WASHINGTON
ALEXANDRIA
18
19
20

LOCATION MAP
NTS

# TREE CONSERVATION PLAN - TYPE II

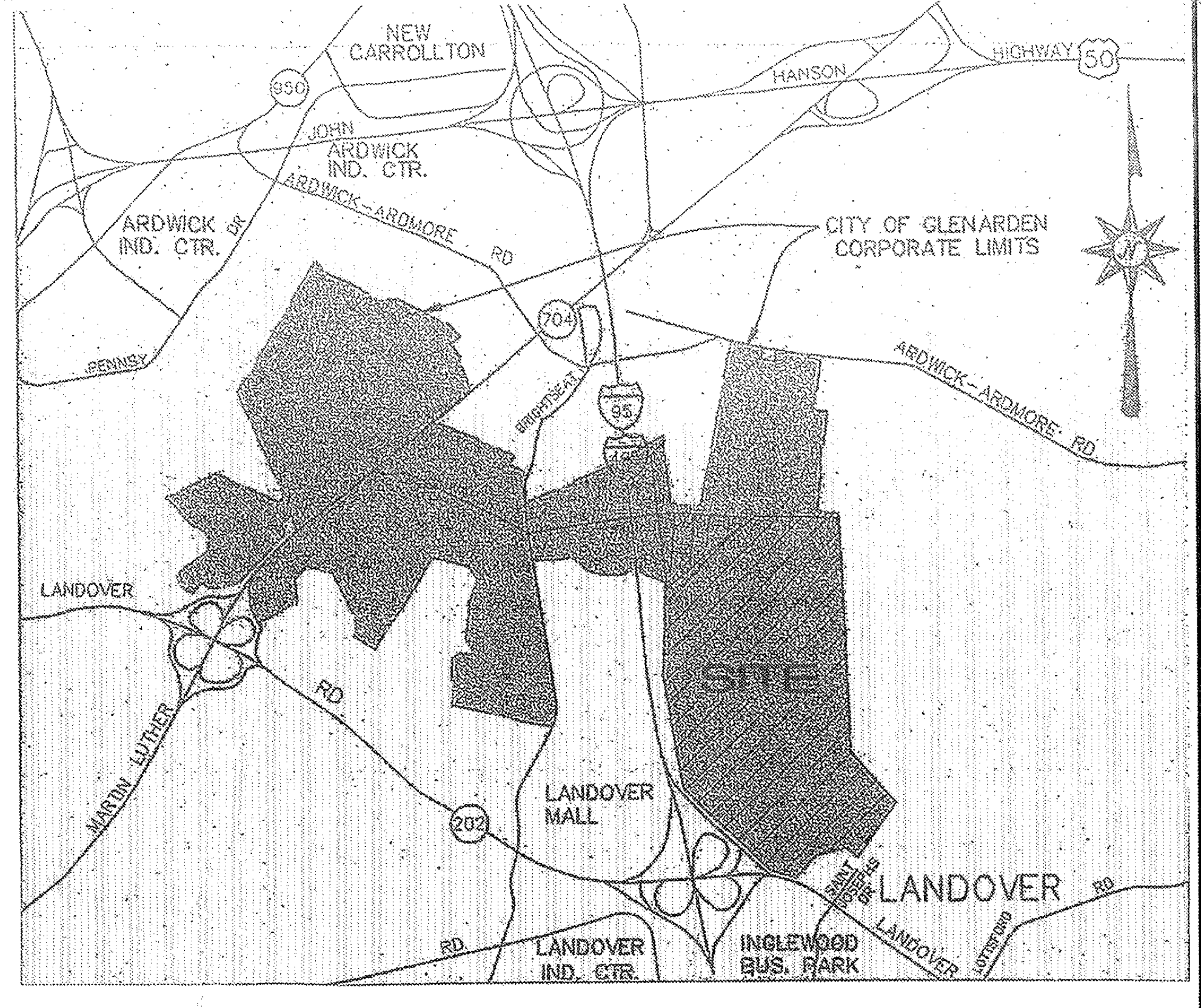
FOR

# 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'

**SPECIMEN TREES**

| NO. | DBH | SPECIES | CONDITION | PROPOSED DISPOSITION | PRESERVATION TREATMENT |
|---|---|---|---|---|---|
| ~~1.~~ | ~~31"~~ | ~~RED MAPLE~~ | ~~VERY GOOD~~ | ~~SAVE~~ | ~~PROTECTION FENCING~~ |
| 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 |
| 17. | 40" | YELLOW POPLAR | VERY POOR | REMOVE | – |
| 18. | 30" | YELLOW POPLAR | GOOD | SAVE | PROTECTION FENCING |
| 19. | 32" | YELLOW POPLAR | VERY GOOD | REMOVE | – |

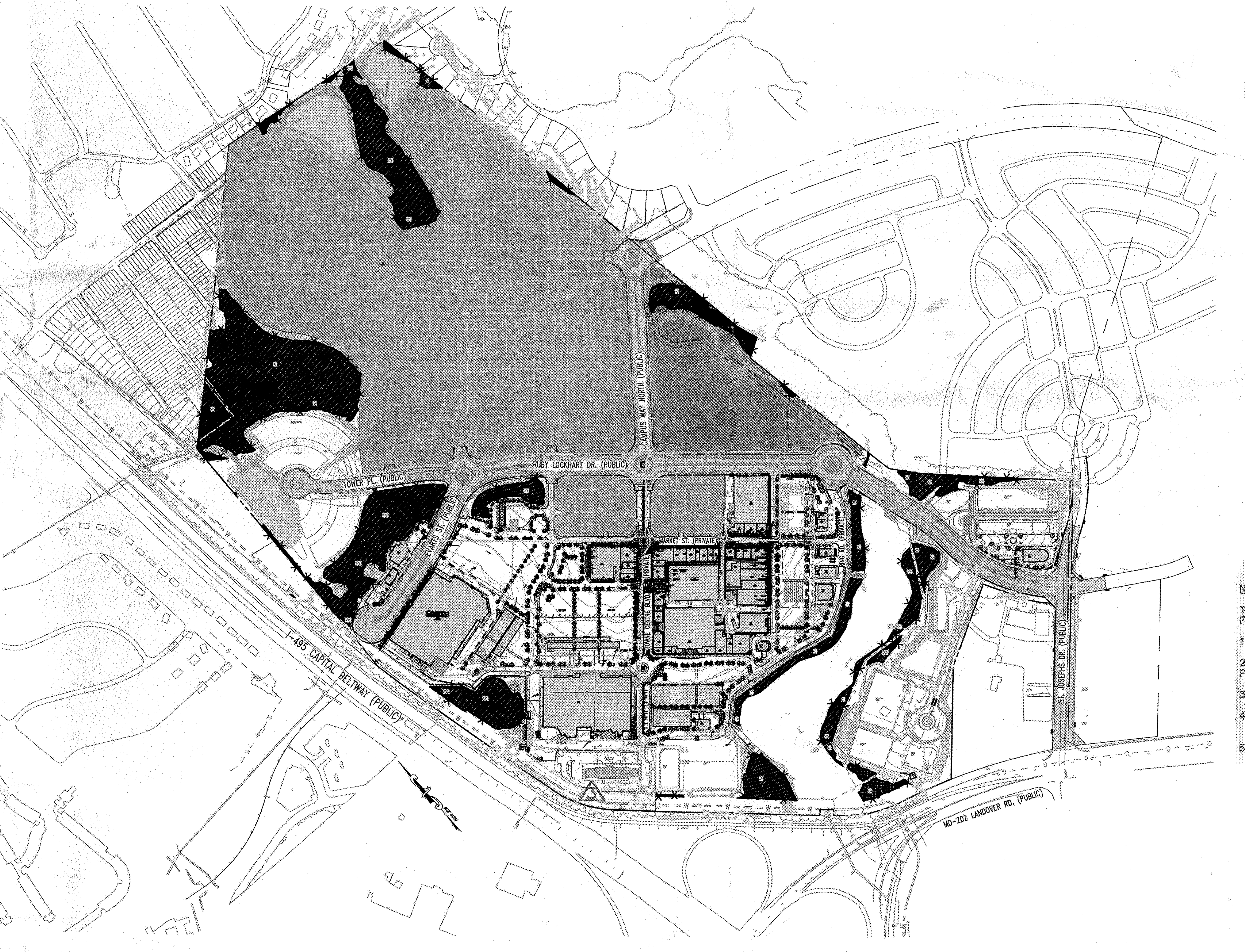
NOTE: TREES WERE LOCATED WITH GPS

## 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)


TOWER PL. (PUBLIC)
RUBY LOCKHART DR. (PUBLIC)
CAMPUS WAY NORTH (PUBLIC)
MARKET ST. (PRIVATE)
I-495 CAPITAL BELTWAY (PUBLIC)
ST. JOSEPHS DR. (PUBLIC)
MD-202 LANDOVER RD. (PUBLIC)

## WOODLAND PRESERVATION

| AREA | ACRES |
|---|---|
| A | 0.51 (+0.02 01 REV) |
| B | 8.09 (−0.01 01 REV) |
| D1 | 3.19 (-0.07 01 REV) |
| D2 | 0.07 |
| E | 0.10 |
| F1 | 0.69 (−0.27 01 REV) |
| F2 | 4.01 (−0.07 01 REV) |
| G1 | 1.46 (+0.25 01 REV) |
| G2 | 0.11 |
| H | 1.01 (+0.06 01 REV) |
| J | 0.92 |
| K | 0.52 (−0.09 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 | 24.26 (+0.14 01 REV) |

▨ WOODLAND PRESERVATION

## WOODLAND PRESERVED NOT COUNTED

TOTAL=1.83 (−0.36 01 REV)

Woodland Preserved Not Counted

Woodmore Towne Centre TCPII-053-07
Approval Tracking Table

| Revision Number | Associated Case & Resolution Number | Detailed Description | Affected Plan Sheets |
|---|---|---|---|
| Original Certification | DSP-07011<br>PGCPB No. 07-144 | Commercial Phase Rough Grading & Infrastructure | All |
| 01 | DSP-07011-01<br>PGCPB No. 09-03 | Commercial Phase Site Plan | |
| 02 | DSP-07057<br>PGCPB No. 08-140 | Residential Phase Site Plan | |
| 03 | DSP-14027<br>PGCPB No. 15-22 | Lot 18 Hotel | 1, 2, 11, 12 |

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

PROJECT NAME: WOODMORE TOWNE CENTRE

PROJECT NUMBER: DSP−07011

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

| Approval or Revision * | Approval Date | Reviewer's Signature | Certification Date |
|---|---|---|---|
| | 9-24-07 | S.L. | 4-7-08 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

| | Approved by | Date |
|---|---|---|
| | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |
| 06 | | |

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

OWNER / APPLICANT / DEVELOPER:

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

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

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 Woodmore Towne Centre |
| Is this site subject to the 1989 Ordinance? | N | |
| Break-even Point (preservation acres) = | 73.71 | |
| Acres of Net Tract clearing permitted w/o refores | 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) | | Rough Grading | Commercial | Residential | Hotel Lot 18 | | | | |
| Plan Phase or Name: | | DSP-07011 | DSP-07011/01 | DSP-07057 | DSP-14027 | | | | Total |
| Total area in this application (acres) | | 0.00 | 137.57 | 102.83 | 4.23 | | | | 244.63 |
| Floodplain area in this application (acres) | | 0.00 | 12.62 | 0.30 | 0.00 | | | | 12.92 |
| Net Tract area in the application (acres) | | 0.00 | 124.95 | 102.53 | 4.23 | | | | 231.71 |
| Woodland on the Net Tract for this phase (acres) | | 0.00 | 128.19 | 101.17 | 0.14 | | | | 229.50 |
| Woodland in the Floodplain for this phase | | 0.00 | 12.62 | 0.30 | 0.00 | | | | 12.92 |
| Woodland Cleared on Net Tract for this phase | | 192.41 | 0.00 | 0.15 | 0.14 | | | | 192.70 |
| Woodland Cleared in Floodplain for this phase | | 0.97 | 0.00 | 0.00 | 0.00 | | | | 0.97 |
| Off-site Woodland Clearing (1:1) | | 0.31 | 0.00 | 0.00 | 0.00 | | | | 0.31 |
| Off-site Mitigation provided on this property | | 0.00 | 0.00 | 0.00 | 0.00 | | | | 0.00 |
| Cummulative acres of Net Tract Woodland cleared | | 192.41 | 192.41 | 192.56 | 192.70 | | | | |
| Cummulative acres of Floodplain woodland cleared | | 0.97 | 0.97 | 0.97 | 0.97 | | | | |
| Smaller of d or e | | 192.41 | 192.41 | 192.56 | 192.70 | | | | |
| Woodland Clearing below WCT | | 0.00 | 0.00 | 0.00 | 0.00 | | | | |
| Replacement for clearing above the WCT (0.25 : 1) | | 48.10 | 48.10 | 48.14 | 48.18 | | | | |
| Replacement for clearing below the WCT (2 : 1) | | 0.00 | 0.00 | 0.00 | 0.00 | | | | |
| Afforestation Threshold (AFT) = | 15.00% | 0.00 | 0.00 | 0.00 | 0.00 | | | | |
| Cumulative Woodland Conservation Required | | **84.14** | **84.14** | **84.18** | **84.21** | | | | |

Latest phase indicates cumulative requirement through that phase of work

| Woodland Conservation Provided: | | | | | | | Total |
|---|---|---|---|---|---|---|---|
| Preservation | 24.06 | | | | | | 24.06 |
| Reforestation | 0.00 | | | | | | 0.00 |
| Afforestation | 0.00 | | | | | | 0.00 |
| Area approved for fee-in-lieu | 43.38 | | 0.17 | 0.02 | | | 43.57 |
| 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** | **84.21** | | | **84.21** |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Woodland saved on this phase but not counted | -216.47 | 128.19 | 101.02 | 0.00 | | | 12.74 |
| Existing Net Tract Woodland in later phases | 229.5 | 101.31 | 0.14 | 0.00 | | | |

Prepared by: Christine Gillette
License Number:
Signature
5/22/2015
Date

Note: The -03 revision for Lot 18 reduced the area included in the column for the original DSP-07011-01 Commercial approval.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH ⚠ WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3686
EXPIRATION DATE: 11/05/16

CHRISTINE GILLETTE, P.L.A.

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.

~~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. 619
8/20/08

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 |
|---|---|---|---|
| ⚠ | Revised woodland cons. wrksht & Plans 4, 5, 8, 9 & 19-25 for residential DSP-07057 Revision. | 8/20/08 | JJW |
| | | | |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

## SHEET INDEX

| | |
|---|---|
| TCP II 1 | COVER |
| TCP II 2 | KEY MAP |
| TCP II 3−12,16−24 | TREE CONSERVATION PLAN TYPE II |
| TCP II 13−15 | DSP 07011 (PARK PROPERTY) |
| TCP II 25−27 | DETAIL SHEETS |
| TCP II 9,28−37 | DSP 07057 |

MD. NAT'L. CAP. PK. & PL. COMM
PRINCE GEORGE'S COUNTY
RECEIVED
JUN 11 2015
COUNTYWIDE PLANNING DIVISION
ENVIRONMENTAL PLANNING SECTION

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

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:
12-19-08
Kenneth R. Wallis
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~~
~~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~~
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AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306−3091
FAX: (301) 306−3092
CONTACT: SANJAY PATEL PHONE: 301−306−3091 x121

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 1 | 4/10/15 | Added Lot 18 plan | CG |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | AS NOTED |
| CAD I.D.: | TCP1 |

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

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

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

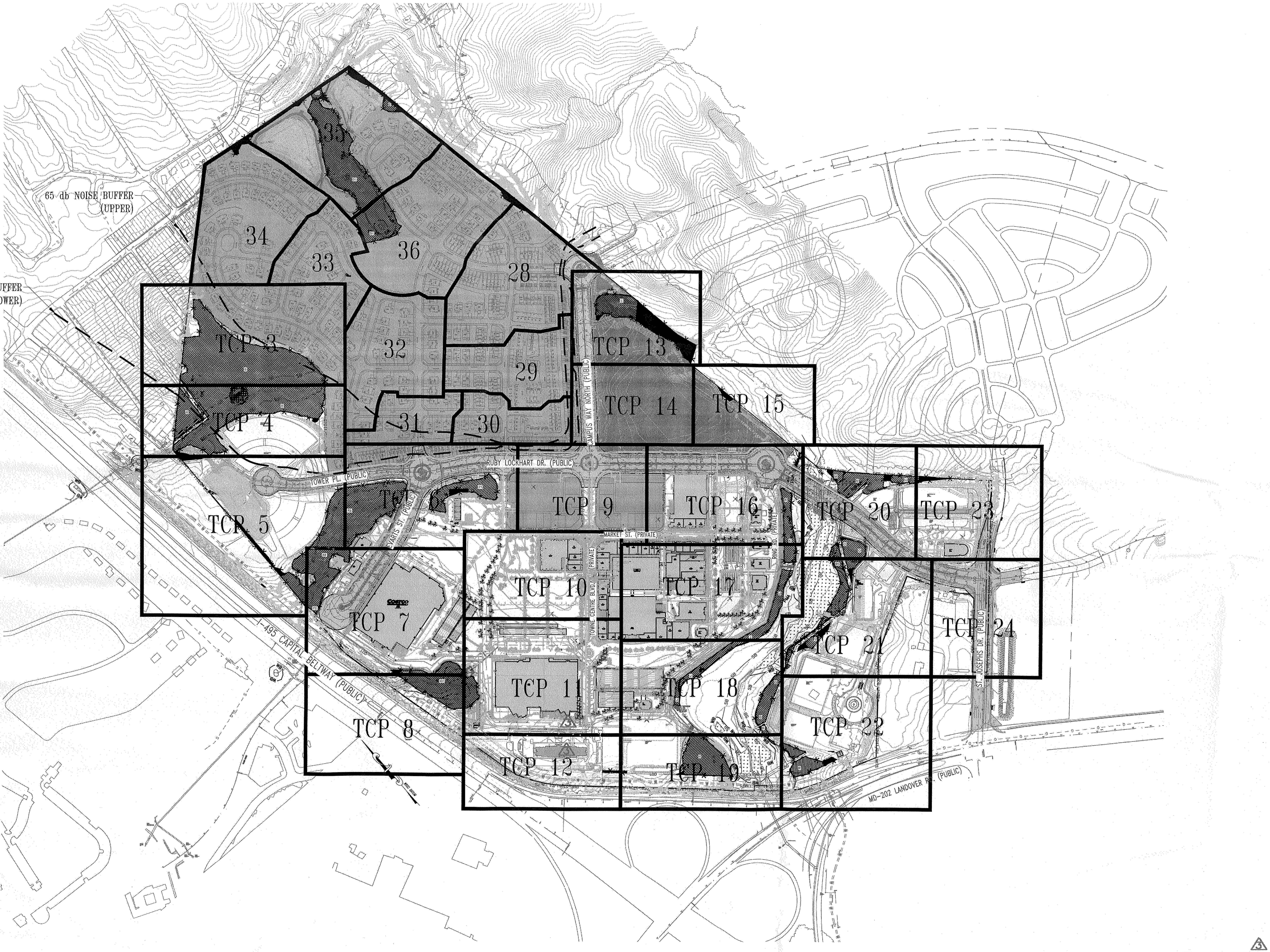
D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900392

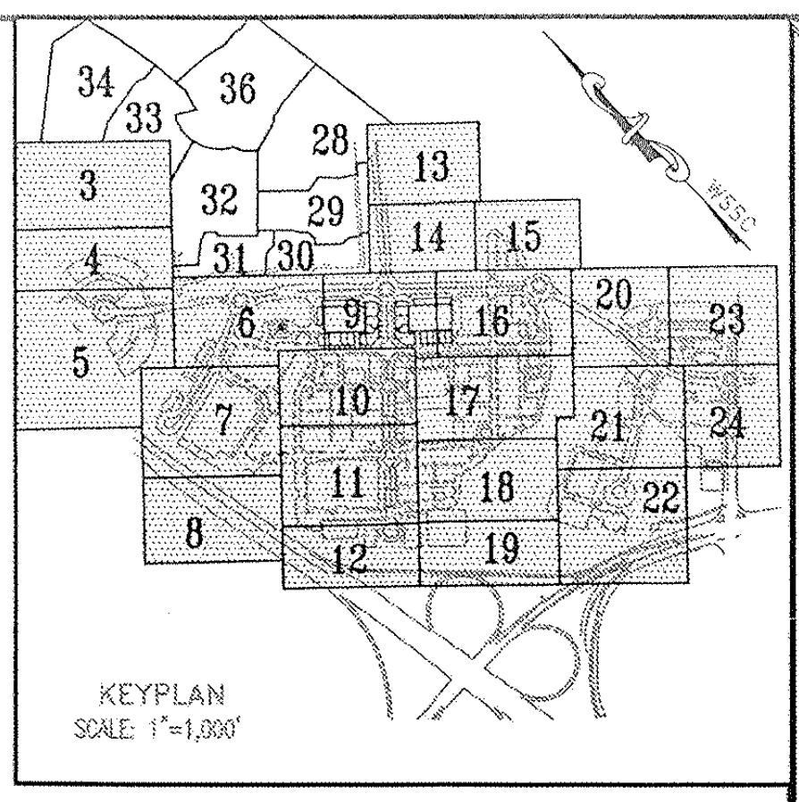
E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF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

SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
1

APPROVED PLANS
TCP2





KEYPLAN
SCALE: 1"=1,000'

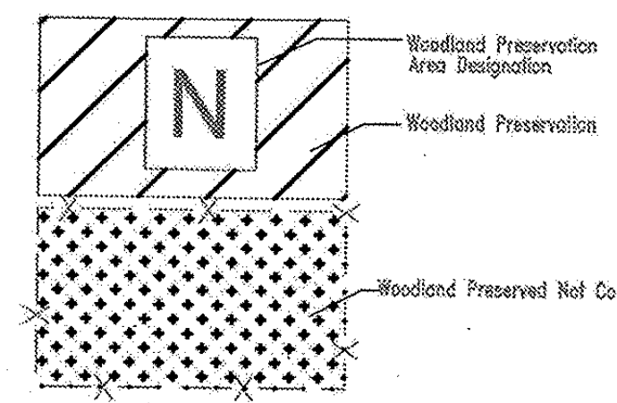
## EASEMENT LEGEND

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

## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| EXISTING |  | PROPOSED |
|---|---|---|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
|  | ONSITE PROPERTY LINE / R.O.W. LINE |  |
|  | NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE |  |
|  | SETBACK LINE |  |
| 123 | CONTOUR LINE | 123 |
| S | SANITARY SEWER LATERAL |  |
| W | UNDERGROUND WATER LINE |  |
|  | UNDERGROUND ELECTRIC LINE |  |
| G | UNDERGROUND GAS LINE |  |
| OH | OVERHEAD WIRE |  |
| T | UNDERGROUND TELEPHONE LINE |  |
| 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 |  |
| 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

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:~~

12-11-08

~~Kenneth R. Wallis~~
~~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.

3

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH 3 WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3686
EXPIRATION DATE: 11/05/16

CHRISTINE E. GILLETTE 3686

CHRISTINE GILLETTE, P.L.A.

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

|  | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 |  |  |
| 05 |  |  |

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

GENERAL NOTE:
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~~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~~
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AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

3

CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

REVISIONS

|  | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 1 | 4/10/15 | Added Lot 18 plan | CG |

|  |  |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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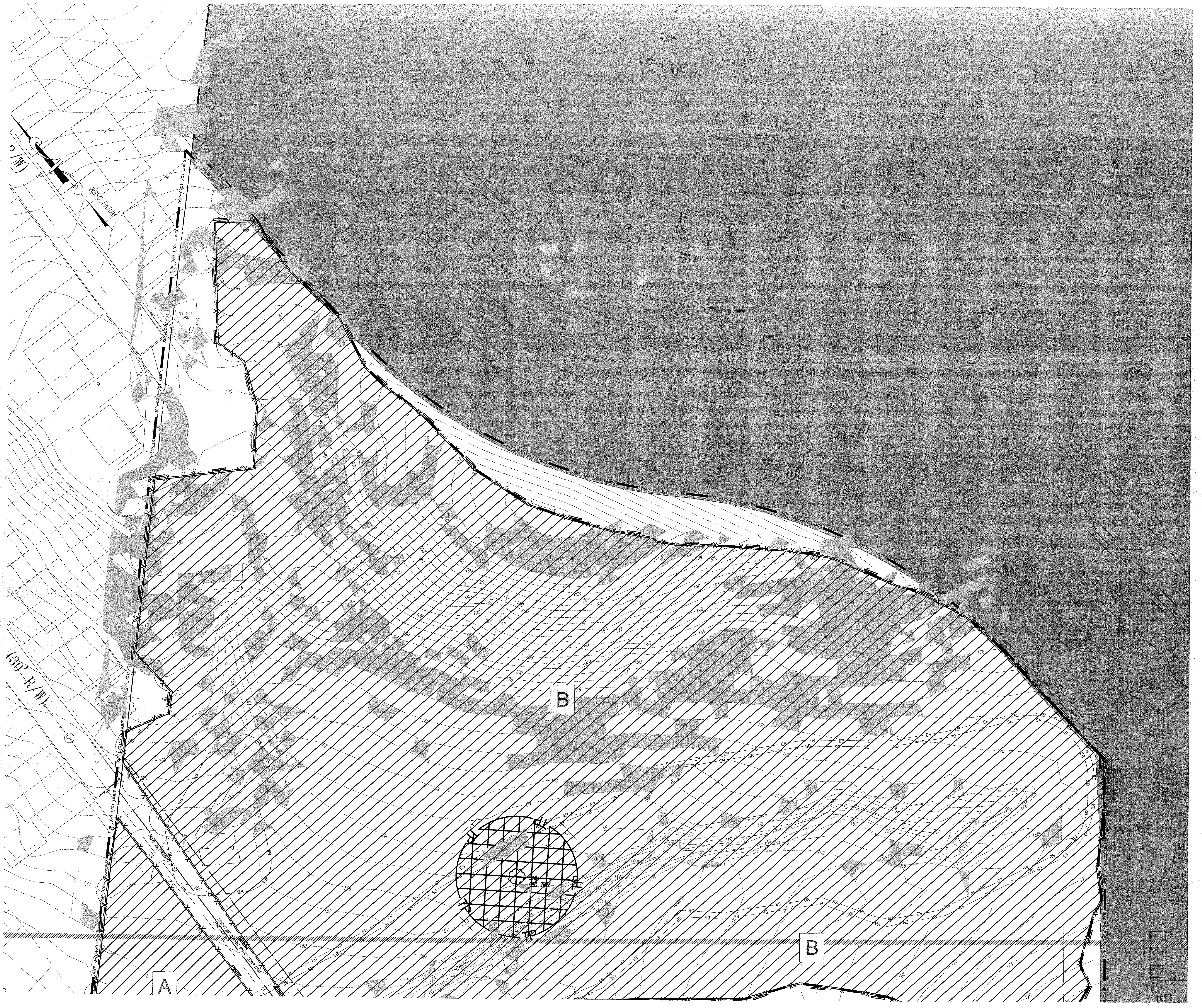
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE 03/26/10

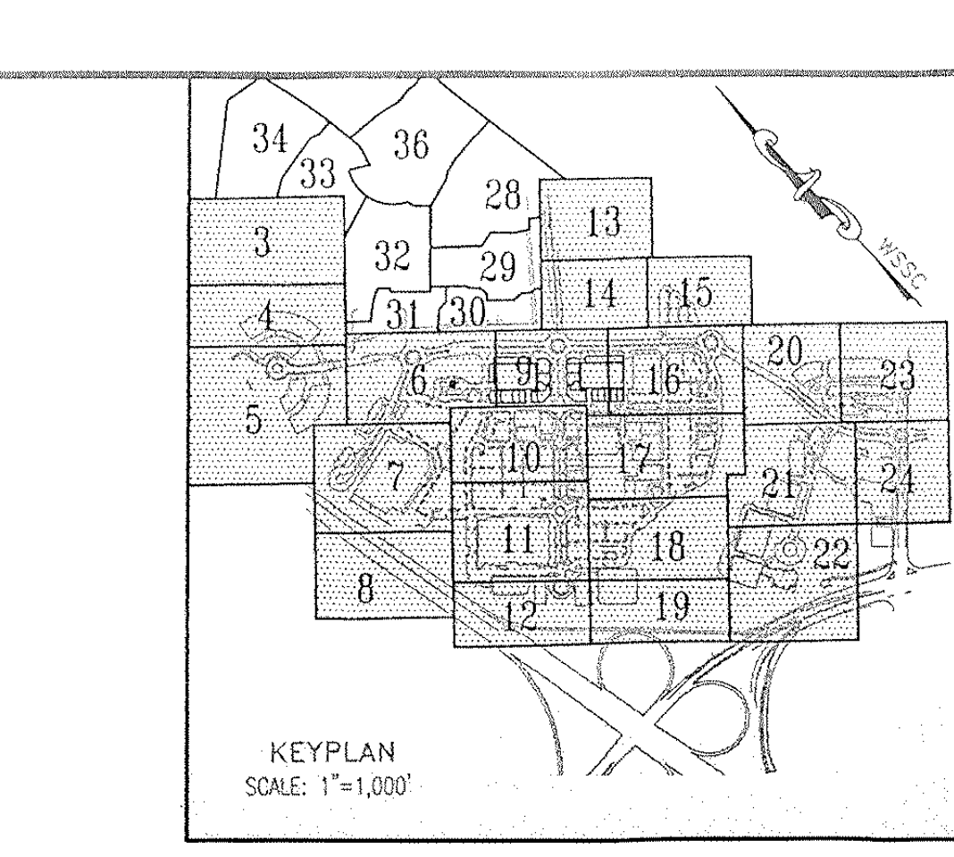
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
2

