TREE CONSERVATION PLAN – TYPE II

FOR

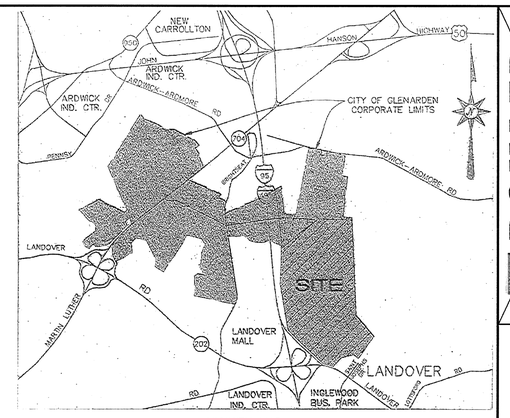
WOODMORE TOWNE CENTRE

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

LOCATION MAP
NTS



VICINITY MAP
SCALE = 1"=800'

GENERAL NOTES:

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

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

OWNER / APPLICANT / DEVELOPER:
WOODMORE RETAIL, LLC.
1919 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401
410-573-3800

2. SITE AREA: 10,655,859 S.F./244.6251 ACRES (GROSS)
12.92 ACRES (FLOODPLAIN)
231.71 ARCES (NET)

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 reforest	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 DSP-07011	Commercial DSP-07011/01	Residential DSP-07057	Hotel Lot 18 DSP-14027	Lots 1 & 2 DSP-16011	Total
Total area in this application (acres)		0.00	131.98	102.83	4.23	5.59	244.63
Floodplain area in this application (acres)		0.00	12.62	0.30	0.00	0.00	12.92
Net Tract area in the application (acres)		0.00	119.36	102.53	4.23	5.59	231.71
Woodland on the Net Tract for this phase (acres)		0.00	128.19	101.17	0.14	0.00	229.50
Woodland in the Floodplain for this phase		0.00	12.62	0.30	0.00	0.00	12.92
Woodland Cleared on Net Tract for this phase		192.41	0.00	0.15	0.14	0.00	192.70
Woodland Cleared in Floodplain for this phase		0.97	0.00	0.00	0.00	0.00	0.97
Off-site Woodland Clearing (1:1)		0.31	0.00	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	0.00
Cumulative acres of Net Tract Woodland cleared		192.41	192.41	192.56	192.70	192.70	
Cumulative acres of Floodplain woodland cleared		0.97	0.97	0.97	0.97	0.97	
Smaller of d or e		192.41	192.41	192.56	192.70	192.70	
Woodland Clearing below WCT		0.00	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	48.18	
Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	0.00	0.00	
Afforestation Threshold (AFT) =	15.00%	0.00	0.00	0.00	0.00	0.00	
Cumulative Woodland Conservation Required		84.14	84.14	84.18	84.21	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	0.00		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		84.21
Woodland saved on this phase but not counted	-216.47	128.19	101.02	0.00	0.00		12.74
Existing Net Tract Woodland in later phases	229.50	101.31	0.14	0.00	0.00		

Prepared by: Christine Gillette 9/14/2016
License Number: Signature Date

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

SPECIMEN TREES

NO.	DBH	SPECIES	CONDITION	PROPOSED DISPOSITION	PRESERVATION TREATMENT
~~1.~~	~~34"~~	~~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.	45"	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

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

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

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 PGCPB No. 07-144	Commercial Phase Rough Grading & Infrastructure	All
01	DSP-07011-01 PGCPB No. 09-03	Commercial Phase Site Plan	
02	DSP-07057 PGCPB No. 08-140	Residential Phase Site Plan	
03	DSP-14027 PGCPB No. 15-22	Lot 18 Hotel	1, 2, 11, 12
04	DSP-16011 PGCPB No. 16-88	Lots 1 & 2 (Nondstrom Rack)	1, 2, 6, 9, 16

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
	9.27.07	S.L.	4.7.08

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII - 053 - 07				
	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04	[signature]	9/21/16	DSP-16011	Development of Lots 1 & 2
05				

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.

