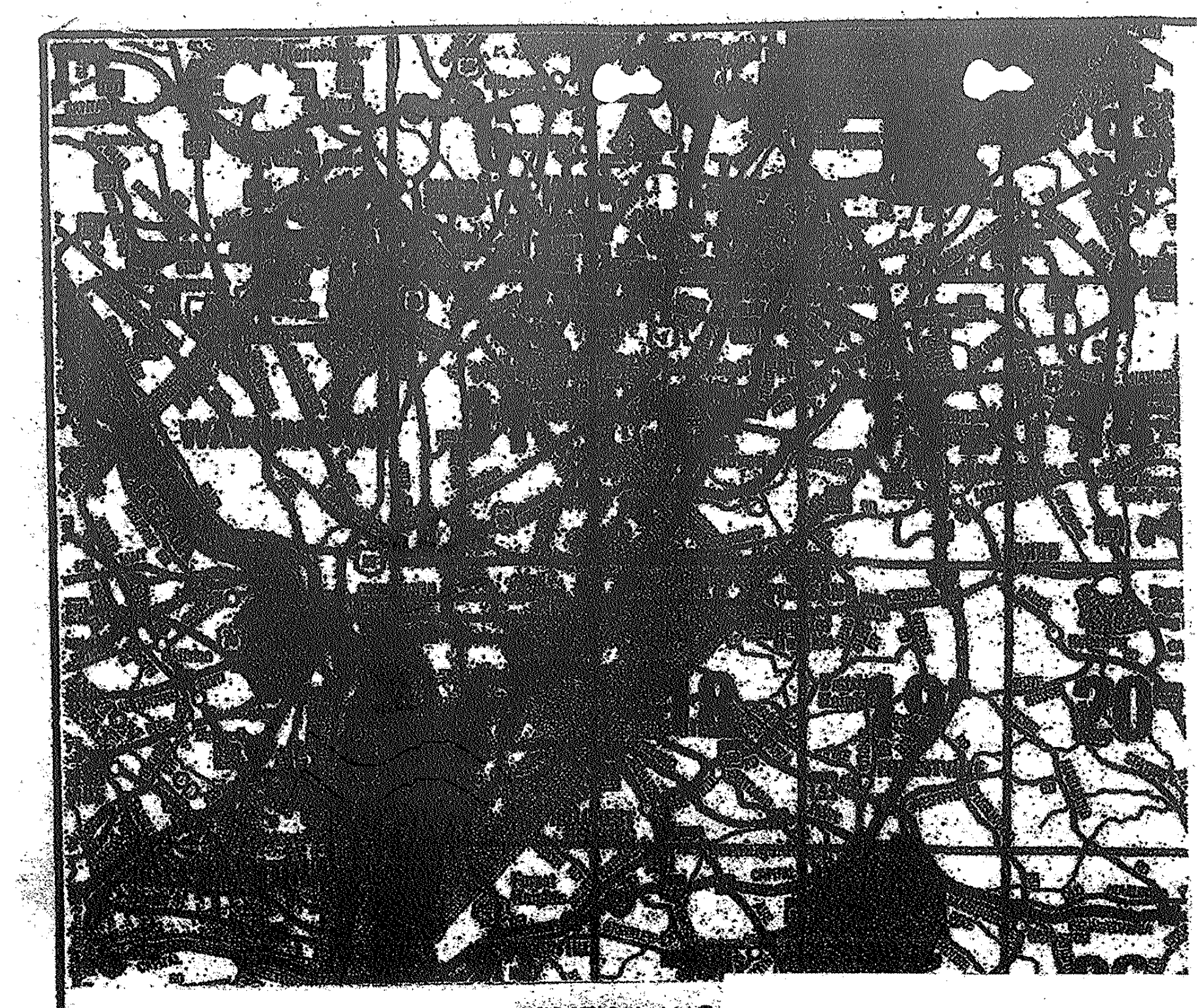


LOCATION MAP

NTS

# TREE CONSERVATION PLAN - TYPE II

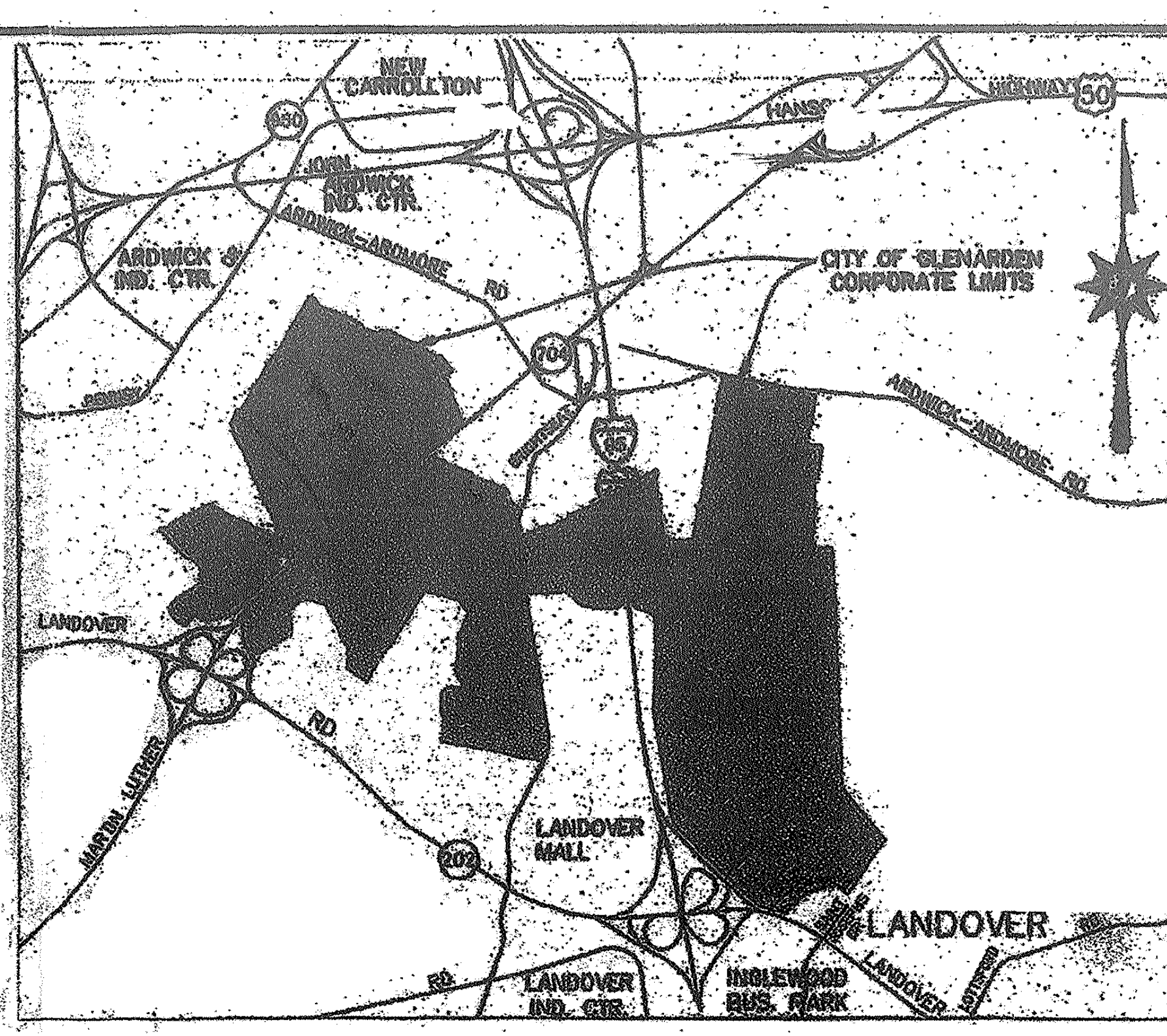
FOR

# 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

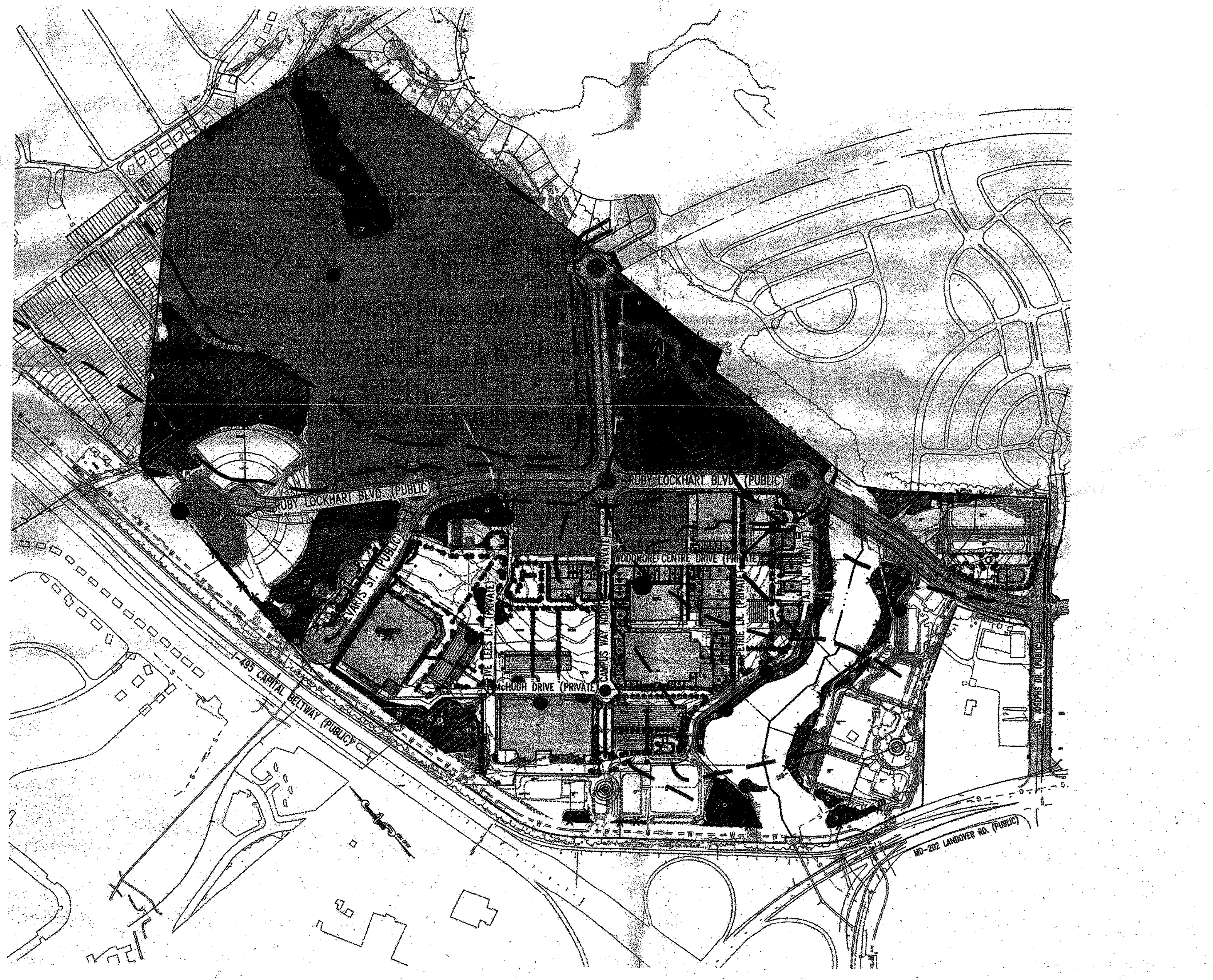
SCALE = 1"=800'

### 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)


RUBY LOCKHART BLVD. (PUBLIC)
RUBY LOCKHART BLVD. (PUBLIC)
WOODMORE CENTRE DRIVE (PRIVATE)
CAPITAL BELTWAY (PUBLIC)
MD-202 LANDOVER RD. (PUBLIC)

Woodland Conservation Worksheet for Prince George's County, Maryland

| | | | | | |
|---|---|---|---|---|---|
| Zone: | | M-X-T | | | |
| Gross Tract: | | 244.63 | | | Include acreages only in columns for which there is a corresponding zone. |
| Floodplain: | | 12.92 | | | |
| Previously Dedicated Land: | | 0.00 | | | |
| Net Tract (NTA): | | 231.71 | 0.00 | 0.00 | |
| Property Description or Subdivision Name: | | TCPII/053/07 (DSP-07057-01) Woodmo | | | |
| 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) | | Infrastructure | Commercial | Residential | |
| Plan Phase or Name: | | DSP-07011 | DSP-07011-0 | DSP-07057-01 | 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 | 102.13 | 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 | 0.15 | 192.56 |
| Woodland Cleared in Floodplain for this phase | | 0.97 | 0.00 | 0.01 | 0.98 |
| 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 | 192.41 | 192.56 | |
| Cummulative acres of Floodplain woodland cleared | | 0.97 | 0.97 | 0.98 | |
| Smaller of d or e | | 192.41 | 192.41 | 192.56 | |
| Woodland Clearing below WCT | | 0.00 | 0.00 | 0.00 | |
| Replacement for clearing above the WCT (0.25 : 1) | | 48.10 | 48.10 | 48.14 | |
| 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 | 84.19 | |
| | | Latest phase indicates cumulative requirement through that phase of w ork | | | |
| Woodland Conservation Provided: | | | | | Total |
| Preservation | | 24.06 | 0.00 | 0.00 | 24.06 |
| Reforestation | | 0.00 | | | 0.00 |
| Afforestation | | 0.00 | | | 0.00 |
| Area approved for fee-in-lieu | | 43.38 | 0.00 | 0.17 | 43.55 |
| Credit for Off-site Mitigation on another property | | 16.58 | | | 16.58 |
| Off-site Mitigation provided on this property | | | | | 0.00 |
| Total Woodland Conservation Provided | | 84.02 | 84.02 | 84.19 | 84.19 |
| Woodland saved on this phase but not counted | | 14.03 | 0.00 | 0.00 | 14.03 |
| Existing Net Tract Woodland in later phases | | 0 | 0 | 0 | |
| Revised 9/1/04 | | 0.00 | 0.00 | 0.00 | |
| Prepared by: | | | | | |
| License Number: | | | Signature | | Date |

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.

⚠2 THIS -02 REVISION TO THE TCP2 REQUIRES AN ADDITIONAL 0.14 ACRES OF FEE-IN-LIEU PRIOR TO THE ISSUANCE OF THE GRADING PERMIT FOR THIS PHASE.

0.17 MKR

**Dewberry**®

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

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.

6-4-13

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1079, EXPIRATION DATE: JULY 14, 2014.

⚠2 THIS REVISION INCLUDES UPDATING THE LAYOUT FOR THE RESIDENTIAL PORTION OF WOODMORE TOWNE CENTER ONLY (ALSO COVERED BY DSP-07057/01), AND THE ADDITIONAL CLEARING REQUIRED FOR A SEWER OUTFALL FOR A NET CHANGE OF 0.10 ACRES. THE WOODLAND CONSERVATION WORKSHEET AND WOODLAND PRESERVATION TABLE HAVE BEEN REVISED ACCORDINGLY. DEWBERRY ACCEPTS RESPONSIBILITY FOR INFORMATION SHOWN ONLY ON SHEETS 1, AND 28-37 ONLY. ALL OTHER SHEETS WITHIN THIS PLAN SET REMAIN THE RESPONSIBILITY OF THE FIRM THAT PREPARED THEM.

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

GARY J. RUBINO No. 0404

8/12/09

**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. wksht & Plans 4, 5, 8, 9 & 19-25 for residential DSP-07057 Revision. | 8/2009 | 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 |

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: 31" 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 | 3.07 ~~3.19~~ (-0.07 01 REV)(-0.12 02 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 | 24.06 ⚠2 ~~24.18~~ (-0.00 01 REV)(-0.12 02 REV) |

▨ WOODLAND PRESERVATION

WOODLAND PRESERVED NOT COUNTED

TOTAL = 1.60 (-0.59 01 REV)

Woodland Preserved Not Counted

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

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|---|---|---|---|
| | 9/24/07 | SL | 4/7/08 |
| 01 | 4/21/09 | SL | 8/4/09 |

M-NCPPC APPROVALS

PROJECT NAME: Woodmore TCe Glenarden
PROJECT NUMBER: DSP-07057

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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

DSP-07057-01

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 Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

⚠2 THIS -02 APPROVAL IS FOR THE CERTIFICATION OF DSP-07057 (PGCPB 08-140) AND DSP-07057-01.

~~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

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

MD. NAT'L. CAP. PK. & PL. COMM.
PRINCE GEORGE'S COUNTY
RECEIVED
JUL 29 2013
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

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

**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 1 | 7/14/09 | PER DSP RESOLUTION | ASF |
| ⚠2 | 5/4/2013 | PER DSP-07057 | TA |

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**
15900 SCIENCE DRIVE
SUITE 104
BOWIE, MARYLAND 20715
PH: (301) 809-4500
FX: (301) 809-4501
www.bohlerengineering.com

D.M. DUKE
PROFESSIONAL ENGINEER

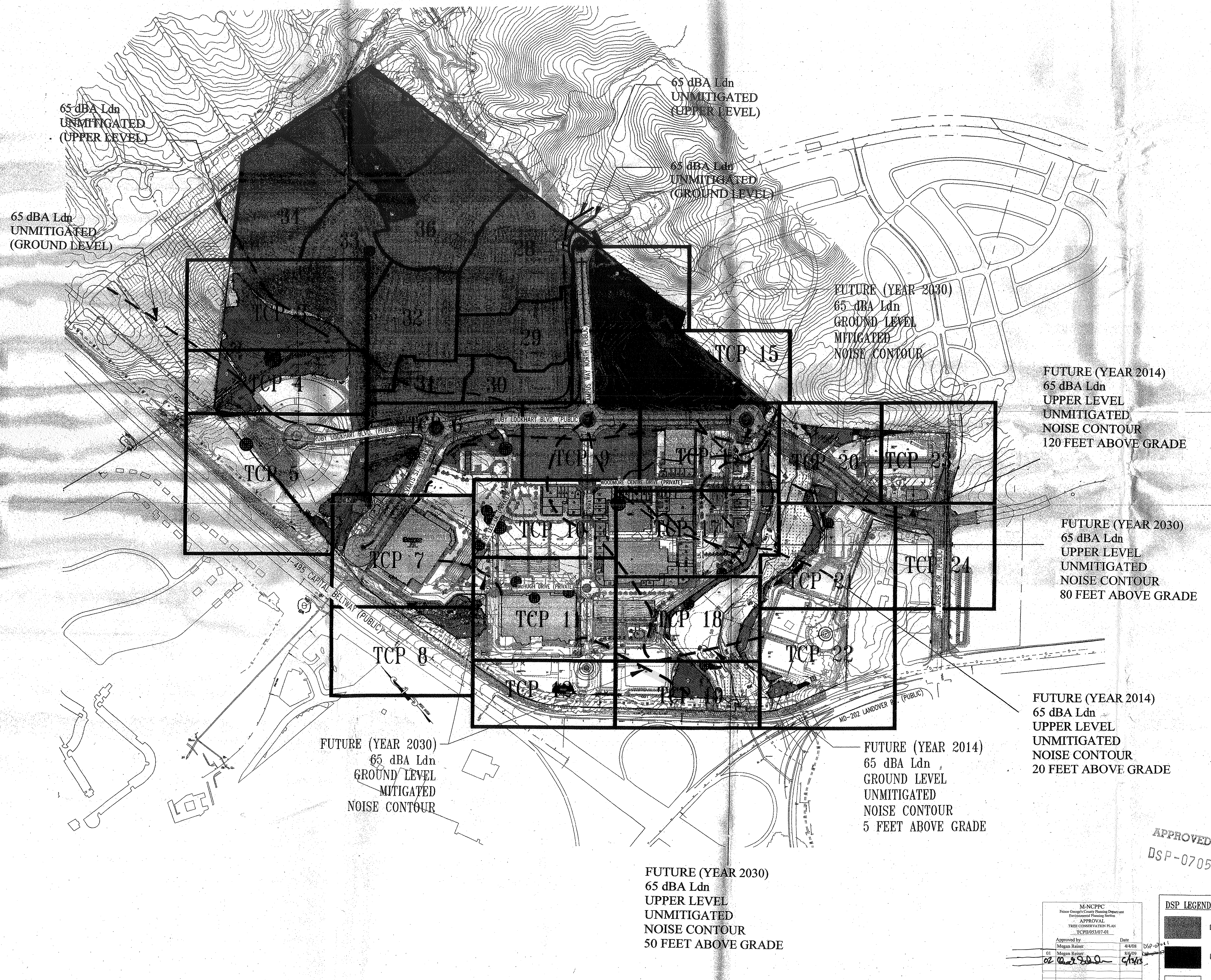
E.S. KEOHANE
PROFESSIONAL ENGINEER

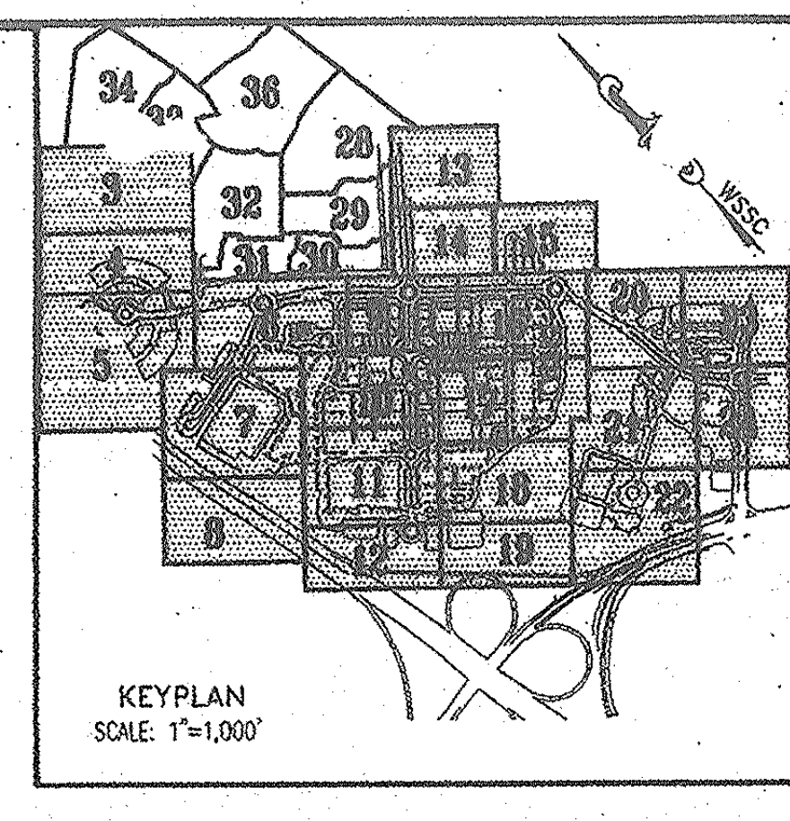
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 26

DSP-07011

Approved Plan
TCP2 Residential


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
34
33
36
28
32
29
31
30
TCP 4
TCP 5
TCP 6
TCP 7
TCP 8
TCP 9
TCP 10
TCP 11
TCP 12
TCP 15
TCP 16
TCP 17
TCP 18
TCP 19
TCP 20
TCP 21
TCP 22
TCP 23
TCP 24
RUBY LOCKHART BLVD. (PUBLIC)
CAMPUS WAY NORTH (PUBLIC)
WOODMORE CENTRE DRIVE (PRIVATE)
I-495 CAPITAL BELTWAY (PUBLIC)
MD-202 LANDOVER RD. (PUBLIC)
ST. JOSEPHS DR. (PUBLIC)


34
36
3
32
28
13
5
8
11
19
22
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)

| 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 | |
| W | UNDERGROUND WATER LINE | |
| | UNDERGROUND ELECTRIC LINE | |
| G | UNDERGROUND GAS LINE | |
| OH | OVERHEAD WIRE | |
| T | UNDERGROUND TELEPHONE LINE | |
| C | UNDERGROUND CABLE LINE | |
| | STORM SEWER | |
| | SANITARY SEWER MAIN | |
| | HYDRANT | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | WATER METER | |
| ⋈ | WATER VALVE | |
| | GAS VALVE | ☒ |
| ○ | 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
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.

APPROVED PLAN
DSP-07057-01

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | [illegible] | 6/13/13 |

DSP-07011
~~DSP-07057~~

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

## 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 |

GENERAL NOTE:
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\Costco\MB080000\CAD\Site Plan Documents\TCP-II\MB080000TCP1.dwg, 8/3/2009 10:25:26 AM, alex.firar

**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
- CENTER VALLEY,

| 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

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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
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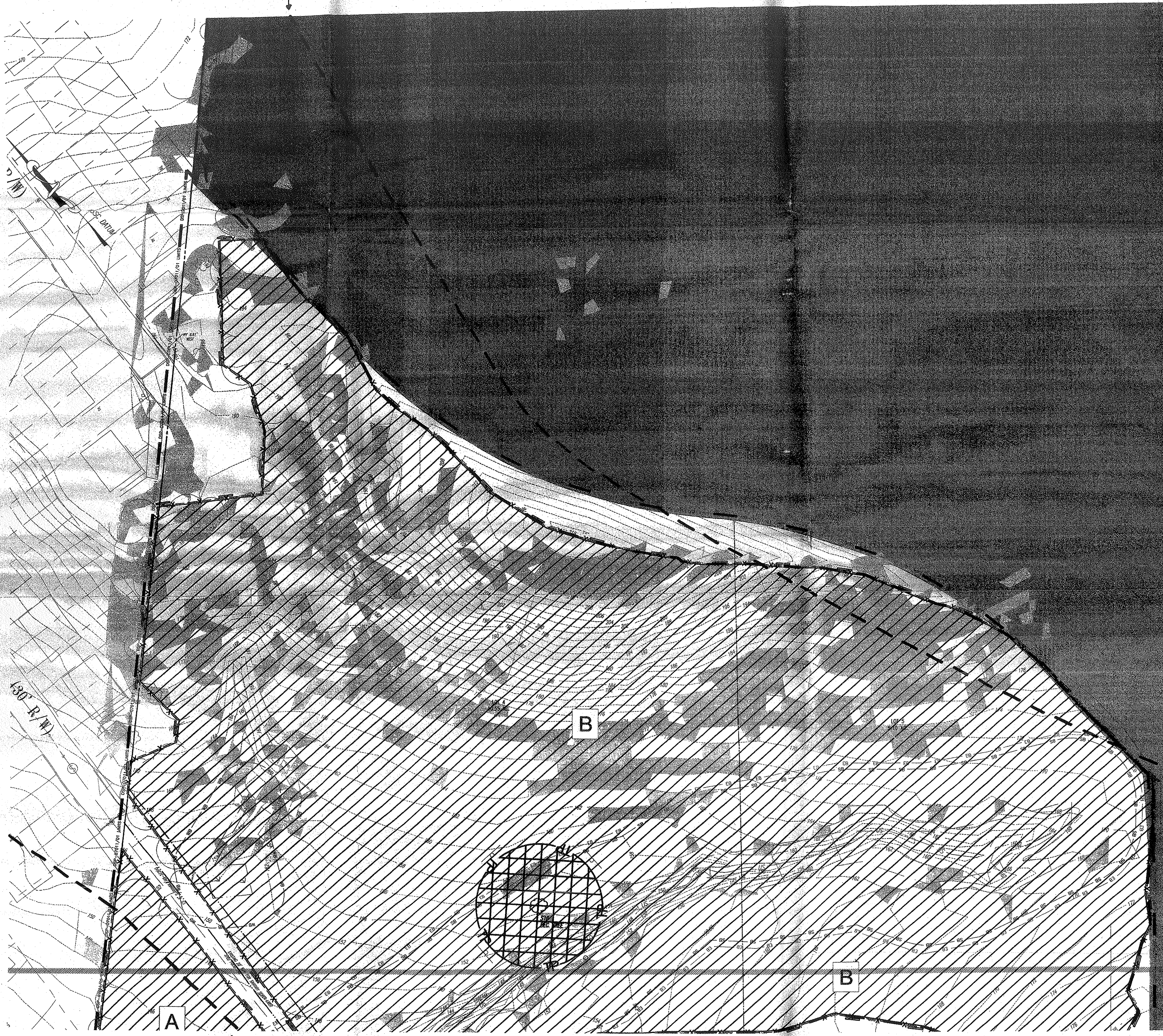
SHEET TITLE:
KEY MAP

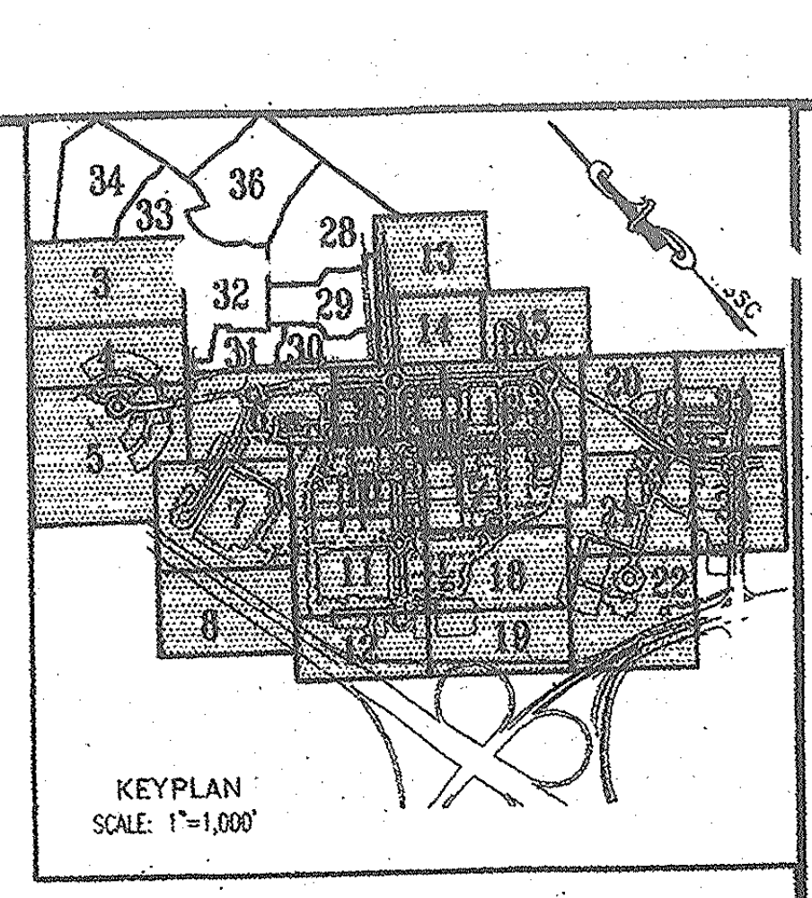
SHEET NUMBER:
2

65 dBA Ldn
UNMITIGATED
(UPPER LEVEL)



65 dBA Ldn
UNMITIGATED
(GROUND LEVEL)

MATCHLINE SEE SHEET 4



KEYPLAN
SCALE: 1"=1,000'

# BOHLER ENGINEERING

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- WARRENTON, VA
- FORT LAUDERDALE, FL
- 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.

## 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 | |
| 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**

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APPROVED PLAN
DSP-07057-01

### 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 | SX | 8.4.09 |
| | | | |
| | | | |
| | | | |

### M-NCPPC APPROVALS

PROJECT NAME: Woodmore TC e Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |

APPROVED PLAN

## LEGEND

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

### 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 Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |
| | | |
| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

### 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:
3

...\MB080000\CAD\Site Plan Documents\...

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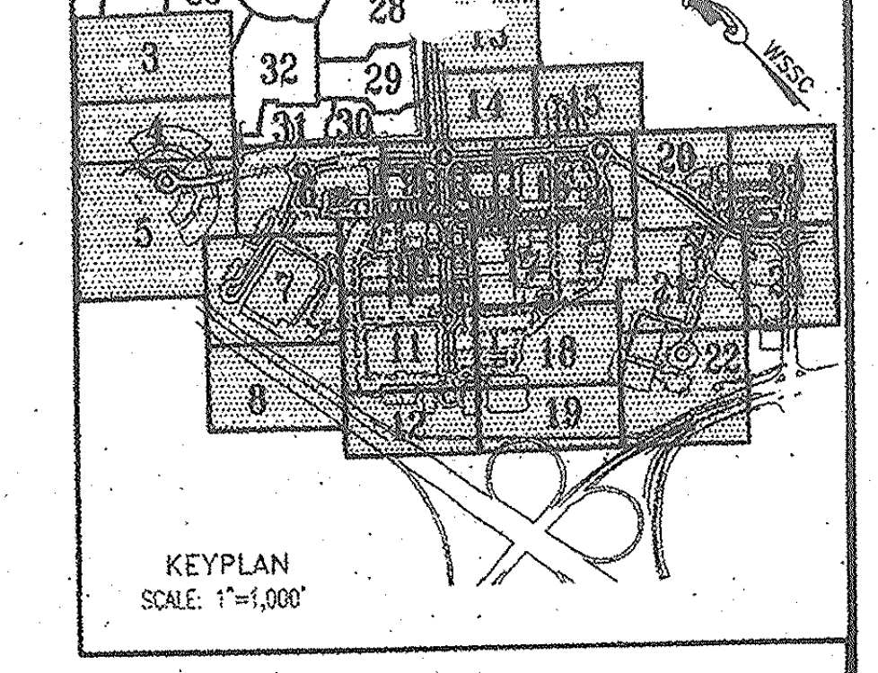

KEYPLAN
SCALE: 1"=1,000'

**BOHLER**
ENGINEERING

## EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER EASEMENT
- DENOTES COMBINED WATER&SEWER EASEMENT
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| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
| | STREAM LINE | |
| | EXPANDED BUFFER | EB |
| | TREE LINE | |
| | EASEMENT LINE | |
| S18 DEC. TREE | SPECIMEN TREE & NUMBER | |

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▨ Woodland Preservation

▦ Woodland Preserved Not Counted

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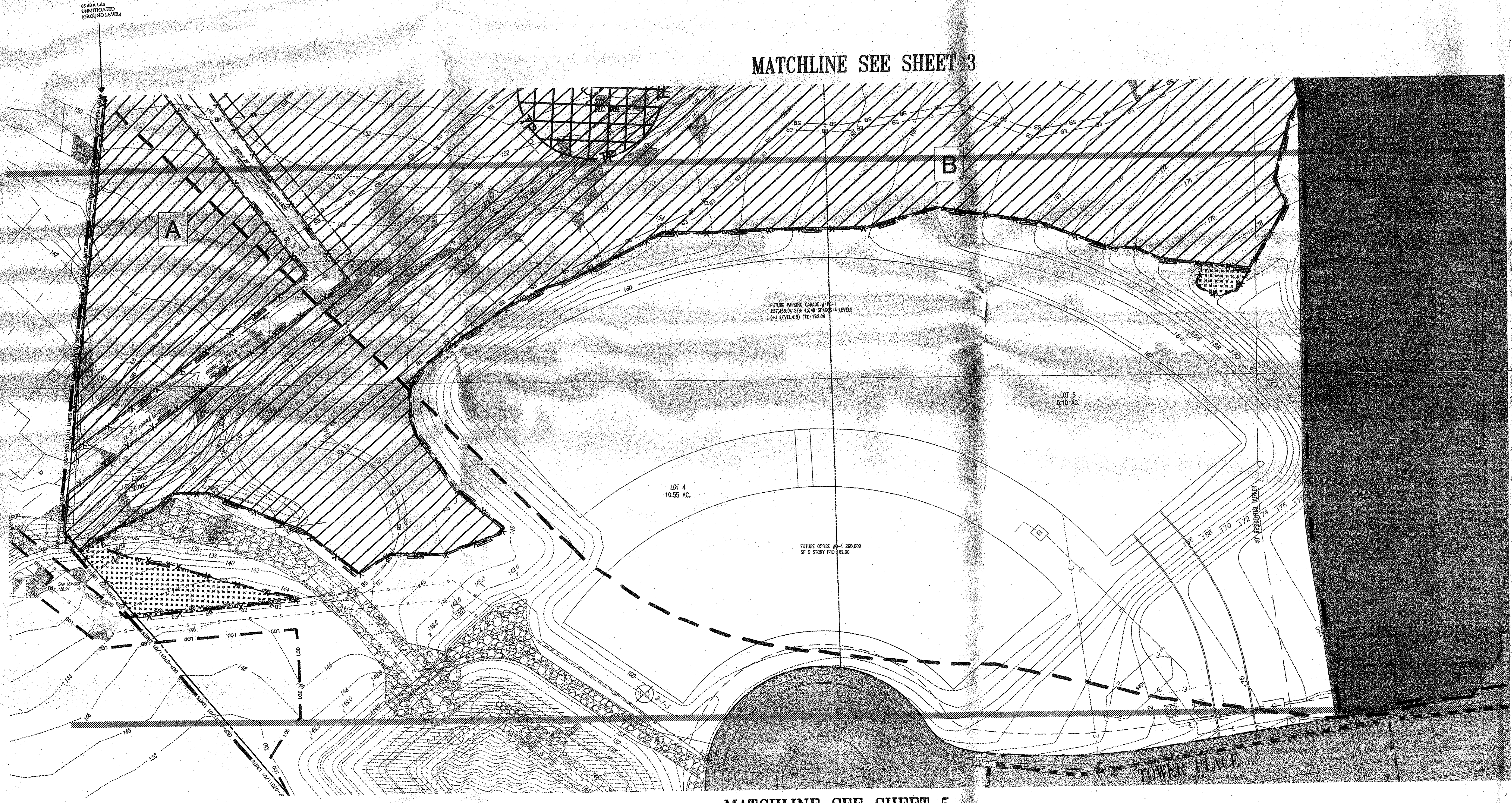
RIP-RAP

CRITICAL ROOT ZONE



## GRAPHIC SCALE

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( IN FEET )
1 inch = 30 ft.