REV 0



MATCHLINE SEE SHEET 4



KEYPLAN
SCALE: 1"=1,000'

## 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

## 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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

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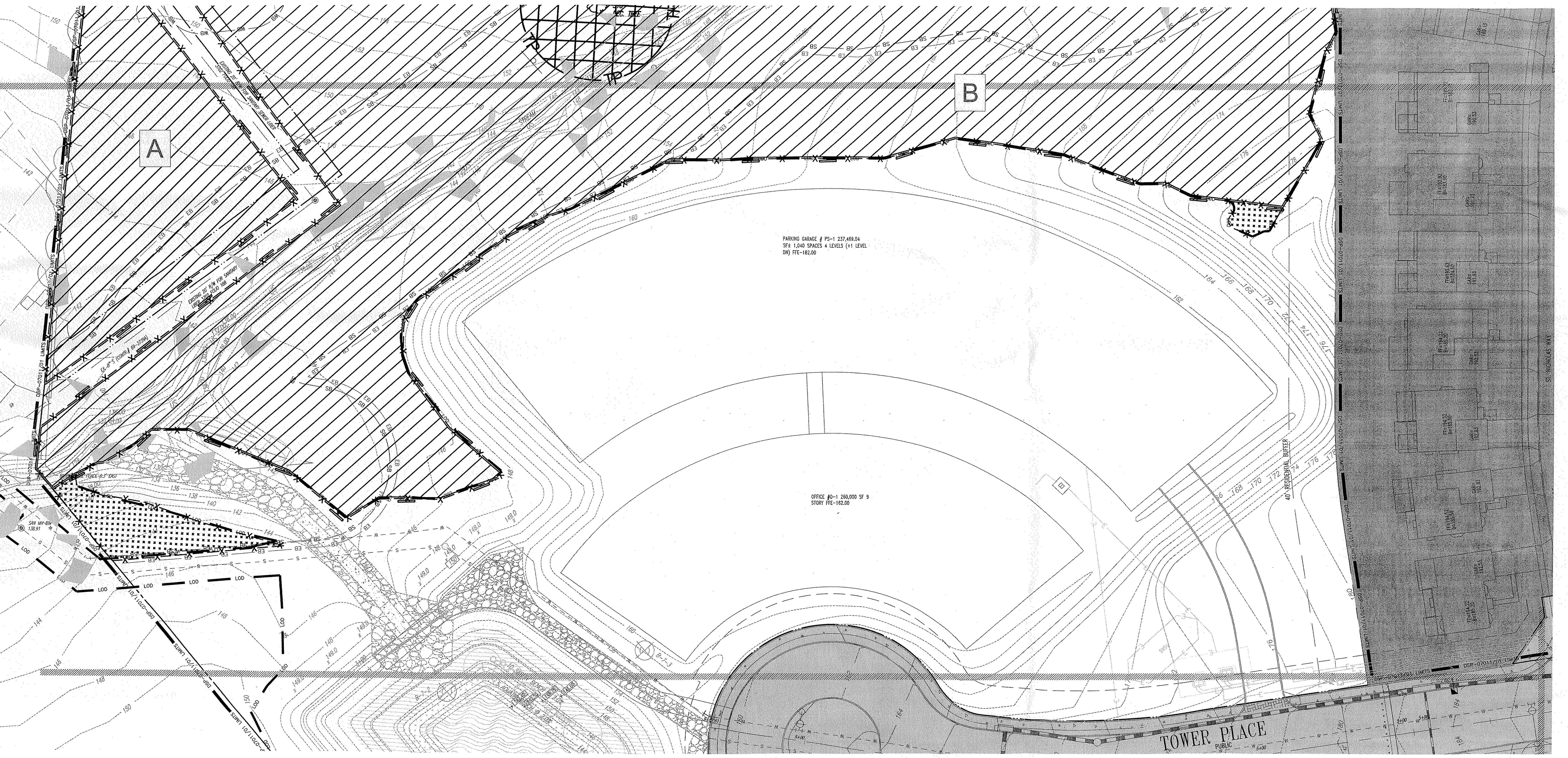
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

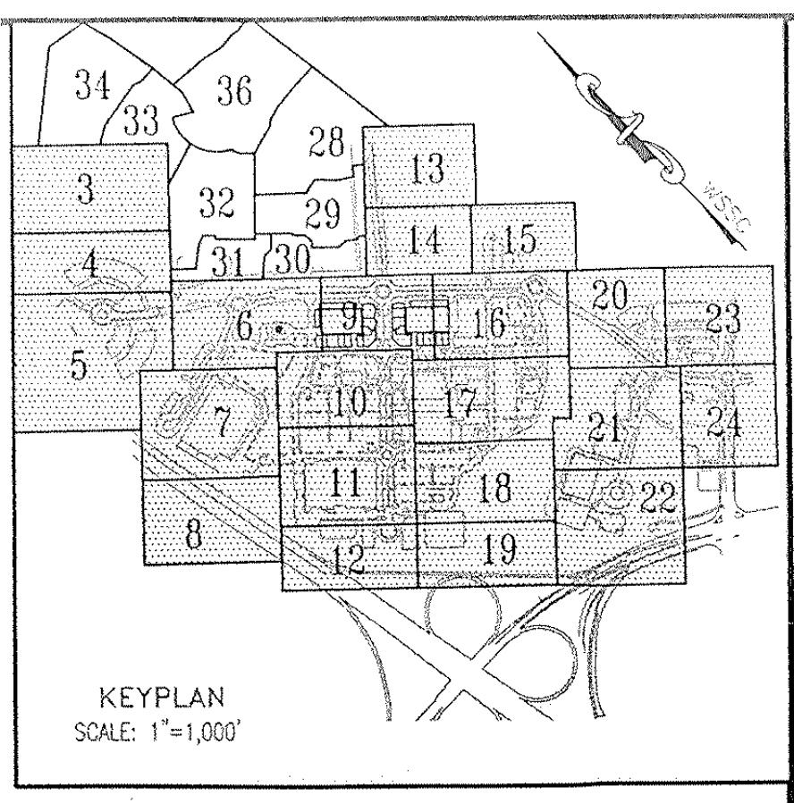
SHEET NUMBER:
TCP II
3

REV 0

## MATCHLINE SEE SHEET 3


A
B
PARKING GARAGE # PS-1 237,469.04 SF± 1,040 SPACES 4 LEVELS (+1 LEVEL DN) FFE-162.00
OFFICE #O-1 260,000 SF 9 STORY FFE-162.00
TOWER PLACE
PUBLIC
LOD

## MATCHLINE SEE SHEET 5



KEYPLAN
SCALE: 1"=1,000'

### EASEMENT LEGEND

- DIM SI — DENOTES SIGHT DISTANCE EASEMENT
- DIM STM — DENOTES STORM DRAIN EASEMENT
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# LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| *EXISTING* | | PROPOSED |
|---|---|---|
| *EXISTING NOTE* | TYPICAL NOTE TEXT | PROPOSED NOTE |
| | ONSITE PROPERTY LINE / R.O.W. LINE | |
| | NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE | |
| | SETBACK LINE | |
| 123 | CONTOUR LINE | 123 |
| S | SANITARY SEWER LATERAL | S 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 | ● |
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| C/O | CLEAN OUT | ○ |
| FP | FLOOD PLAIN | FP |
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| SB | STREAM BUFFER | SB |
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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
Woodland Preserved Not Counted

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RIP-RAP
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GRAPHIC SCALE
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( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**

12-11-08

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PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027

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

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| | | | |

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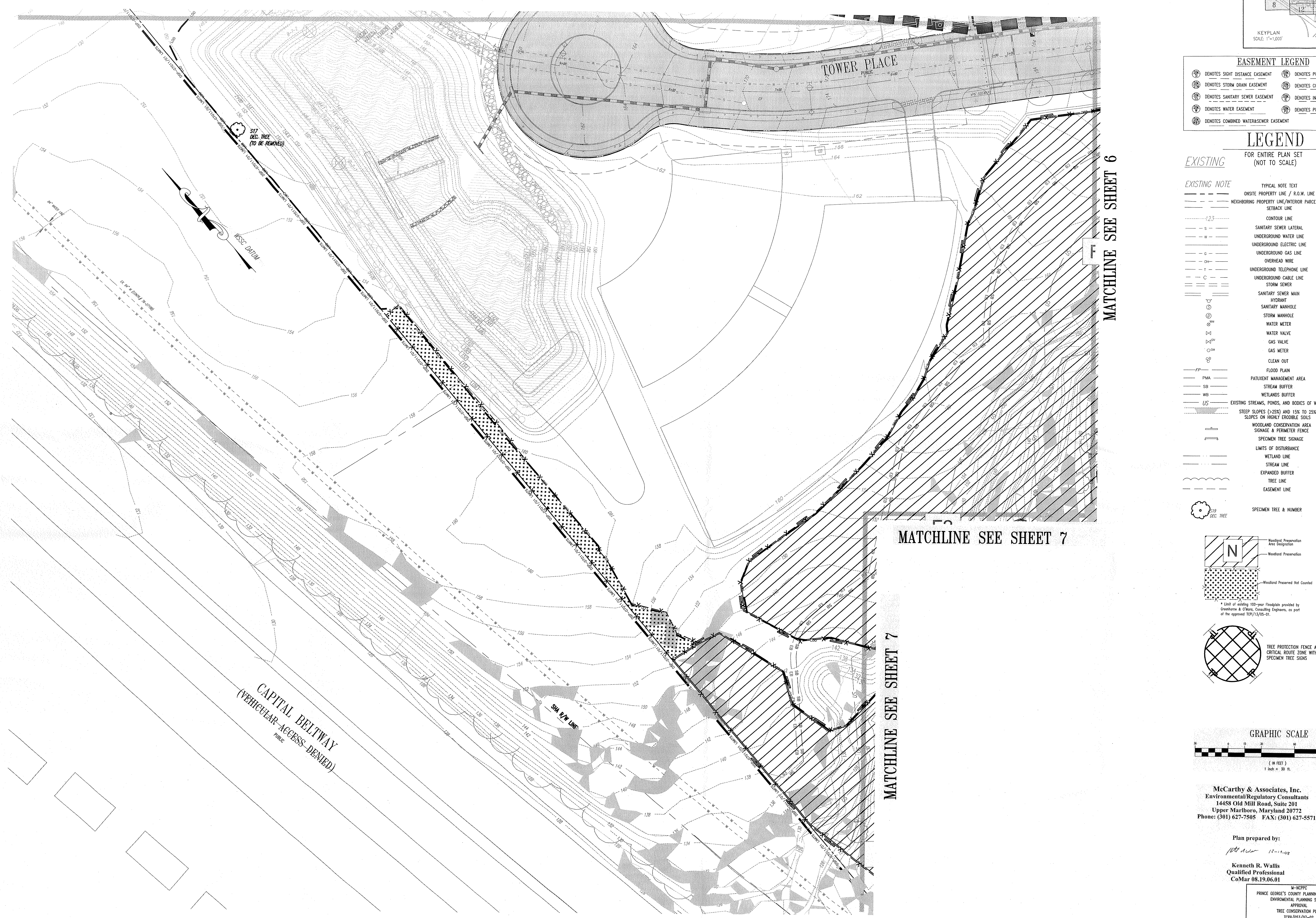
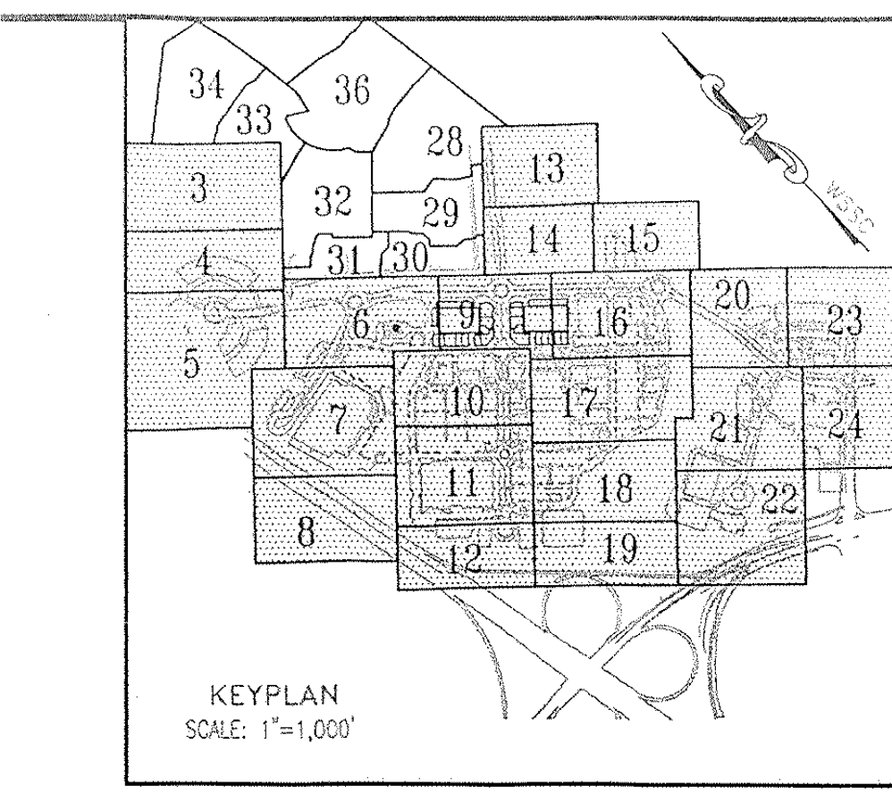
REV 0





KEYPLAN
SCALE: 1"=1,000'

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

SHEET TITLE:

TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
5

REV 0

GENERAL NOTE:
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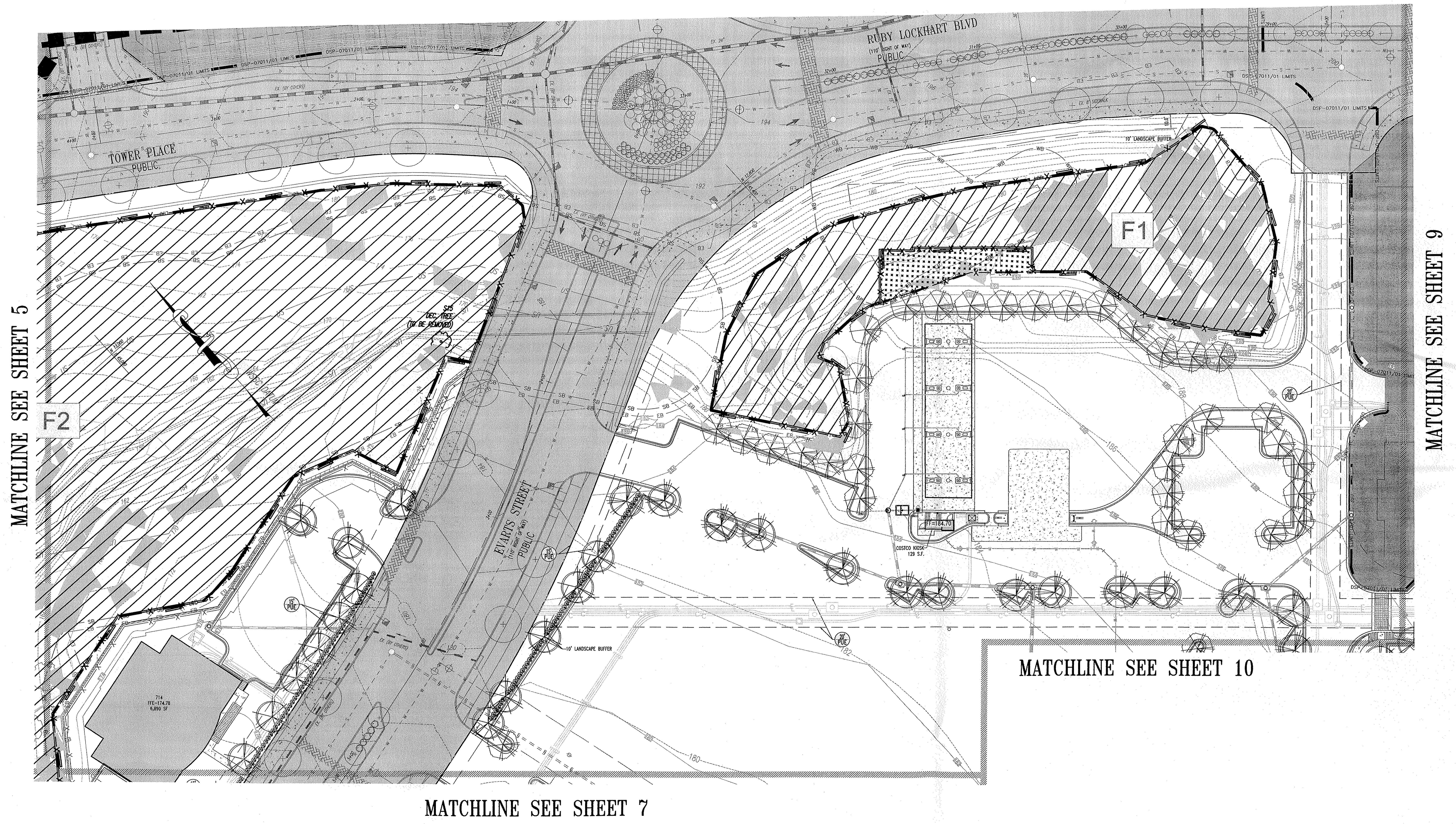
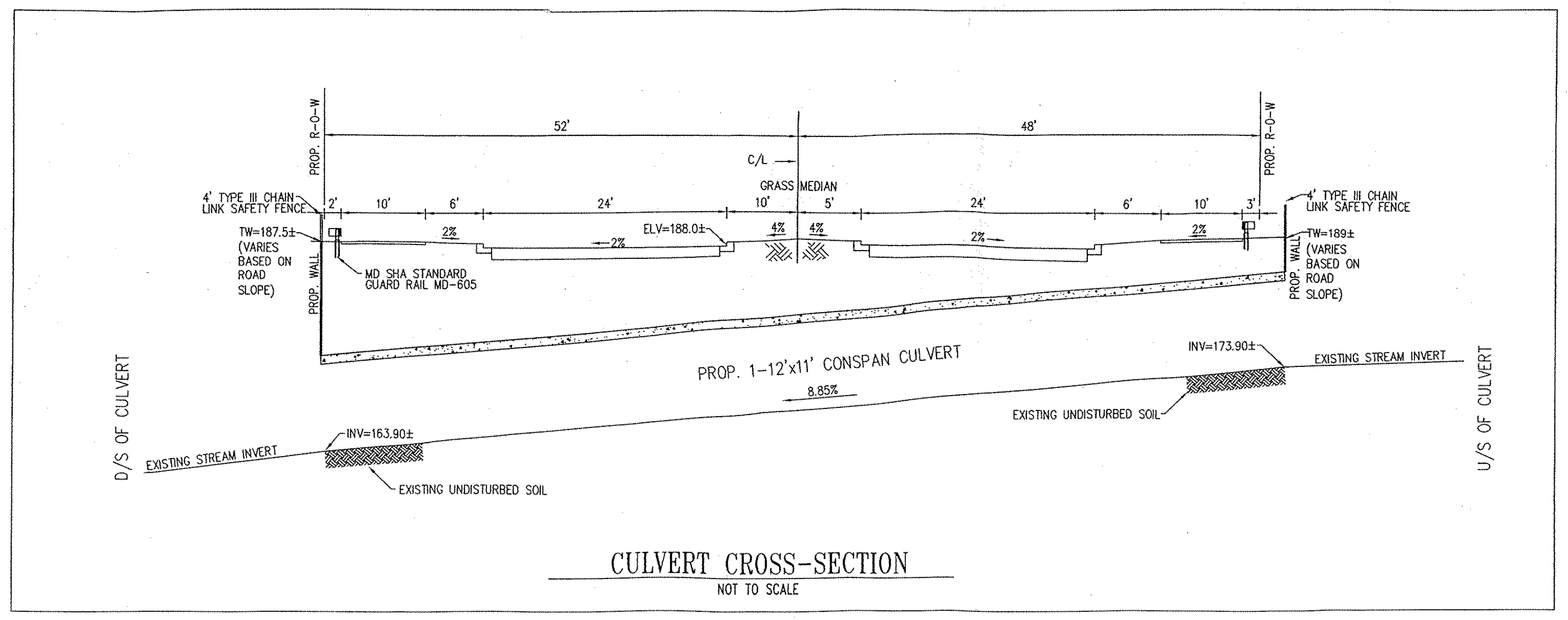

RUBY LOCKHART BLVD
(110' RIGHT OF WAY)
PUBLIC
TOWER PLACE
PUBLIC
EVARTS STREET
PUBLIC
F1
F2
10' LANDSCAPE BUFFER
COSTCO KIOSK
129 S.F.
714
FFE=174.78
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 7


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

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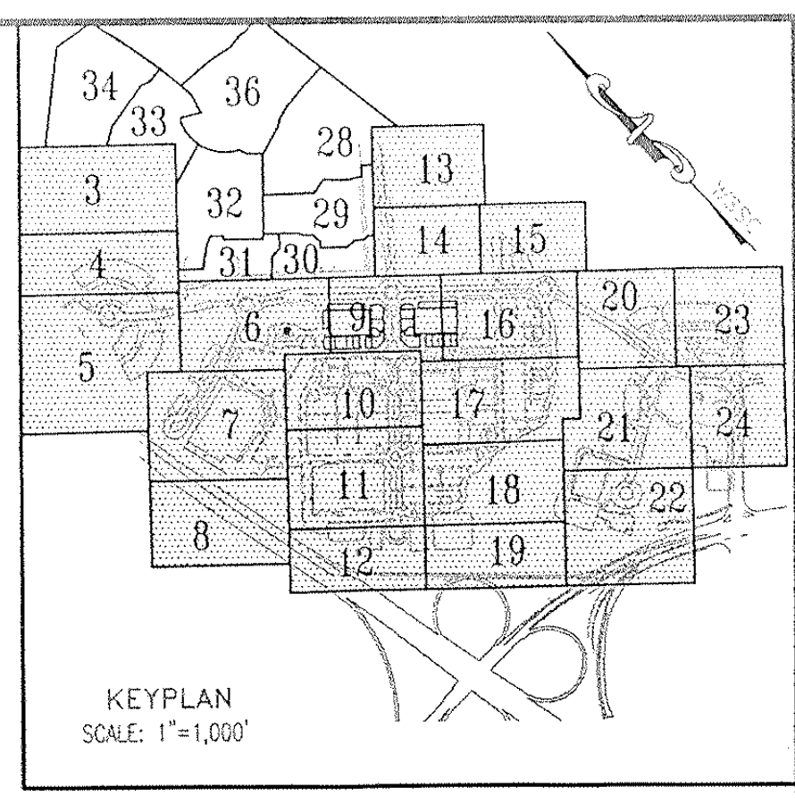
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12
19

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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

## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| EXISTING | | PROPOSED |
|---|---|---|
| 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

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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
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| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

**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

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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
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www.bohlerengineering.com

**D.M. DUKE**
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VIRGINIA LICENSE No. 0402 034104
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DISTRICT OF COLUMBIA LICENSE No. 900392

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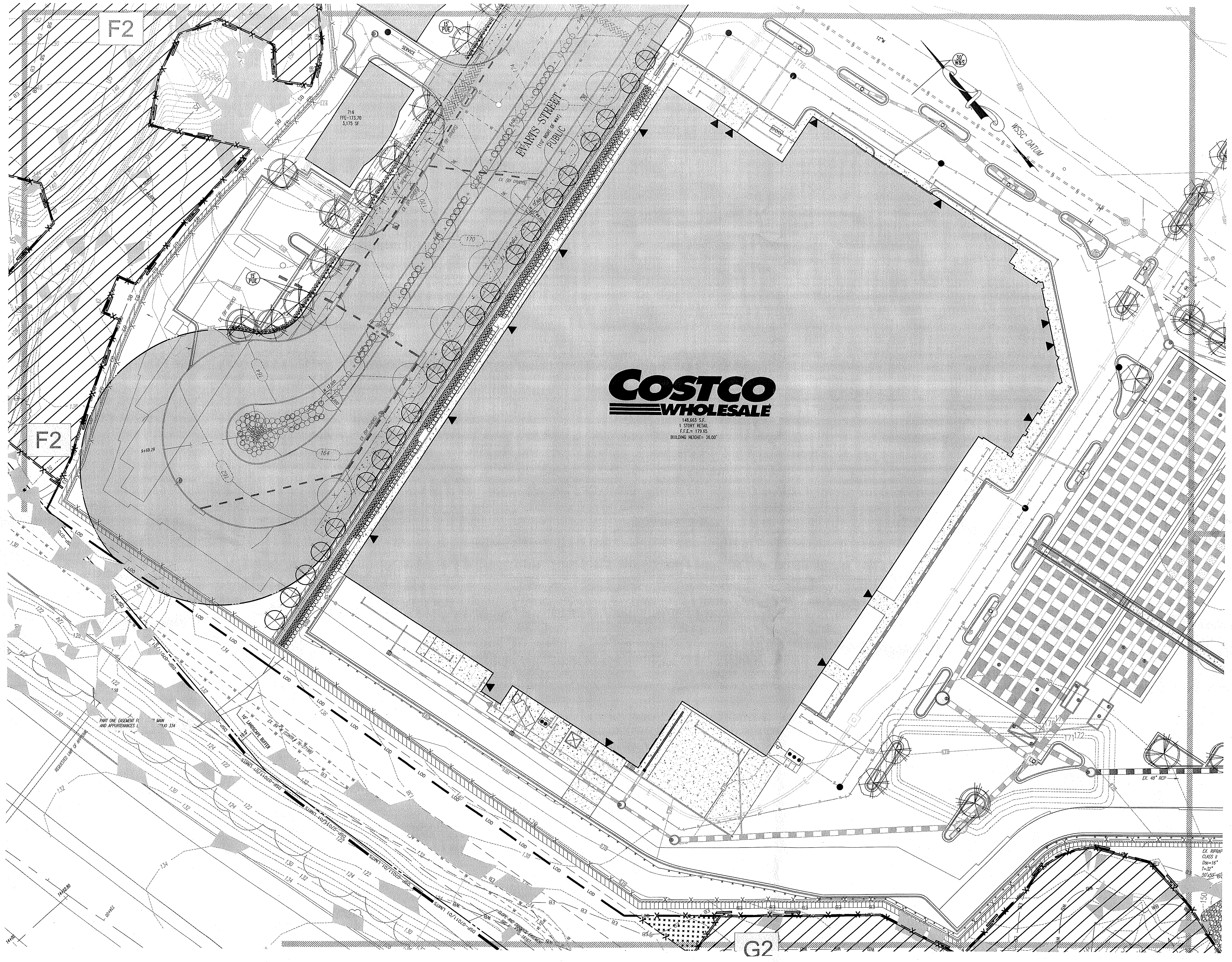
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
6