NOT FOR CONSTRUCTION
ISSUED FOR PERMITTING

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH A 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. 3636 EXPIRATION DATE: 11/05/16

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: WOODMORE TOWNE CENTRE - LOTS 1 & 2
PROJECT NUMBER: DSP-16011
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

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: 03/25/10

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

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

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2000 FAX: (301) 220-2619
www.g-and-o.com
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No.	REVISION	DATE	BY
1	Revised woodland conc. w/sht & Plans 4, 5, 8, 9 & 19-24 for residential DSP-07057 Revision.	8/20/08	JTW

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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EXTON (DAILEY), PA

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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
2	3/21/16	Added Lot 1 & 2 plans	CG

PROJECT No.:	MR080000
DRAWN BY:	NDR
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
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www.bohlerengineering.com

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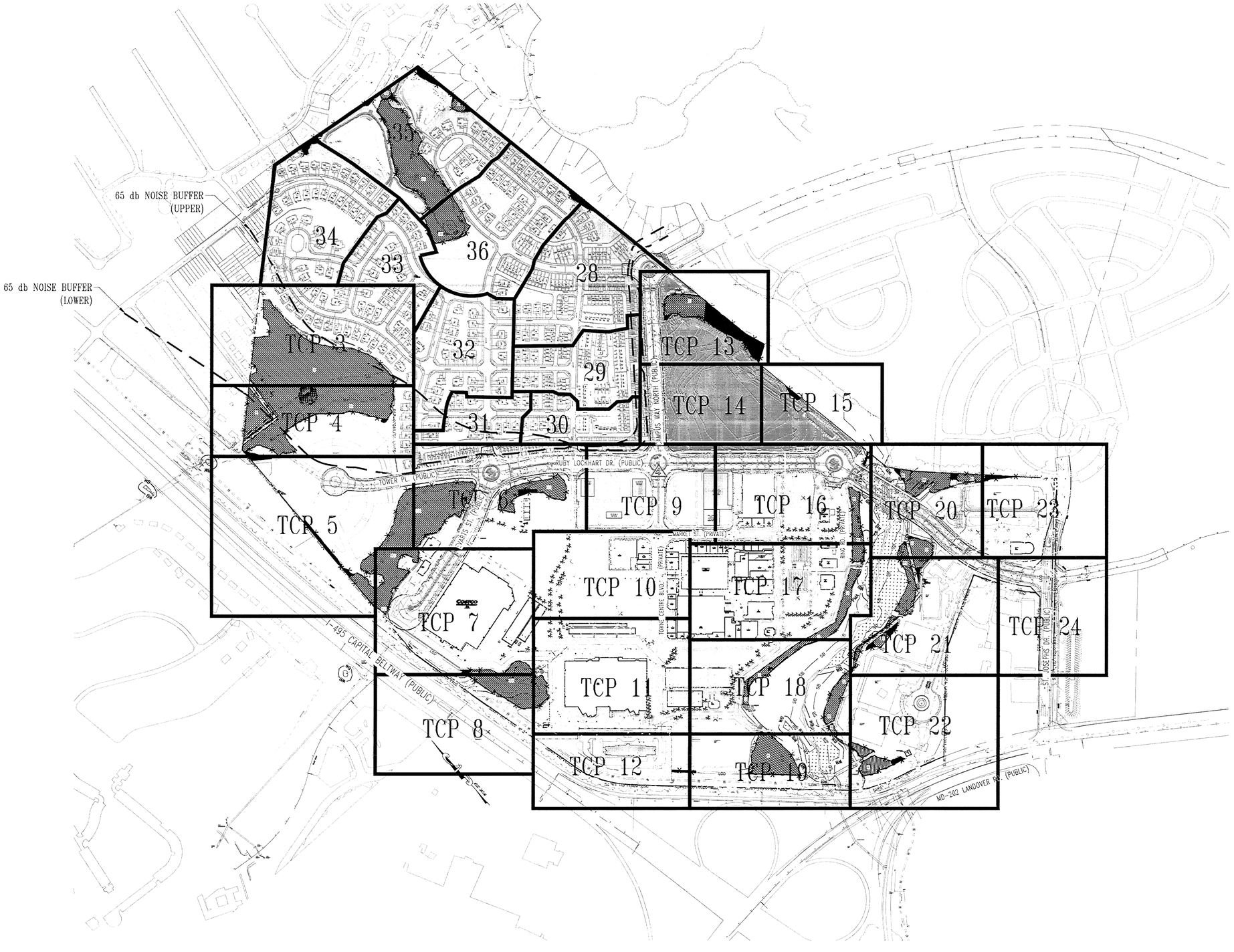
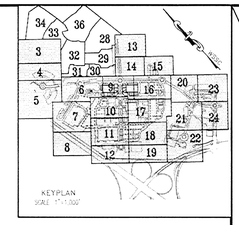
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26839, EXP. DATE: 03/25/10

SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
1

REV 0





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING

EXISTING NOTE — TYPICAL NOTE TEXT
ONSITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE
SETBACK LINE
CONTOUR LINE
SANITARY SEWER LATERAL
UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE
UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE
STORM SEWER
SANITARY SEWER MAIN
HYDRANT
SANITARY MANHOLE
STORM MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER
CLEAN OUT
FP — FLOOD PLAIN
PMA — PATUXENT MANAGEMENT AREA
SB — STREAM BUFFER
WB — WETLANDS BUFFER
US — EXISTING STREAMS, PONDS, AND BODIES OF WATER
STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS
WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE
SPECIMEN TREE SIGNAGE
LIMITS OF DISTURBANCE — LOD
WETLAND LINE
STREAM LINE
EXPANDED BUFFER — EB
TREE LINE
EASEMENT LINE
SPECIMEN TREE & NUMBER
Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted
* Limit of existing 100-year floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/33/95-01
TREE PROTECTION FENCE AND CRITICAL ROOT ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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.

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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/20/16	DSP-16011	Development of Lots 1 & 2
05				

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M-NCPPC
APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

REVISIONS

	DATE:	COMMENT:	BY:
1	4/10/15	Added Lot 18 plan	CG
2	3/21/16	Added Lot 1 & 2 plans	CG

PROJECT No.:	M80B0000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	10/26/16
SCALE:	1"=50'
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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16900 SCIENCE DRIVE
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NEW HAMPSHIRE LICENSE No. 15765
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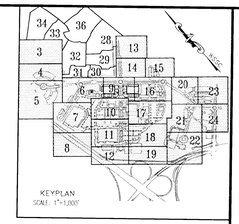
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
2

REV 0



EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING NOTE		PROPOSED NOTE
	TYPICAL NOTE TEXT	
	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
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OHW	OVERHEAD WIRE	OHW
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	18in
	SANITARY SEWER MAIN	8in
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	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
S	SPECIMEN TREE SIGNAGE	S
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
59 REC. TREE	SPECIMEN TREE & NUMBER	

- Woodland Preservation Area Designation
- Woodland Preservation
- Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPII/15/05-01.

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.

MISS UTILITY

IT'S THE LAW!

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 IN MARYLAND AT 811 OR 1-800-257-7777 AT LEAST 48 HOURS, PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH A, 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

STATE OF MARYLAND — CHRISTINE GILLETTE — LANDSCAPE ARCHITECT

CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		11/04/16	DSP-16011	Development of Lots 1 & 2
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: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

For Conditions of Approval see the 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.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL SCIENTISTS
LANDSCAPE ARCHITECTS

OFFICES:
- BOWIE, MD
- SOUTHBOROUGH, MA
- ALBANY, NY
- PORTSMOUTH, NH
- PONTOONA, NY
- FORT LAUDERDALE, FL
- CHESTERFIELD, VA

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REVISIONS

DATE	COMMENT	BY

PROJECT No.:	MBOR0000
DRAWN BY:	NDR
CHECKED BY:	EGK
DATE:	10/06/08
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 024104
MARYLAND LICENSE No. 26729
DISTRICT OF COLUMBIA LICENSE No. 980302

