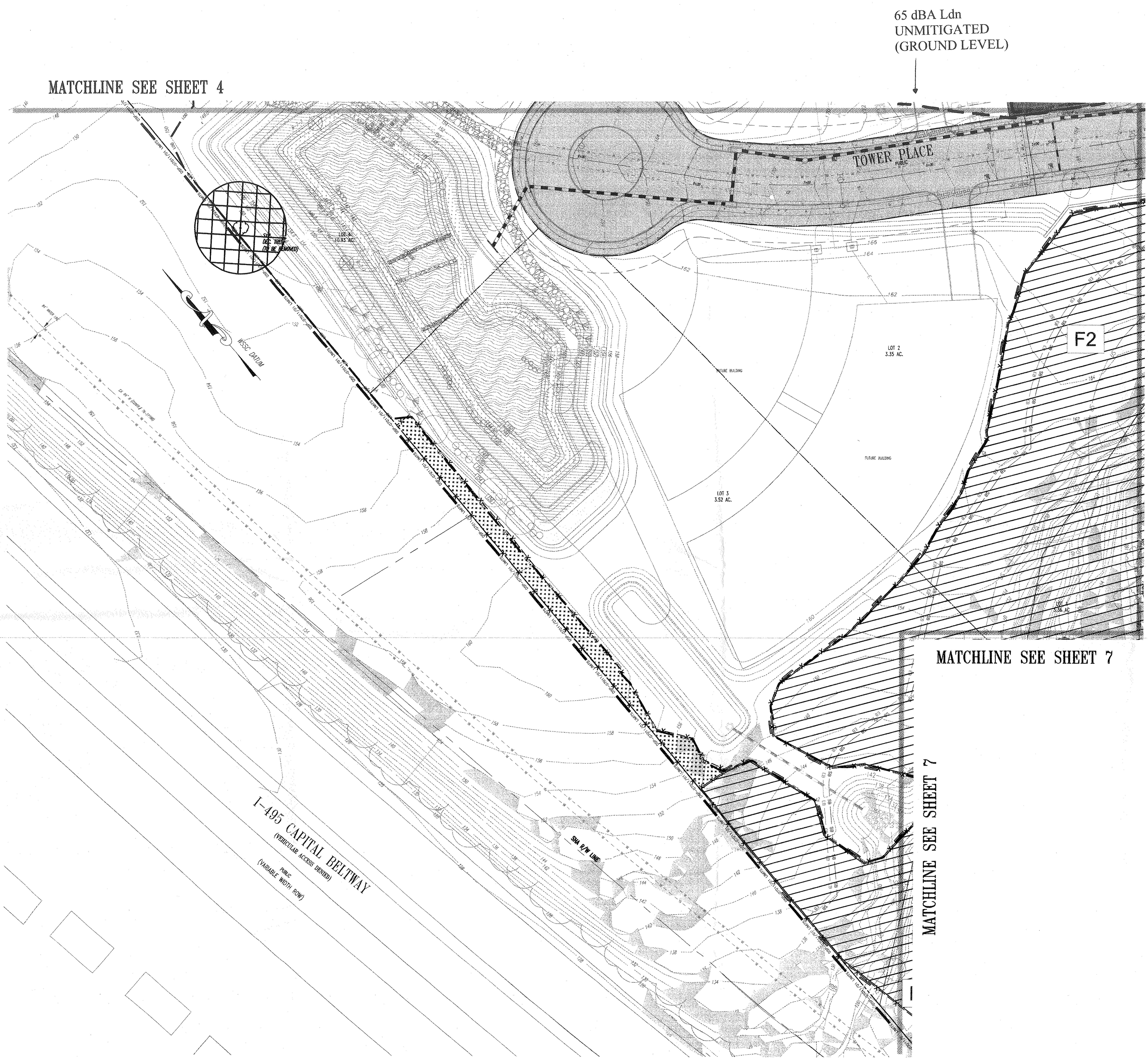

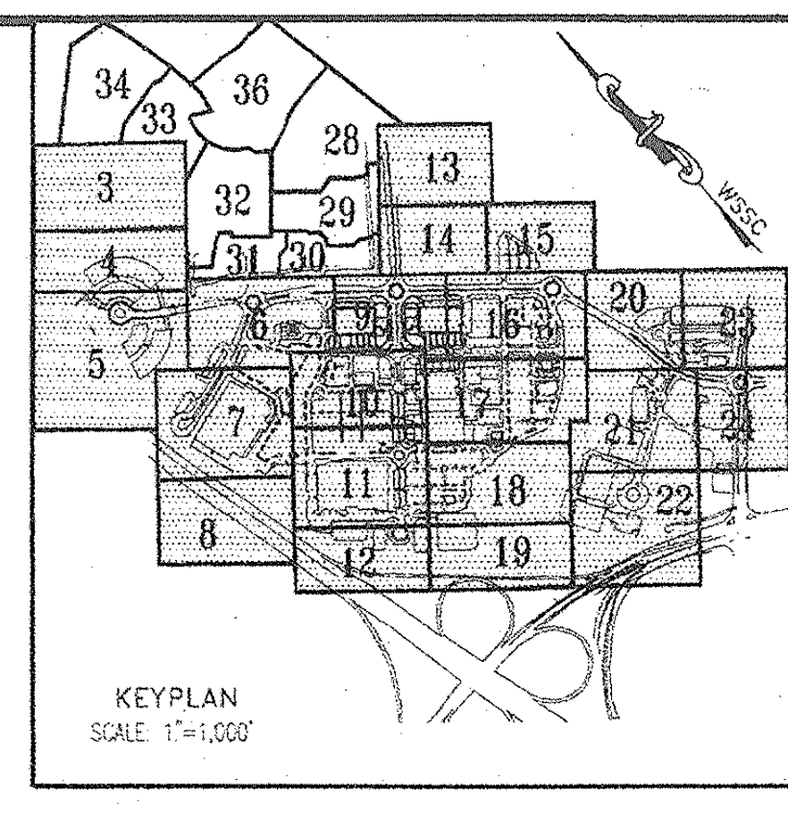

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Plan prepared by:

Michael J. Kelbasko 8/3/09

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	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	[illegible]/09
02		
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M-NCPPC APPROVALS

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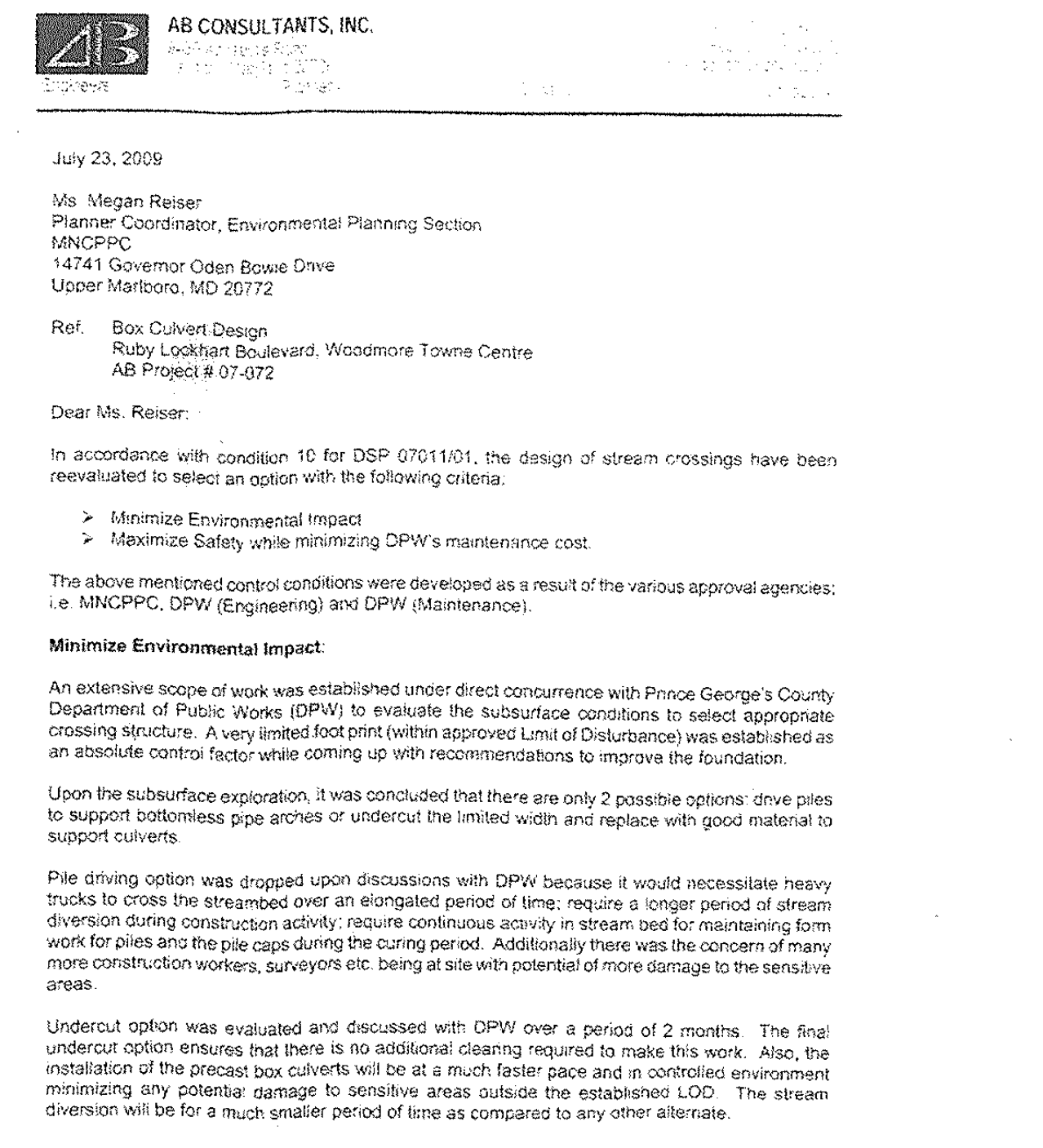


AB CONSULTANTS, INC.

July 23, 2009

Ms. Megan Reiser
Planner Coordinator, Environmental Planning Section
MNCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Ref. Box Culvert Design
Ruby Lockhart Boulevard, Woodmore Towne Centre
AB Project # 07-072

Dear Ms. Reiser:

In accordance with condition 10 for DSP 07011/01, the design of stream crossings have been reevaluated to select an option with the following criteria:

- Minimize Environmental Impact
- Maximize Safety while minimizing DPW's maintenance cost.

The above mentioned control conditions were developed as a result of the various approval agencies; i.e. MNCPPC, DPW (Engineering) and DPW (Maintenance).

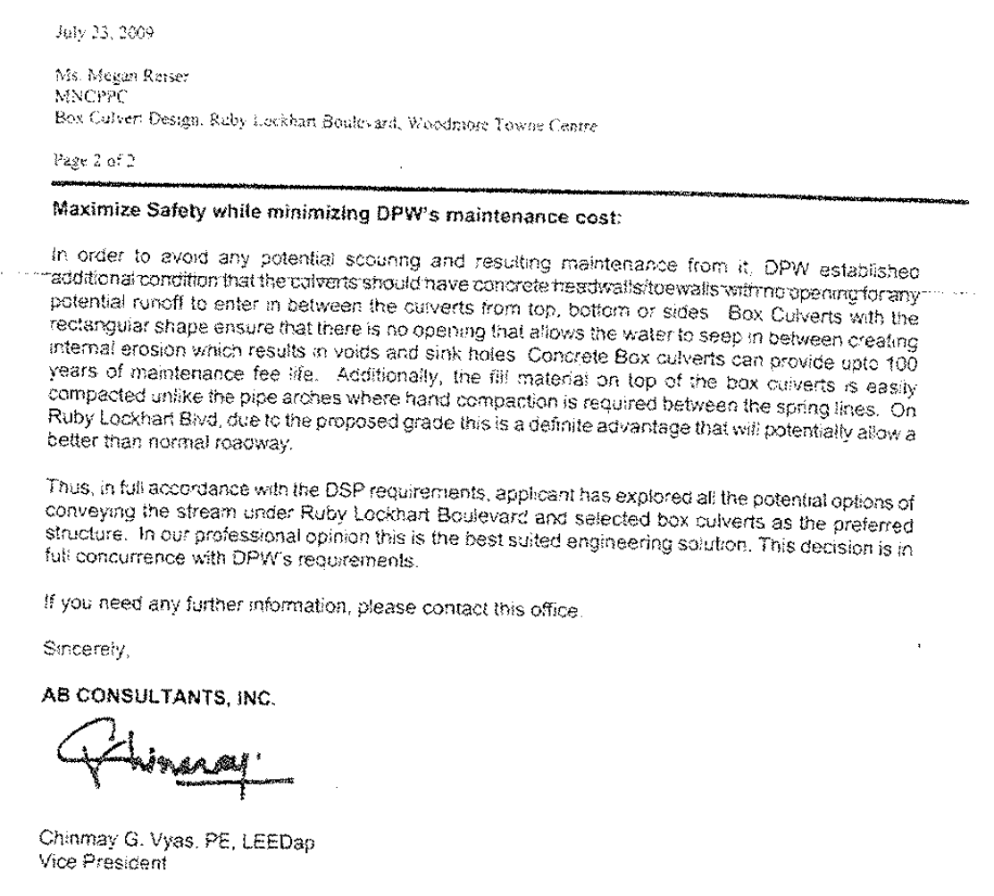
Minimize Environmental Impact:

An extensive scope of work was established under direct concurrence with Prince George's County Department of Public Works (DPW) to evaluate the subsurface conditions to select appropriate crossing structure. A very limited foot print (within approved Limit of Disturbance) was established as an absolute control factor while coming up with recommendations to improve the foundation.

Upon the subsurface exploration, it was concluded that there are only 2 possible options: drive piles to support bottomless pipe arches or undercut the limited width and replace with good material to support culverts.

Pile driving option was dropped upon discussions with DPW because it would necessitate heavy trucks to cross the streambed over an elongated period of time; require a longer period of stream diversion during construction activity; require continuous activity in stream bed for maintaining form work for piles and the pile caps during the curing period. Additionally there was the concern of many more construction workers, surveyors etc. being at site with potential of more damage to the sensitive areas.

Undercut option was evaluated and discussed with DPW over a period of 2 months. The final undercut option ensures that there is no additional clearing required to make this work. Also, the installation of the precast box culverts will be at a much faster pace and in controlled environment minimizing any potential damage to sensitive areas outside the established LOD. The stream diversion will be for a much smaller period of time as compared to any other alternate.



July 23, 2009

Ms. Megan Reiser
MNCPPC
Box Culvert Design, Ruby Lockhart Boulevard, Woodmore Towne Centre

Page 2 of 2

Maximize Safety while minimizing DPW's maintenance cost:

In order to avoid any potential scouring and resulting maintenance from it, DPW established additional condition that the culverts should have concrete headwalls/toewalls with no opening for any potential runoff to enter in between the culverts from top, bottom or sides. Box Culverts with the rectangular shape ensure that there is no opening that allows the water to seep in between creating internal erosion which results in voids and sink holes. Concrete Box culverts can provide upto 100 years of maintenance fee life. Additionally, the fill material on top of the box culverts is easily compacted unlike the pipe arches where hand compaction is required between the spring lines. On Ruby Lockhart Blvd, due to the proposed grade this is a definite advantage that will potentially allow a better than normal roadway.

Thus, in full accordance with the DSP requirements, applicant has explored all the potential options of conveying the stream under Ruby Lockhart Boulevard and selected box culverts as the preferred structure. In our professional opinion this is the best suited engineering solution. This decision is in full concurrence with DPW's requirements.

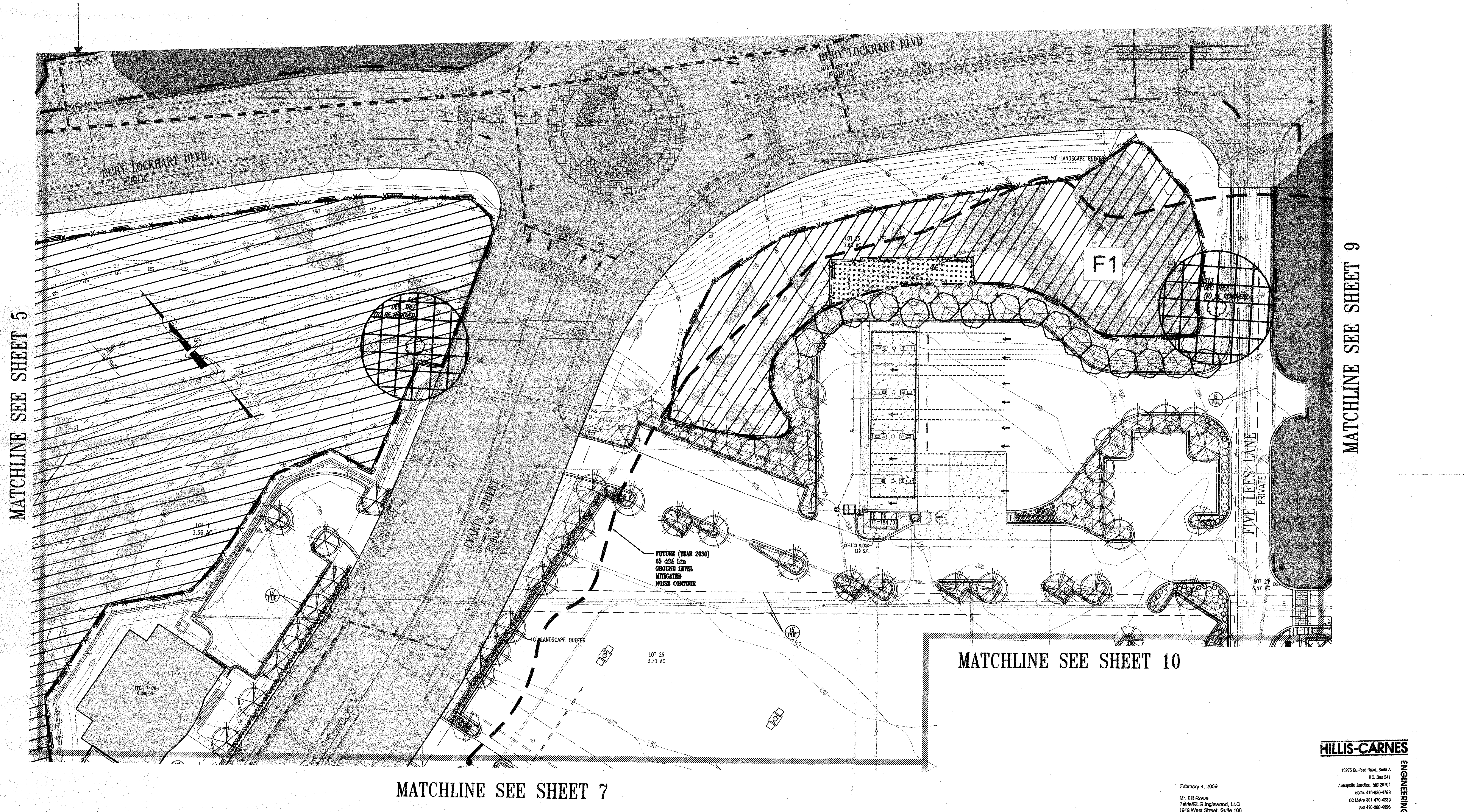
If you need any further information, please contact this office.

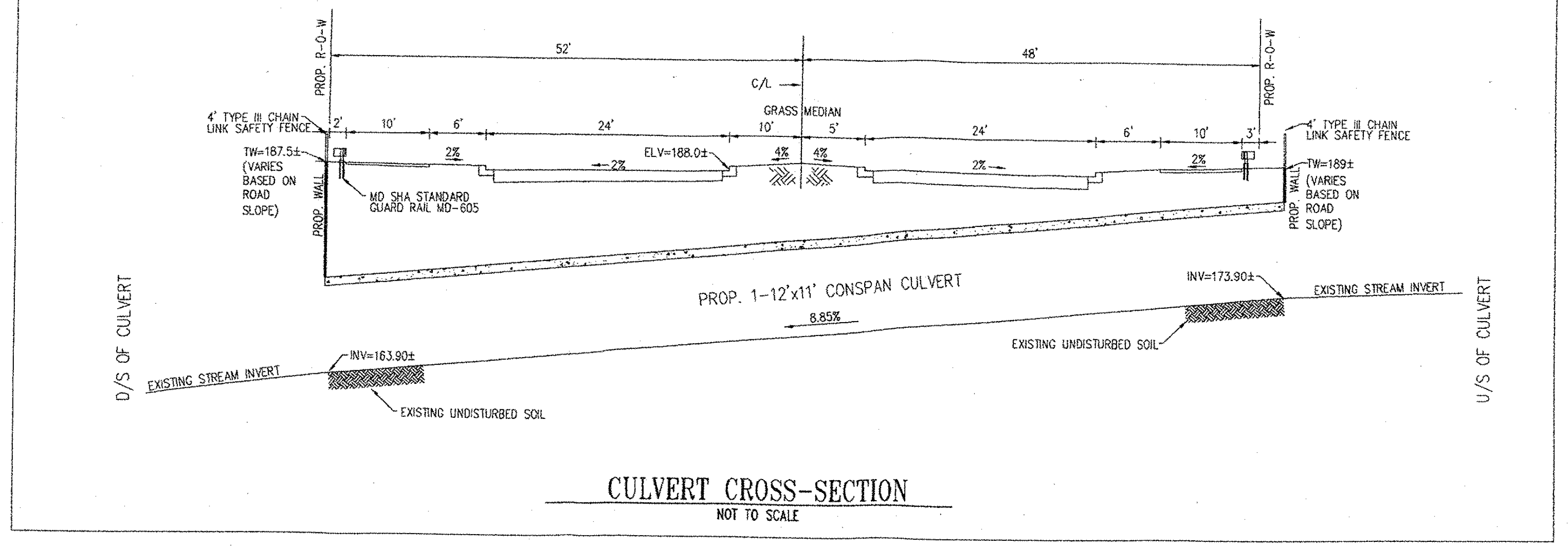
Sincerely,

AB CONSULTANTS, INC.

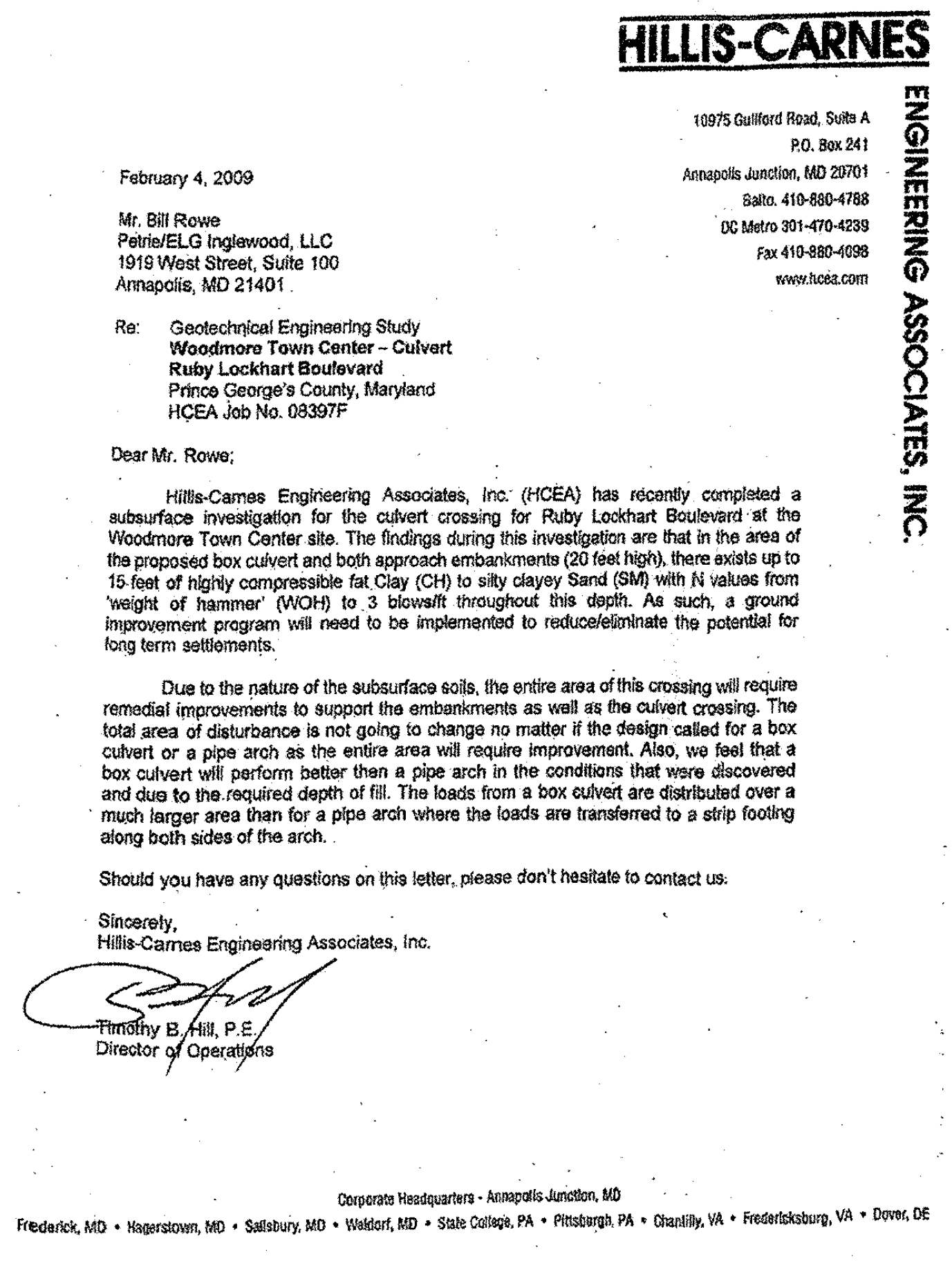
Chinmay

Chinmay G. Vyas, PE, LEEDap
Vice President





CULVERT CROSS-SECTION
NOT TO SCALE



HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.

10975 Guilford Road, Suite A
P.O. Box 241
Annapolis Junction, MD 20701
Balto. 410-880-4788
DC Metro 301-470-4239
Fax 410-880-4098
www.hcea.com

February 4, 2009

Mr. Bill Rowe
Petrie/ELG Inglewood, LLC
1919 West Street, Suite 100
Annapolis, MD 21401

Re: Geotechnical Engineering Study
Woodmore Town Center – Culvert
Ruby Lockhart Boulevard
Prince George's County, Maryland
HCEA Job No. 08397F

Dear Mr. Rowe;

Hillis-Carnes Engineering Associates, Inc. (HCEA) has recently completed a subsurface investigation for the culvert crossing for Ruby Lockhart Boulevard at the Woodmore Town Center site. The findings during this investigation are that in the area of the proposed box culvert and both approach embankments (20 feet high), there exists up to 15-feet of highly compressible fat Clay (CH) to silty clayey Sand (SM) with N values from 'weight of hammer' (WOH) to 3 blows/ft throughout this depth. As such, a ground improvement program will need to be implemented to reduce/eliminate the potential for long term settlements.

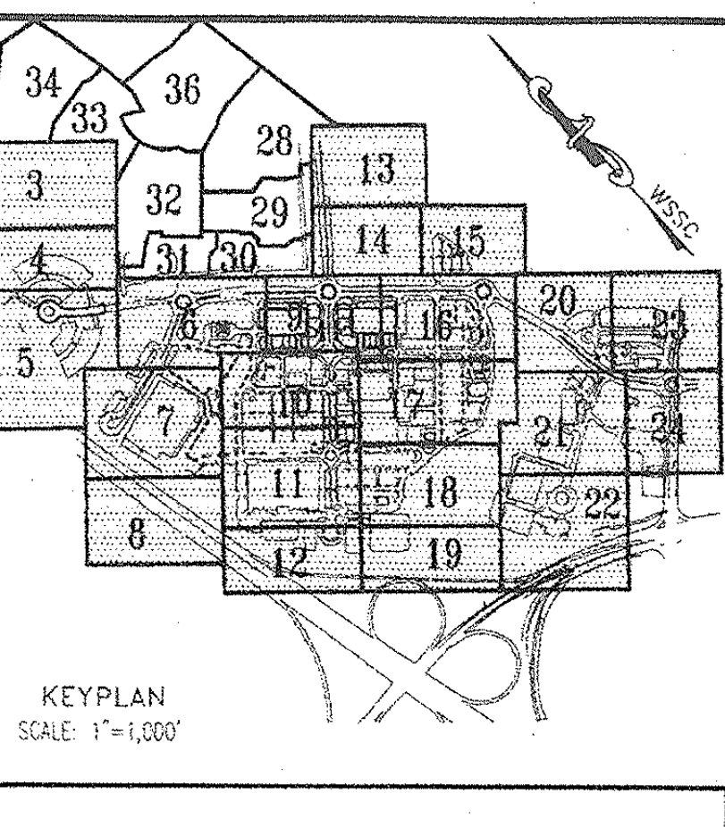
Due to the nature of the subsurface soils, the entire area of this crossing will require remedial improvements to support the embankments as well as the culvert crossing. The total area of disturbance is not going to change no matter if the design called for a box culvert or a pipe arch as the entire area will require improvement. Also, we feel that a box culvert will perform better then a pipe arch in the conditions that were discovered and due to the required depth of fill. The loads from a box culvert are distributed over a much larger area than for a pipe arch where the loads are transferred to a strip footing along both sides of the arch.

Should you have any questions on this letter, please don't hesitate to contact us.

Sincerely,
Hillis-Carnes Engineering Associates, Inc.

Timothy B. Hill, P.E.
Director of Operations

Corporate Headquarters - Annapolis Junction, MD
Frederick, MD • Hagerstown, MD • Salisbury, MD • Waldorf, MD • State College, PA • Pittsburgh, PA • Chantilly, VA • Fredericksburg, VA • Dover, DE



KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
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- DIM IE DENOTES INGRESS-EGRESS EASEMENT
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LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
WM	WATER METER	
⋈	WATER VALVE	
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

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Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TP
TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
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Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

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LEGEND

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LIMITS OF DSP-07011 (INFRASTRUCTURE)	▨
LIMITS OF DSP-07011/01	☐

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\08\Costco\MB080000\CAD\Site Plan Documents\TCP-II\

BOHLER
ENGINEERING

REVISIONS			
	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

BOHLER
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D.M. DUKE

PROFESSIONAL ENGINEER
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MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE

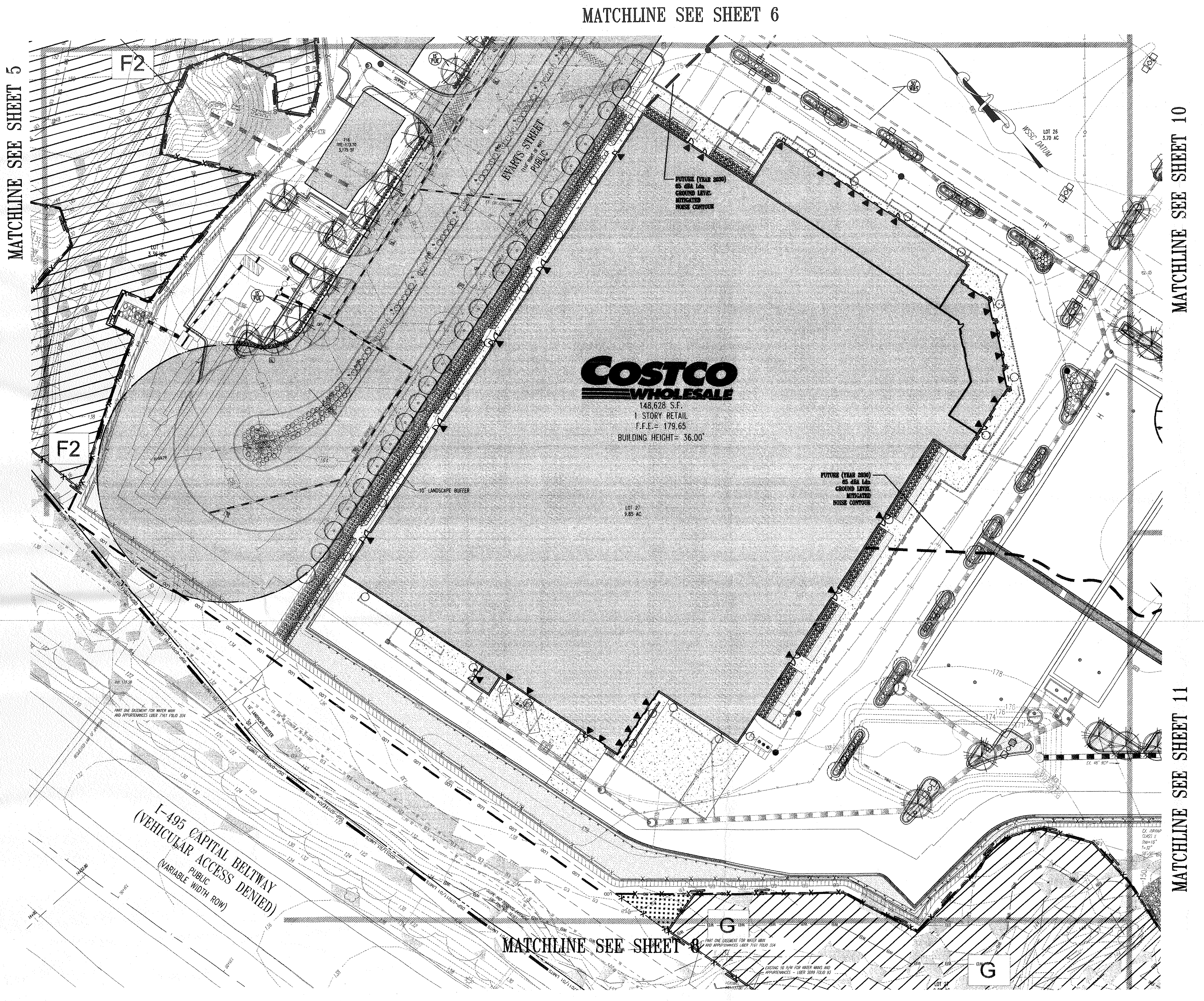
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10755
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:

TCP II

SHEET NUMBER:

6


MATCHLINE SEE SHEET 6
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EVARTS STREET
PUBLIC
SERVICE
15' PUE
716
FFE=173.70
3,175 SF
LOT 1
3.36 AC
10' LANDSCAPE BUFFER
COSTCO WHOLESALE
148,628 S.F.
1 STORY RETAIL
F.F.E.= 179.65
BUILDING HEIGHT= 36.00'
LOT 27
9.85 AC
FUTURE (YEAR 2030) 65 dBA Ldn GROUND LEVEL MITIGATED NOISE CONTOUR
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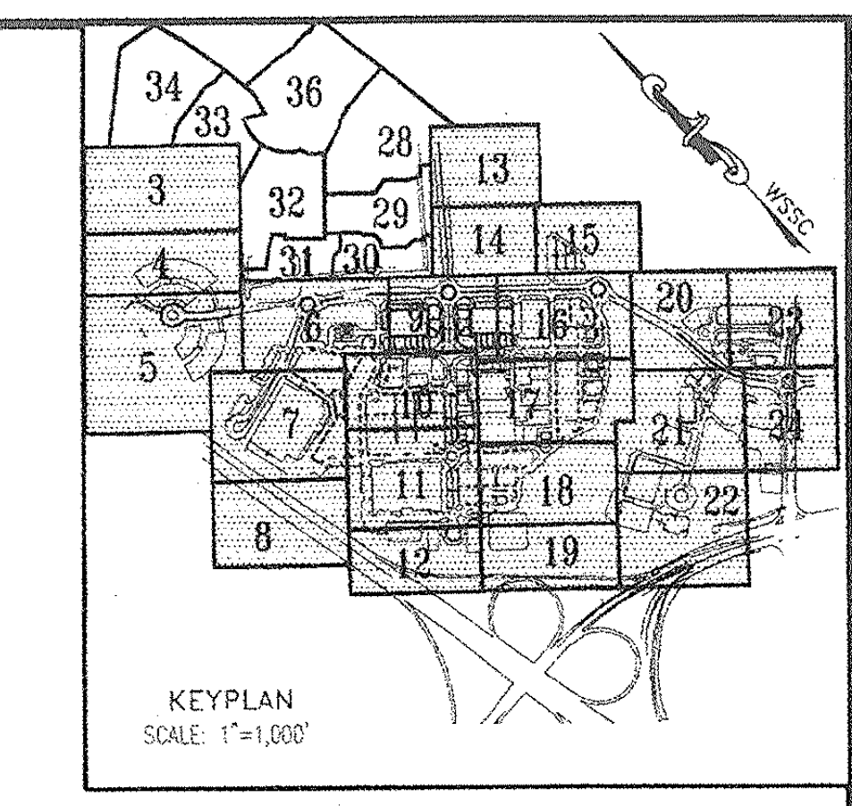
LOT 26
3.70 AC
WSSC
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
PUBLIC
(VARIABLE WIDTH ROW)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WSSC

KEYPLAN
SCALE: 1"=1,000'

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
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FOR ENTIRE PLAN SET
(NOT TO SCALE)

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— —	SETBACK LINE	— —
123	CONTOUR LINE	123
— S —	SANITARY SEWER LATERAL	— S — S —
— W —	UNDERGROUND WATER LINE	— W — W —
—	UNDERGROUND ELECTRIC LINE	— E — E —
— G —	UNDERGROUND GAS LINE	— G — G —
— OH —	OVERHEAD WIRE	— OH — OH —
— T —	UNDERGROUND TELEPHONE LINE	— T — T —
— C —	UNDERGROUND CABLE LINE	— C —
═ ═ ═	STORM SEWER	▬ ▬
═ ═	SANITARY SEWER MAIN	→
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○ GM	GAS METER	☐
C/O	CLEAN OUT	○
— FP —	FLOOD PLAIN	— FP —
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
— WB —	WETLANDS BUFFER	— WB —
— US —	EXISTING STREAMS, PONDS, AND BODIES OF WATER	— US —
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	— X — X —
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	▬ LOD ▬
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
︵︵︵	TREE LINE	
— — —	EASEMENT LINE	— — —
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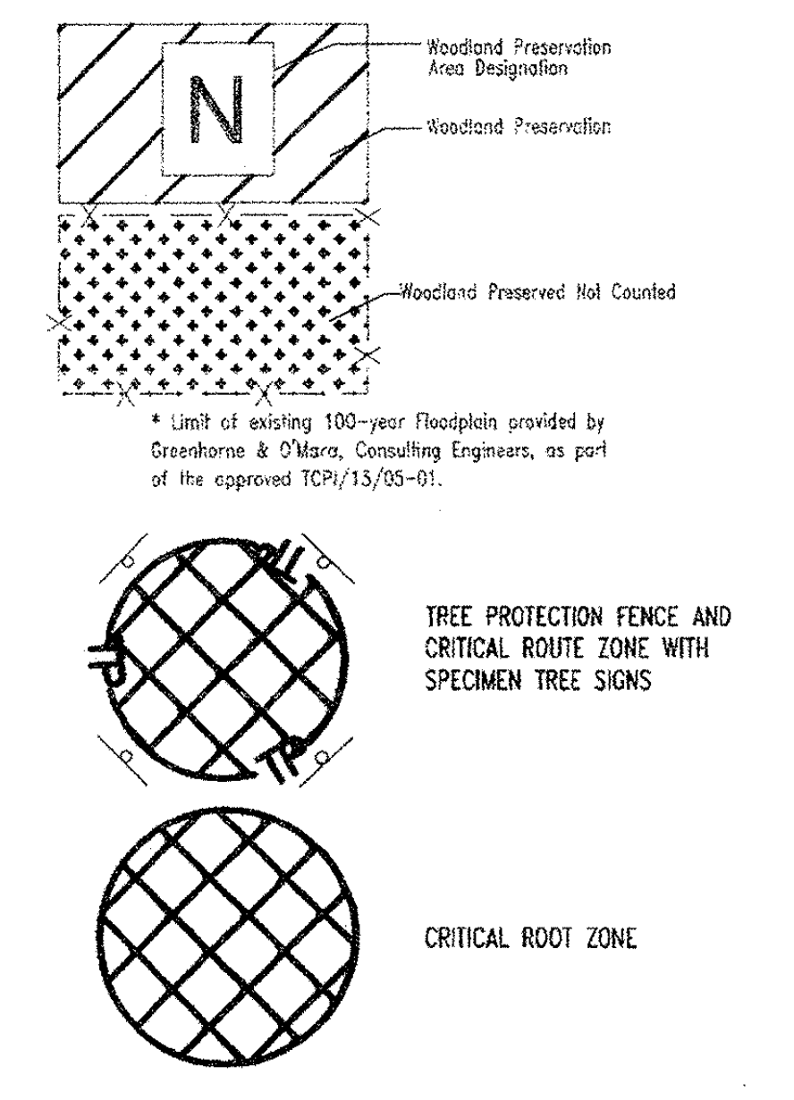
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CRITICAL ROOT ZONE