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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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M-NCPPC APPROVALS

PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057

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 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |
| | | | |

APPROVED PLAN

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 Reiser | 8/6/09 |
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| | | |
| | | |
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APPROVED PLAN
DSP-07057-01

## 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)

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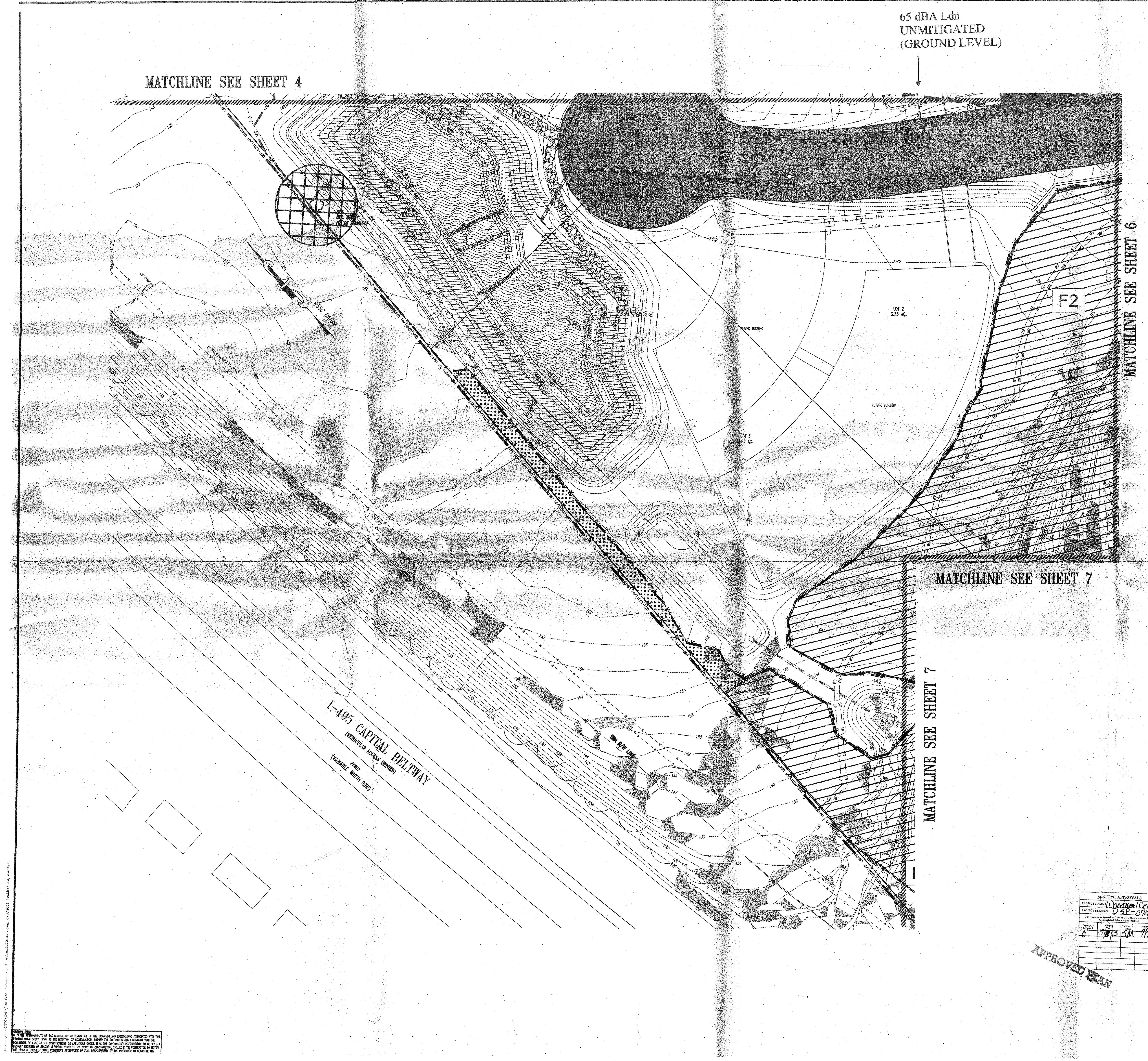

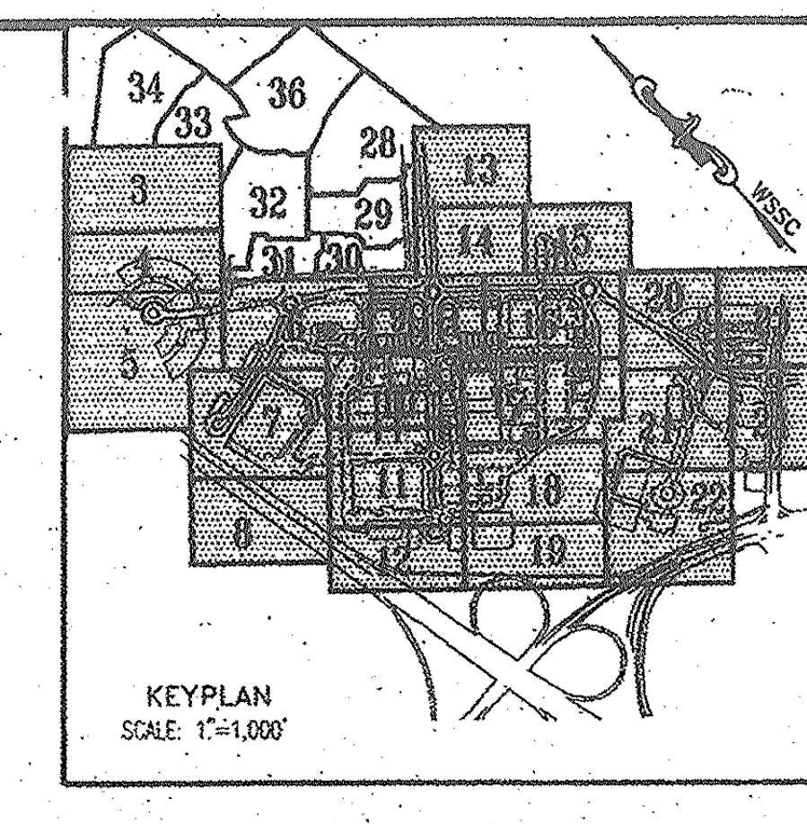

KEYPLAN
SCALE: 1"=1,000'

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| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | X |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
| | STREAM LINE | |
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| | TREE LINE | |
| | EASEMENT LINE | |
| S19 DEC. TREE | SPECIMEN TREE & NUMBER | |

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M-NCPPC APPROVALS

PROJECT NAME: Woodmore / Glenarden
PROJECT NUMBER: DSP-07057

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

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| 01 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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Prince George's County Planning Department
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APPROVAL
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TCPII/053/07-01

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APPROVED PLAN
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| | |
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| LIMITS OF DSP-07011/01 | ☐ |

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CIVIL & CONSULTING ENGINEERS
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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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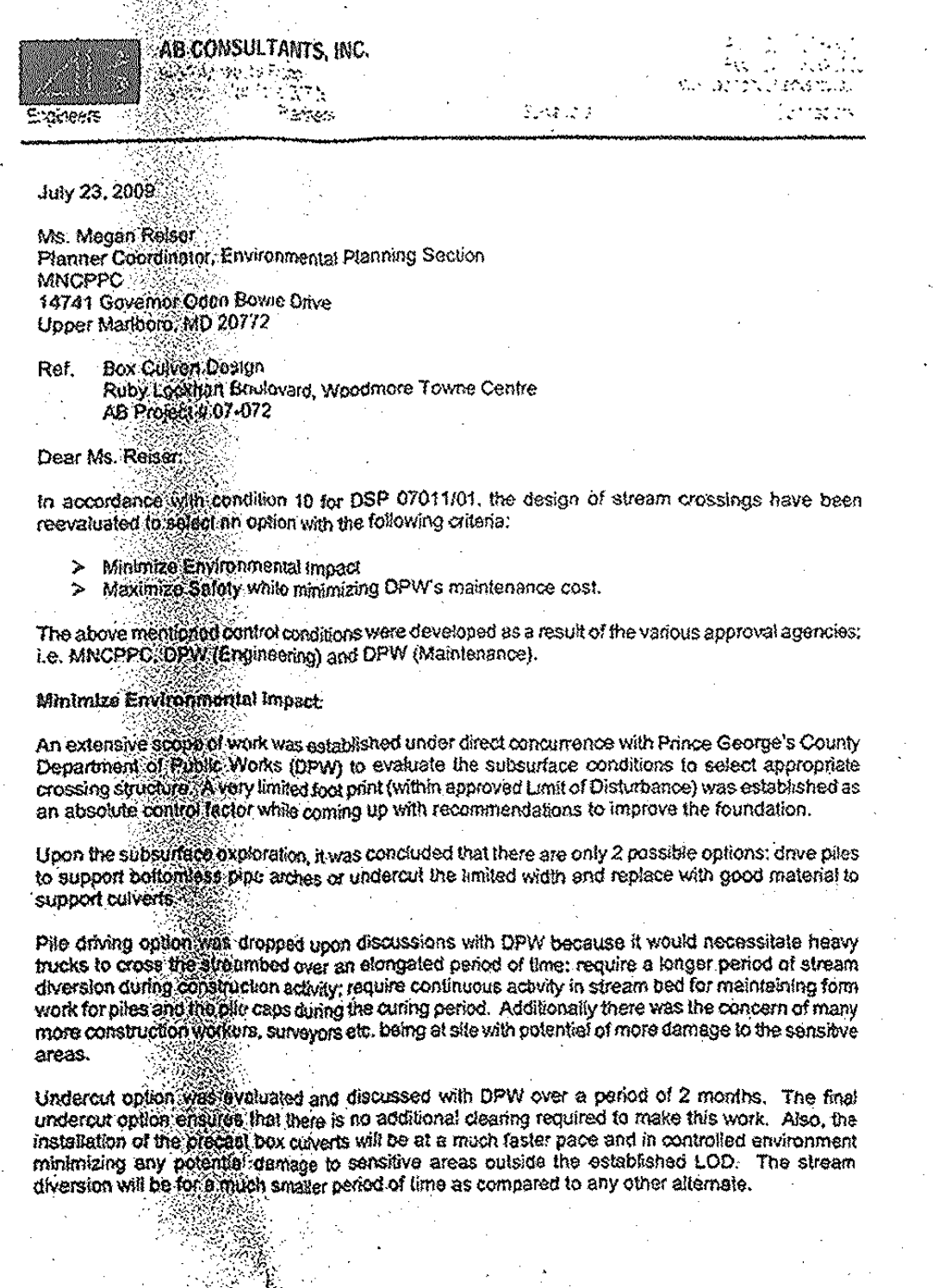
SHEET TITLE:
TCP II

SHEET NUMBER:
5



**AB CONSULTANTS, INC.**

Engineers

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).

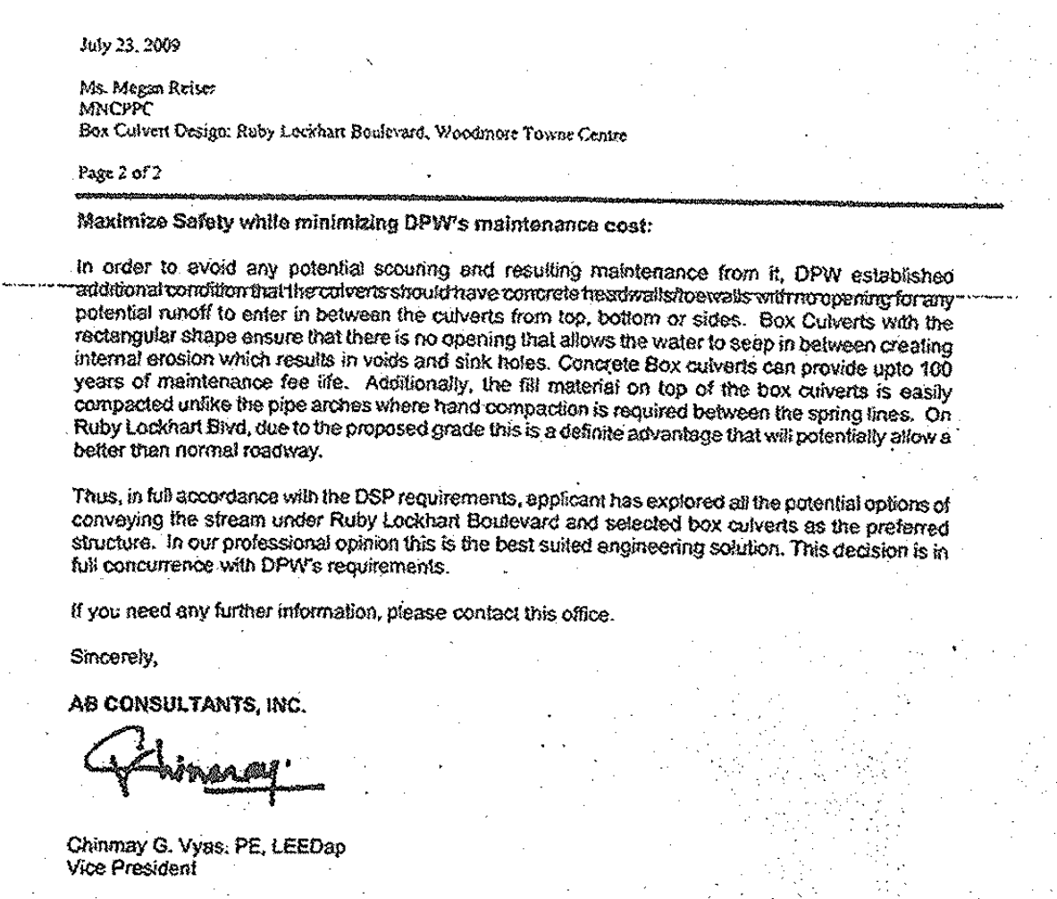
**Minimize Environmental Impact:**

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.

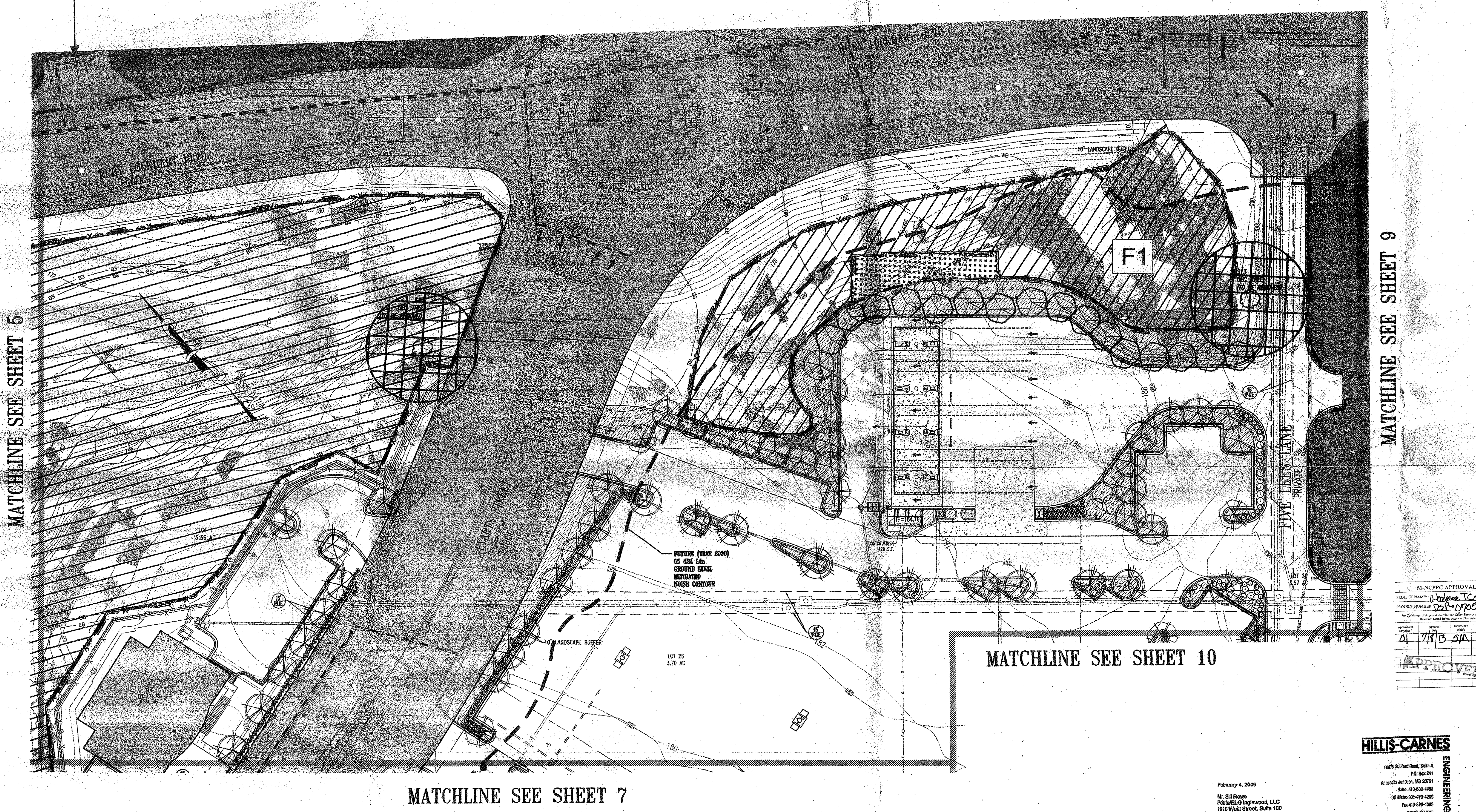
If you need any further information, please contact this office.

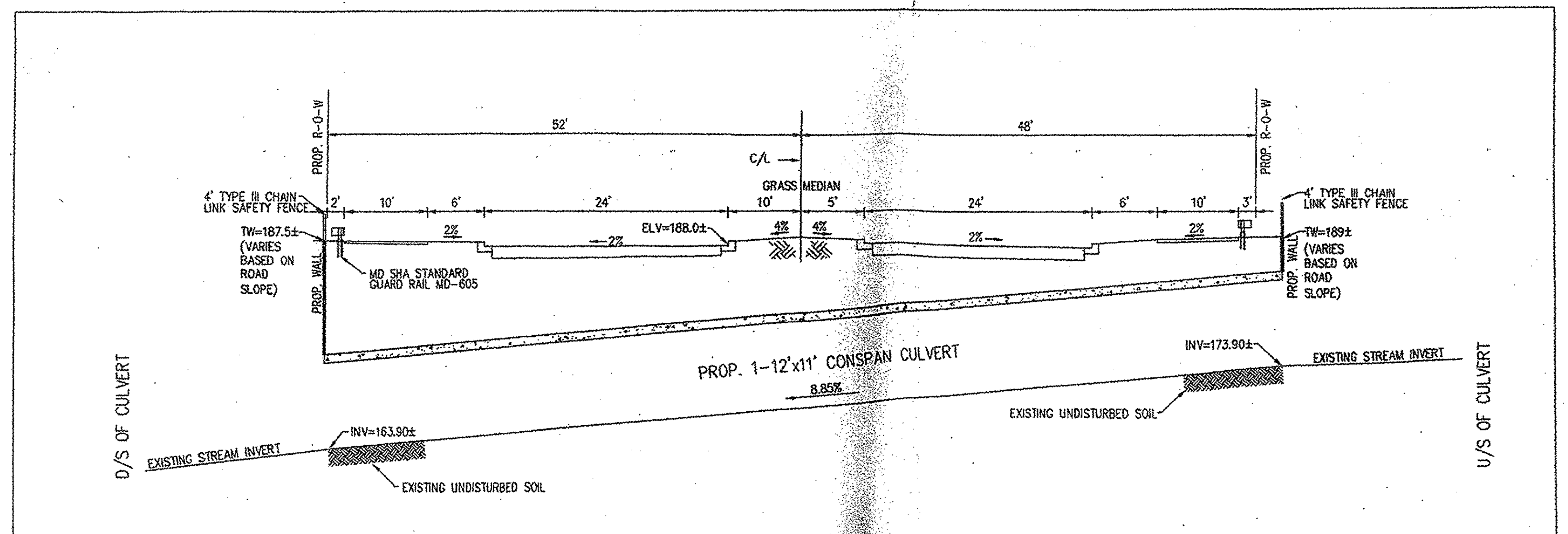
Sincerely,

**AB CONSULTANTS, INC.**

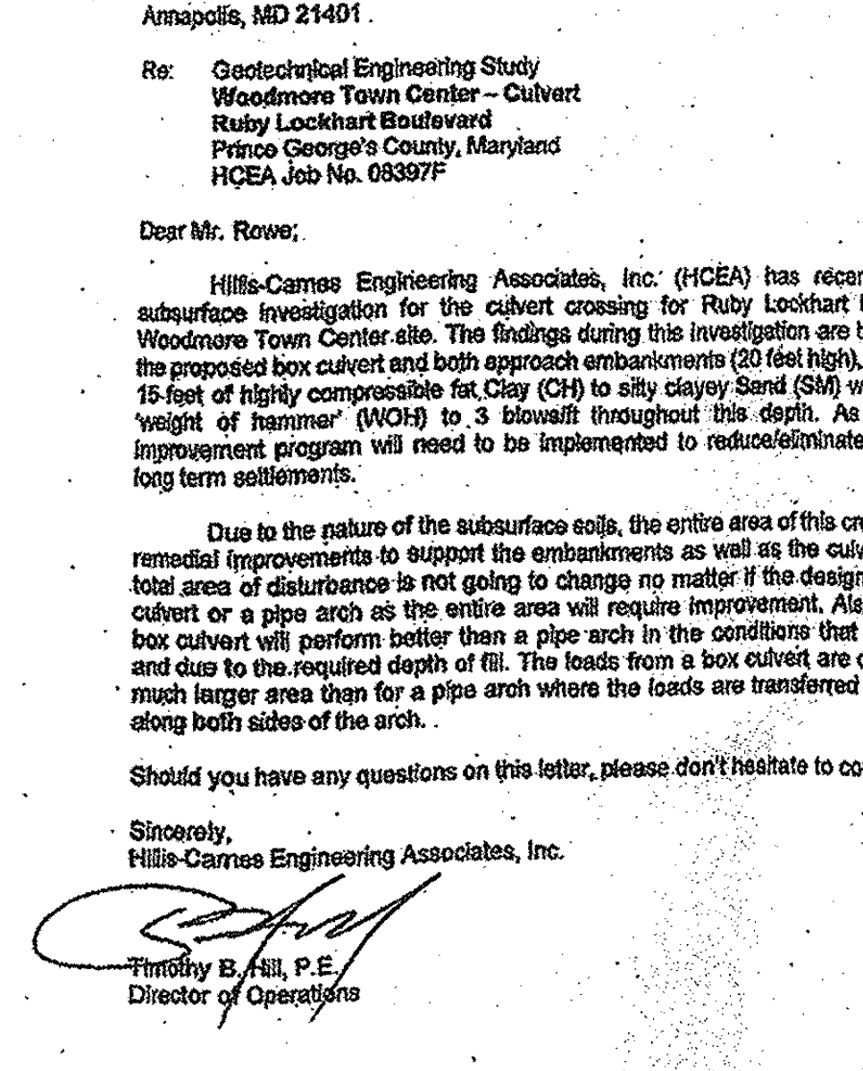
Chinmay

Chinmay G. Vyas, PE, LEEDap
Vice President




PROP. R-O-W
52'
48'
C/L
GRASS MEDIAN
4' TYPE III CHAIN LINK SAFETY FENCE
2'
10'
6'
24'
10'
5'
24'
6'
10'
3'
TW=187.5± (VARIES BASED ON ROAD SLOPE)
2%
2%
ELV=188.0±
4%
4%
2%
2%
TW=189± (VARIES BASED ON ROAD SLOPE)
PROP. WALL
MD SHA STANDARD GUARD RAIL MD-605
PROP. 1-12'x11' CONSPAN CULVERT
8.85%
INV=173.90±
EXISTING STREAM INVERT
EXISTING UNDISTURBED SOIL
INV=163.90±
EXISTING STREAM INVERT
EXISTING UNDISTURBED SOIL
D/S OF CULVERT
U/S OF CULVERT

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 than 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

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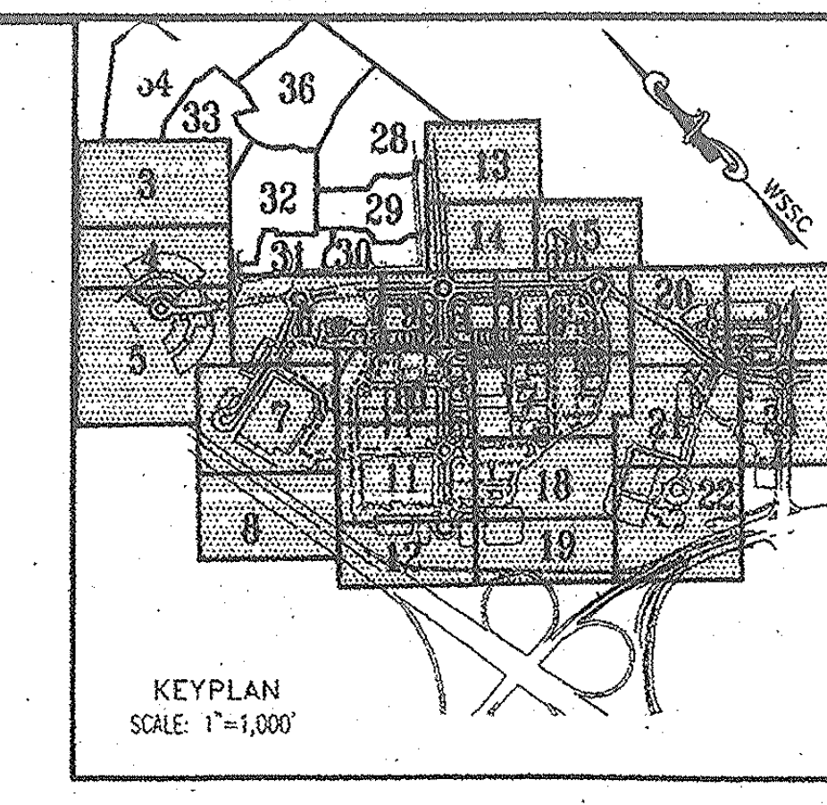

KEYPLAN
SCALE: 1"=1,000'

## 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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|---|---|---|
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| | NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE | |
| | SETBACK LINE | |
| 123 | CONTOUR LINE | 123 |
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| | STORM SEWER | |
| | SANITARY SEWER MAIN | |
| | HYDRANT | |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| ⊗WM | WATER METER | |
| ⋈ | WATER VALVE | ● |
| ⋈GV | GAS VALVE | ☒ |
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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 |
| | 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.

**M-NCPPC APPROVALS**

PROJECT NAME: Woodmore TCe Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

**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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BEFORE YOU DIG CALL
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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
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-01

| | Approved by | Date |
|---|---|---|
| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | Chuck | 6/13/13 |

APPROVED PLAN
DSP-07057-01

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

**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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\Costco\MB080000\CAD\Site Plan Documents\TC

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REVISIONS

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SHEET NUMBER:
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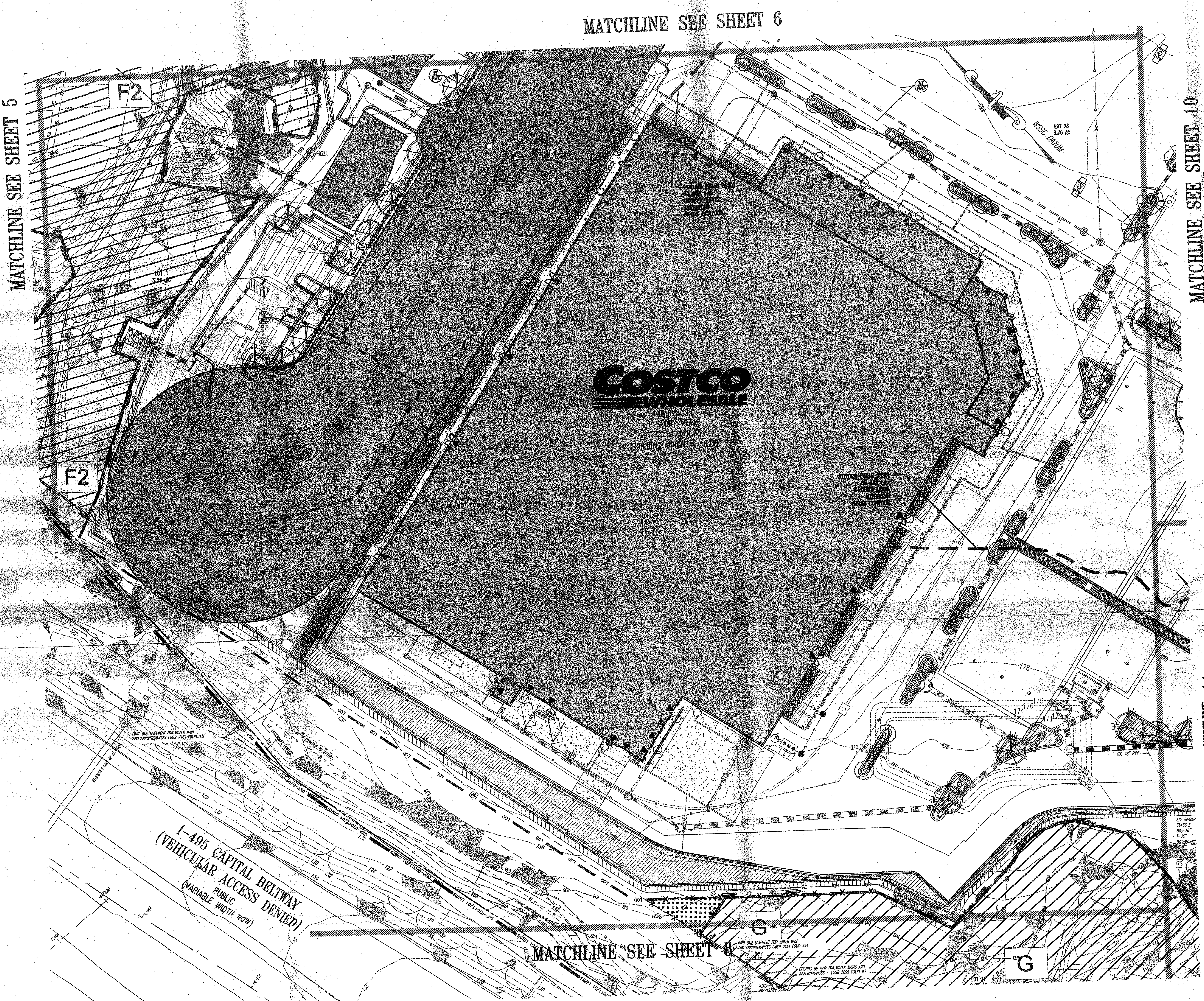

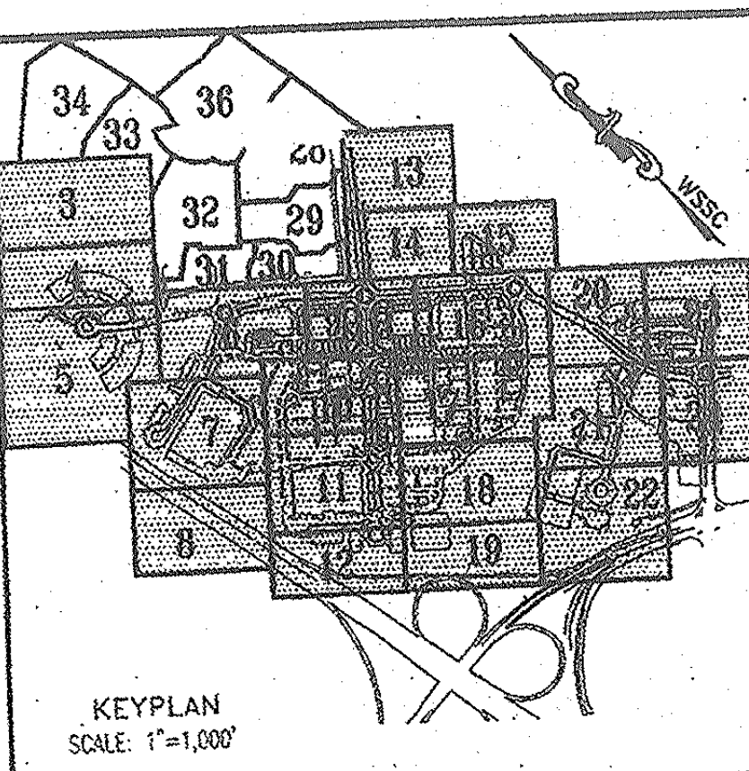

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( IN FEET )
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**Plan prepared by:**
Michael J Kelbasko 8/3/09
**Michael J. Kelbasko**
**Qualified Professional**
**CoMar 08.19.06.01**

APPROVED PLAN
DSP-07057-01

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions Listed Below Apply to This Sheet

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|---|---|---|---|
| 01 | 7/8/13 | SM | 7/9/13 |

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 Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |

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APPROVED PLAN

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

M-NCPPC APPROVALS
PROJECT NAME: DSP-07011/01 & DDS-591
PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)
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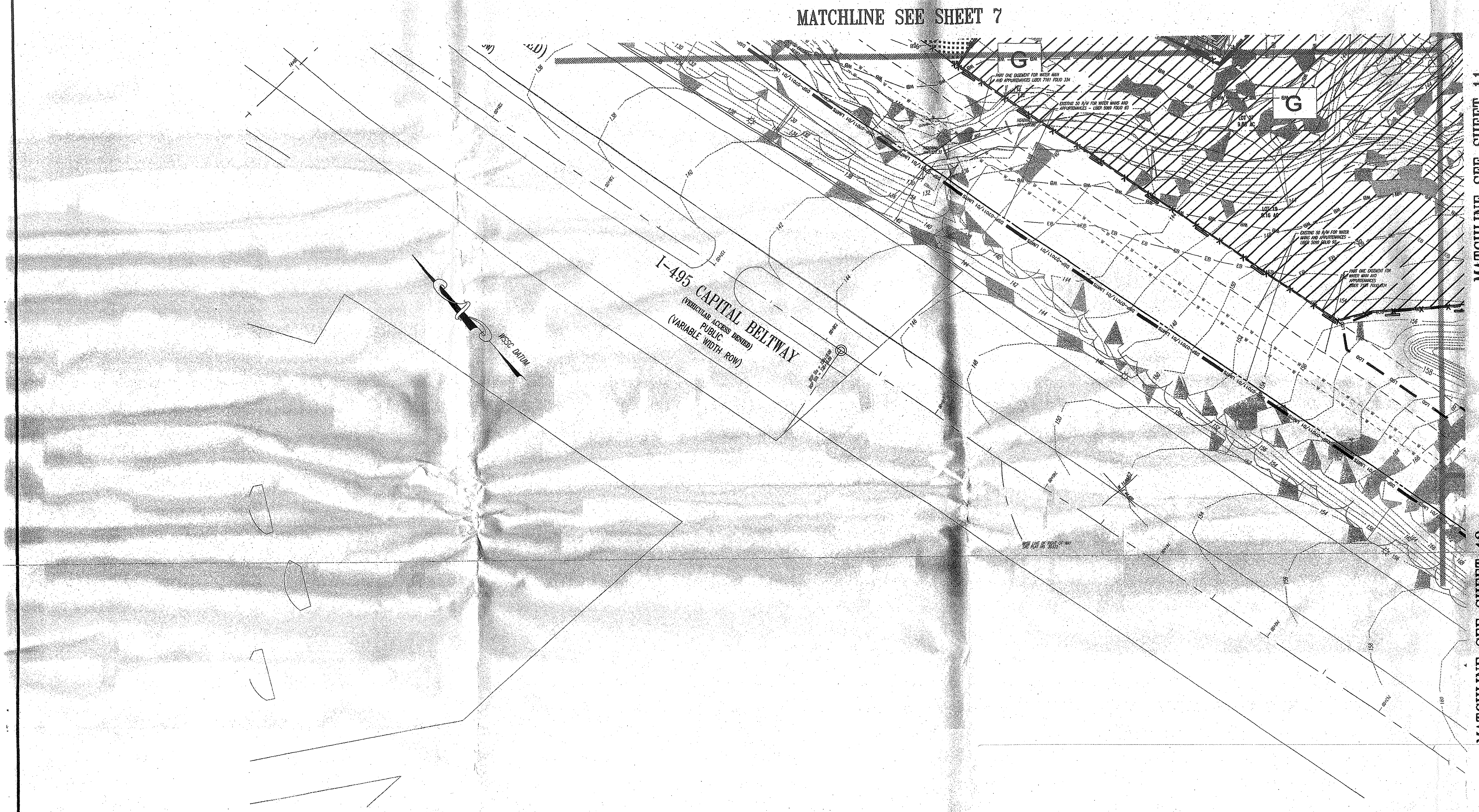

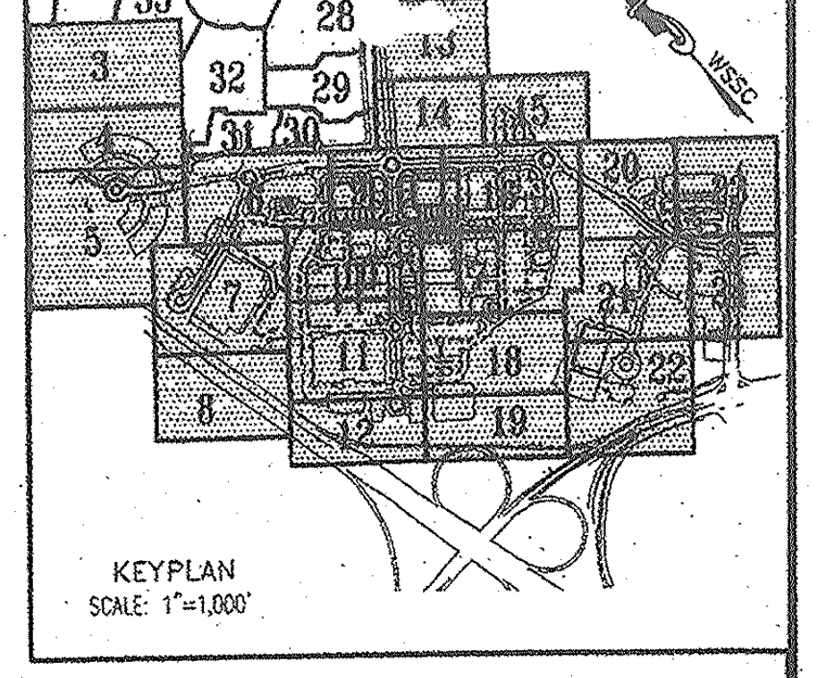

KEYPLAN
SCALE: 1"=1,000'

**BOHLER ENGINEERING**

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:

| | |
|---|---|
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| ◆ SOUTHBOROUGH, MA | ◆ BOWIE, MD |
| ◆ ALBANY, NY | ◆ TOWSON, MD |
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## EASEMENT LEGEND

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| 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 | |

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| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND 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.

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**Plan prepared by:**

Michael J. Kelbasko 8/3/09

**Michael J. Kelbasko**
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**CoMar 08.19.06.01**

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M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |

APPROVED PLAN
DSP-07057-01

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| 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

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Costco\MB080000\CAD\Site Plan Documents\TCP-II\MB080000TCP1.dwg, 8/3/2009 10:02:00 AM, dale.litter

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 |
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| CAD I.D.: | TCP1 |

PROJECT:

WOODMORE
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FOR
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Inglewood North, Landover Road
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Maryland 20706

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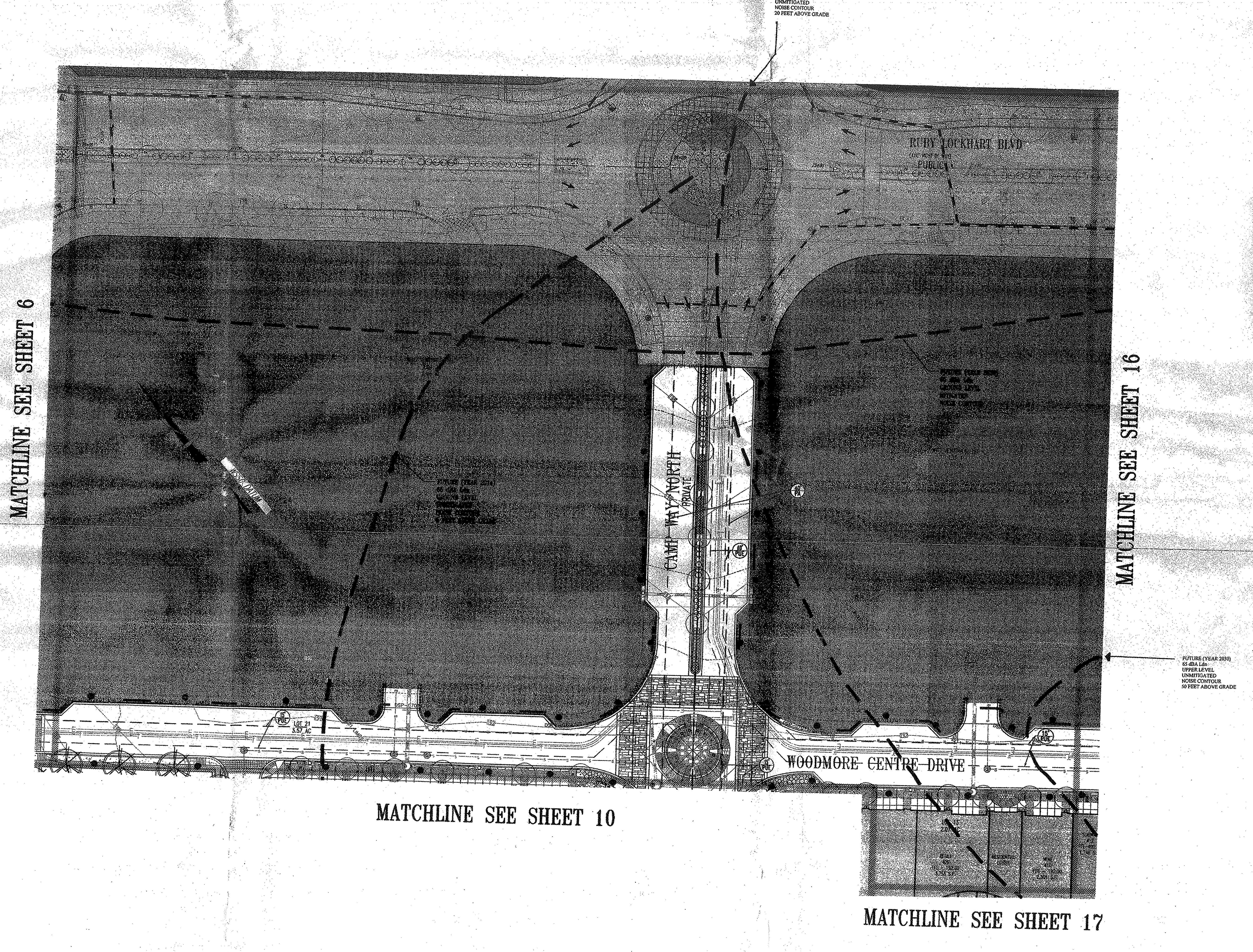

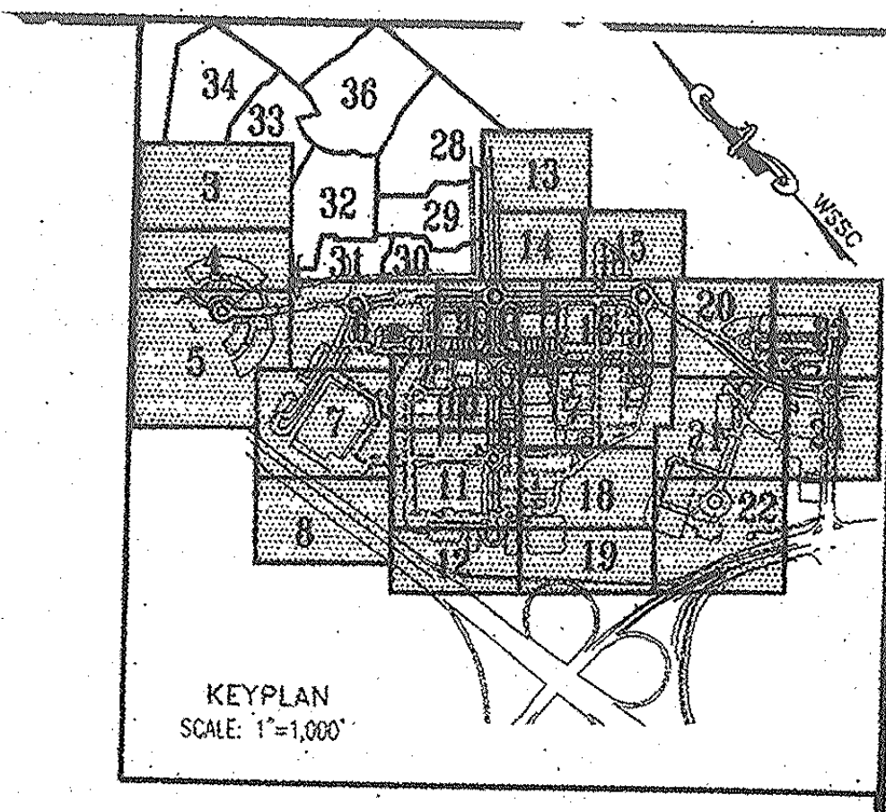

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CRITICAL ROOT ZONE

### GRAPHIC SCALE

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1 inch = 30 ft.