REV 0

MATCHLINE SEE SHEET 6

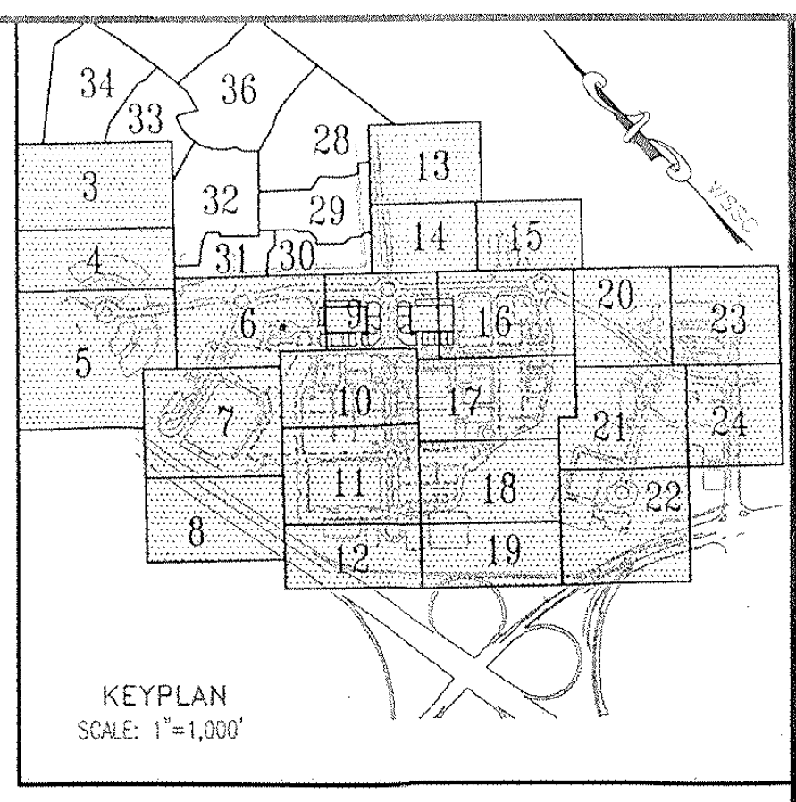
MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8



KEYPLAN
SCALE: 1"=1,000'

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ENGINEERING

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## EASEMENT LEGEND

| | | | |
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| 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

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(NOT TO SCALE)

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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 |
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| ══ ══ | SANITARY SEWER MAIN | → |
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| ⋈ GV | GAS VALVE | ☒ |
| ○ GM | GAS METER | ☐ |
| C/O | CLEAN OUT | ○ |
| — FP — | FLOOD PLAIN | — FP — |
| — PMA — | PATUXENT MANAGEMENT AREA | — PMA — |
| — SB — | STREAM BUFFER | — SB — |
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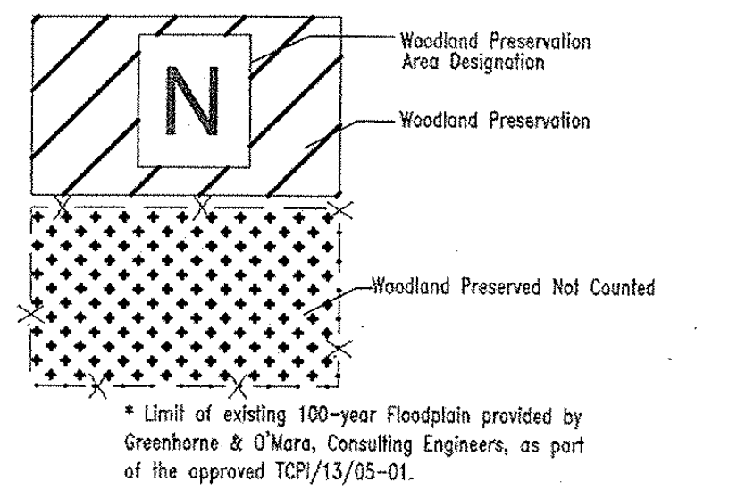
| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | — X — — X — |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | ▬ LOD ▬ |
| — · · — | WETLAND LINE | |
| — · · · — | STREAM LINE | |
| | EXPANDED BUFFER | — EB — |
| ︵︵︵ | TREE LINE | |
| — — — — | EASEMENT LINE | — — — — |
| S19 DEC. TREE | SPECIMEN TREE & NUMBER | |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Woodland Preservation
Woodland Preserved Not Counted

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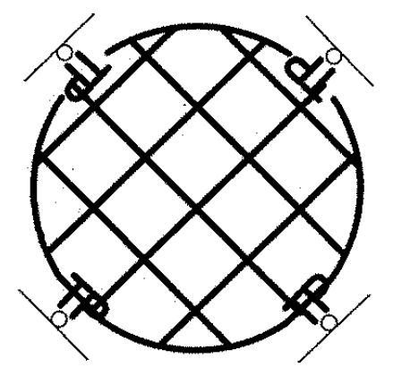

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**

12-19-08

**Kenneth R. Wallis**
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ENVIROMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII/053/07-02

| | APPROVED BY | DATE |
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| 01 | MEGAN K. REISER | 8/06/09 |
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| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

REVISIONS

| DATE: | COMMENT: | BY: |
|---|---|---|
| | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
7

REV 0

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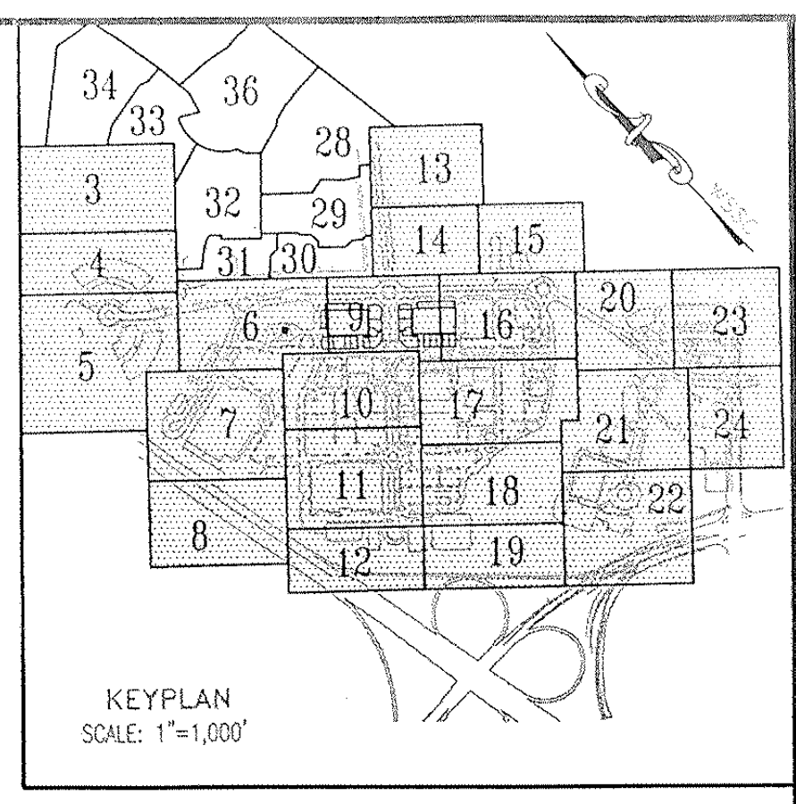
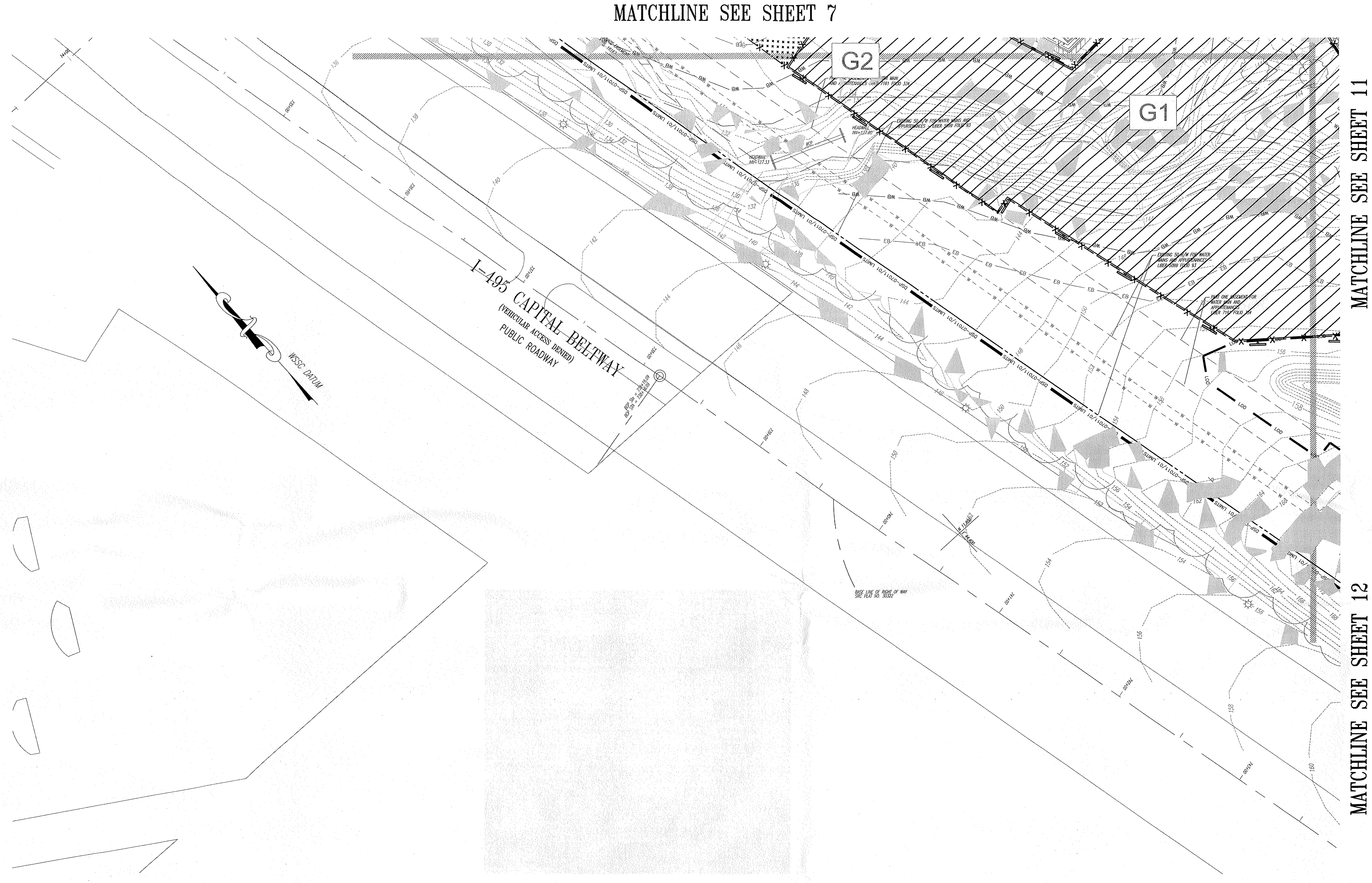


KEYPLAN
SCALE: 1"=1,000'



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| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
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Woodland Preservation
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### GRAPHIC SCALE

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( IN FEET )
1 inch = 30 ft.

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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◆ TOWSON, MD
◆ WARRENTON, VA
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◆ CENTER VALLEY, PA

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
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| | | | |
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| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

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FOR
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Maryland 20706

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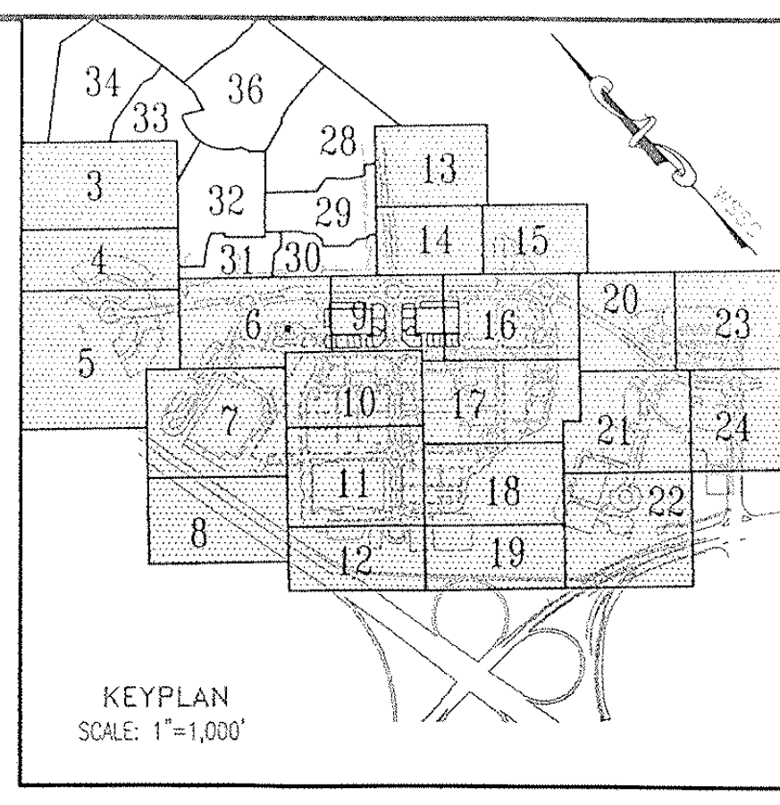
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
8

REV 0



KEYPLAN
SCALE: 1"=1,000'

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- ◆ CENTER VALLEY, PA

## EASEMENT LEGEND

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

## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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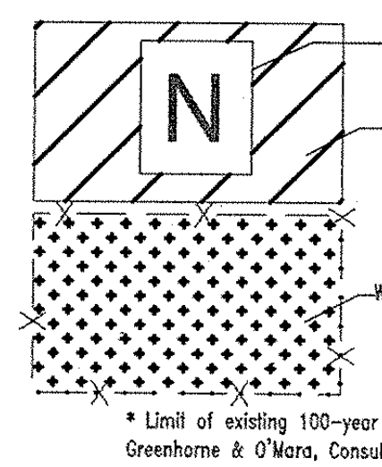
| C/O | CLEAN OUT | ○ |
| FP | FLOOD PLAIN | FP |
| PMA | PATUXENT MANAGEMENT AREA | PMA |
| SB | STREAM BUFFER | SB |
| WB | WETLANDS BUFFER | WB |
| US | EXISTING STREAMS, PONDS, AND BODIES OF WATER | US |
| | STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS | |
| | WOODLAND CONSERVATION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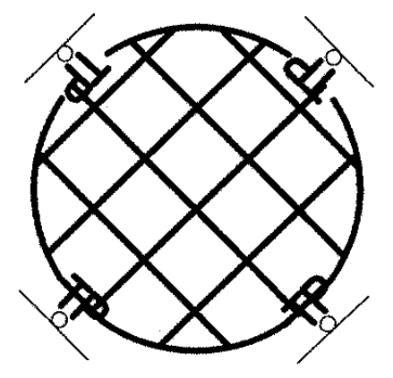
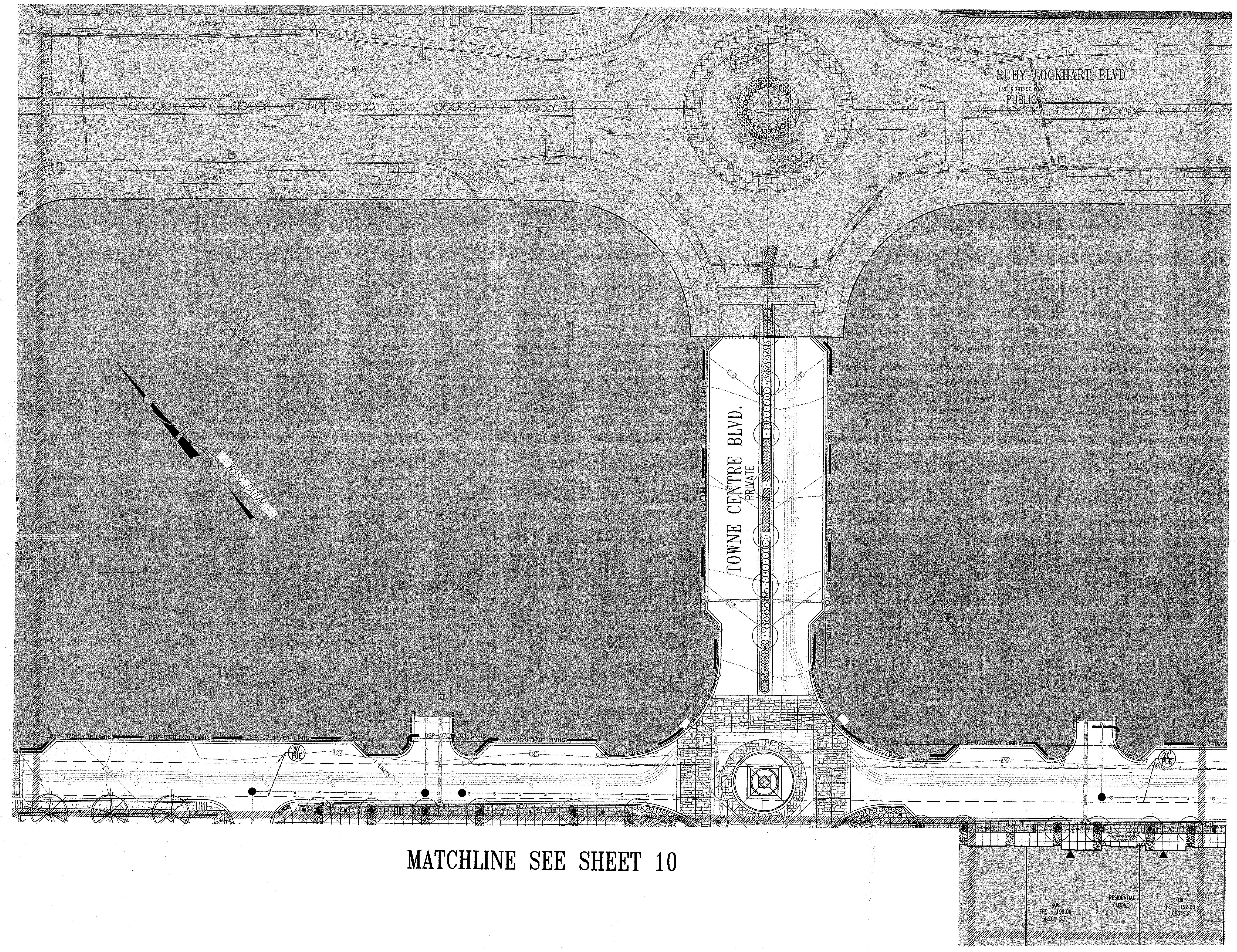


TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 17

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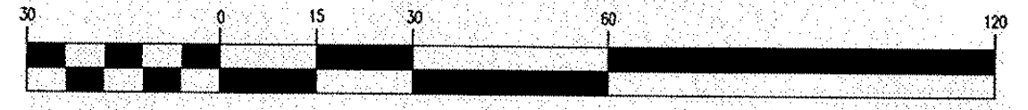
GRAPHIC SCALE



( 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:**

12-19-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
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| 04 | | |
| 05 | | |

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PROJECT NUMBER: DSP-14027

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Revision numbers must be included in the Project Number

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|

| | |
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| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
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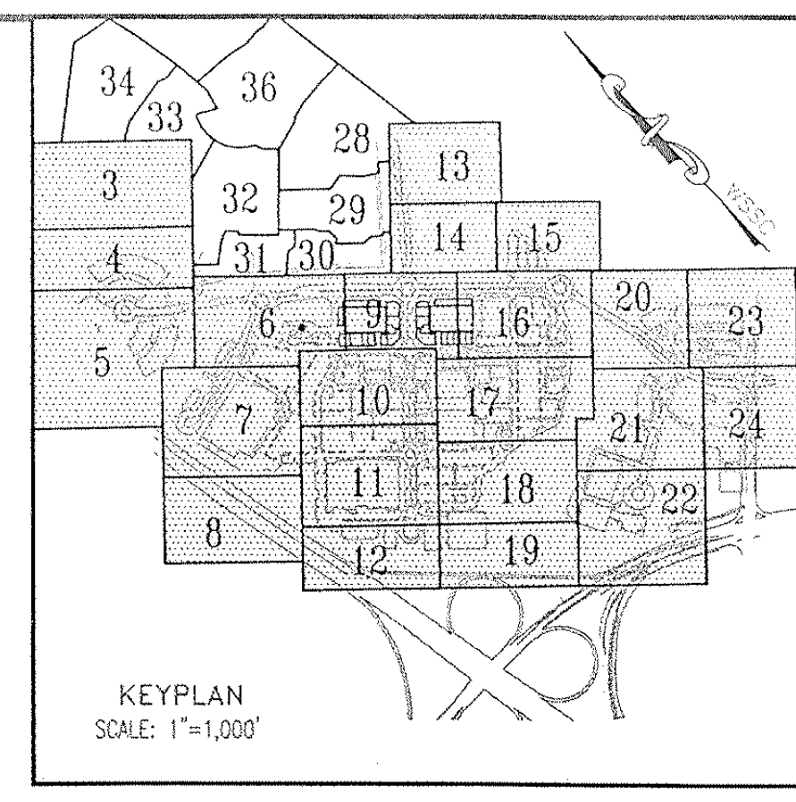
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
9

REV 0



KEYPLAN
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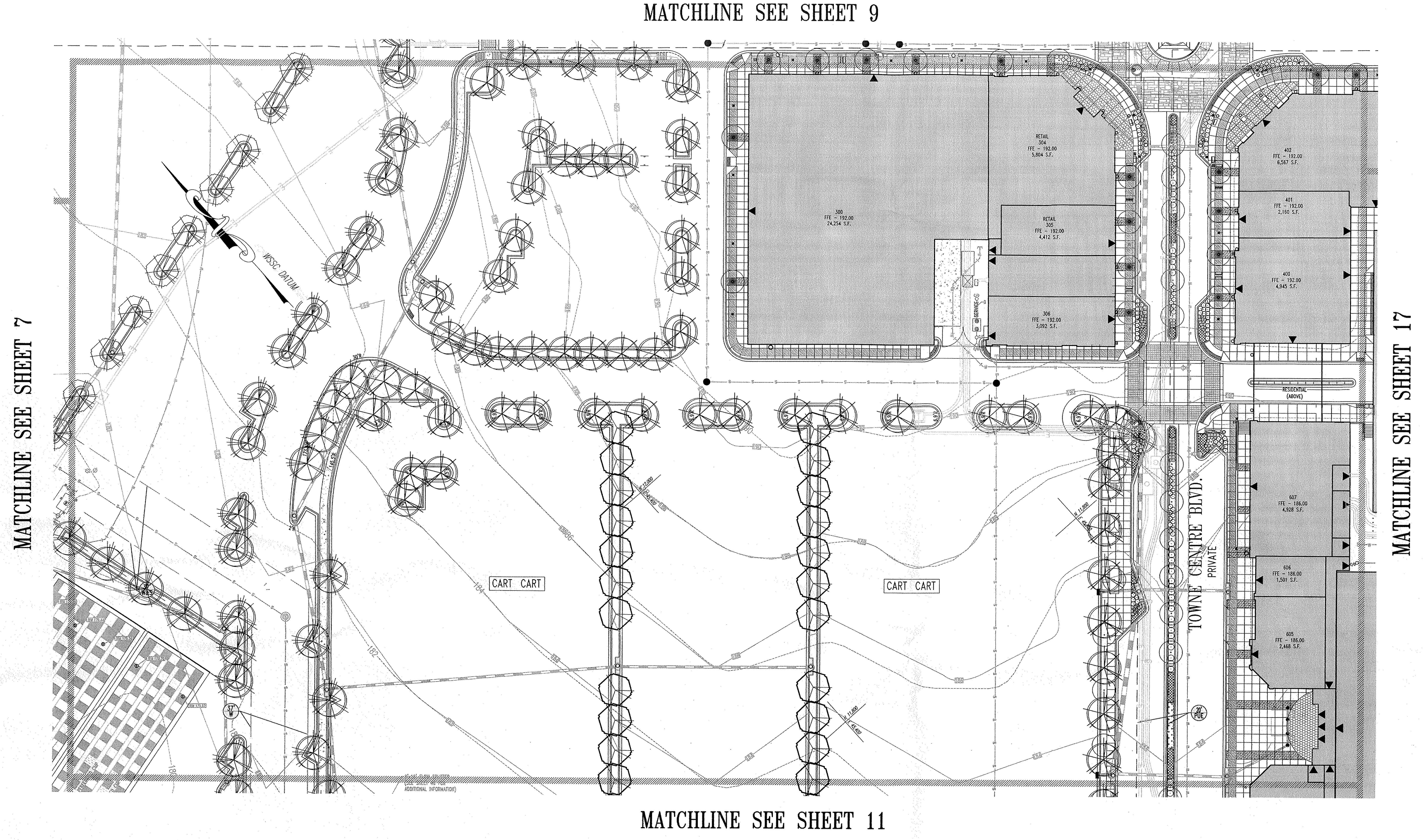
MATCHLINE SEE SHEET 9



MATCHLINE SEE SHEET 11

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- DIM STM DENOTES STORM DRAIN EASEMENT
- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
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|  | STORM SEWER |  |
|  | SANITARY SEWER MAIN |  |
|  | HYDRANT |  |
| S | SANITARY MANHOLE | S |
| D | STORM MANHOLE | D |
| WM | WATER METER |  |
|  | WATER VALVE | ● |
| GV | GAS VALVE | ☒ |
| GM | GAS METER | □ |
| C/O | CLEAN OUT | ○ |
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GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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TYPE II TREE
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TCP II
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REV 0

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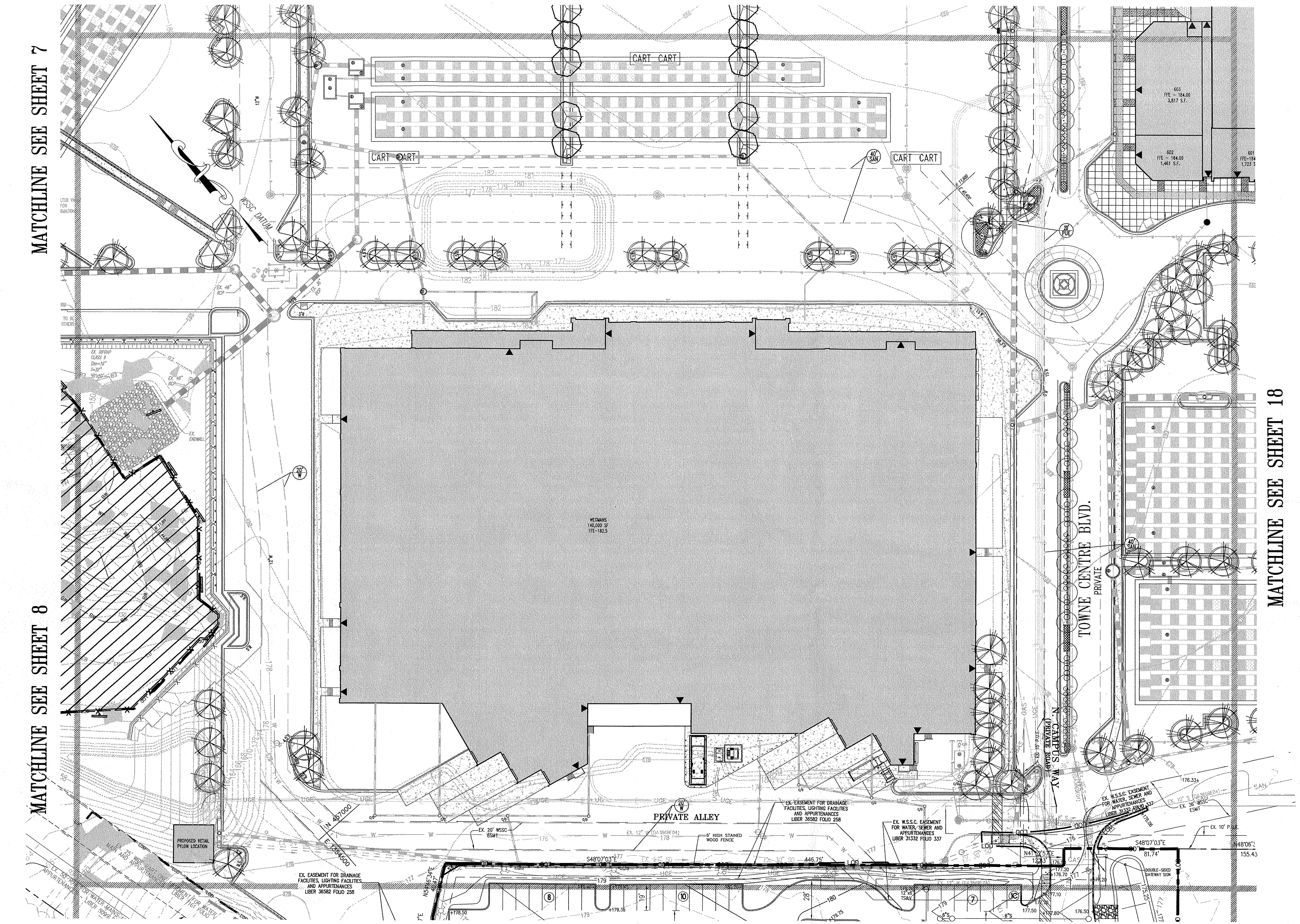
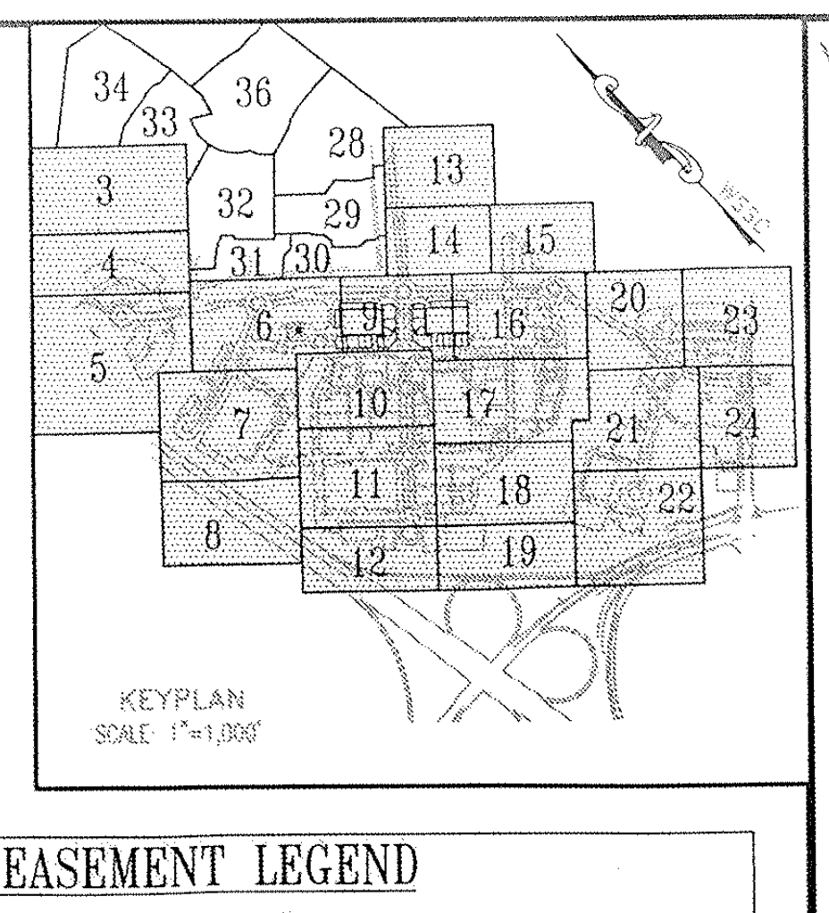
MATCHLINE SEE SHEET 10


MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 18
CART CART
CART CART
CART CART
WSSC DATUM
WEGMANS
140,000 SF
FFE=182.5
TOWNE CENTRE BLVD.
PRIVATE
N. CAMPUS WAY
PRIVATE ALLEY
6' HIGH STAINED WOOD FENCE
EX. EASEMENT FOR DRAINAGE FACILITIES, LIGHTING FACILITIES AND APPURTENANCES LIBER 36582 FOLIO 258
EX. W.S.S.C. EASEMENT FOR WATER, SEWER AND APPURTENANCES LIBER 31332 FOLIO 337
EX. 20' WSSC ESMT
PROPOSED RETAIL PYLON LOCATION
DOUBLE-SIDED GATEWAY SIGN
S48°07'03"E 446.75'
S48°07'03"E 81.74'
603 FFE - 184.00 3,817 S.F.
602 FFE - 184.00 1,461 S.F.