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GRAPHIC SCALE

30
0
15
30
60
120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
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14458 Old Mill Road, Suite 201
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Plan prepared by:

Michael J Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
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M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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LEGEND

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LIMITS OF DSP-07011 (INFRASTRUCTURE)	░
LIMITS OF DSP-07011/01	☐

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
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DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

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SHEET TITLE:
TCP II

SHEET NUMBER:
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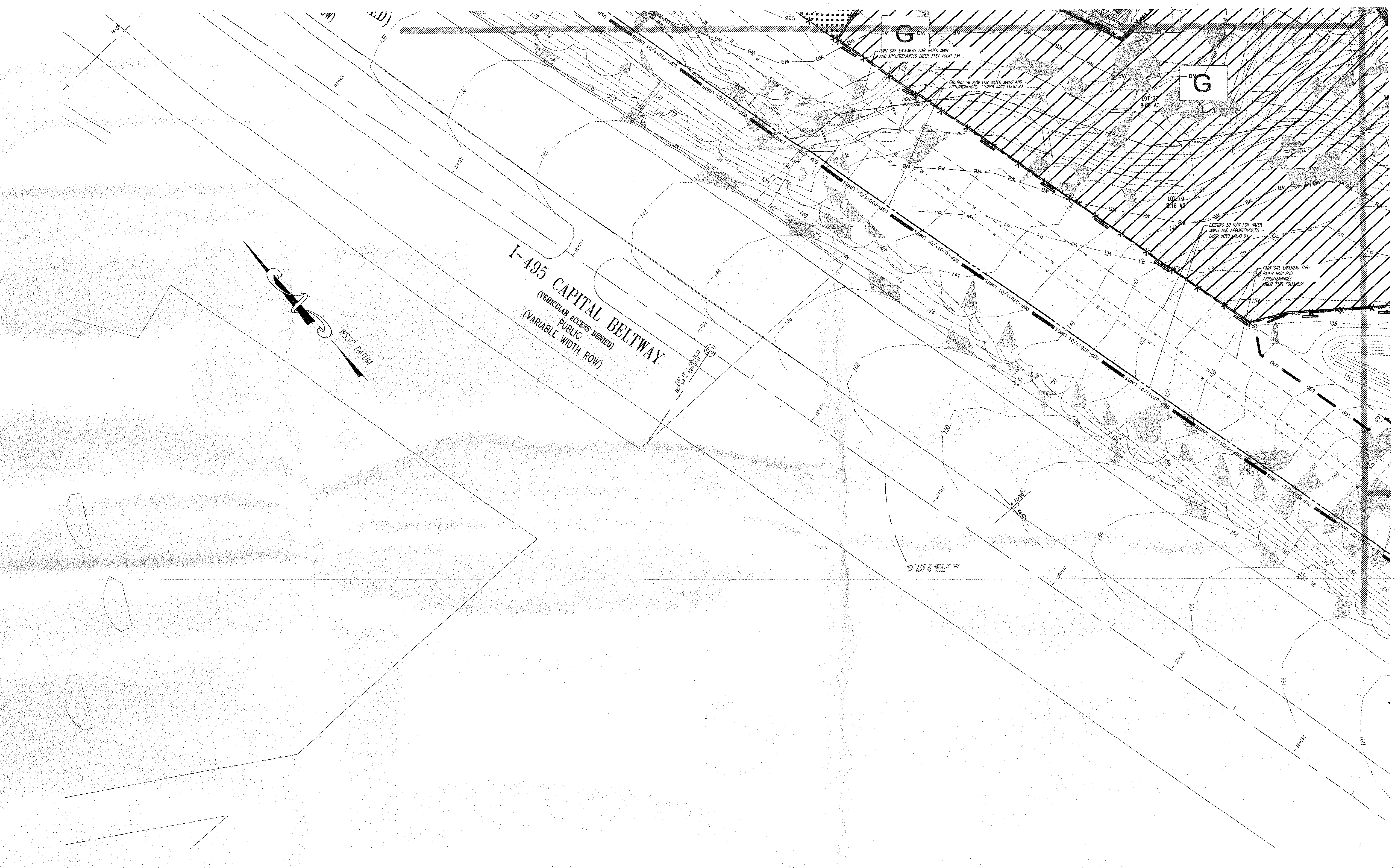
MATCHLINE SEE SHEET 7


G
G
PART ONE EASEMENT FOR WATER MAIN AND APPURTENANCES LIBER 7161 FOLIO 334
EXISTING 50 R/W FOR WATER MAINS AND APPURTENANCES - LIBER 5099 FOLIO 93
HEADWALL
LOT 27 9.85 AC
LOT 19 8.16 AC
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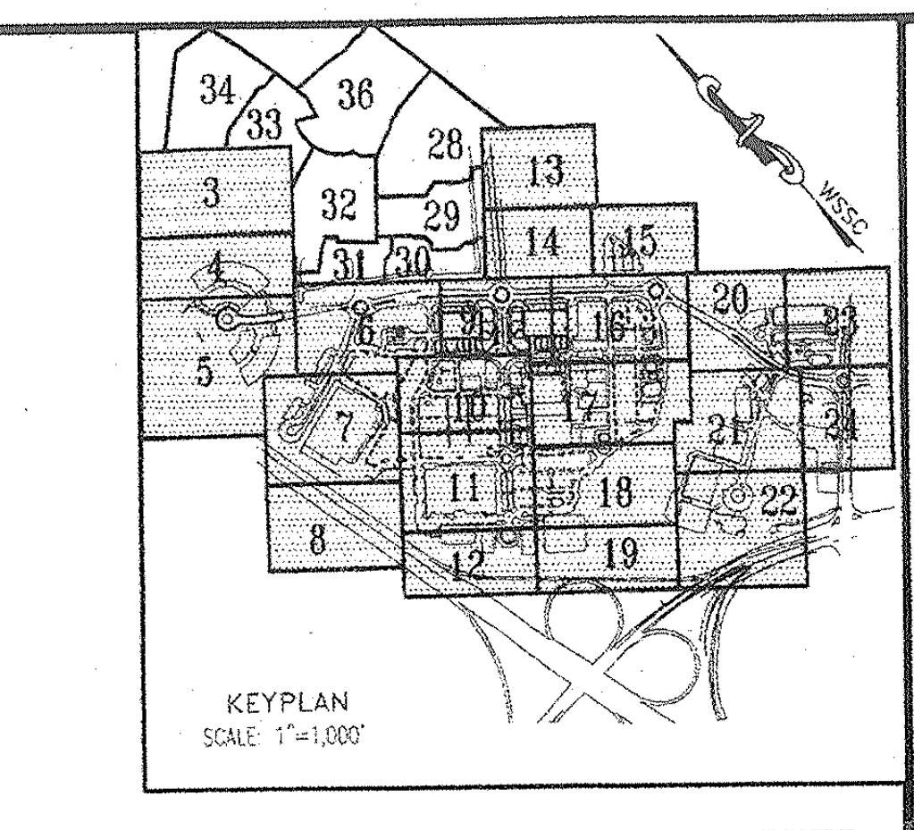
DSP-07011/01 LIMITS
LOD
WB
EB
W
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
PUBLIC
(VARIABLE WIDTH ROW)
WSSC DATUM
130
132
134
136
140
142
144
146
148
150
152
154
156
158

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12



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	SANITARY SEWER MAIN	
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	SPECIMEN TREE SIGNAGE	
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	WETLAND LINE	
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Plan prepared by:

Michael J. Kelbasko 8/3/09

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REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

BOHLER ENGINEERING
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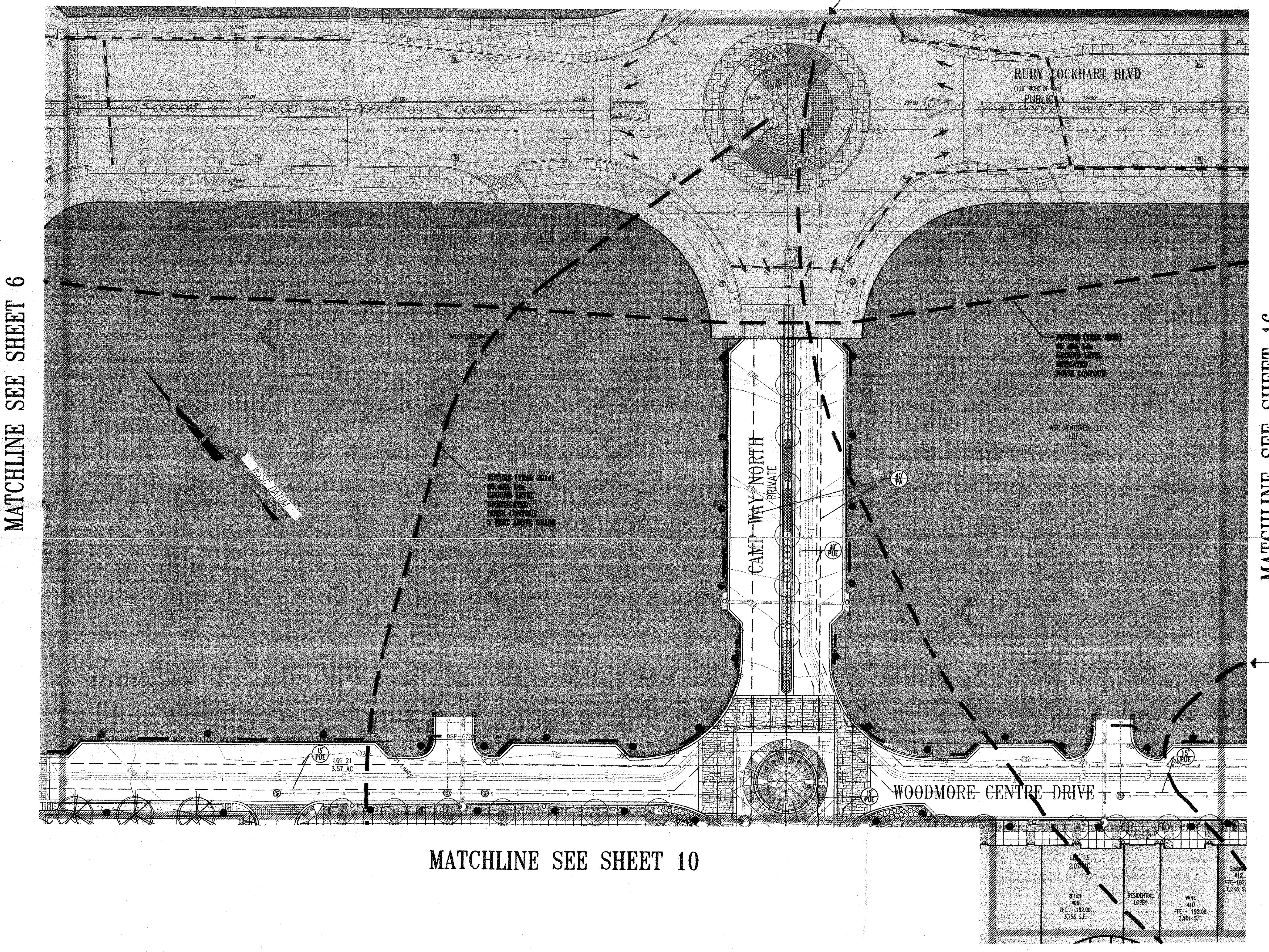
SHEET TITLE:
TCP II

SHEET NUMBER:
8

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
20 FEET ABOVE GRADE



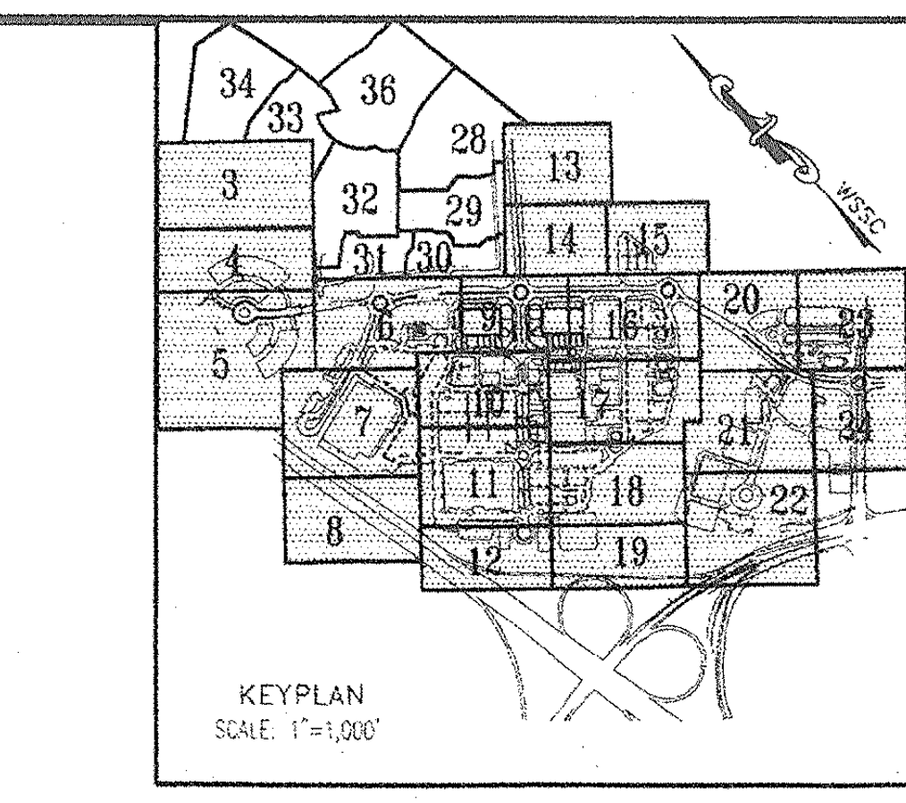
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 17

FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE



KEYPLAN
SCALE: 1"=1,000'

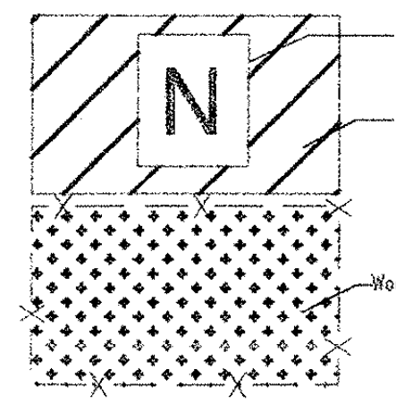
EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — —	ONSITE PROPERTY LINE / R.O.W. LINE	— — —
— — —	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	— — —
— —	SETBACK LINE	— —
- - -123- - -	CONTOUR LINE	—123—
— S —	SANITARY SEWER LATERAL	—S——S—
— W —	UNDERGROUND WATER LINE	—W——W—
——	UNDERGROUND ELECTRIC LINE	—E——E—
— G —	UNDERGROUND GAS LINE	—G——G—
— OH —	OVERHEAD WIRE	—OH——OH—
— T —	UNDERGROUND TELEPHONE LINE	—T——T—
— C —	UNDERGROUND CABLE LINE	—C—
═ ═ ═	STORM SEWER	━━ ━━
═ ═	SANITARY SEWER MAIN	——
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗WM	WATER METER	
⋈	WATER VALVE	●
⋈GV	GAS VALVE	☒
○GM	GAS METER	☐
C/O	CLEAN OUT	○
—FP—	FLOOD PLAIN	—FP—
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
— WB —	WETLANDS BUFFER	— WB —
— US —	EXISTING STREAMS, PONDS, AND BODIES OF WATER	— US —
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	—X— —X—
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	━ LOD ━
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
︵︵︵	TREE LINE	
— — — —	EASEMENT LINE	— — — —
S19 DEC. TREE	SPECIMEN TREE & NUMBER	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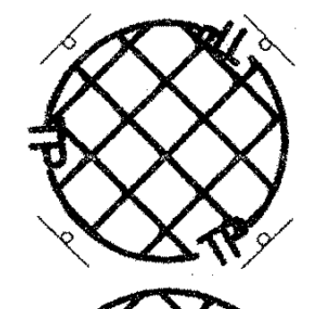
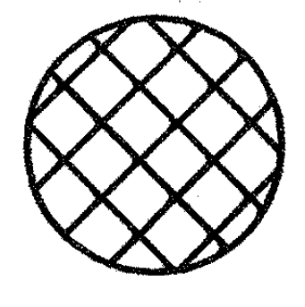


TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS



CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
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14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:
Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	SK	8-4-09

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▓
LIMITS OF DSP-07011 (INFRASTRUCTURE)	▒
LIMITS OF DSP-07011/01	☐

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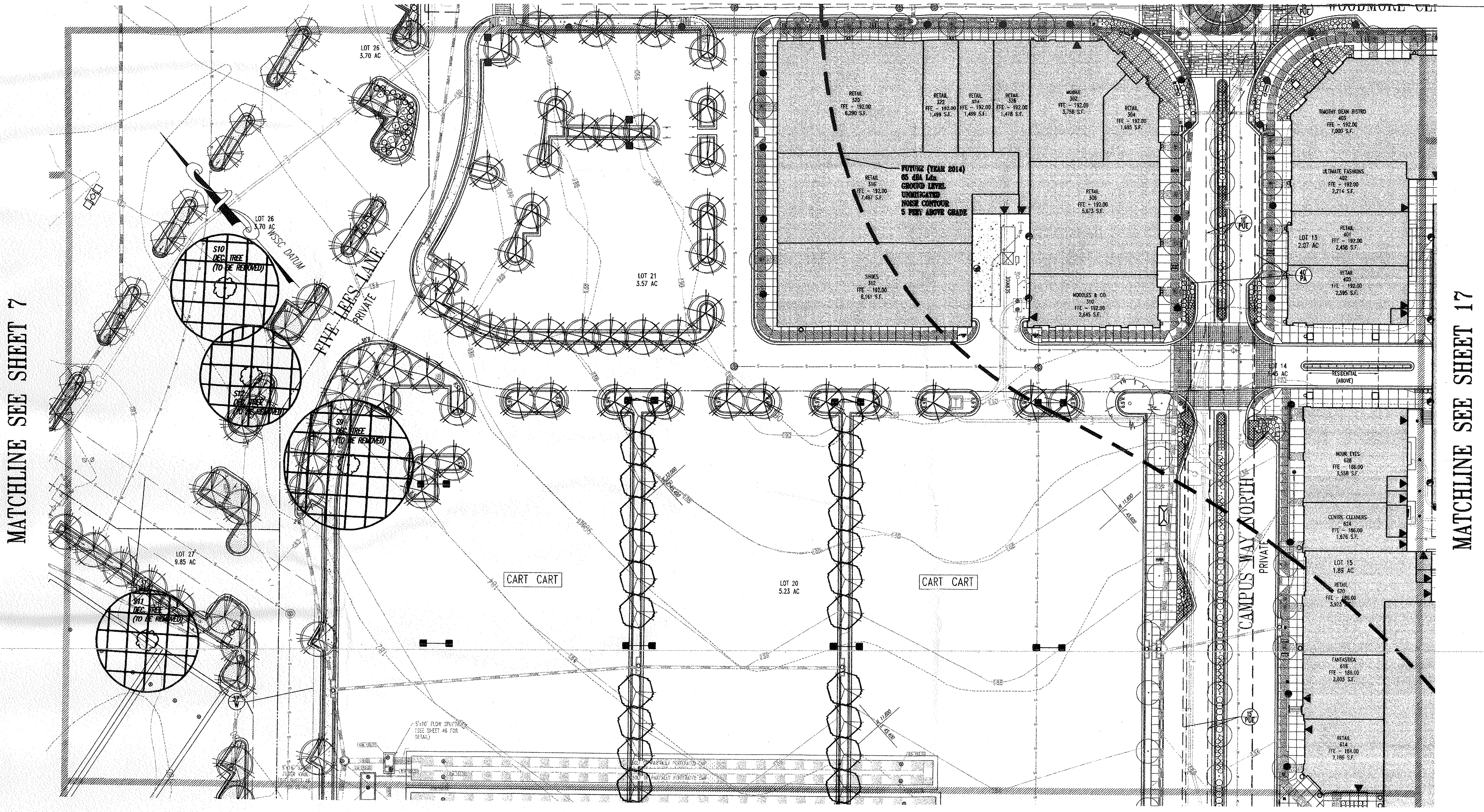
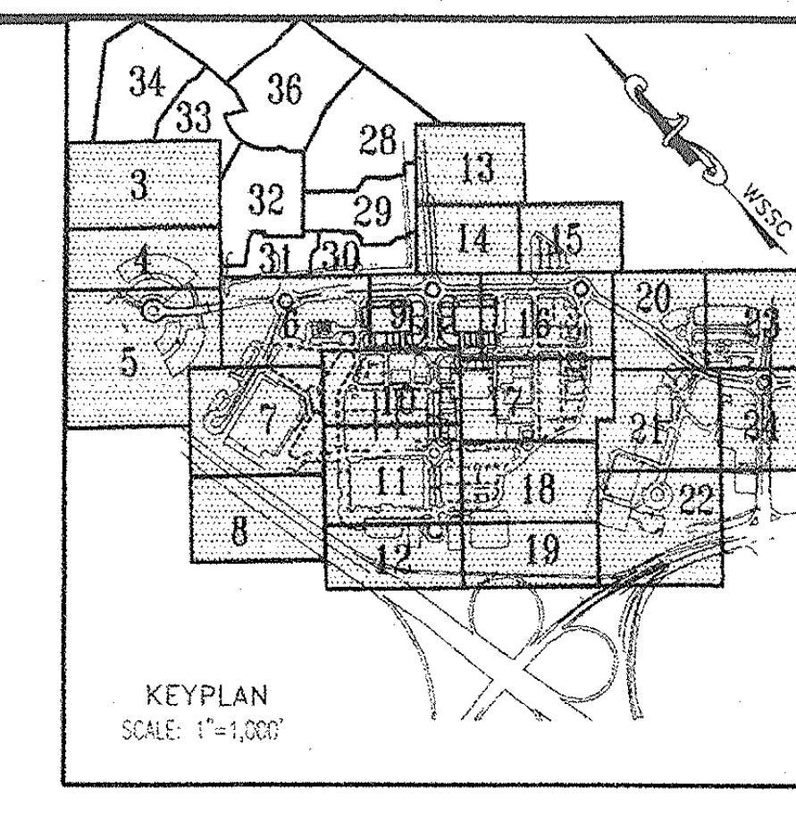
SHEET NUMBER:
9

MATCHLINE SEE SHEET 9



MATCHLINE SEE SHEET 11



KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

DENOTES SIGHT DISTANCE EASEMENT	DENOTES PUBLIC ACCESS EASEMENT
DENOTES STORM DRAIN EASEMENT	DENOTES COMMON SHARED EASEMENT
DENOTES SANITARY SEWER EASEMENT	DENOTES INGRESS-EGRESS EASEMENT
DENOTES WATER EASEMENT	DENOTES PUBLIC UTILITY EASEMENT
DENOTES COMBINED WATER&SEWER EASEMENT	

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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	SETBACK LINE	
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S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	
Ⓓ	STORM MANHOLE	
WM	WATER METER	
⋈	WATER VALVE	●
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C/O	CLEAN OUT	○
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	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
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	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

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TP	TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS
▩	CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

MISS UTILITY

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MARYLAND
KEEP MARYLAND SAFE

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

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01	4-21-2009	SR	8-4-09

LEGEND

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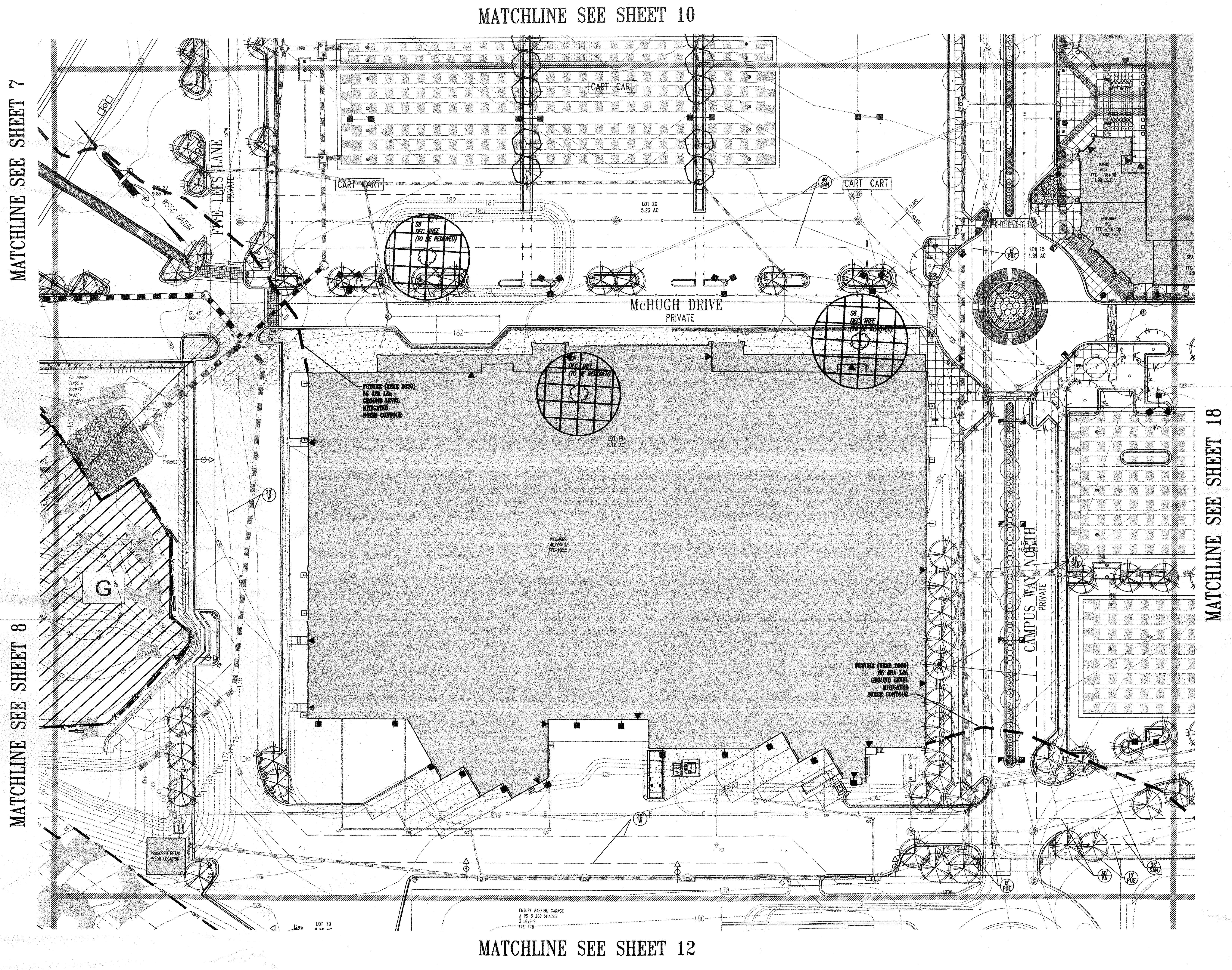

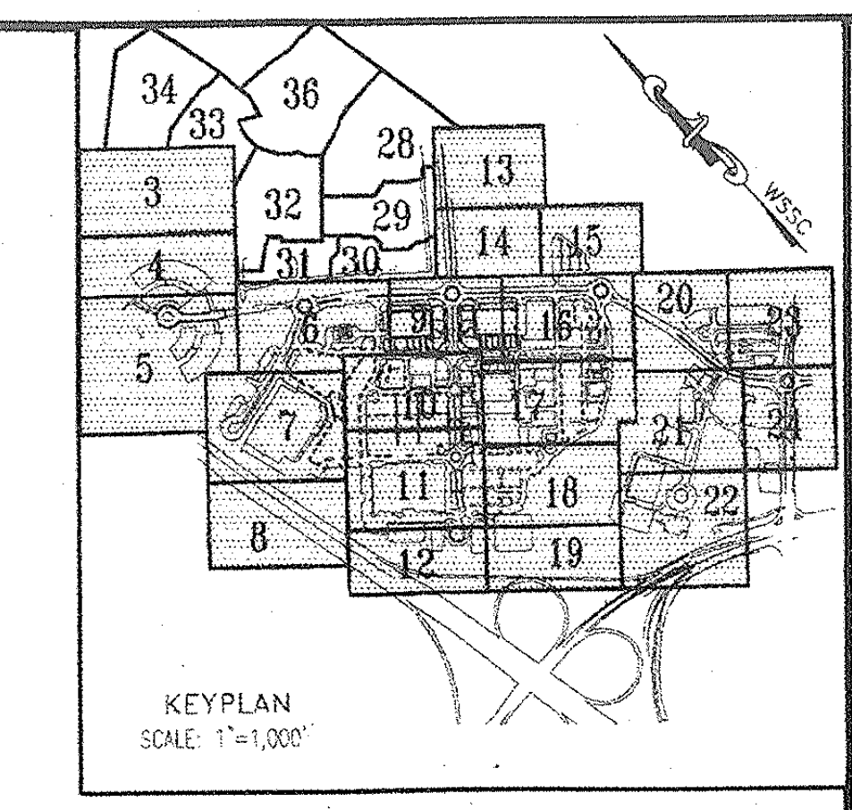

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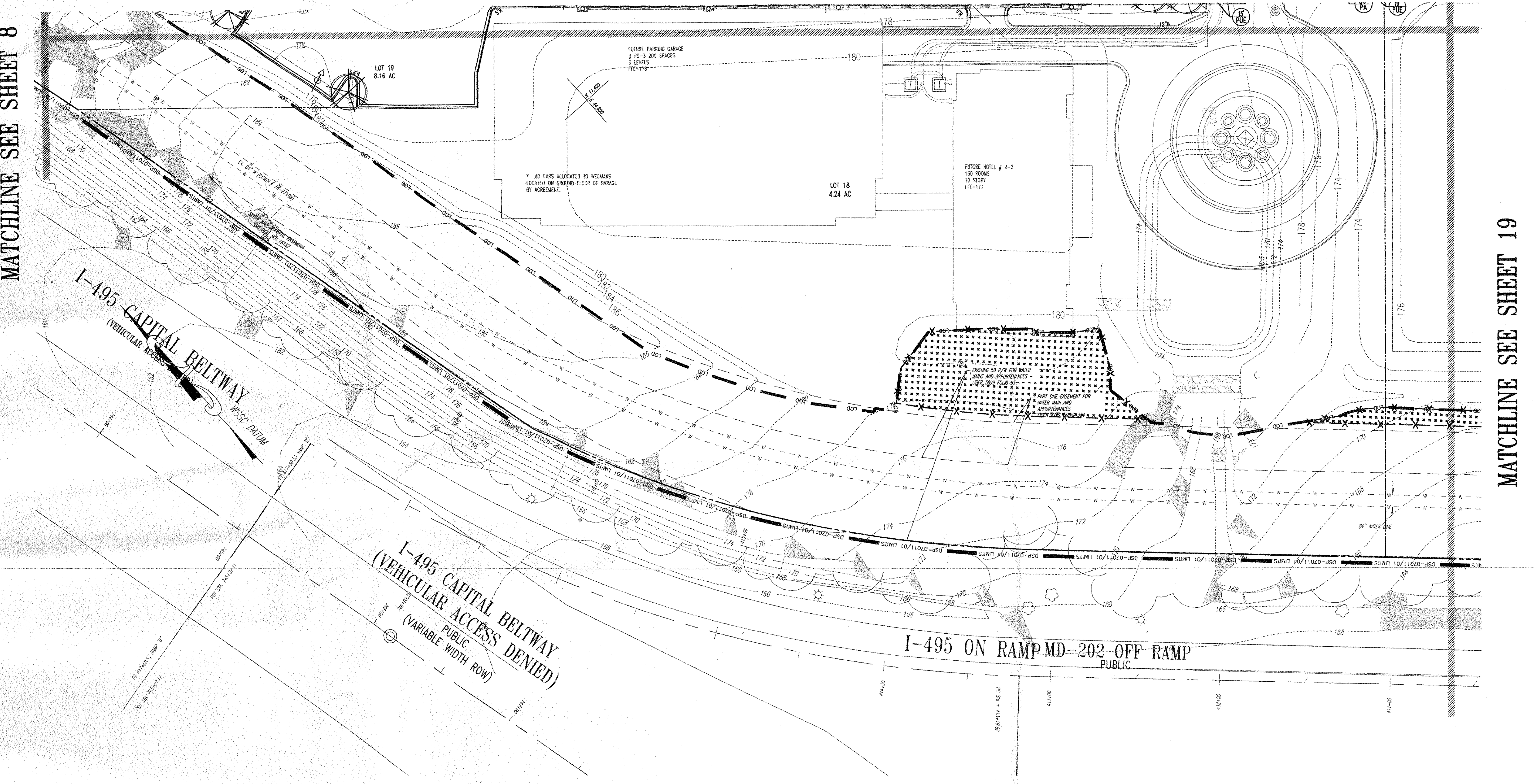
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

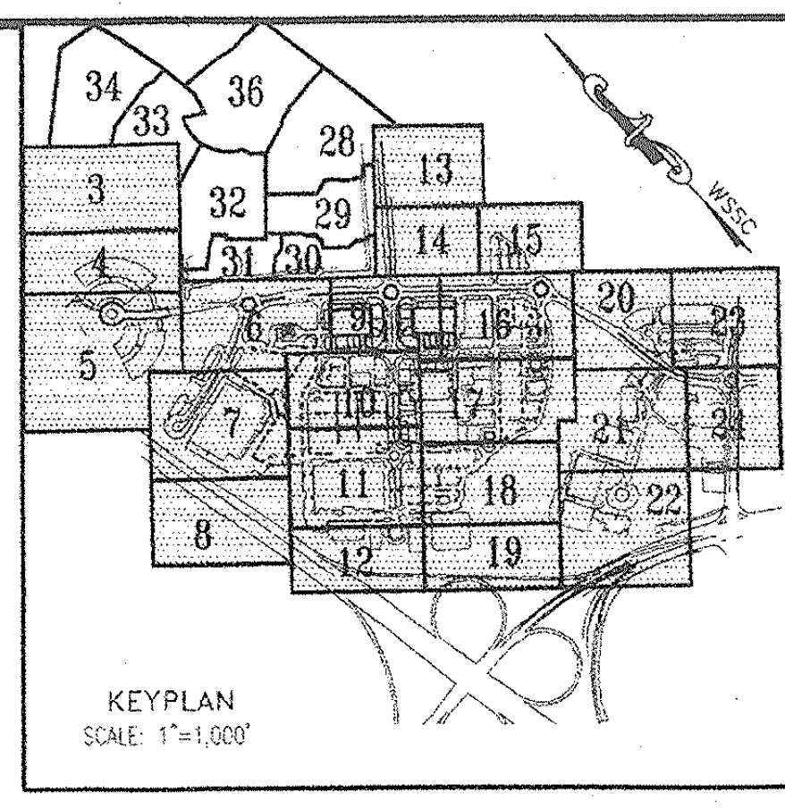
D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
11


MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 19
LOT 19
8.16 AC
FUTURE PARKING GARAGE
# PS-3 200 SPACES
3 LEVELS
FFE=178
N 11,400
E 44,800
* 40 CARS ALLOCATED TO WEGMANS LOCATED ON GROUND FLOOR OF GARAGE BY AGREEMENT.
LOT 18
4.24 AC
FUTURE HOTEL # H-2
160 ROOMS
10 STORY
FFE-177
EXISTING 50 R/W FOR WATER MAINS AND APPURTENANCES - LIBER 5099 FOLIO 93
PART ONE EASEMENT FOR WATER MAIN AND APPURTENANCES
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
PUBLIC
(VARIABLE WIDTH ROW)
WSSC DATUM
I-495 ON RAMP MD-202 OFF RAMP
PUBLIC
LOD
180
178
176
174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12
19
WSSC

KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — — —	ONSITE PROPERTY LINE / R.O.W. LINE	— — — —
— — — —	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	— — — —
— —	SETBACK LINE	— —
---123---	CONTOUR LINE	---123---
— S —	SANITARY SEWER LATERAL	—S—S—
— W —	UNDERGROUND WATER LINE	—W—W—
——	UNDERGROUND ELECTRIC LINE	—E—E—
— G —	UNDERGROUND GAS LINE	—G—G—
— OH —	OVERHEAD WIRE	—OH—OH—
— T —	UNDERGROUND TELEPHONE LINE	—T—T—
— C —	UNDERGROUND CABLE LINE	—C—
═ ═ ═	STORM SEWER	▬ ▭ ▬
═ ═	SANITARY SEWER MAIN	——→
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	
⋈	WATER VALVE	●
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
—FP—	FLOOD PLAIN	—FP—
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
— WB —	WETLANDS BUFFER	— WB —
— US —	EXISTING STREAMS, PONDS, AND BODIES OF WATER	— US —
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	—X— —X—
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	▬ LOD ▬
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
⌒⌒⌒	TREE LINE	
— — — —	EASEMENT LINE	— — — —
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

N — Woodland Preservation Area Designation
▨ Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TP TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
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Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	SR	8-4-09

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▓
LIMITS OF DSP-07011 (INFRASTRUCTURE)	░
LIMITS OF DSP-07011/01	☐

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REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