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APPROVED PLAN
DSP-07057-01

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
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|---|---|---|---|
| 01 | 7/8/13 | SM | 7/9/13 |
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APPROVAL
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|---|---|---|
| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | Chuck S[illegible] | 6/13/13 |
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REVISIONS

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

| | |
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| PROJECT No.: | MB080000 |
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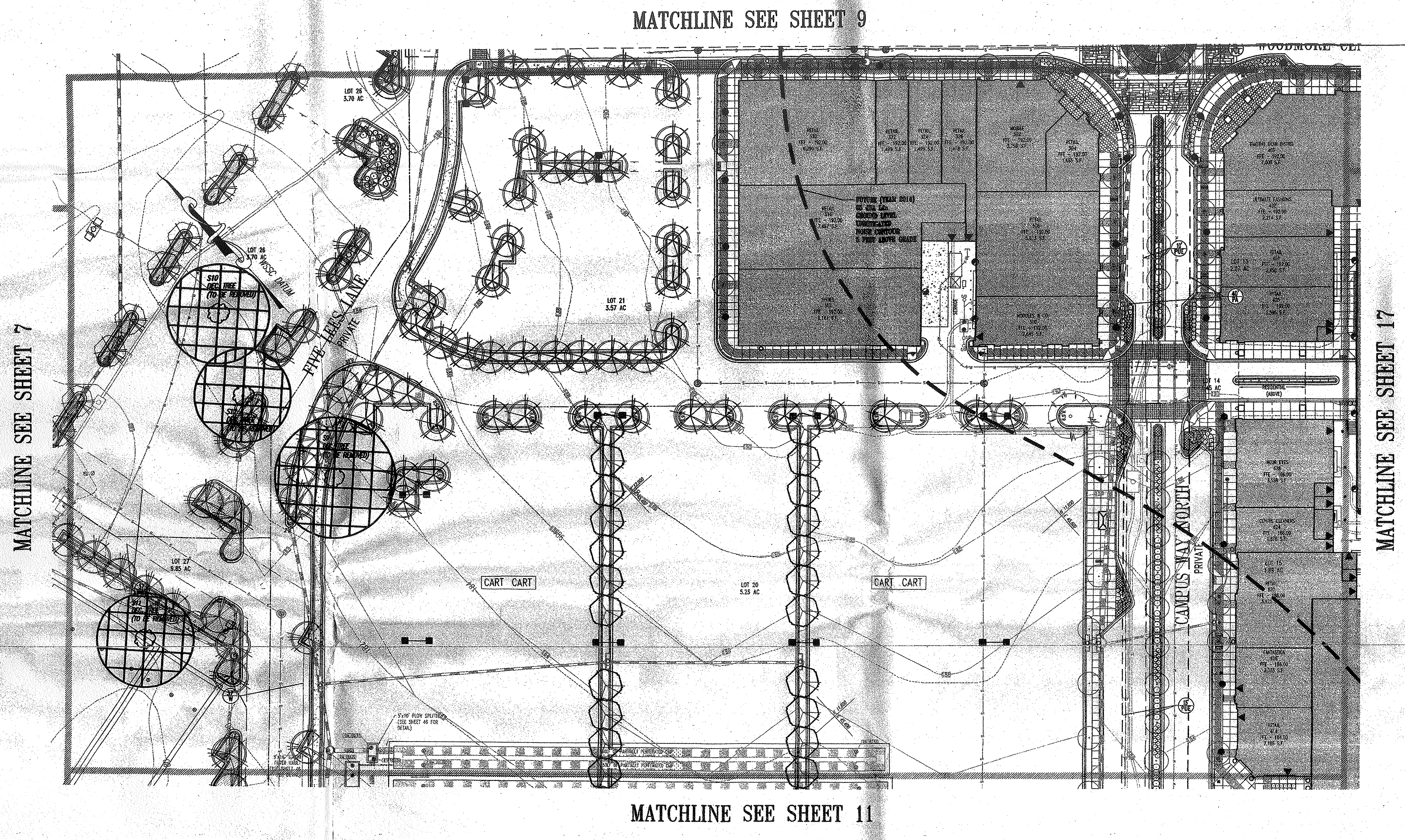

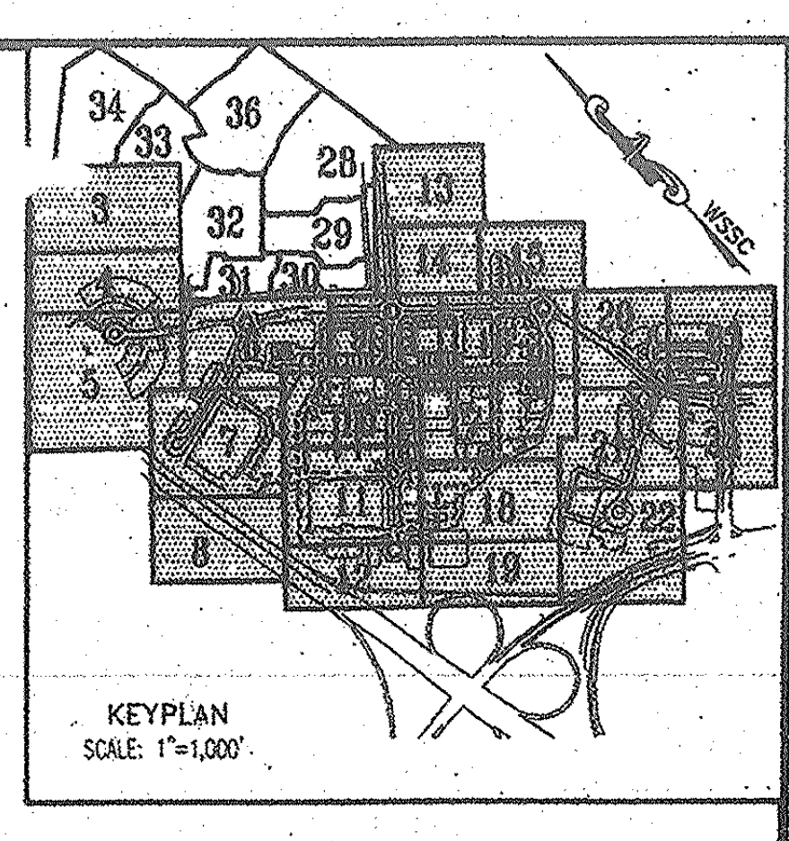

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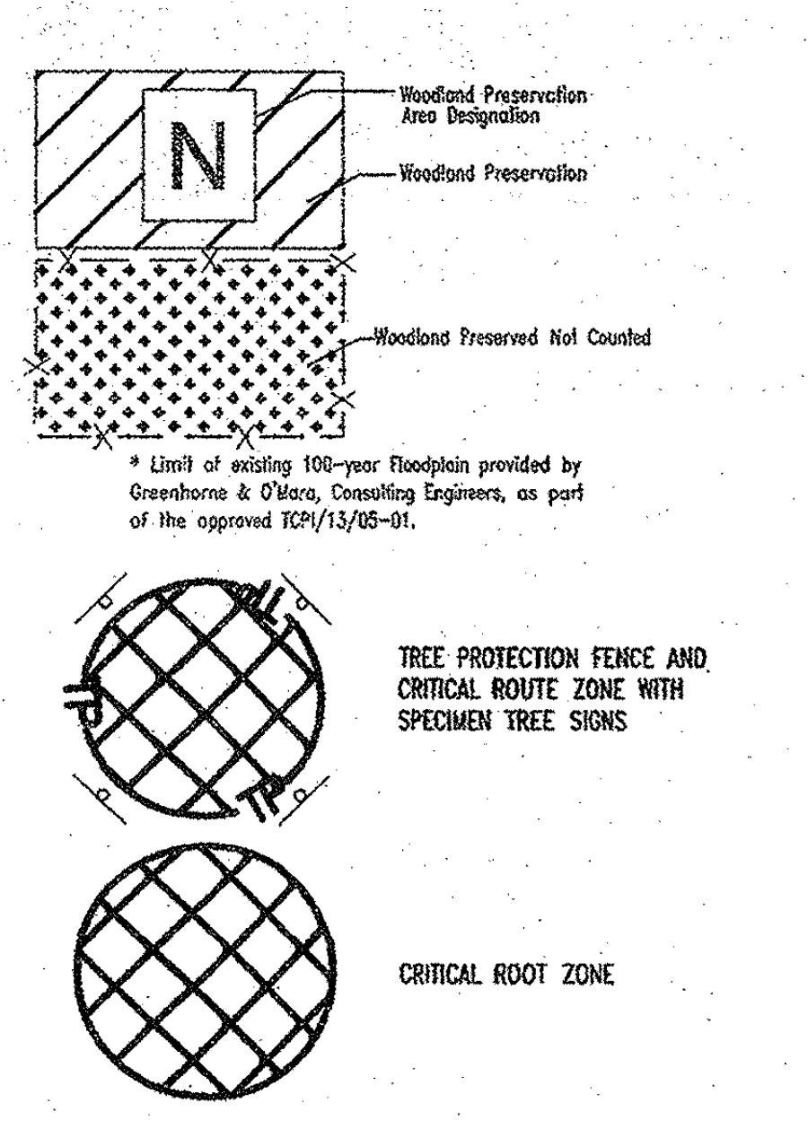
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PROJECT NUMBER: Woodmore Towne Centre at Glenarden (Commercial Section)

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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 |

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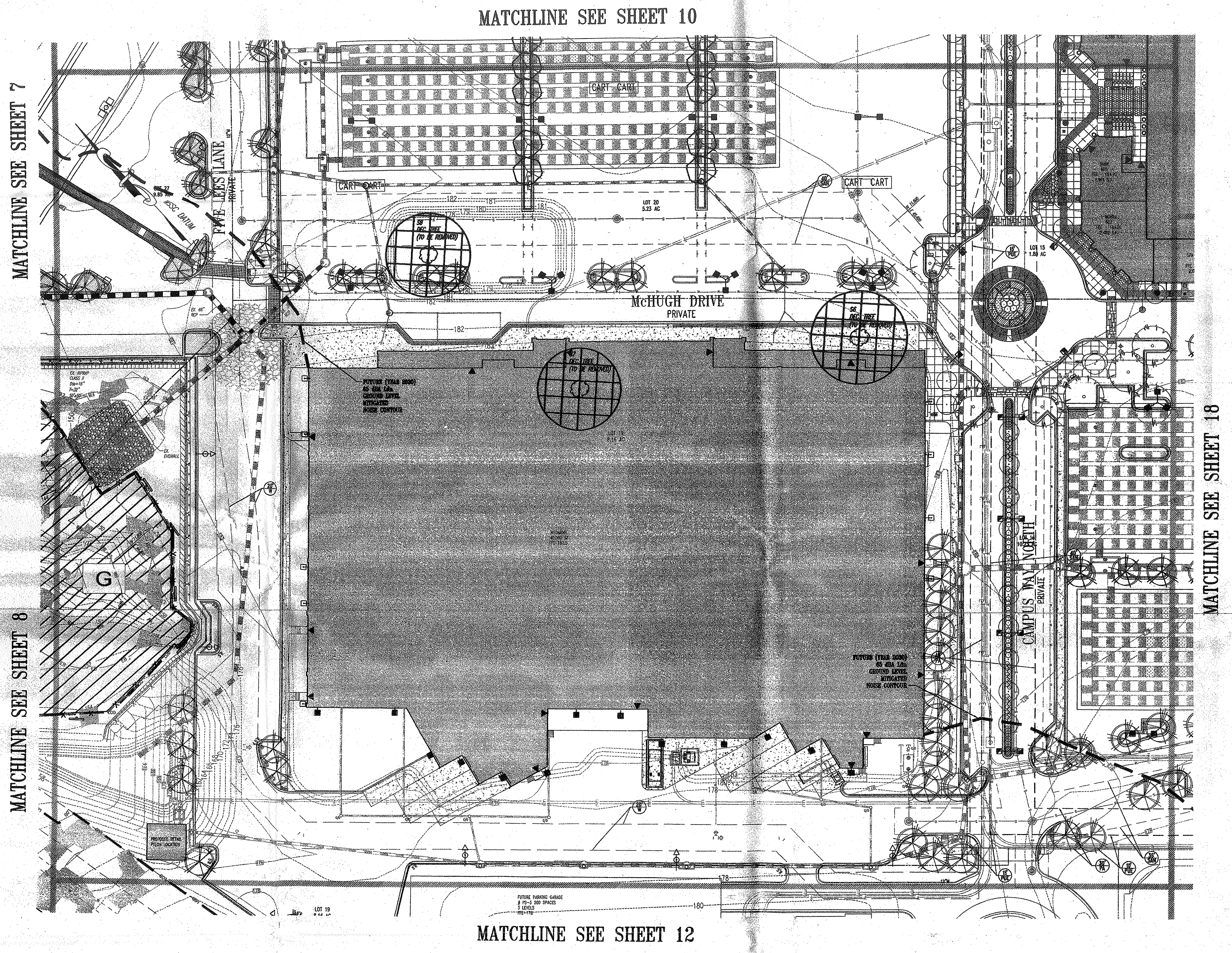

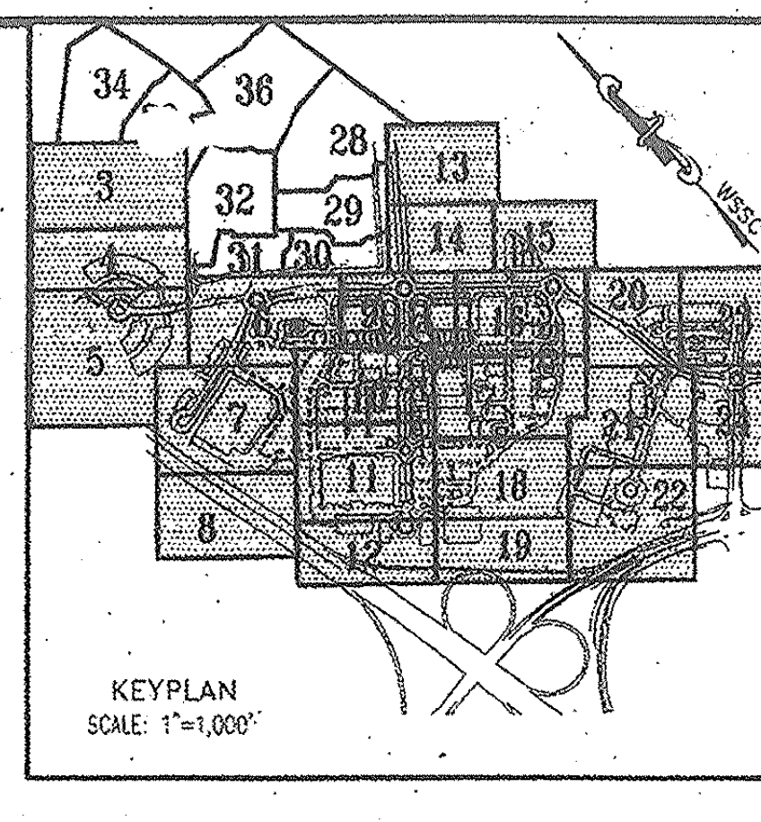

KEYPLAN
SCALE: 1"=1,000'

**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

## 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)

| *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 |
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| W | UNDERGROUND WATER LINE | W |
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| | SANITARY SEWER MAIN | |
| | HYDRANT | |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| WM | WATER METER | |
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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 | |
| | 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"=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

**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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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. 26939
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10765
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. 26939, EXP. DATE 01/26/10

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TCe Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 9/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | Chuck Schl | 6/13/13 |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

APPROVED PLAN
DSP-07057-01

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 | SR | 8-4-09 |

SHEET TITLE:
TCP II

SHEET NUMBER:
11

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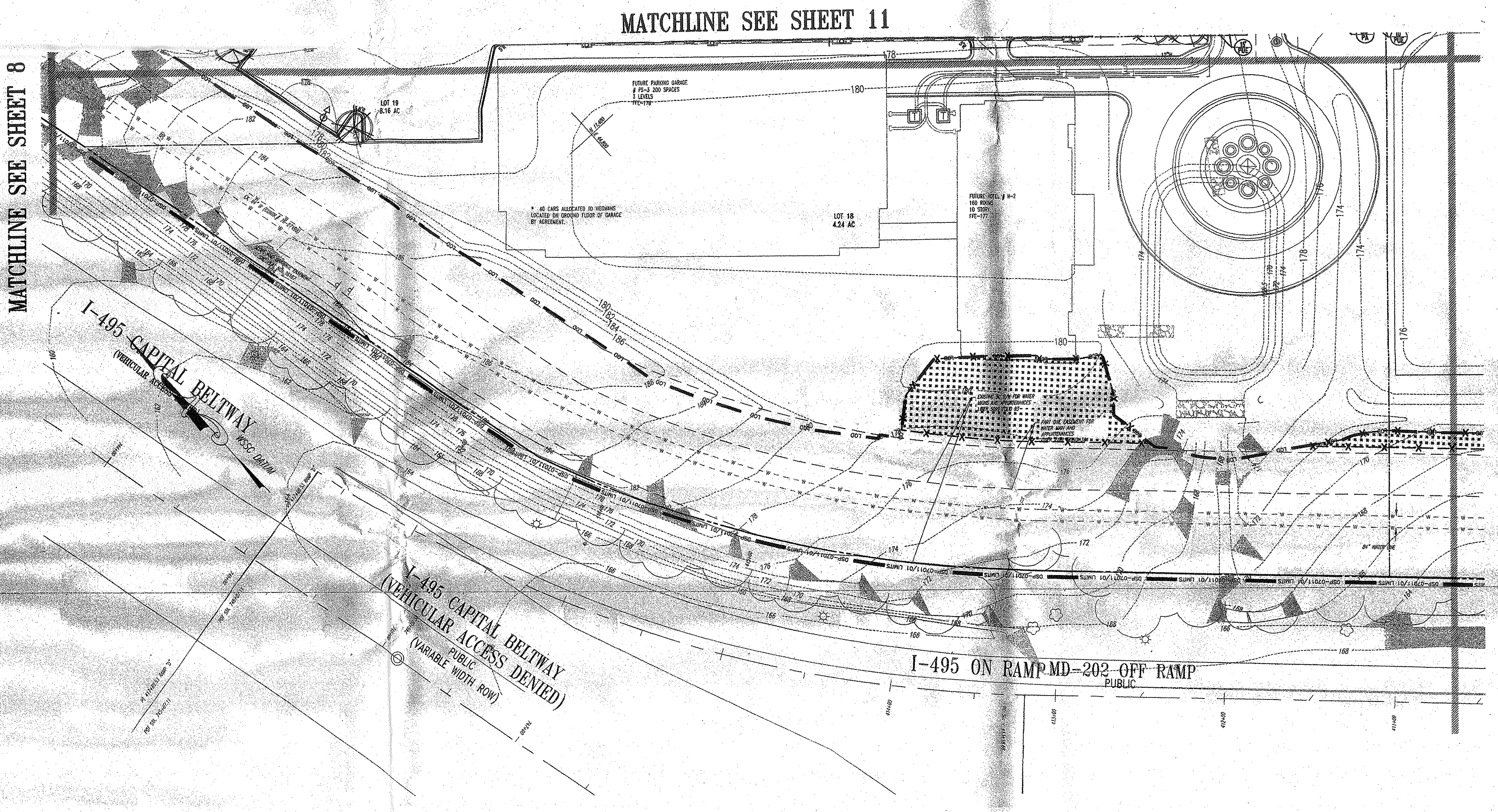
MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 19
LOT 19
8.16 AC
FUTURE PARKING GARAGE
# PS-3 200 SPACES
3 LEVELS
FFE-178
* 40 CARS ALLOCATED TO WEGMANS LOCATED ON GROUND FLOOR OF GARAGE BY AGREEMENT.
LOT 18
4.24 AC
FUTURE HOTEL # H-2
160 ROOMS
10 STORY
FFE-177
EXISTING 30' R/W FOR WATER MAINS AND APPURTENANCES LIBER 5089 FOLIO 93
PART ONE EASEMENT FOR WATER MAIN AND APPURTENANCES
84" WATER LINE
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
PUBLIC
(VARIABLE WIDTH ROW)
I-495 ON RAMP MD-202 OFF RAMP
PUBLIC
LOD
DSP-07011/01 LIMITS
180
178
176
174
172
170
168
166

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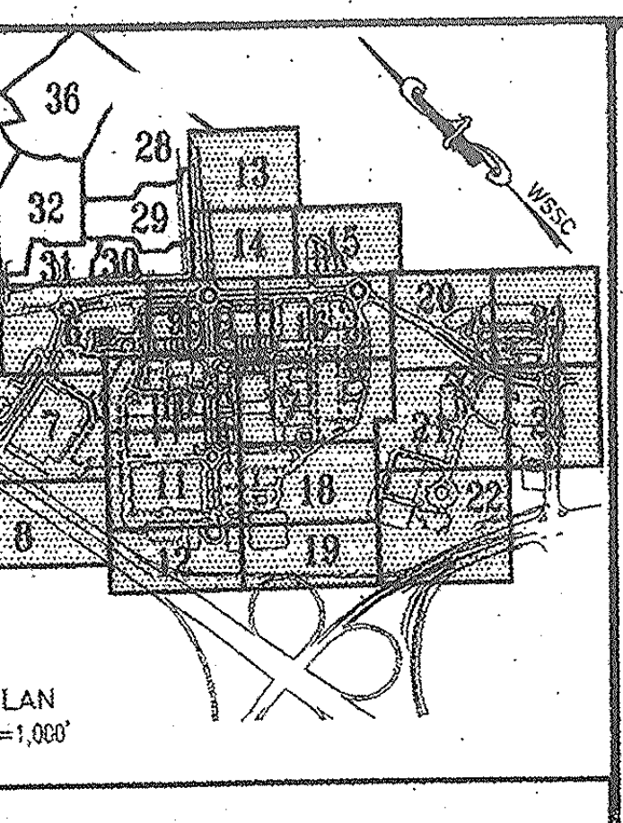
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WSSC

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT
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CRITICAL ROOT ZONE

### GRAPHIC SCALE

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( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**
Michael J. Kelbasko 8/3/09
**Michael J. Kelbasko**
**Qualified Professional**
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M-NCPPC APPROVALS

| | |
|---|---|
| PROJECT NAME: | Woodmore TC @ Glenarden |
| PROJECT NUMBER: | DSP-07057 |

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

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|---|---|---|---|
| 01 | 1/8/13 | SM | 1/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | Chuck Schol | 6/13/13 |

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APPROVED PLAN
DSP-07057-01

## LEGEND

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M-NCPPC APPROVALS

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

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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**
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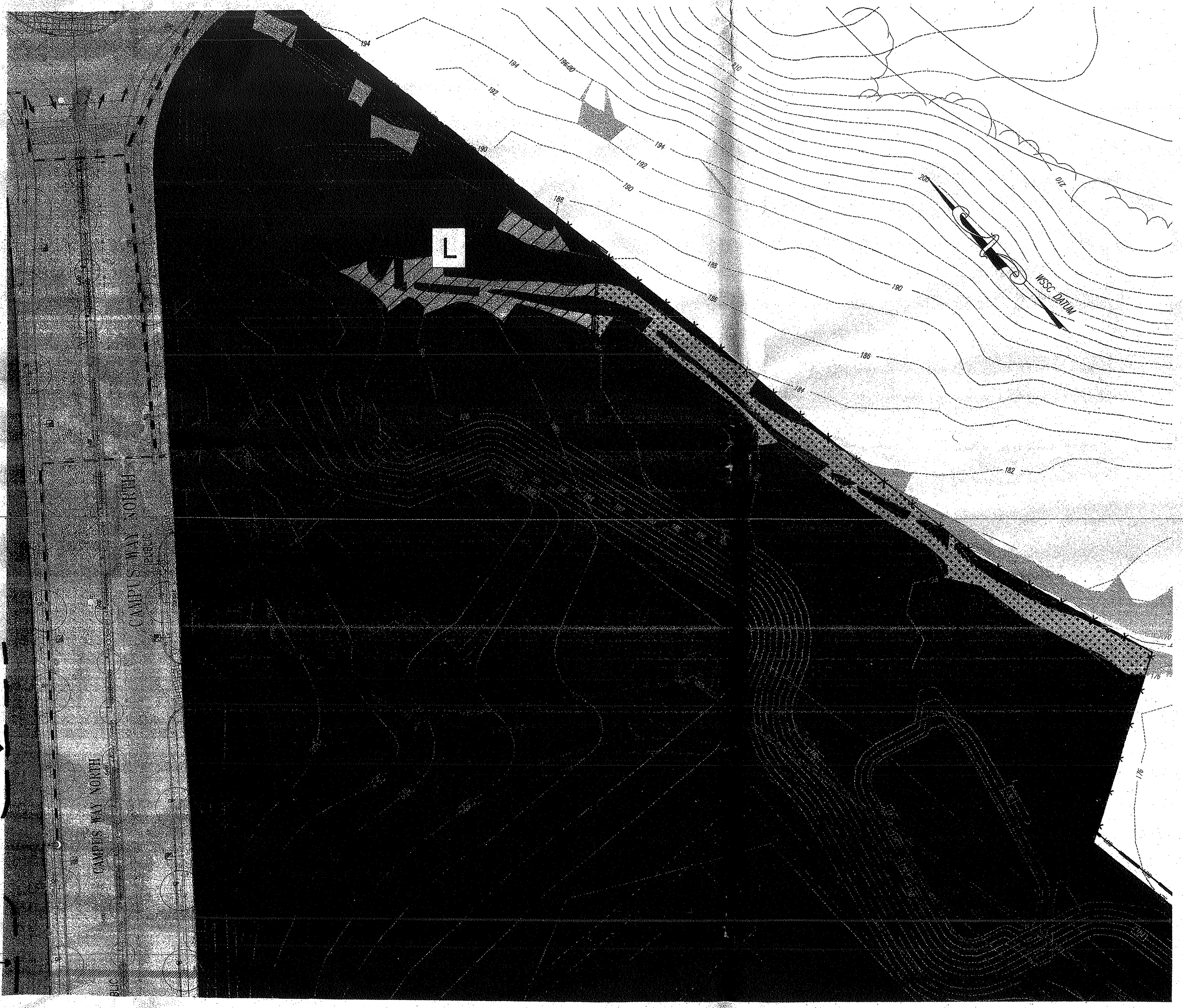
SHEET TITLE:
TCP II

SHEET NUMBER:
12



65 dBA Ldn
UNMITIGATED
(GROUND LEVEL)

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MATCHLINE SEE SHEET 14

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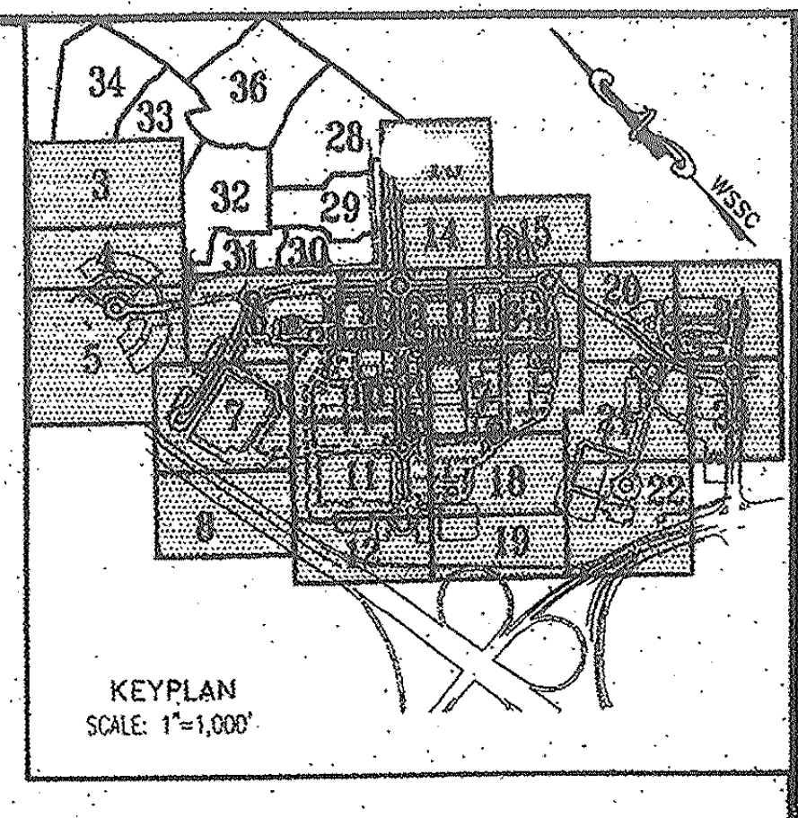

KEYPLAN
SCALE: 1"=1,000'

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| C/O | CLEAN OUT | ○ |
| —FP— | FLOOD PLAIN | —FP— |
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CRITICAL ROOT ZONE

GRAPHIC SCALE

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M-NCPPC APPROVALS

| | |
|---|---|
| PROJECT NAME: | Woodmore [illegible] |
| PROJECT NUMBER: | DSP-07057 |

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 | 7/18/13 | SM | 7/9/13 |
| | | | |
| | | | |
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| | | | |

APPROVED PLAN

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

| | Approved by | Date |
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| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | [illegible] | 6/13/13 |
| | | |
| | | |
| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

APPROVED PLAN
DSP-07057-01

**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 | [illegible] | 8-4-09 |
| | | | |
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- FORT LAUDERDALE, FL
- CENTER VALLEY, PA

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 1 | 7/14/09 | PER DSP RESOLUTION | ASF |
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| | |
|---|---|
| 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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DISTRICT OF COLUMBIA LICENSE No. 900392

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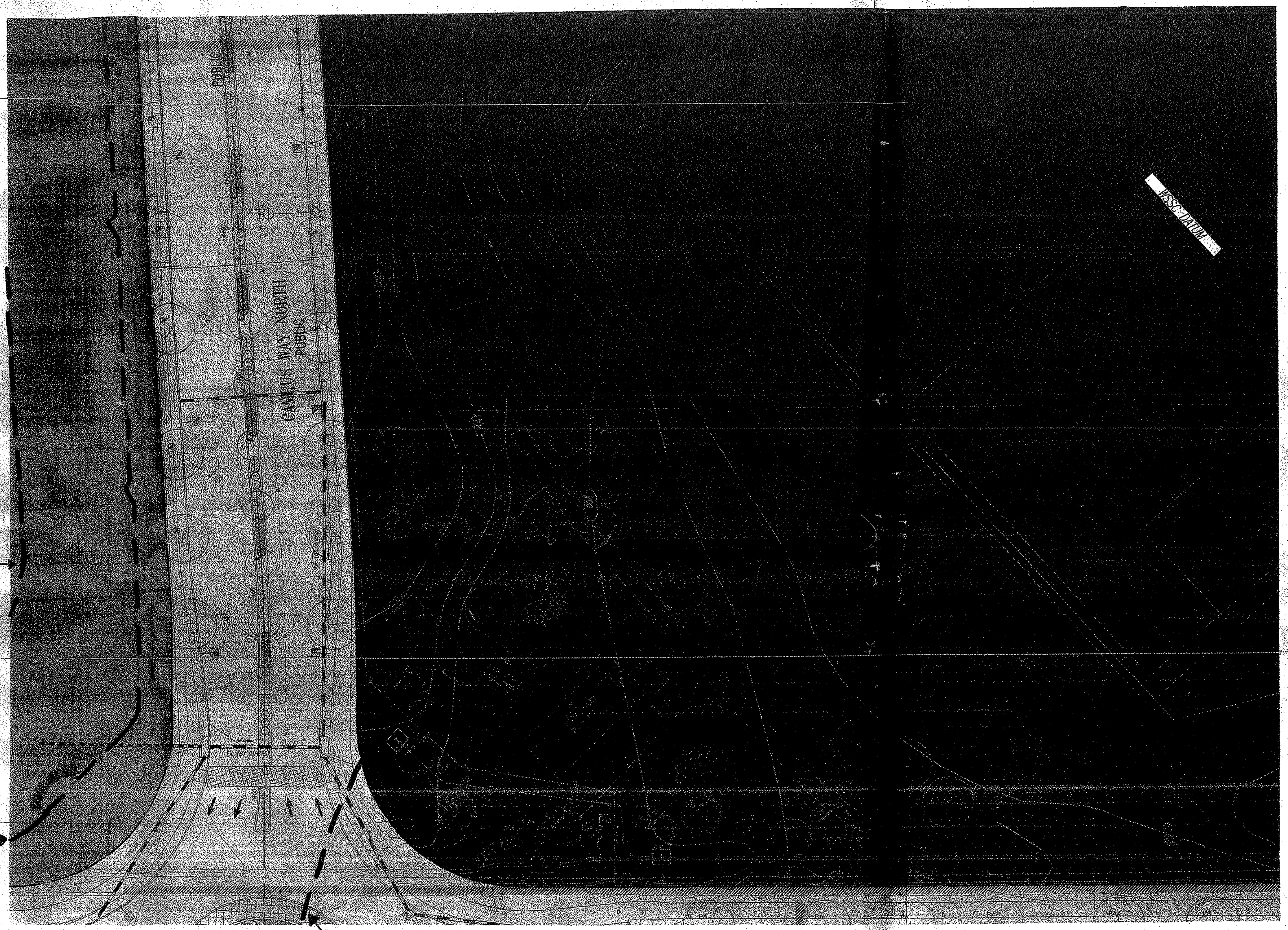
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 51504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10.

SHEET TITLE:
TCP II

SHEET NUMBER:
13

MATCHLINE SEE SHEET 13



MATCHLINE SEE SHEET 15

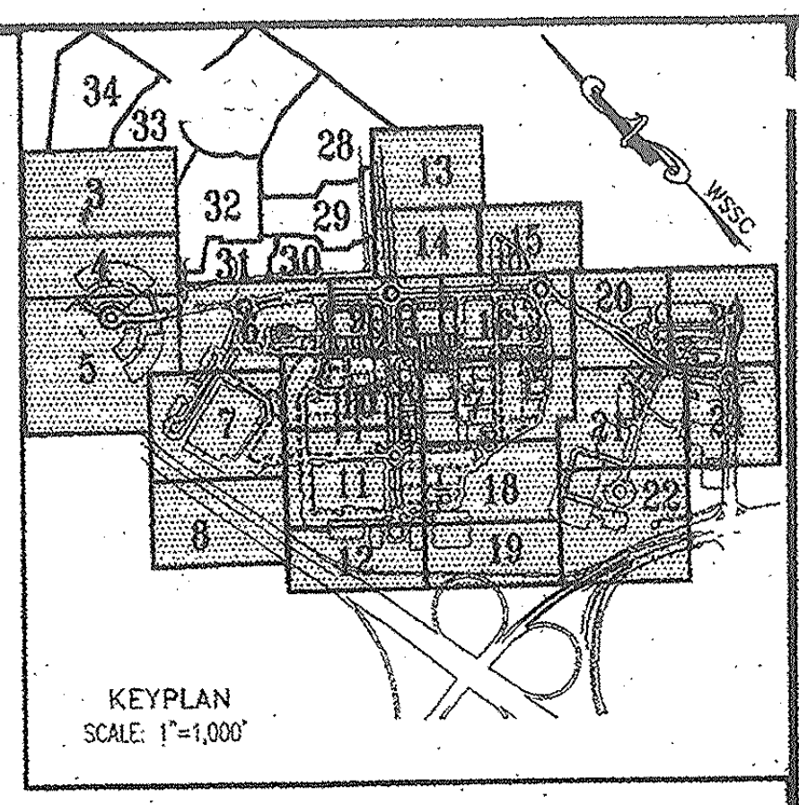
65 dBA Ldn
UNMITIGATED
(UPPER LEVEL)

65 dBA Ldn
UNMITIGATED
(GROUND LEVEL)

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 16

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



KEYPLAN
SCALE: 1"=1,000'

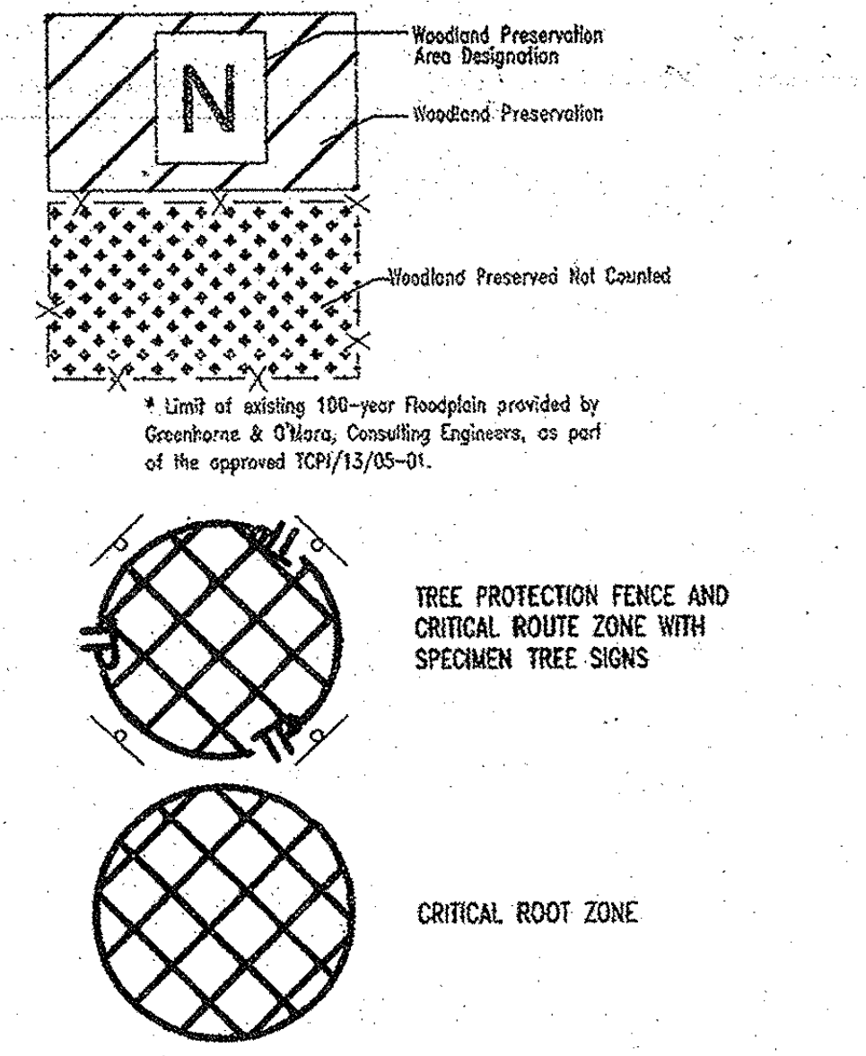
## EASEMENT LEGEND

| | |
|---|---|
| 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)

| 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
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.