MATCHLINE SEE SHEET 12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KEYPLAN
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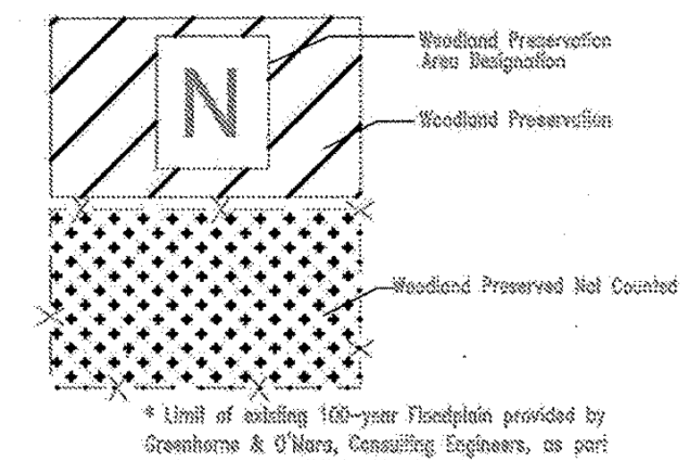
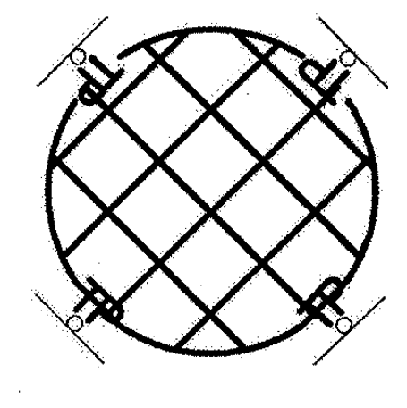
| | EASEMENT LINE | |
| S19 DEC. TREE | SPECIMEN TREE & NUMBER | |


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/13/95-01.



TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

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:~~

12-11-08

~~Kenneth R. Wallis~~
~~Qualified Professional~~
~~CoMar 08.19.06.01~~

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

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/20/15 |
| 04 | | |
| 05 | | |

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH △ WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3686
EXPIRATION DATE: 11/05/16

CHRISTINE E. GILLETTE 3686

CHRISTINE GILLETTE, P.L.A.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC**
**APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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

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~~SURVEYORS~~
~~PROJECT MANAGERS~~
~~ENVIRONMENTAL ENGINEERS~~
~~LANDSCAPE ARCHITECTS~~
~~OFFICES:~~
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~~◆ STERLING, VA ◆ BOWIE, MD ◆ TOWSON, MD ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ CENTER VALLEY, PA~~
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AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

| REVISIONS | | | |
|---|---|---|---|
| | DATE: | COMMENT: | BY: |
| 3 | 4/10/15 | Added Lot 18 plan | CG |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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16900 SCIENCE DRIVE
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D.M. DUKE

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

E.S. KEOHANE

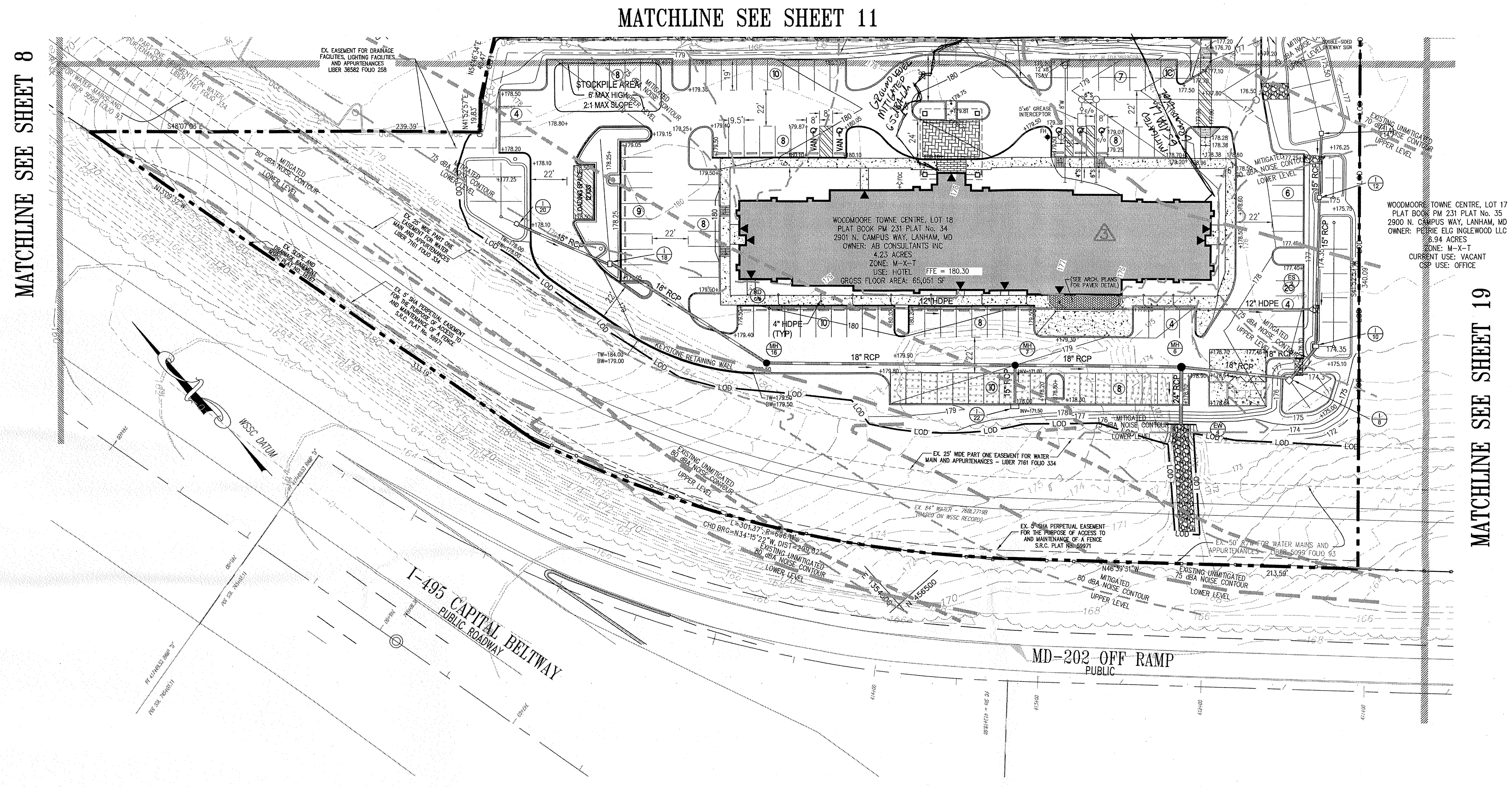
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE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

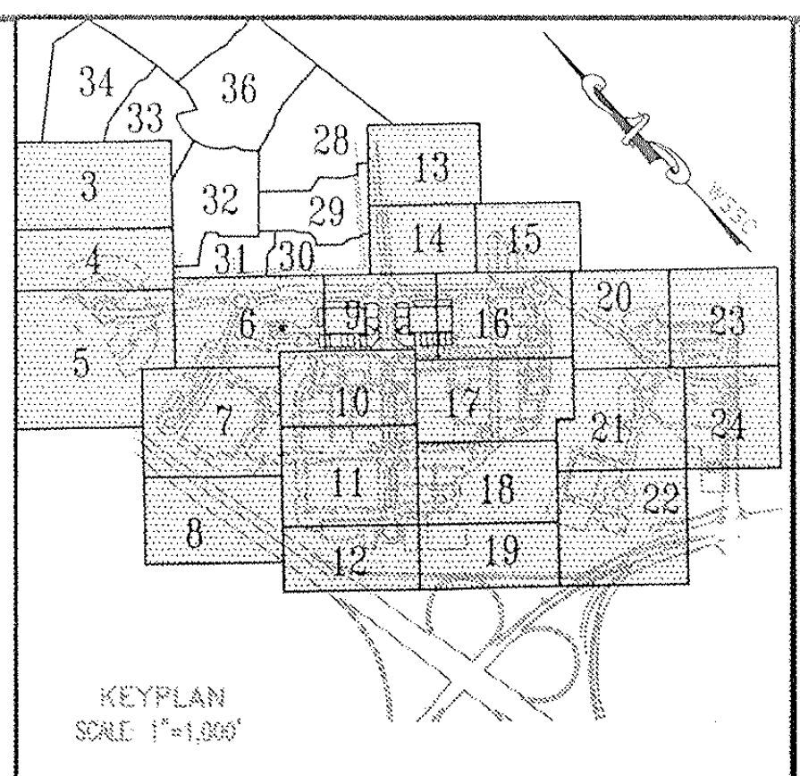
SHEET TITLE:

TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
11

REV 0


MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 19
WOODMOORE TOWNE CENTRE, LOT 18
PLAT BOOK PM 231 PLAT No. 34
2901 N. CAMPUS WAY, LANHAM, MD
OWNER: AB CONSULTANTS INC
4.23 ACRES
ZONE: M-X-T
USE: HOTEL
FFE = 180.30
GROSS FLOOR AREA: 65,051 SF
(SEE ARCH. PLANS FOR PAVER DETAIL)
WOODMOORE TOWNE CENTRE, LOT 17
PLAT BOOK PM 231 PLAT No. 35
2900 N. CAMPUS WAY, LANHAM, MD
OWNER: PETRIE ELG INGLEWOOD LLC
8.94 ACRES
ZONE: M-X-T
CURRENT USE: VACANT
CSP USE: OFFICE
STOCKPILE AREA
8' MAX HIGH
2:1 MAX SLOPE
5'x6' GREASE INTERCEPTOR
LOADING SPACE
18" RCP
12" HDPE
4" HDPE (TYP)
RETAINING WALL
LOD
MITIGATED 65 dBA NOISE CONTOUR LOWER LEVEL
MITIGATED 70 dBA NOISE CONTOUR UPPER LEVEL
EXISTING UNMITIGATED 75 dBA NOISE CONTOUR UPPER LEVEL
EXISTING UNMITIGATED 70 dBA NOISE CONTOUR LOWER LEVEL
EX. EASEMENT FOR DRAINAGE FACILITIES, LIGHTING FACILITIES AND APPURTENANCES LIBER 36582 FOLIO 256
EX. 25' WIDE PART ONE EASEMENT FOR WATER MAIN AND APPURTENANCES – LIBER 7161 FOLIO 334
EX. 8' SHA PERPETUAL EASEMENT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF A FENCE S.R.C. PLAT
EX. 50' WIDE WATER MAINS AND APPURTENANCES LIBER 5099 FOLIO 93
WSSC DATUM
I-495 CAPITAL BELTWAY
PUBLIC ROADWAY
MD-202 OFF RAMP
PUBLIC


34
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12
19
KEYPLAN
SCALE 1"=1,000'

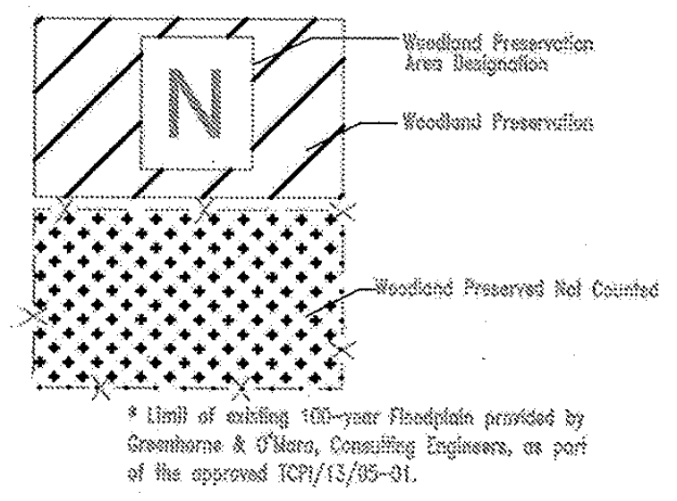
## EASEMENT LEGEND

| | |
|---|---|
| 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 | |
| W | UNDERGROUND WATER LINE | |
| | UNDERGROUND ELECTRIC LINE | |
| G | UNDERGROUND GAS LINE | |
| OH | OVERHEAD WIRE | |
| T | UNDERGROUND TELEPHONE LINE | |
| C | UNDERGROUND CABLE LINE | C |
| | STORM SEWER | |
| | SANITARY SEWER MAIN | |
| | HYDRANT | |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| WM | WATER METER | ● |
| ⋈ | WATER VALVE | ● |
| ⋈ GV | GAS VALVE | ☒ |
| ○ GM | GAS METER | ☐ |
| CO | CLEAN OUT | ○ |
| FP | FLOOD PLAIN | FP |
| PMA | PATUXENT MANAGEMENT AREA | PMA |
| SB | STREAM BUFFER | SB |
| WB | WETLANDS BUFFER | WB |
| US | EXISTING STREAMS, PONDS, AND BODIES OF WATER | US |
| | STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS | |
| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | X X |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
| | STREAM LINE | |
| | EXPANDED BUFFER | EB |
| | TREE LINE | |
| | EASEMENT LINE | |
| S19 DEC. TREE | SPECIMEN TREE & NUMBER | |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Woodland Preservation
Woodland Preserved Not Counted

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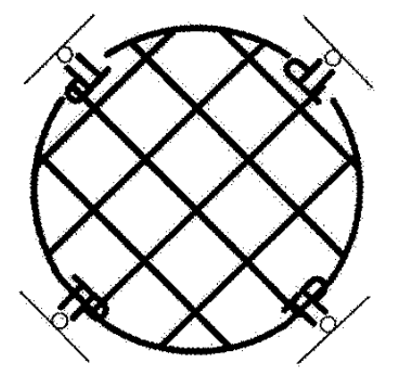
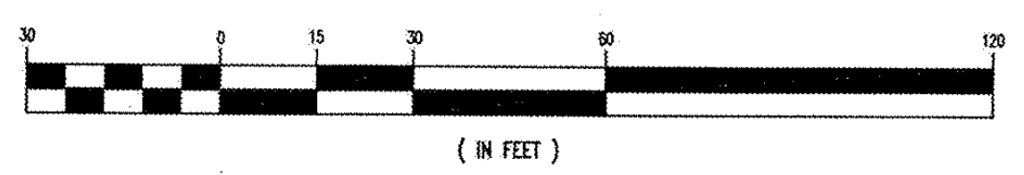


TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

### 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:~~

~~12-19-08~~

~~Kenneth R. Wallis~~
~~Qualified Professional~~
~~CoMar 08.19.06.01~~

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**M-NCPPC APPROVAL**
PROJECT NAME: Hampton INN + Suites
PROJECT NUMBER: DSP-14027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

PROFESSIONAL CERTIFICATION

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CHRISTINE GILLETTE, P.L.A.

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | Megan K. Reiser | 8/6/09 |
| 02 | Chuck Schneider | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

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~~PROJECT MANAGERS~~
~~ENVIRONMENTAL ENGINEERS~~
~~LANDSCAPE ARCHITECTS~~
~~OFFICES:~~
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LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092
△3
CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| 3 | 4/10/15 | Added Lot 18 plan | CG |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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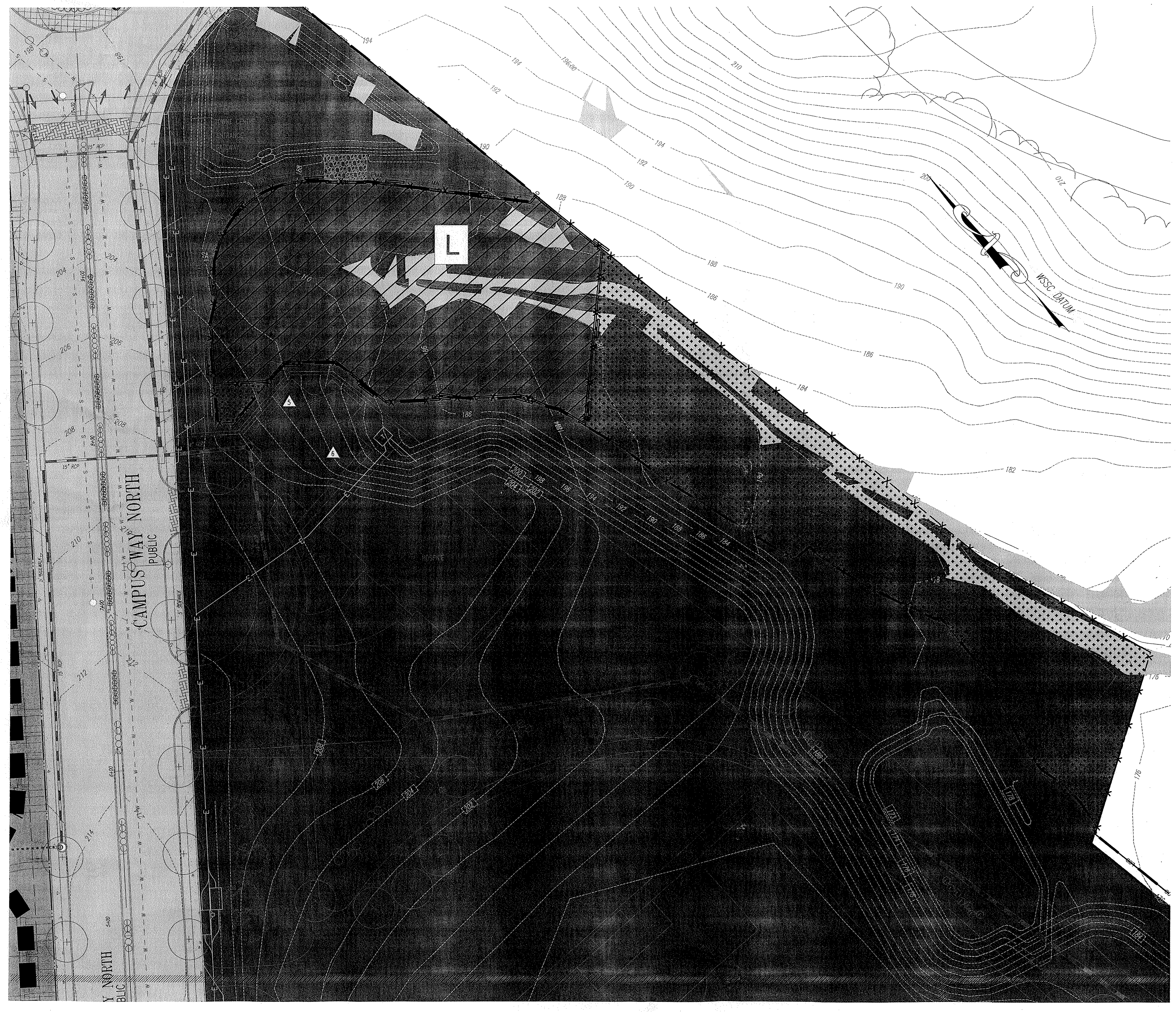
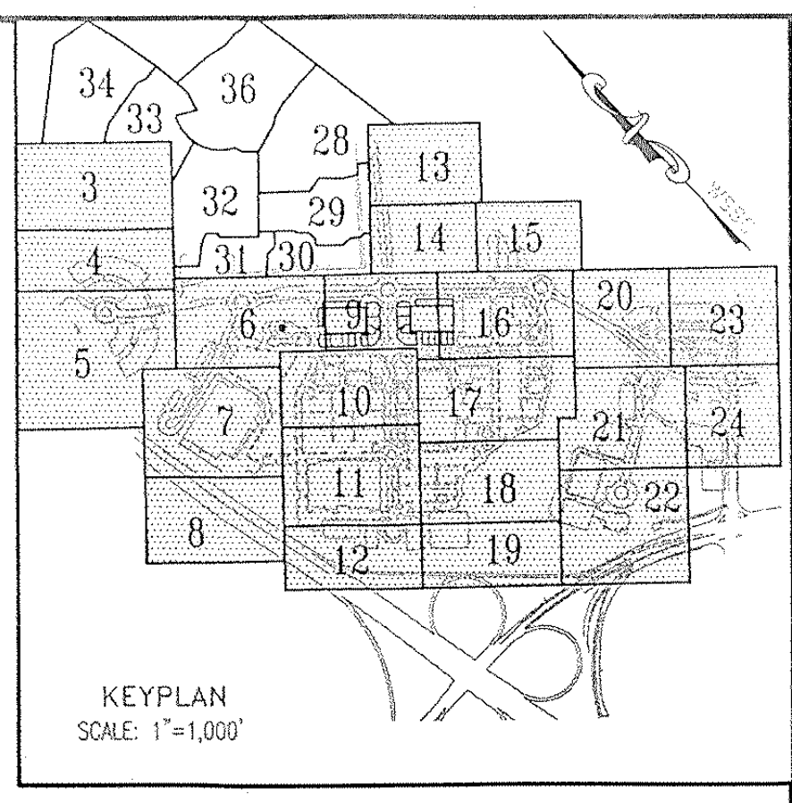
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
12

REV 0



MATCHLINE SEE SHEET 14



KEYPLAN
SCALE: 1"=1,000'

## 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 | |
| S | SANITARY MANHOLE | S |
| D | STORM MANHOLE | D |
| WM | WATER METER | ● |
| ⋈ | WATER VALVE | ● |
| ⋈ GV | GAS VALVE | ☒ |
| ○ GM | GAS METER | ☐ |
| C/O | CLEAN OUT | ○ |
| FP | FLOOD PLAIN | FP |
| PMA | PATUXENT MANAGEMENT AREA | PMA |
| SB | STREAM BUFFER | SB |
| WB | WETLANDS BUFFER | WB |
| US | EXISTING STREAMS, PONDS, AND BODIES OF WATER | US |
| | STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS | |
| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | X X |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | LOD |
| | WETLAND LINE | |
| | STREAM LINE | |
| | EXPANDED BUFFER | EB |
| | TREE LINE | |
| | EASEMENT LINE | |

S19
DEC. TREE
SPECIMEN TREE & NUMBER

N
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

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

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE
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( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**

12-19-08

**Kenneth R. Wallis**
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| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:

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

REVISIONS

| DATE: | COMMENT: | BY: |
|---|---|---|
| | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

WOODMORE
TOWNE CENTRE
AT GLENARDEN
FOR
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Maryland 20706

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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
13

REV 0

GENERAL NOTE:
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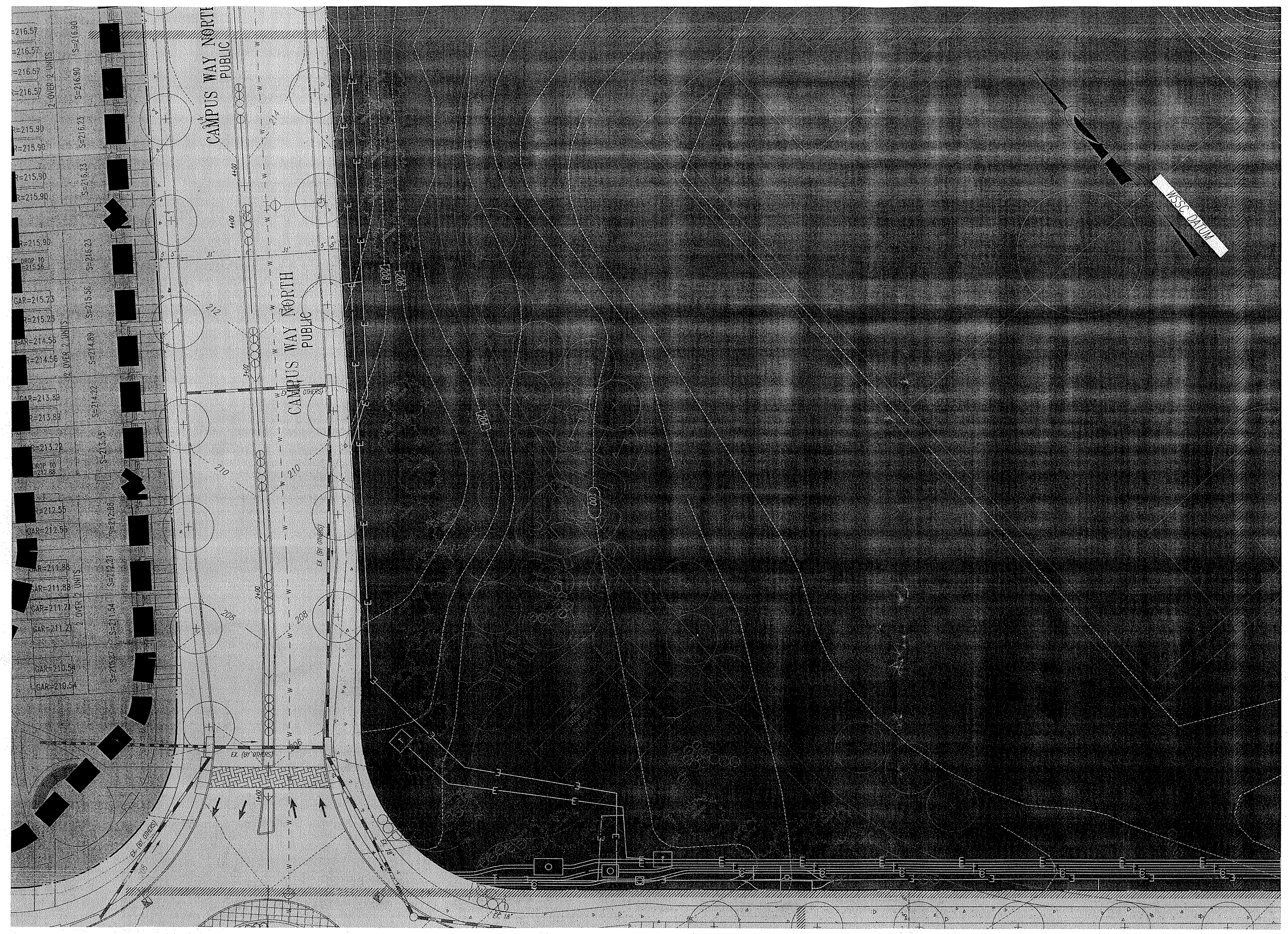
MATCHLINE SEE SHEET 13



MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 16

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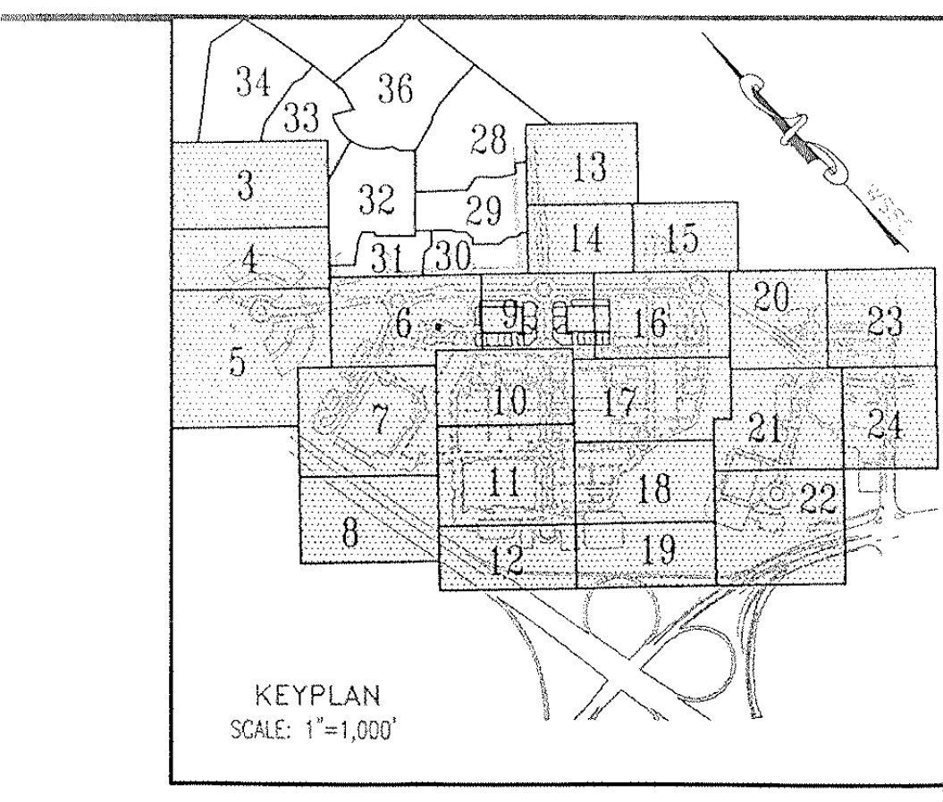

KEYPLAN
SCALE: 1"=1,000'

**BOHLER**
ENGINEERING

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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## EASEMENT LEGEND

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

## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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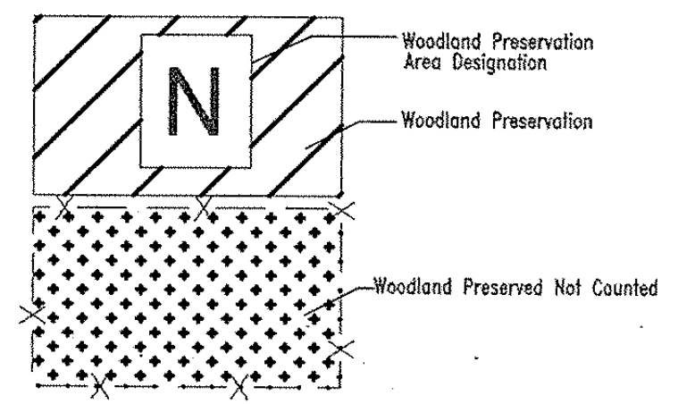
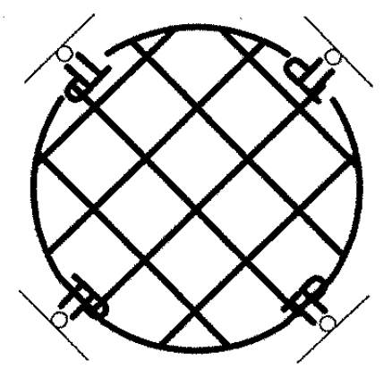
| C/O | CLEAN OUT | ○ |
| FP | FLOOD PLAIN | FP |
| PMA | PATUXENT MANAGEMENT AREA | PMA |
| SB | STREAM BUFFER | SB |
| WB | WETLANDS BUFFER | WB |
| US | EXISTING STREAMS, PONDS, AND BODIES OF WATER | US |
| | STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS | |
| | WOODLAND CONSERVATION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

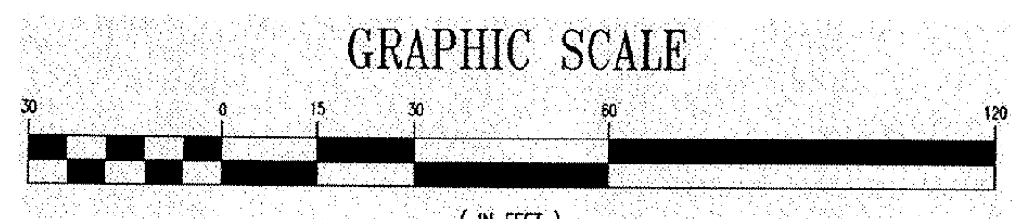

N
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

* 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

GRAPHIC SCALE



( 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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

REVISIONS

| | DATE: | COMMENT: | BY: |
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| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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
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FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
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SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
14

REV 0

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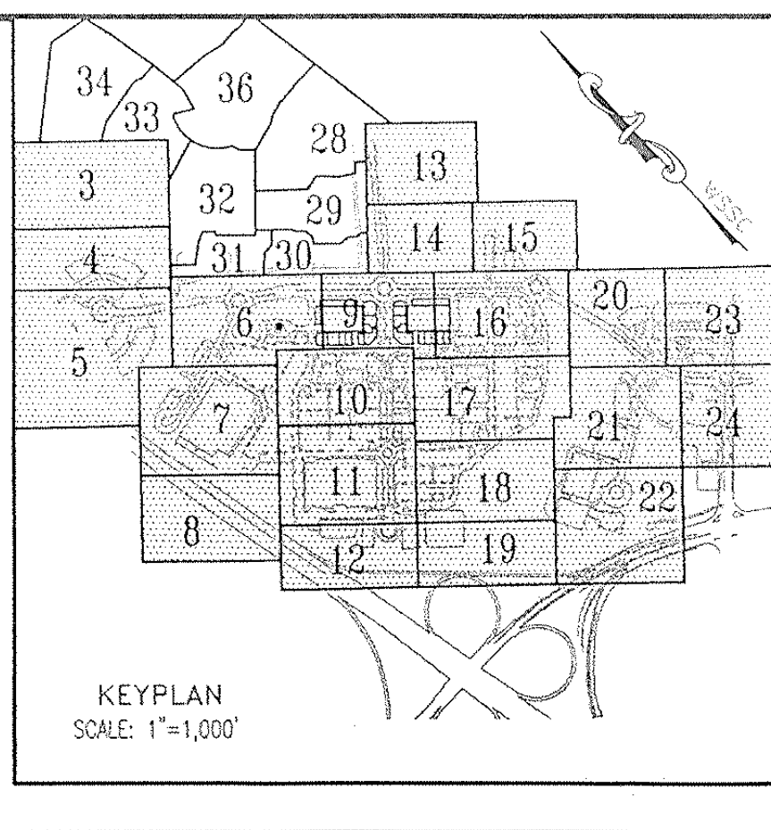

KEYPLAN
SCALE: 1"=1,000'

## 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 |
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| 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 | — — — — |
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| — — | SETBACK LINE | — — |
| - - - 123 - - - | CONTOUR LINE | — 123 — |
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| — W — | UNDERGROUND WATER LINE | — W — W — |
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| — G — | UNDERGROUND GAS LINE | — G — G — |
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| ═ ═ | SANITARY SEWER MAIN | ——▷ |
| ♉ | HYDRANT | ♉ |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
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| C/O | CLEAN OUT | ○ |
| — FP — | FLOOD PLAIN | — FP — |
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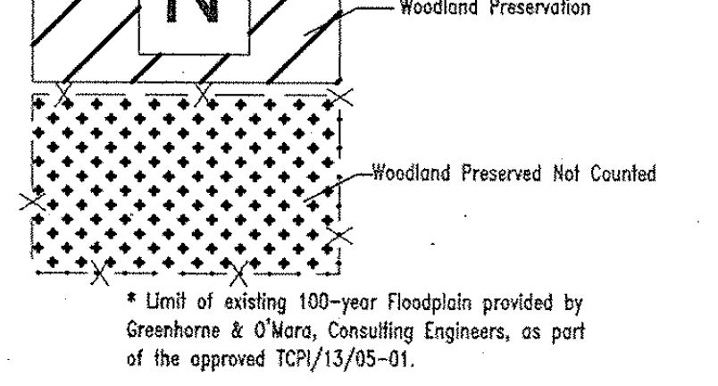
| ▨ | STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS | ▨ |
| | WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE | — X — X — |
| | SPECIMEN TREE SIGNAGE | |
| | LIMITS OF DISTURBANCE | ▬ LOD ▬ |
| — · · — | WETLAND LINE | |
| — · · · — | STREAM LINE | |
| | EXPANDED BUFFER | — EB — |
| ︵︵︵ | TREE LINE | |
| — — — — | EASEMENT LINE | — — — — |

S19
DEC. TREE
SPECIMEN TREE & NUMBER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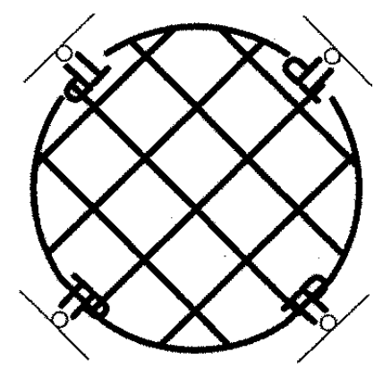
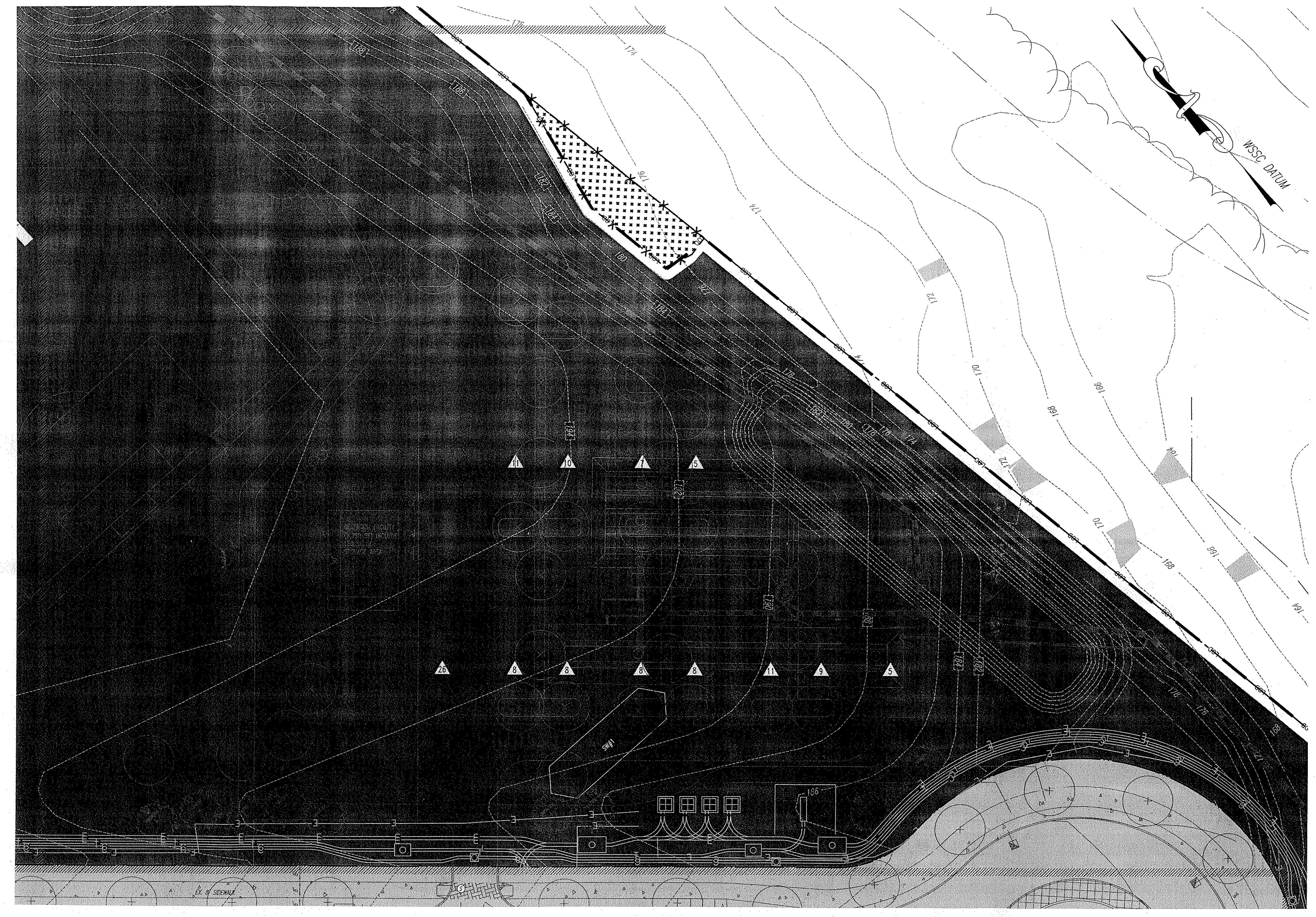


TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

MATCHLINE SEE SHEET 14



MATCHLINE SEE SHEET 16

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**

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PROJECT NUMBER: DSP-14027
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REVISIONS

| | DATE: | COMMENT: | BY: |
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| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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:
TYPE II TREE
CONSERVATION PLAN

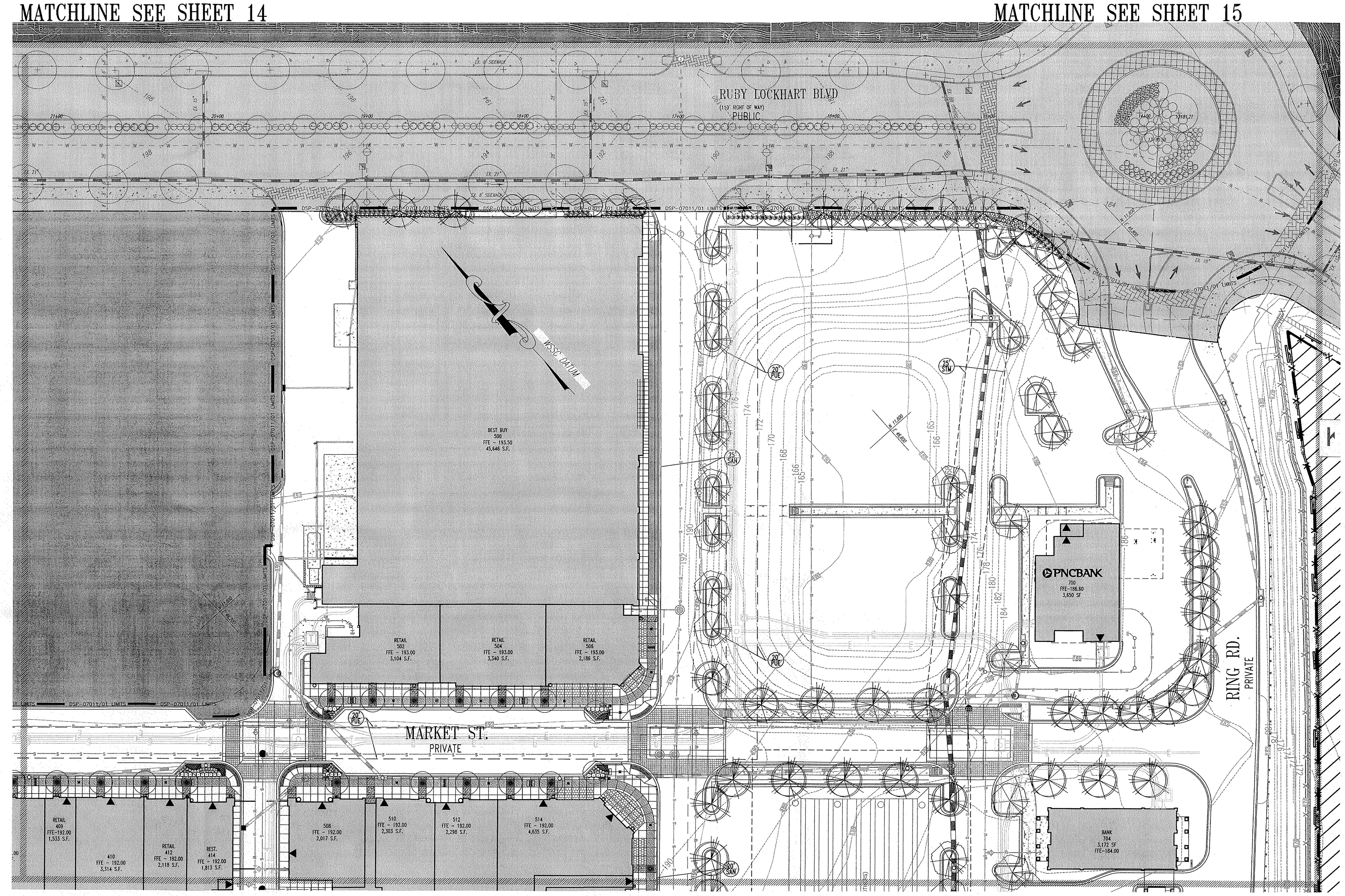
SHEET NUMBER:
TCP II
15

REV 0

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 9



RUBY LOCKHART BLVD
(110' RIGHT OF WAY)
PUBLIC
EX. 8' SIDEWALK
EX. 21"
EX. 15"
19+00
18+00
17+00
16+00
DSP-07011/01 LIMITS
WSSC DATUM
BEST BUY
500
FFE - 193.50
45,646 S.F.
RETAIL
502
FFE - 193.00
3,104 S.F.
RETAIL
504
FFE - 193.00
3,340 S.F.
RETAIL
506
FFE - 193.00
2,186 S.F.
20' PUE
MARKET ST.
PRIVATE
RETAIL
409
FFE-192.00
1,533 S.F.
410
FFE - 192.00
3,314 S.F.
RETAIL
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FFE - 192.00
2,118 S.F.
REST.
414
FFE - 192.00
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FFE - 192.00
2,303 S.F.
512
FFE - 192.00
2,298 S.F.
514
FFE - 192.00
4,635 S.F.
PNCBANK
700
FFE-186.60
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BANK
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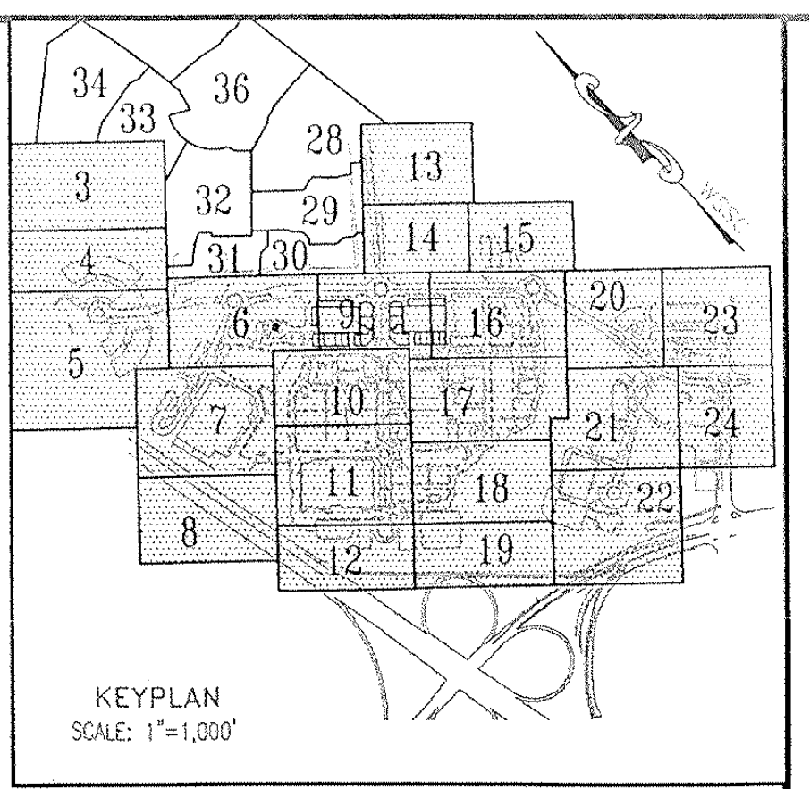
RING RD.
PRIVATE

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 18



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KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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|---|---|
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| DIM STM DENOTES STORM DRAIN EASEMENT | DIM CSE DENOTES COMMON SHARED EASEMENT |
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| — 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 — |
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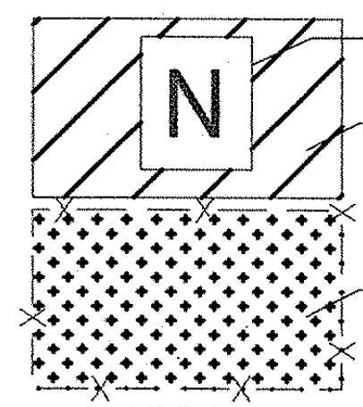

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Woodland Preservation
Woodland Preserved Not Counted

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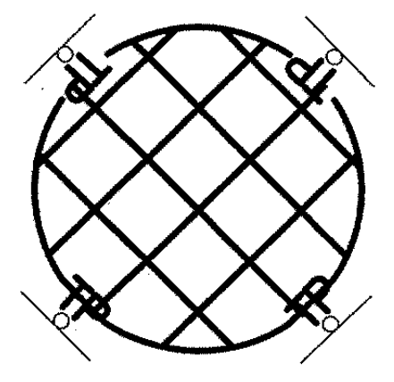

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
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PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:
WOODMORE
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AT GLENARDEN
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NEW HAMPSHIRE LICENSE No. 10785
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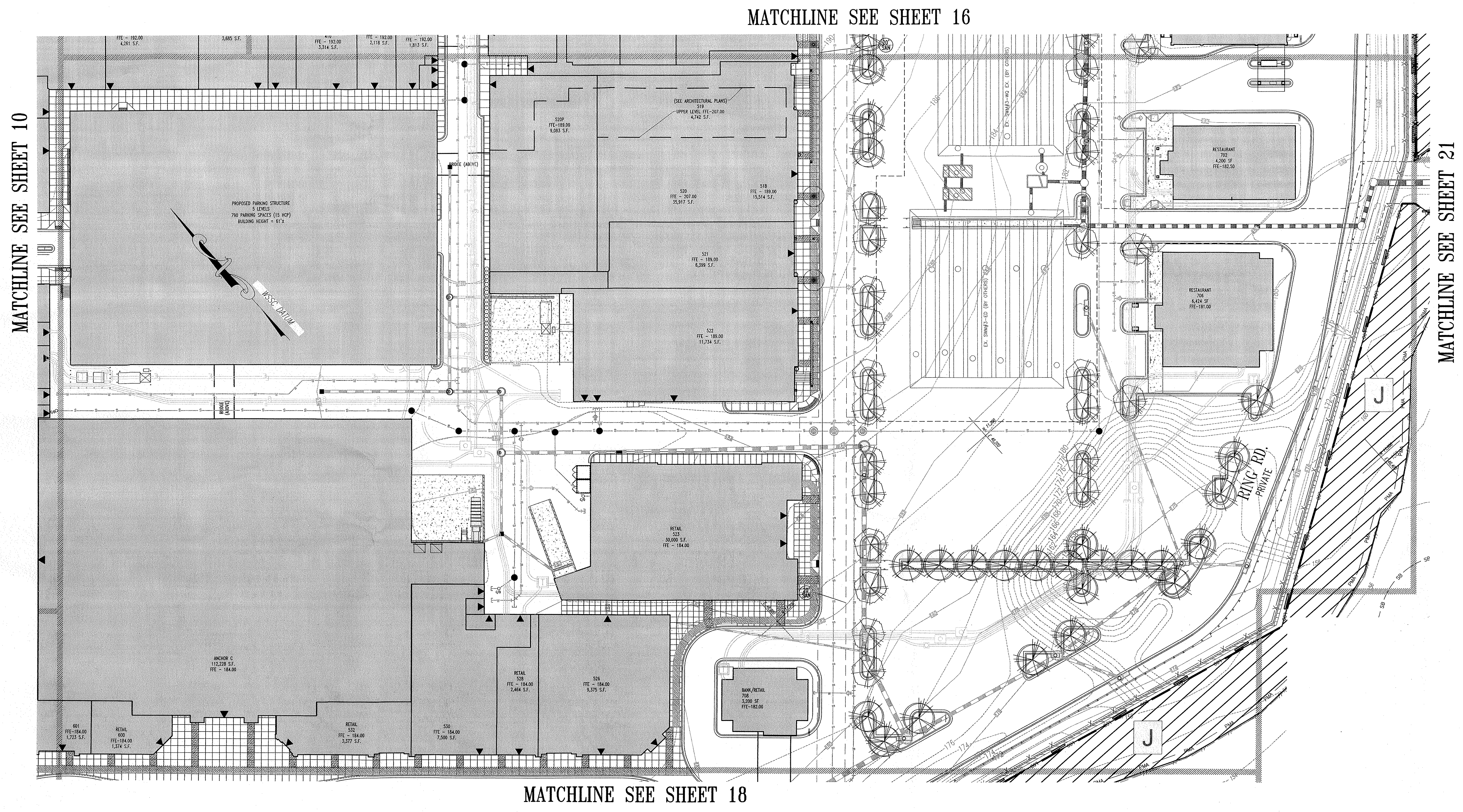
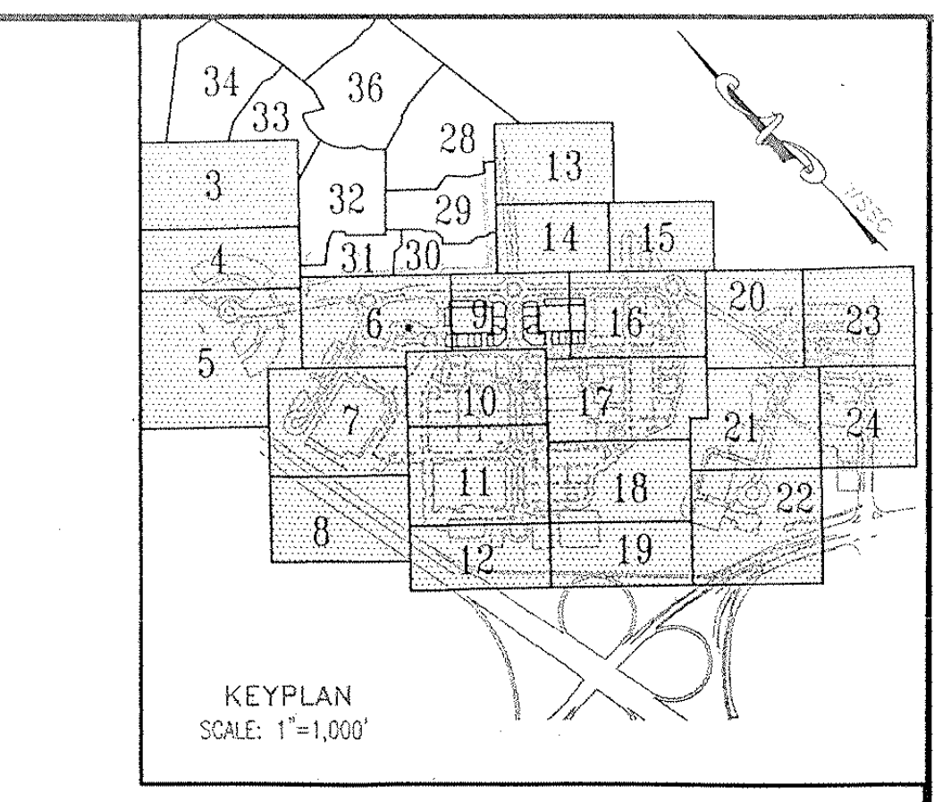
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
16