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SHEET TITLE:
TCP II

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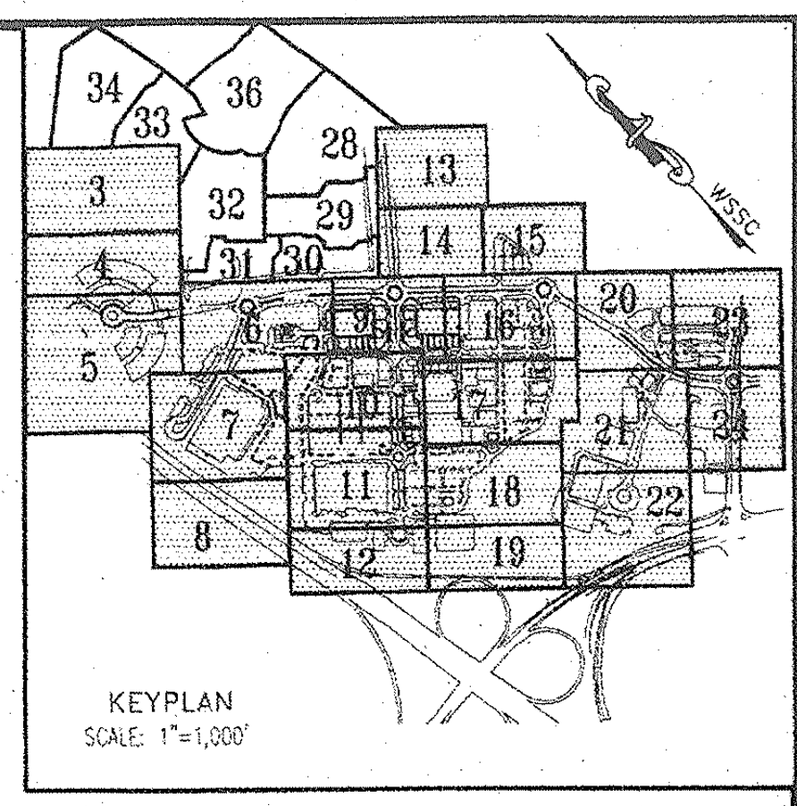
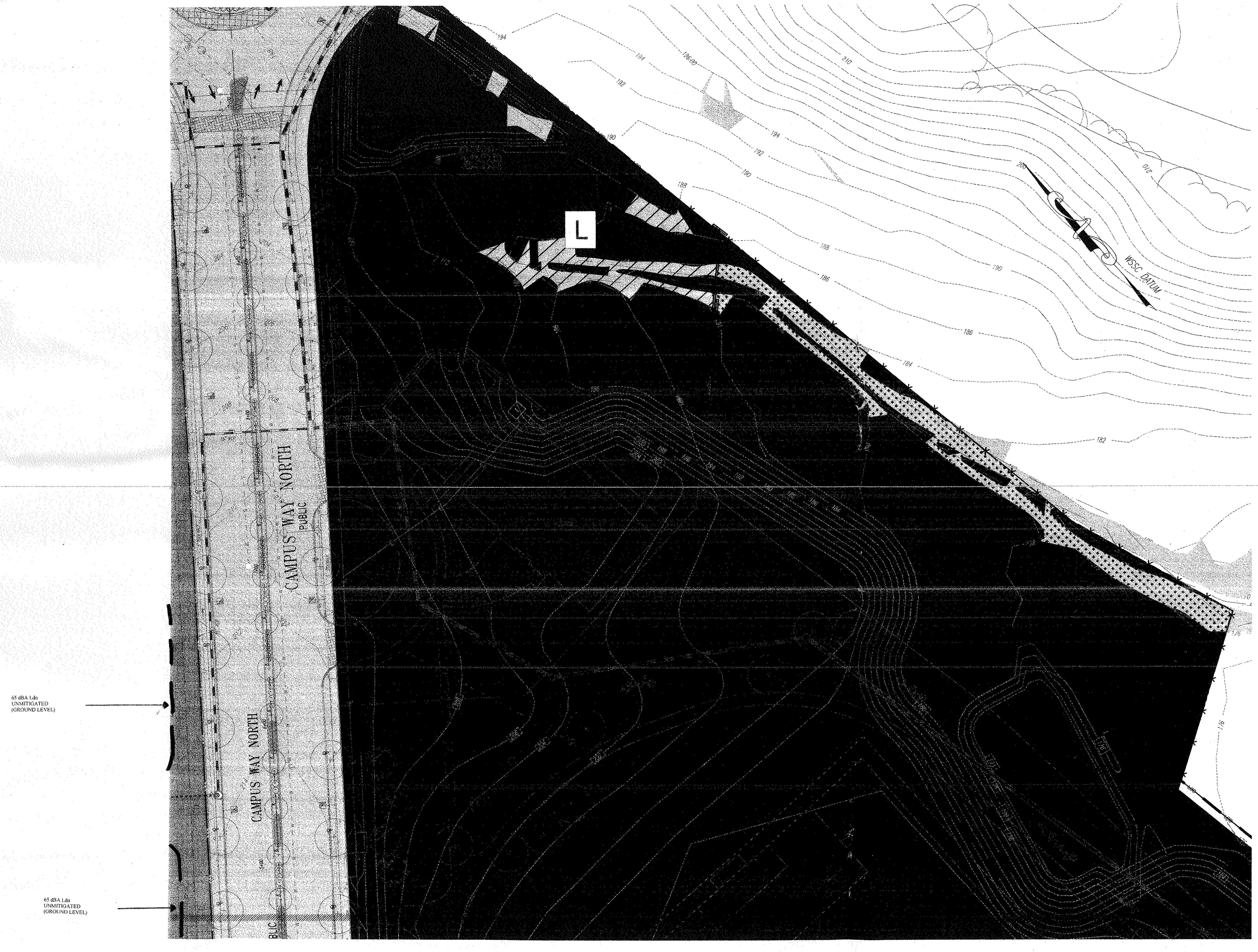
12





MATCHLINE SEE SHEET 14

EASEMENT LEGEND

DIM SI DENOTES SIGHT DISTANCE EASEMENT	DIM PA DENOTES PUBLIC ACCESS EASEMENT
DIM STM DENOTES STORM DRAIN EASEMENT	DIM CSE DENOTES COMMON SHARED EASEMENT
DIM SS DENOTES SANITARY SEWER EASEMENT	DIM IE DENOTES INGRESS-EGRESS EASEMENT
DIM W DENOTES WATER EASEMENT	DIM PU DENOTES PUBLIC UTILITY EASEMENT
DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT	

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
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WM	WATER METER	
	WATER VALVE	●
GV	GAS VALVE	☒
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C/O	CLEAN OUT	○
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SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
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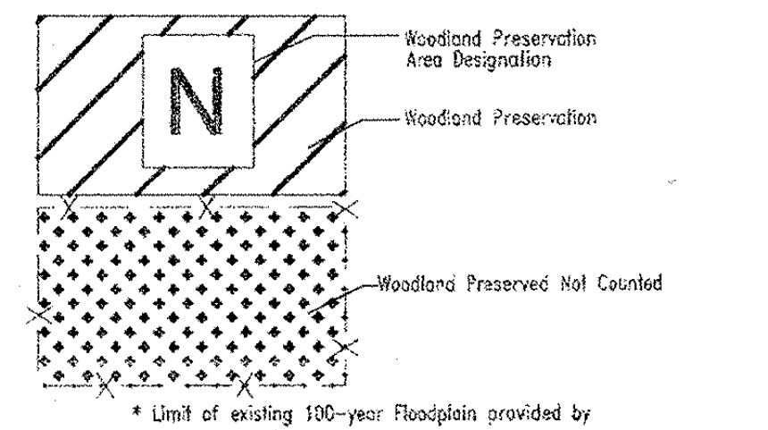
S19 DEC. TREE	SPECIMEN TREE & NUMBER	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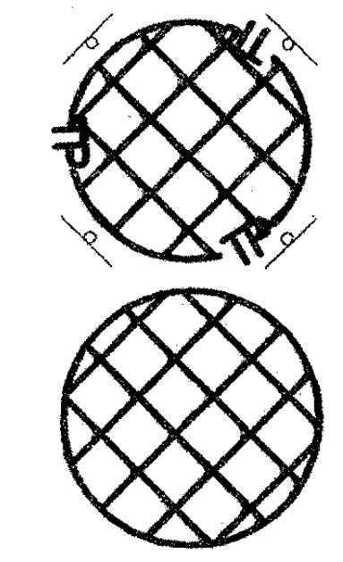

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30
0
15
30
60
120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
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Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

MISS UTILITY

DIG WITH CARE
MARYLAND
KEEP MARYLAND SAFE

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▓
LIMITS OF DSP-07011 (INFRASTRUCTURE)	░
LIMITS OF DSP-07011/01	☐

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	££	8-4-09

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REVISIONS			
	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

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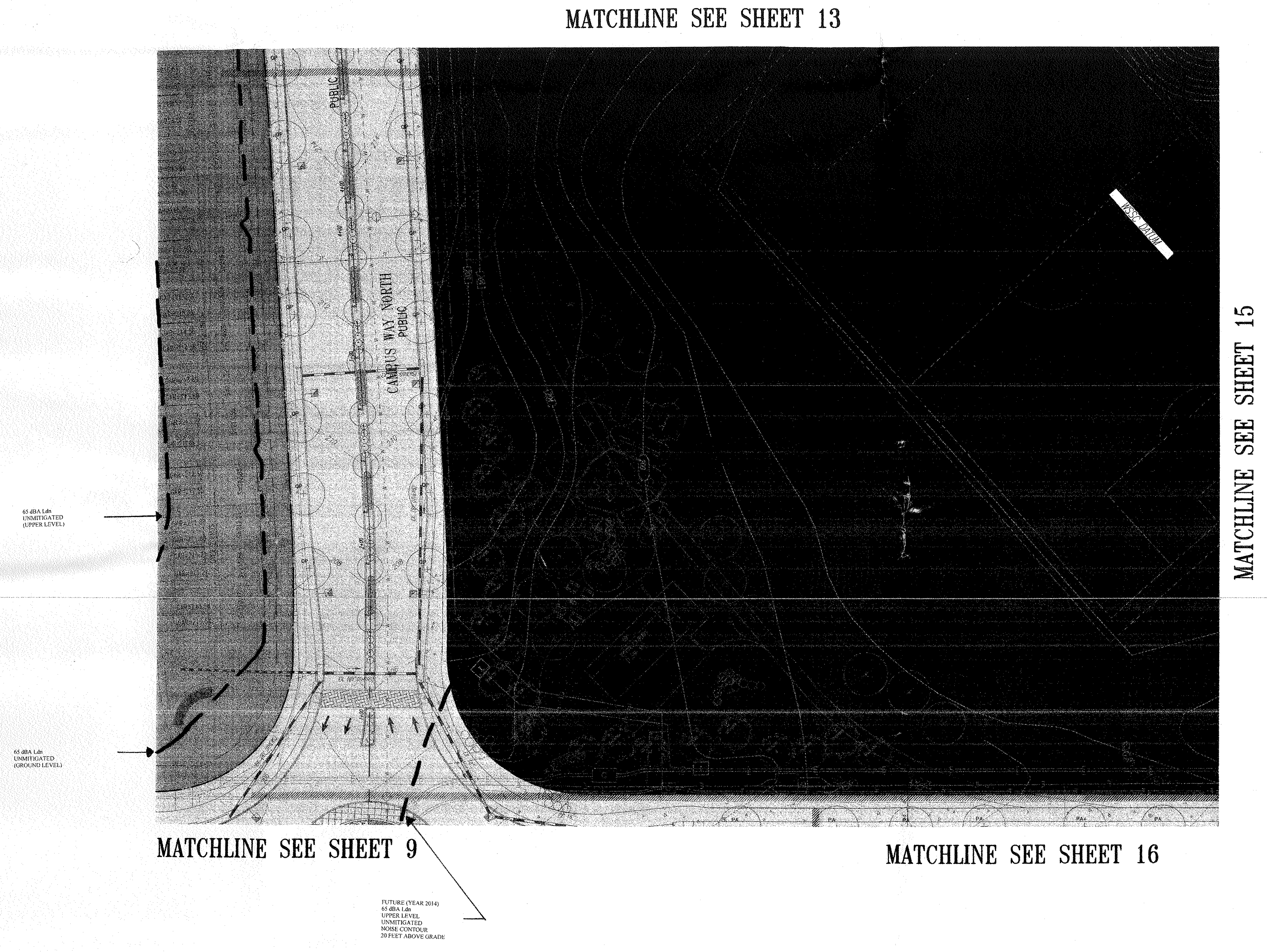

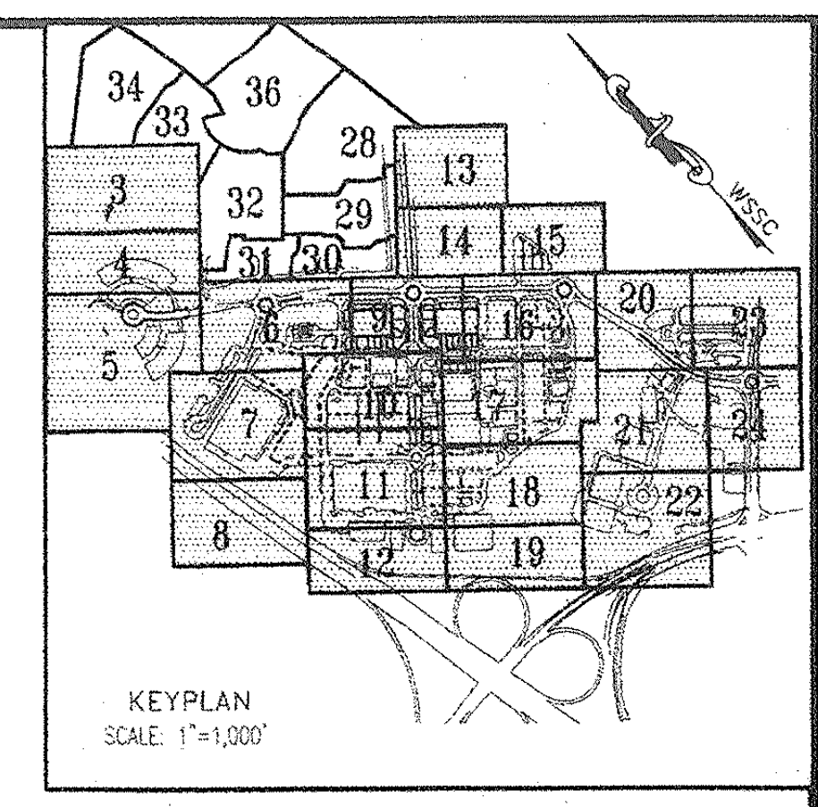

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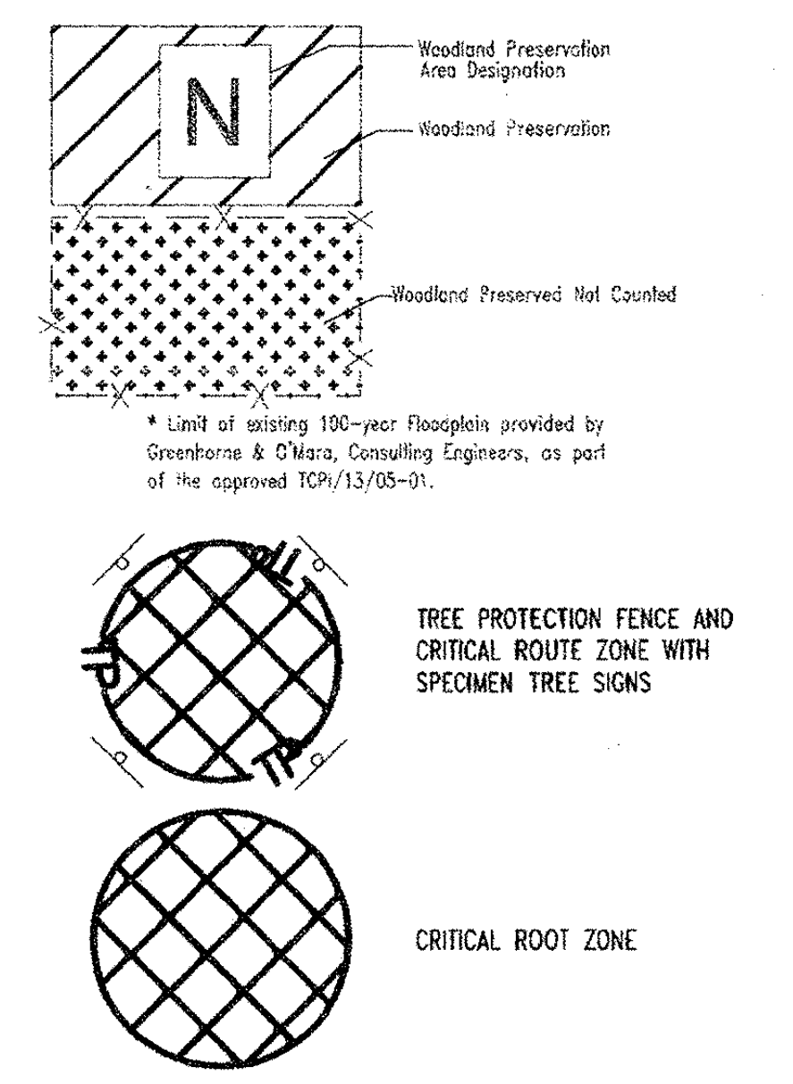
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Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

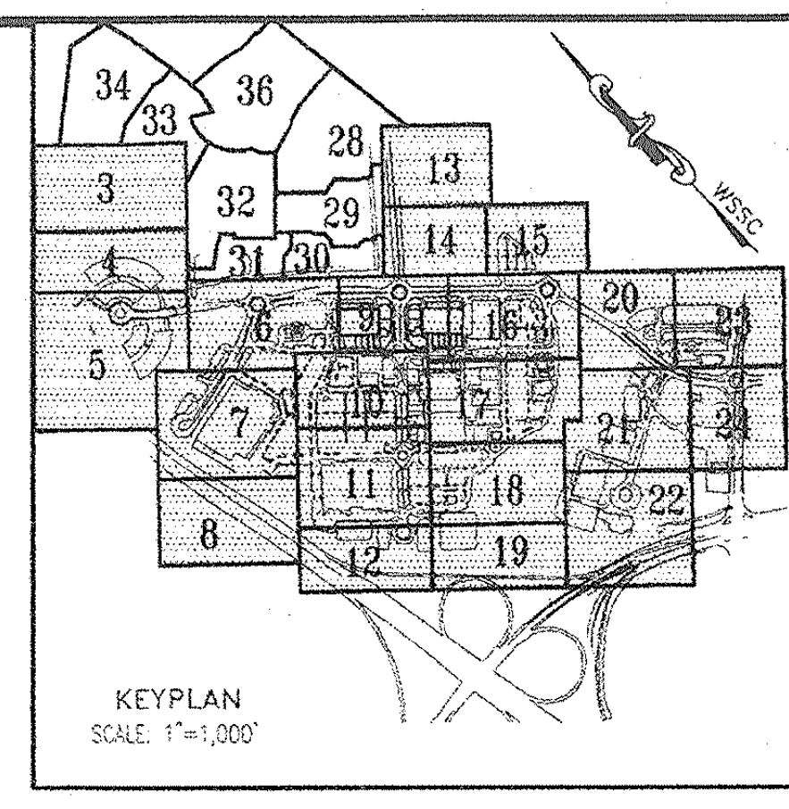
BOHLER ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
14



KEYPLAN
SCALE: 1"=1,000'

BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
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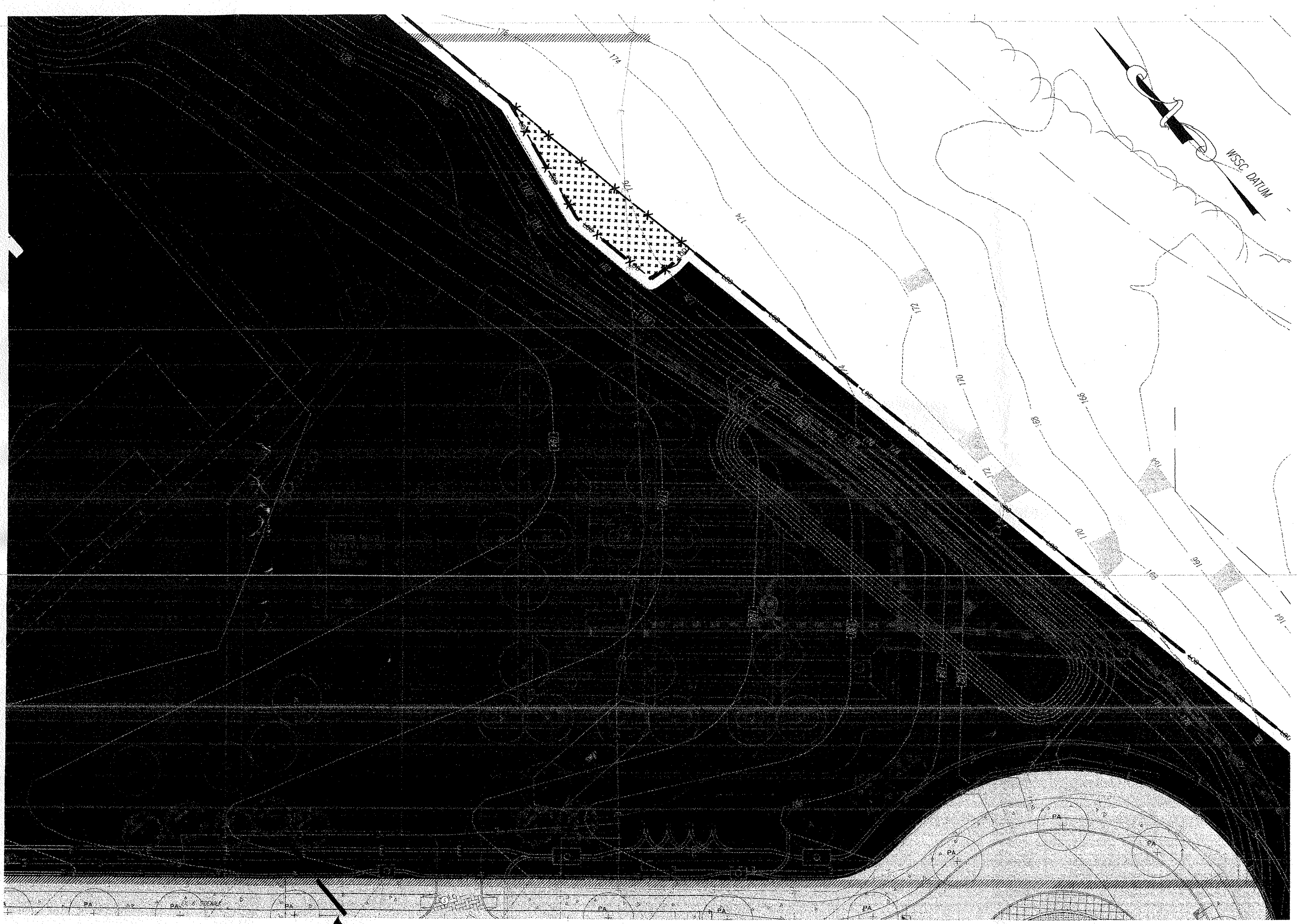
- STERLING, VA
- BOWIE, MD
- TOWSON, MD
- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

MATCHLINE SEE SHEET 14



MATCHLINE SEE SHEET 16

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE

EASEMENT LEGEND

DIM SI DENOTES SIGHT DISTANCE EASEMENT	DIM PA DENOTES PUBLIC ACCESS EASEMENT
DIM STM DENOTES STORM DRAIN EASEMENT	DIM CSE DENOTES COMMON SHARED EASEMENT
DIM SS DENOTES SANITARY SEWER EASEMENT	DIM IE DENOTES INGRESS-EGRESS EASEMENT
DIM W DENOTES WATER EASEMENT	DIM PU DENOTES PUBLIC UTILITY EASEMENT
DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT	

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — —	ONSITE PROPERTY LINE / R.O.W. LINE	— — —
— — —	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	— — —
— —	SETBACK LINE	— —
123	CONTOUR LINE	123
— S —	SANITARY SEWER LATERAL	— S — S —
— W —	UNDERGROUND WATER LINE	— W — W —
———	UNDERGROUND ELECTRIC LINE	— E — E —
— G —	UNDERGROUND GAS LINE	— G — G —
— OH —	OVERHEAD WIRE	— OH — OH —
— T —	UNDERGROUND TELEPHONE LINE	— T — T —
— C —	UNDERGROUND CABLE LINE	— C —
═ ═ ═	STORM SEWER	▬▬▬
═ ═	SANITARY SEWER MAIN	——►
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
⋈	WATER VALVE	●
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
— FP —	FLOOD PLAIN	— FP —
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
— WB —	WETLANDS BUFFER	— WB —
— US —	EXISTING STREAMS, PONDS, AND BODIES OF WATER	— US —
▨	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	▨
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	— X — X —
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	▬ LOD ▬
— · —	WETLAND LINE	
— · · —	STREAM LINE	
	EXPANDED BUFFER	— EB —
︵︵︵	TREE LINE	
— — —	EASEMENT LINE	— — —
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

N
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TP
TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▓
LIMITS OF DSP-07011 (INFRASTRUCTURE)	▒
LIMITS OF DSP-07011/01	☐

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
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SHEET NUMBER:

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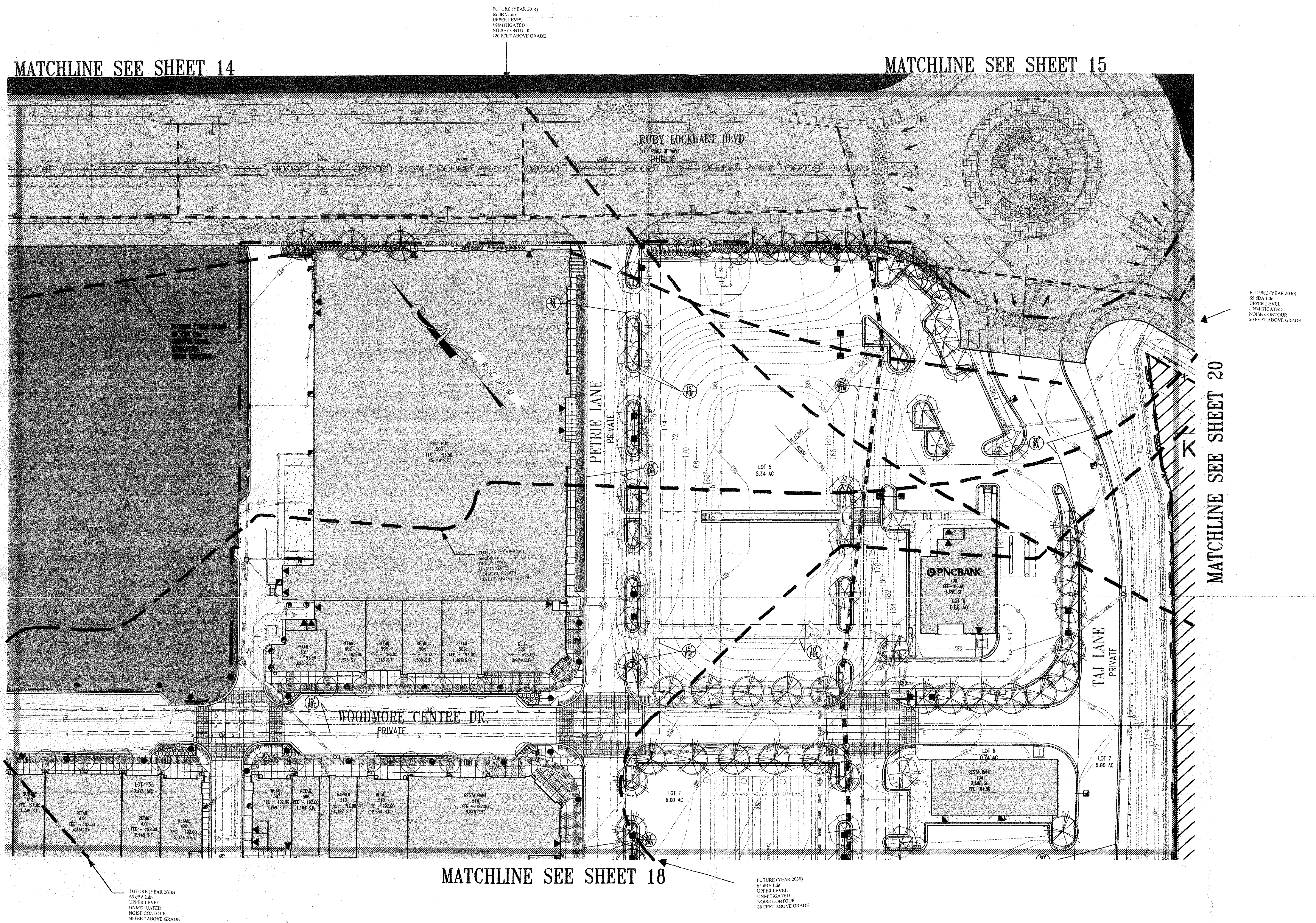
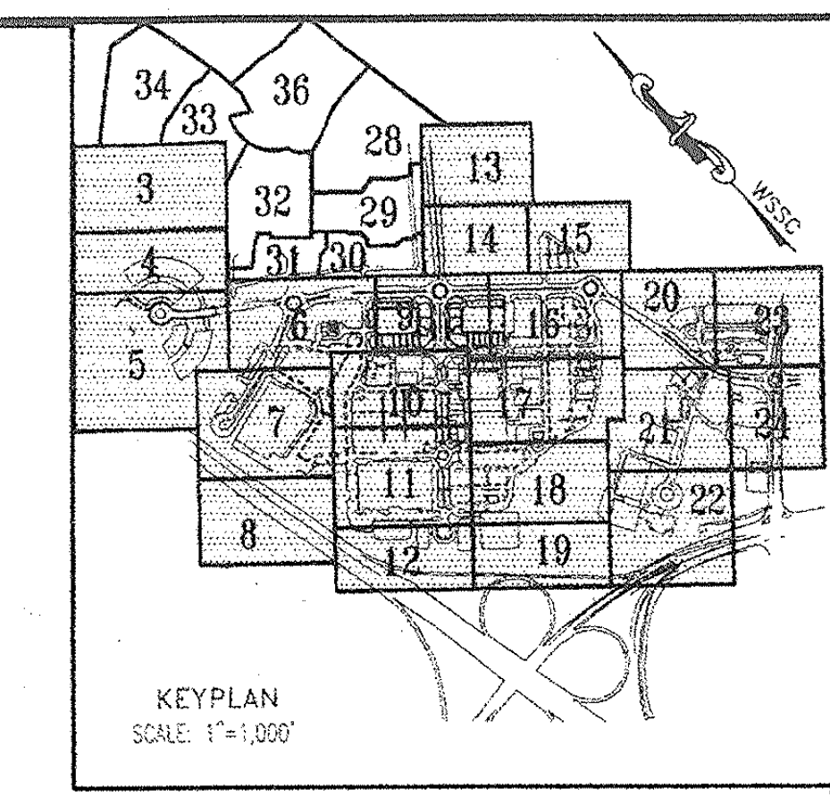

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE
MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 15
RUBY LOCKHART BLVD
PUBLIC
FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 20
PETRIE LANE
PRIVATE
BEST BUY
500
LOT 5
5.34 AC
PNCBANK
LOT 6
0.66 AC
TAJ LANE
PRIVATE
WOODMORE CENTRE DR.
PRIVATE
LOT 15
2.07 AC
RETAIL
418
FFE - 192.00
4,531 S.F.
RETAIL
422
FFE - 192.00
2,148 S.F.
RETAIL
426
FFE - 192.00
2,077 S.F.
LOT 7
6.00 AC
LOT 8
0.74 AC
MATCHLINE SEE SHEET 18
FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE
FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
80 FEET ABOVE GRADE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WSSC

KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER EASEMENT
- DENOTES COMBINED WATER&SEWER EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES COMMON SHARED EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
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— —	SETBACK LINE	— —
----123----	CONTOUR LINE	---123---
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——	UNDERGROUND ELECTRIC LINE	—E—E—
— G —	UNDERGROUND GAS LINE	—G—G—
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— T —	UNDERGROUND TELEPHONE LINE	—T—T—
— C —	UNDERGROUND CABLE LINE	—C—
═ ═ ═	STORM SEWER	▬▬
═ ═	SANITARY SEWER MAIN	—▷
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗WM	WATER METER	◐
⋈	WATER VALVE	●
⋈GV	GAS VALVE	☒
○GM	GAS METER	☐
	CLEAN OUT	○
—FP—	FLOOD PLAIN	—FP—
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
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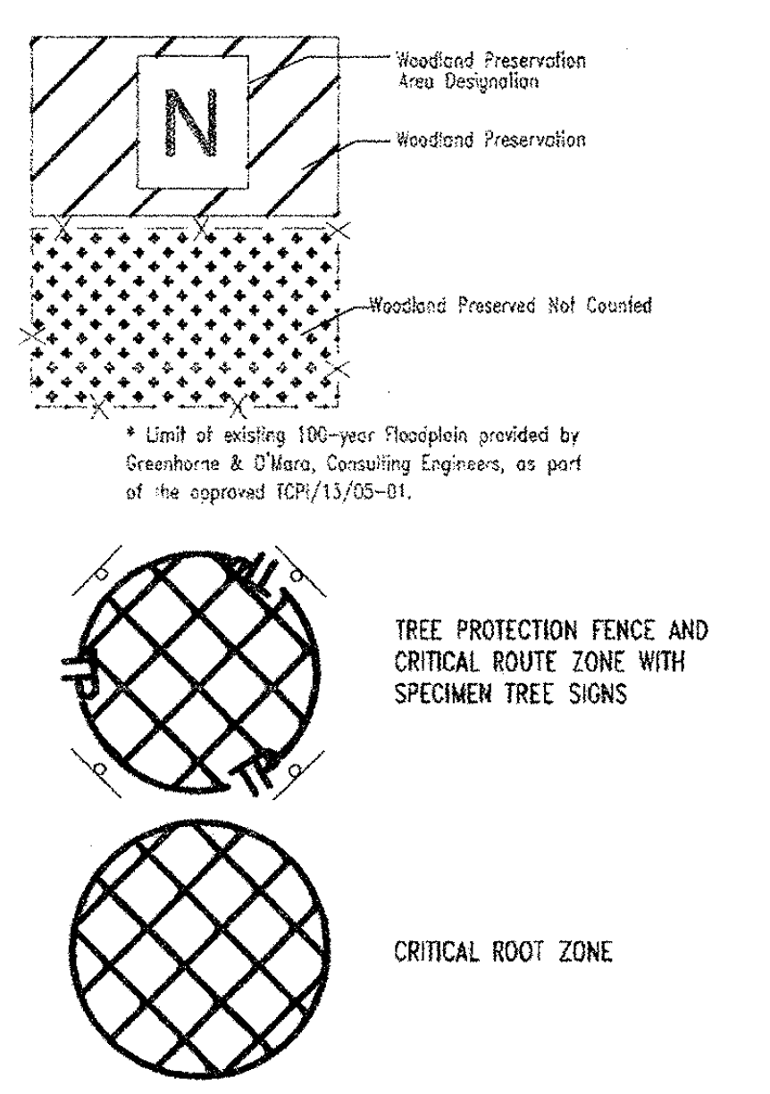
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	—X— —X—
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	▬ LOD ▬
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
︵︵︵	TREE LINE	
— — —	EASEMENT LINE	— — —
S19 DEC. TREE	SPECIMEN TREE & NUMBER	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CRITICAL ROOT ZONE

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Environmental/Regulatory Consultants
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Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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LEGEND

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LIMITS OF DSP-07011 (INFRASTRUCTURE)	▒
LIMITS OF DSP-07011/01	☐

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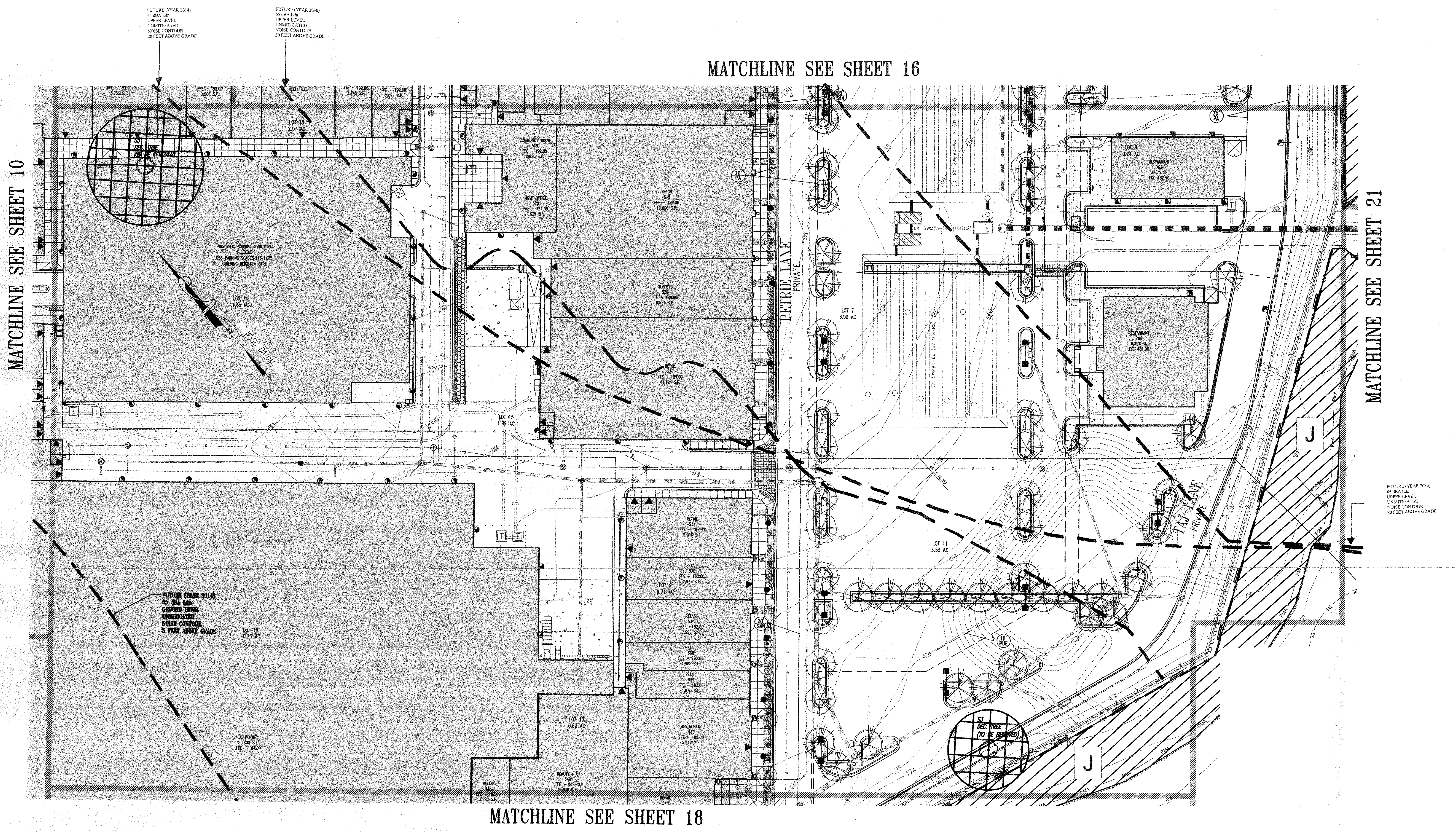
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NOISE CONTOUR
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UPPER LEVEL
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MATCHLINE SEE SHEET 16
MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 21
MATCHLINE SEE SHEET 18
FFE – 192.00
3,755 S.F.
FFE – 192.00
2,501 S.F.
4,331 S.F.
FFE – 192.00
2,148 S.F.
FFE – 192.00
2,077 S.F.
LOT 15
2.07 AC
LOT 16
1.45 AC
PROPOSED PARKING STRUCTURE
WSSC
PETRIE LANE
PRIVATE
LOT 7
6.00 AC
LOT 8
0.74 AC
RESTAURANT
LOT 11
3.53 AC
LOT 9
0.71 AC
LOT 10
0.67 AC
LOT 15
10.23 AC
JC PENNEY
RETAIL
RESTAURANT
PETCO
TAJ LANE
PRIVATE
J
FUTURE (YEAR 2014)
65 dBA Ldn
GROUND LEVEL
UNMITIGATED
NOISE CONTOUR
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FUTURE (YEAR 2030)
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UPPER LEVEL
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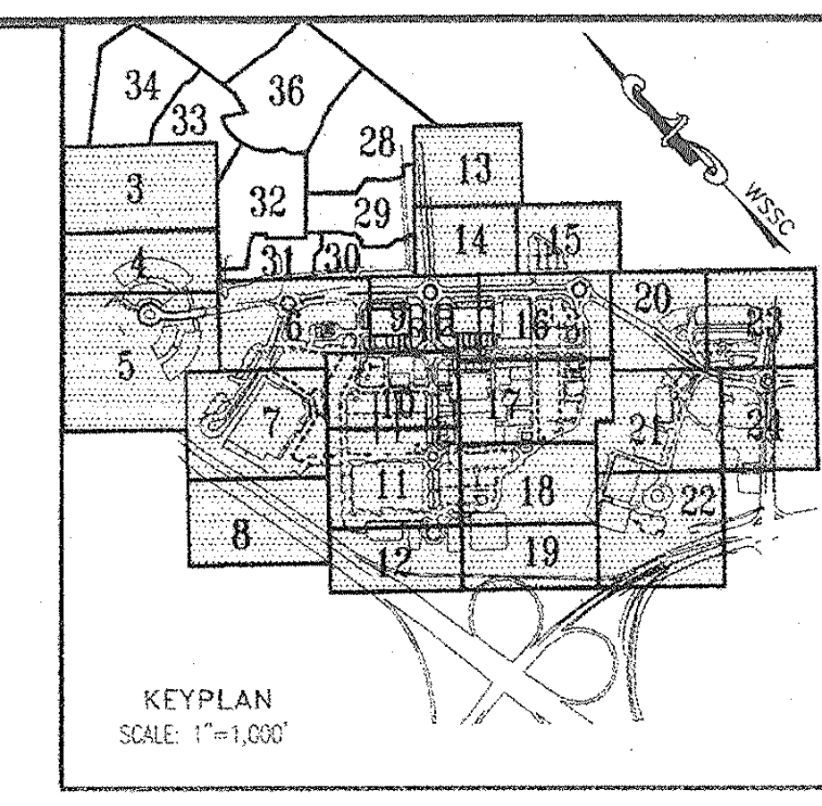
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C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

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Woodland Preservation

Woodland Preserved Not Counted

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CRITICAL ROOT ZONE

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Plan prepared by:

Michael J. Kelbasko 8/3/09

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Qualified Professional
CoMar 08.19.06.01

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LIMITS OF DSP-07011/01	☐

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BOHLER
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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
- ◆ WARREN, NJ
- ◆ SOUTHBOROUGH, MA
- ◆ ALBANY, NY
- ◆ PURCHASE, NY
- ◆ RONKONKOMA, NY
- ◆ CHALFONT, PA
- ◆ STERLING, VA
- ◆ BOWIE, MD
- ◆ TOWSON, MD
- ◆ WARRENTON, VA
- ◆ FORT LAUDERDALE, FL
- ◆ CENTER VALLEY, PA