**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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811 IN MD
or 1-800-257-7777
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |

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DSP-07057-01
APPROVED PLAN

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 | 4-21-2003 | | 8-4-07 |
| | | | |

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS

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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:
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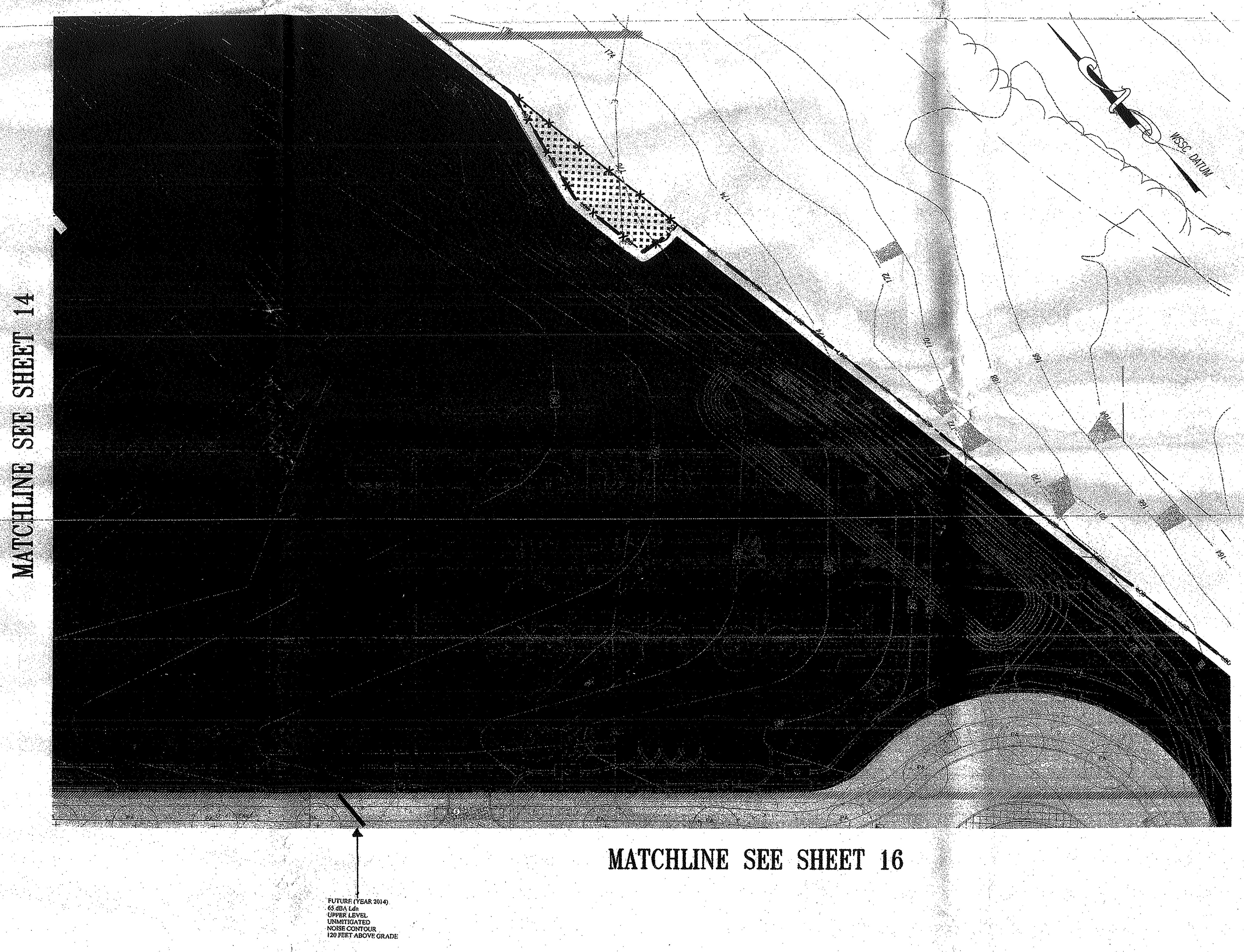
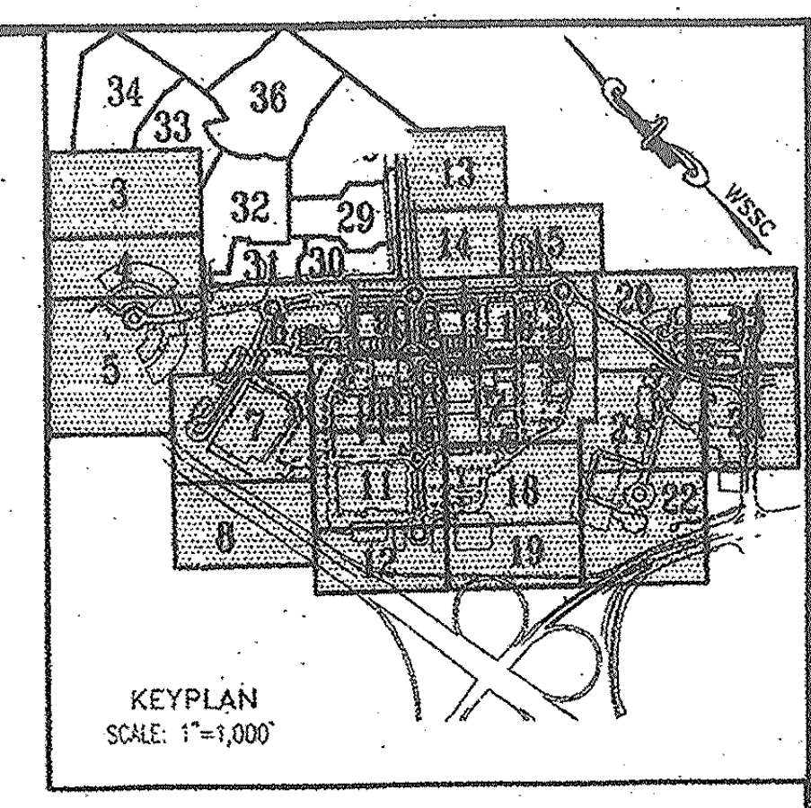
SHEET TITLE:
TCP II

SHEET NUMBER:
14





KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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

# LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| *EXISTING* | | PROPOSED |
|---|---|---|
| *EXISTING NOTE* | TYPICAL NOTE TEXT | PROPOSED NOTE |
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| — — — | 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 | ◑ |
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| ⋈ GV | GAS VALVE | ☒ |
| ○ GM | GAS METER | ☐ |
| C/O | CLEAN OUT | ○ |
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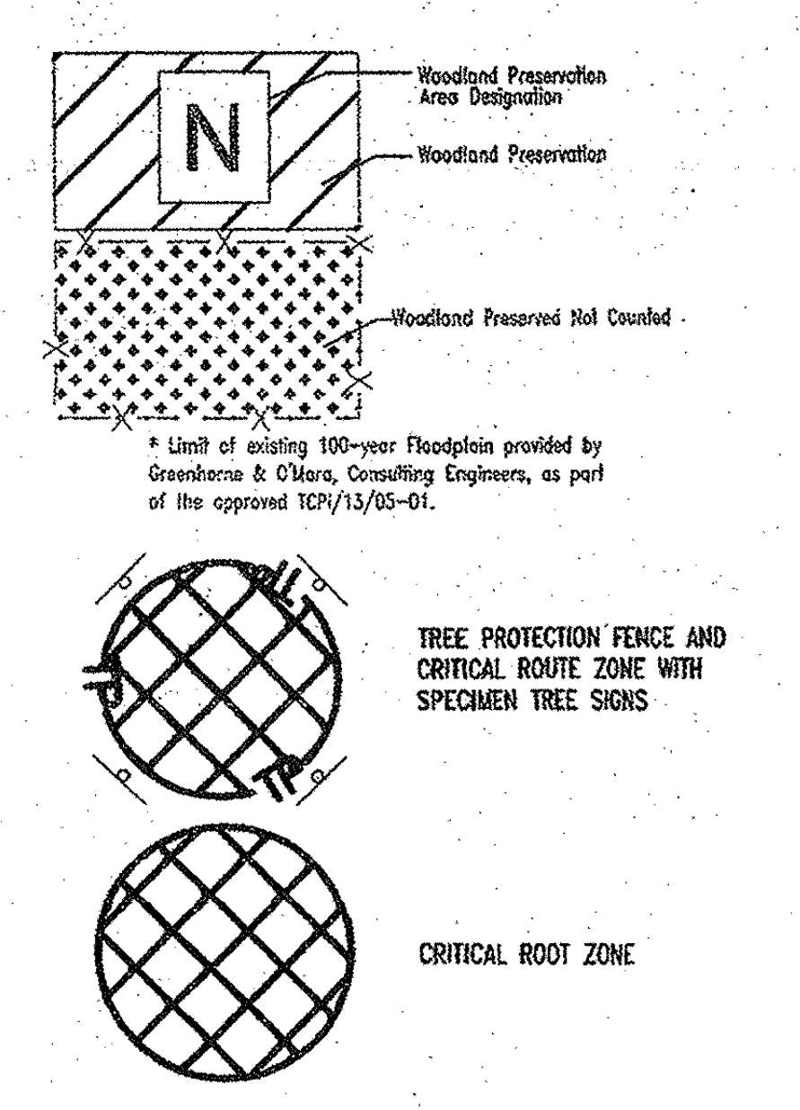
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | ▬ LOD ▬ |
| — · — | WETLAND LINE | |
| — · · · — | STREAM LINE | |
| | EXPANDED BUFFER | — EB — |
| ⌒⌒⌒ | TREE LINE | |
| — — — | EASEMENT LINE | — — — |
| S19 DEC. TREE | SPECIMEN TREE & NUMBER | |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Woodland Preservation
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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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**Plan prepared by:**

Michael J. Kelbasko 8/3/09

**Michael J. Kelbasko**
**Qualified Professional**
**CoMar 08.19.06.01**

APPROVED PLAN
DSP-07057-01

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Woodmore TC @ Glenarden | | | |
| PROJECT NUMBER: DSP-07057 | | | |
| 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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |

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## 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 | | | |
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| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
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GENERAL NOTE:
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| REVISIONS | | | |
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| | 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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Maryland 20706

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TCP II

SHEET NUMBER:
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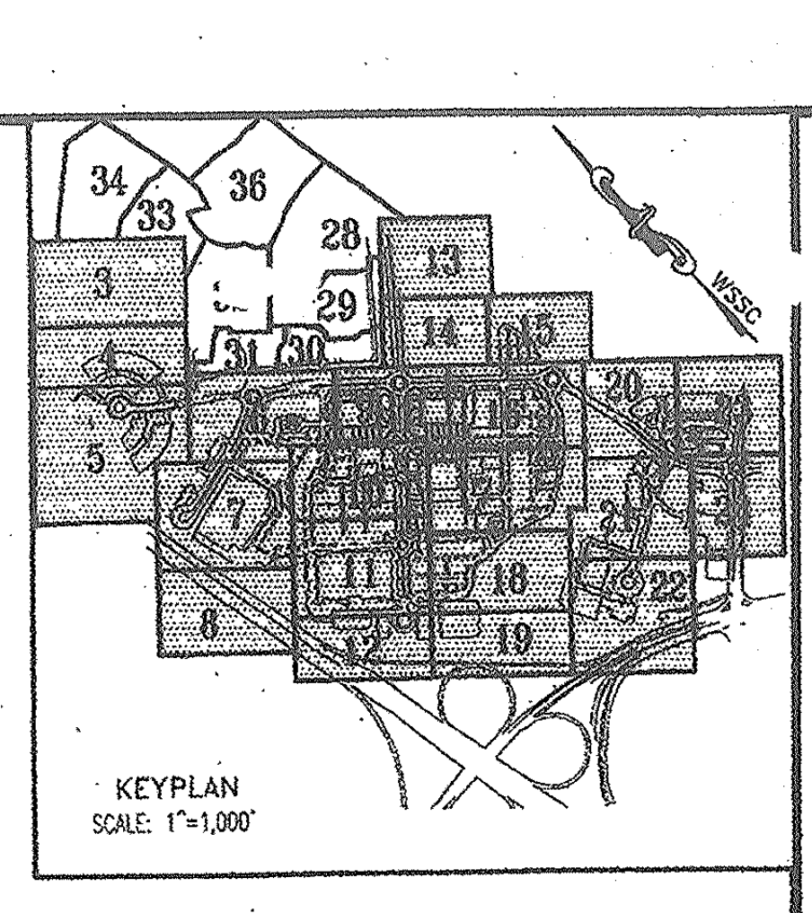
KEYPLAN
SCALE: 1"=1,000'

34
33
36
28
3
13
29
14
15
31
20
11
18
22
8
19
WSSC

**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS
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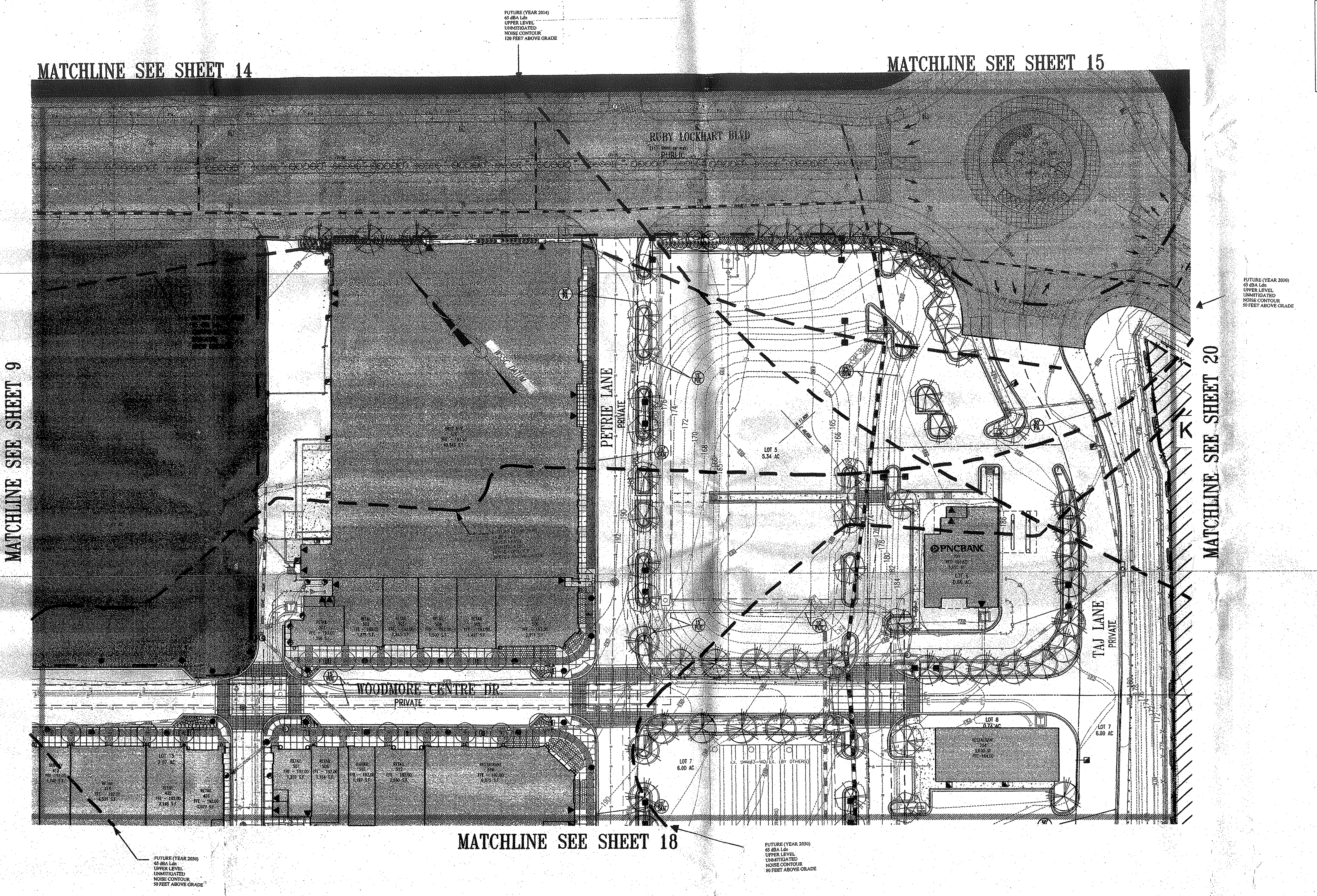

FUTURE (YEAR 2014)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
120 FEET ABOVE GRADE
MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 15
RUBY LOCKHART BLVD
PUBLIC
FUTURE (YEAR 2030)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
50 FEET ABOVE GRADE
MATCHLINE SEE SHEET 9
PETRIE LANE
PRIVATE
LOT 5
5.34 AC
PNC BANK
LOT 2
K
MATCHLINE SEE SHEET 20
TAJ LANE
PRIVATE
WOODMORE CENTRE DR.
PRIVATE
LOT 7
6.60 AC
LOT 8
LOT 7
6.60 AC
RETAIL
418
FFE = 192.00
RETAIL
422
FFE = 192.00
2,148 S.F.
RETAIL
425
FFE = 192.00
2,077 S.F.
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

## 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)

| *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.

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.

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**Plan prepared by:**
Michael J. Kelbasko 8/3/09
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |
| | | | |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |
| | | |
| | | |
| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

DSP-07057-01
APPROVED PLAN

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 | AL | 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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**D.M. DUKE**
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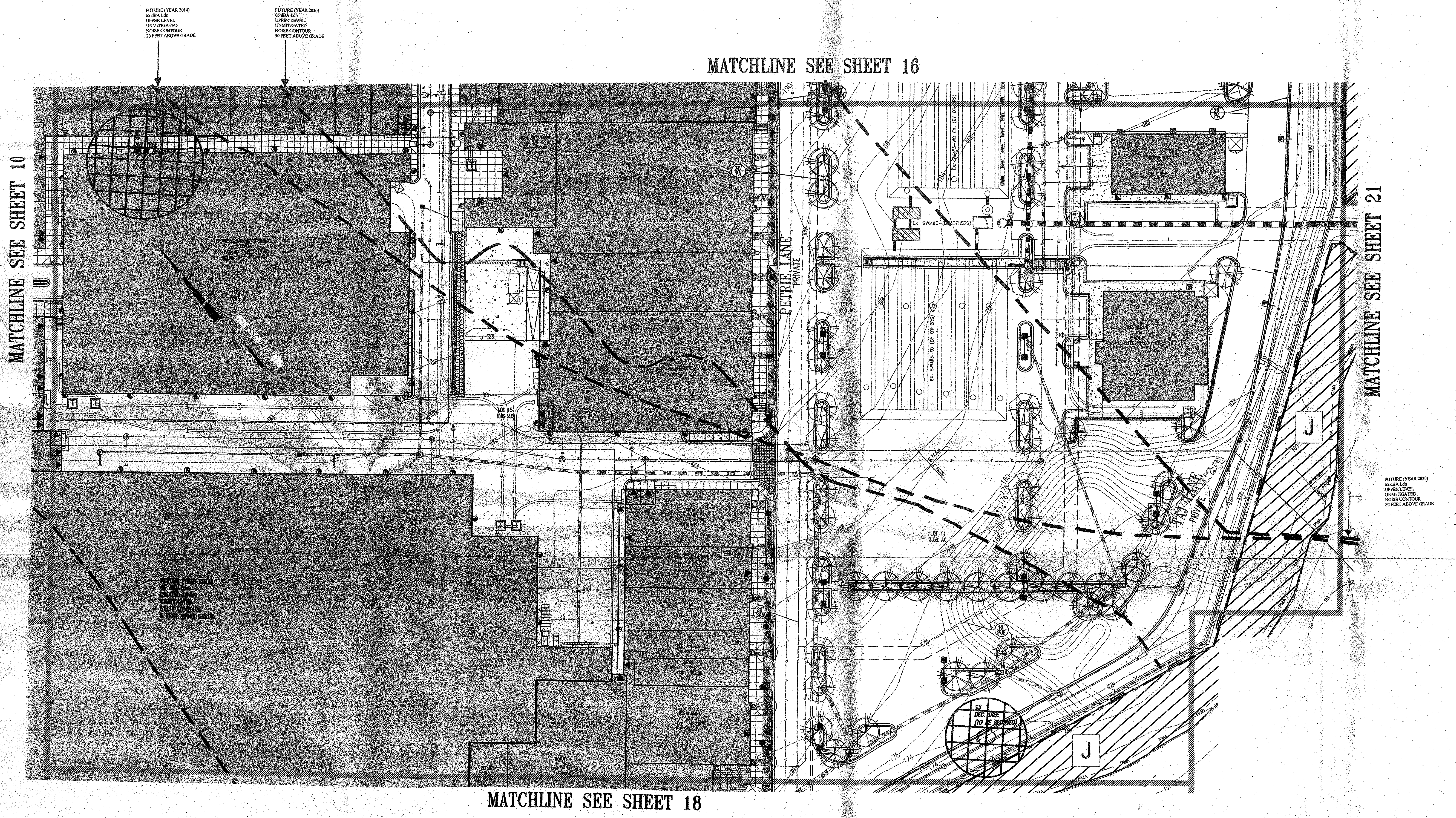
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900332

**E.S. KEOHANE**
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26830
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. 26830, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
16



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

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

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
80 FEET ABOVE GRADE

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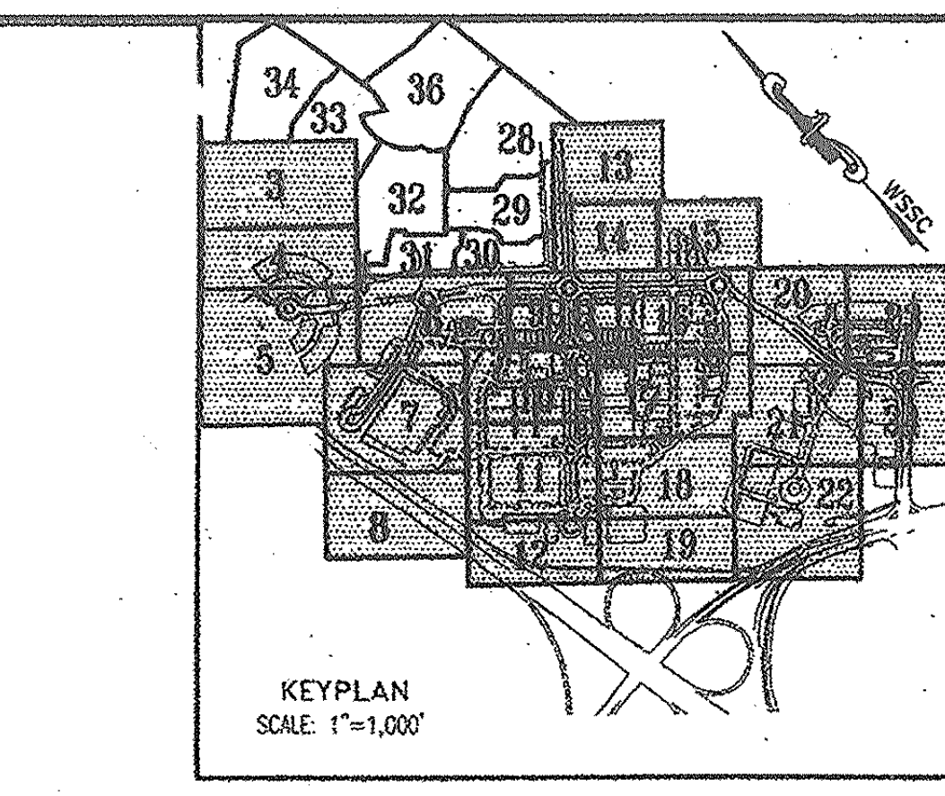

KEYPLAN
SCALE: 1"=1,000'

## 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)

| EXISTING | | PROPOSED |
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| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| ⊗ WM | WATER METER | ◐ |
| ⋈ | WATER VALVE | ● |
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| ○ GM | GAS METER | ☐ |
| C/O | CLEAN OUT | ○ |
| —FP— | FLOOD PLAIN | —FP— |
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| — SB — | STREAM BUFFER | — SB — |
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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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Woodland Preservation
Woodland Preserved Not Counted

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TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

CRITICAL ROOT ZONE

### GRAPHIC SCALE

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**Plan prepared by:**
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**Michael J. Kelbasko**
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M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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 Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |

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APPROVED PLAN
DSP-07057-01

## LEGEND

| | |
|---|---|
| LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION) | ▩ |
| LIMITS OF DSP-07011 (INFRASTRUCTURE) | ▨ |
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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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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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- 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:
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FOR
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SHEET NUMBER:
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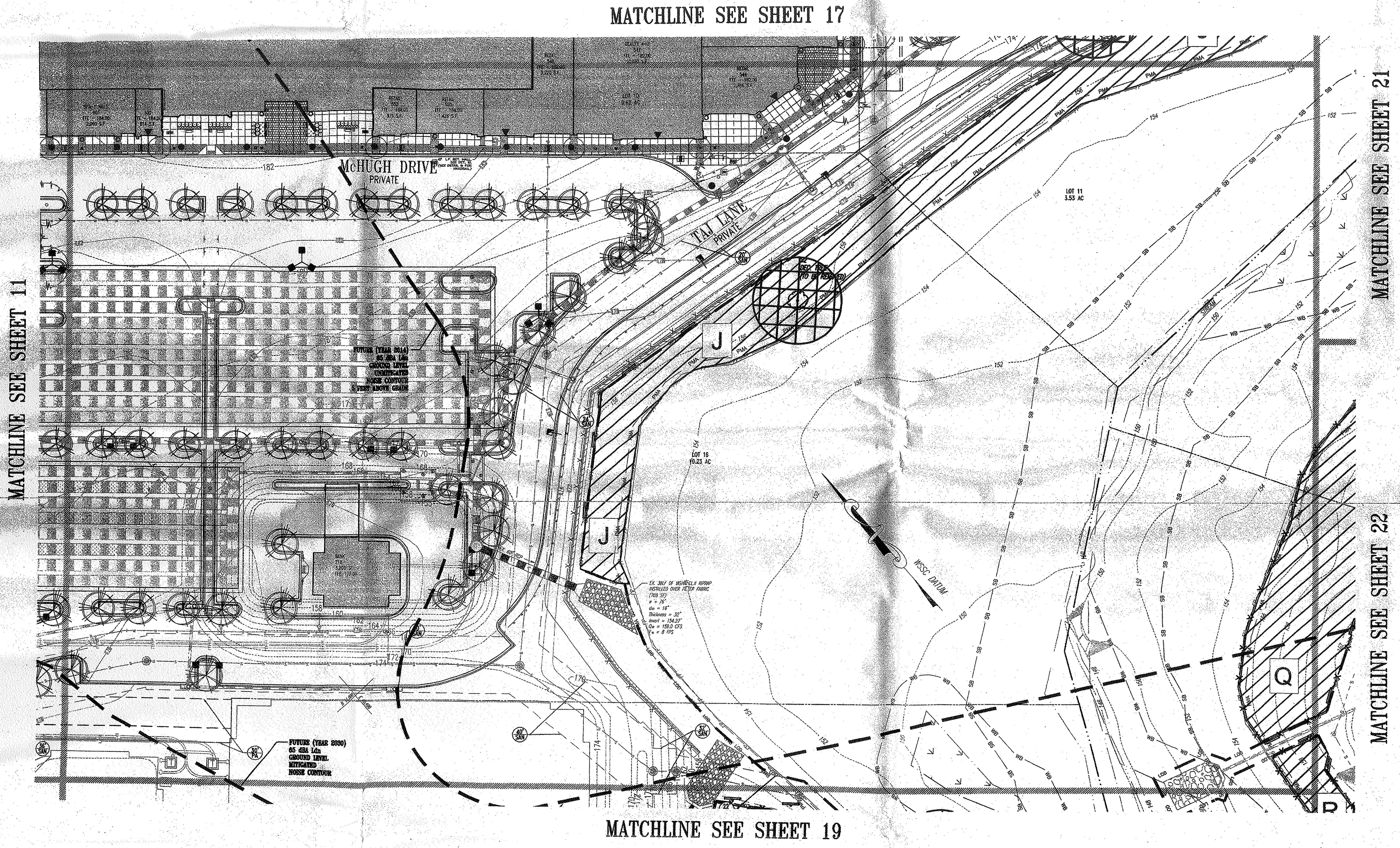

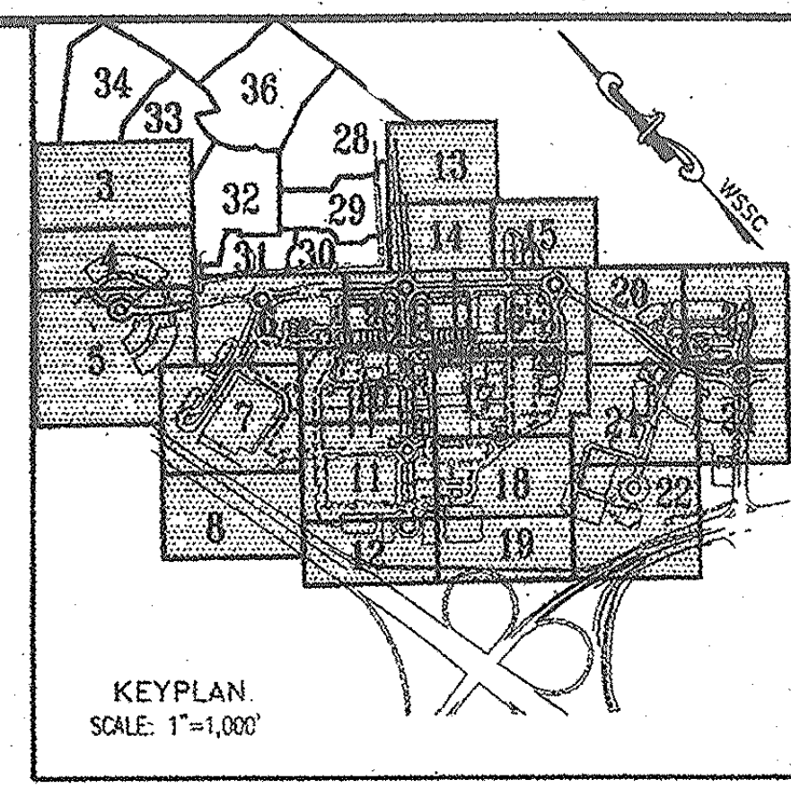

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT
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CRITICAL ROOT ZONE

GRAPHIC SCALE

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**Plan prepared by:**

Michael J. Kelbasko 8/3/09

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M-NCPPC APPROVALS

PROJECT NAME: Woodmore TC Glenarden
PROJECT NUMBER: DSP-07057

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

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| 01 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

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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APPROVED PLAN
DSP-07057-01

## LEGEND

| | |
|---|---|
| LIMITS OF DSP-07057 RESIDENTIAL (SEPARATE SUBMISSION) | ▩ |
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M-NCPPC APPROVALS

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REVISIONS

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| | |
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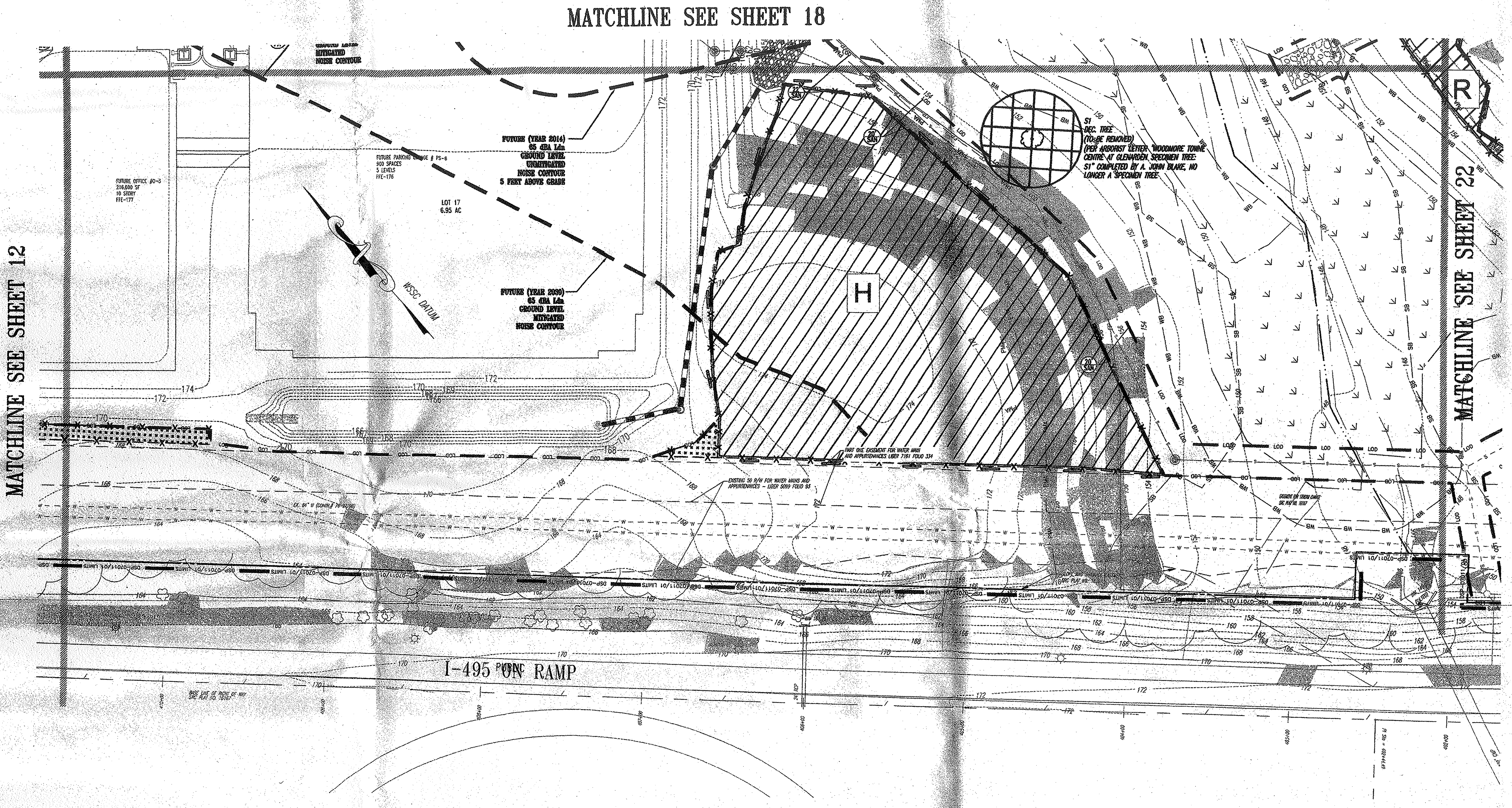
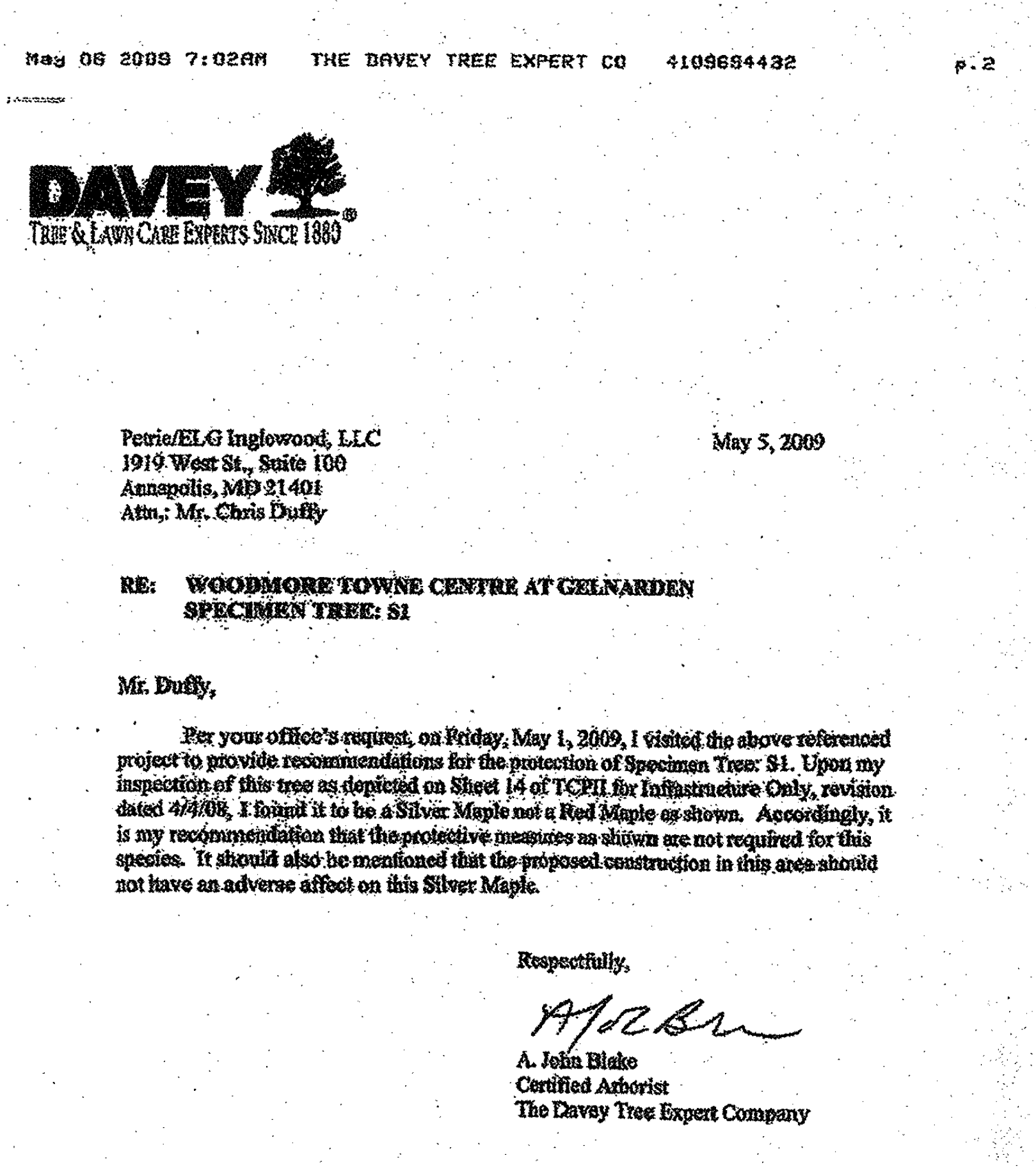
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

**E.S. KEOHANE**
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 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:
18





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,

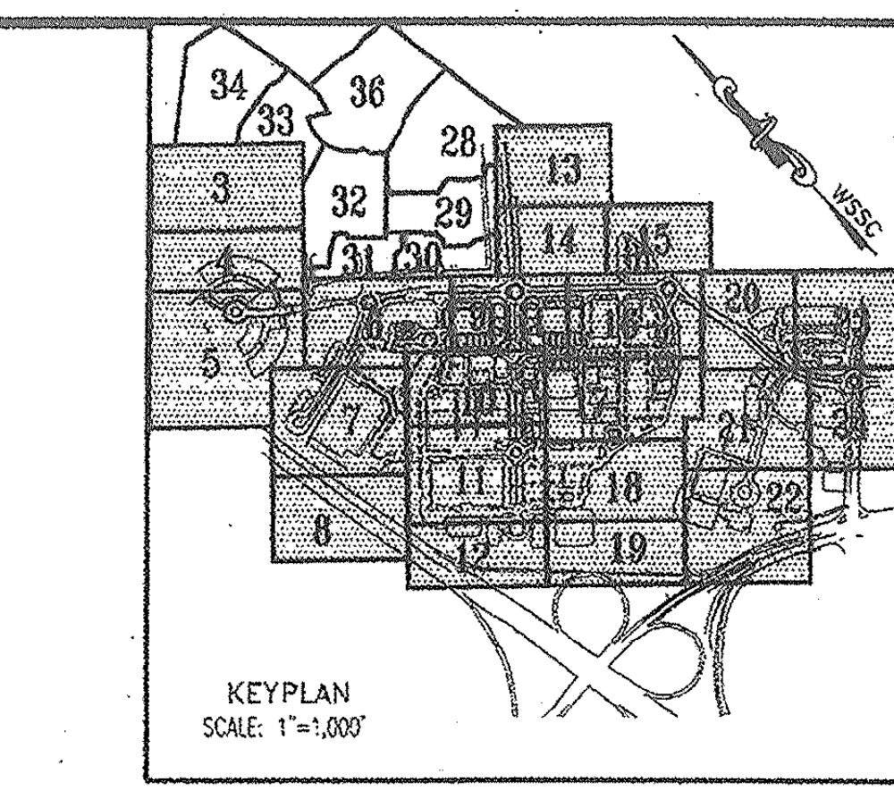
Per your office's request, on Friday, May 1, 2009, I visited the above referenced project to provide recommendations for the protection of Specimen Tree: S1. Upon my inspection of this tree as depicted on Sheet 14 of TCPII for Infrastructure Only, revision dated 4/4/08, I found it to be a Silver Maple 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 affect on this Silver Maple.