REV 0


MATCHLINE SEE SHEET 16
MATCHLINE SEE SHEET 10
MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 21
FFE - 192.00
4,261 S.F.
3,685 S.F.
410
FFE - 192.00
3,314 S.F.
FFE - 192.00
2,118 S.F.
FFE - 192.00
1,813 S.F.
PROPOSED PARKING STRUCTURE
5 LEVELS
790 PARKING SPACES (15 HCP)
BUILDING HEIGHT = 61'±
WSSC DATUM
BRIDGE (ABOVE)
520P
FFE-189.00
9,083 S.F.
(SEE ARCHITECTURAL PLANS)
519
UPPER LEVEL FFE-207.00
4,742 S.F.
520
FFE - 207.00
35,917 S.F.
518
FFE - 189.00
15,514 S.F.
521
FFE - 189.00
6,399 S.F.
522
FFE - 189.00
11,734 S.F.
RETAIL
523
30,000 S.F.
FFE - 184.00
ANCHOR C
112,228 S.F.
FFE - 184.00
601
FFE-184.00
1,723 S.F.
RETAIL
600
FFE-184.00
1,374 S.F.
RETAIL
532
FFE - 184.00
3,377 S.F.
530
FFE - 184.00
7,500 S.F.
RETAIL
528
FFE - 184.00
2,464 S.F.
526
FFE - 184.00
9,375 S.F.
BANK/RETAIL
708
3,200 SF
FFE-182.00
20' SAN
EX. SWM#3-WQ EX. (BY OTHERS)
EX. SWM#3-ED (BY OTHERS)
RESTAURANT
702
4,200 SF
FFE-182.50
RESTAURANT
706
6,424 SF
FFE-181.00
RING RD.
PRIVATE
J
J
PMA
SB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KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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

# LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

| EXISTING | | PROPOSED |
|---|---|---|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
| — — — — | ONSITE PROPERTY LINE / R.O.W. LINE | — — — — |
| — — — — | NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE | — — — — |
| —— —— | SETBACK LINE | —— —— |
| ----123---- | CONTOUR LINE | ——123—— |
| —— — S — —— | SANITARY SEWER LATERAL | —S——S— |
| —— — W — —— | UNDERGROUND WATER LINE | —W——W— |
| ——— | UNDERGROUND ELECTRIC LINE | —E——E— |
| —— — G — —— | UNDERGROUND GAS LINE | —G——G— |
| —— — OH — —— | OVERHEAD WIRE | —OH——OH— |
| —— — T — —— | UNDERGROUND TELEPHONE LINE | —T——T— |
| — — C — — | UNDERGROUND CABLE LINE | ——C—— |
| ═ ═ ═ ═ | STORM SEWER | ▬ ▭ ▬ |
| ═══ ═══ | SANITARY SEWER MAIN | ——→ |
| ☋ | HYDRANT | ☋ |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| ⊗WM | WATER METER | ◑ |
| ⋈ | WATER VALVE | ● |
| ⋈GV | GAS VALVE | ☒ |
| ○GM | GAS METER | ☐ |
| 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

## GRAPHIC SCALE

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

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PROJECT NUMBER: DSP-14027

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- WARRENTON, VA
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- CENTER VALLEY, PA

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
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|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:
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AT GLENARDEN
FOR
PETRIE/ELG
INGLEWOOD, LLC

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

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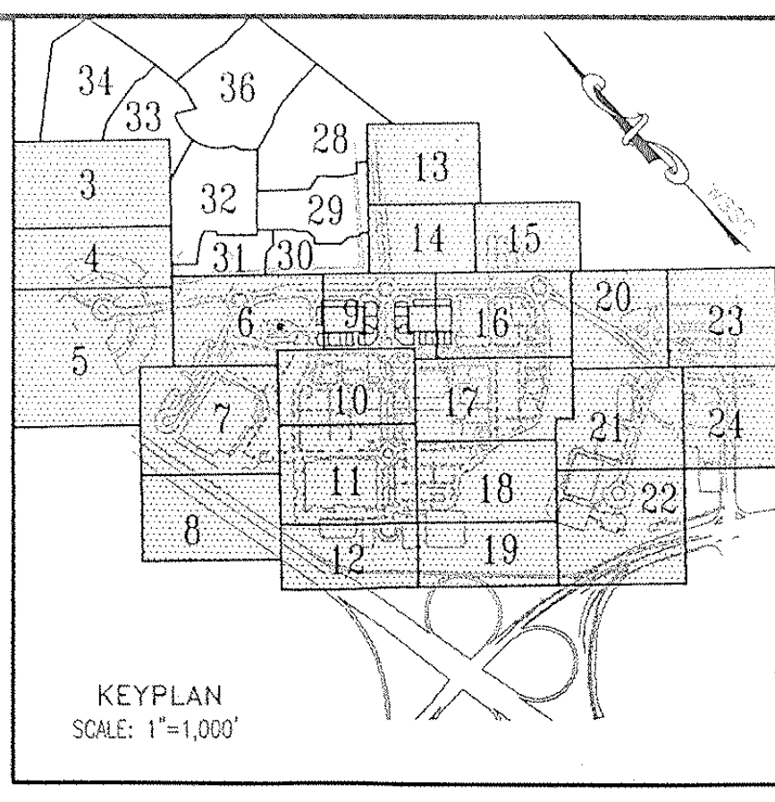
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
17

REV 0



KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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

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FOR ENTIRE PLAN SET
(NOT TO SCALE)

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

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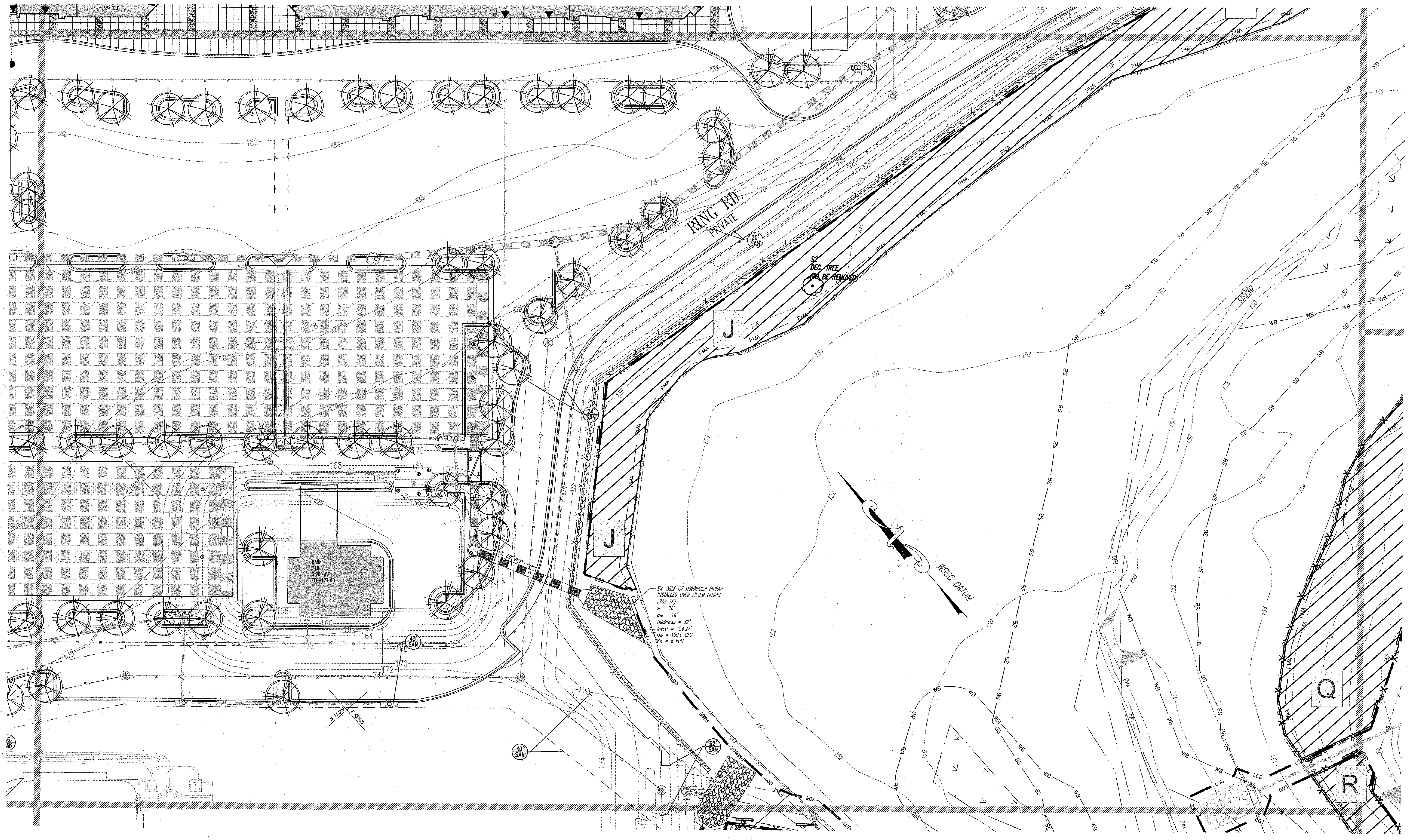
TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 11



MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 19

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1 inch = 30 ft.

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| PROJECT No.: | MB080000 |
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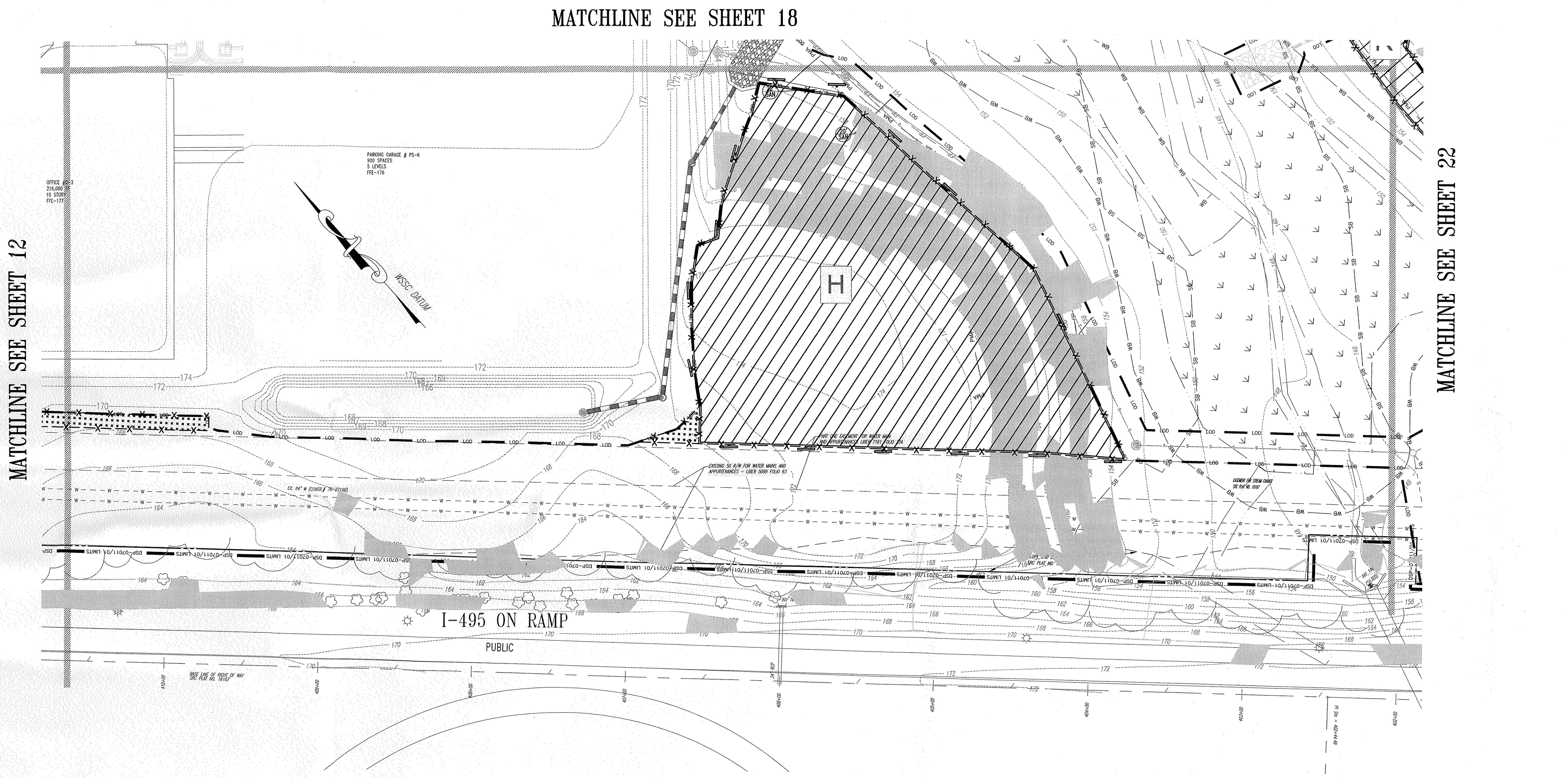

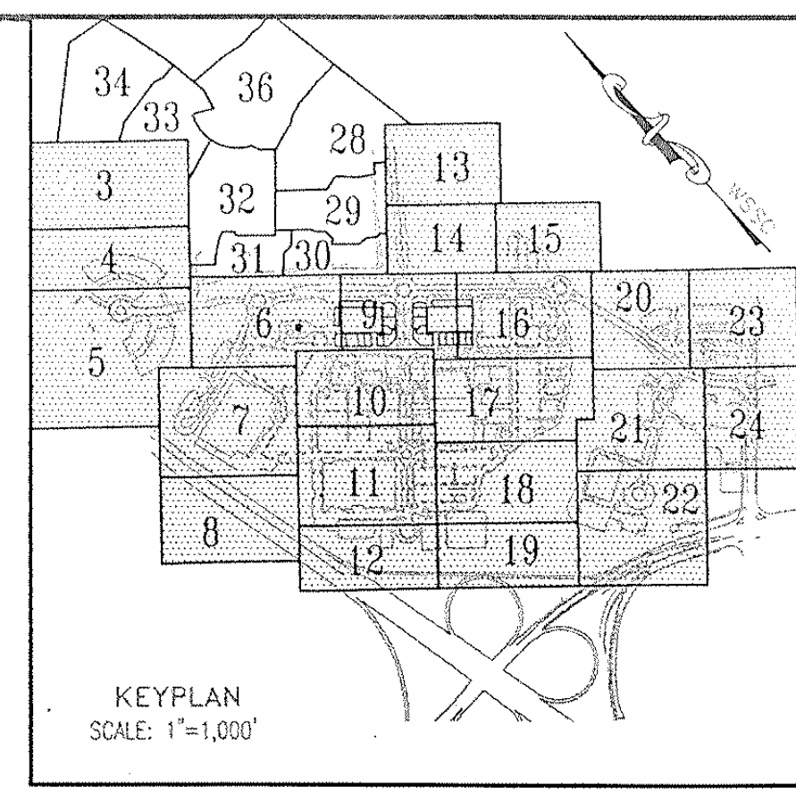

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

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- DIM SS DENOTES SANITARY SEWER EASEMENT
- DIM W DENOTES WATER EASEMENT
- DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT
- DIM PA DENOTES PUBLIC ACCESS EASEMENT
- DIM CSE DENOTES COMMON SHARED EASEMENT
- DIM IE DENOTES INGRESS-EGRESS EASEMENT
- DIM PU DENOTES PUBLIC UTILITY EASEMENT

# LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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

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

## 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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

GENERAL NOTE:
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**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

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

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

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

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

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

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

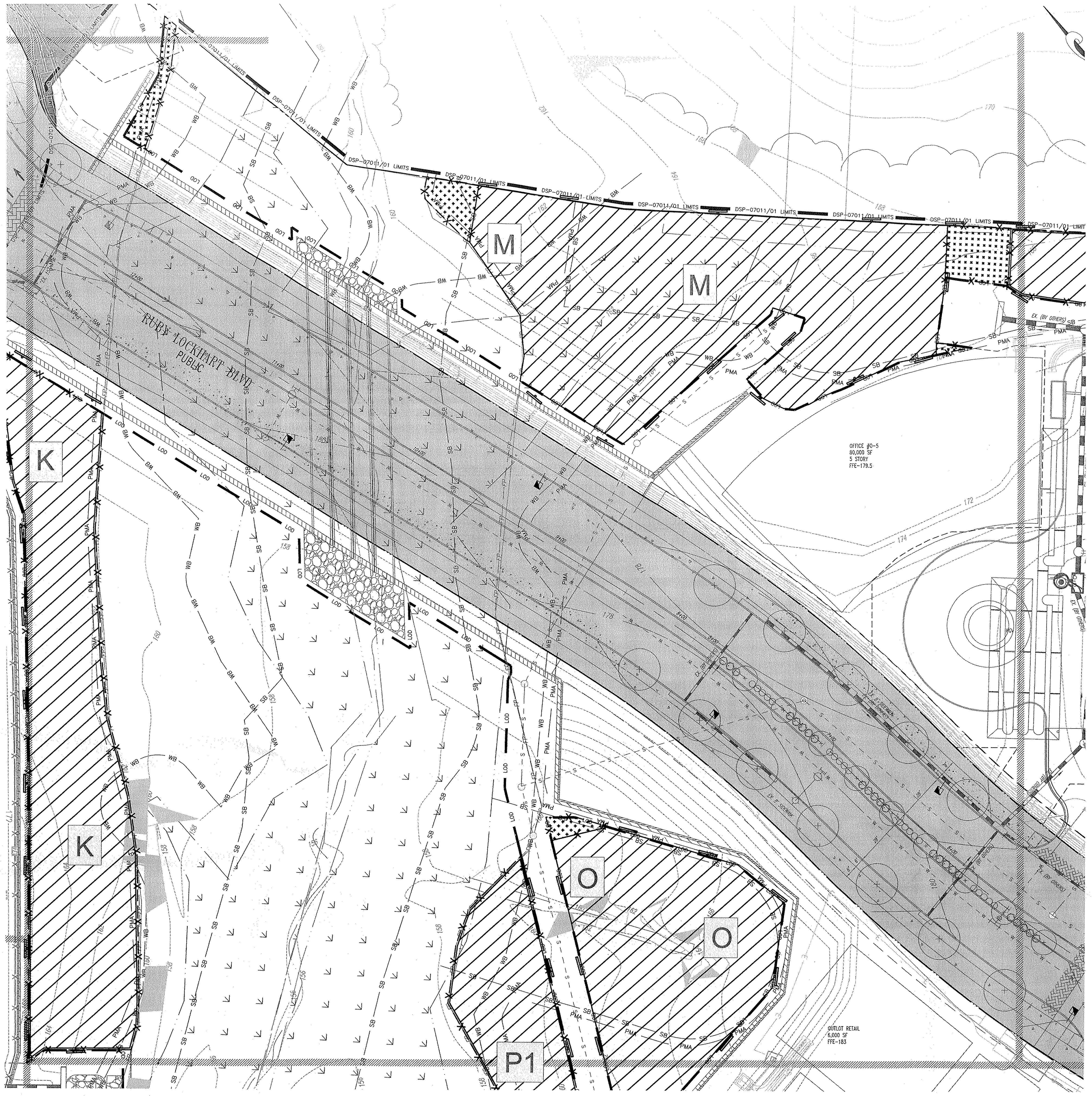
**E.S. KEOHANE**
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
*PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE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

SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
19

REV 0

MATCHLINE SEE SHEET 16


DSP-07011/01 LIMITS
M
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RUBY LOCKHART BLVD
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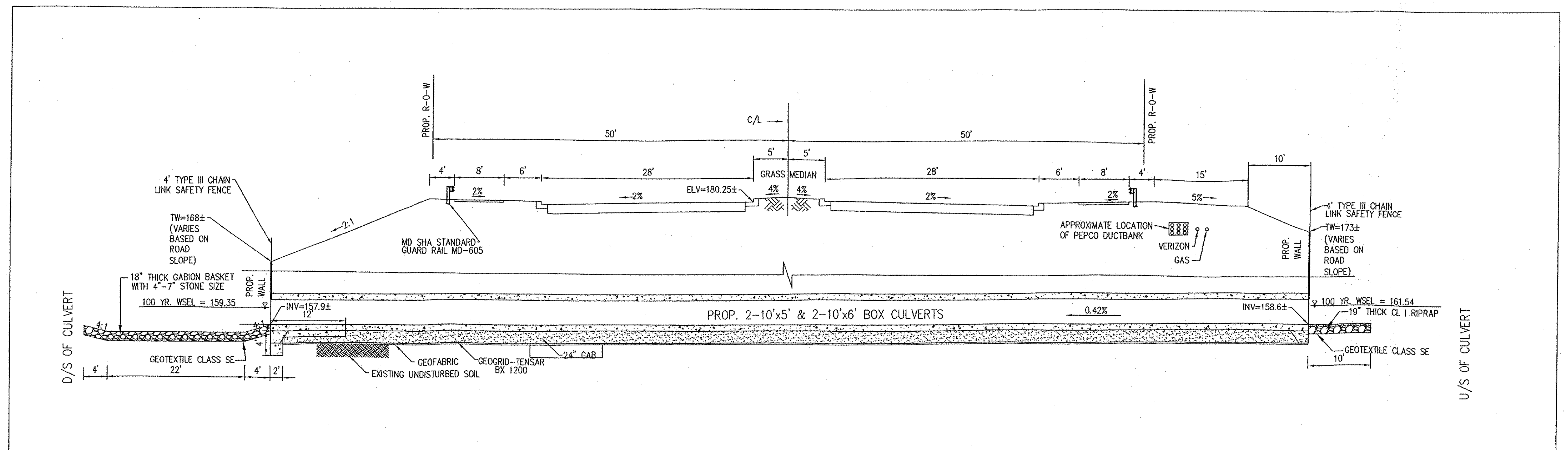
P1
OFFICE #D-5
60,000 SF
5 STORY
FFE=178.5
OUTLOT RETAIL
8,000 SF
FFE=183
PMA
SB
WB
LOD

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 21


PROP. R-O-W
C/L
50'
50'
5'
5'
GRASS MEDIAN
4'
8'
6'
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28'
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4'
15'
10'
2%
2%
2%
2%
4%
4%
5%
ELV=180.25±
2:1
4' TYPE III CHAIN LINK SAFETY FENCE
TW=168± (VARIES BASED ON ROAD SLOPE)
MD SHA STANDARD GUARD RAIL MD-605
APPROXIMATE LOCATION OF PEPCO DUCTBANK
VERIZON
GAS
4' TYPE III CHAIN LINK SAFETY FENCE
TW=173± (VARIES BASED ON ROAD SLOPE)
PROP. WALL
PROP. WALL
18" THICK GABION BASKET WITH 4"-7" STONE SIZE
100 YR. WSEL = 159.35
INV=157.9±
12'
4:1
PROP. 2-10'x5' & 2-10'x6' BOX CULVERTS
0.42%
100 YR. WSEL = 161.54
INV=158.6±
19" THICK CL I RIPRAP
GEOTEXTILE CLASS SE
10'
GEOTEXTILE CLASS SE
GEOFABRIC
GEOGRID-TENSAR BX 1200
24" GAB
EXISTING UNDISTURBED SOIL
4'
22'
4'
2'
D/S OF CULVERT
U/S OF CULVERT

## CULVERT CROSSING

NOT TO SCALE

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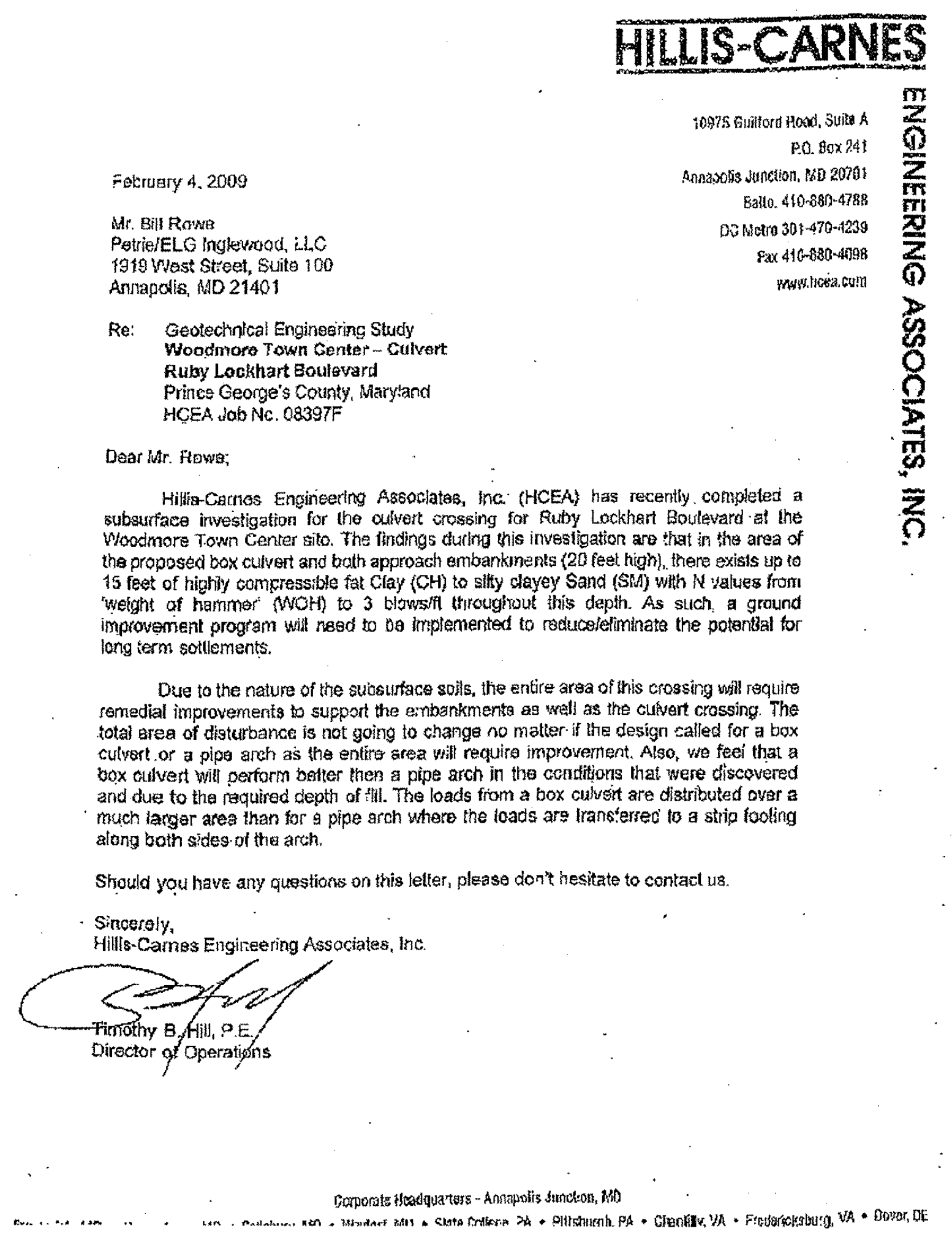

**HILLIS-CARNES**
ENGINEERING ASSOCIATES, INC.
10975 Guilford Road, Suite A
P.O. Box 241
Annapolis Junction, MD 20701
Balto. 410-880-4788
DC Metro 301-470-4239
Fax 410-880-4098
www.hcea.com

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] • State College, PA • Pittsburgh, PA • Chantilly, VA • Fredericksburg, VA • Dover, DE