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

BOHLER
ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

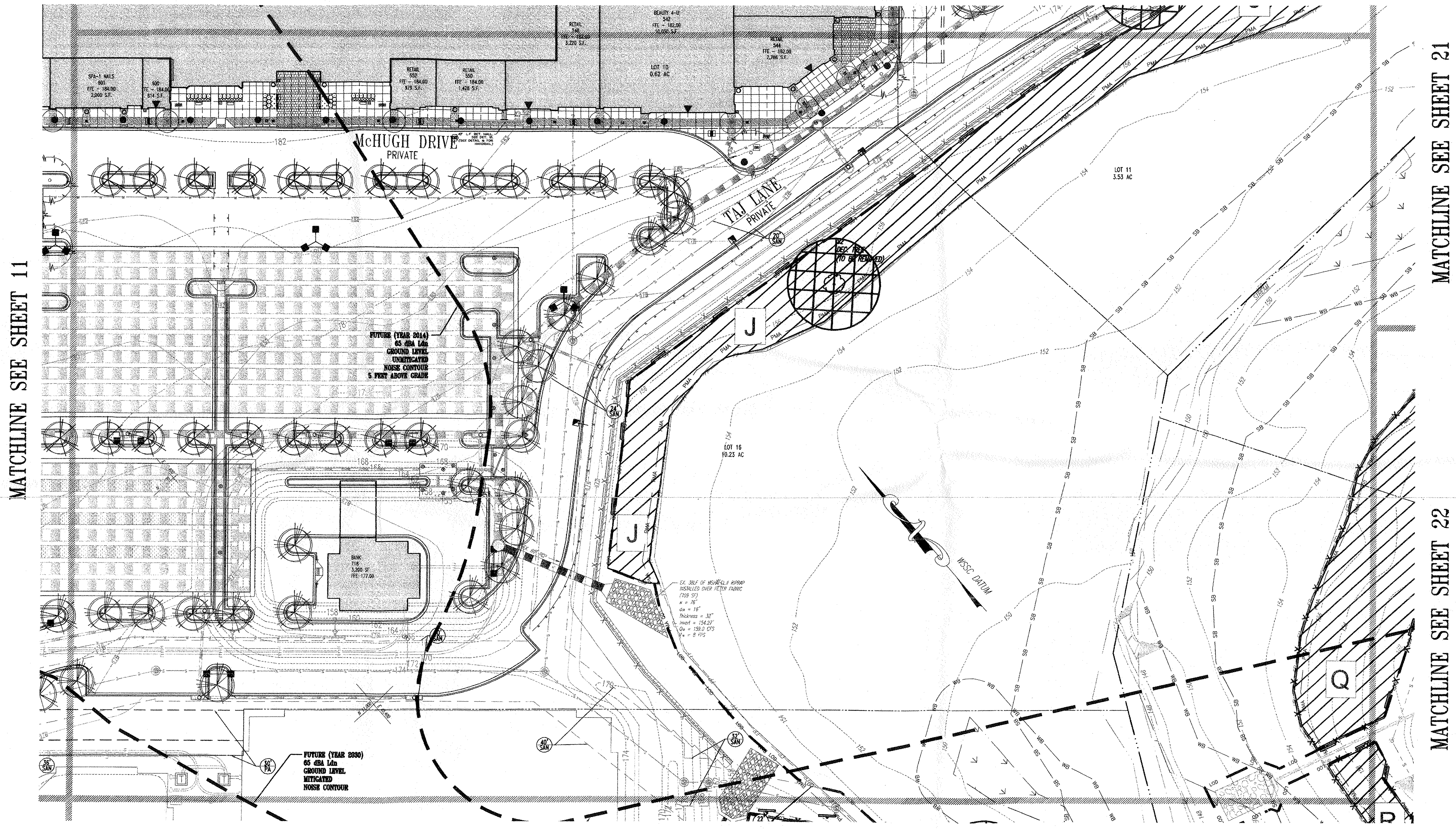
D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

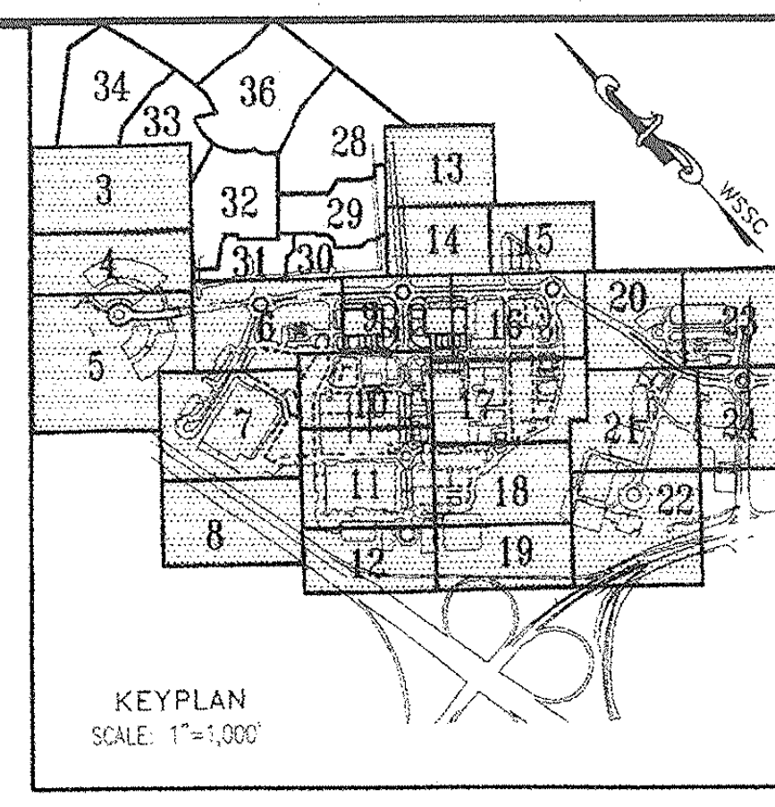
SHEET TITLE:
TCP II

SHEET NUMBER:
17

MATCHLINE SEE SHEET 17


MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 21
MATCHLINE SEE SHEET 22
SPA-1 NAILS 601 FFE - 184.00 2,000 S.F.
600 FFE - 184.00 614 S.F.
RETAIL 552 FFE - 184.00 979 S.F.
RETAIL 550 FFE - 184.00 1,428 S.F.
RETAIL 546 FFE - 182.00 3,220 S.F.
BEAUTY 4-U 542 FFE - 182.00 10,030 S.F.
RETAIL 544 FFE - 182.00 2,786 S.F.
LOT 10 0.62 AC
McHUGH DRIVE
PRIVATE
TAJ LANE
PRIVATE
LOT 11 3.55 AC
LOT 16 10.23 AC
FUTURE (YEAR 2014) 65 dBA Ldn GROUND LEVEL UNMITIGATED NOISE CONTOUR 5 FEET ABOVE GRADE
BANK 718 3,200 SF FFE-177.00
FUTURE (YEAR 2030) 65 dBA Ldn GROUND LEVEL MITIGATED NOISE CONTOUR
J
J
Q
WSSC DATUM
24' SAN
30' PA
40' SAN
32' SAN
EX. 38LF OF MSHA CL.II RIPRAP INSTALLED OVER FILTER FABRIC (709 SF)

MATCHLINE SEE SHEET 19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WSSC

KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
⋈	WATER VALVE	●
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

N — Woodland Preservation Area Designation

Woodland Preservation

Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

MISS UTILITY
DIG WITH CARE — KEEP MARYLAND SAFE
BEFORE YOU DIG CALL
811 IN MD
or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4·21·2009	SL	8·4·09

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▩
LIMITS OF DSP-07011 (INFRASTRUCTURE)	▨
LIMITS OF DSP-07011/01	☐

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:\08\Costco\MB080000\CAD\Site Plan Documents\TCP-II\MB080000TCP1.dwg, 8/3/2009 10:16:24 AM, alex.flrer

---

BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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- ◆ CENTER VALLEY, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, P.C. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

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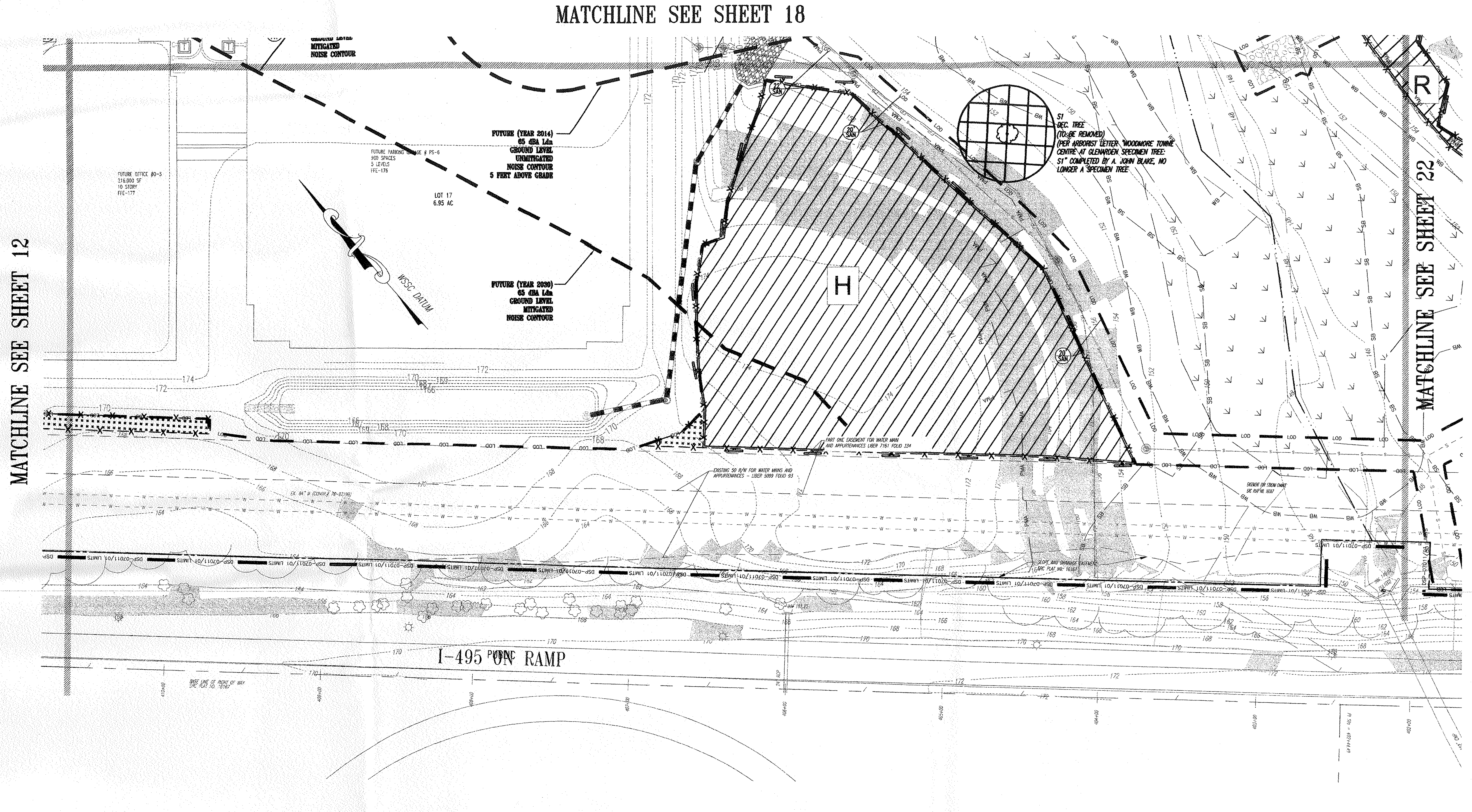
SHEET TITLE:

TCP II

SHEET NUMBER:

18


MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 12
MATCHLINE SEE SHEET 22
FUTURE OFFICE #0-3
216,000 SF
10 STORY
FFE-177
FUTURE PARKING GARAGE # PS-6
900 SPACES
5 LEVELS
FFE-176
LOT 17
6.95 AC
WSSC DATUM
FUTURE (YEAR 2014)
65 dBA Ldn
GROUND LEVEL
UNMITIGATED
NOISE CONTOUR
5 FEET ABOVE GRADE
FUTURE (YEAR 2030)
65 dBA Ldn
GROUND LEVEL
MITIGATED
NOISE CONTOUR
MITIGATED
NOISE CONTOUR
H
R
S1
DEC. TREE
(TO BE REMOVED)
(PER ARBORIST LETTER "WOODMORE TOWNE CENTRE AT GLENARDEN SPECIMEN TREE: S1" COMPLETED BY A. JOHN BLAKE, NO LONGER A SPECIMEN TREE
LOD
WB
SB
PMA
FP
174
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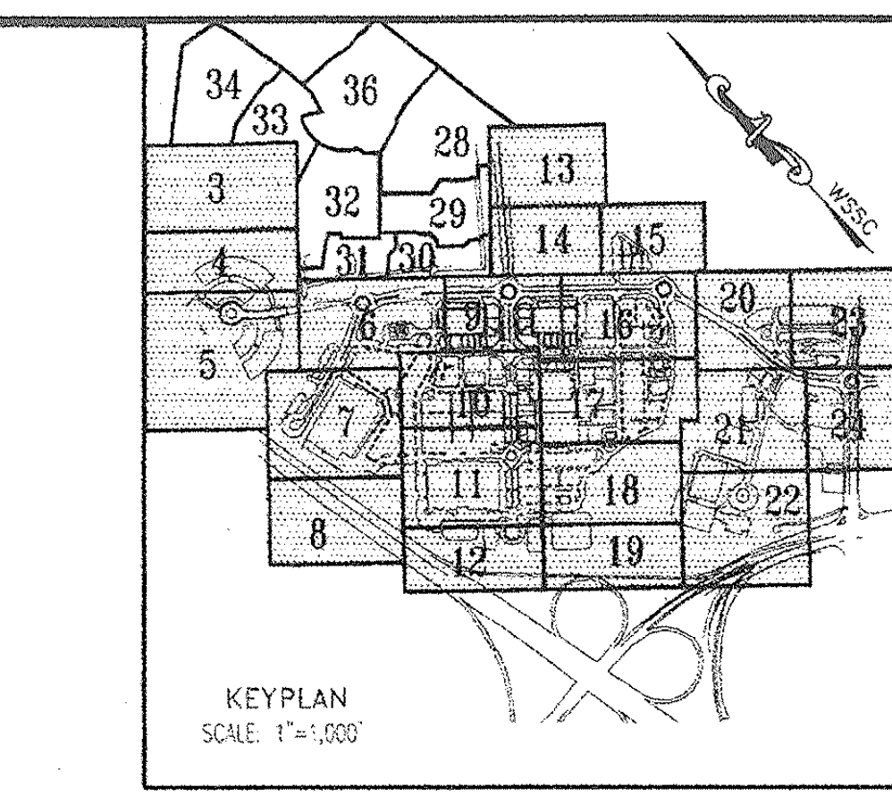
I-495 ON RAMP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12
19
KEYPLAN
SCALE: 1"=1,000'

EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
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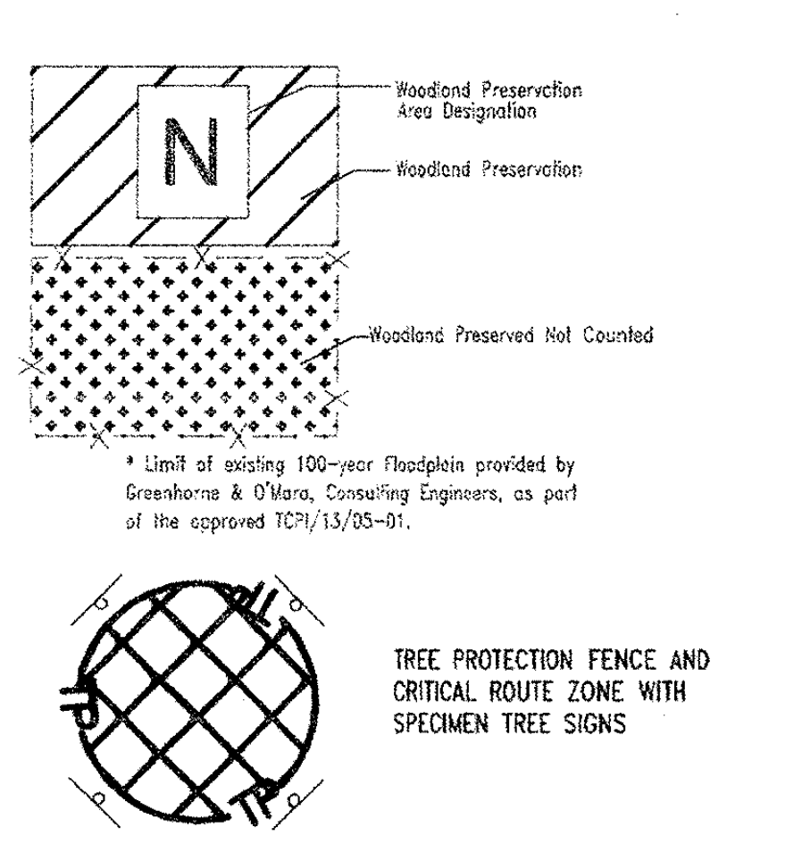
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
WM	WATER METER	
	WATER VALVE	
GV	GAS VALVE	☒
GM	GAS METER	☐
C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
S19 DEC. TREE	SPECIMEN TREE & NUMBER	

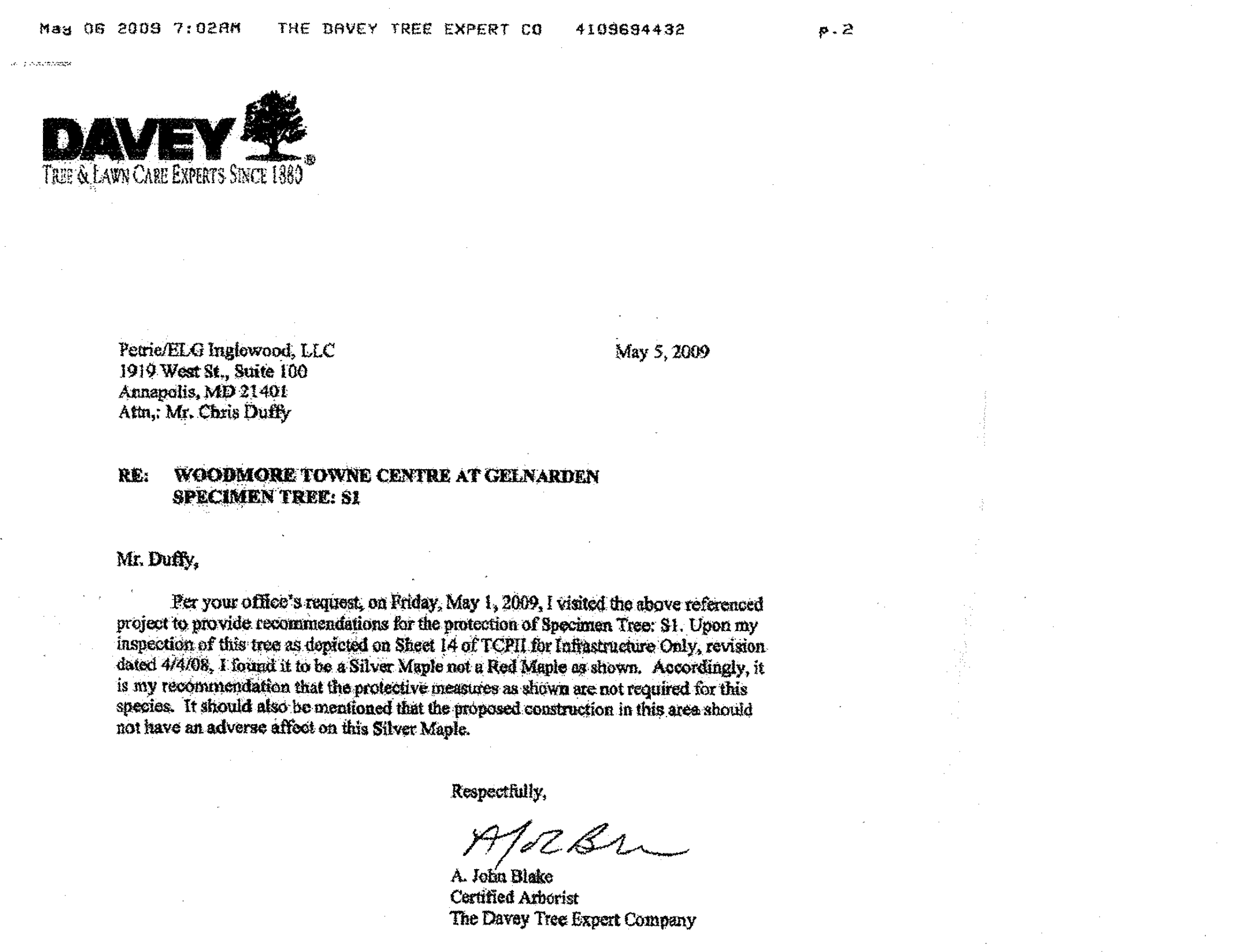

N
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted
TP
TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS
CRITICAL ROOT ZONE

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



May 06 2009 7:02AM THE DAVEY TREE EXPERT CO 4109684432 p.2

DAVEY
TREE & LAWN CARE EXPERTS SINCE 1880®

Petrie/ELG Inglewood, LLC
1919 West St., Suite 100
Annapolis, MD 21401
Attn,: Mr. Chris Duffy

May 5, 2009

RE: WOODMORE TOWNE CENTRE AT GELNARDEN
SPECIMEN TREE: S1

Mr. Duffy,

Per your office's request, on Friday, May 1, 2009, I visited the above referenced project to provide recommendations for the protection of Specimen Tree: S1. Upon my inspection of this tree as depicted on Sheet 14 of TCPII for Infrastructure Only, revision dated 4/4/08, I found it to be a Silver Maple not a Red Maple as shown. Accordingly, it is my recommendation that the protective measures as shown are not required for this species. It should also be mentioned that the proposed construction in this area should not have an adverse affoct on this Silver Maple.

Respectfully,

AJ Blake
A. John Blake
Certified Arborist
The Davey Tree Expert Company

THE DAVEY TREE EXPERT COMPANY, KENT, OHIO 44240
www.davey.com

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

MISS UTILITY
DIG WITH CARE · KEEP MARYLAND SAFE
BEFORE YOU DIG CALL
811 IN MD
or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	SL	8-4-09

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▨
LIMITS OF DSP-07011 (INFRASTRUCTURE)	▨
LIMITS OF DSP-07011/01	☐

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:\08\Costco\MB080000\CAD\Site Plan Documents\TCP-II\MB080000TCP1.dwg, 8/3/20

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ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

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AT GLENARDEN
FOR
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Inglewood North, Landover Road
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Maryland 20706

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www.bohlerengineering.com

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SHEET TITLE:

TCP II

SHEET NUMBER:

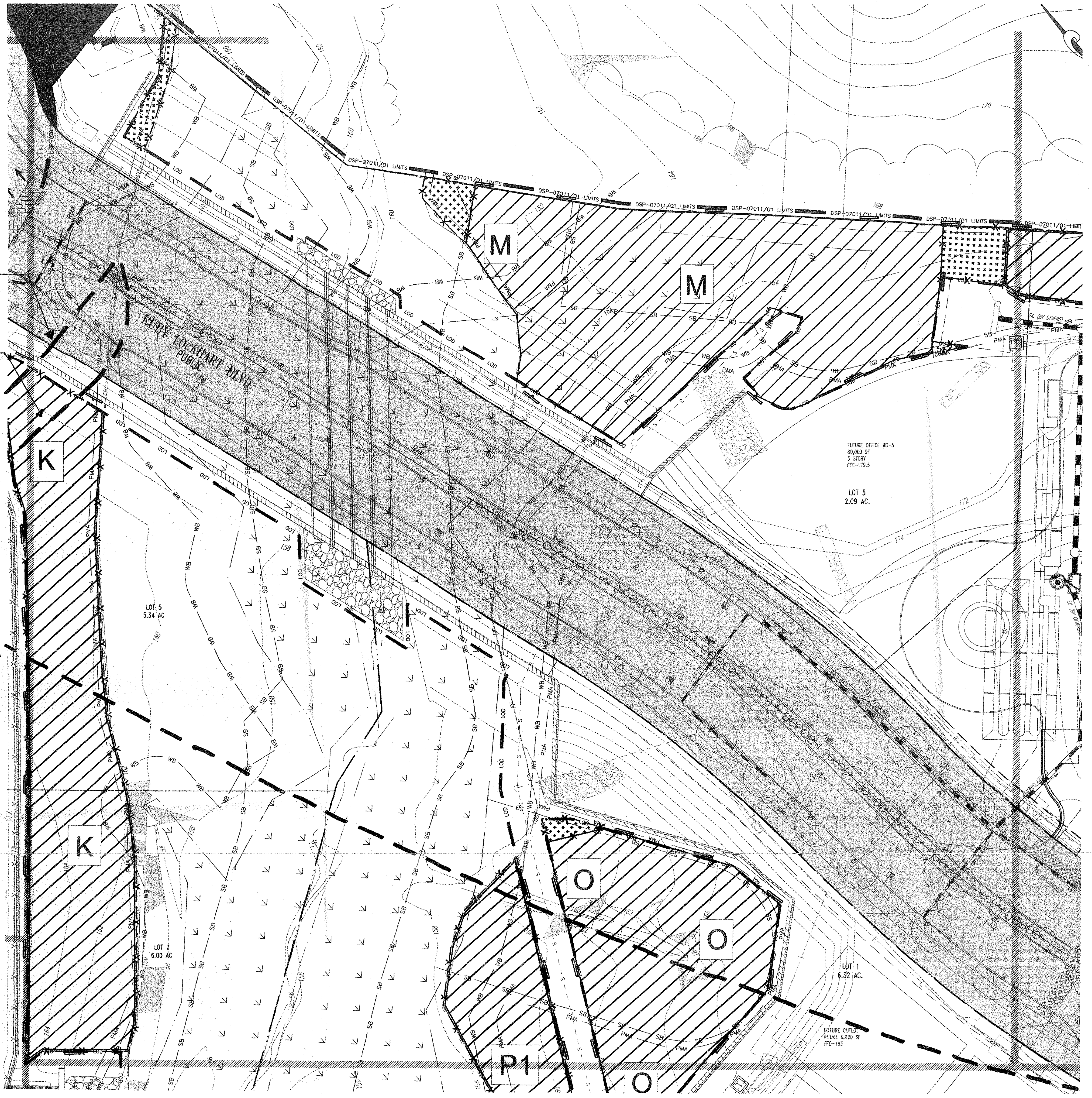
19

FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE

FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
80 FEET ABOVE GRADE

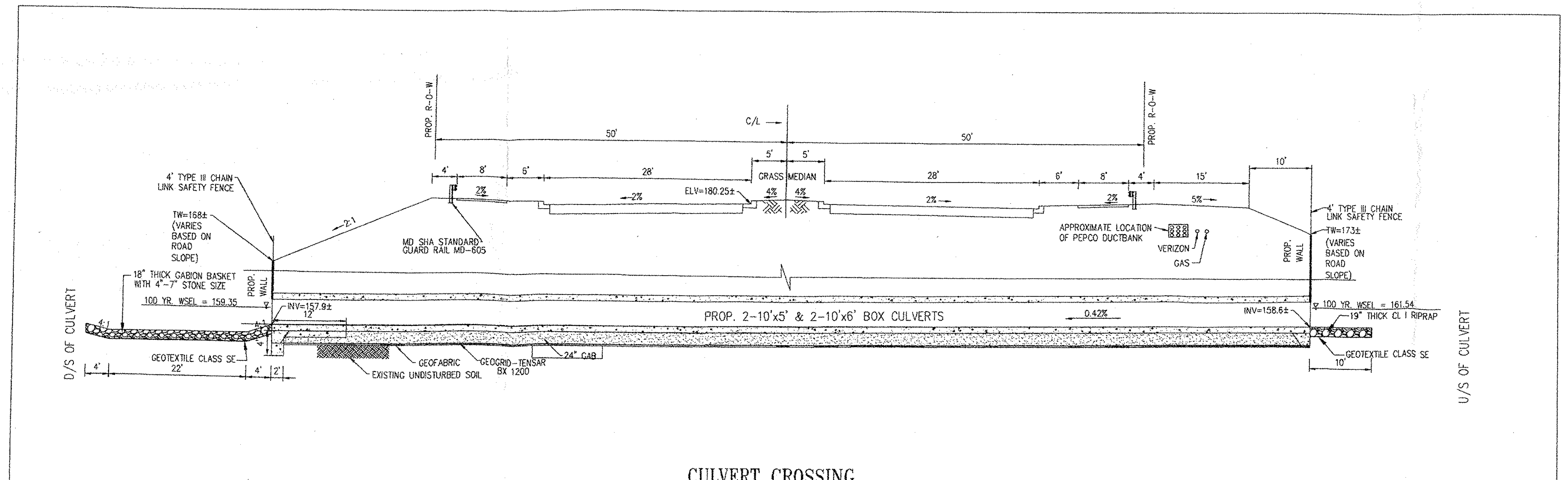
MATCHLINE SEE SHEET 16

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE



MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 21



CULVERT CROSSING

NOT TO SCALE

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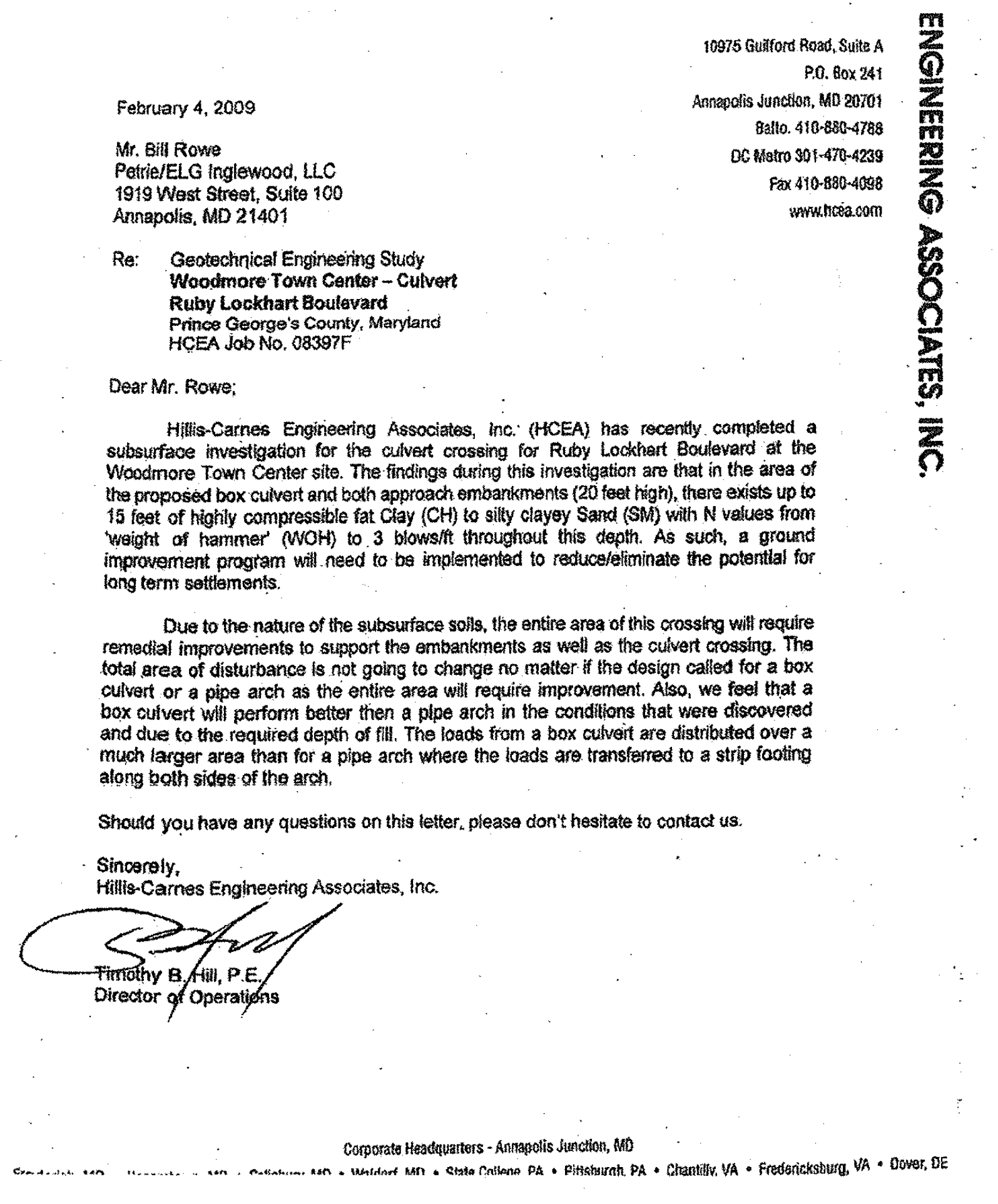


HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.

10975 Guilford Road, Suite A
P.O. Box 241
Annapolis Junction, MD 20701
Balto. 410-880-4788
DC Metro 301-470-4239
Fax 410-880-4098
www.hcea.com

February 4, 2009

Mr. Bill Rowe
Petrie/ELG Inglewood, LLC
1919 West Street, Suite 100
Annapolis, MD 21401

Re: Geotechnical Engineering Study
Woodmore Town Center – Culvert
Ruby Lockhart Boulevard
Prince George's County, Maryland
HCEA Job No. 08397F

Dear Mr. Rowe;

Hillis-Carnes Engineering Associates, Inc. (HCEA) has recently completed a subsurface investigation for the culvert crossing for Ruby Lockhart Boulevard at the Woodmore Town Center site. The findings during this investigation are that in the area of the proposed box culvert and both approach embankments (20 feet high), there exists up to 15 feet of highly compressible fat Clay (CH) to silty clayey Sand (SM) with N values from 'weight of hammer' (WOH) to 3 blows/ft throughout this depth. As such, a ground improvement program will need to be implemented to reduce/eliminate the potential for long term settlements.

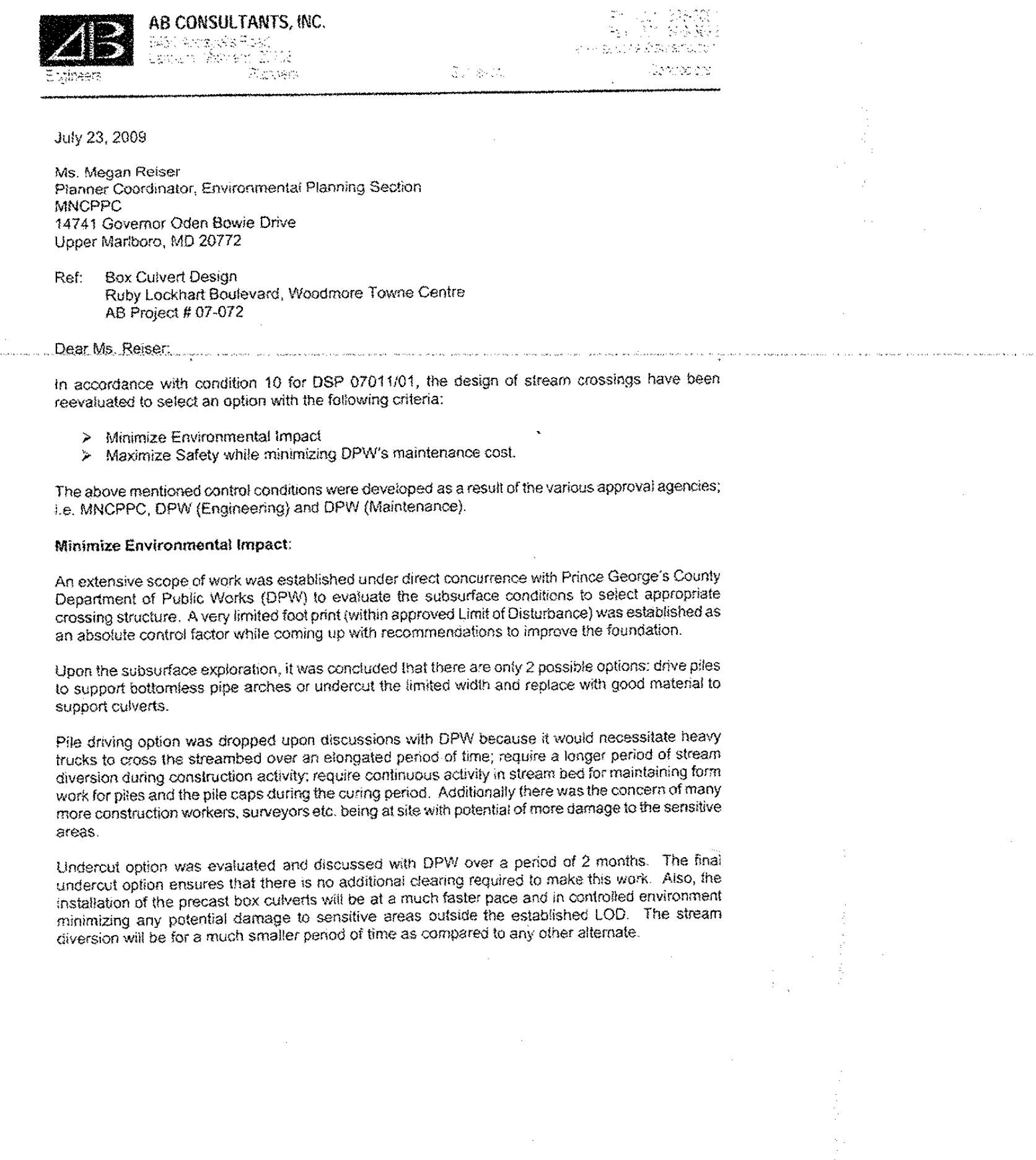
Due to the nature of the subsurface soils, the entire area of this crossing will require remedial improvements to support the embankments as well as the culvert crossing. The total area of disturbance is not going to change no matter if the design called for a box culvert or a pipe arch as the entire area will require improvement. Also, we feel that a box culvert will perform better then a pipe arch in the conditions that were discovered and due to the required depth of fill. The loads from a box culvert are distributed over a much larger area than for a pipe arch where the loads are transferred to a strip footing along both sides of the arch.

Should you have any questions on this letter, please don't hesitate to contact us.

Sincerely,
Hillis-Carnes Engineering Associates, Inc.

Timothy B. Hill, P.E.
Director of Operations

Corporate Headquarters - Annapolis Junction, MD
Pittsburgh, PA • Chantilly, VA • Fredericksburg, VA • Dover, DE



AB CONSULTANTS, INC.

July 23, 2009

Ms. Megan Reiser
Planner Coordinator, Environmental Planning Section
MNCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Ref: Box Culvert Design
Ruby Lockhart Boulevard, Woodmore Towne Centre
AB Project # 07-072

Dear Ms. Reiser:

In accordance with condition 10 for DSP 07011/01, the design of stream crossings have been reevaluated to select an option with the following criteria:

- Minimize Environmental Impact
- Maximize Safety while minimizing DPW's maintenance cost.

The above mentioned control conditions were developed as a result of the various approval agencies; i.e. MNCPPC, DPW (Engineering) and DPW (Maintenance).