Respectfully,

A. John Blake
Certified Arborist
The Davey Tree Expert Company

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

**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.



KEYPLAN
SCALE: 1"=1,000'

**BOHLER ENGINEERING**

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SURVEYORS
PROJECT MANAGERS
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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.
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## 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)

| 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.

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.

M-NCPPC APPROVALS
PROJECT NAME: Woodmore TC Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |

APPROVED PLAN

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
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
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-01

| | Approved by | Date |
|---|---|---|
| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |
| | | |
| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

DSP-07057-01
APPROVED PLAN

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 |
| | | | |
| | | | |
| | | | |

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
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MARYLAND LICENSE No. 28720
DISTRICT OF COLUMBIA LICENSE No. 900392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
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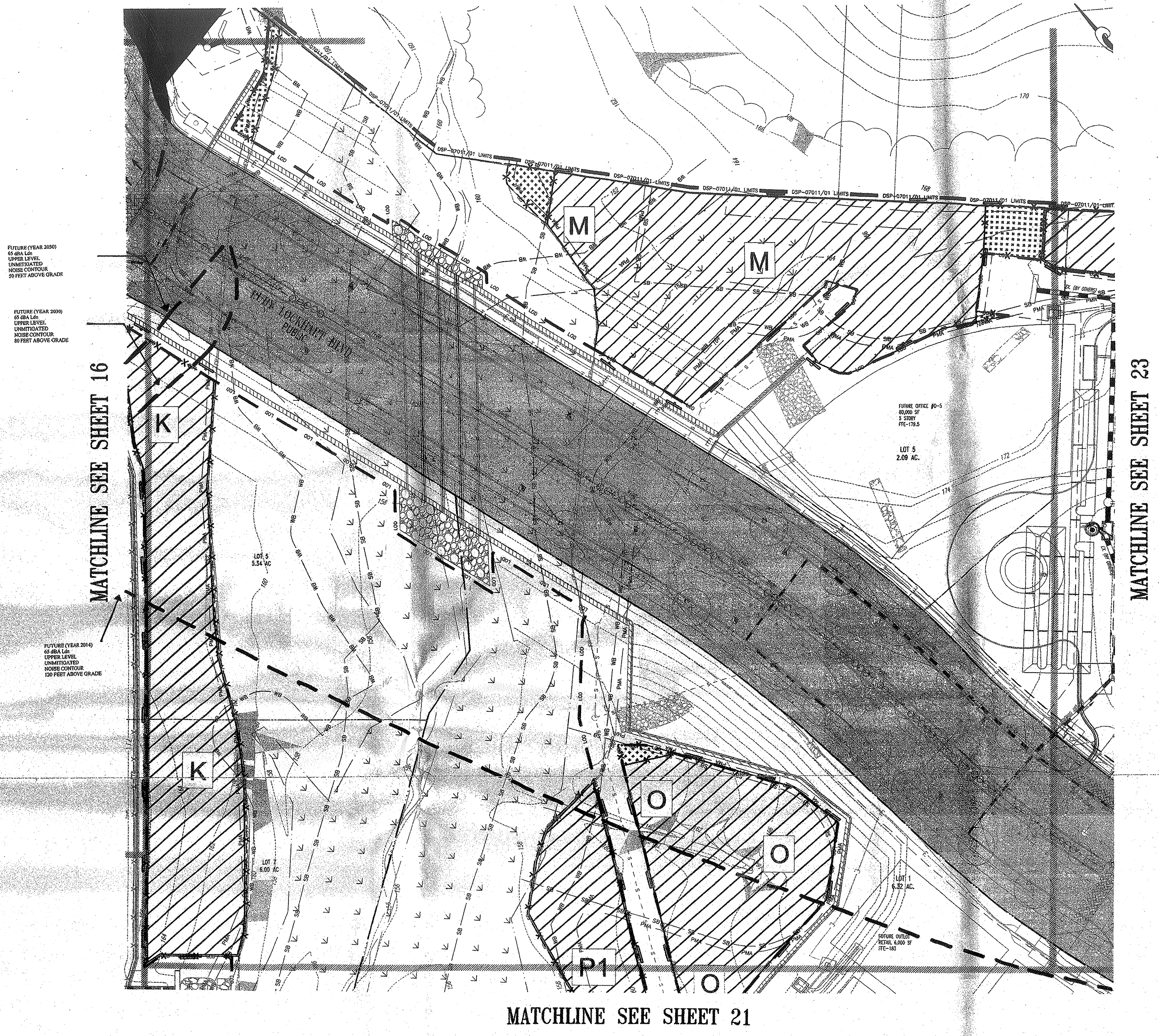
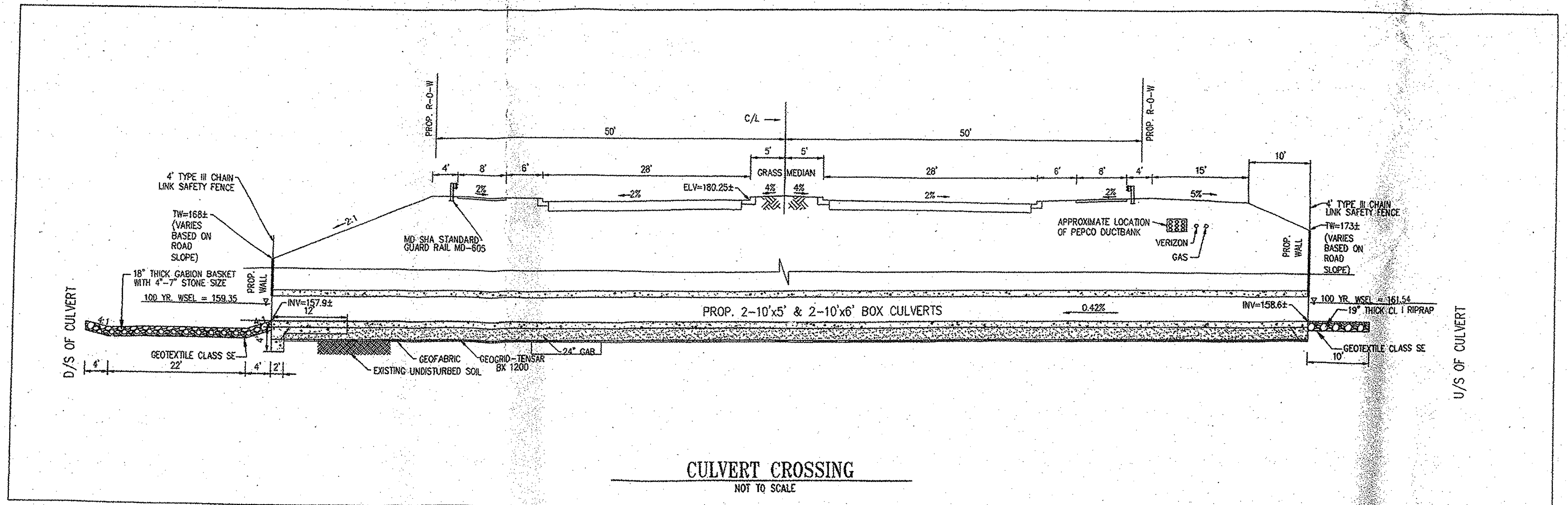
SHEET TITLE:
TCP II

SHEET NUMBER:
19





CULVERT CROSSING
NOT TO SCALE

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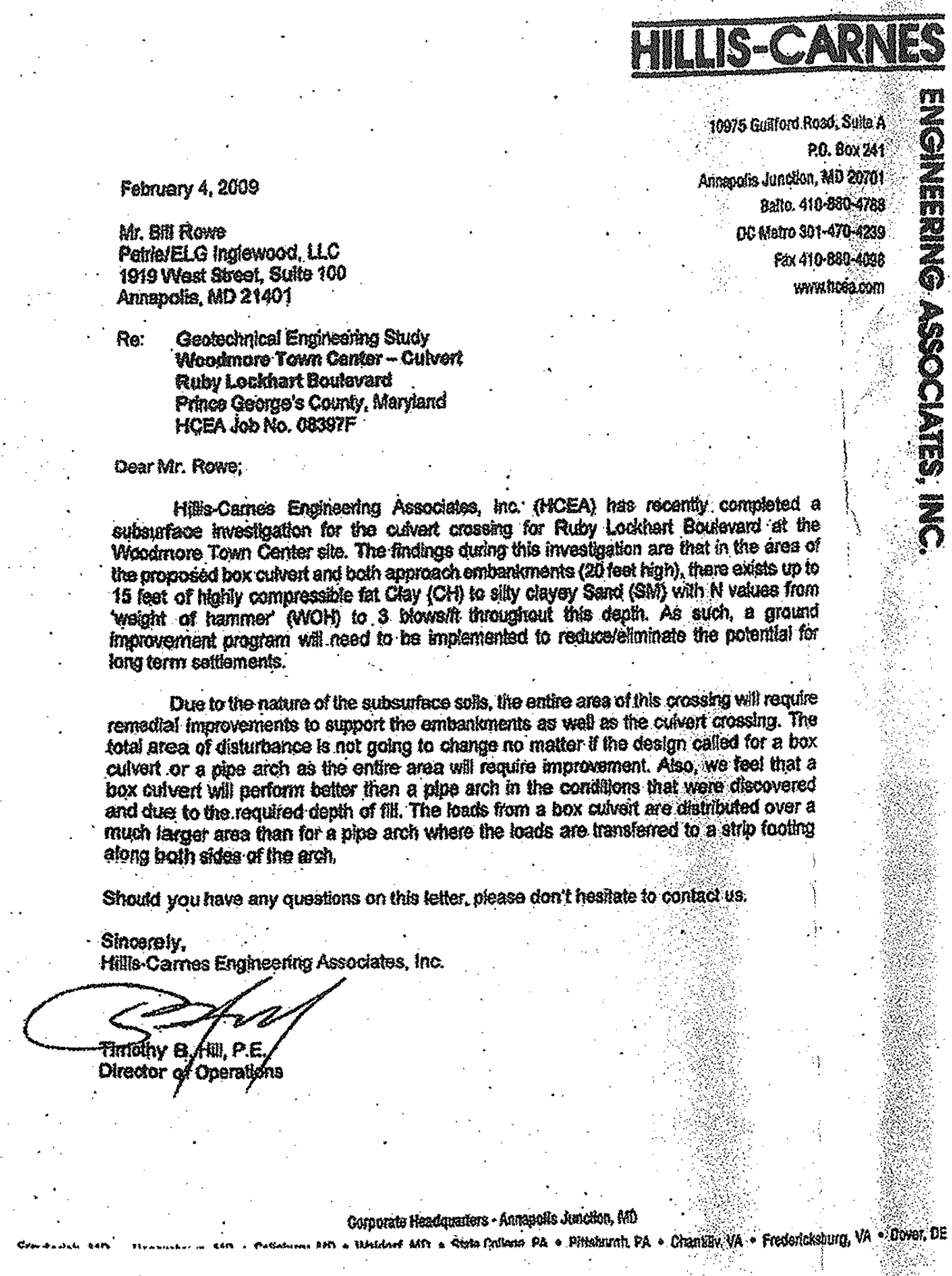

**HILLIS-CARNES**
**ENGINEERING ASSOCIATES, INC.**
10975 Guilford Road, Suite A
P.O. Box 241
Annapolis Junction, MD 20701
Balto. 410-880-4788
DC Metro 301-470-4239
Fax 410-880-4098
www.hcea.com

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
[illegible] • Pittsburgh, PA • Chantilly, VA • Fredericksburg, VA • Dover, DE

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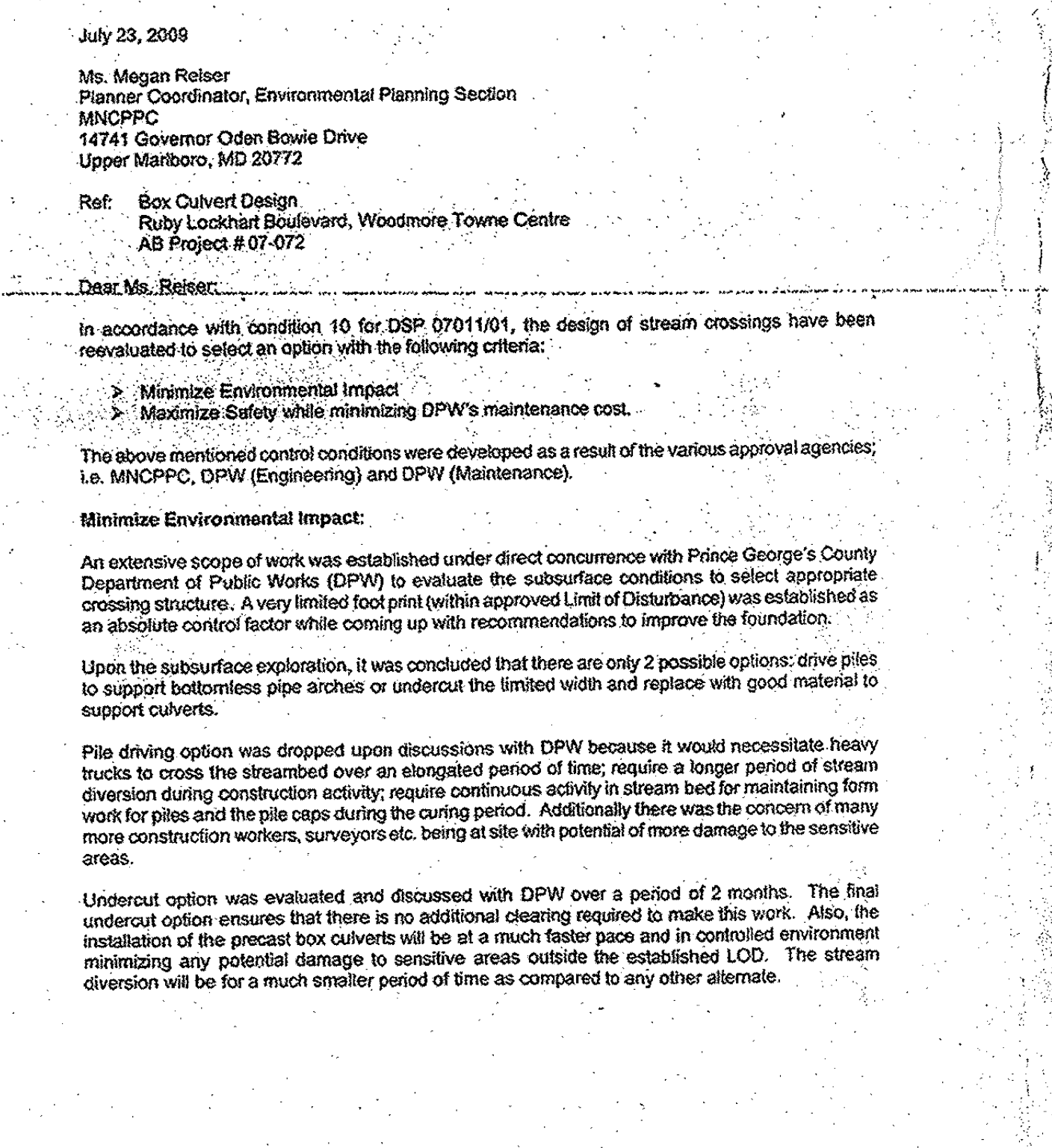

**AB CONSULTANTS, INC.**
Engineers Planners

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.

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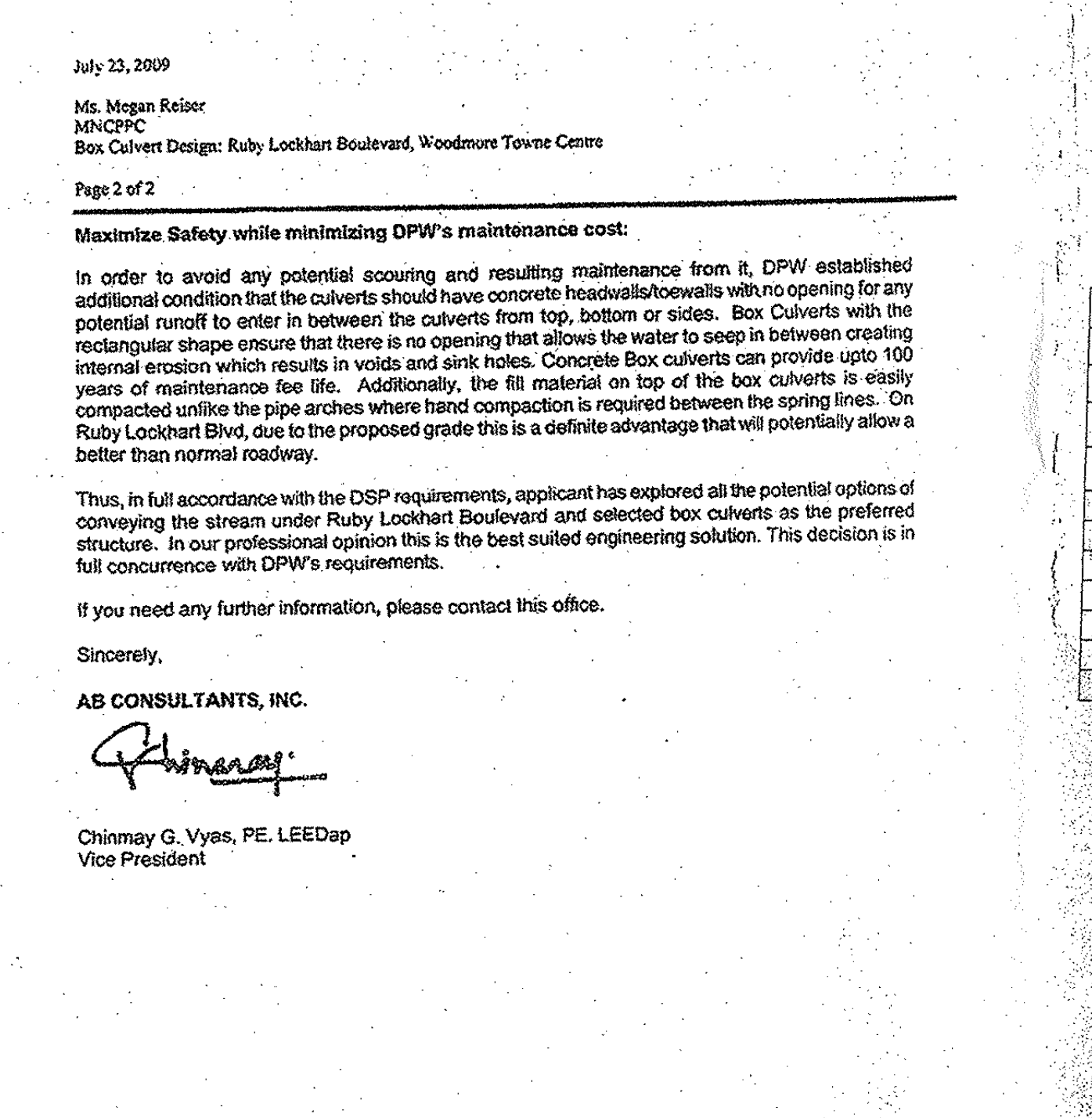

July 23, 2009

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 G. Vyas, PE. LEEDap
Vice President

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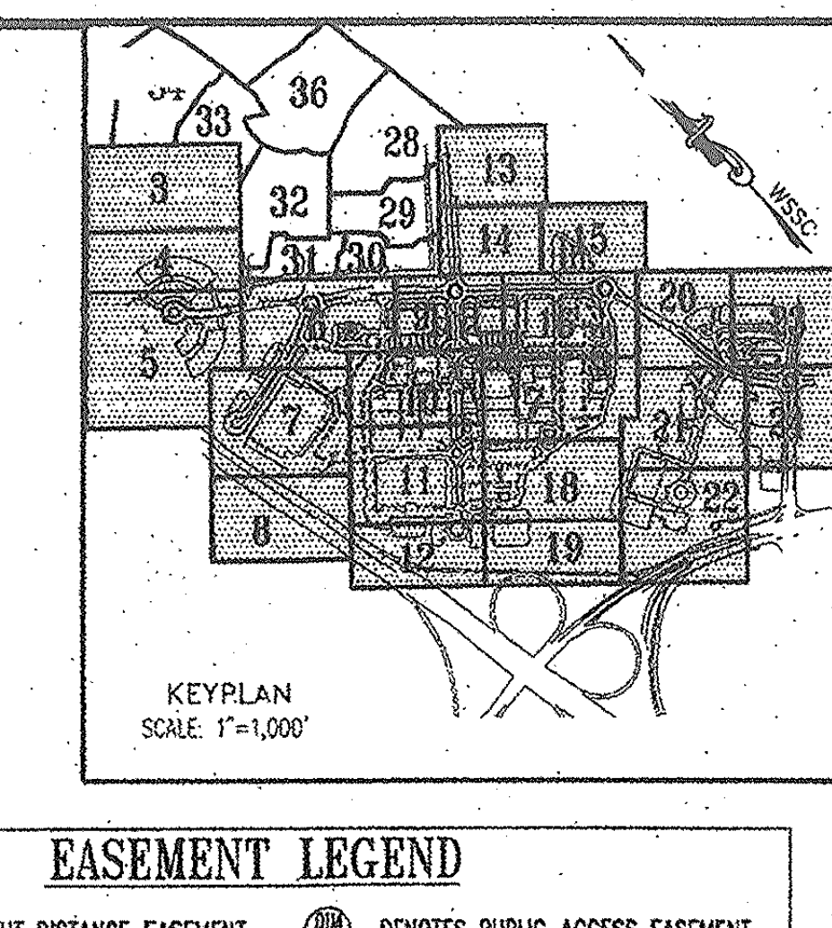


KEYPLAN
SCALE: 1"=1,000'

## 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)

| 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 | — — — |
| S18 DEC. TREE | SPECIMEN TREE & NUMBER | |

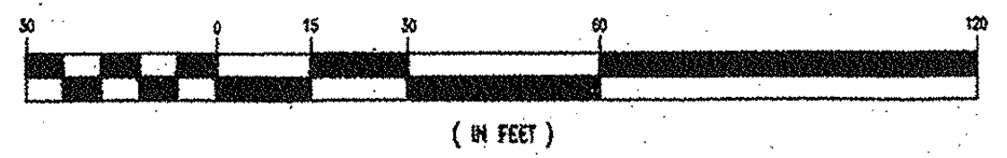
N — Woodland Preservation Area Designation
▨ Woodland Preservation
Woodland Preserved Not Counted

* 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



( IN FEET )
1 inch = 30 ft.

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Woodmore TC @ Glenarden | | | |
| PROJECT NUMBER: DSP-07057 | | | |
| 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 | 7/8/13 | SM | 7/9/13 |

APPROVED PLAN

**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**
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
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-01

| | Approved by | Date |
|---|---|---|
| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | | 6/13/13 |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

DSP-07057-01
APPROVED PLAN

## 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 | 9.21.2009 | | 8.4.09 |

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CIVIL & CONSULTING ENGINEERS
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- 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
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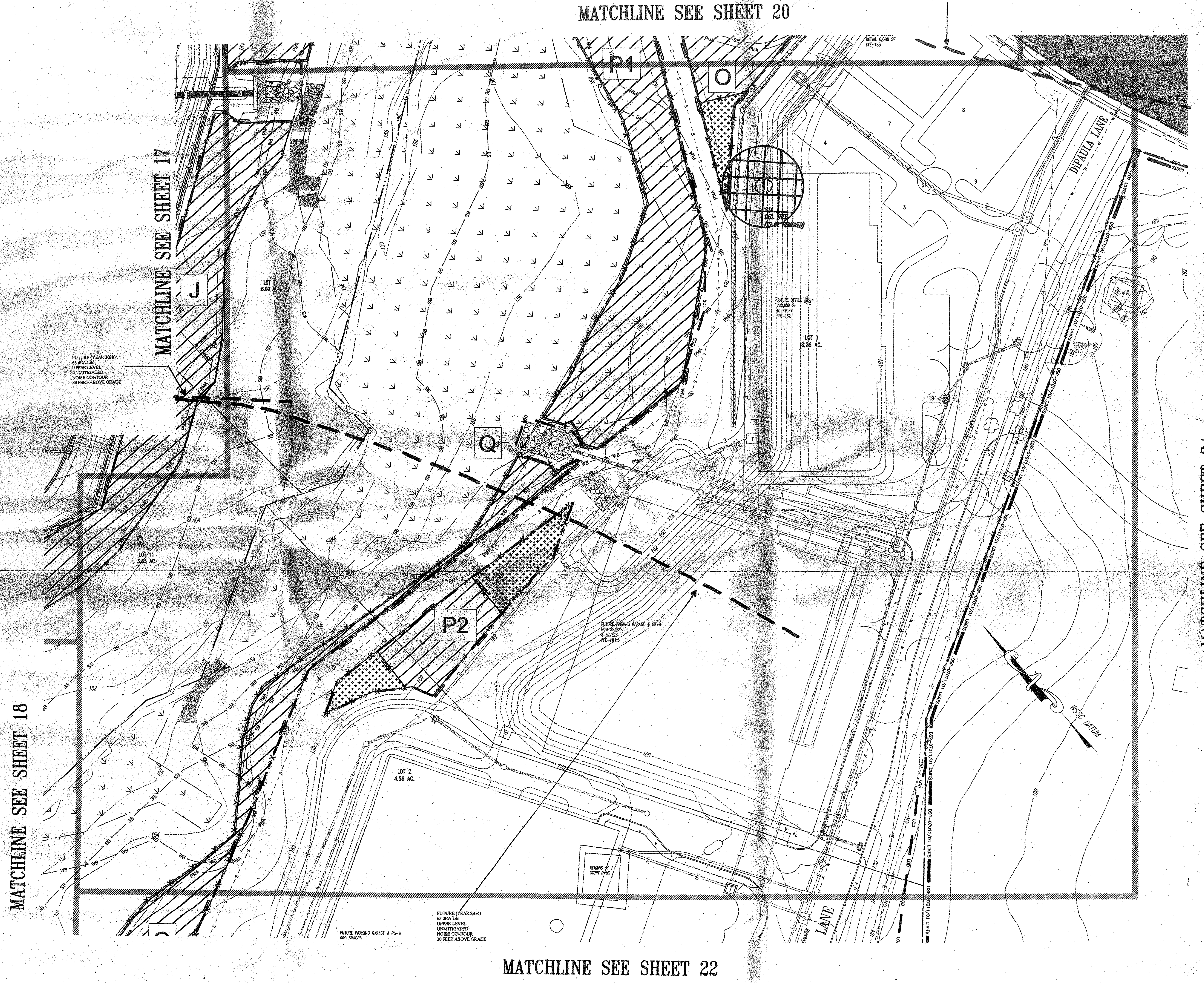
DISTRICT OF COLUMBIA LICENSE No. 900092

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

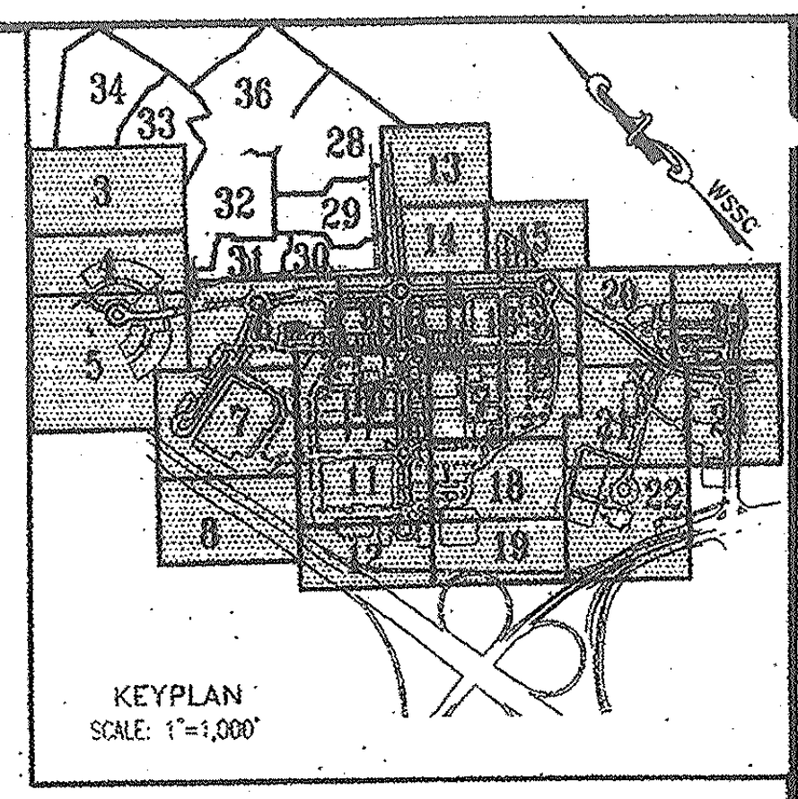
SHEET NUMBER:
20



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)
65 dBA Ldn
UPPER LEVEL
UNMITIGATED
NOISE CONTOUR
20 FEET ABOVE GRADE



KEYPLAN
SCALE: 1"=1,000'

**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

## 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)

| 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 | |

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/33/05-01

- TREE PROTECTION FENCE AND CRITICAL ROOTE 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"=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. 28720
DISTRICT OF COLUMBIA LICENSE No. 900392

**E.S. KEOHANE**
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SHEET TITLE:
TCP II

SHEET NUMBER:
21

**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
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 APPROVALS
PROJECT NAME: Woodmore (Ce)Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 9/9/13 |

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 Reiser | 8/6/09 |
| 02 | [illegible] | 6/13/13 |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

DSP-07057-01
APPROVED PLAN

## 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 | EL | 8-4-09 |

GENERAL NOTE:
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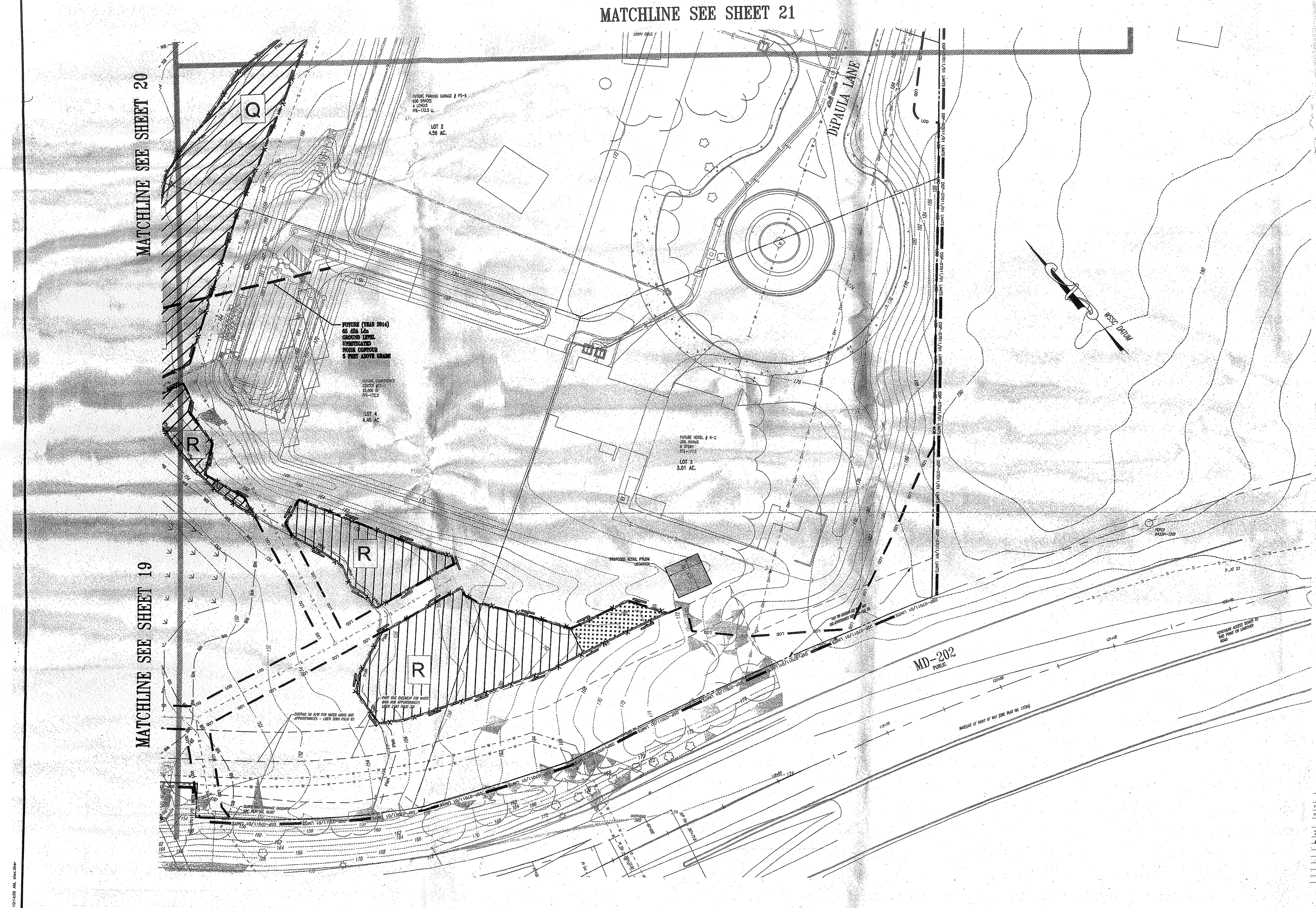

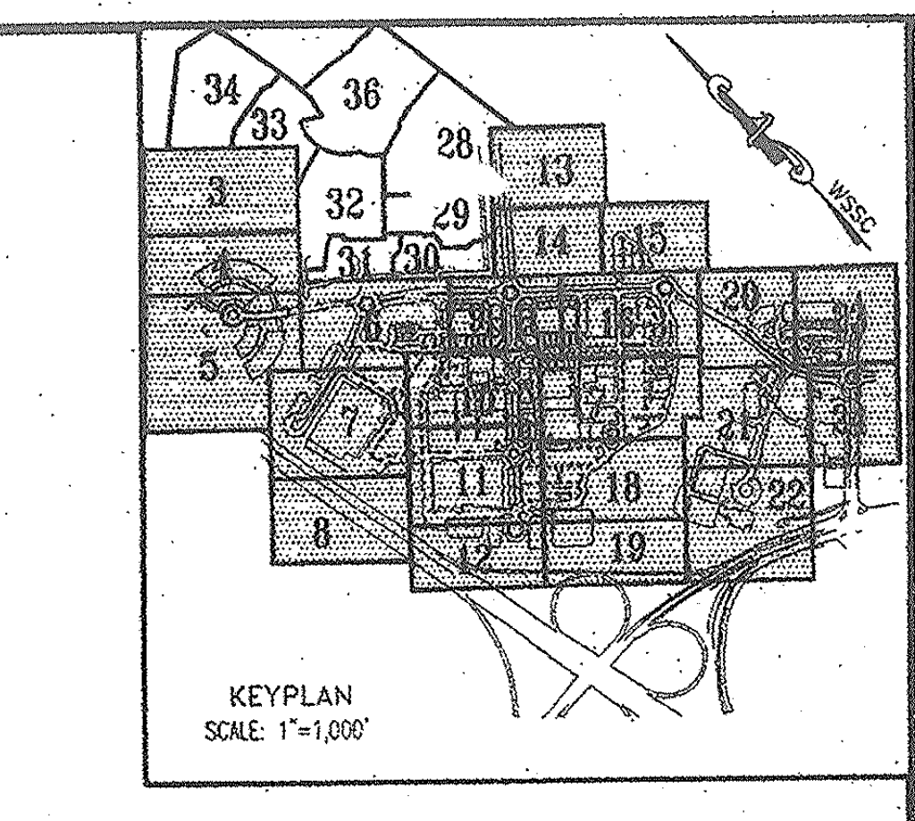

KEYPLAN
SCALE: 1"=1,000'

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- TOWSON, MD
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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.

## EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER EASEMENT
- DENOTES COMBINED WATER&SEWER EASEMENT
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## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| EXISTING | | PROPOSED |
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| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | 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.