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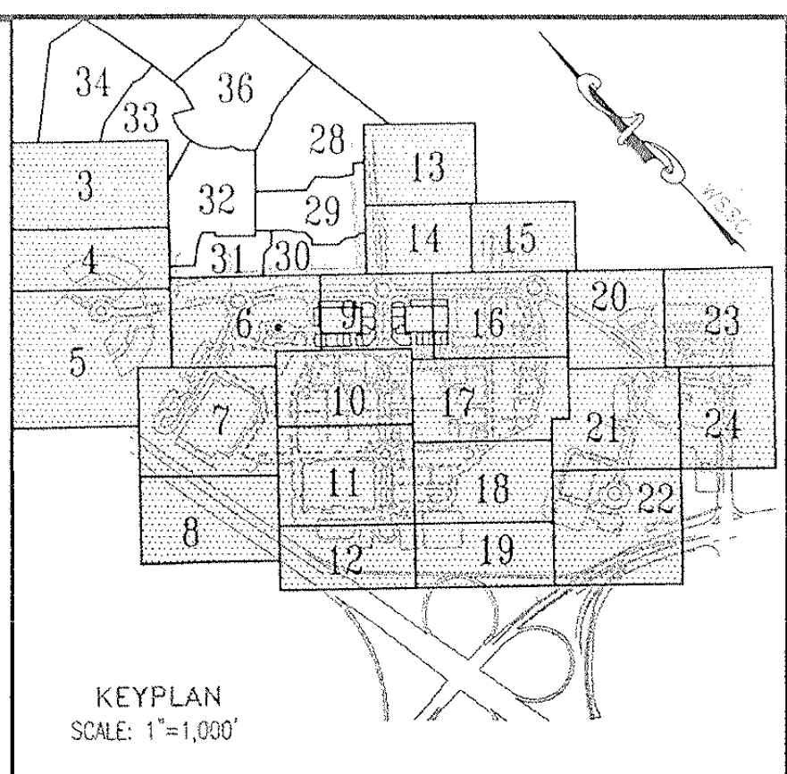
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22
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12
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KEYPLAN
SCALE: 1"=1,000'

## 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 |
|---|---|---|
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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 | ◐ |
| ⋈ | 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

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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**Plan prepared by:**

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TREE CONSERVATION PLAN
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| | APPROVED BY | DATE |
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| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
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| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

**BOHLER ENGINEERING**
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
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LANDSCAPE ARCHITECTS

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

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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MARYLAND LICENSE No. 26839
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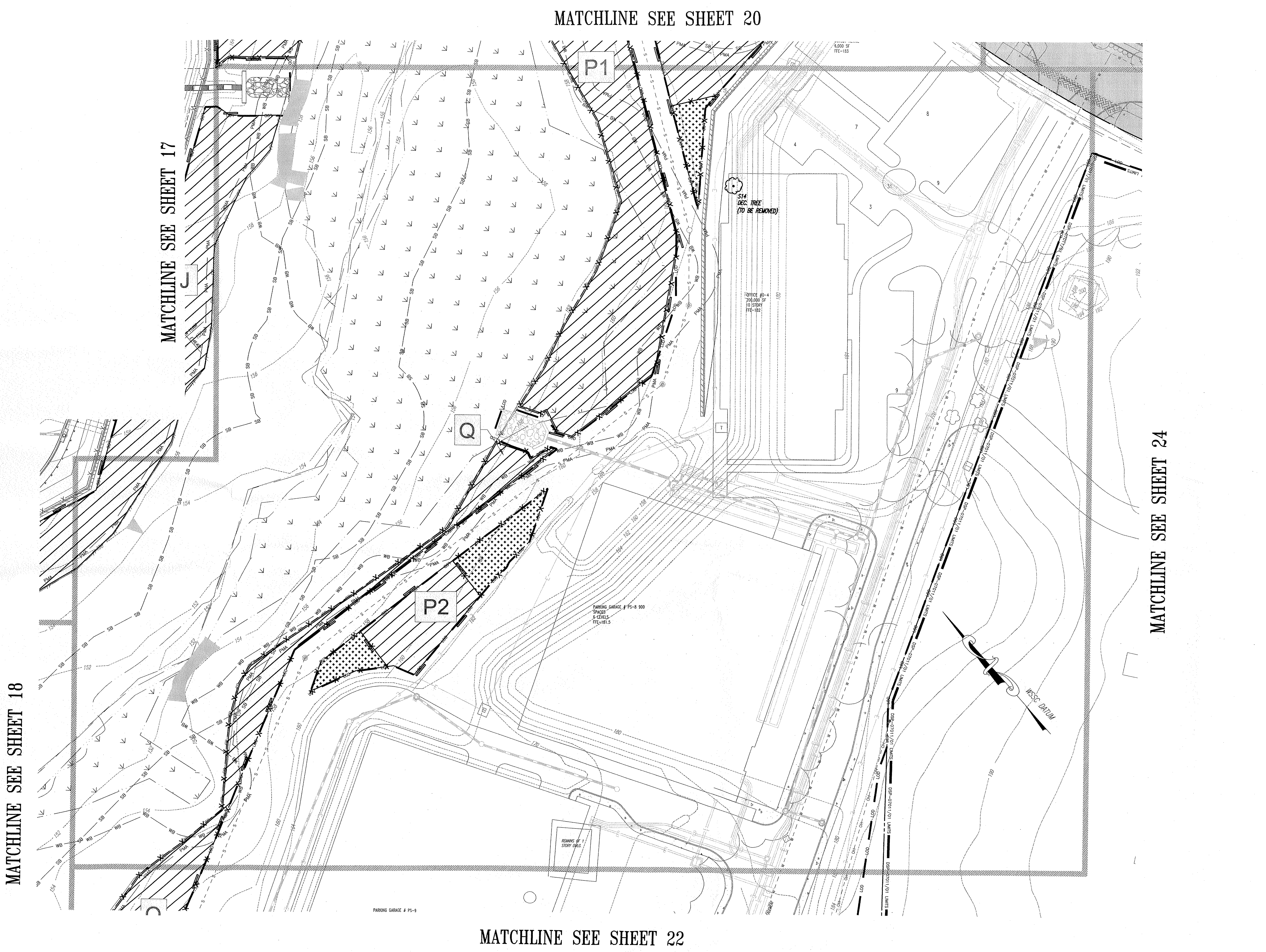
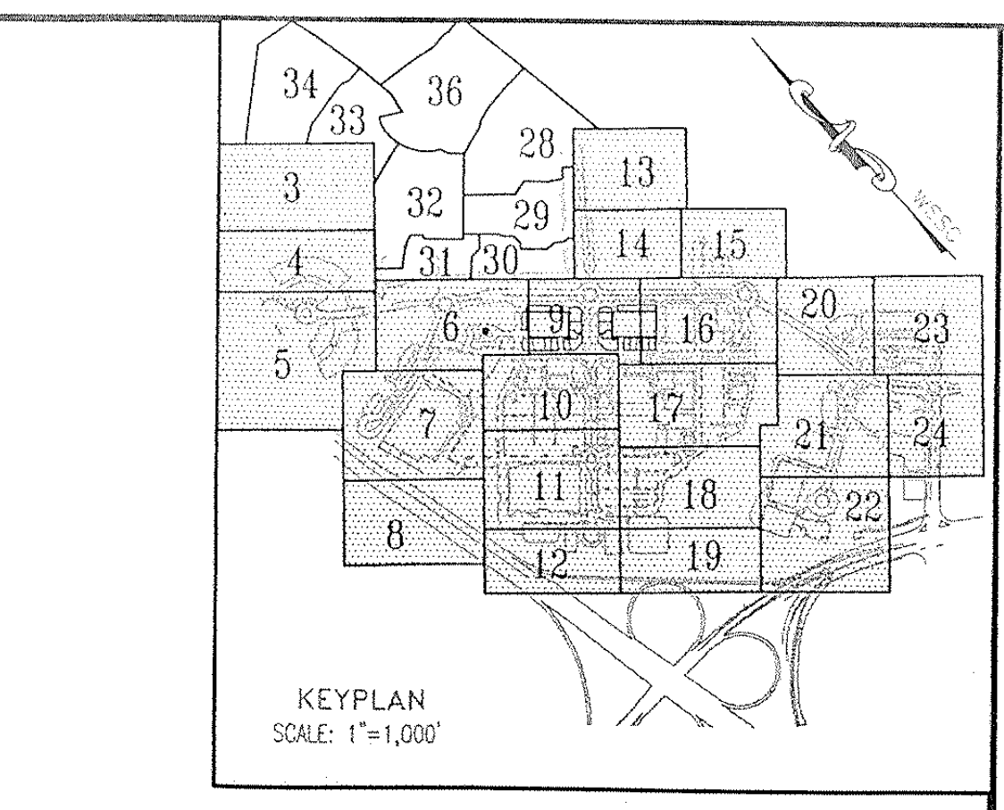
SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
20

REV 0


MATCHLINE SEE SHEET 20
MATCHLINE SEE SHEET 17
MATCHLINE SEE SHEET 18
MATCHLINE SEE SHEET 24
MATCHLINE SEE SHEET 22
P1
P2
Q
J
S14
DEC. TREE
(TO BE REMOVED)
OFFICE #O-4
200,000 SF
10 STORY
FFE-182
PARKING GARAGE # PS-8 900
SPACES
6 LEVELS
FFE-181.5
PARKING GARAGE # PS-9
REMAINS OF 1
STORY DWLG.
WSSC DATUM
PMA
SB
WB
LOD
160
162
164
180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29
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32
33
34
36
WSSC

KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

- DIM SI DENOTES SIGHT DISTANCE EASEMENT
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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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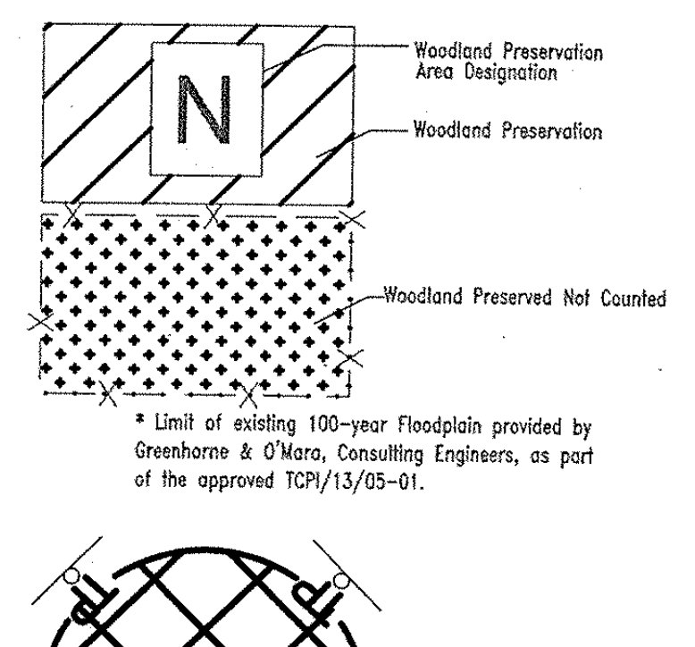
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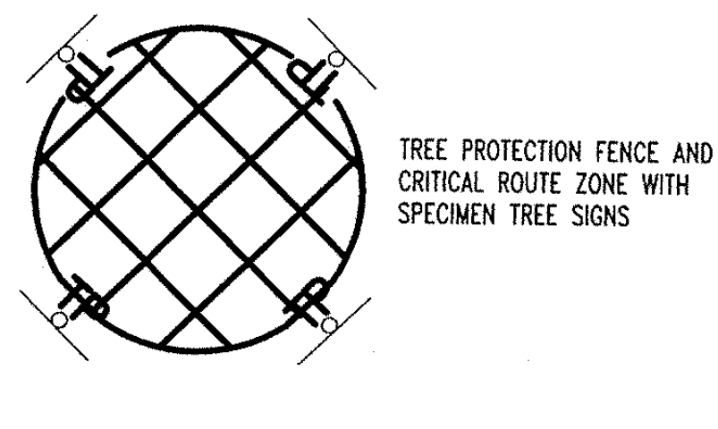
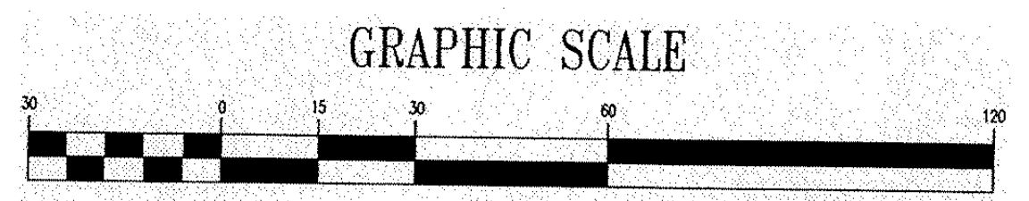

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

## 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:

12-11-08

Kenneth R. Wallis
Qualified Professional
CoMar 08.19.06.01

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

| | APPROVED BY | DATE |
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| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
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| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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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: |
|---|---|---|
| | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

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

Inglewood North, Landover Road
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Maryland 20706

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**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

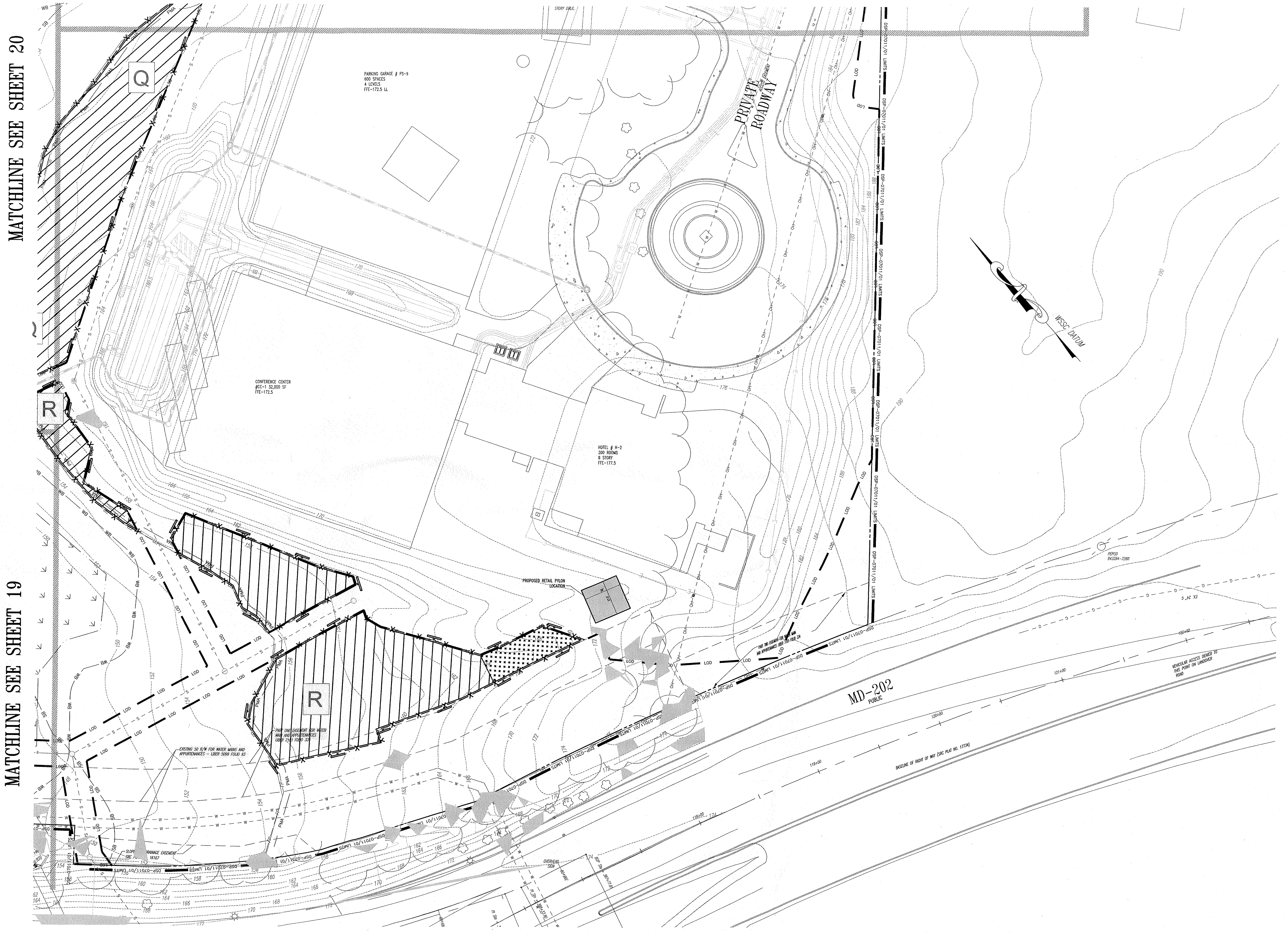
SHEET TITLE:

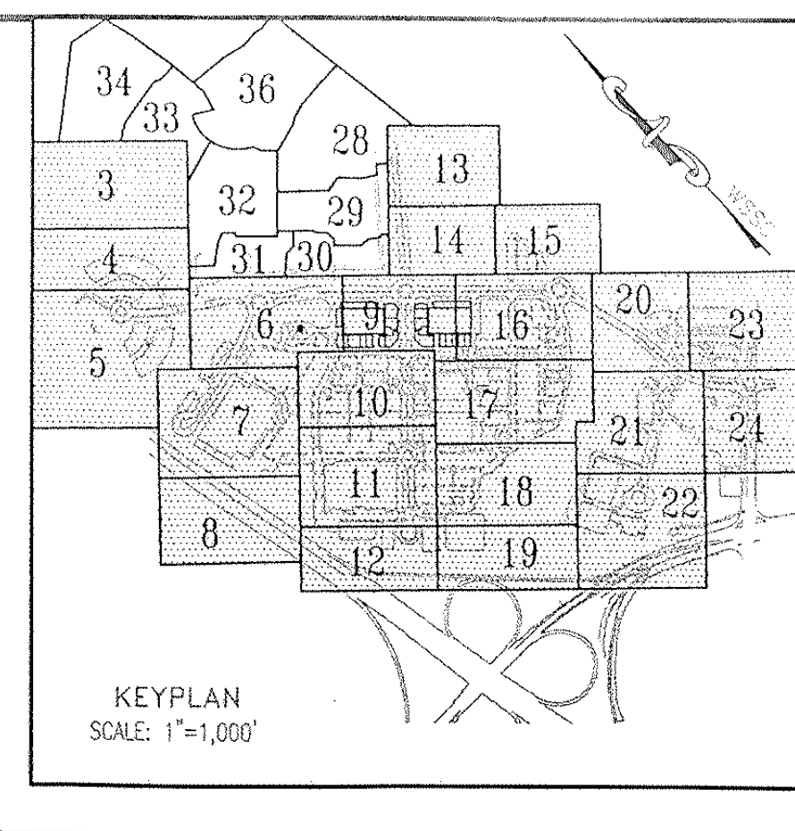
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
21

REV 0

# MATCHLINE SEE SHEET 21


MATCHLINE SEE SHEET 20
MATCHLINE SEE SHEET 19
Q
R
R
STORY DWLG.
PARKING GARAGE # PS-9
600 SPACES
4 LEVELS
FFE-172.5 LL
CONFERENCE CENTER
#CC-1 32,000 SF
FFE-172.5
HOTEL # H-2
200 ROOMS
8 STORY
FFE-177.5
PRIVATE ROADWAY
WSSC DATUM
PROPOSED RETAIL PYLON LOCATION
PART ONE EASEMENT FOR WATER MAIN AND APPURTENANCES LIBER 7161 FOLIO 334
EXISTING 50 R/W FOR WATER MAINS AND APPURTENANCES - LIBER 5099 FOLIO 93
SLOPE & DRAINAGE EASEMENT
PART TWO EASEMENT FOR WATER MAIN AND APPURTENANCES LIBER 7161 FOLIO 334
DSP-07011/01 LIMITS
LOD
PMA
WB
SB
OVERHEAD SIGN
PEPCO
843394-7260
EX. 24" G
MD-202
PUBLIC
VEHICULAR ACCESS DENIED TO THIS POINT ON LANDOVER ROAD
BASELINE OF RIGHT OF WAY (SRC PLAT NO. 17734)
118+00
119+00
120+00
121+00
122+00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8
12
19

KEYPLAN
SCALE: 1"=1,000'

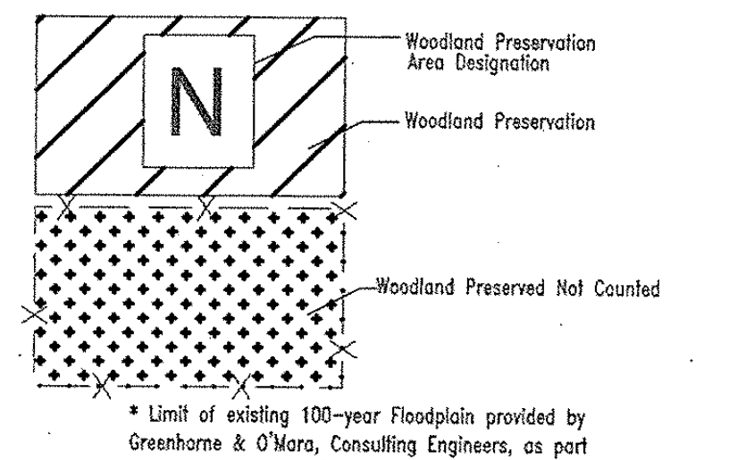
## EASEMENT LEGEND

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

## LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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


N
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

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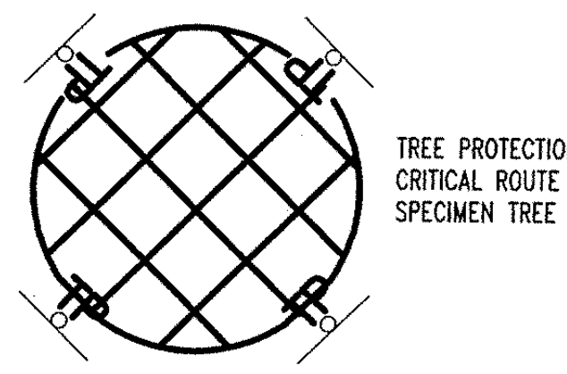
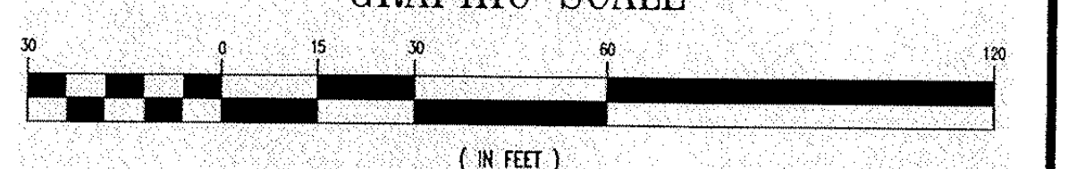


TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE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**Plan prepared by:**

12-11-08

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TCPII/053/07-

| | APPROVED BY | DATE |
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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD
PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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SURVEYORS
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LANDSCAPE ARCHITECTS

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| ◆ SOUTHBOROUGH, MA | ◆ BOWIE, MD |
| ◆ ALBANY, NY | ◆ TOWSON, MD |
| ◆ PURCHASE, NY | ◆ WARRENTON, VA |
| ◆ RONKONKOMA, NY | ◆ FORT LAUDERDALE, FL |
| ◆ CHALFONT, PA | ◆ CENTER VALLEY, PA |

REVISIONS

| DATE: | COMMENT: | BY: |
|---|---|---|
| | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| 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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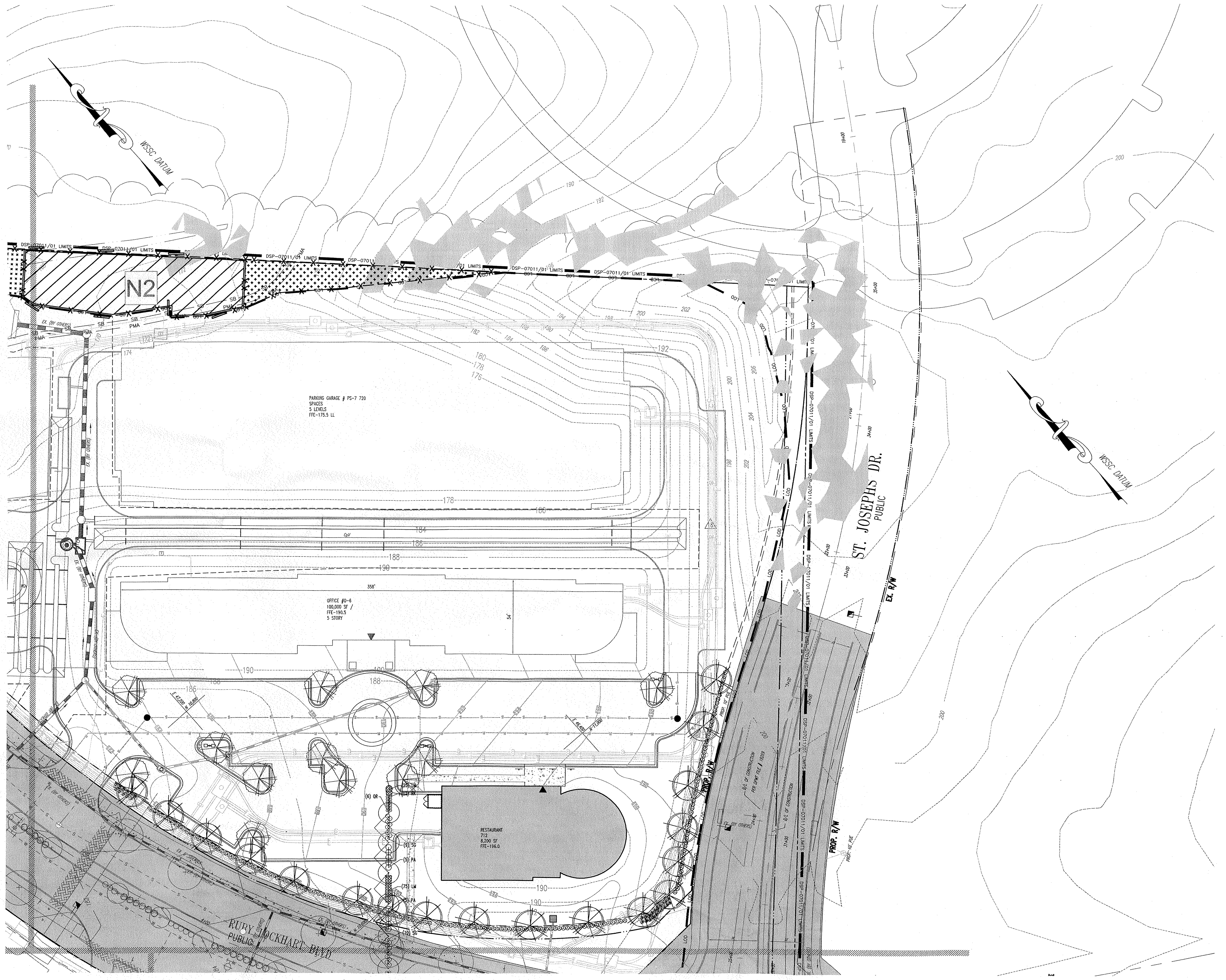
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

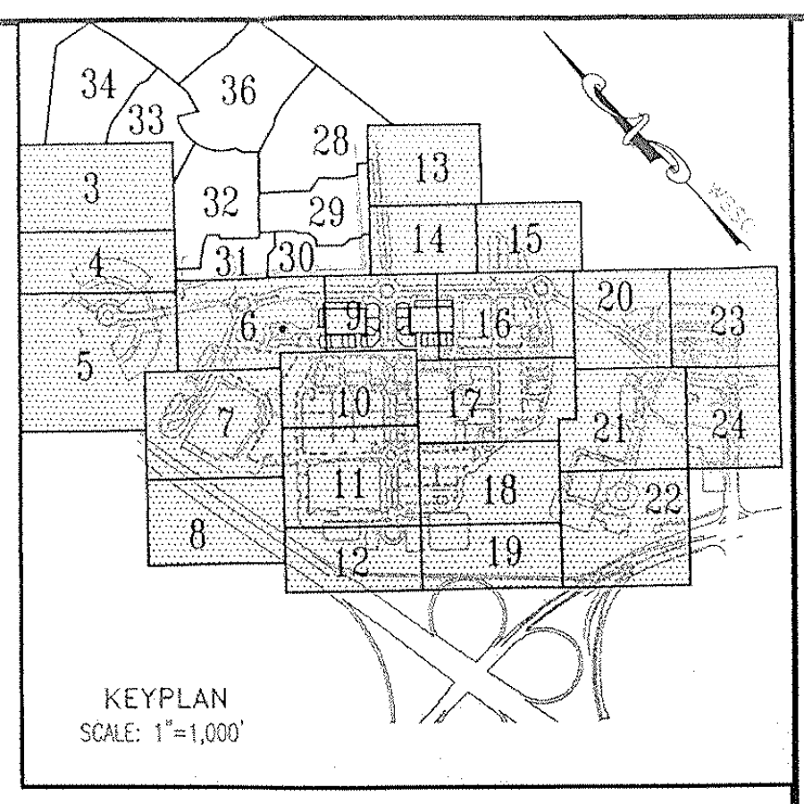
SHEET NUMBER:
TCP II
22

REV 0

MATCHLINE SEE SHEET 20



MATCHLINE SEE SHEET 24



KEYPLAN
SCALE: 1"=1,000'