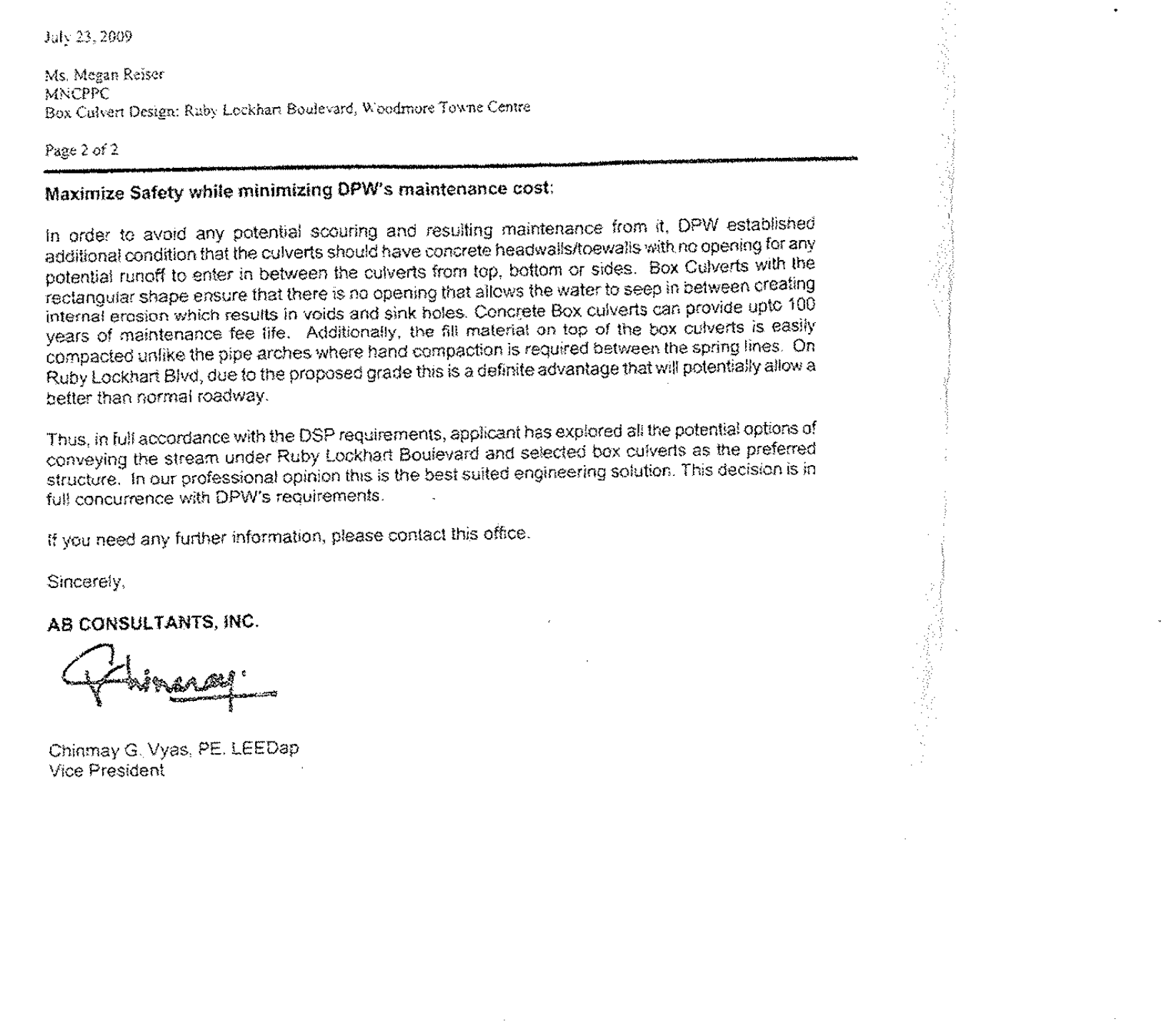
Minimize Environmental Impact:

An extensive scope of work was established under direct concurrence with Prince George's County Department of Public Works (DPW) to evaluate the subsurface conditions to select appropriate crossing structure. A very limited foot print (within approved Limit of Disturbance) was established as an absolute control factor while coming up with recommendations to improve the foundation.

Upon the subsurface exploration, it was concluded that there are only 2 possible options: drive piles to support bottomless pipe arches or undercut the limited width and replace with good material to support culverts.

Pile driving option was dropped upon discussions with DPW because it would necessitate heavy trucks to cross the streambed over an elongated period of time; require a longer period of stream diversion during construction activity; require continuous activity in stream bed for maintaining form work for piles and the pile caps during the curing period. Additionally there was the concern of many more construction workers, surveyors etc. being at site with potential of more damage to the sensitive areas.

Undercut option was evaluated and discussed with DPW over a period of 2 months. The final undercut option ensures that there is no additional clearing required to make this work. Also, the installation of the precast box culverts will be at a much faster pace and in controlled environment minimizing any potential damage to sensitive areas outside the established LOD. The stream diversion will be for a much smaller period of time as compared to any other alternate.



Maximize Safety while minimizing DPW's maintenance cost:

In order to avoid any potential scouring and resulting maintenance from it, DPW established additional condition that the culverts should have concrete headwalls/toewalls with no opening for any potential runoff to enter in between the culverts from top, bottom or sides. Box Culverts with the rectangular shape ensure that there is no opening that allows the water to seep in between creating internal erosion which results in voids and sink holes. Concrete Box culverts can provide upto 100 years of maintenance fee life. Additionally, the fill material on top of the box culverts is easily compacted unlike the pipe arches where hand compaction is required between the spring lines. On Ruby Lockhart Blvd, due to the proposed grade this is a definite advantage that will potentially allow a better than normal roadway.

Thus, in full accordance with the DSP requirements, applicant has explored all the potential options of conveying the stream under Ruby Lockhart Boulevard and selected box culverts as the preferred structure. In our professional opinion this is the best suited engineering solution. This decision is in full concurrence with DPW's requirements.

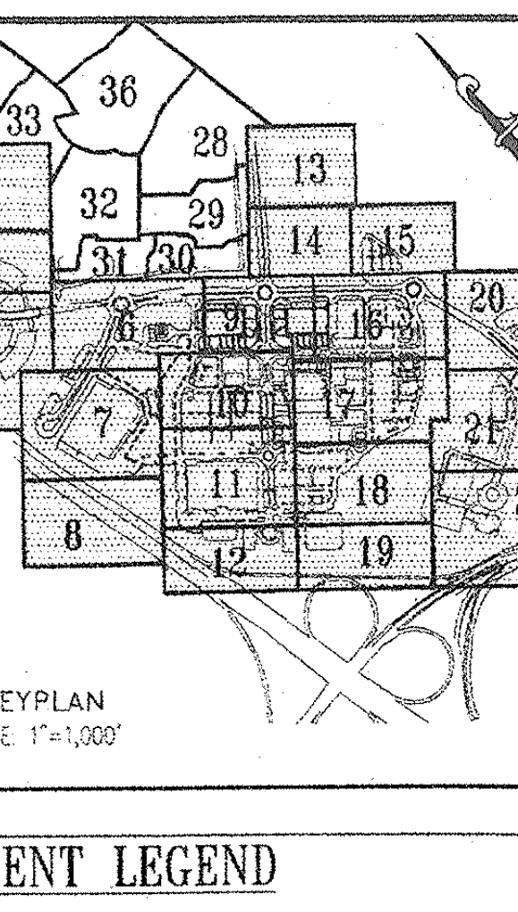
If you need any further information, please contact this office.

Sincerely,

AB CONSULTANTS, INC.

Chinmay

Chinmay G. Vyas, PE, LEEDap
Vice President



KEYPLAN
SCALE: 1"=1,000'

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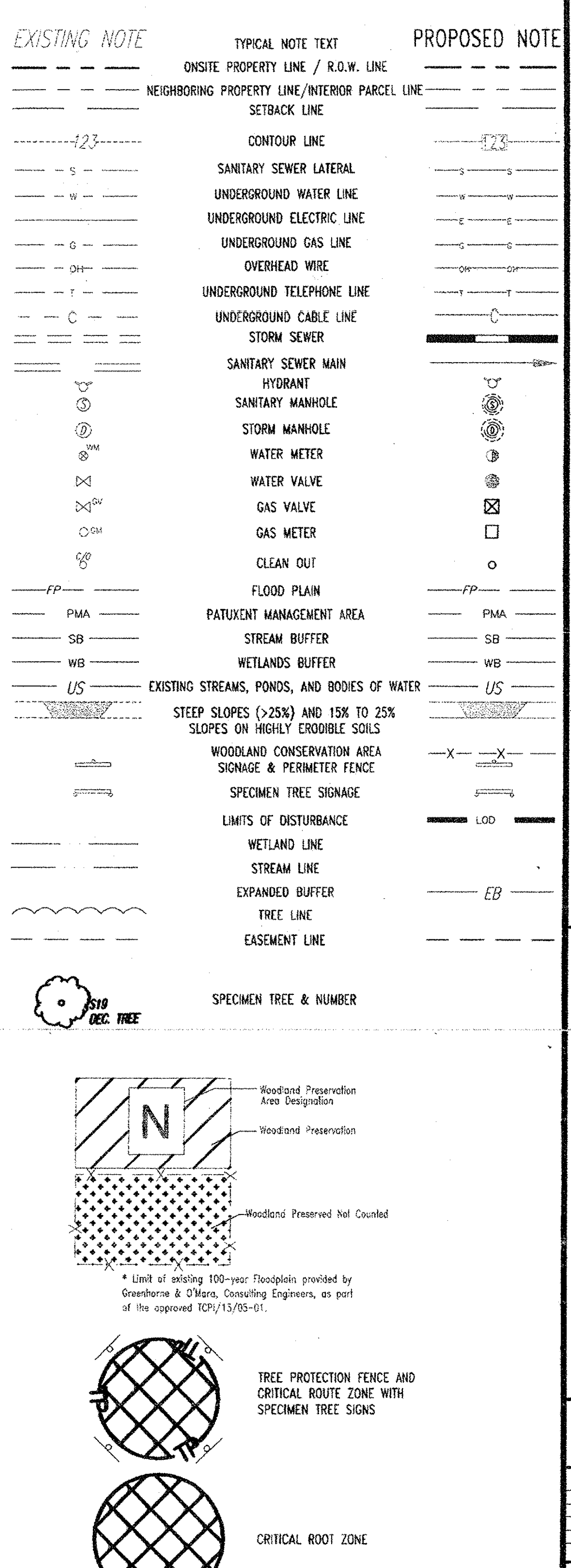

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S19 DEC. TREE	SPECIMEN TREE & NUMBER	

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TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

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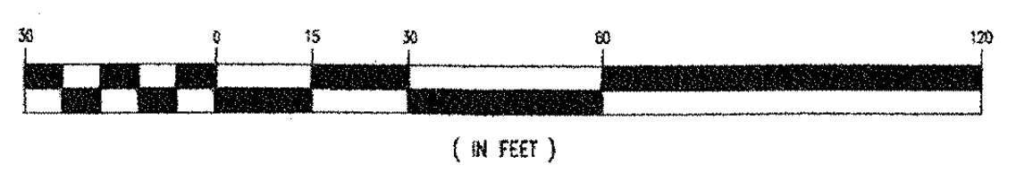

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Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
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01	Megan K. Reiser	8/6/09
02		
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M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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LIMITS OF DSP-07011 (INFRASTRUCTURE)	░
LIMITS OF DSP-07011/01	┄

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REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

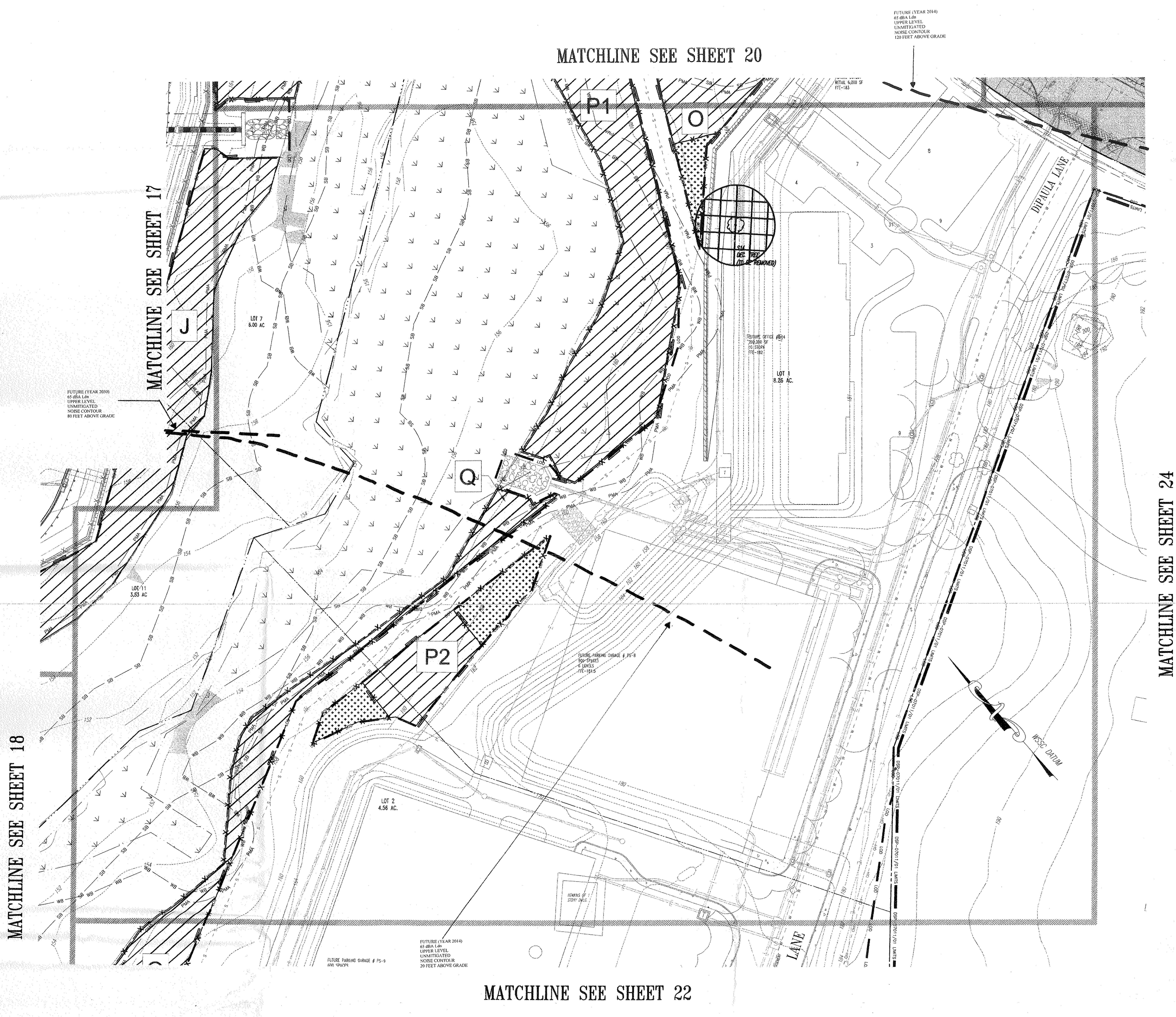
BOHLER ENGINEERING
16900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
20



FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE

FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
80 FEET ABOVE GRADE

FUTURE (YEAR 2014)
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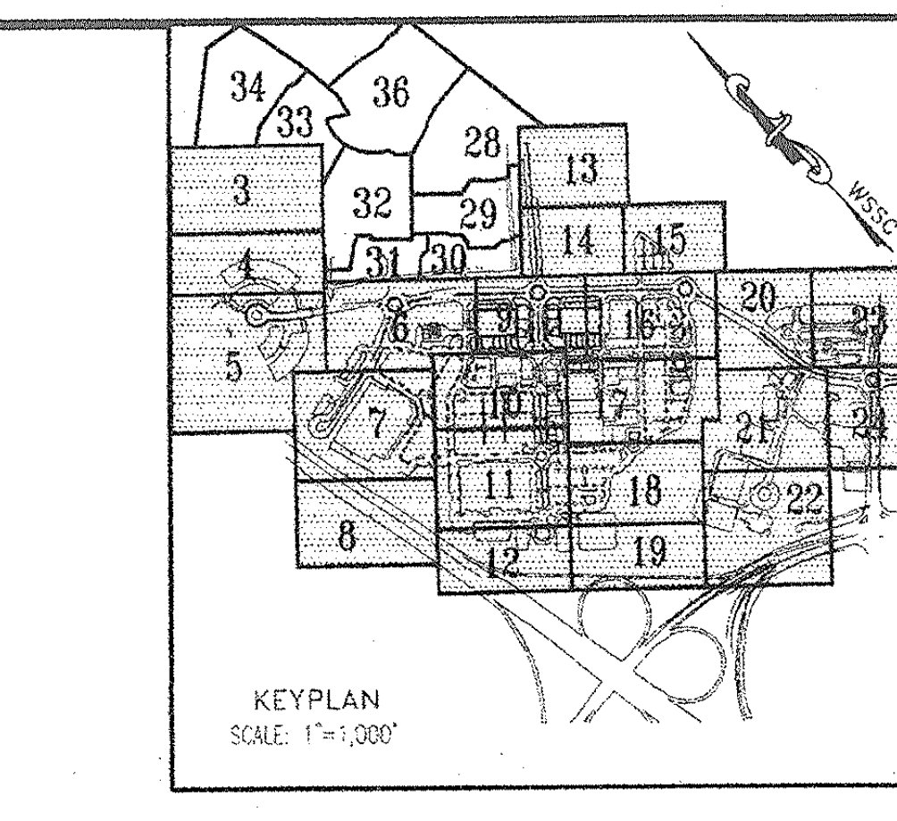

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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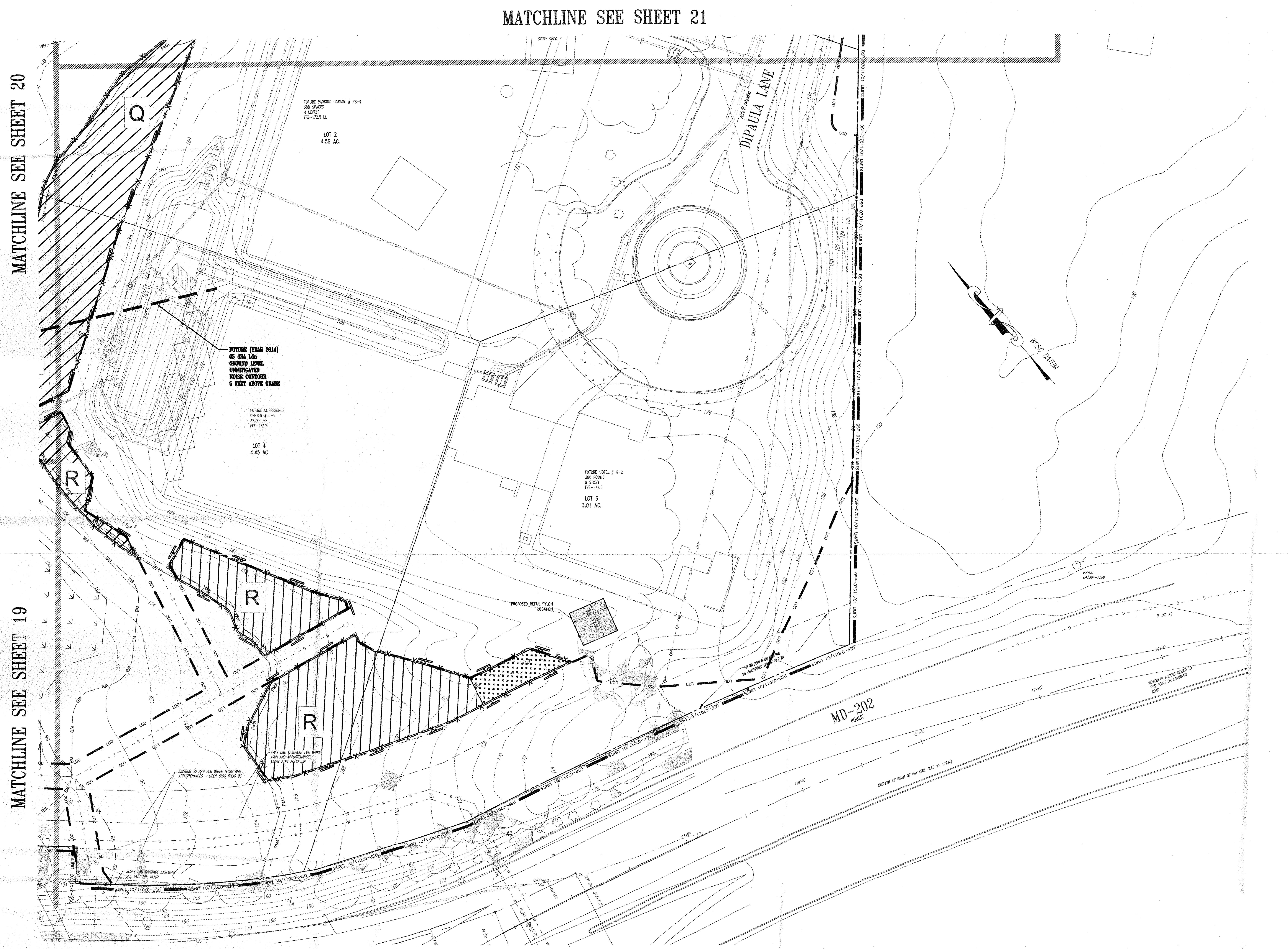

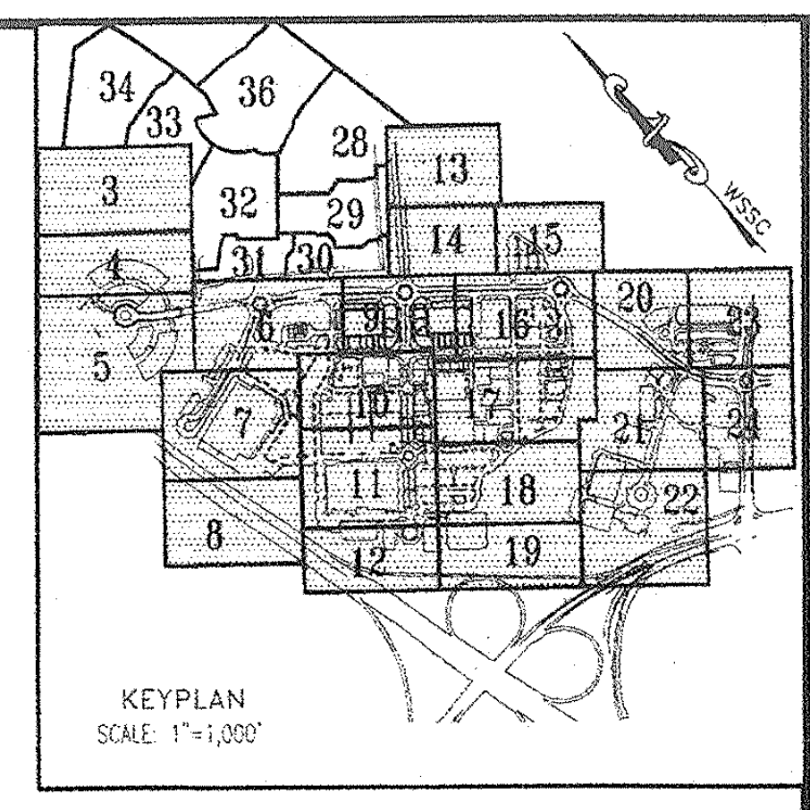

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WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

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D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
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MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
22

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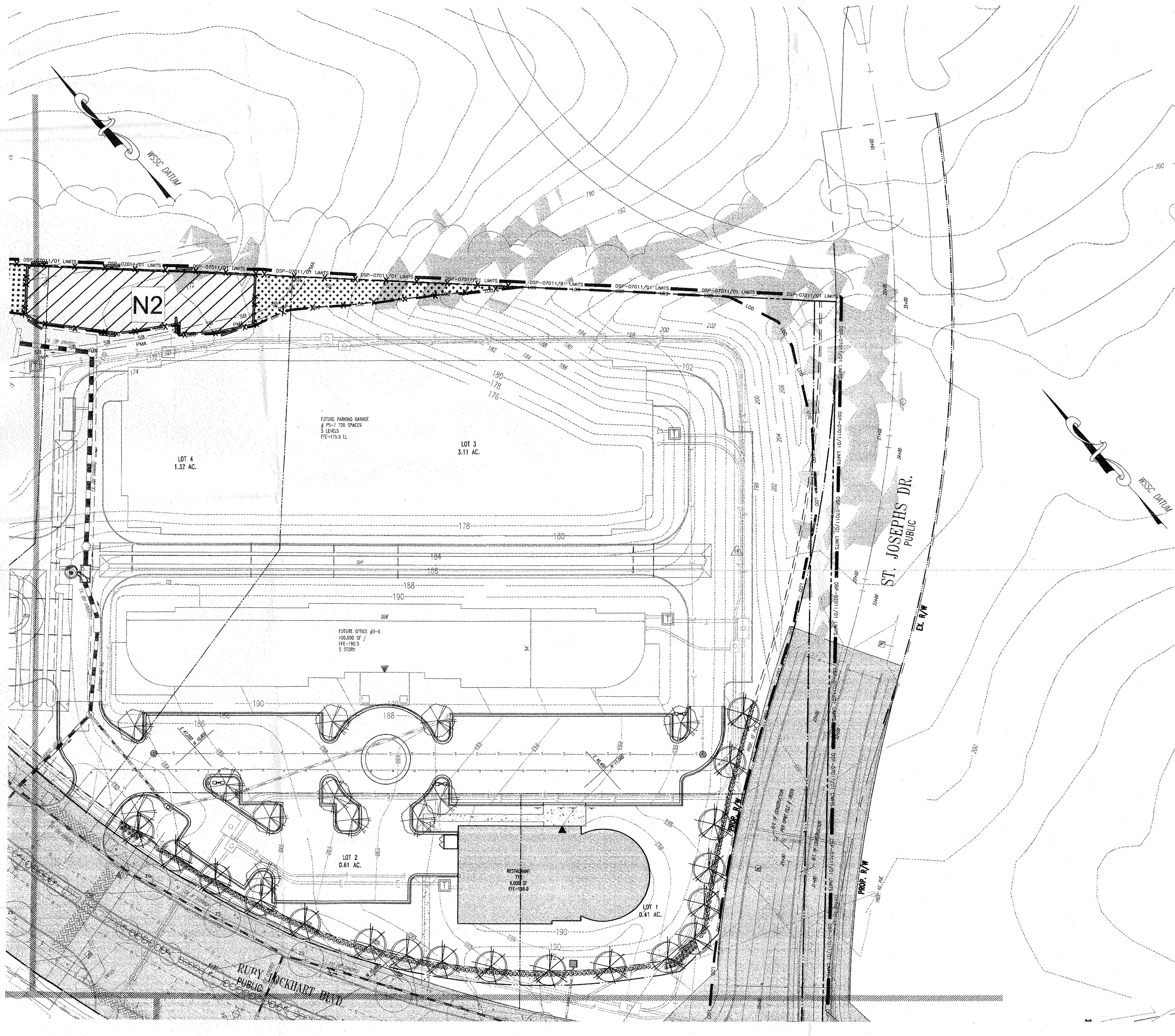
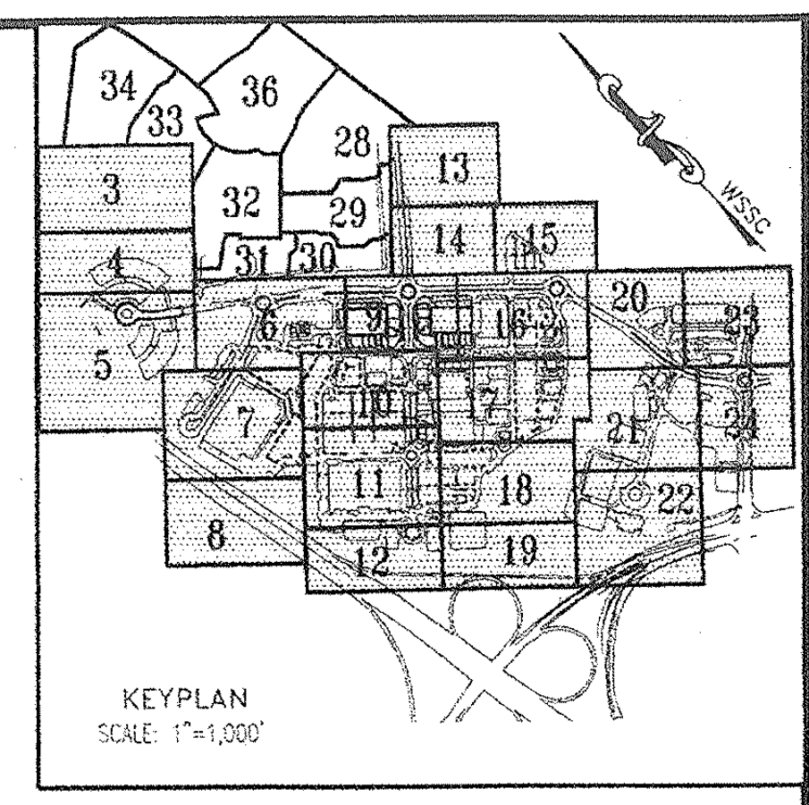
MATCHLINE SEE SHEET 20



MATCHLINE SEE SHEET 24



KEYPLAN
SCALE: 1"=1,000'

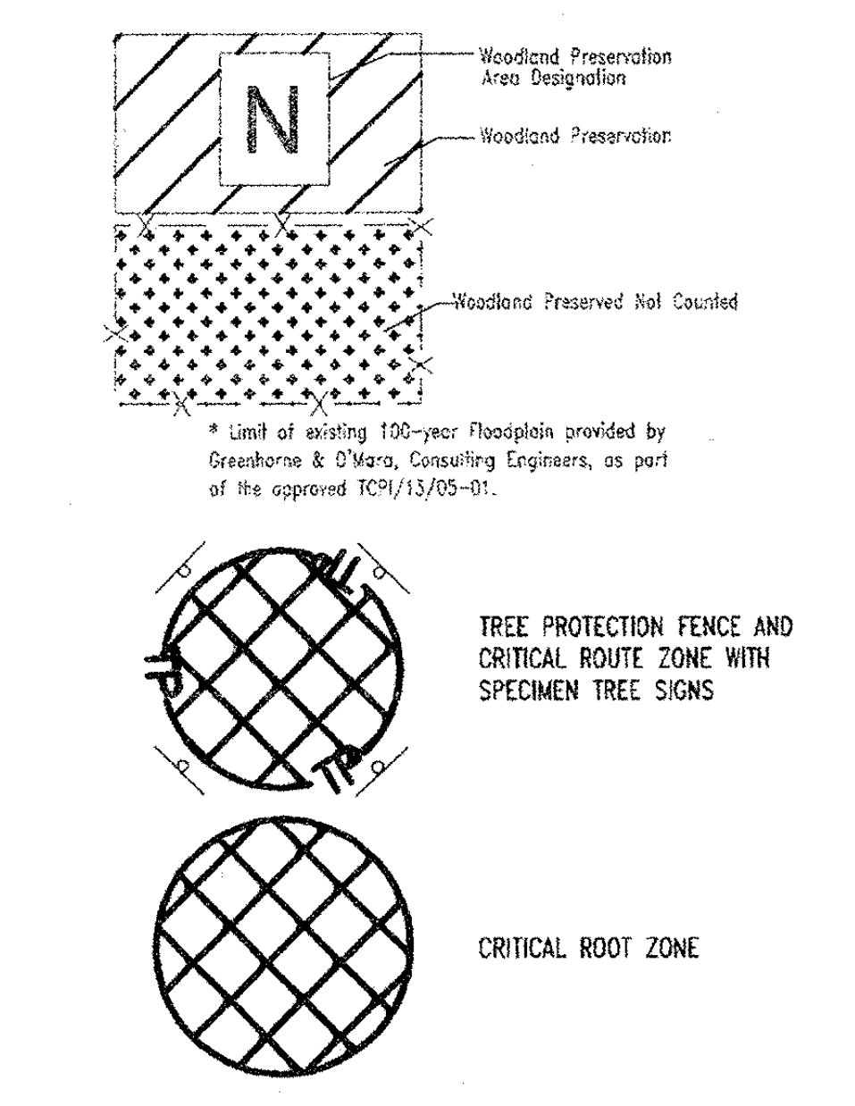
EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— — —	ONSITE PROPERTY LINE / R.O.W. LINE	— — —
— — —	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	— — —
— —	SETBACK LINE	— —
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
WM	WATER METER	●
⋈	WATER VALVE	●
GV	GAS VALVE	☒
GM	GAS METER	☐
C/O	CLEAN OUT	○
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
SB	STREAM BUFFER	SB
WB	WETLANDS BUFFER	WB
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
— —	WETLAND LINE	
— · —	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
— — —	EASEMENT LINE	— — —
S19 DEC. TREE	SPECIMEN TREE & NUMBER	



Woodland Preservation Area Designation

Woodland Preservation

Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/05-01.

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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MARYLAND
KEEP MARYLAND SAFE
BEFORE YOU DIG CALL
811 IN MD
or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

LEGEND

LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION)	▩
LIMITS OF DSP-07011 (INFRASTRUCTURE)	▨
LIMITS OF DSP-07011/01	☐

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	SL	8-4-09

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- BOWIE, MD
- TOWSON, MD
- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:

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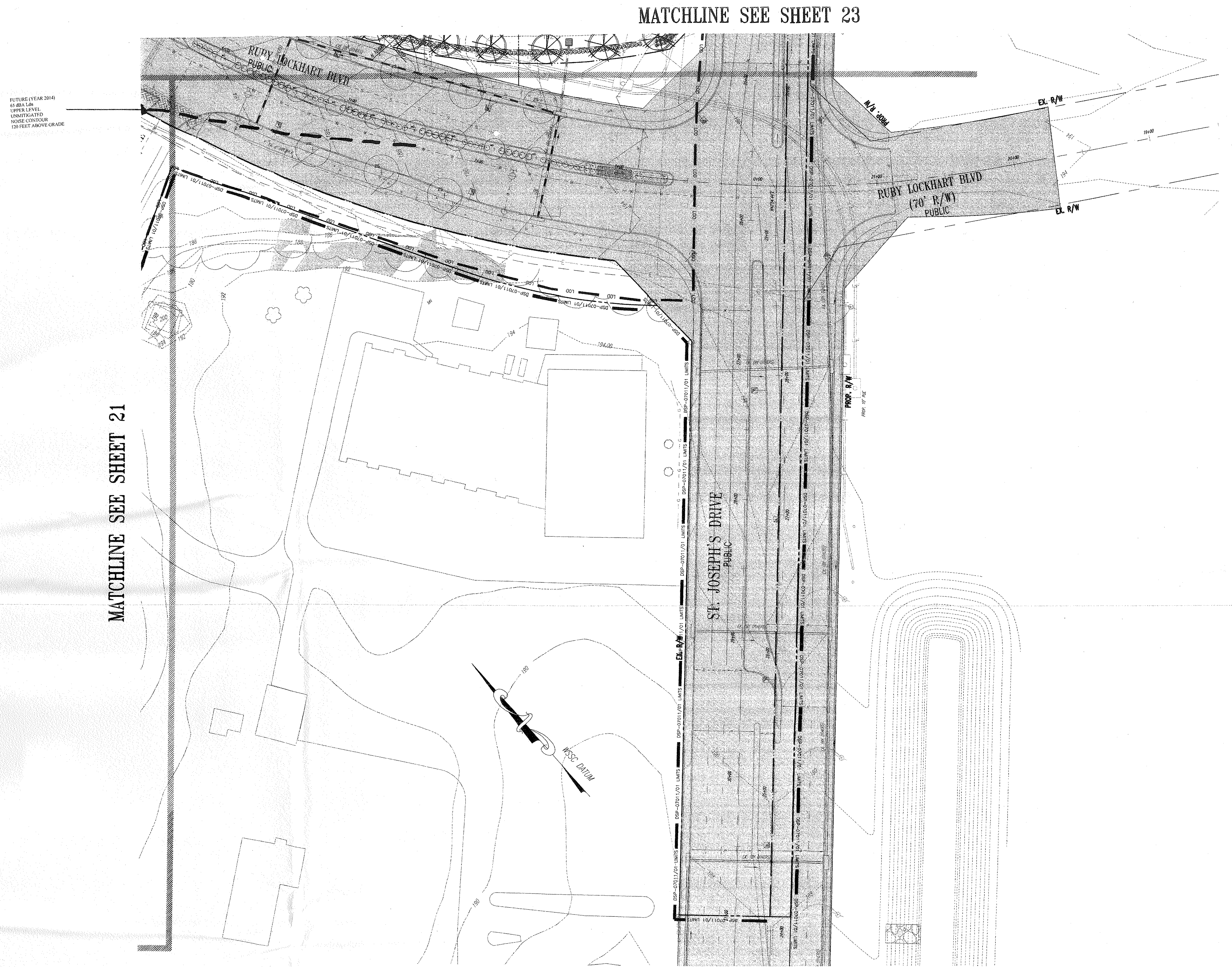

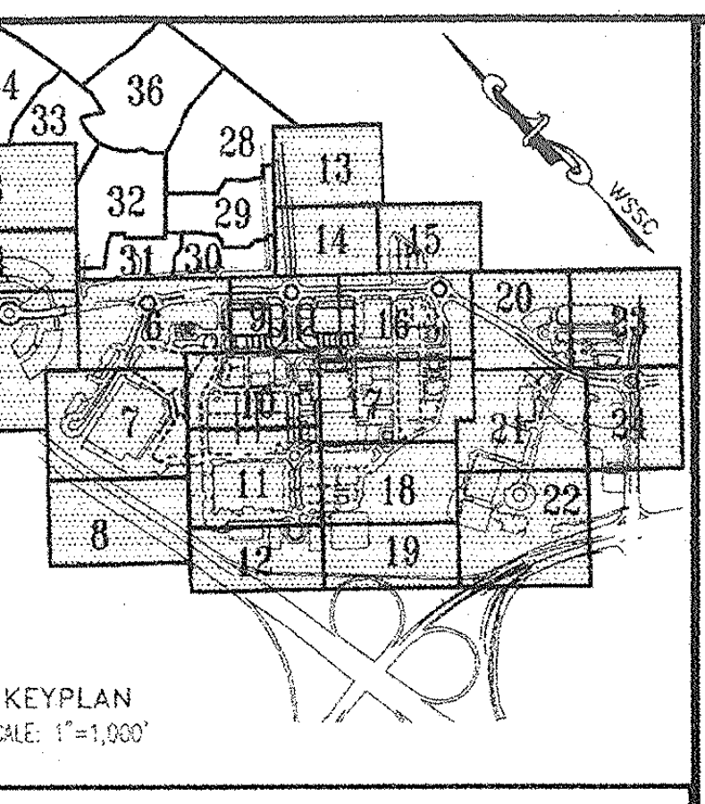

KEYPLAN
SCALE: 1"=1,000'

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DIM SI	DENOTES SIGHT DISTANCE EASEMENT	DIM PA	DENOTES PUBLIC ACCESS EASEMENT
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DIM W	DENOTES WATER EASEMENT	DIM PU	DENOTES PUBLIC UTILITY EASEMENT
DIM W&S	DENOTES COMBINED WATER&SEWER EASEMENT		

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— S —	SANITARY SEWER LATERAL	— S — S —
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——	UNDERGROUND ELECTRIC LINE	— E — E —
— G —	UNDERGROUND GAS LINE	— G — G —
— OH —	OVERHEAD WIRE	— OH — OH —
— T —	UNDERGROUND TELEPHONE LINE	— T — T —
— C —	UNDERGROUND CABLE LINE	— C —
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══ ══	SANITARY SEWER MAIN	——→
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
Ⓓ	STORM MANHOLE	Ⓓ
⊗ WM	WATER METER	◑
⋈	WATER VALVE	●
⋈ GV	GAS VALVE	☒
○ GM	GAS METER	☐
C/O	CLEAN OUT	○
— FP —	FLOOD PLAIN	— FP —
— PMA —	PATUXENT MANAGEMENT AREA	— PMA —
— SB —	STREAM BUFFER	— SB —
— WB —	WETLANDS BUFFER	— WB —
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	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	— X — X —
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	▬ LOD ▬
— —	WETLAND LINE	
— —	STREAM LINE	
	EXPANDED BUFFER	— EB —
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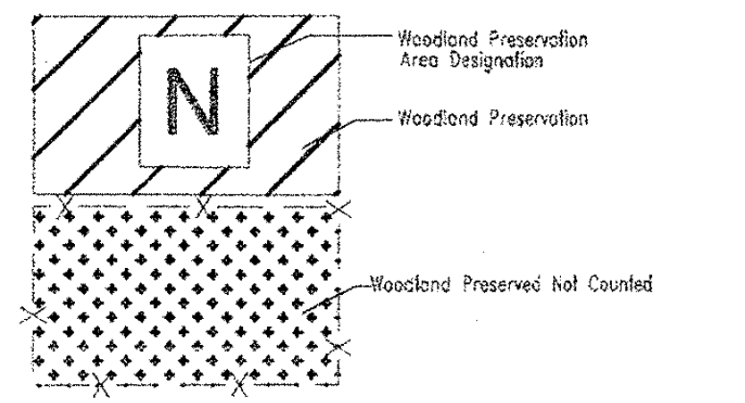
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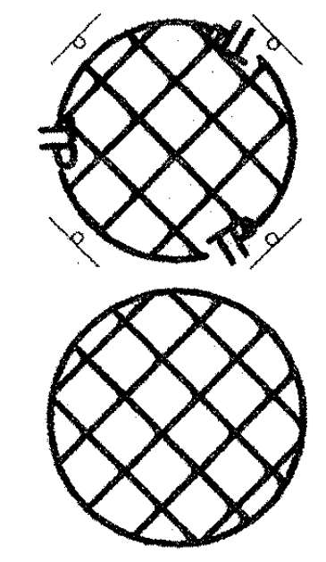

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CRITICAL ROOT ZONE

GRAPHIC SCALE

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Michael J. Kelbasko 8/3/09

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/6/09
02		
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04		
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- BOWIE, MD
- TOWSON, MD
- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER

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REVISIONS			
	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

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SHEET TITLE:
TCP II

SHEET NUMBER:
24

The following notes have been prepared by the Environmental Planning Section of the Planning Department, M-NCPPC and are required on all Type-II Tree Conservation Plans which include woodland preservation. Copies of these notes can be provided digitally for inclusion on plan, if required.