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 |

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Woodmore TCe Glenarden | | | |
| PROJECT NUMBER: DSP-07057 | | | |
| 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 | 7/8/13 | SM | 7/9/13 |

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**Upper Marlboro, Maryland 20772**
**Phone: (301) 627-7505 FAX: (301) 627-5571**

**Plan prepared by:**

Michael J Kelbasko 8/13/09

**Michael J. Kelbasko**
**Qualified Professional**
**CoMar 08.19.06.01**

**MISS UTILITY**
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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 Reiser | 8/6/09 |
| 02 | | 6/10/13 |

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DSP-07057-01
APPROVED PLAN

## 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 |

| | |
|---|---|
| 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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SHEET TITLE:
TCP II

SHEET NUMBER:
22

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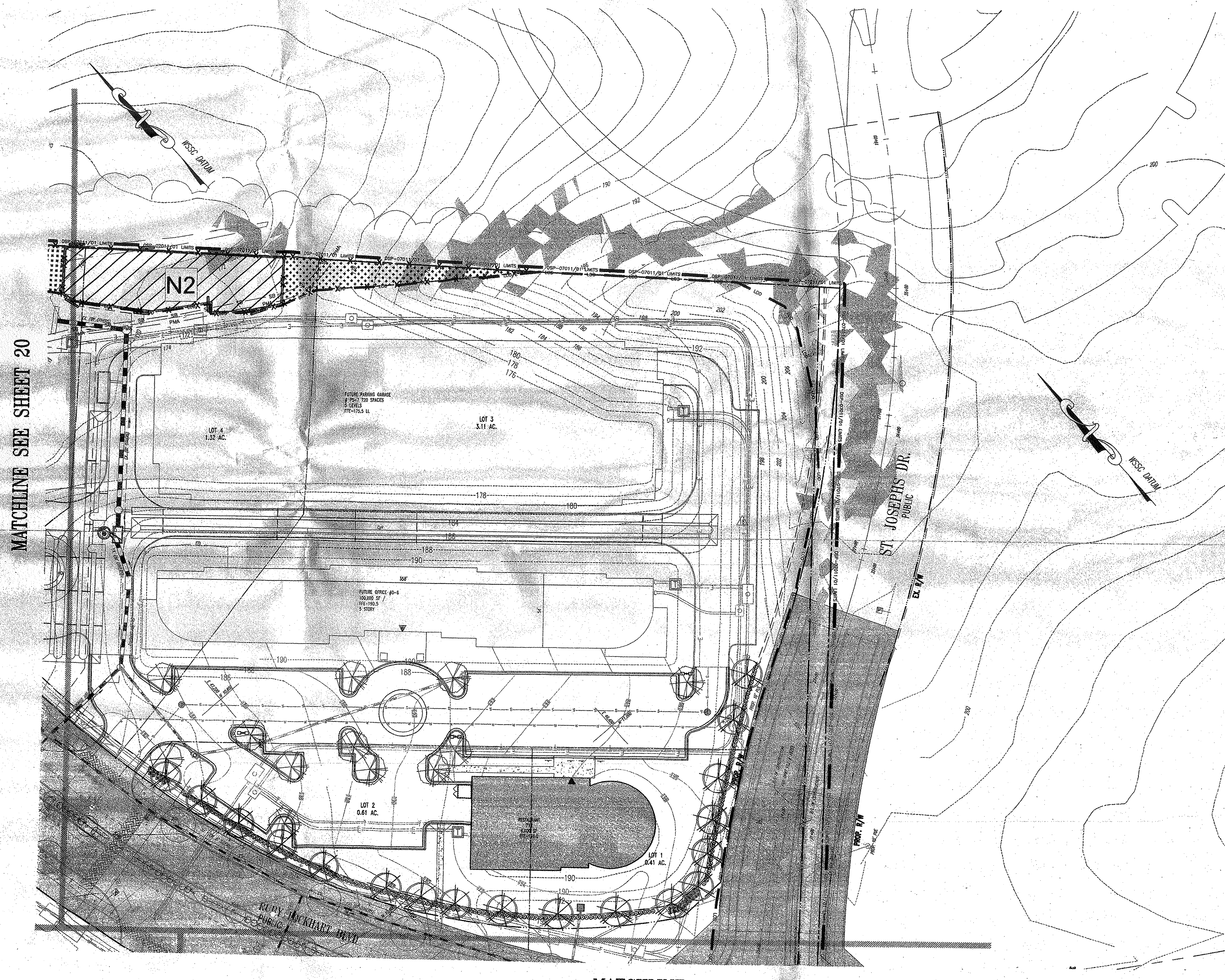
WSSC DATUM
WSSC DATUM
N2
DSP-07011/01 LIMITS
LOD
SB
PMA
FUTURE PARKING GARAGE
# PS-7 720 SPACES
5 LEVELS
FFE-175.5 LL
LOT 4
1.32 AC.
LOT 3
3.11 AC.
FUTURE OFFICE #D-6
100,000 SF
FFE-190.5
5 STORY
358'
LOT 2
0.61 AC.
RESTAURANT
LOT 1
0.41 AC.
ST. JOSEPHS DR.
PUBLIC
RUBY LOCKHART BLVD
PUBLIC
PROP. R/W
EX. R/W
172
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192
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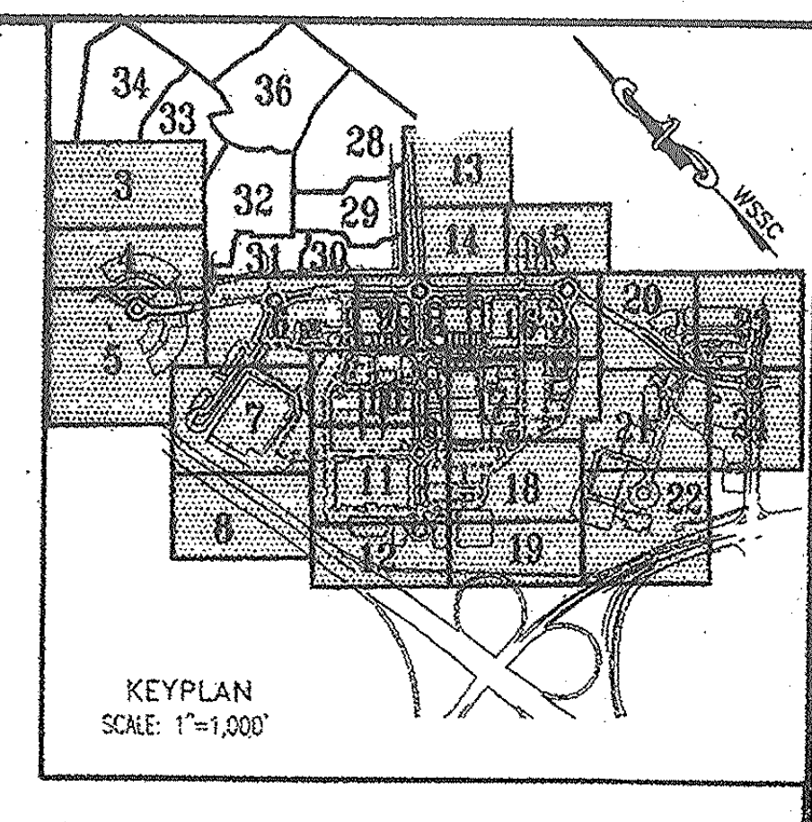
200
202

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 24


34
33
36
28
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3
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11
18
22
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12
19

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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| | WATER VALVE | |
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| C/O | CLEAN OUT | ○ |
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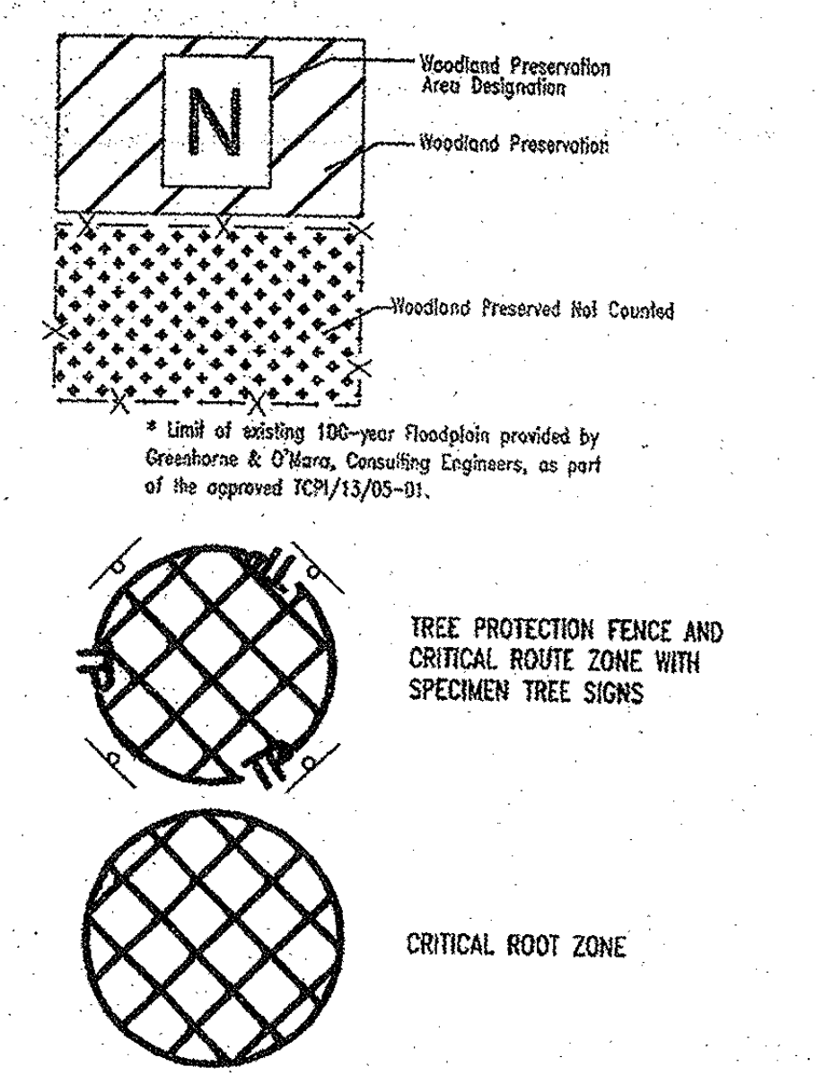
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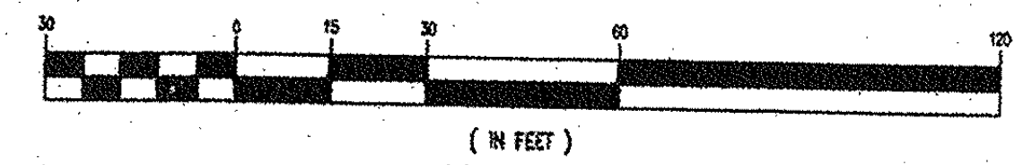
GRAPHIC SCALE


30
0
15
30
60
120

( IN FEET )
1 inch = 30 ft.

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

M-NCPPC APPROVALS
PROJECT NAME Woodmore TC @ Glenarden
PROJECT NUMBER DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

APPROVED PLAN
DSP-07057-01

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 Reiser | 8/6/09 |
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| | | |
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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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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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E.S. KEOHANE
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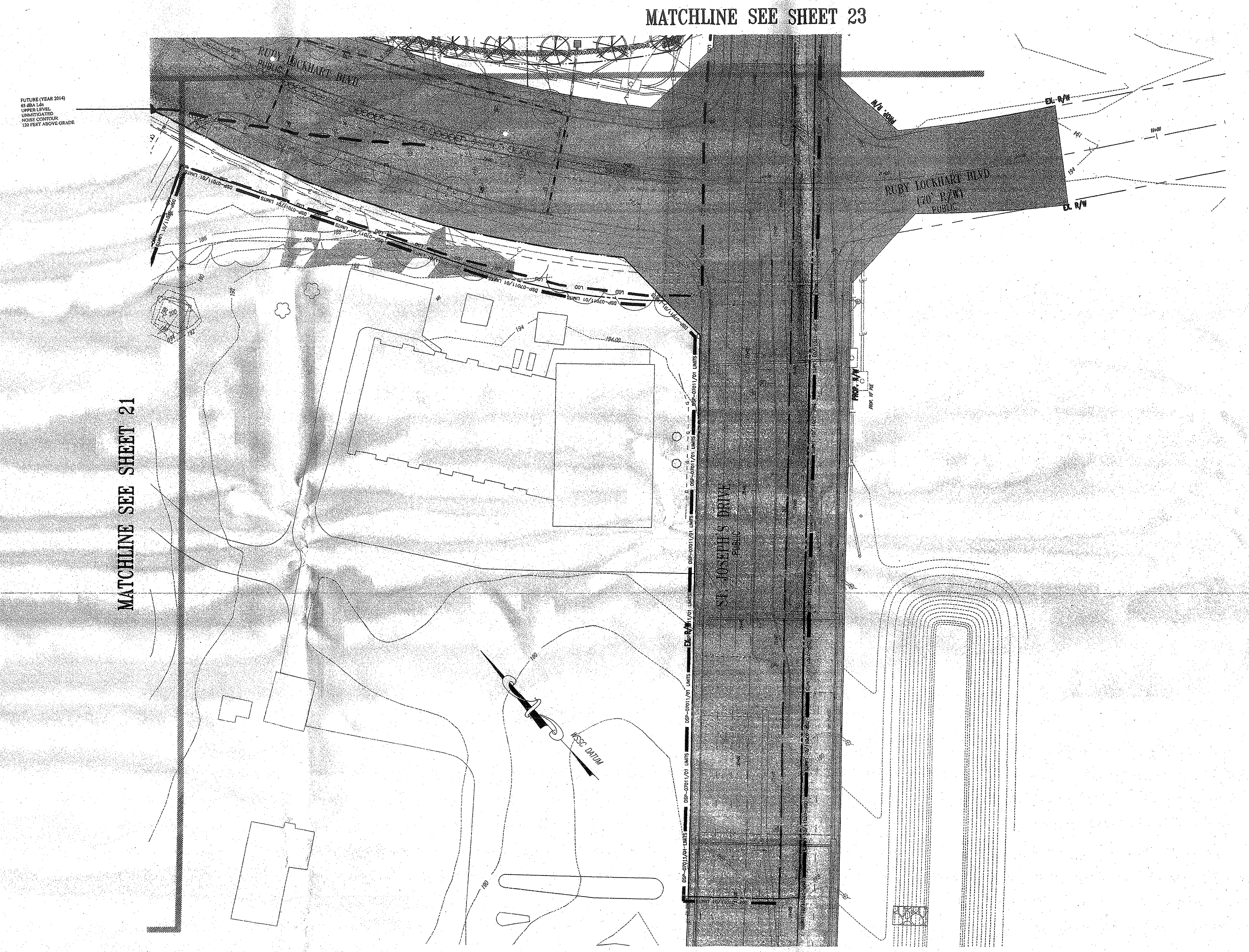
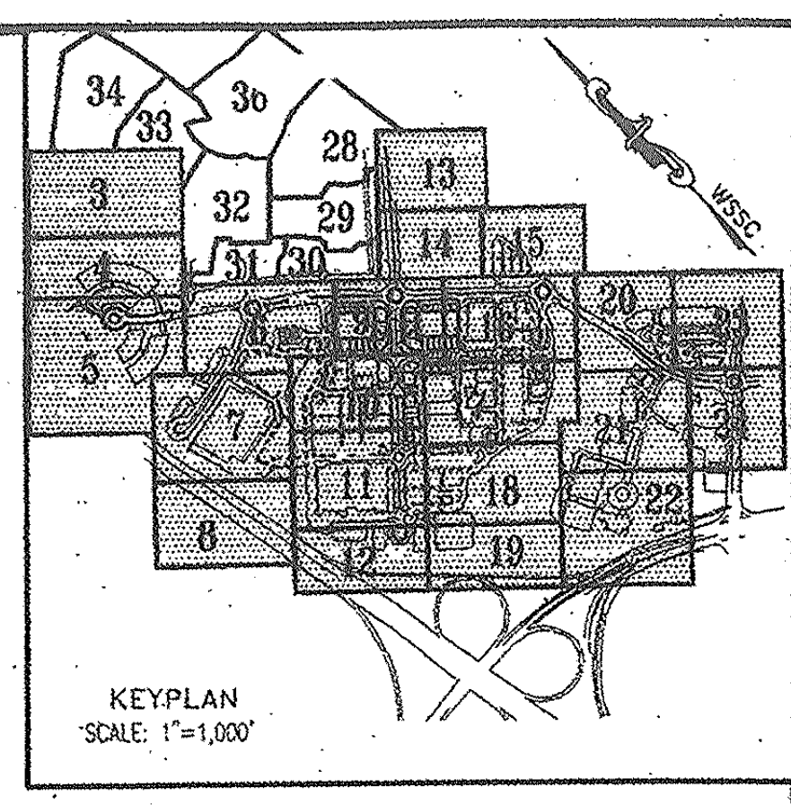
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57564
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

SHEET TITLE:
TCP II

SHEET NUMBER:
23





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### 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)

| 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 |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
| | STREAM LINE | |
| | EXPANDED BUFFER | EB |
| | TREE LINE | |
| | EASEMENT LINE | |
| S18 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.

| M-NCPPC APPROVALS | | | |
|---|---|---|---|
| PROJECT NAME: Woodmore TC @ Glenarden | | | |
| PROJECT NUMBER D SP-07057 | | | |
| 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 | 7/8/13 | SM | 7/9/13 |

**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**

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
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-01

| | Approved by | Date |
|---|---|---|
| | Megan Reiser | 4/4/08 |
| 01 | Megan Reiser | 8/6/09 |
| 02 | | 6/12/13 |

APPROVED PLAN
DSP-07057-01

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

### LEGEND

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

| M-NCPPC APPROVALS | | | |
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*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.

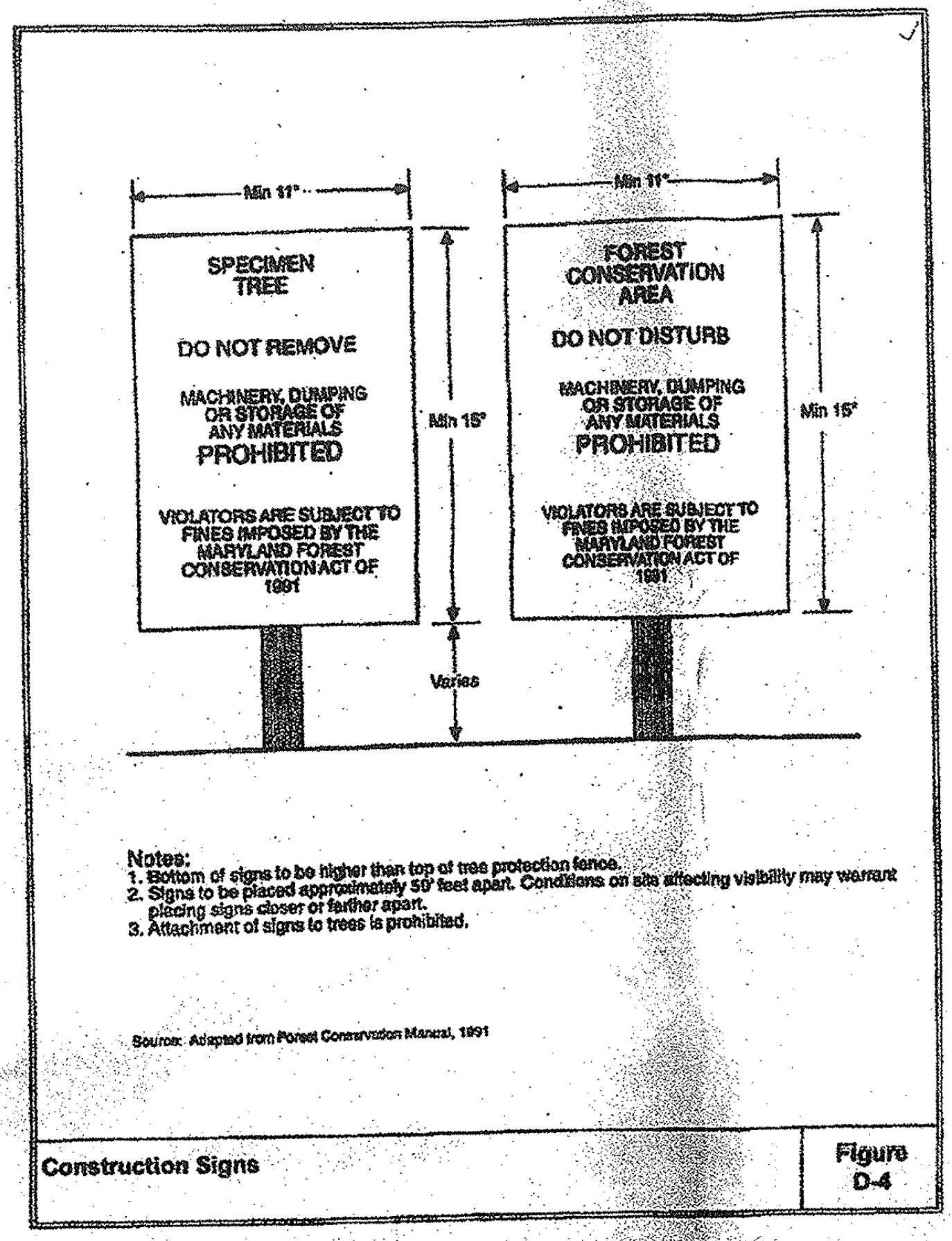
### Protection of Reforestation and Afforestation Areas by Individual Homeowners

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"

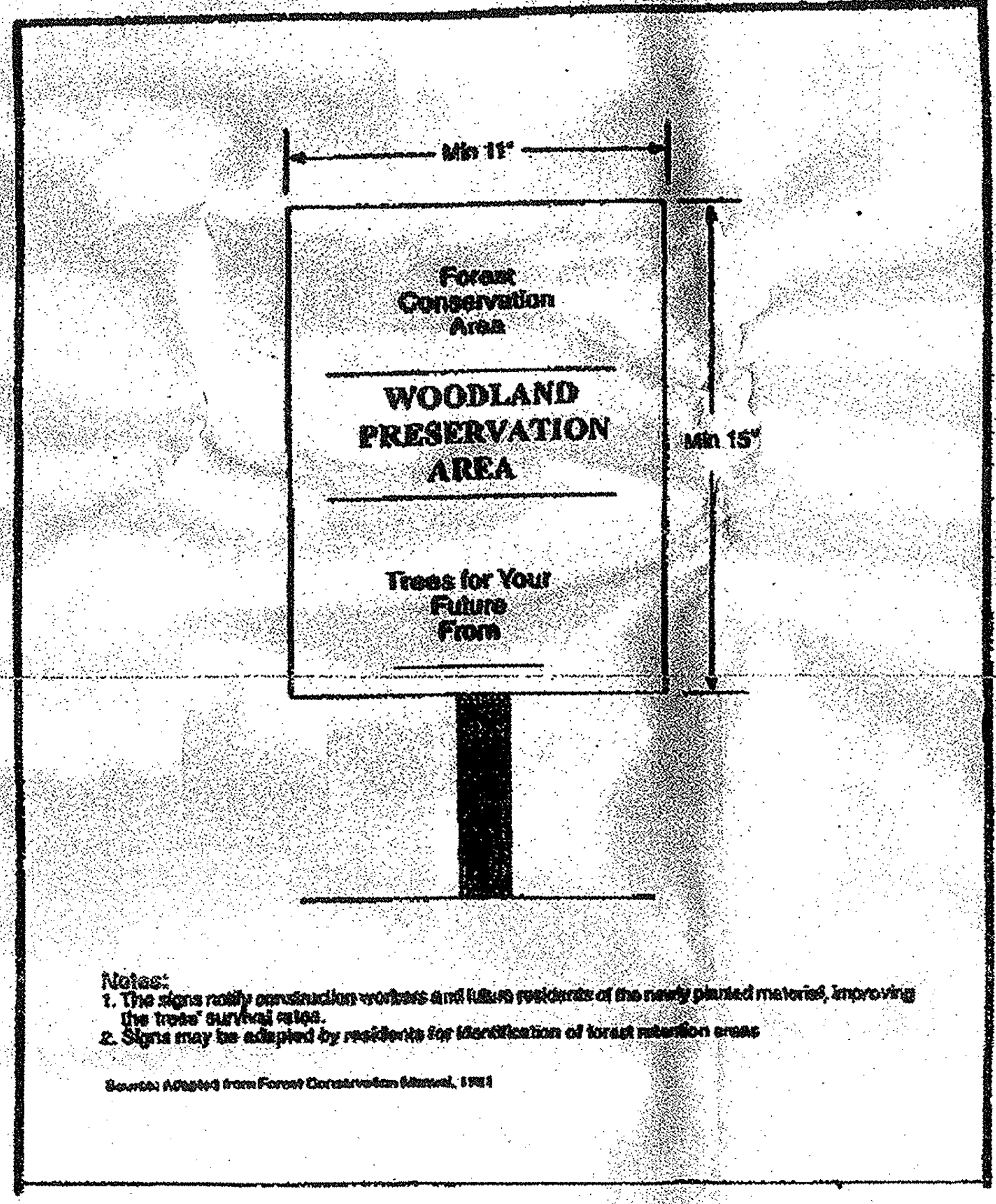
Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs | Figure D-4

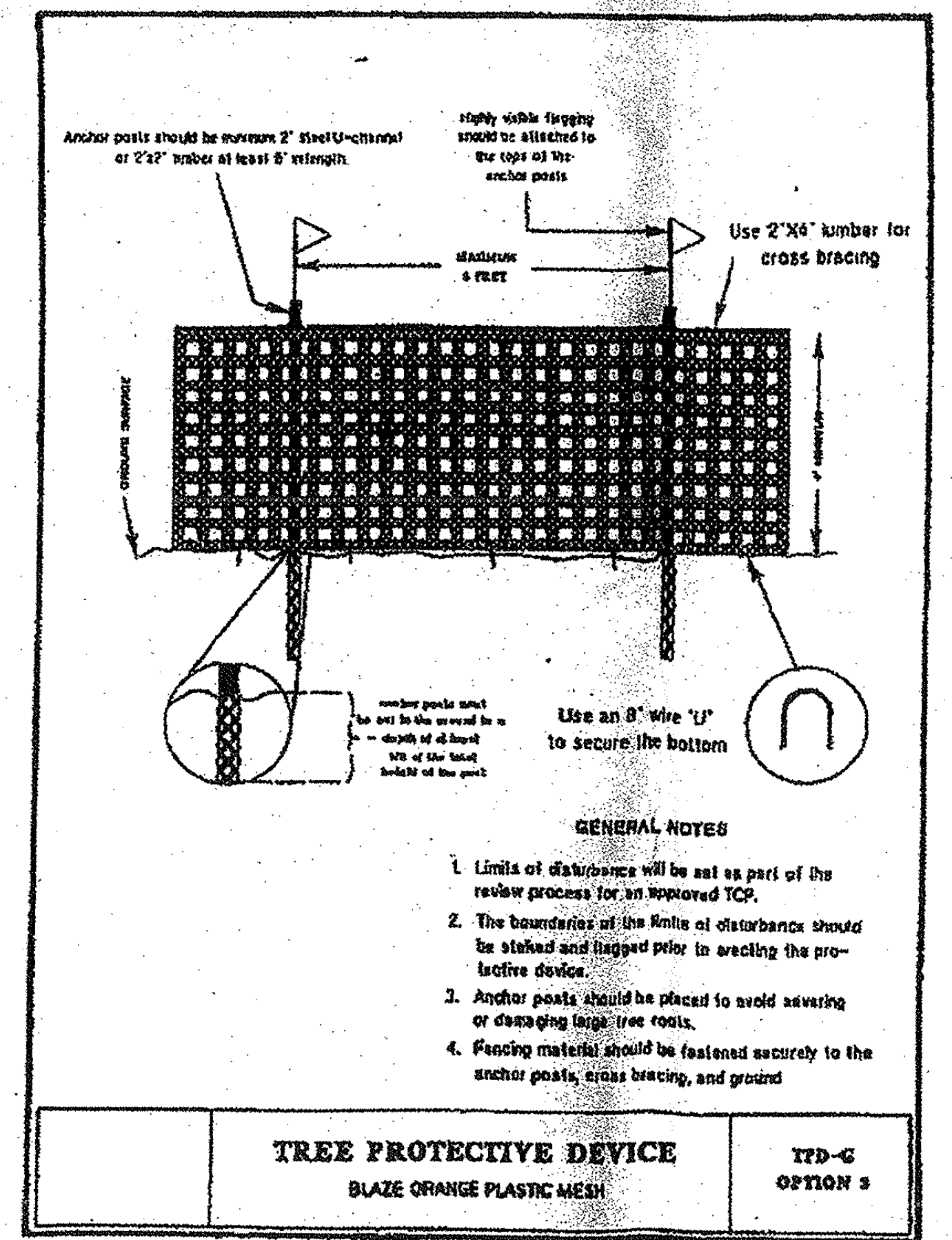
D - 5

## 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


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
Use an 8" wire "U" to secure the bottom
anchor posts must be set in the ground to a depth of at least 1/3 of the total height of the post

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

## 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.

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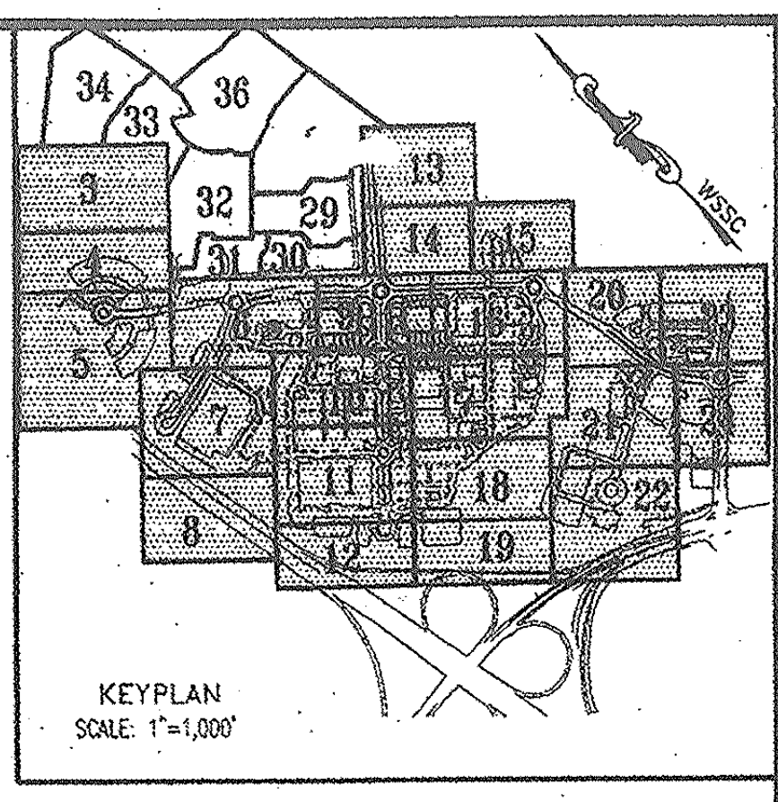

KEYPLAN
SCALE: 1"=1,000'

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Plan prepared by:
Michael J. Kelbasko 8/3/09
Michael J. Kelbasko
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APPROVED PLAN
DSP-07057-01

M-NCPPC
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| Approval or Revision # | Approval Date | Reviewer's Initials | Certification Date |
|---|---|---|---|
| 01 | 4-21-2009 | SL | 8-4-09 |
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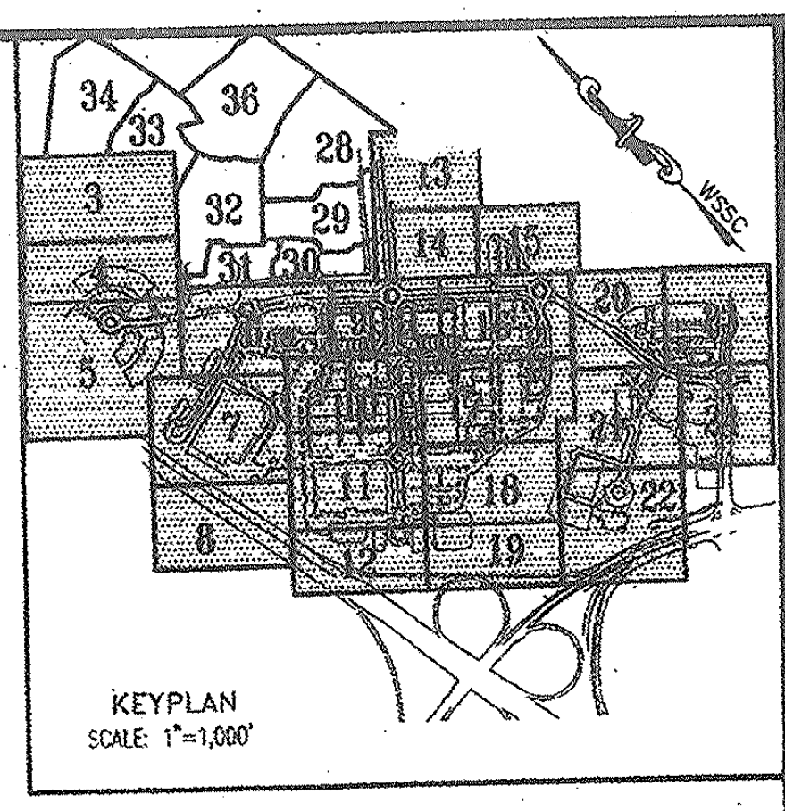
SHEET TITLE:
NOTES AND DETAILS

SHEET NUMBER:
25



KEYPLAN
SCALE: 1"=1,000'

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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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- ◆ ALBANY, NY
- ◆ PURCHASE, NY
- ◆ RONKONKOMA, NY
- ◆ CHALFONT, PA
- ◆ STERLING, VA
- ◆ BOWIE, MD
- ◆ TOWSON, MD
- ◆ WARRENTON, VA
- ◆ FORT LAUDERDALE, FL
- ◆ CENTER VALLEY, PA

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 1 | 7/14/09 | PER DSP RESOLUTION | ASF |
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|---|---|
| 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. 10765

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:

SHEET NUMBER:

26

**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**

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 APPROVALS

PROJECT NAME: Woodmore TC @ Glenarden
PROJECT NUMBER: DSP-07057

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 | 7/8/13 | SM | 7/9/13 |
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APPROVED PLAN
DSP-07057-01

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |
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| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

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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GENERAL NOTE:
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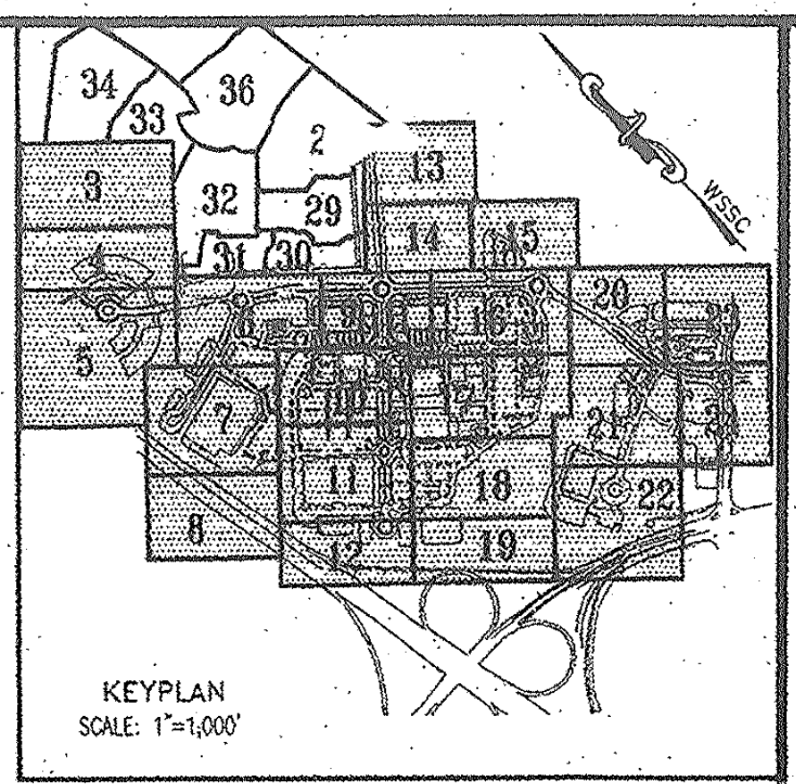

KEYPLAN
SCALE: 1"=1,000'

**BOHLER**
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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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◆ RONKONKOMA, NY
◆ CHALFONT, PA
◆ STERLING, VA
◆ BOWIE, MD
◆ TOWSON, MD
◆ WARRENTON, VA
◆ FORT LAUDERDALE, FL
◆ CENTER VALLEY, PA

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REVISIONS

| | DATE: | COMMENT: | BY: |
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| 1 | 7/14/09 | PER DSP RESOLUTION | ASF |
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|---|---|
| PROJECT No.: | MB080030 |
| 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:

SHEET NUMBER:
27

**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**
DIG WITH CARE
KEEP MARYLAND SAFE
BEFORE YOU DIG CALL
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**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 APPROVALS
PROJECT NAME: Woodmore TCe Glenarden
PROJECT NUMBER: DSP-07057
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 | 7/8/13 | SM | 7/9/13 |
| | | | |
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APPROVED PLAN

DSP-07057-01

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |
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DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

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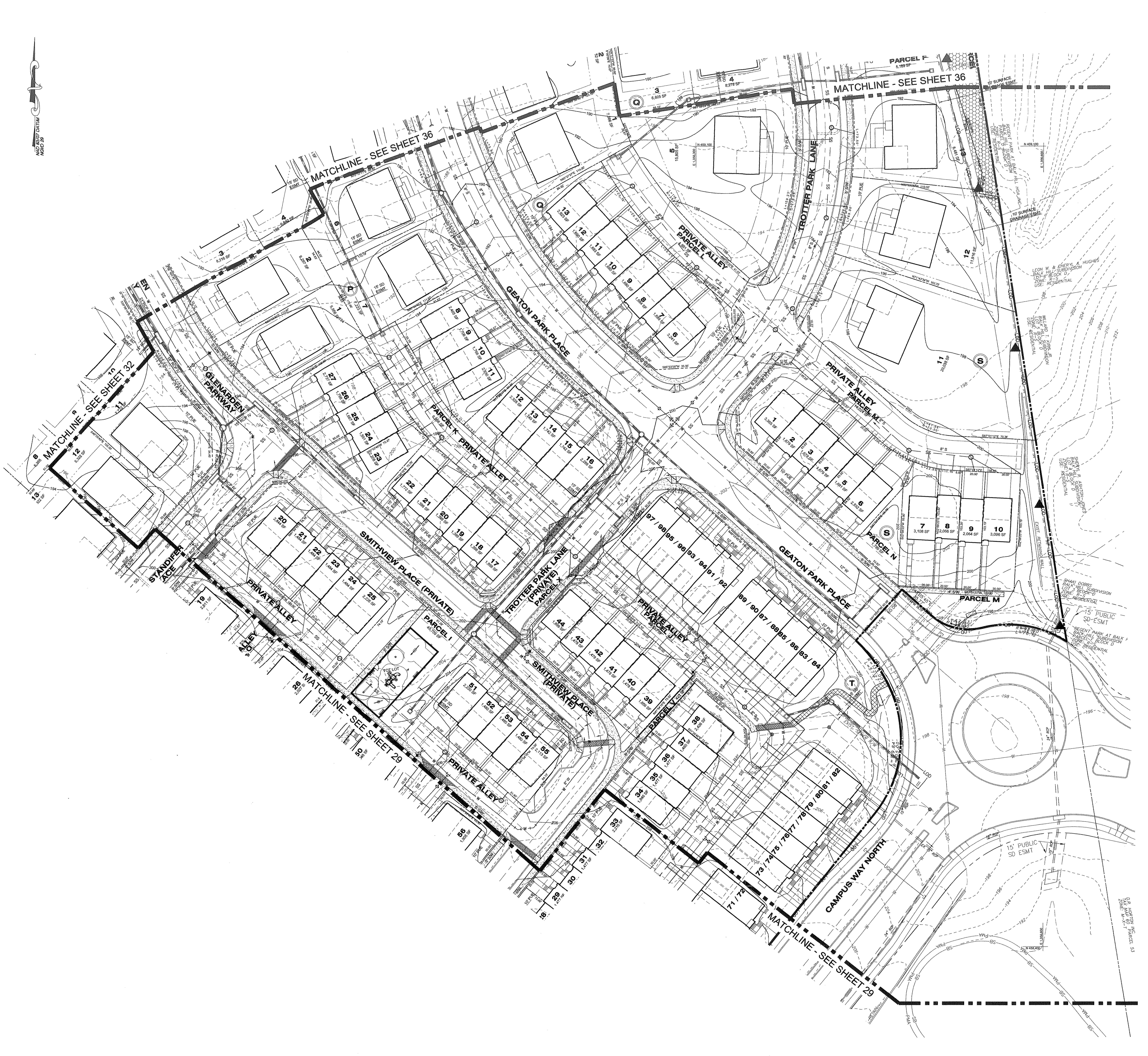
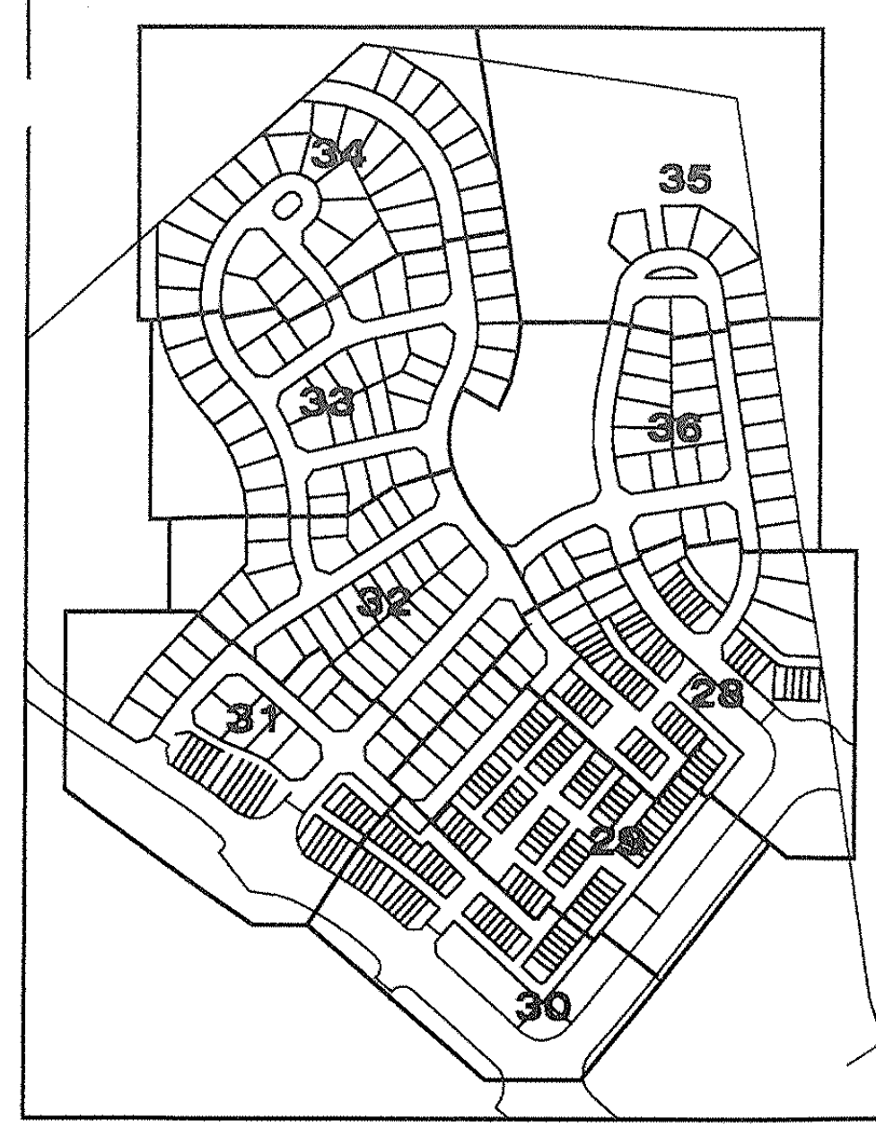


MATCHLINE - SEE SHEET 36
MATCHLINE - SEE SHEET 32
MATCHLINE - SEE SHEET 29
GEATON PARK PLACE
TROTTER PARK LANE
GLENARDEN PARKWAY
SMITHVIEW PLACE (PRIVATE)
TROTTER PARK LANE (PRIVATE)
STANDIFER PLACE
CAMPUS WAY NORTH
PRIVATE ALLEY
PARCEL F
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL V
PARCEL X
15' PUBLIC SD ESMT
D.R. HORTON INC. TAX MAP 60 PARCEL 53 ZONE: M-X-T
NAD 83/27 DATUM NGVD 29



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## LEGEND

EXISTING TOPOGRAPHY
EXISTING BOUNDARY
EXISTING TREE LINE
100 YEAR FLOODPLAIN
EXISTING STREAM
SB — STREAM BUFFER
WL — EXISTING WETLAND
WB — WETLAND BUFFER
PMA — PRIMARY MANAGEMENT AREA (PMA)
EXISTING PAVEMENT WITH CURB AND GUTTER
OHE — EXISTING OVERHEAD ELECTRIC
PROPOSED LOT LINE
BUILDING RESTRICTION LINE
LOD — PROPOSED LIMIT OF DISTURBANCE
410 — PROPOSED CONTOURS
8"S — PROPOSED SANITARY SEWER
W 8"W W — PROPOSED WATER LINE
PROPOSED SANITARY SEWER EASEMENT
PROPOSED STORM DRAIN EASEMENT
PROPOSED STORM DRAIN
WOODLAND PRESERVED - NOT COUNTED
WOODLAND CLEARED IN THE FLOODPLAIN
TPF — TREE PROTECTION FENCE (TEMPORARY)
▲ WOODLAND PRESERVATION SIGN

DSP-07057-01

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 Reiser | 8/6/09 |
| 02 | | 6/… /13 |

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△2 THIS -02 APPROVAL IS FOR THE CERTIFICATION OF DSP-07057 (PGCPB 08-140) AND DSP-07057-01.