## EASEMENT LEGEND

| | |
|---|---|
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| DIM STM DENOTES STORM DRAIN EASEMENT | DIM CSE DENOTES COMMON SHARED EASEMENT |
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| DIM W&S DENOTES COMBINED WATER&SEWER EASEMENT | |

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(NOT TO SCALE)

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|---|---|---|
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| | 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 | Ⓢ |
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| | 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 | |

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Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

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TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

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

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

REVISIONS

| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

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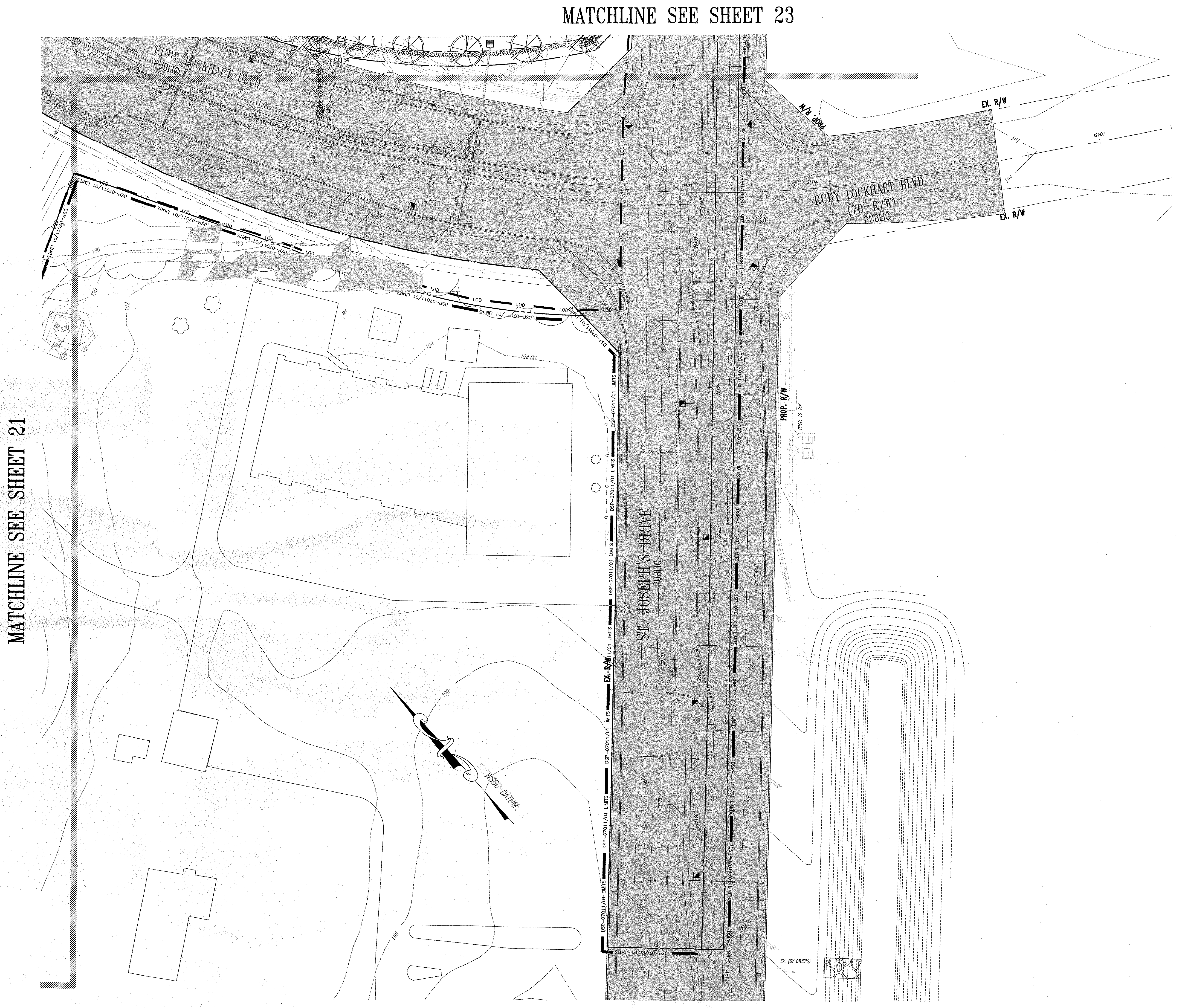
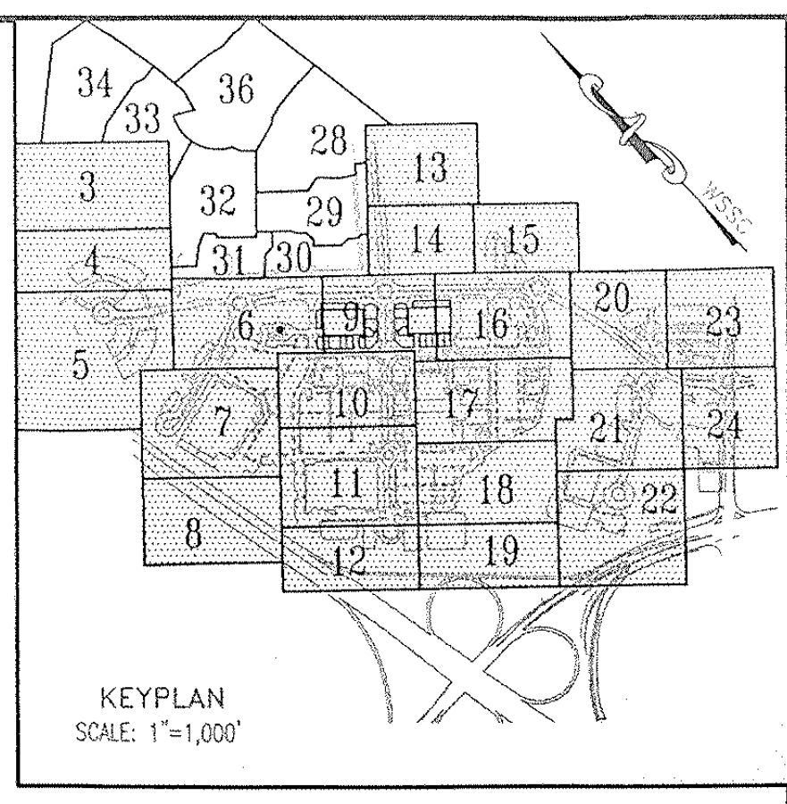
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
23

REV 0





KEYPLAN
SCALE: 1"=1,000'

## 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 |
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## LEGEND

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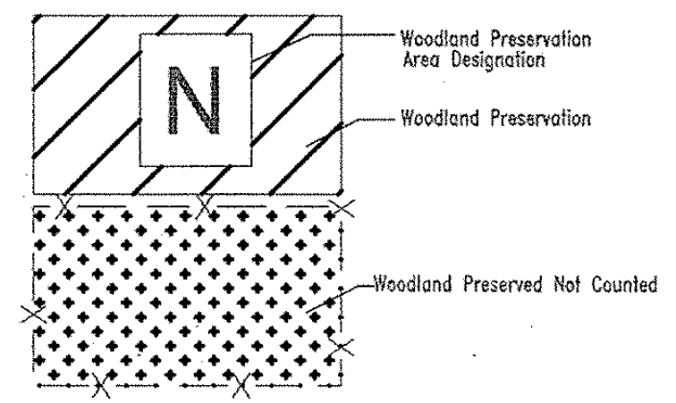
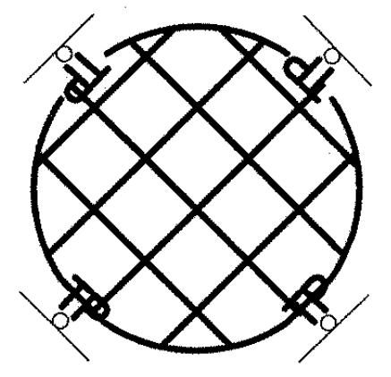
| S | SANITARY SEWER LATERAL | S |
| W | UNDERGROUND WATER LINE | W |
| | UNDERGROUND ELECTRIC LINE | E |
| G | UNDERGROUND GAS LINE | G |
| OH | OVERHEAD WIRE | OH |
| T | UNDERGROUND TELEPHONE LINE | T |
| C | UNDERGROUND CABLE LINE | C |
| | STORM SEWER | |
| | SANITARY SEWER MAIN | |
| | HYDRANT | |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| Ⓓ | STORM MANHOLE | Ⓓ |
| ⊗ WM | WATER METER | ● |
| ⋈ | WATER VALVE | ● |
| ⋈ 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

### 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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
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ENVIROMENTAL PLANNING SECTION
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TCPII/053/07-

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| 04 | | |
| 05 | | |

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**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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REVISIONS

| | DATE: | COMMENT: | BY: |
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| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

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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:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
24

REV 0

*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.

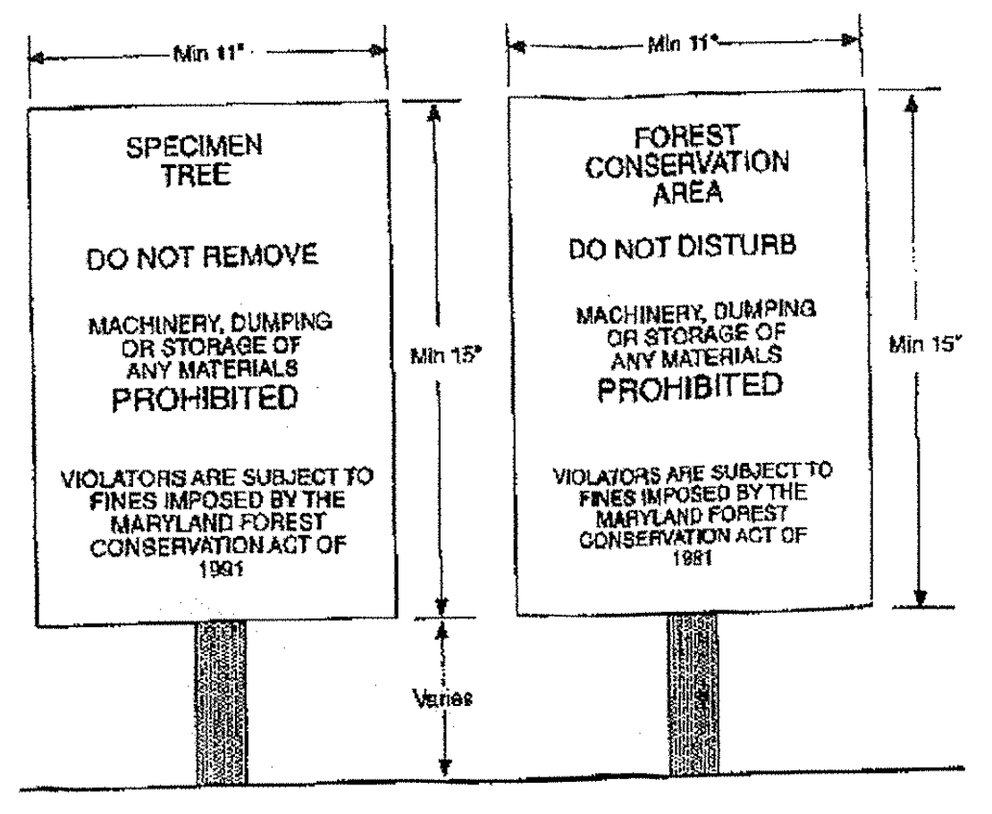
### Protection of Reforestation and Afforestation Areas by Individual Homeowners

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"
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
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"
Min 15"
Varies

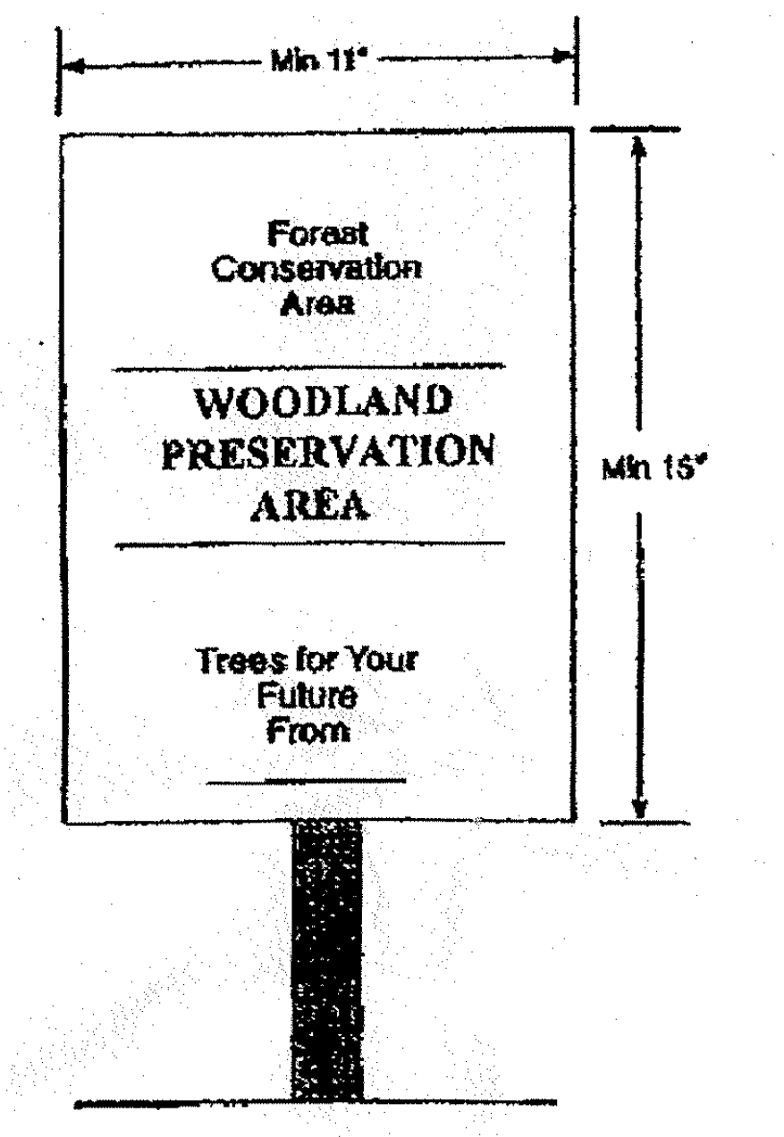
Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

| Construction Signs | Figure D-4 |
|---|---|

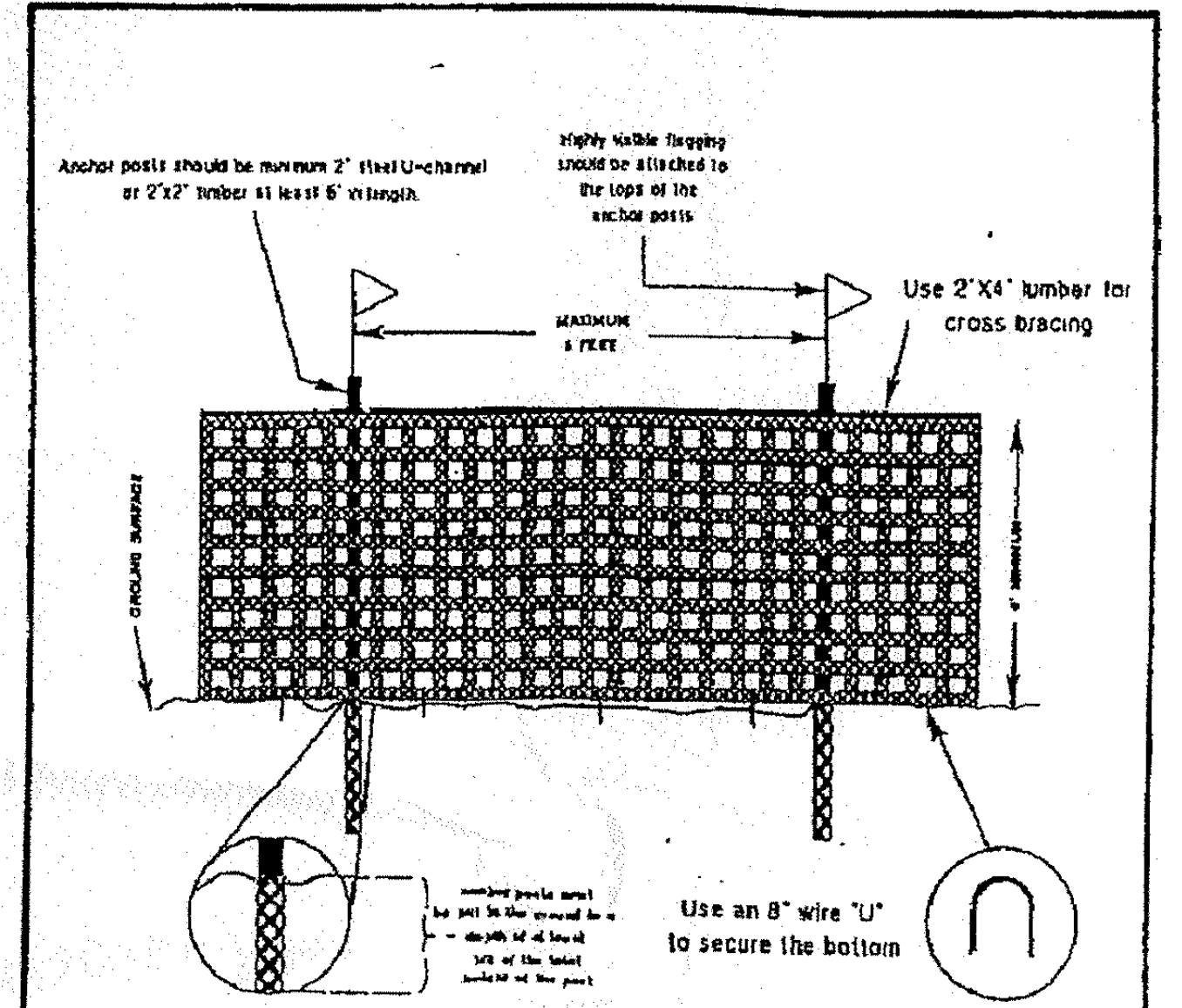
D - 5

## 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
MAXIMUM 8 FEET
Use 2"X4" lumber for cross bracing
GROUND SURFACE
4' MINIMUM
Use an 8" wire "U" to secure the bottom

GENERAL NOTES

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

| | TREE PROTECTIVE DEVICE<br>BLAZE ORANGE PLASTIC MESH | TPD-G<br>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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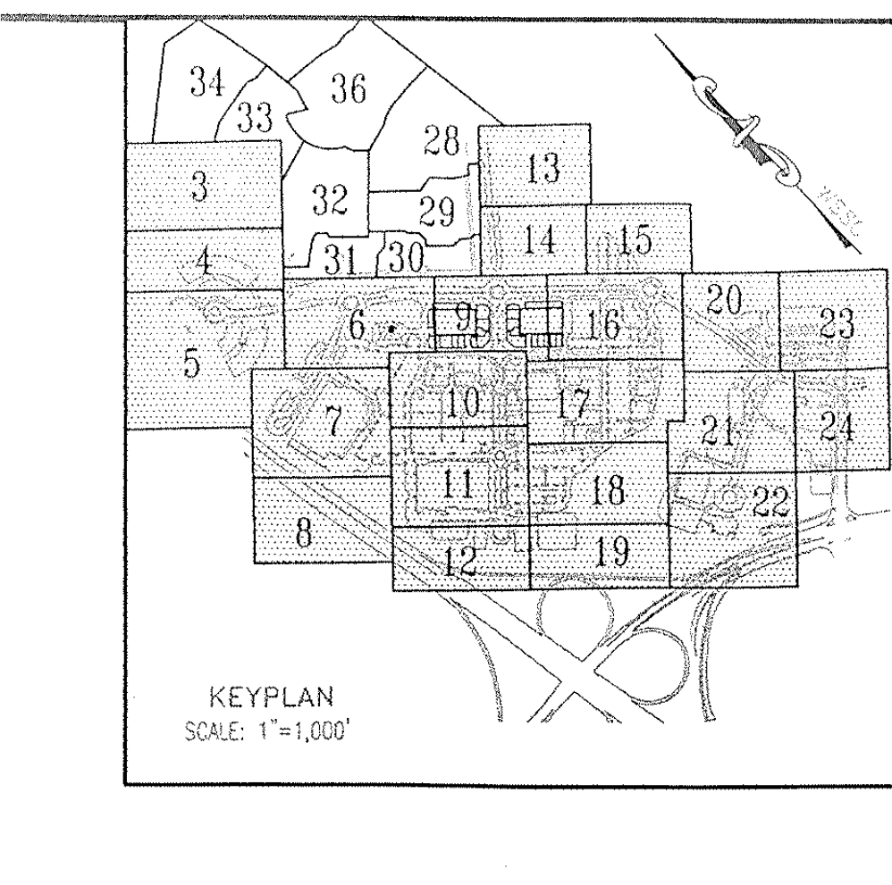

KEYPLAN
SCALE: 1"=1,000'

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| | DATE: | COMMENT: | BY: |
|---|---|---|---|
| | | | |

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|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

PROJECT:

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

Inglewood North, Landover Road
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Maryland 20706

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M-NCPPC
APPROVAL

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PROJECT NUMBER: DSP-14027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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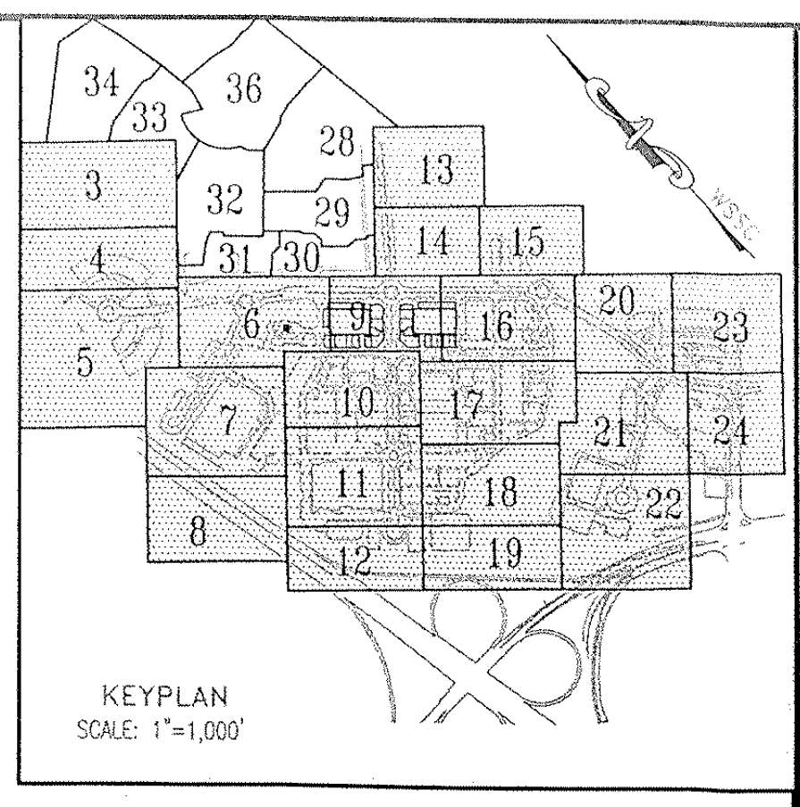
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
25

REV 0



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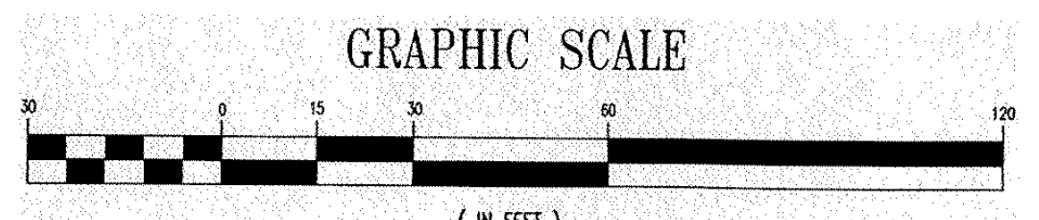

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**Kenneth R. Wallis**
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TYPE II TREE
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SHEET NUMBER:
TCP II
26

REV 0

GENERAL NOTE:
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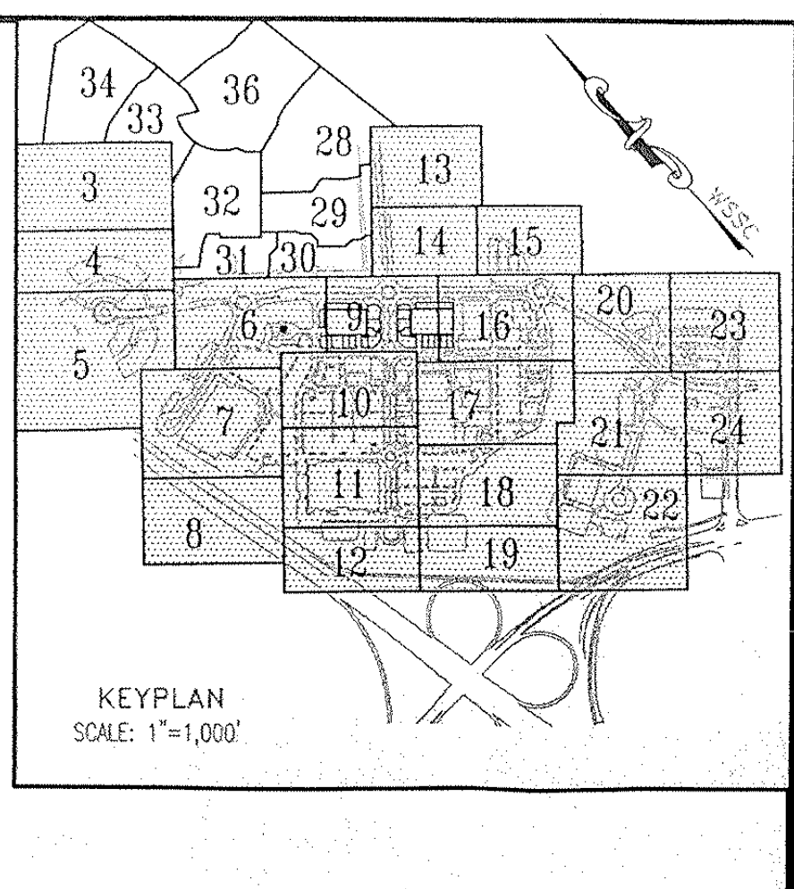

KEYPLAN
SCALE: 1"=1,000'

**BOHLER**
ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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

REVISIONS

| DATE: | COMMENT: | BY: |
|---|---|---|

| | |
|---|---|
| PROJECT No.: | MB080000 |
| DRAWN BY: | NDB |
| CHECKED BY: | ESK |
| DATE: | 10/08/08 |
| SCALE: | 1"=30' |
| CAD I.D.: | TCP1 |

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

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

**BOHLER**
ENGINEERING

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

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

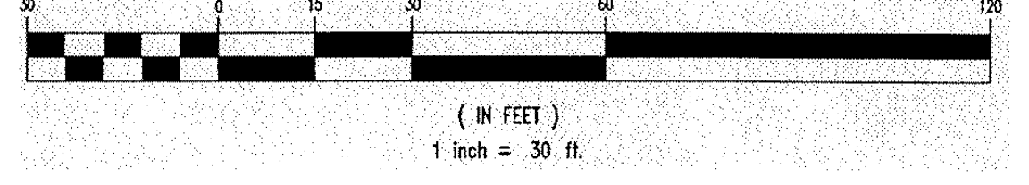
E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 26839
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 10785
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF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

SHEET TITLE:
TYPE II TREE
CONSERVATION PLAN

SHEET NUMBER:
TCP II
27

REV 0

GRAPHIC SCALE



( 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:**

12-11-08

**Kenneth R. Wallis**
**Qualified Professional**
**CoMar 08.19.06.01**

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

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

| | APPROVED BY | DATE |
|---|---|---|
| 00 | MEGAN K. REISER | 4/4/08 |
| 01 | MEGAN K. REISER | 8/06/09 |
| 02 | CHUCK SCHNEIDER | 6/13/13 |
| 03 | Megan K Reiser | 5/22/15 |
| 04 | | |
| 05 | | |

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
**M-NCPPC APPROVAL**

PROJECT NAME: HAMPTON INN & SUITES - LANHAM, MD

PROJECT NUMBER: DSP-14027

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

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