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder are responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree by cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chainsaw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
3. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

1. Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

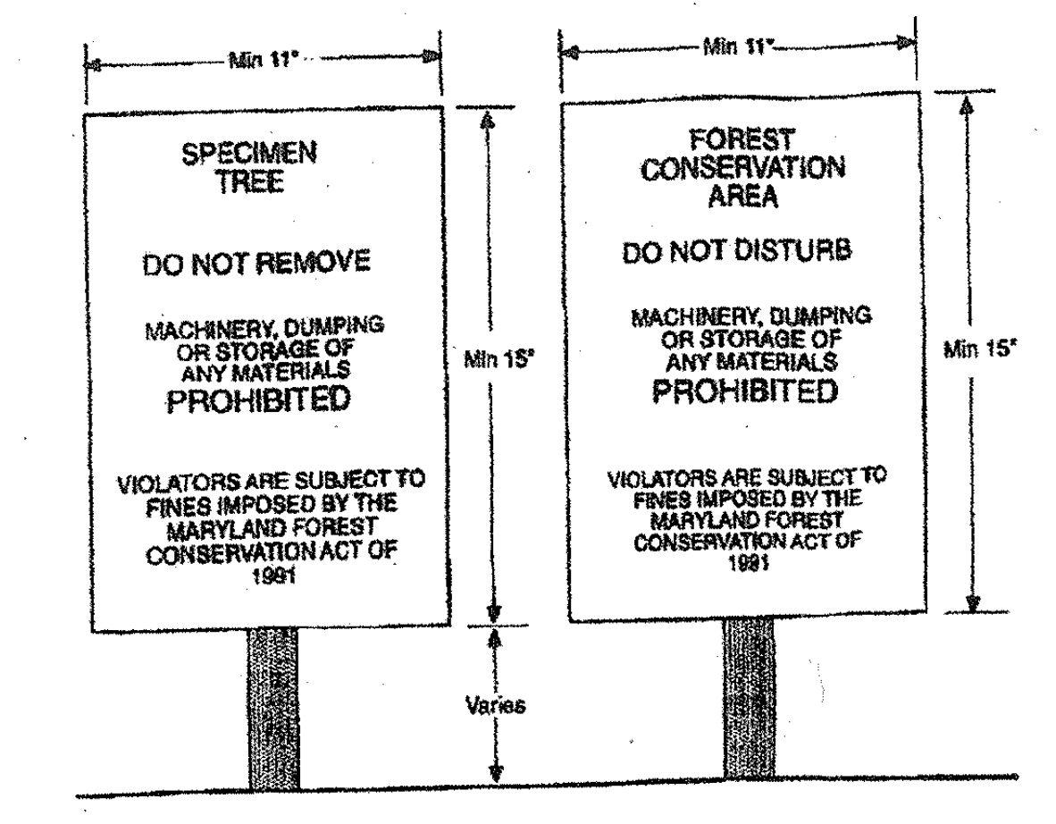
Protection of Reforestation and Afforestati0n Areas by Individual Homeowners

1. Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers are acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

August 22, 2002
I:\Environ\Woodland Conservation\TCP Tools\Edge Management Notes.wpd


Min 11"
SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991
Min 15"
Varies
Min 11"
FOREST CONSERVATION AREA
DO NOT DISTURB
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991
Min 15"

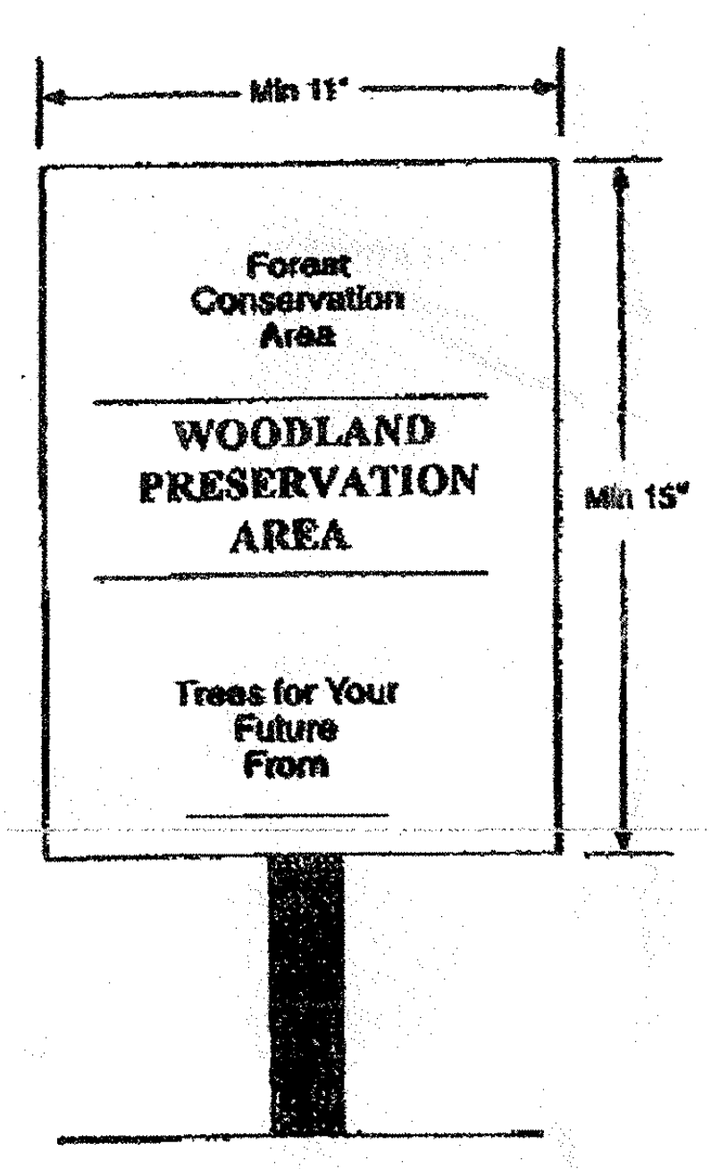
Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs — Figure D-4

D - 5

FOREST CONSERVATION SIGN

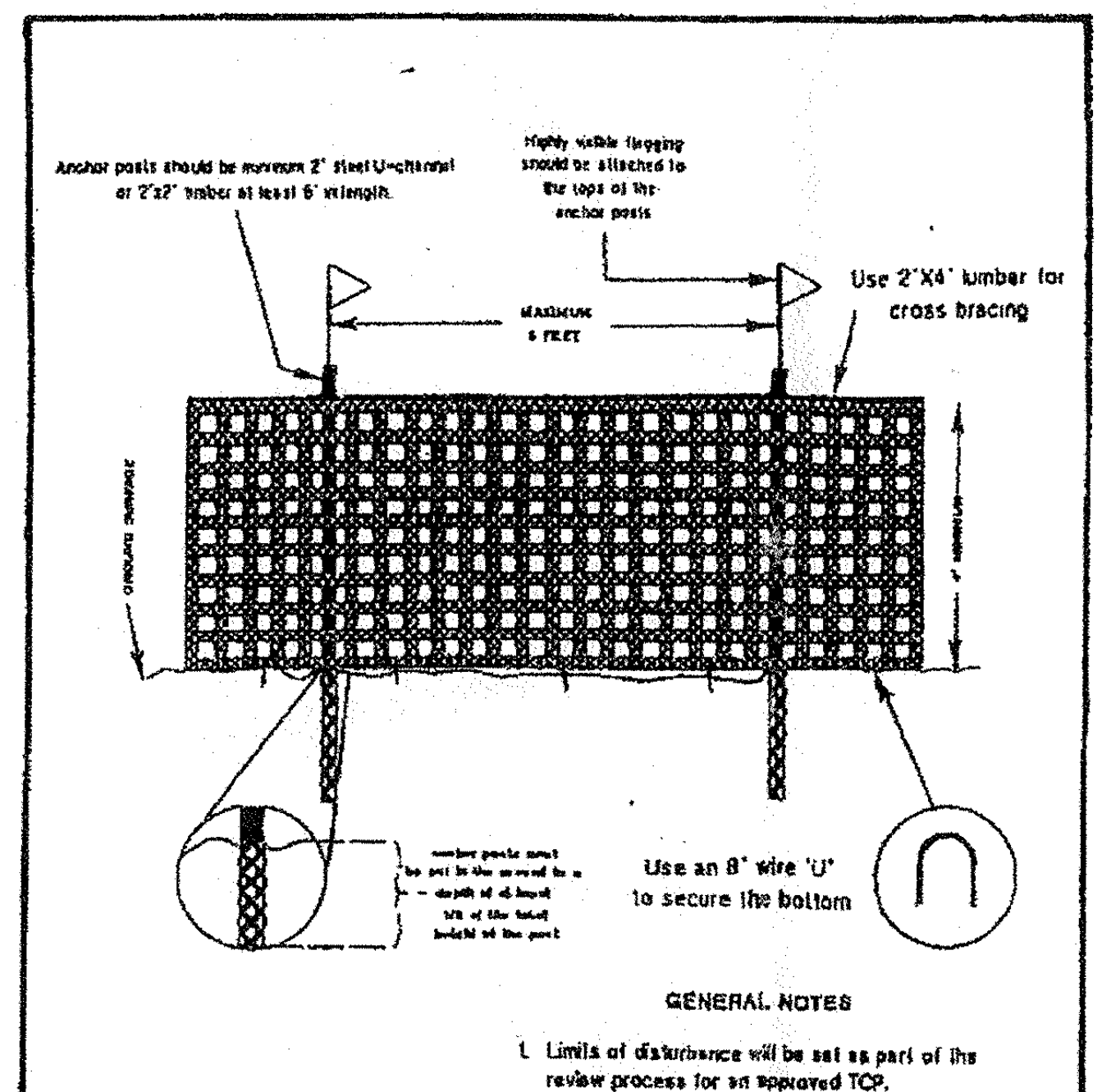


Notes:
1. The signs notify construction workers and future residents of the newly planted material, improving the trees' survival rates.
2. Signs may be adapted by residents for identification of forest retention areas

Source: Adapted from Forest Conservation Manual, 1991

TYPE II TREE CONSERVATION PLAN NOTES

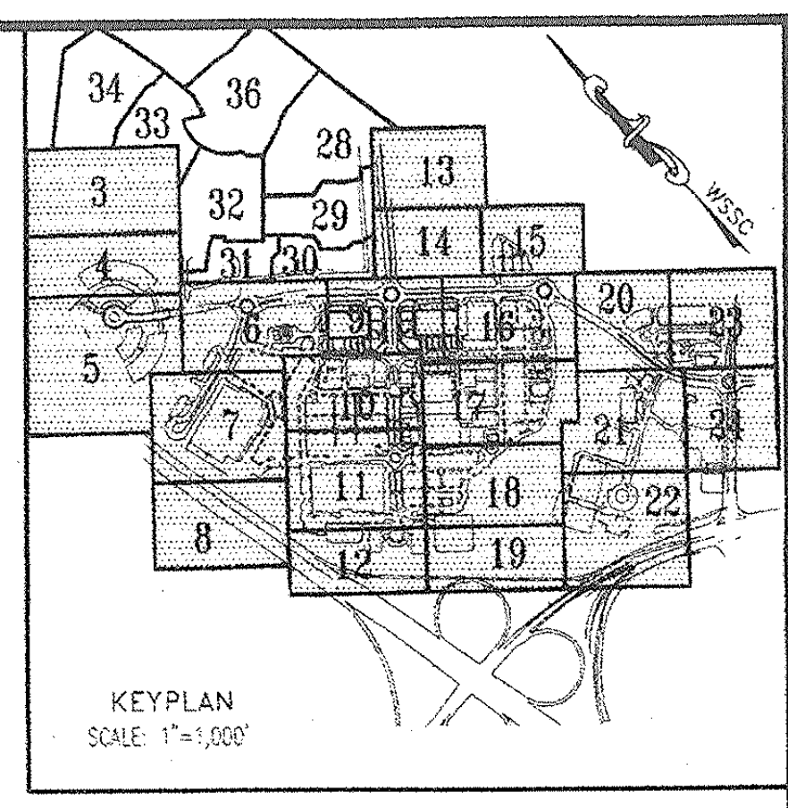
1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per square foot mitigation fee.
2. The Department of Public Works and Transportation (DPW+T) shall be contacted prior to the start of any work on the site to address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCPII for the off-site location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.
6. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DPW+T. Upon approval of the flagged or staked TPD locations by the inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Work on this project will be initiated in several phases. All TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.


Anchor posts should be minimum 2" steel U-channel or 2"x2" timber at least 6' in length.
Highly visible flagging should be attached to the tops of the anchor posts
Use 2"X4" lumber for cross bracing
MAXIMUM 8 FEET
GROUND SURFACE
4' MINIMUM
Anchor posts must be set in the ground to a depth of at least 1/3 of the total height of the post
Use an 8" wire 'U' to secure the bottom

GENERAL NOTES

1. Limits of disturbance will be set as part of the review process for an approved TCP.
2. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
3. Anchor posts should be placed to avoid severing or damaging large tree roots.
4. Fencing material should be fastened securely to the anchor posts, cross bracing, and ground

TREE PROTECTIVE DEVICE
BLAZE ORANGE PLASTIC MESH
TPD-G OPTION 3



KEYPLAN
SCALE: 1"=1,000'

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- WARRENTON, VA
- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

REVISIONS

	DATE:	COMMENT:	BY:
1	7/14/09	PER DSP RESOLUTION	ASF

PROJECT No.:	MB080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/02/08
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

Inglewood North, Landover Road
Prince George's County
Maryland 20706

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Plan prepared by:
Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
00	MEGAN K. REISER	4/4/08
01	Megan K. Reiser	8/10/09
02		
03		
04		
05		

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
01	4-21-2009	SL	8-4-09

SHEET TITLE:
NOTES AND DETAILS

SHEET NUMBER:
25

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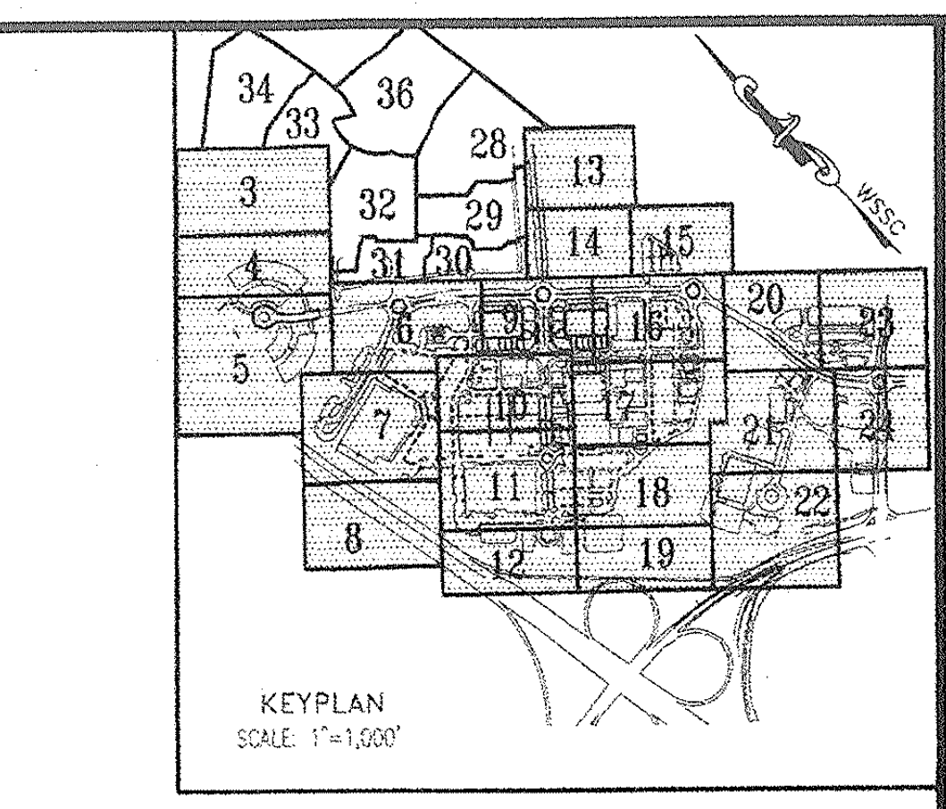

KEYPLAN
SCALE: 1"=1,000'

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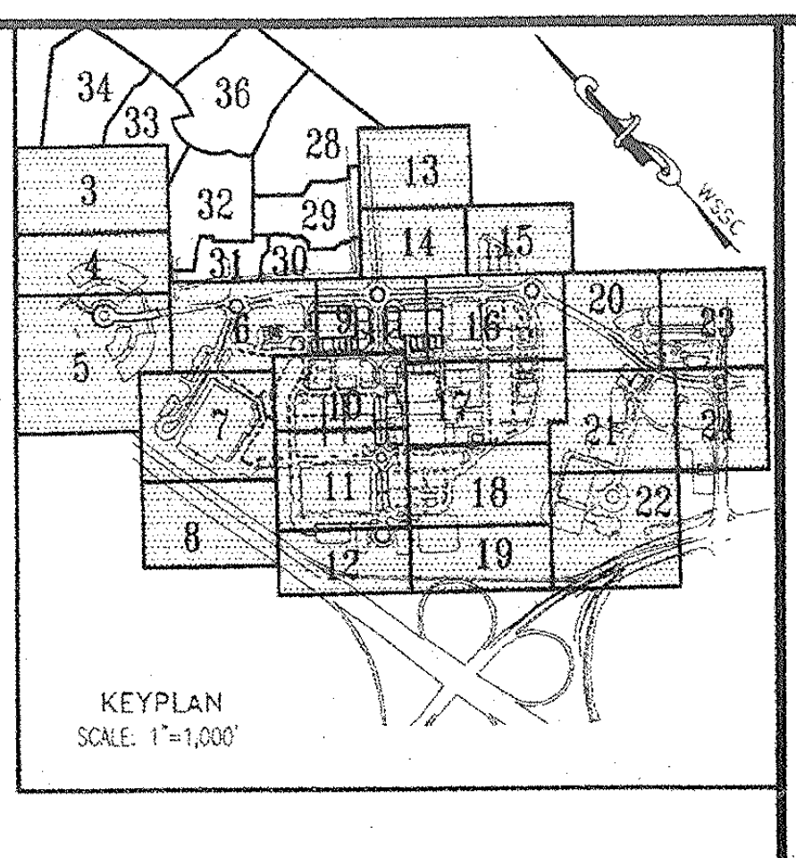

KEYPLAN
SCALE: 1"=1,000'

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REVISIONS

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PROJECT No.:	MB080000
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DATE:	12/02/08
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27

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

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ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

	APPROVED BY	DATE
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M-NCPPC APPROVALS

PROJECT NAME: DSP-07011/01 & DDS-591

PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

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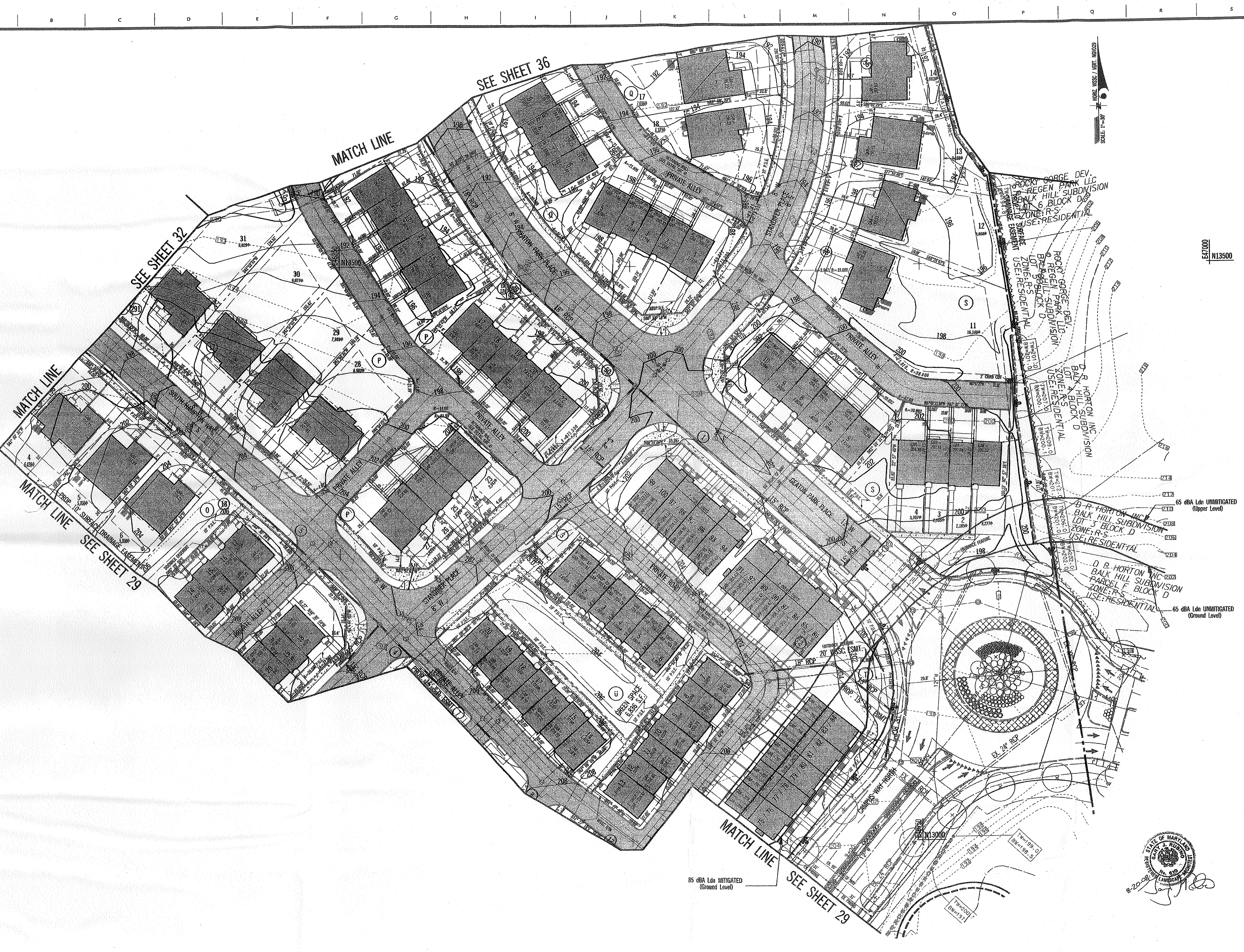
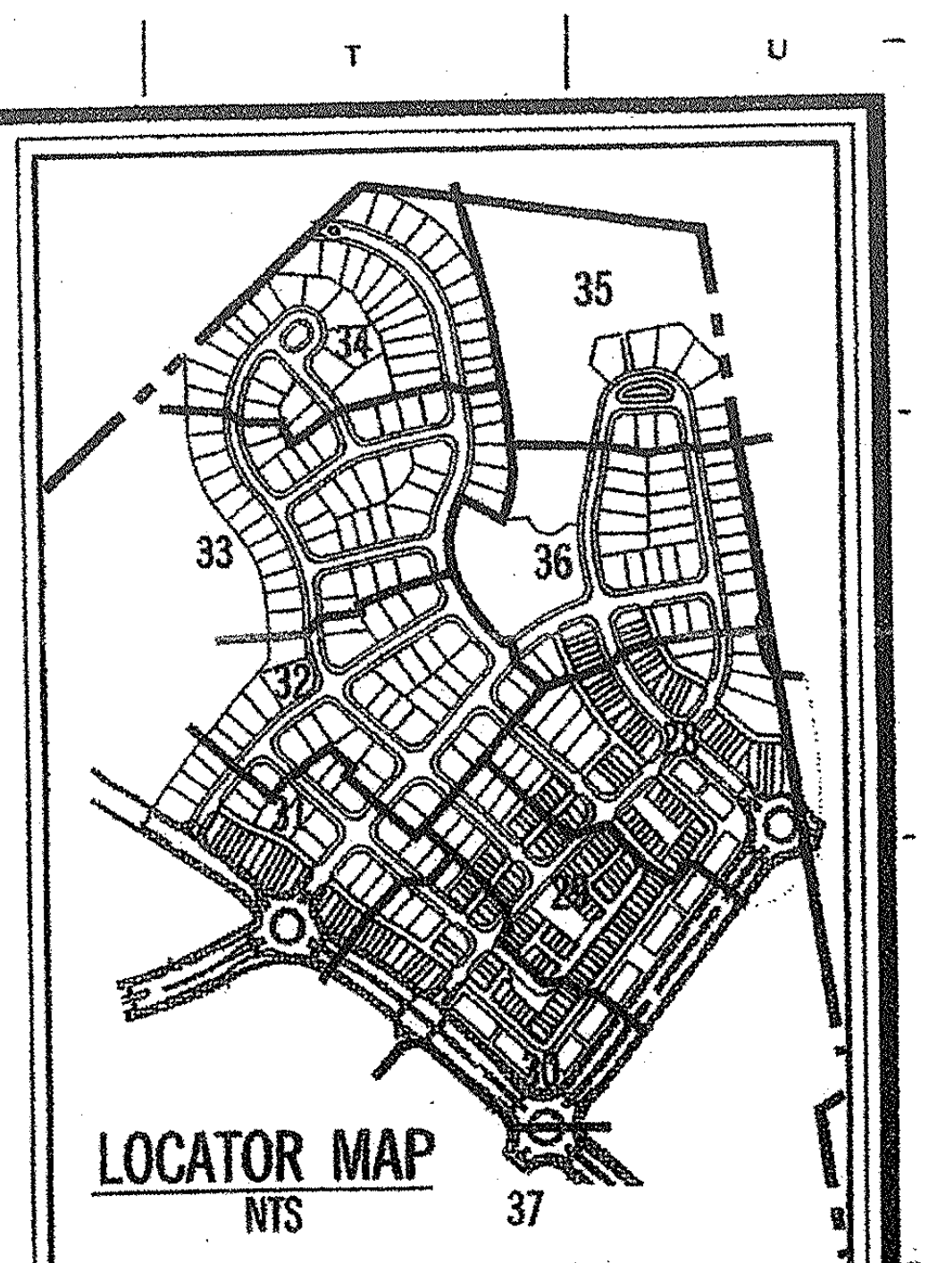

SEE SHEET 36
MATCH LINE
SEE SHEET 32
MATCH LINE
SEE SHEET 29
MATCH LINE
SEE SHEET 29
STANDIFER PLACE
GEATON PARK PLACE
PRIVATE ALLEY
PRIVATE ROAD
GREEN SPACE
CAMPUS WAY NORTH
ROCKY GORGE DEV. & REGEN PARK LLC BALK HILL SUBDIVISION LOT 6 BLOCK D ZONE: R-S USE: RESIDENTIAL
ROCKY GORGE DEV. & REGEN PARK LLC BALK HILL SUBDIVISION LOT 5 BLOCK D ZONE: R-S USE: RESIDENTIAL
D R HORTON INC BALK HILL SUBDIVISION LOT 4 BLOCK D ZONE: R-S USE: RESIDENTIAL
D R HORTON INC BALK HILL SUBDIVISION LOT 3 BLOCK D ZONE: R-S USE: RESIDENTIAL
D R HORTON INC BALK HILL SUBDIVISION PARCEL F BLOCK D ZONE: R-S USE: RESIDENTIAL
PROP. 10' SURFACE DRAINAGE EASEMENT
65 dBA Ldn UNMITIGATED (Upper Level)
65 dBA Ldn UNMITIGATED (Ground Level)
85 dBA Ldn MITIGATED (Ground Level)
N13500
E47000
N13000
SCALE: 1"=30'
8-20-08


35
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37

LOCATOR MAP
NTS

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
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Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /053/07-01

	Approved by	Date
	Megan Reiser	4/4/08
01	Megan K. Reiser	8/6/09
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03		
04		
05		

M. N. C. P. P. C. APPROVALS

PROJECT NAME: WOODMORE TOWNE CENTRE @ GLENARDEN

PROJECT NUMBER: DSP-07057

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet

Approval or Revision *	Approval Date	Reviewer's Signature	Certification Date
01	4.21.09	SL	8.4.09

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	CONTOURS	100
	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	
	WATER LINE	
	SEWER LINE	
	FIRE HYDRANT	
	FENCE	
	STORM DRAIN	
129.3	SPOT ELEVATION	
W	WETLAND	
WB	WETLAND BUFFER	
	FLOODPLAIN	
	PMA	
	LIGHT POLE	L.P.

30 15 0 30 60
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

No.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
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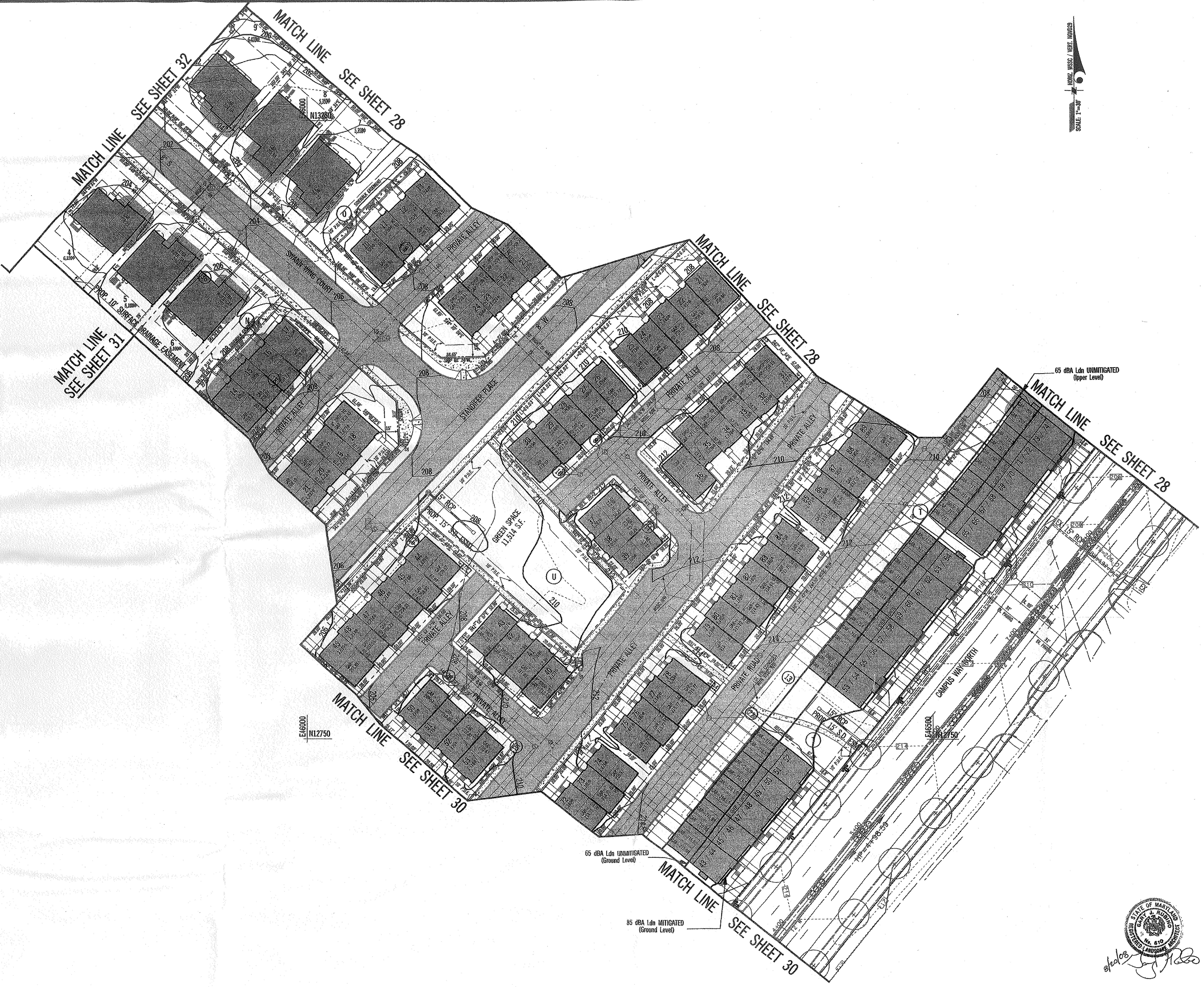
TYPE II TREE CONSERVATION PLAN
FOR RESIDENTIAL PORTION ONLY
WOODMORE TOWNE CENTRE
AT GLENARDEN

GLENARDEN (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN	SCALE 1" = 30'	
DRAWN	TCPII	
CHECKED	SHEET 28	
DATE	094077 PROJ No.	W-10255 FILE No.



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MATCH LINE SEE SHEET 32
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MATCH LINE SEE SHEET 28
MATCH LINE SEE SHEET 28
MATCH LINE SEE SHEET 30
MATCH LINE SEE SHEET 30
SWEET SPRING COURT
STANDISH PLACE
PRIVATE ALLEY
PRIVATE ROAD
CAMPUS WAY NORTH
GREEN SPACE 11,314 S.F.
PROP. 10' SURFACE DRAINAGE EASEMENT
PROP. 15' S.D. ESMT
15" RCP
E46000
N12750
N13250
E46500
SCALE: 1"=30'
HORIZ. WSSC / VERT. NGVD29
65 dBA Ldn UNMITIGATED (Upper Level)
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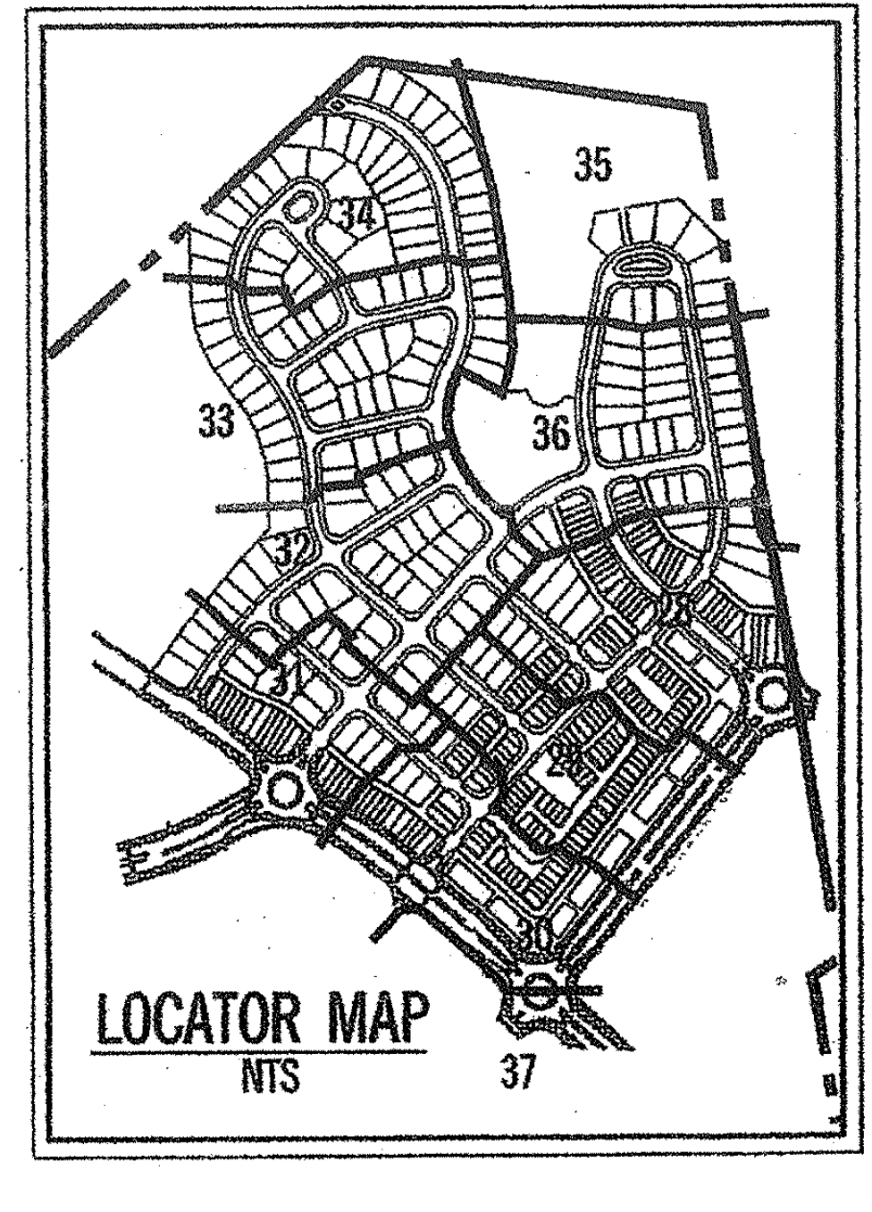

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	LIMIT OF CLEARING	
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	WATER LINE	
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SCALE: 1"=30'

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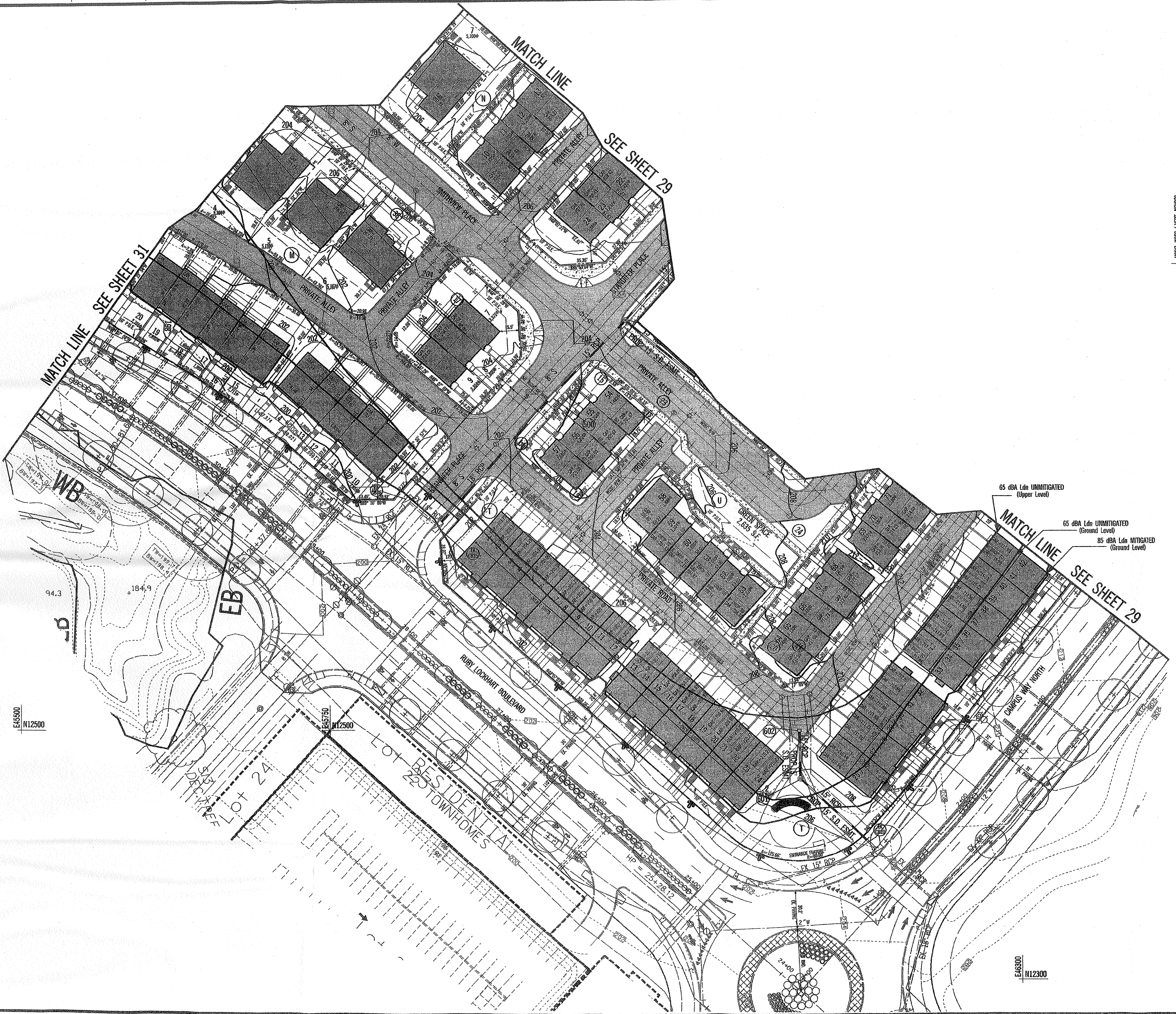
DATE	PROJ No. 094077	FILE No. W-10255


MATCH LINE
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SEE SHEET 31
MATCH LINE
MATCH LINE
SEE SHEET 29
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PRIVATE ALLEY
PRIVATE ROAD
GREEN SPACE 2,635 S.F.
RUBY LOCKHART BOULEVARD
CAMPUS WAY NORTH
WB
EB
LOT 24
LOT RESIDENTIAL
225 TOWNHOMES
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65 dBA Ldn UNMITIGATED (Ground Level)
85 dBA Ldn MITIGATED (Ground Level)
E45500
N12500
E45750
N12500
E46300
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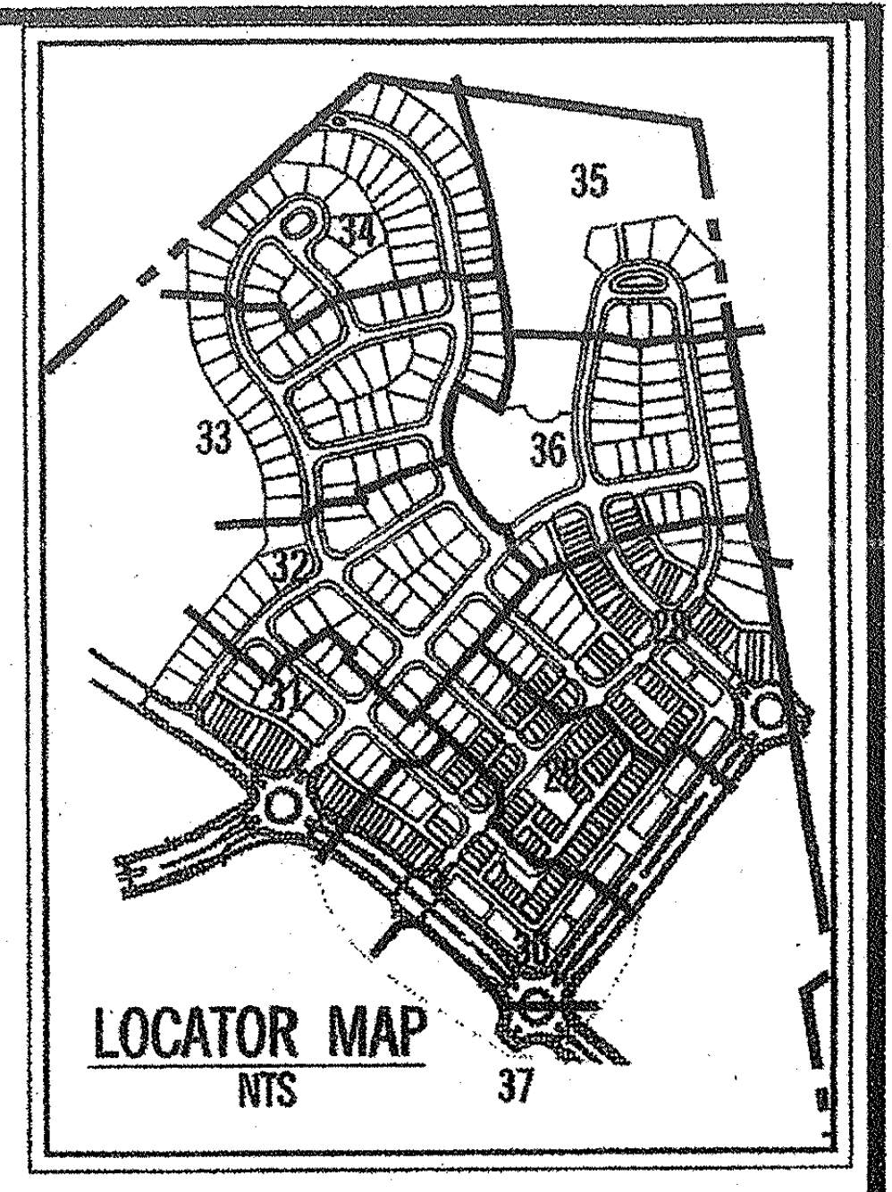
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01	4.21.09	SL	8.4.09

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	CONTOURS	100
	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	
	WATER LINE	
	SEWER LINE	
	FIRE HYDRANT	
	FENCE	
	STORM DRAIN	
+129.3	SPOT ELEVATION	
W	WETLAND	
WB	WETLAND BUFFER	
	FLOODPLAIN	
	PMA	
	LIGHT POLE	L.P.