**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. 810
8-20-08

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

PROJECT NAME: WOODMORE TOWNE CENTRE
PROJECT NUMBER: DSP-07057

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

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|---|---|---|---|
| ~~04~~ 01 | ~~4/21/09~~ 7/8/13 | ~~SL~~ SM | ~~8/6/09~~ 7/9/13 |

APPROVED PLAN
DSP-07057-01

**Dewberry**®

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

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LANHAM, MD 20706
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301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT
D.R. HORTON, INC.
1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101

CONTACT
INES E. VEGA
Cell: 571.481.7766
IEVEGA@DRHORTON.COM

# TYPE 2 TREE CONSERVATION PLAN WOODMORE TOWNE CENTRE AT GLENARDEN

## PRINCE GEORGE'S COUNTY MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

SEAL

No. 1079
6-4-13

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1079, EXPIRATION DATE: JULY 14, 2014.

SCALE

1"=30'

| No. | DATE | BY | Description |
|---|---|---|---|

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

TITLE

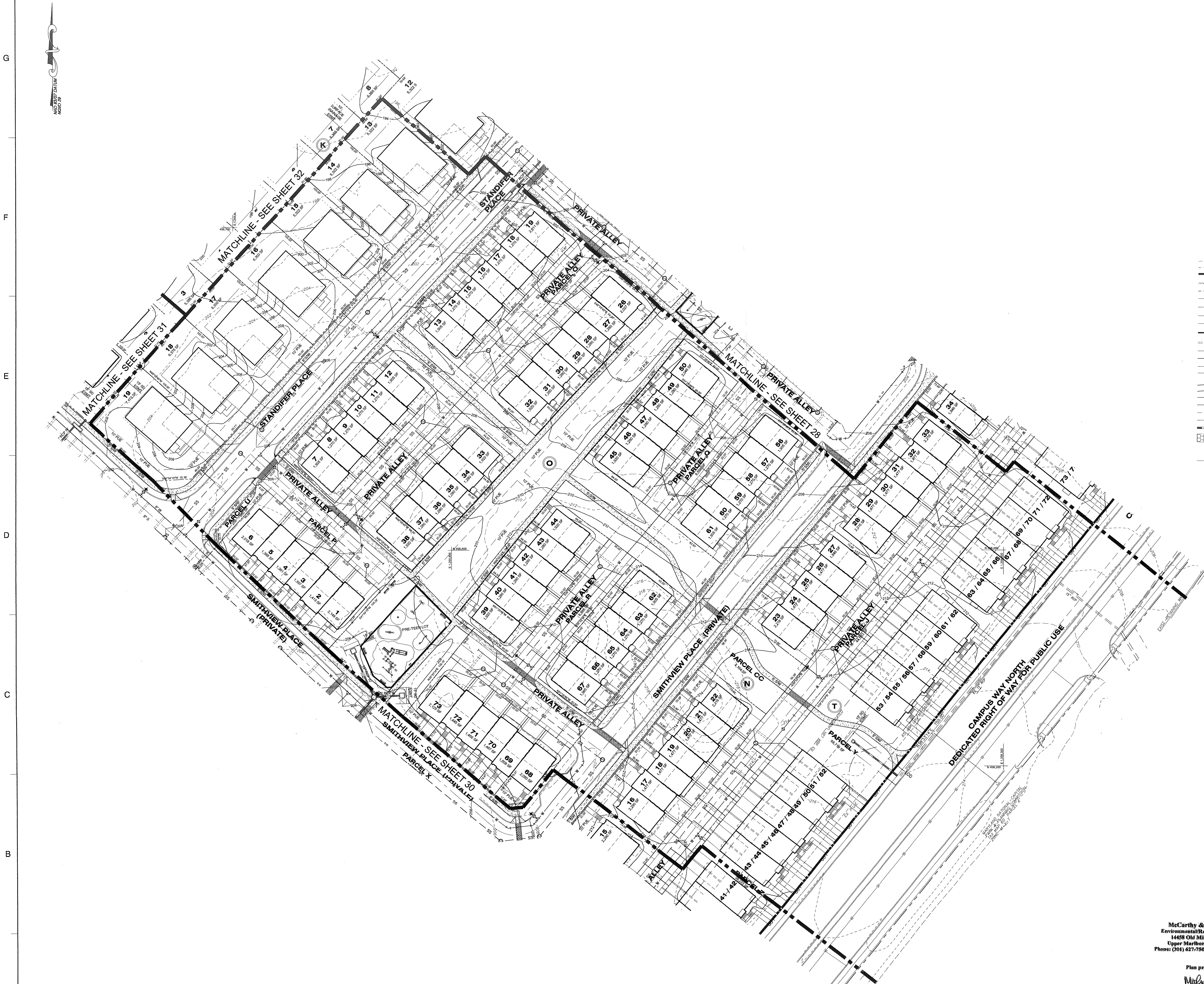
## PLAN VIEW RESIDENTIAL AREA TCP2/053/07-01

DSP-07057-01

PROJECT NO. 50057012

# 28

SHEET NO. 28 of 37


MATCHLINE - SEE SHEET 32
MATCHLINE - SEE SHEET 31
MATCHLINE - SEE SHEET 28
MATCHLINE - SEE SHEET 30
STANDIFER PLACE
STANDIFER PLACE
PRIVATE ALLEY
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL U
PARCEL CC
PARCEL X
PARCEL Y
SMITHVIEW PLACE (PRIVATE)
SMITHVIEW PLACE (PRIVATE)
PRE-TEE LOT
CAMPUS WAY NORTH
DEDICATED RIGHT OF WAY FOR PUBLIC USE
ALLEY
NAD 83/NGVD 29
41 / 42
43 / 44 / 45 / 46 / 47 / 48 / 49 / 50 / 51 / 52
53 / 54 / 55 / 56 / 57 / 58 / 59 / 60 / 61 / 62
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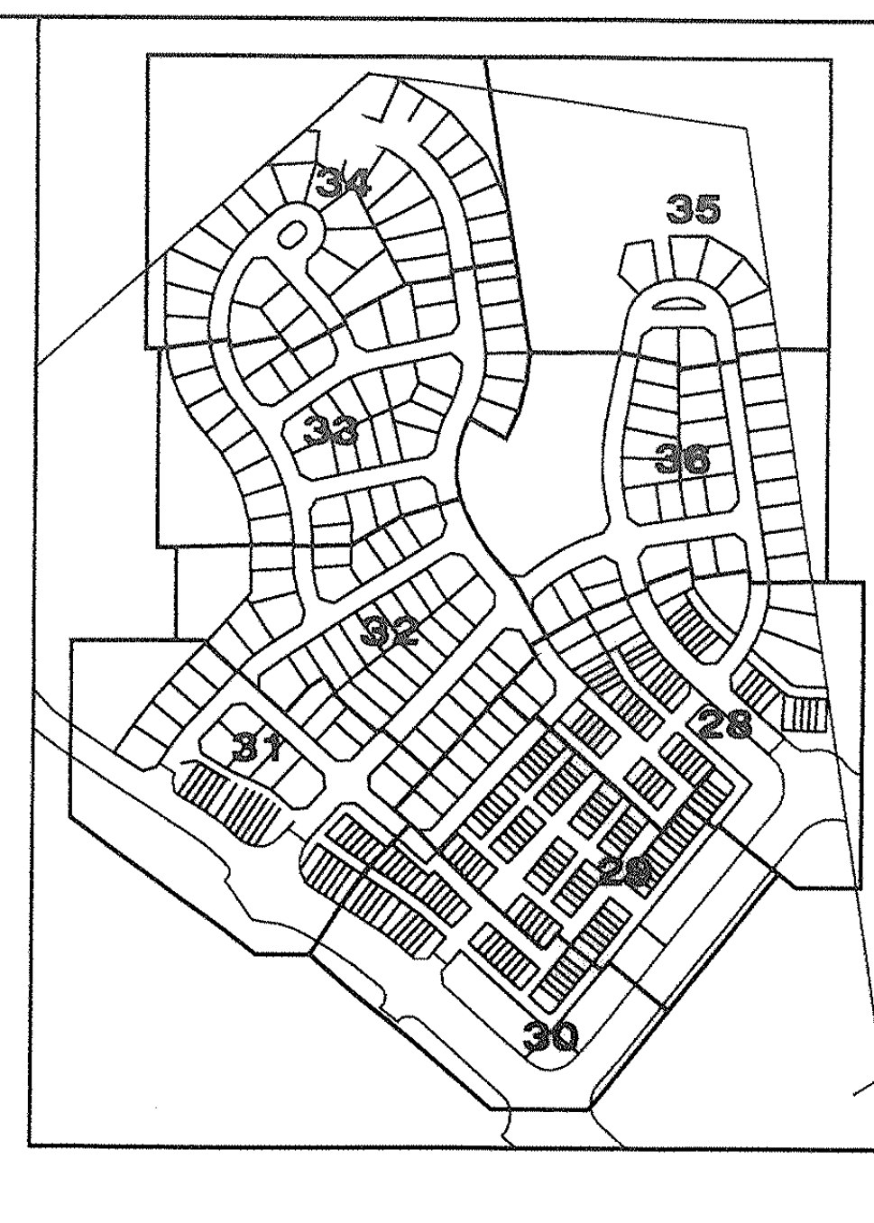
73 / 7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## LEGEND

| | |
|---|---|
| 410 | EXISTING TOPOGRAPHY |
| | EXISTING BOUNDARY |
| | EXISTING TREE LINE |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| SB SB | STREAM BUFFER |
| WL WL | EXISTING WETLAND |
| WB WB | WETLAND BUFFER |
| PMA PMA | PRIMARY MANAGEMENT AREA (PMA) |
| | EXISTING PAVEMENT WITH CURB AND GUTTER |
| OHE OHE | EXISTING OVERHEAD ELECTRIC |
| | PROPOSED LOT LINE |
| | BUILDING RESTRICTION LINE |
| LOD LOD | PROPOSED LIMIT OF DISTURBANCE |
| 410 | PROPOSED CONTOURS |
| 8"S | PROPOSED SANITARY SEWER |
| W 8"W W | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER EASEMENT |
| | PROPOSED STORM DRAIN EASEMENT |
| | PROPOSED STORM DRAIN |
| ⬡ | WOODLAND PRESERVED - NOT COUNTED |
| | WOODLAND CLEARED IN THE FLOODPLAIN |
| TPF TPF TPF TPF | TREE PROTECTION FENCE (TEMPORARY) |
| ▲ | WOODLAND PRESERVATION SIGN |

**McCarthy & Associates, Inc.**
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**Plan prepared by:**

Michael J. Kelbasko 8/3/09

**Michael J. Kelbasko**
**Qualified Professional**
**CoMar 08.19.06.01**

GARY J. RUBINO
No. 810
8-20-09

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |

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△2 THIS -02 APPROVAL IS FOR THE CERTIFICATION OF DSP-07057 (PGCPB 08-140) AND DSP-07057-01.

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

PROJECT NAME: WOODMORE TOWNE CENTRE
PROJECT NUMBER: DSP–07057

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply tothis Sheet

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|---|---|---|---|
| ~~01~~ | ~~4/[illegible]/08~~ | ~~SL~~ | ~~8/[illegible]/09~~ |
| 01 | 7/8/13 | SM | 7/9/13 |
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| | | | |
| | | | |

APPROVED PLAN
DSP-07057-01

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Consultants LLC
Formerly known as
Dewberry & Davis LLC

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CONTACT
INES E. VEGA
Cell: 571.481.7766
IEVEGA@DRHORTON.COM

# TYPE 2 TREE CONSERVATION PLAN
# WOODMORE TOWNE CENTRE
# AT GLENARDEN

## PRINCE GEORGE'S COUNTY
## MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

SEAL

6-4-13

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SCALE

1"=30'

| No. | DATE | BY | Description |
|---|---|---|---|

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

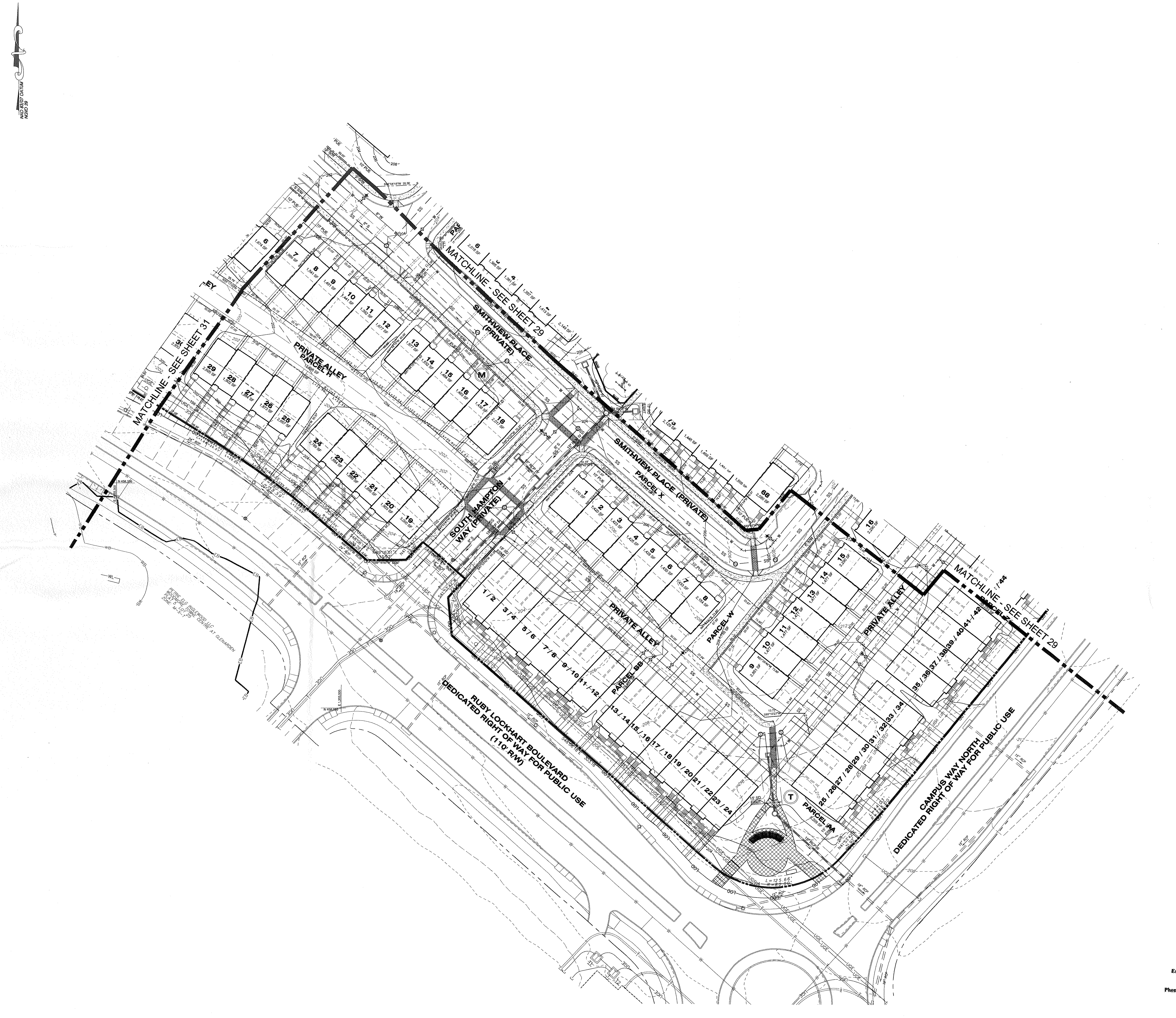
TITLE

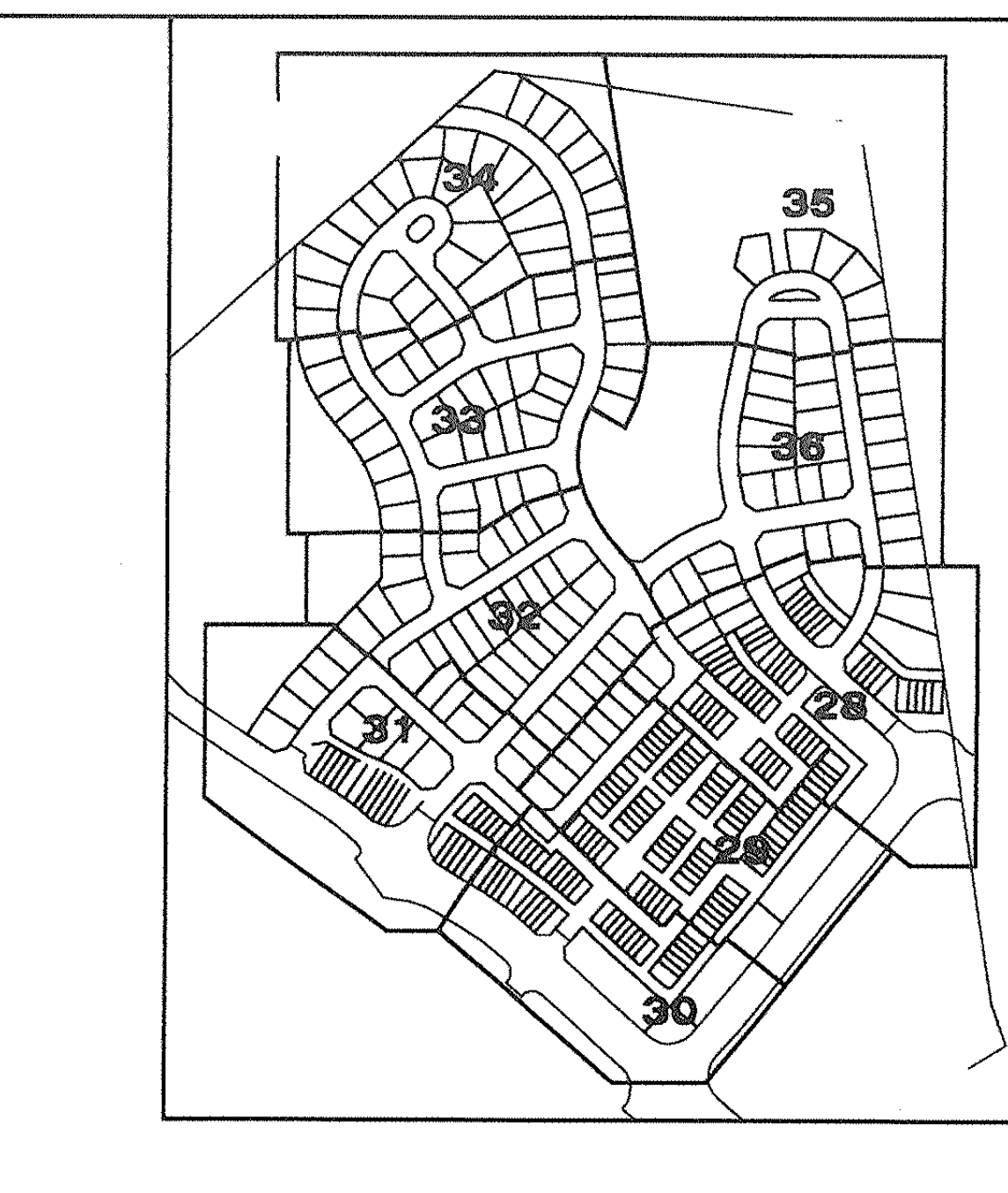
## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
## DSP-07057-01

PROJECT NO. 50057012

29

SHEET NO. 29 of 37


MATCHLINE - SEE SHEET 29
MATCHLINE - SEE SHEET 31
MATCHLINE - SEE SHEET 29
SMITHVIEW PLACE (PRIVATE)
SMITHVIEW PLACE (PRIVATE)
PARCEL X
PRIVATE ALLEY
PRIVATE ALLEY
PRIVATE ALLEY
SOUTHAMPTON WAY (PRIVATE)
PARCEL W
PARCEL BB
PARCEL AA
RUBY LOCKHART BOULEVARD
DEDICATED RIGHT OF WAY FOR PUBLIC USE
(110' R/W)
CAMPUS WAY NORTH
DEDICATED RIGHT OF WAY FOR PUBLIC USE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CONTACT
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Cell: 571.481.7766
IEVEGA@DRHORTON.COM

## LEGEND

| | |
|---|---|
| 410 | EXISTING TOPOGRAPHY |
| | EXISTING BOUNDARY |
| | EXISTING TREE LINE |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| SB SB | STREAM BUFFER |
| WL WL | EXISTING WETLAND |
| WB WB | WETLAND BUFFER |
| PMA PMA | PRIMARY MANAGEMENT AREA (PMA) |
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| LOD LOD | PROPOSED LIMIT OF DISTURBANCE |
| 410 | PROPOSED CONTOURS |
| 8"S | PROPOSED SANITARY SEWER |
| W 8"W W | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER EASEMENT |
| | PROPOSED STORM DRAIN EASEMENT |
| | PROPOSED STORM DRAIN |
| ▨ | WOODLAND PRESERVED - NOT COUNTED |
| | WOODLAND CLEARED IN THE FLOODPLAIN |
| TPF TPF TPF TPF | TREE PROTECTION FENCE (TEMPORARY) |
| ▲ | WOODLAND PRESERVATION SIGN |

# TYPE 2 TREE CONSERVATION PLAN
# WOODMORE TOWNE CENTRE
# AT GLENARDEN

## PRINCE GEORGE'S COUNTY
## MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

**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. 616
8-20-09

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |
| | | |
| | | |

DSP-07057 AND TCPII/053/07-01 ARE ONLY FOR THE RESIDENTIAL PORTION OF THE SITE. ADDITIONAL DETAILED SITE PLANS AND TCPII REVISIONS ARE REQUIRED FOR FUTURE PHASES OF DEVELOPMENT.

△2 THIS -02 APPROVAL IS FOR THE CERTIFICATION OF DSP-07057 (PGCPB 08-140) AND DSP-07057-01.

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

PROJECT NAME: WOODMORE TOWNE CENTRE
PROJECT NUMBER: DSP−07057

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply tothis Sheet

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|---|---|---|---|
| ~~01~~ | ~~4/2/[illegible]~~ | ~~[illegible]~~ | ~~8/[illegible]~~ |
| 01 | 7/8/13 | SM | 7/9/13 |
| | | | |
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| | | | |

APPROVED PLAN
DSP-07057-01

SEAL

No. 1079

6-4-13

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1079, EXPIRATION DATE: JULY 14, 2014.

SCALE

1"=30'

| No. | DATE | BY | Description |
|---|---|---|---|
| | | | |

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

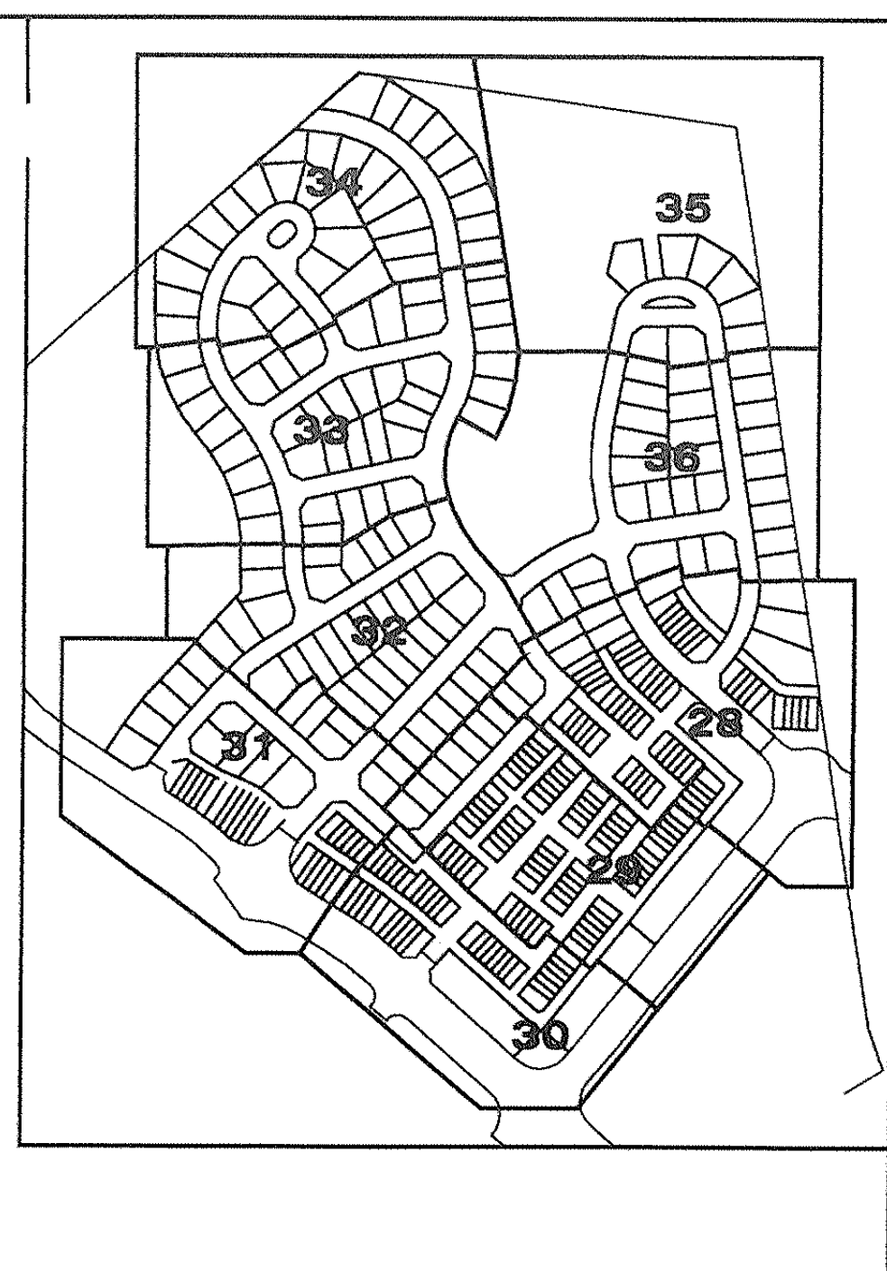
TITLE

## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
### DSP-07057-01

PROJECT NO. 50057012

30

SHEET NO. 30 of 37



**Dewberry**

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Formerly known as
Dewberry & Davis LLC

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LANHAM, MD 20706
301.731.5551
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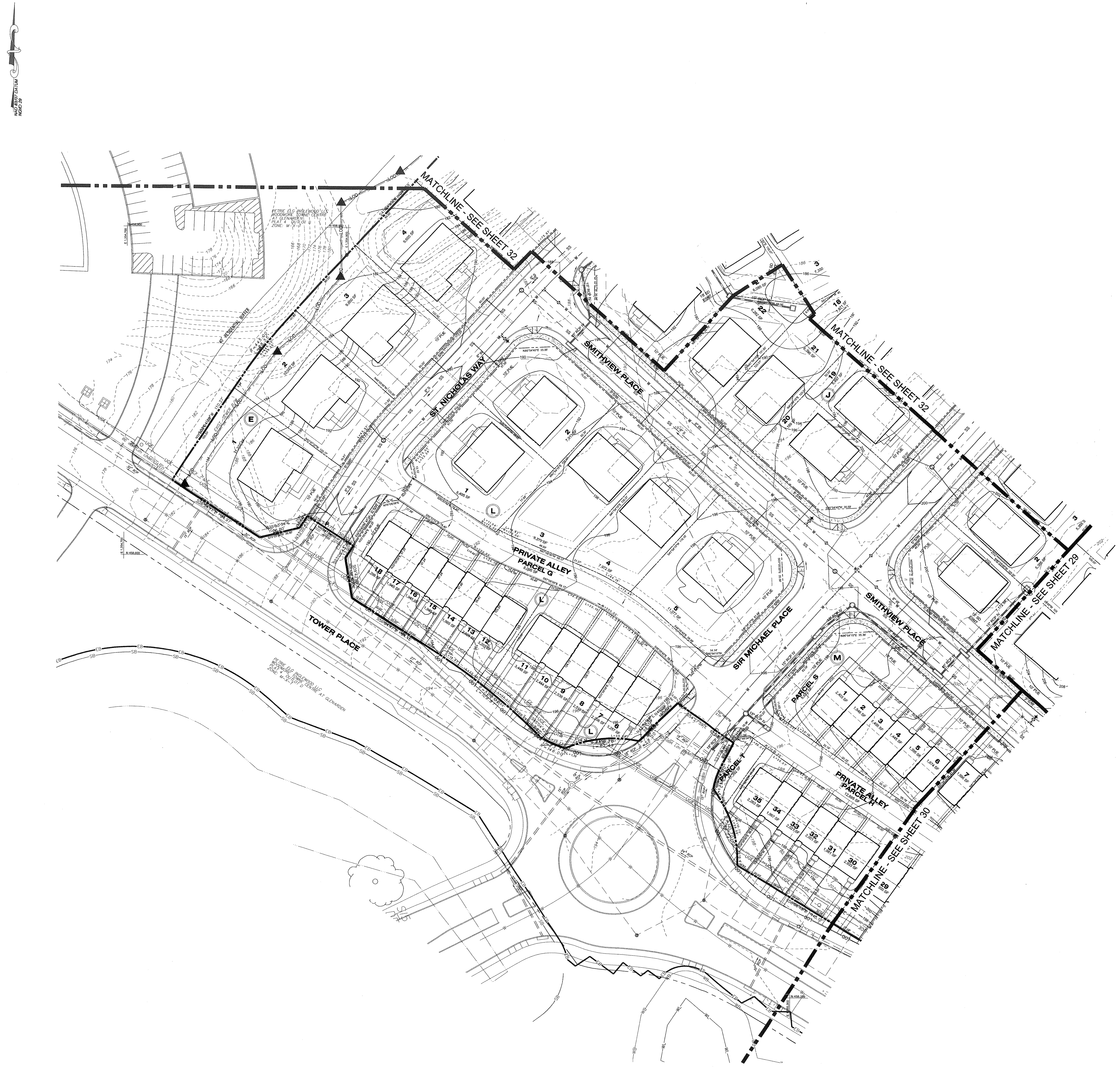

## LEGEND

- EXISTING TOPOGRAPHY
- EXISTING BOUNDARY
- EXISTING TREE LINE
- 100 YEAR FLOODPLAIN
- EXISTING STREAM
- STREAM BUFFER
- EXISTING WETLAND
- WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING PAVEMENT WITH CURB AND GUTTER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN
- WOODLAND PRESERVED - NOT COUNTED
- WOODLAND CLEARED IN THE FLOODPLAIN
- TREE PROTECTION FENCE (TEMPORARY)
- ▲ WOODLAND PRESERVATION SIGN

# TYPE 2 TREE CONSERVATION PLAN
# WOODMORE TOWNE CENTRE
# AT GLENARDEN

## PRINCE GEORGE'S COUNTY
## MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

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CHECKED BY NB
DATE FEBRUARY 2013

TITLE

## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
## DSP-07057-01

PROJECT NO. 50057012

31

SHEET NO. 31 of 37

**McCarthy & Associates, Inc.**
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**CoMar 08.19.06.01**

GARY J. RUBINO No. 610

8-20-08

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| 01 | 7/8/13 | SM | 7/9/13 |
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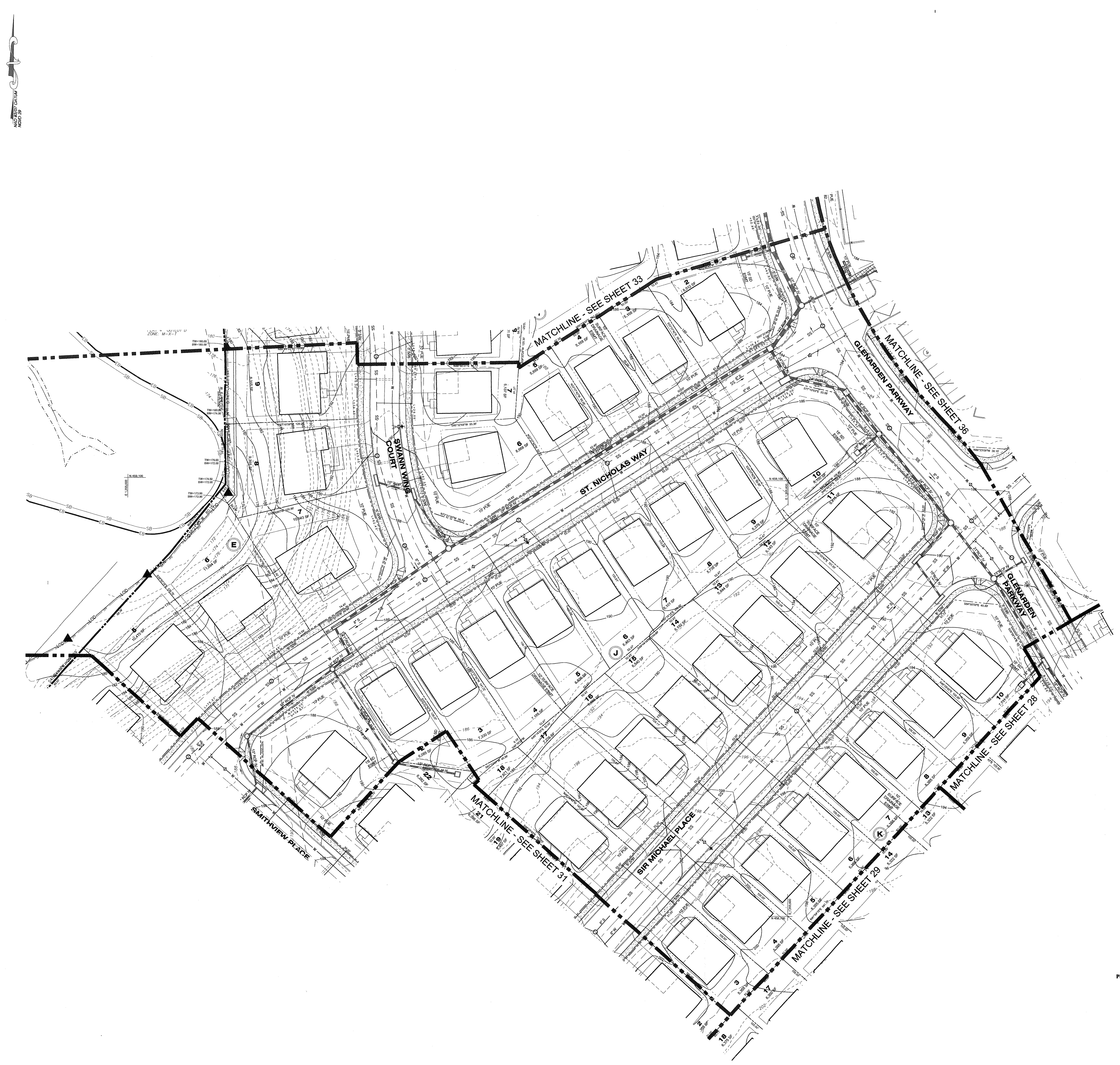
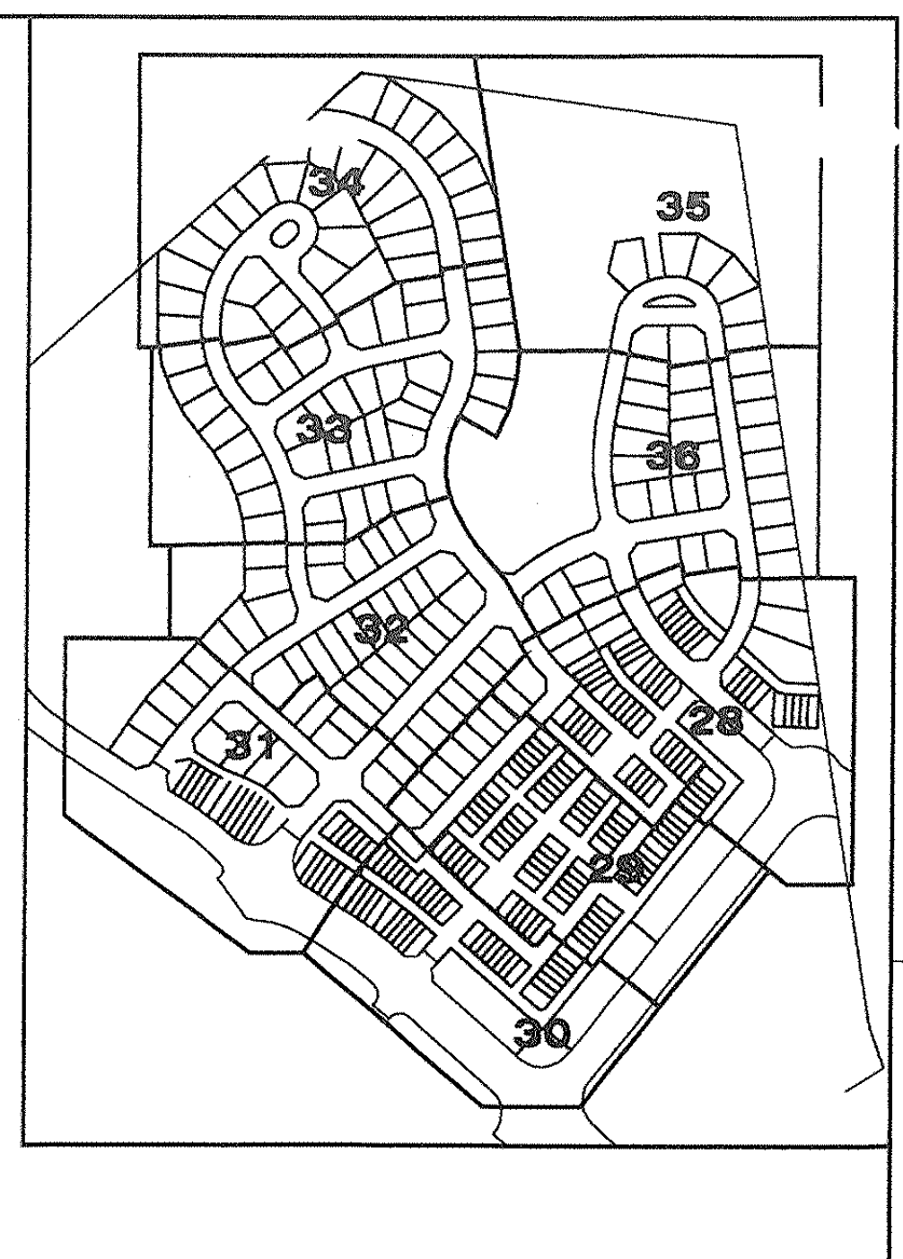
APPROVED PLAN
DSP-07057-01