30 15 0 30 60
SCALE: 1"=30'

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

GARY J. RUBINO
No. 610
8/20/08

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

No.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
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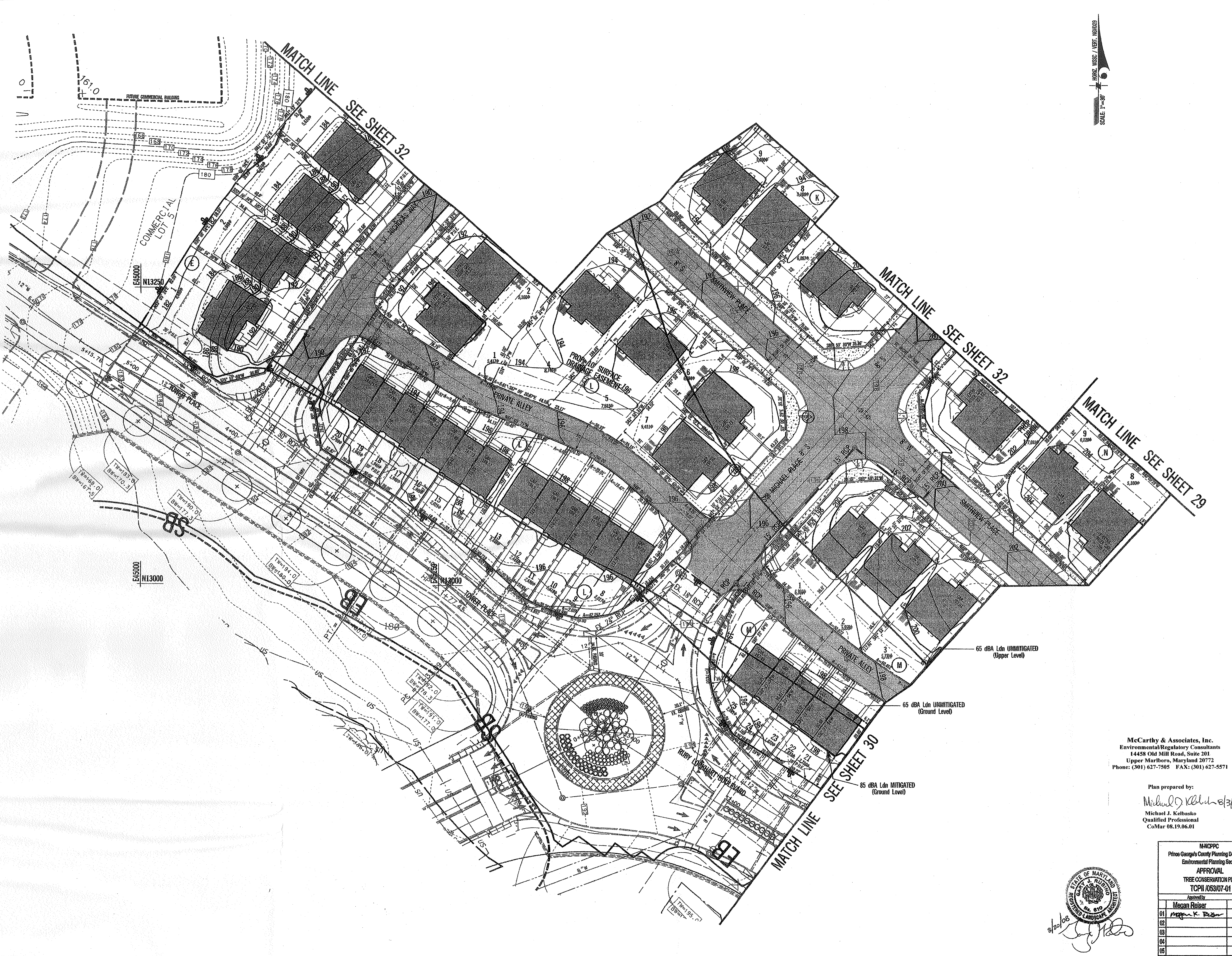
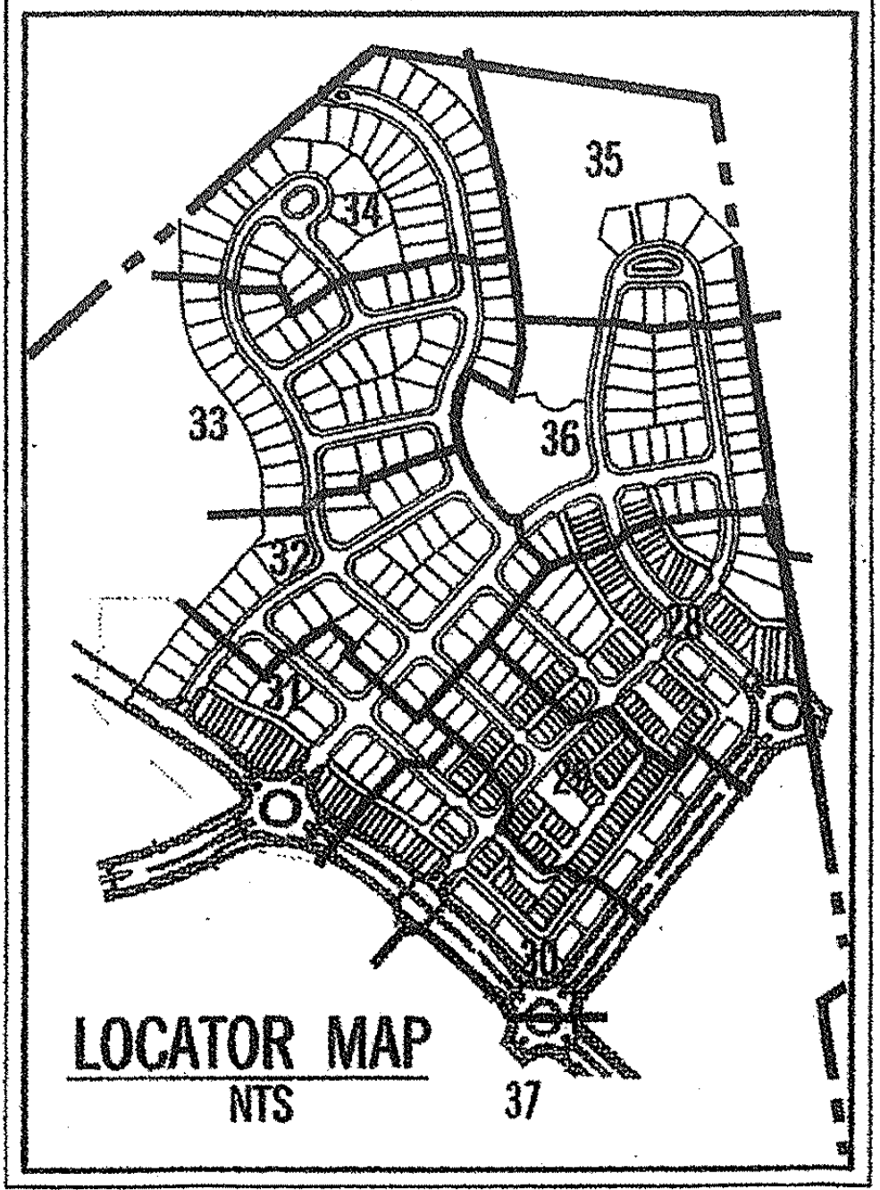
TYPE II TREE CONSERVATION PLAN
FOR RESIDENTIAL PORTION ONLY
WOODMORE TOWNE CENTRE
AT GLENARDEN

GLENARDEN (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN	SCALE	1" = 30'
DRAWN		TCPII
CHECKED	SHEET	30
DATE	PROJ No. 094077	FILE No. W-10255



MATCH LINE SEE SHEET 32
MATCH LINE SEE SHEET 32
MATCH LINE SEE SHEET 29
MATCH LINE SEE SHEET 30
FUTURE COMMERCIAL BUILDING
COMMERCIAL LOT 5
E45000
N13250
N13000
TOWER PLACE
PRIVATE ALLEY
SMITHVIEW PLACE
ST. MICHAEL PLACE
RUBY LOCKHART BOULEVARD
PROPOSED SURFACE DRAINAGE EASEMENT
65 dBA Ldn UNMITIGATED (Upper Level)
65 dBA Ldn UNMITIGATED (Ground Level)
65 dBA Ldn MITIGATED (Ground Level)
HORIZ. WSSC / VERT. NGVD29
SCALE: 1"=30'



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LOCATOR MAP
NTS

M. N. C. P. P. C. APPROVALS

PROJECT NAME: WOODMORE TOWNE CENTRE @ GLENARDEN

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	PROPERTY LINE	
	PAVEMENT	
	CONTOURS	100
	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	
	WATER LINE	
	SEWER LINE	
	FIRE HYDRANT	
	FENCE	
	STORM DRAIN	
129.3	SPOT ELEVATION	
W	WETLAND	
WB	WETLAND BUFFER	
	FLOODPLAIN	
	PMA	

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CoMar 08.19.06.01

30 15 0 30 60
SCALE: 1"=30'

STATE OF MARYLAND
GARY J. RUBINO
No. 810
REGISTERED LANDSCAPE ARCHITECT

8/20/08

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /053/07-01

	Approved by	Date
	Megan Reiser	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

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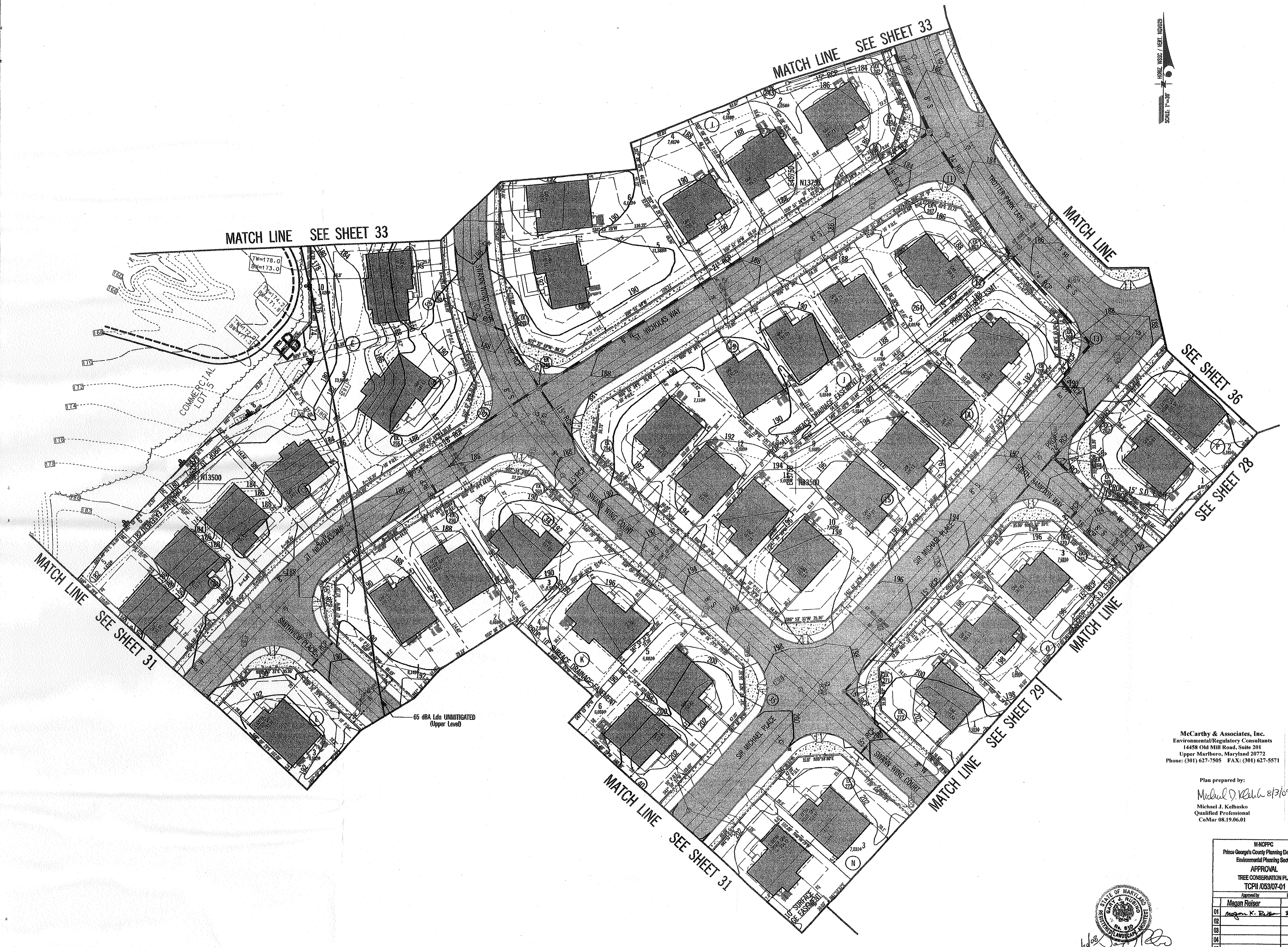
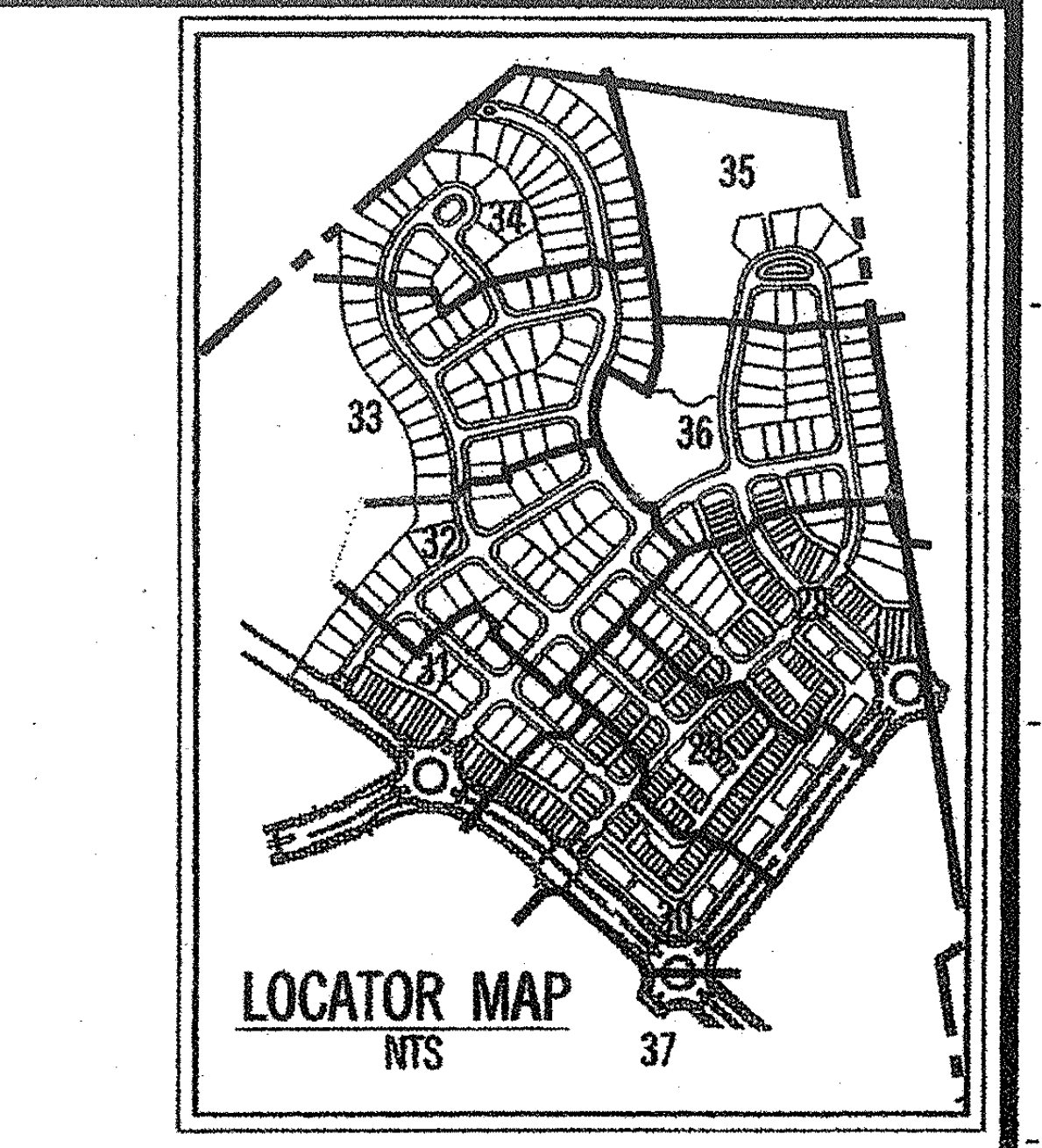
DESIGN	SCALE 1" = 30'	
DRAWN	TCPII	
CHECKED	SHEET 31	
DATE	PROJ No. 094077	FILE No. W-10255


MATCH LINE SEE SHEET 33
MATCH LINE SEE SHEET 33
MATCH LINE
SEE SHEET 36
SEE SHEET 28
MATCH LINE
MATCH LINE SEE SHEET 29
MATCH LINE SEE SHEET 31
MATCH LINE SEE SHEET 31
COMMERCIAL LOT 5
ST. NICHOLAS WAY
SWANN WING COURT
SIR MICHAEL PLACE
TROTTER PARK LANE
65 dBA Ldn UNMITIGATED (Upper Level)
HORIZ. WSSC / VERT. NGVD29
SCALE: 1"=30'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LOCATOR MAP
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LEGEND

EXISTING		PROPOSED
——— — —	PROPERTY LINE	▬▬▬ ▬ ▪
———	PAVEMENT	———
- - - -	CONTOURS	100
﹏﹏	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	—▲— —▲—
——— — ———	WATER LINE	——— — ———
—Ⓢ—	SEWER LINE	—Ⓢ—
	FIRE HYDRANT	
— ✕ — ✕ —	FENCE	—✕—✕—
▭ — — —	STORM DRAIN	▭———
•129.3	SPOT ELEVATION	
——W——	WETLAND	
— WB — —	WETLAND BUFFER	
——— ———	FLOODPLAIN	
▬▬▬	PMA	

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	Approved by	Date
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GARY J. RUBINO
No. 810
REGISTERED LANDSCAPE ARCHITECT
8/20/08

30 15 0 30 60
SCALE: 1"=30'

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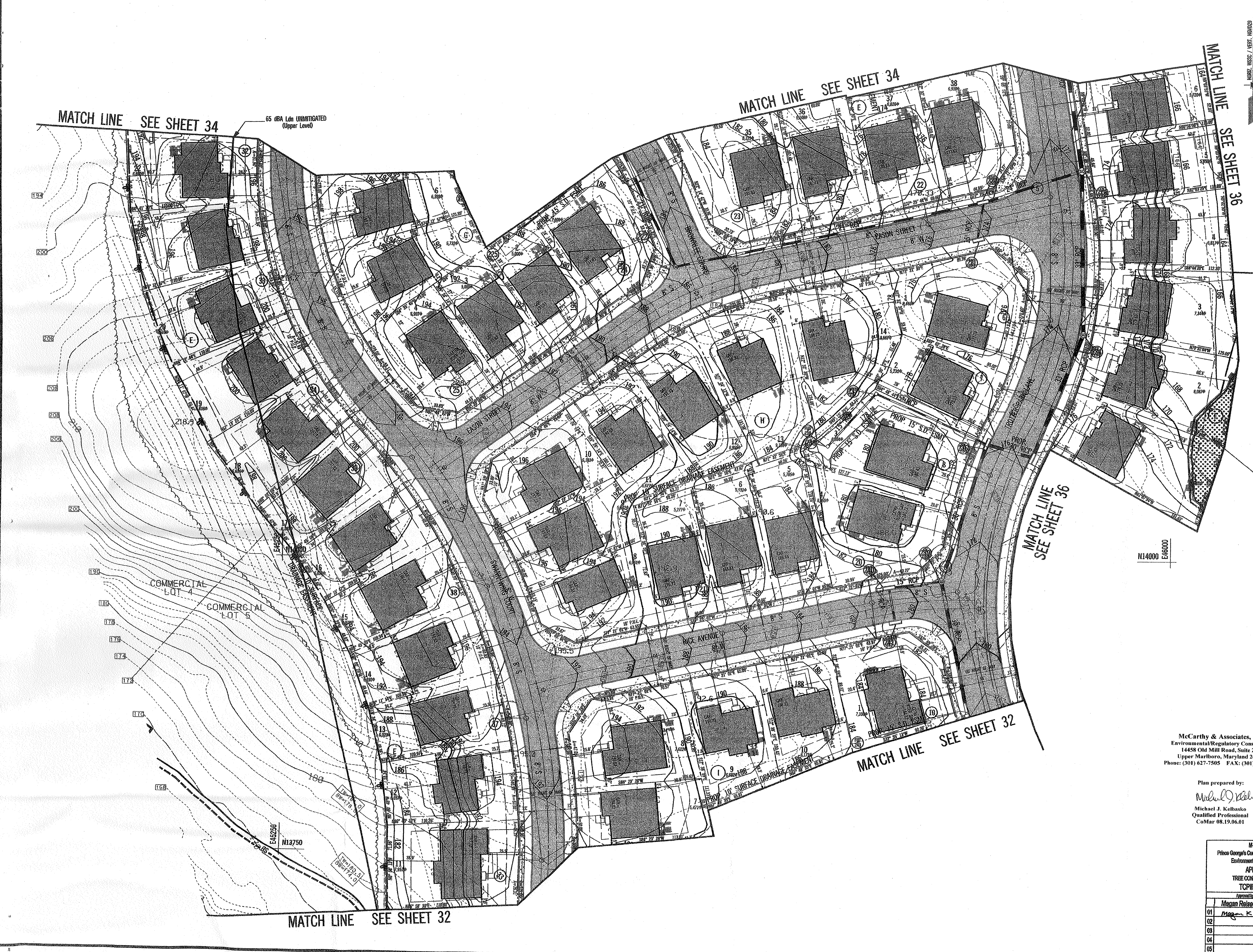
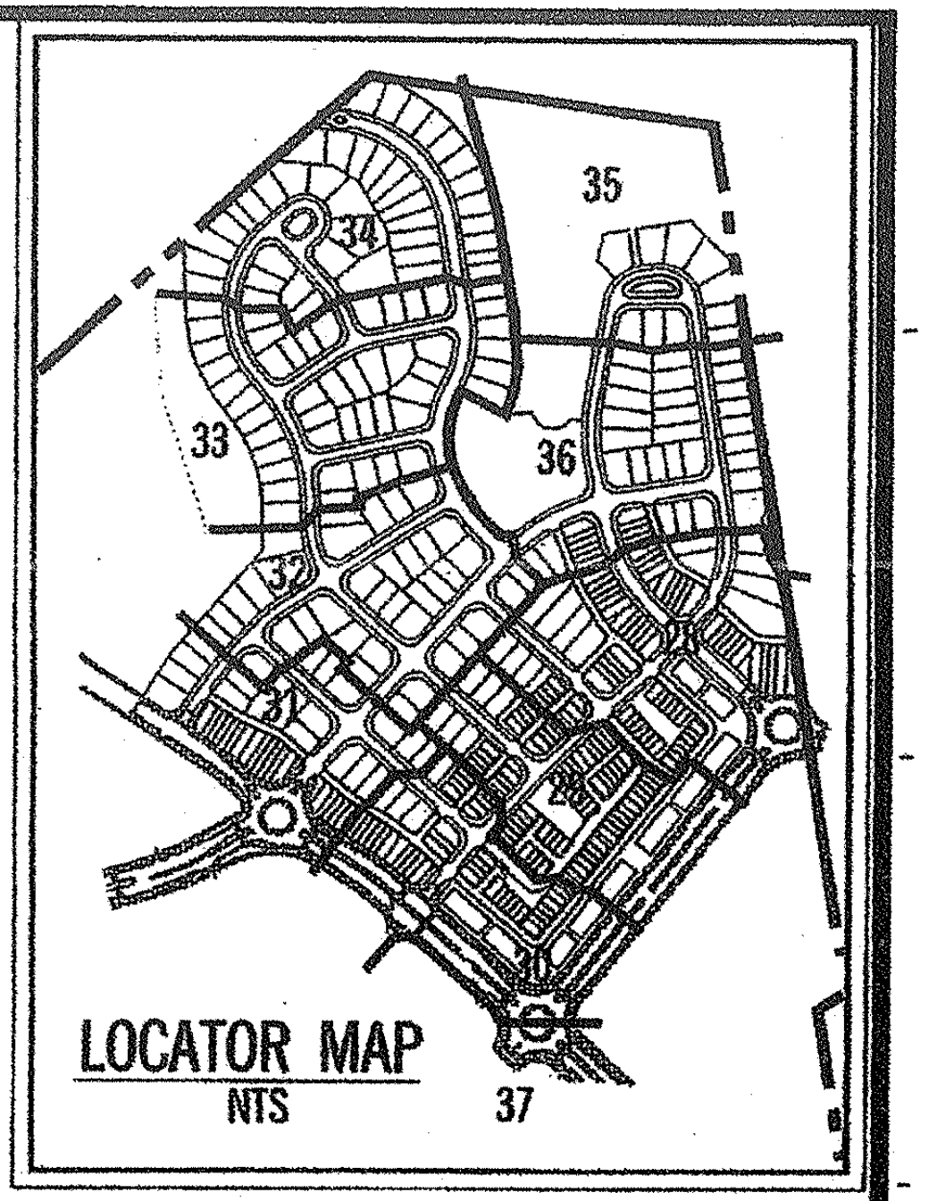
DESIGN	SCALE 1" = 30'	
DRAWN	TCPII	
CHECKED	SHEET 32	
DATE	PROJ No. 094077	FILE No. W-10255


MATCH LINE SEE SHEET 34
MATCH LINE SEE SHEET 34
65 dBA Ldn UNMITIGATED (Upper Level)
MATCH LINE SEE SHEET 36
MATCH LINE SEE SHEET 36
EASON STREET
NICE AVENUE
COMMERCIAL LOT 4
COMMERCIAL LOT 5
N14000 E46000
N13750 E45250
MATCH LINE SEE SHEET 32
MATCH LINE SEE SHEET 32
SCALE: 1"=30'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LOCATOR MAP
NTS

0.04 ACRES OF WOODLAND PRESERVATION NOT COUNTED TOWARDS REQUIREMENT
(TCPII/053/07 Previously counted acreage towards preservation requirement)

M. N. C. P. P. C. APPROVALS			
PROJECT NAME: WOODMORE TOWNE CENTRE @ GLENARDEN			
PROJECT NUMBER: DSP-07057			
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— — —	PROPERTY LINE	— — —
——	PAVEMENT	——
- - - -	CONTOURS	100
∿∿∿	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	—▲—
— - —	WATER LINE	— - —
—Ⓢ—	SEWER LINE	—Ⓢ—
	FIRE HYDRANT	
	FENCE	—x—
	STORM DRAIN	
·129.3	SPOT ELEVATION	
— W —	WETLAND	
— WB —	WETLAND BUFFER	
— —	FLOODPLAIN	
——	PMA	
	WOODLAND PRESERVATION NOT COUNTED	▨
	TREE PROTECTION FENCE W/SIGNS (50' SPACING)	—▨—

NOTE: THREE STRAND WIRE FENCE TO BE INSTALLED ALONGEDGES OF ALL WOODLAND PRESERVATION AND CONSERVATION AREAS. (TYPICAL) SEE DETAIL ON TCP-27

McCarthy & Associates, Inc.
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Michael J. Kelbasko 8/3/09

Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

30 15 0 30 60
SCALE: 1"=30'

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /053/07-01

	Approved by	Date
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01	Megan K Reiser	8/6/09
02		
03		
04		
05		

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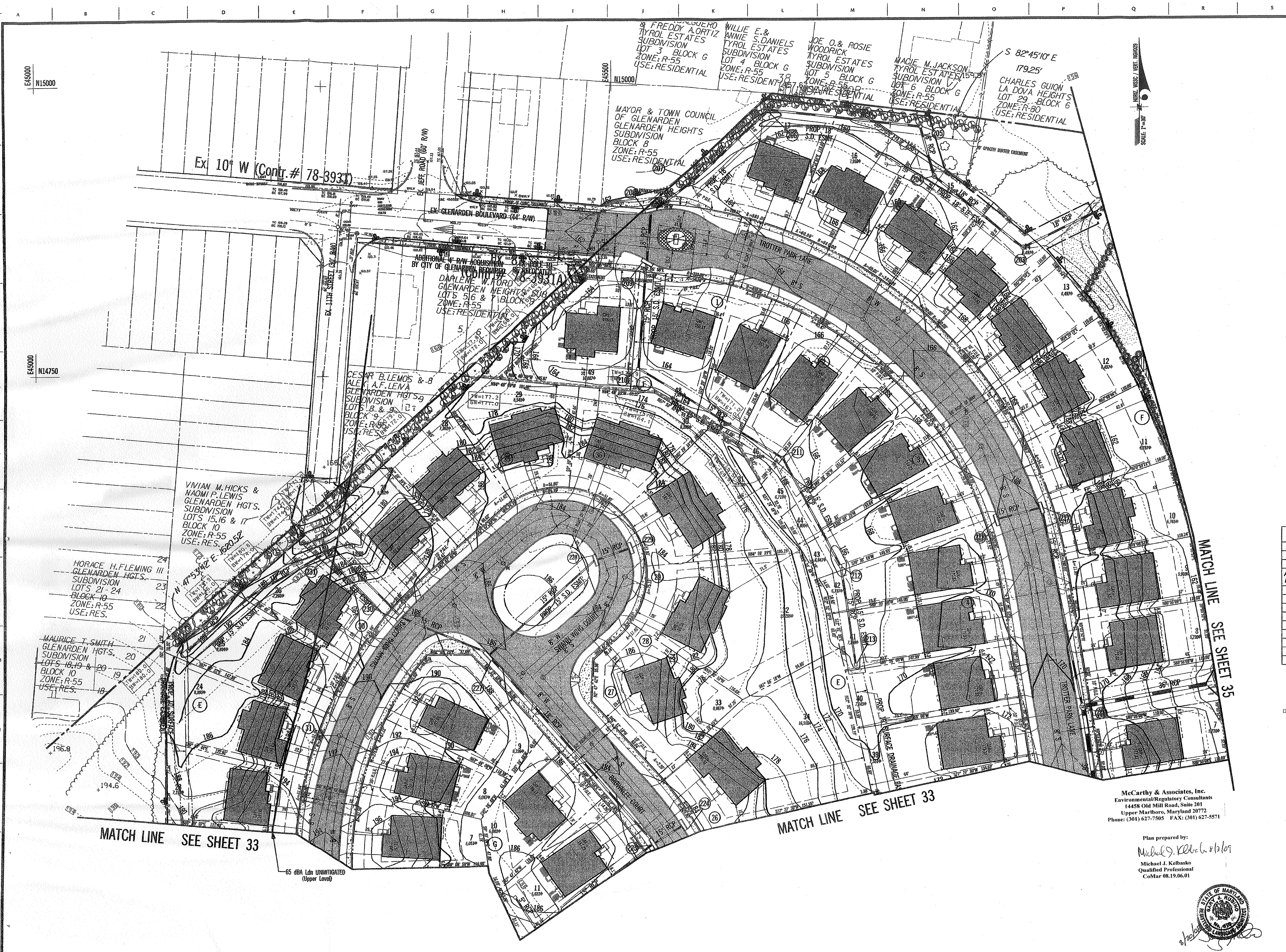
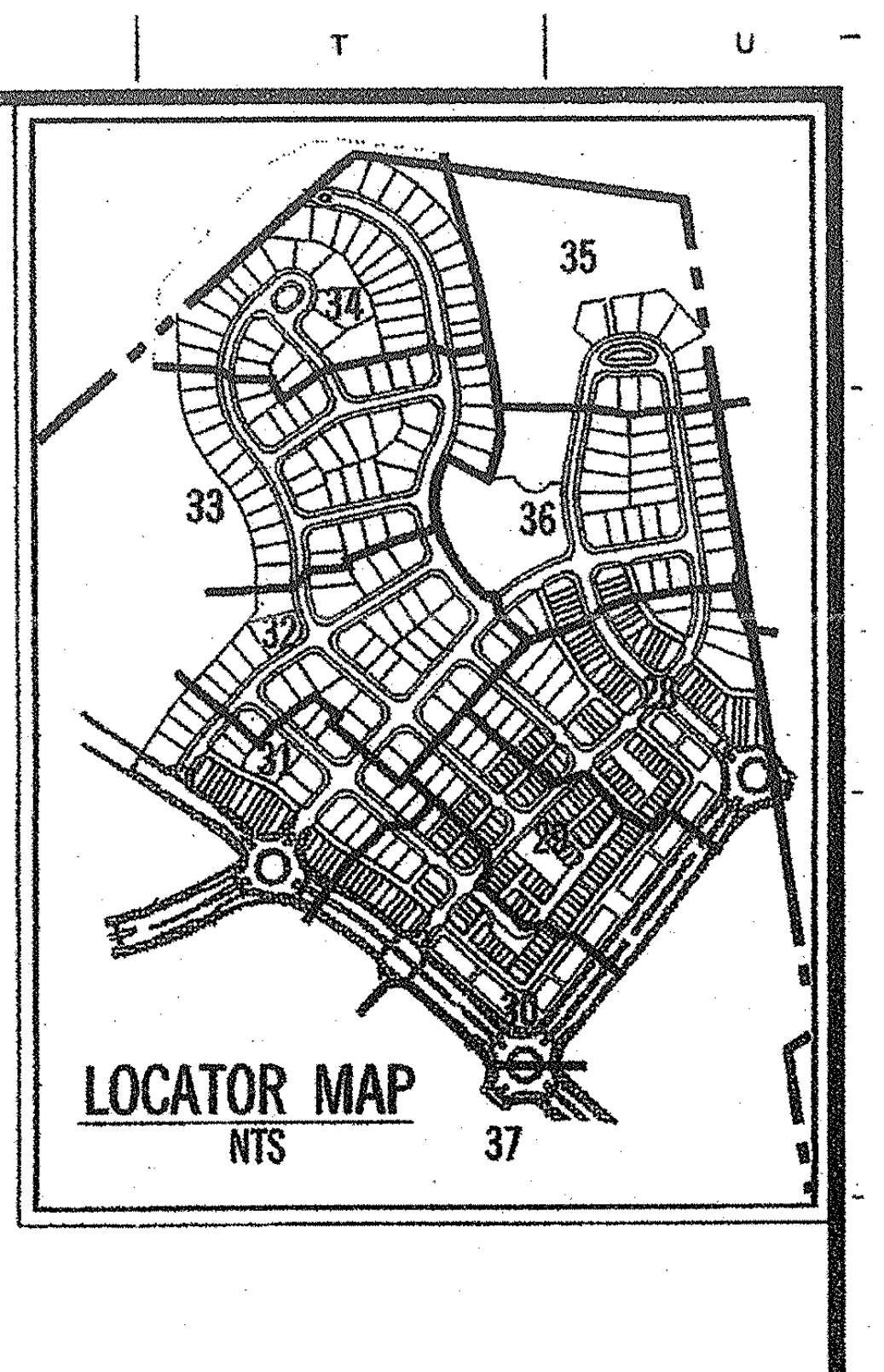
DESIGN	SCALE 1" = 30'	
DRAWN	TCPII	
CHECKED	SHEET 33	
DATE	094077 PROJ No.	W-10255 FILE No.


FREDDY A.ORTIZ
TYROL ESTATES SUBDIVISION
LOT 3 BLOCK G
ZONE:R-55
USE:RESIDENTIAL
WILLIE E.& ANNIE S.DANIELS
TYROL ESTATES SUBDIVISION
LOT 4 BLOCK G
ZONE:R-55
USE:RESIDENTIAL
JOE O.& ROSIE WOODRICK
TYROL ESTATES SUBDIVISION
LOT 5 BLOCK G
ZONE:R-55
USE:RESIDENTIAL
MACIE M.JACKSON
TYROL ESTATES SUBDIVISION
LOT 6 BLOCK G
ZONE:R-55
USE:RESIDENTIAL
S 82°45'10" E
179.25'
CHARLES GUION
LA DOVA HEIGHTS
LOT 29 BLOCK 6
ZONE:R-80
USE:RESIDENTIAL
MAYOR & TOWN COUNCIL OF GLENARDEN
GLENARDEN HEIGHTS SUBDIVISION
BLOCK 8
ZONE:R-55
USE:RESIDENTIAL
20' OPACITY BUFFER EASEMENT
E45500
N15000
E45000
N14750
Ex. 10" W (Contr.# 78-3931)
EX. GLENARDEN BOULEVARD (44' R/W)
ADDITIONAL 4' R/W ACQUISITION BY CITY OF GLENARDEN REQUIRED
DARLENE W.FORD
GLENARDEN HEIGHTS SUB.
LOTS 5,6 & 7 BLOCK 8
ZONE:R-55
USE:RESIDENTIAL
EX. 11TH STREET
CESAR B.LEMOS & ALEK A.F.LENA
GLENARDEN HGTS. SUBDIVISION
LOTS 8 & 9
BLOCK 9
ZONE:R-55
USE:RES.
VIVIAN M.HICKS & NAOMI P.LEWIS
GLENARDEN HGTS. SUBDIVISION
LOTS 15,16 & 17
BLOCK 10
ZONE:R-55
USE:RES.
N 47°53'42" E 1620.52'
HORACE H.FLEMING III
GLENARDEN HGTS. SUBDIVISION
LOTS 21-24
BLOCK 10
ZONE:R-55
USE:RES.
MAURICE T.SMITH
GLENARDEN HGTS. SUBDIVISION
LOTS 18,19 & 20
BLOCK 10
ZONE:R-55
USE:RES.
TROTTER PARK LANE
SWANN WING COURT
GREENVALE COURT
PROP. 15" S.D. ESMT.
PROP. 18" S.D. ESMT.
18" RCP
15" RCP
PROP. 10' SURFACE DRAINAGE EASEMENT
MATCH LINE SEE SHEET 33
MATCH LINE SEE SHEET 33
MATCH LINE SEE SHEET 35
65 dBA Ldn UNMITIGATED (Upper Level)
SCALE: 1"=30'



LOCATOR MAP
NTS

33
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35
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37

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCPII /053/07-01

	Approved by	Date
	Megan Reiser	4/4/08
01	Megan K. Reiser	8/6/09
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M. N. C. P. P. C. APPROVALS

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	PAVEMENT	
	CONTOURS	100
	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	
	WATER LINE	
	SEWER LINE	
	FIRE HYDRANT	
	FENCE	
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129.3	SPOT ELEVATION	
W	WETLAND	
WB	WETLAND BUFFER	
	FLOODPLAIN	
	PNA	

30 15 0 30 60
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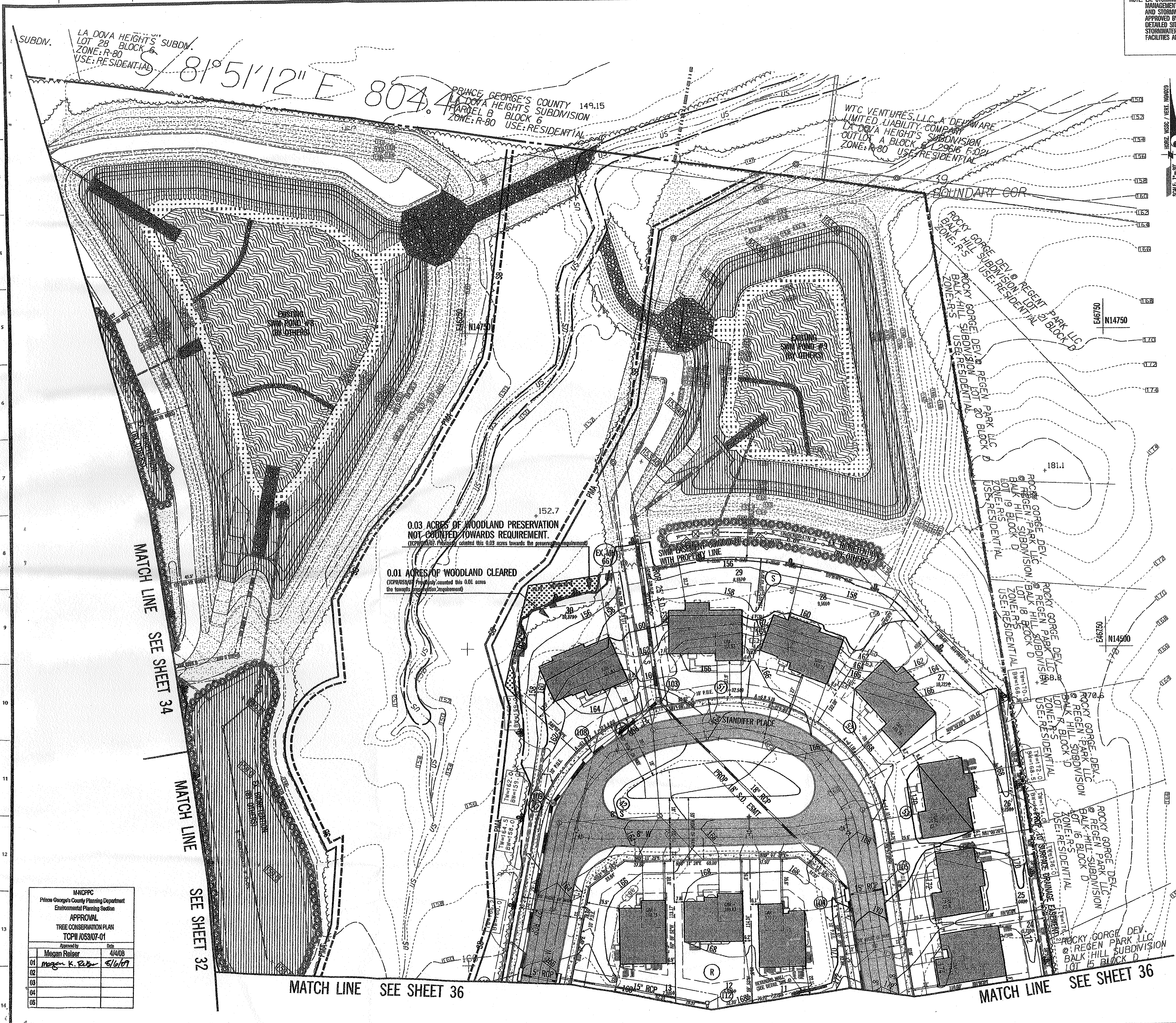
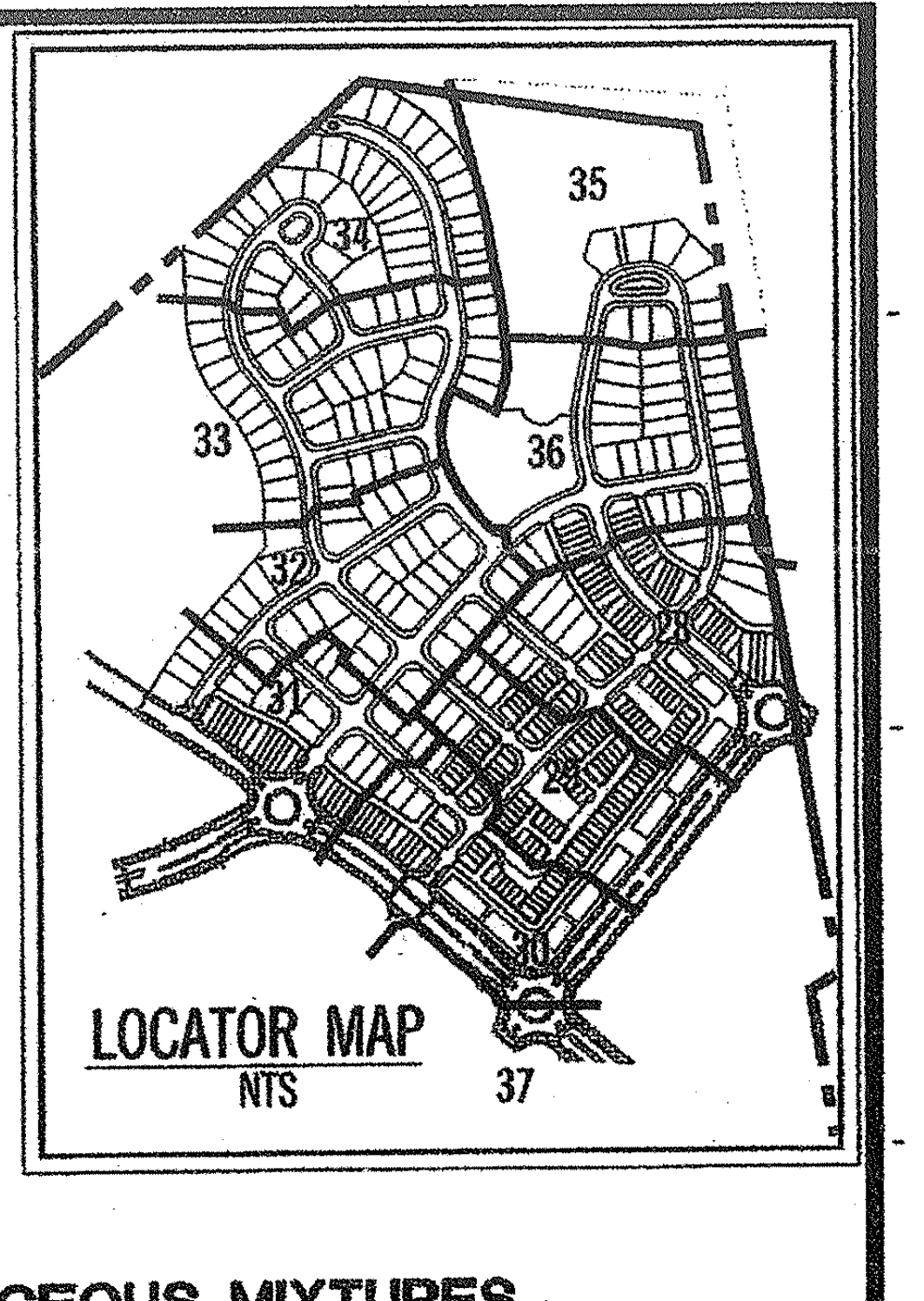

LA DOVA HEIGHTS SUBDIV.
LOT 28 BLOCK 6
ZONE: R-80
USE: RESIDENTIAL
S 81°51'12" E 804.4
PRINCE GEORGE'S COUNTY
LA DOVA HEIGHTS SUBDIVISION
PARCEL B BLOCK 6
ZONE: R-80 USE: RESIDENTIAL
149.15
WTC VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LA DOVA HEIGHT'S SUBDIVISION
OUTLOT A BLOCK 6
ZONE: R-80 USE: RESIDENTIAL
39
BOUNDARY COR.
EXISTING SWM POND #8 (BY OTHERS)
EXISTING SWM POND #9 (BY OTHERS)
ROCKY GORGE DEV. @ REGENT PARK LLC
BALK HILL SUBDIVISION
ZONE: R-S
USE: RESIDENTIAL
N14750
E46750
N14500
181.1
152.7
0.03 ACRES OF WOODLAND PRESERVATION NOT COUNTED TOWARDS REQUIREMENT.
(TCPII/053/07. Previously counted this 0.03 acres towards the preservation requirement)
0.01 ACRES OF WOODLAND CLEARED
(TCPII/053/07 Previously counted this 0.01 acres the towards preservation requirement)
EX. MH 66
SWM OUTFALL WITH PROPERTY LINE
STANDIFER PLACE
PROP. 18' S.D. ESMT
18" RCP
15" RCP
PMA
US
MATCH LINE SEE SHEET 34
MATCH LINE SEE SHEET 32
MATCH LINE SEE SHEET 36
MATCH LINE SEE SHEET 36
HORIZ. WSSC / VERT. NGVD29
SCALE: 1"=30'

NOTE: EX. STORMWATER MANAGEMENT PONDS #8 & #9, BIORETENTION FACILITIES AND ASSOCIATED STORMWATER MANAGEMENT LANDSCAPING IS DESIGNED, APPROVED AND CONSTRUCTED PER THE "ROADWAY CONSTRUCTION AND STORMWATER MANAGEMENT PLANS FOR PUBLIC INFRASTRUCTURE" (BY OTHERS) AS REVIEWED AND APPROVED BY PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION (DPW&T). THE DETAILED SITE PLAN FOR INFRASTRUCTURE IS THE ASSOCIATED DSP-07011 FOR THE INFRASTRUCTURE AND STORMWATER MANAGEMENT WITHIN THE WOODMORE TOWNE CENTRE AT GLENARDEN PROJECT. THESE SWM FACILITIES AND SWM LANDSCAPING ARE EXISTING AND SHOWN FOR REFERENCE ONLY.

EXISTING POND PLANTING LEGEND

▨	PROPOSED ZONE 1 SEEDMIX
⁘	PROPOSED ZONE 2 SEEDMIX
▥	PROPOSED ZONE 3 SEEDMIX
░	PROPOSED ZONE 4 SEEDMIX
✺	EVERGREEN PLANTINGS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LOCATOR MAP
NTS

EX. DETENTION BASIN HERBACEOUS MIXTURES

ZONE 1.

DESCRIPTION: PERMANENT POOL 1'+ DEEP
APPLICATION RATE: 50 ROOTSTOCKS OR PLANTS PER 1000 SQ. FT.

CONTRACTOR SHALL FURNISH AND INSTALL AT LEAST 4 OF THE FOLLOWING SPECIES. THE QUANTITY OF ANY ONE SPECIES SHALL EQUAL NO MORE THAN 30% OF THE REQUIRED TOTAL NUMBER OF PLANTS FOR THIS ZONE.

SPECIES:
AMERICAN LOTUS (Nelumbo lutea)
YELLOW POND-LILY (Nuphar lutea ssp. advena)
WHITE WATER LILY (Nymphaea odorata)
BROAD LEAF ARROWHEAD (DUCK POTATO) (Sagittaria latifolia)
HARDSTEM BULRUSH (Scirpus acutus) (Schoenoplectus acutus var. acutus)

ZONE 2.

DESCRIPTION: SHALLOW WATER BENCH 0' TO 1' BELOW NORMAL POOL ELEVATION
APPLICATION RATE: 50 ROOTSTOCKS OR PLANTS PER 1000 SQ. FT.

CONTRACTOR SHALL FURNISH AND INSTALL AT LEAST 9 OF THE FOLLOWING SPECIES. THE QUANTITY OF ANY ONE SPECIES SHALL EQUAL NO MORE THAN 20% OF THE REQUIRED TOTAL NUMBER OF PLANTS FOR THIS ZONE.

SPECIES:
MARSH MARIGOLD (Caltha palustris)
LAKEBANK SEDGE (Carex lacustris)
UPRIGHT SEDGE (Carex stricta)
HARLEQUIN BLUE FLAG (Iris versicolor)
VIRGINIA BLUEFLAG IRIS (Iris virginica)
RICE CUTGRASS (Leersia oryzoides)
PICKERELWEED (Pontederia cordata)
GRASS-LEAF ARROWHEAD (Sagittaria graminea)
ARROWHEAD (DUCK POTATO) (Sagittaria latifolia)
HARDSTEM BULRUSH (Scirpus acutus)
SOFTSTEM BULRSUH (Scirpus validus)
AMERICAN BURREED (Sparganium americanum)
GIANT BURREED (Sparganium eurycarpum)

ZONE 3.

DESCRIPTION: FROM NORMAL POOL ELEVATION TO 100 YR. POOL ELEVATION. REGULAR TO PERIODIC INUNDATION.
APPLICATION RATE: 10 LBS. BULK SEED PER ACRE (0.25 LBS. PER 1000 SQ. FT.)

CONTRACTOR SHALL FURNISH AND APPLY AT LEAST 15 OF THE FOLLOWING SPECIES. THE PERCENTAGE BY WEIGHT OF ANY ONE SPECIES SHALL EQUAL NO MORE THAN 10% OF THE REQUIRED WEIGHT OF SEED FOR THIS ZONE.

SPECIES:
CREEPING BENTGRASS (Agrostis stolonifera)
SWAMP MILKWEED (Asclepias incarnata)
CALICO ASTER (Aster lateriflorus)
FLAT TOPPED ASTER (Aster umbellatus)
NEW ENGLAND ASTER (Aster novae-angliae)
NEW YORK ASTER (Aster novi-belgii)
BLUE JOINT REEDGRASS (Calamagrostis canadensis)
FINGED SEDGE (Carex crinita)
UPRIGHT SEDGE (Carex stricta)
FOX SEDGE (Carex vulpinoidea)
BARNYARD GRASS (Echinochloa crus-galli)
BONESET (Eupatorium perfoliatum)
FOWL MANNA GRASS (Glyceria striata)
GIANT BURREED (Sparganium eurycarpum)
CANADA LILY (Lilium canadense)
TURK'S CAP LILY (Lilium superbum)
CARDINAL FLOWER (Lobelia cardinalis)
GREAT BLUE LOBELIA (Lobelia siphilitica)
SWITCHGRASS (Panicum virgatum)
FALSE DRAGONHEAD (Physostegia virginiana)
CUT LEAF CONEFLOWER (Rudbeckia laciniata)
DARK GREEN BULRUSH (Scirpus atrovirens)
WOOLGRASS (Scirpus cyperinus)
PRAIRIE CORDGRASS (Spartina pectinata)

ZONE 4.

DESCRIPTION: ABOVE 100 YEAR POOL ELEVATION. INFREQUENT INUNDATION.

SPECIES: KENTUCKY BLUEGRASS – "PLUSH", "BIRKA", "PARADE", "VANTAGE", "COLUMBIA", "MERION", "ADELPHI", "SOUTH DAKOTA", "KENBLUE". ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OF 2 LBS/1000 SQ.FT. AND RED FESCUE –"PENNLAWN OR "JAMESTOWN" 10 LBS./1000 SQ.FT.

DATES: FEBRUARY 1 – APRIL 30 AND AUGUST 15 – OCTOBER 31

LEGEND

EXISTING		PROPOSED
——— — —	PROPERTY LINE	━━━━ ━ ▪
———	PAVEMENT	———
102 - - - - - 100	CONTOURS	—100—
∿∿∿∿	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	—▲—
——— — —	WATER LINE	——— — —
—S—	SEWER LINE	—S—
———	FIRE HYDRANT	———
—×—×—	FENCE	—×—
▭ - - -	STORM DRAIN	▭——
+129.3	SPOT ELEVATION	
—— W ——	WETLAND	
— WB — —	WETLAND BUFFER	
━━━ ━━	FLOODPLAIN	
━━━━	PMA	
	WOODLAND PRESERVATION NOT COUNTED	▩
	TREE PROTECTION FENCE W/SIGNS(50' SPACING)	—▩—

NOTE: THREE STRAND WIRE FENCE TO BE INSTALLED ALONGEDGES OF ALL WOODLAND PRESERVATION AND CONSERVATION AREAS. (TYPICAL) SEE DETAIL ON TCP-27

30 15 0 30 60
SCALE: 1"=30'

McCarthy & Associates, Inc.
Environmental/Regulatory Consultants
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772
Phone: (301) 627-7505 FAX: (301) 627-5571

Plan prepared by:

Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
Qualified Professional
CoMar 08.19.06.01

M. N. C. P. P. C. APPROVALS

PROJECT NAME: WOODMORE TOWNE CENTRE @ GLENARDEN
PROJECT NUMBER: DSP-07057
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

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01	4.21.09	SL	8.4.09

BEFORE BEGINNING CONSTRUCTION CONTACT
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1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII /053/07-01

	Approved by	Date
	Megan Reiser	4/4/08
01	Megan K. Reiser	8/6/09
02		
03		
04		
05		

GARY J. RUBINO

No.	REVISION	DATE	BY

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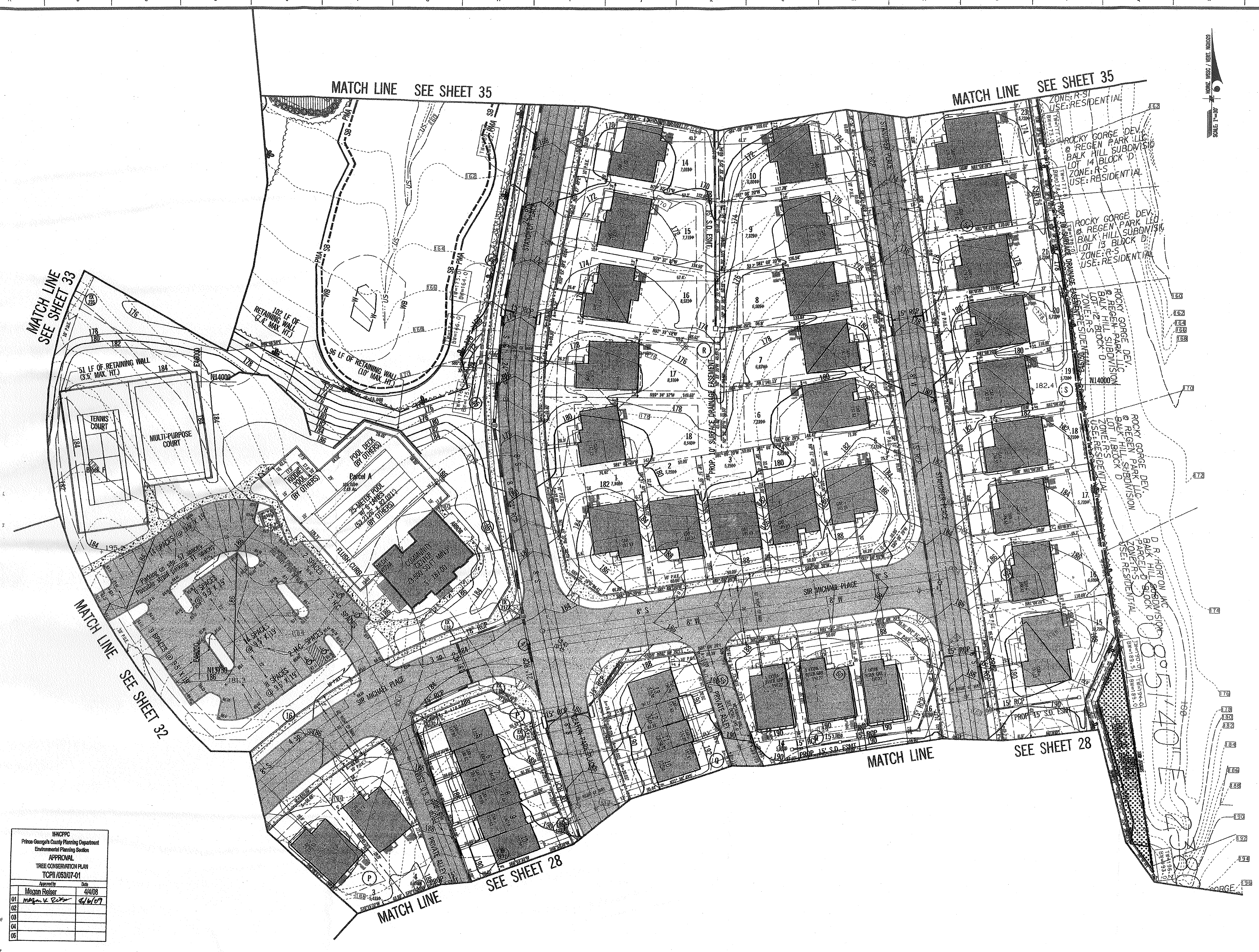
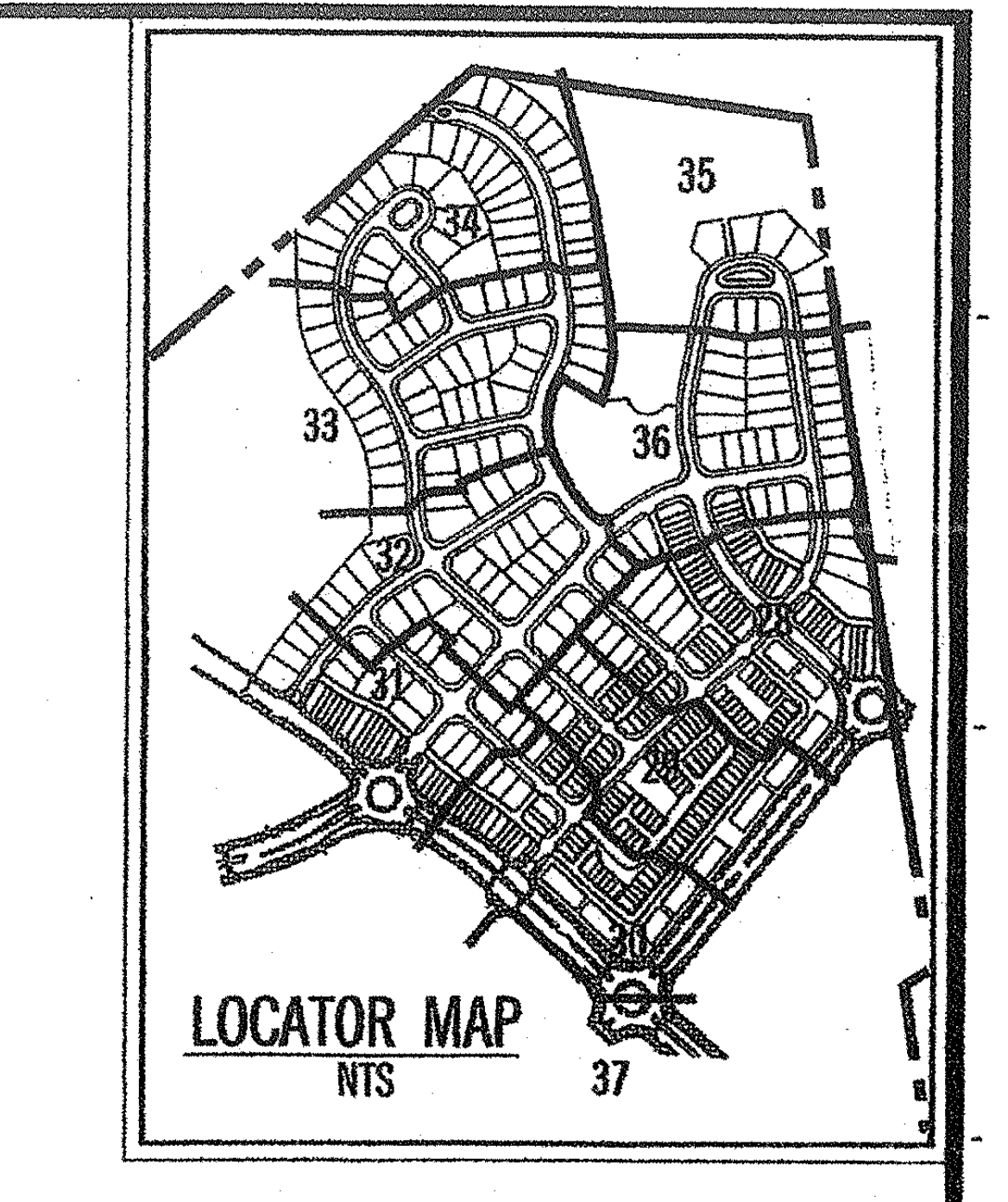
TYPE II TREE CONSERVATION PLAN
FOR RESIDENTIAL PORTION ONLY
WOODMORE TOWNE CENTRE
AT GLENARDEN

GLENARDEN (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN	SCALE	1" = 30'
DRAWN		TCPII
CHECKED	SHEET	35
DATE	094077 PROJ No.	W-10255 FILE No.


MATCH LINE SEE SHEET 35
MATCH LINE SEE SHEET 35
MATCH LINE SEE SHEET 33
MATCH LINE SEE SHEET 32
MATCH LINE SEE SHEET 28
MATCH LINE SEE SHEET 28
ZONE: R-S
USE: RESIDENTIAL
ROCKY GORGE DEV. @ REGEN PARK LLC BALK HILL SUBDIVISION LOT 14 BLOCK D ZONE: R-S USE: RESIDENTIAL
ROCKY GORGE DEV. @ REGEN PARK LLC BALK HILL SUBDIVISION LOT 13 BLOCK D ZONE: R-S USE: RESIDENTIAL
ROCKY GORGE DEV. @ REGEN PARK LLC BALK HILL SUBDIVISION LOT 12 BLOCK D ZONE: R-S USE: RESIDENTIAL
ROCKY GORGE DEV. @ REGEN PARK LLC BALK HILL SUBDIVISION LOT 11 BLOCK D ZONE: R-S USE: RESIDENTIAL
D.R. HORTON INC BALK HILL SUBDIVISION PARCEL D BLOCK D ZONE: R-S USE: RESIDENTIAL
N 08°51'40" E
SIR MICHAEL PLACE
SIR MICHAEL PLACE
PRIVATE ALLEY
PRIVATE ALLEY
PROP. 10' SURFACE DRAINAGE EASEMENT
PROP. 15' S.D. ESMT.
TENNIS COURT
MULTI-PURPOSE COURT
POOL DECK (BY OTHERS)
KIDDIE POOL (BY OTHERS)
Parcel A
25 METER POOL W/ 6 LANES (BY OTHERS)
COMMUNITY CENTER
FLUSH CURB
ARBOR
51 LF OF RETAINING WALL (3.5' MAX. HT.)
102 LF OF RETAINING WALL (2.4' MAX. HT.)
96 LF OF RETAINING WALL (10' MAX. HT.)
PMA
WB
SB
Parking on site 57 spaces
N14000
E40000
15' RCP
LOCATOR MAP



LOCATOR MAP
NTS

SCALE: 1" = 30'
HORIZ. NSGL / VERT. NGVD29

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	CONTOURS	100
	LIMIT OF CLEARING	
	LIMIT OF DISTURBANCE	
	WATER LINE	
	SEWER LINE	
	FIRE HYDRANT	
	FENCE	
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129.3	SPOT ELEVATION	
W	WETLAND	
WB	WETLAND BUFFER	
	FLOODPLAIN	
	PMA	
	WOODLAND PRESERVATION NOT COUNTED	▨
	TREE PROTECTION FENCE W/SIGNS(50' SPACING)	

NOTE: THREE STRAND WIRE FENCE TO BE INSTALLED ALONGEDGES OF ALL WOODLAND PRESERVATION AND CONSERVATION AREAS. (TYPICAL) SEE DETAIL ON TCP-27

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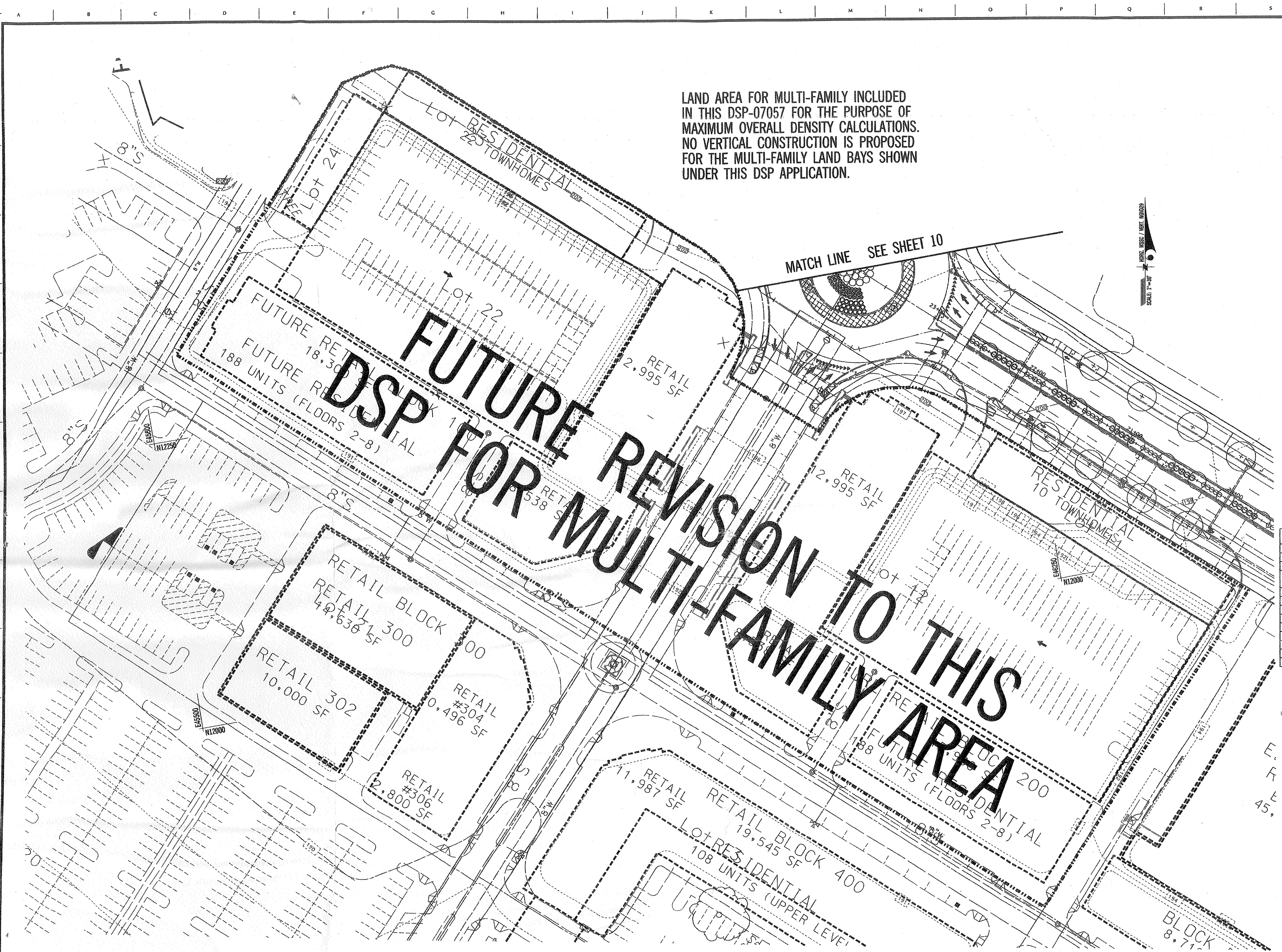
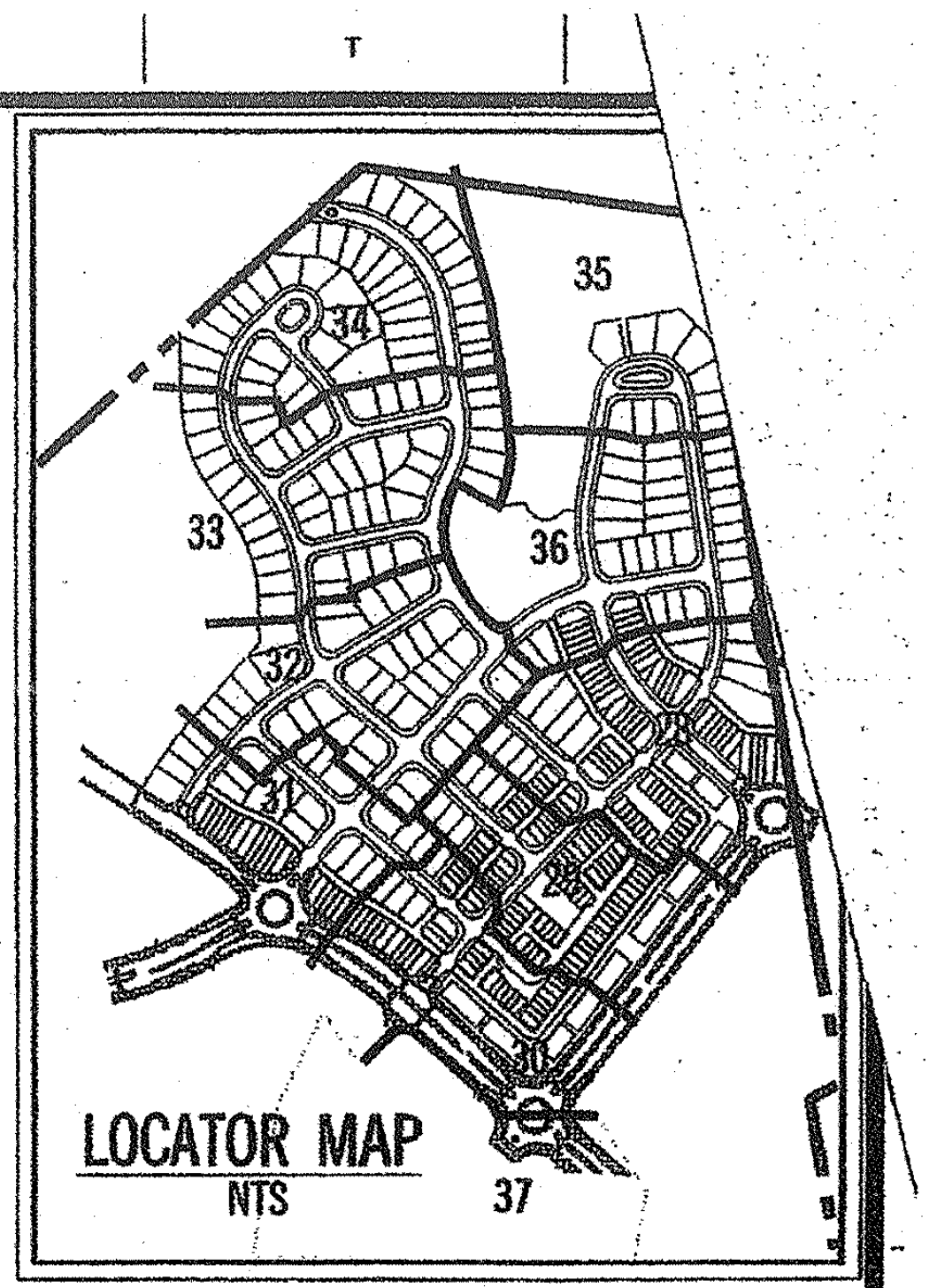
DESIGN	SCALE	1" = 30'	
DRAWN		TCPII	
CHECKED	SHEET	36	
DATE	PROJ No. 094077		FILE No. W-10255



Lot 24
Lot RESIDENTIAL
22 TOWNHOMES
Lot 22
FUTURE RESIDENTIAL
188 UNITS (FLOORS 2-8)
RETAIL
2,995 SF
RETAIL
2,995 SF
RESIDENTIAL
10 TOWNHOMES
Lot 42
RETAIL BLOCK 300
RETAIL 300
14,636 SF
RETAIL 302
10,000 SF
RETAIL #304
0,496 SF
RETAIL #306
2,800 SF
RETAIL
11,987 SF
RETAIL BLOCK 400
19,545 SF
Lot RESIDENTIAL
108 UNITS (UPPER LEVEL
RETAIL BLOCK 200
FUTURE RESIDENTIAL
188 UNITS (FLOORS 2-8)
BLOCK
8"S
8"W
E45500
N12250
E45500
N12000
E46250
N12000
MATCH LINE SEE SHEET 10
SCALE: 1"=30'

FUTURE REVISION TO THIS DSP FOR MULTI-FAMILY AREA

LAND AREA FOR MULTI-FAMILY INCLUDED IN THIS DSP-07057 FOR THE PURPOSE OF MAXIMUM OVERALL DENSITY CALCULATIONS. NO VERTICAL CONSTRUCTION IS PROPOSED FOR THE MULTI-FAMILY LAND BAYS SHOWN UNDER THIS DSP APPLICATION.



33
34
35
36
37

LOCATOR MAP
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