## LEGEND

| | |
|---|---|
| 410 | EXISTING TOPOGRAPHY |
| | EXISTING BOUNDARY |
| | EXISTING TREE LINE |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| SB | STREAM BUFFER |
| WL | EXISTING WETLAND |
| WB | WETLAND BUFFER |
| PMA | PRIMARY MANAGEMENT AREA (PMA) |
| | EXISTING PAVEMENT WITH CURB AND GUTTER |
| OHE | EXISTING OVERHEAD ELECTRIC |
| | PROPOSED LOT LINE |
| | BUILDING RESTRICTION LINE |
| LOD | PROPOSED LIMIT OF DISTURBANCE |
| 410 | PROPOSED CONTOURS |
| 8"S | PROPOSED SANITARY SEWER |
| W 8"W W | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER EASEMENT |
| | PROPOSED STORM DRAIN EASEMENT |
| | PROPOSED STORM DRAIN |
| ⬡ | WOODLAND PRESERVED - NOT COUNTED |
| | WOODLAND CLEARED IN THE FLOODPLAIN |
| TPF | TREE PROTECTION FENCE (TEMPORARY) |
| ▲ | WOODLAND PRESERVATION SIGN |

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| 01 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
| | | | |
| | | | |

APPROVED PLAN
DSP-07057-01

**Dewberry**®

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

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CONTACT
INES E. VEGA
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# TYPE 2 TREE CONSERVATION PLAN
# WOODMORE TOWNE CENTRE
# AT GLENARDEN

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## MARYLAND

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SEAL

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1"=30'

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REVISIONS

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APPROVED BY TA
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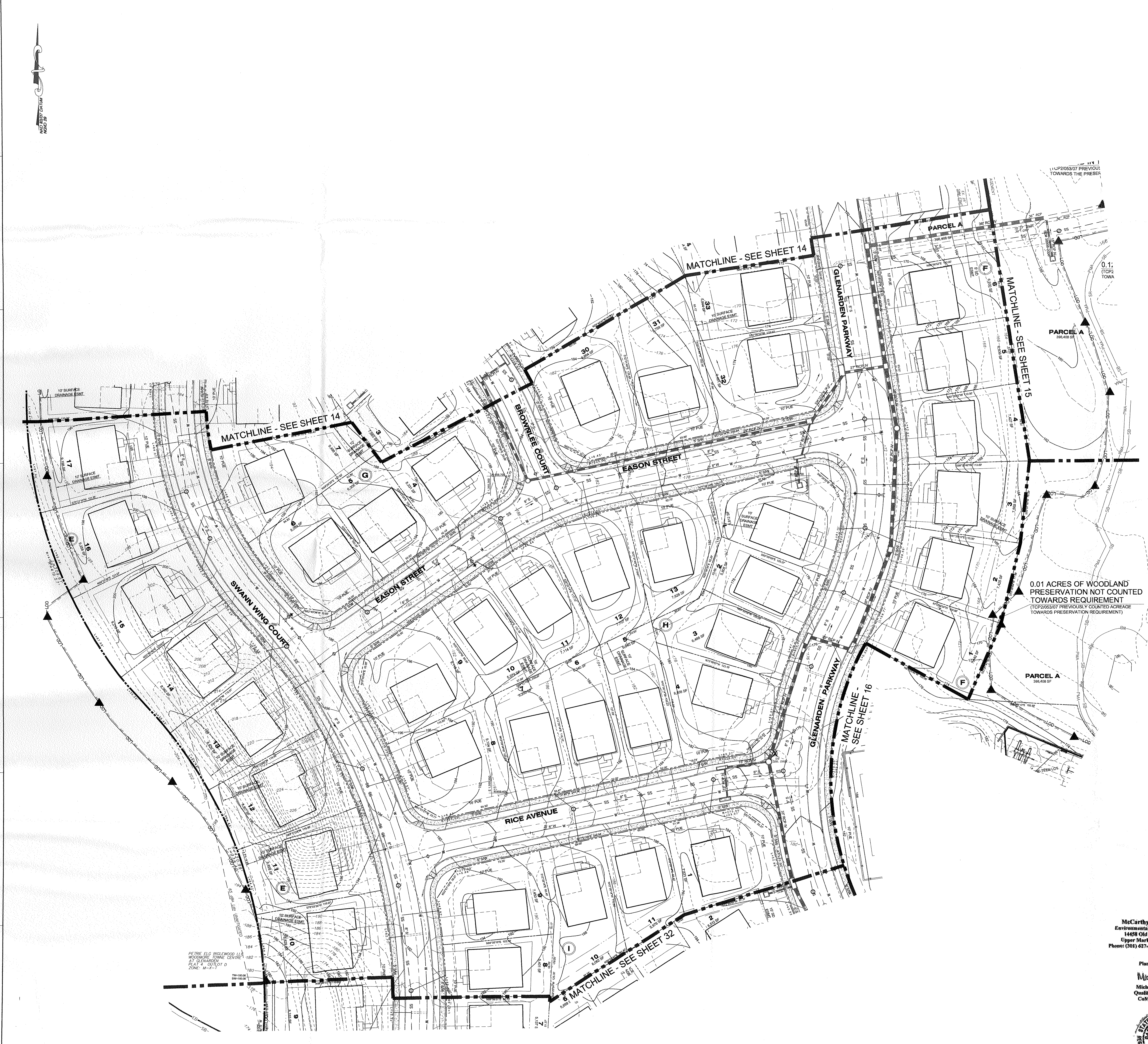
TITLE

## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
### DSP-07057-01

PROJECT NO. 50057012

32

SHEET NO. 32 of 37


MATCHLINE - SEE SHEET 14
MATCHLINE - SEE SHEET 14
MATCHLINE - SEE SHEET 15
MATCHLINE - SEE SHEET 16
MATCHLINE - SEE SHEET 32
GLENARDEN PARKWAY
GLENARDEN PARKWAY
BROWNLEE COURT
EASON STREET
EASON STREET
SWANN WING COURT
RICE AVENUE
PARCEL A
398,408 SF
PARCEL A
398,408 SF
PARCEL A
398,408 SF
0.01 ACRES OF WOODLAND PRESERVATION NOT COUNTED TOWARDS REQUIREMENT
(TCP2/053/07 PREVIOUSLY COUNTED ACREAGE TOWARDS PRESERVATION REQUIREMENT)
(TCP2/053/07 PREVIOUS
TOWARDS THE PRESER
10' SURFACE DRAINAGE ESMT
PETRIE ELG INGLEWOOD LLC
WOODMORE TOWNE CENTRE
AT GLENARDEN
PLAT 4 OUTLOT D
ZONE: M-X-T

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## MARYLAND

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DSP-07057-01

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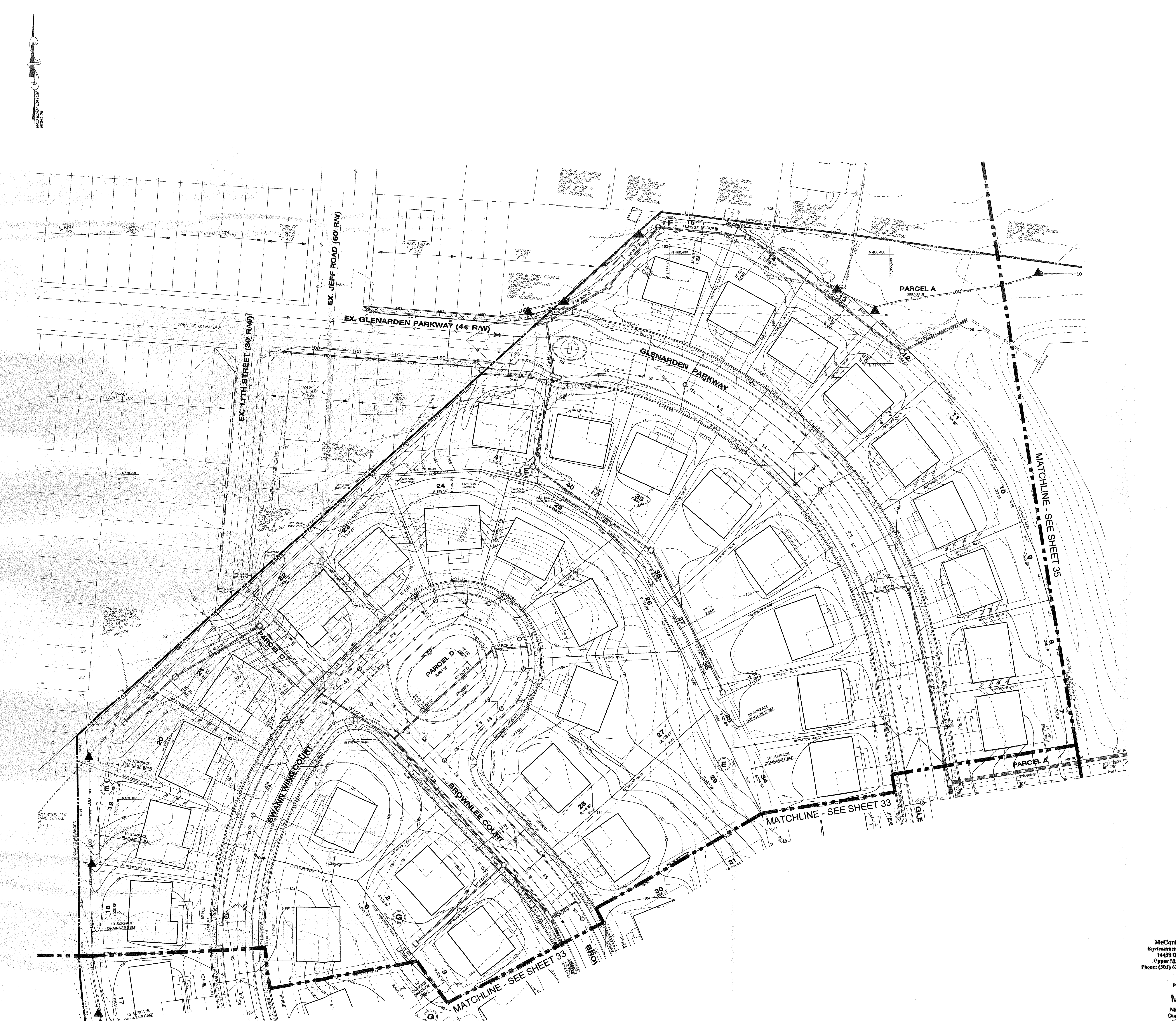
## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
## DSP-07057-01

PROJECT NO. 50057012

33

SHEET NO. 33 of 37


NAD 83/87 DATUM
NGVD 29
EX. GLENARDEN PARKWAY (44' R/W)
EX. JEFF ROAD (60' R/W)
EX. 11TH STREET (30' R/W)
GLENARDEN PARKWAY
TOWN OF GLENARDEN
PARCEL A
PARCEL C
PARCEL D
SWANN WING COURT
BROWNLEE COURT
MATCHLINE - SEE SHEET 35
MATCHLINE - SEE SHEET 33
MATCHLINE - SEE SHEET 33
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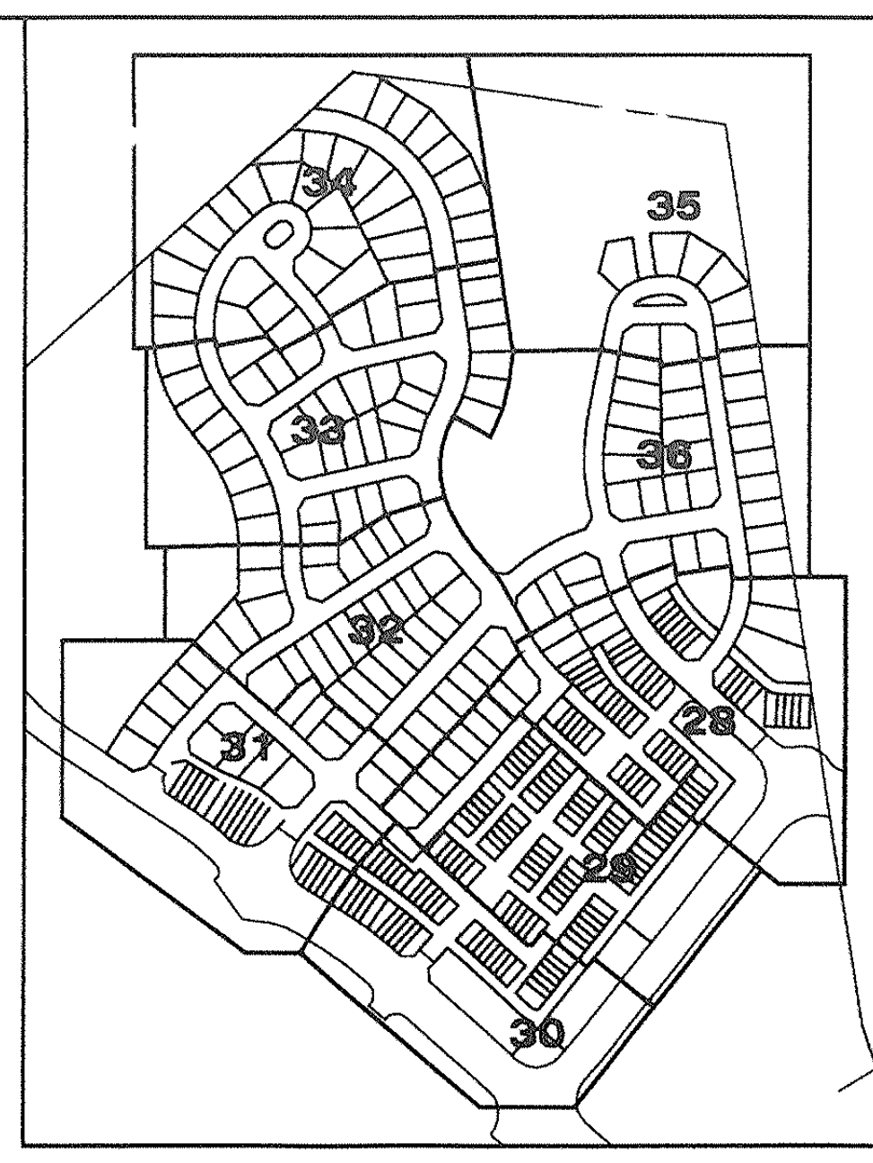
10' SURFACE DRAINAGE ESMT
10' PUE
LOD


35
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## LEGEND

| | |
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DSP-07057-01

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TCP2/053/07-01
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PROJECT NO. 50057012

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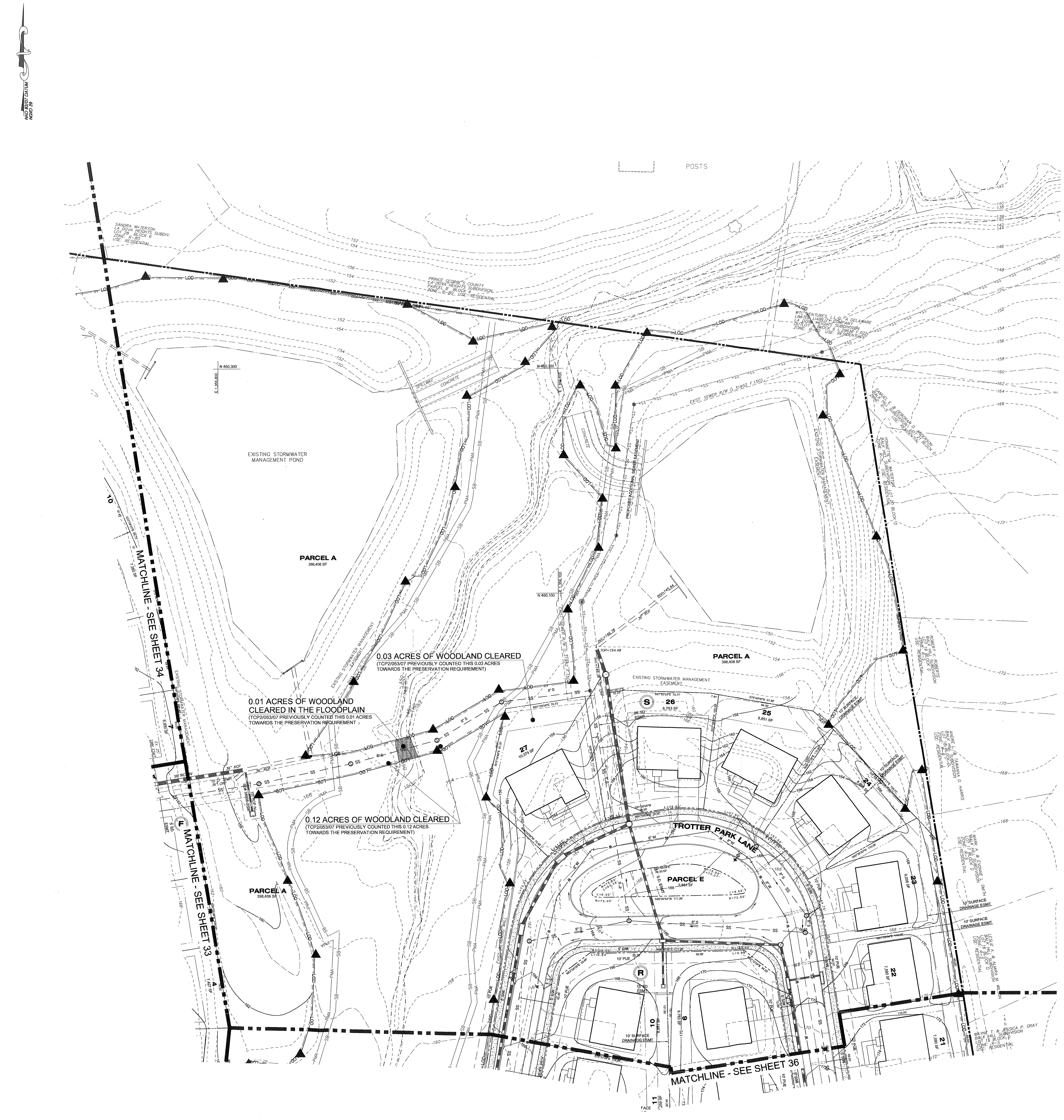
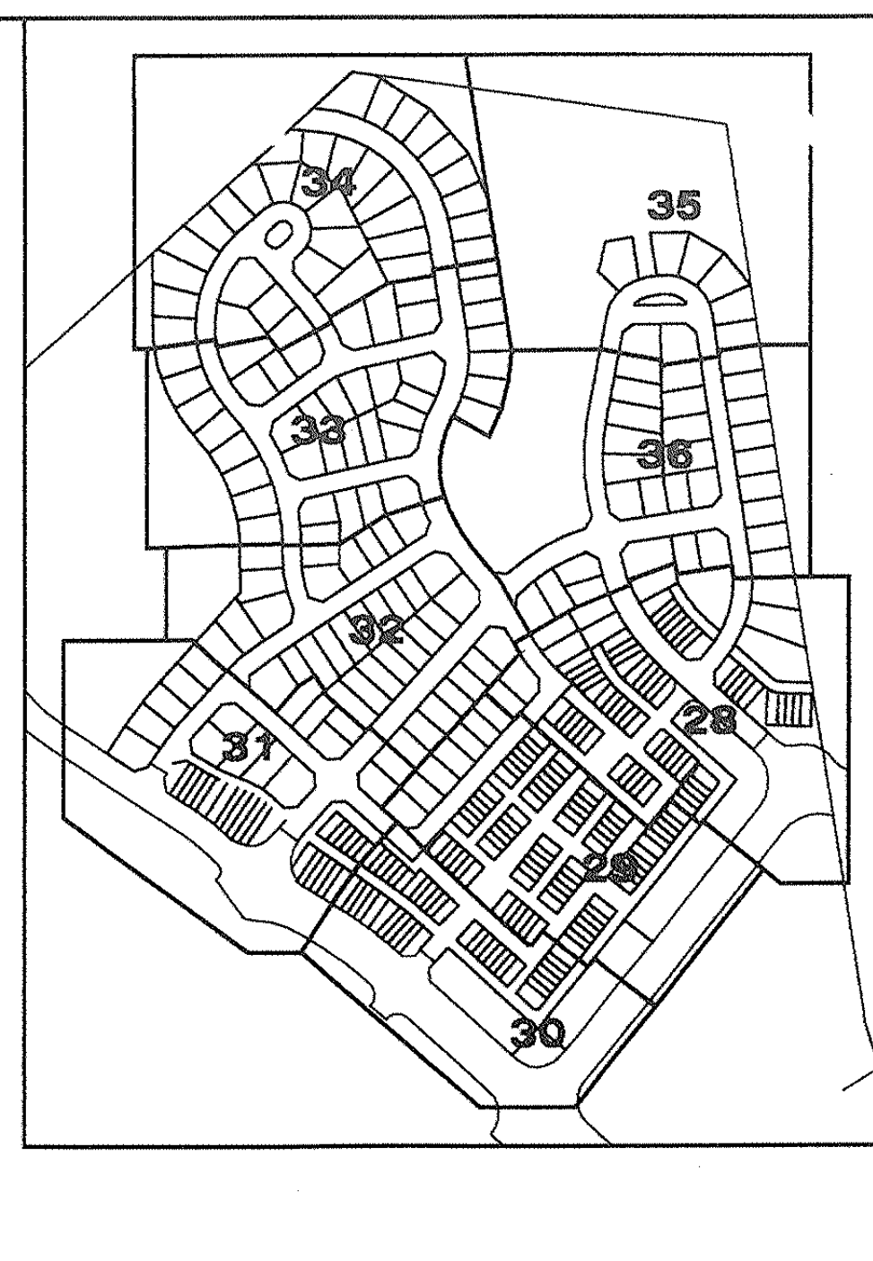
SHEET NO. 34 of 37


POSTS
SANDRA WATERTON LA DORA HEIGHTS SUBDIV LOT 8, BLOCK 6 ZONE: R-80 USE: RESIDENTIAL
PRINCE GEORGE'S COUNTY LA DORA HEIGHTS SUBDIV PARCEL B, BLOCK 8 ZONE: R-80 USE: RESIDENTIAL
N 460,300
N 460,100
EXISTING STORMWATER MANAGEMENT POND
PARCEL A
398,408 SF
EXISTING STORMWATER MANAGEMENT EASEMENT
MATCHLINE - SEE SHEET 34
MATCHLINE - SEE SHEET 33
MATCHLINE - SEE SHEET 36
TROTTER PARK LANE
PARCEL E
27
10,379 SF
26
25
24
23
22
21
10
9
11
10' SURFACE DRAINAGE ESMT.
10' PUE
LOD
PMA
SB
TPF
SS
8" S

0.03 ACRES OF WOODLAND CLEARED
(TCP2/053/07 PREVIOUSLY COUNTED THIS 0.03 ACRES TOWARDS THE PRESERVATION REQUIREMENT)

0.01 ACRES OF WOODLAND CLEARED IN THE FLOODPLAIN
(TCP2/053/07 PREVIOUSLY COUNTED THIS 0.01 ACRES TOWARDS THE PRESERVATION REQUIREMENT )

0.12 ACRES OF WOODLAND CLEARED
(TCP2/053/07 PREVIOUSLY COUNTED THIS 0.12 ACRES TOWARDS THE PRESERVATION REQUIREMENT)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29
30

## LEGEND

| | |
|---|---|
| — 410 — | EXISTING TOPOGRAPHY |
| | EXISTING BOUNDARY |
| | EXISTING TREE LINE |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| —SB— | STREAM BUFFER |
| —WL— | EXISTING WETLAND |
| —WB— | WETLAND BUFFER |
| —PMA— | PRIMARY MANAGEMENT AREA (PMA) |
| | EXISTING PAVEMENT WITH CURB AND GUTTER |
| —OHE— | EXISTING OVERHEAD ELECTRIC |
| | PROPOSED LOT LINE |
| | BUILDING RESTRICTION LINE |
| —LOD— | PROPOSED LIMIT OF DISTURBANCE |
| — 410 — | PROPOSED CONTOURS |
| 8"S | PROPOSED SANITARY SEWER |
| —W— 8"W —W— | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER EASEMENT |
| | PROPOSED STORM DRAIN EASEMENT |
| | PROPOSED STORM DRAIN |
| ⬡ | WOODLAND PRESERVED - NOT COUNTED |
| | WOODLAND CLEARED IN THE FLOODPLAIN |
| — TPF — | TREE PROTECTION FENCE (TEMPORARY) |
| ▲ | WOODLAND PRESERVATION SIGN |

**Dewberry**

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

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1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101

CONTACT
INES E. VEGA
Cell: 571.481.7766
IEVEGA@DRHORTON.COM

# TYPE 2 TREE CONSERVATION PLAN WOODMORE TOWNE CENTRE AT GLENARDEN

PRINCE GEORGE'S COUNTY
MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

SEAL

No. 1079

6-4-13

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1079, EXPIRATION DATE: JULY 14, 2014.

SCALE

1"=30'

| No. | DATE | BY | Description |
|---|---|---|---|

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

TITLE

## PLAN VIEW RESIDENTIAL AREA TCP2/053/07-01

DSP-07057-01

PROJECT NO. 50057012

35

SHEET NO. 35 of 37

**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. 810
8-20-09

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
| | | |
| | | |
| | | |

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△2 THIS -02 APPROVAL IS FOR THE CERTIFICATION OF DSP-07057 (PGCPB 08-140) AND DSP-07057-01.

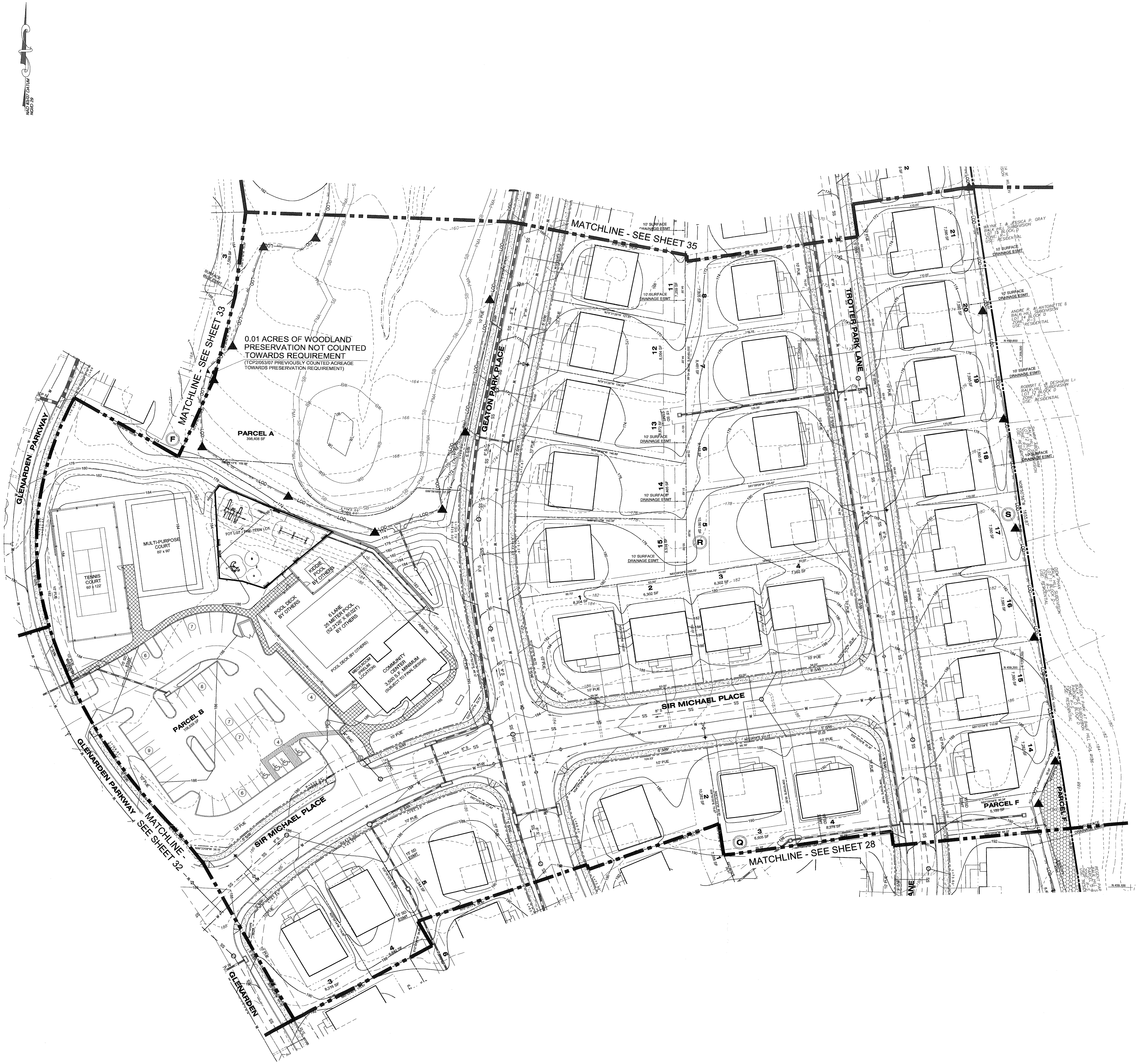
## M.N.C.P.P.C. APPROVALS

PROJECT NAME: WOODMORE TOWNE CENTRE
PROJECT NUMBER: DSP-07057

For Condition of Approval see Site Plan Cover Sheet or Approval
The Revisions Listed Below Apply tothis Sheet

| Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date |
|---|---|---|---|
| ~~01~~ 01 | ~~4/21/09~~ 7/8/13 | ~~SL~~ SM | ~~8/4/09~~ 7/9/13 |

APPROVED PLAN
DSP-07057-01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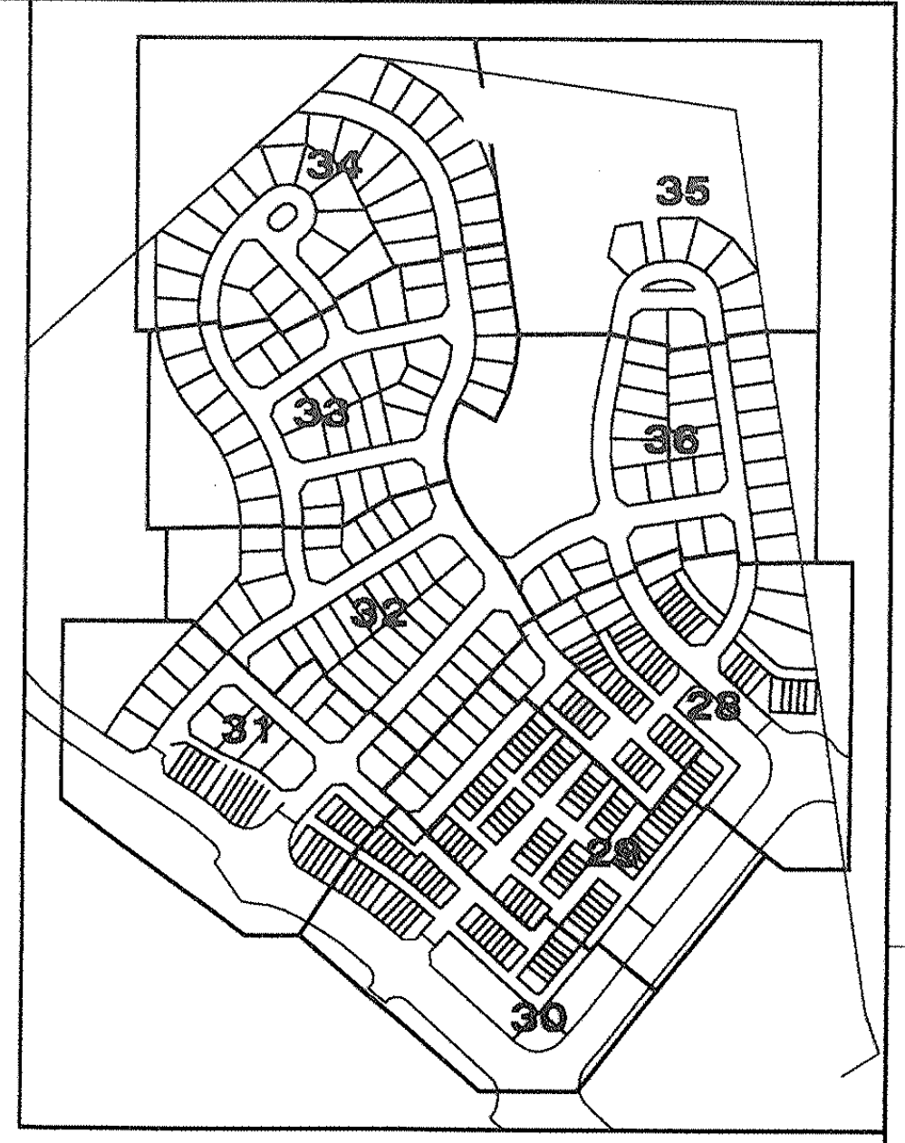
F
E
D
C
B
A
NAD 83 DATUM
NGVD 29
MATCHLINE - SEE SHEET 35
MATCHLINE - SEE SHEET 33
MATCHLINE - SEE SHEET 32
MATCHLINE - SEE SHEET 28
PARCEL A
398,408 SF
GLENARDEN PARKWAY
GEATON PARK PLACE
TROTTER PARK LANE
SIR MICHAEL PLACE
GLENARDEN
PARCEL B
PARCEL F
PARCEL
TENNIS COURT
60' x 122'
MULTI-PURPOSE COURT
60' x 60'
TOT LOT / PRE-TEEN LOT
KIDDIE POOL BY OTHERS
POOL DECK BY OTHERS
6 LANE 25 METER POOL BY OTHERS
COMMUNITY CENTER
3,500 S.F. MINIMUM
10' SURFACE DRAINAGE ESMT
10' PUE
F
R
S
Q

0.01 ACRES OF WOODLAND PRESERVATION NOT COUNTED TOWARDS REQUIREMENT
(TCP2/053/07 PREVIOUSLY COUNTED ACREAGE TOWARDS PRESERVATION REQUIREMENT)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## LEGEND

| | |
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| | EXISTING BOUNDARY |
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# TYPE 2 TREE CONSERVATION PLAN
# WOODMORE TOWNE CENTRE
# AT GLENARDEN

## PRINCE GEORGE'S COUNTY
## MARYLAND

TAX MAP/GRID: 60/C1, C2, D1, D2, E1, E2, E3
WSSC GRID: 203NE08, 204NE08

SEAL

No. 1079

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1"=30'

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|---|---|---|---|

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

TITLE

## PLAN VIEW
## RESIDENTIAL AREA
## TCP2/053/07-01
## DSP-07057-01

PROJECT NO. 50057012

36

SHEET NO. 36 of 37

**McCarthy & Associates, Inc.**
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**Plan prepared by:**

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

GARY J. RUBINO
No. 610
8-20-09

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 Reiser | 8/6/09 |
| 02 | | 6/13/13 |
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## M.N.C.P.P.C. APPROVALS

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PROJECT NUMBER: DSP-07057

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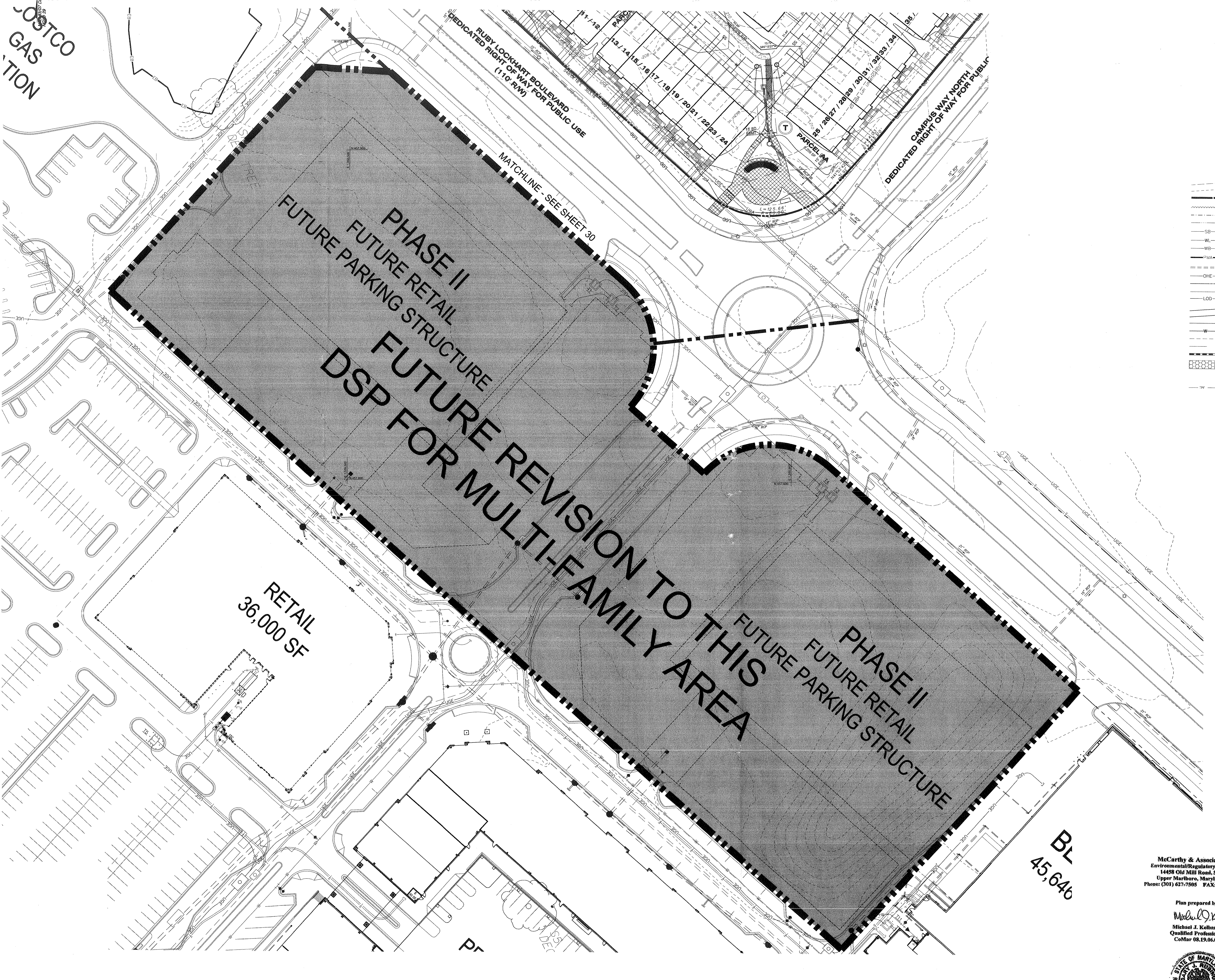
APPROVED PLAN
DSP-07057-01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G
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E
D
C
B
A
OSTCO
GAS
TION
RUBY LOCKHART BOULEVARD
DEDICATED RIGHT OF WAY FOR PUBLIC USE
(110' R/W)
MATCHLINE - SEE SHEET 30
13 / 14 / 15 / 16 / 17 / 18 / 19 / 20 / 21 / 22 / 23 / 24
25 / 26 / 27 / 28 / 29 / 30 / 31 / 32 / 33 / 34
PARCEL AA
CAMPUS WAY NORTH
DEDICATED RIGHT OF WAY FOR PUBLIC
PHASE II
FUTURE RETAIL
FUTURE PARKING STRUCTURE
FUTURE REVISION TO THIS
DSP FOR MULTI-FAMILY AREA
PHASE II
FUTURE RETAIL
FUTURE PARKING STRUCTURE
RETAIL
36,000 SF
BL
45,646

34
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37

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## MARYLAND

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| 01 | 7/8/13 | SM | 7/9/13 |
| | | | |
| | | | |
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APPROVED PLAN
DSP-07057-01

| No. | DATE | BY | Description |
|---|---|---|---|
| | | | |

REVISIONS

DRAWN BY DC
APPROVED BY TA
CHECKED BY NB
DATE FEBRUARY 2013

TITLE

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# RESIDENTIAL AREA
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## DSP-07057-01

PROJECT NO. 50057012

**37**

SHEET NO. 37 of 37