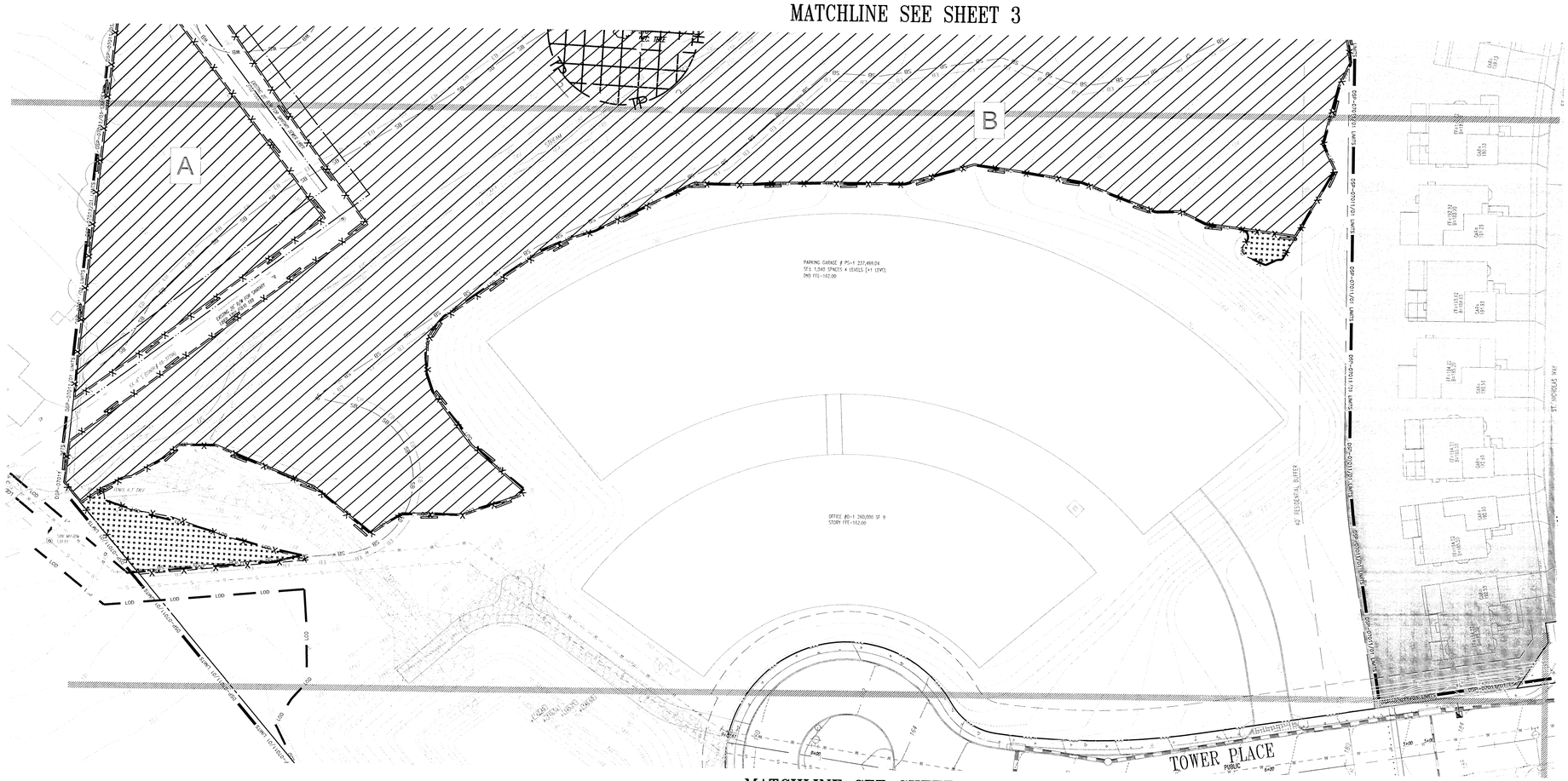
E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29929
VIRGINIA LICENSE No. 0402 029929
NEW HAMPSHIRE LICENSE No. 15295
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29929, EXP. DATE: 03/15/10

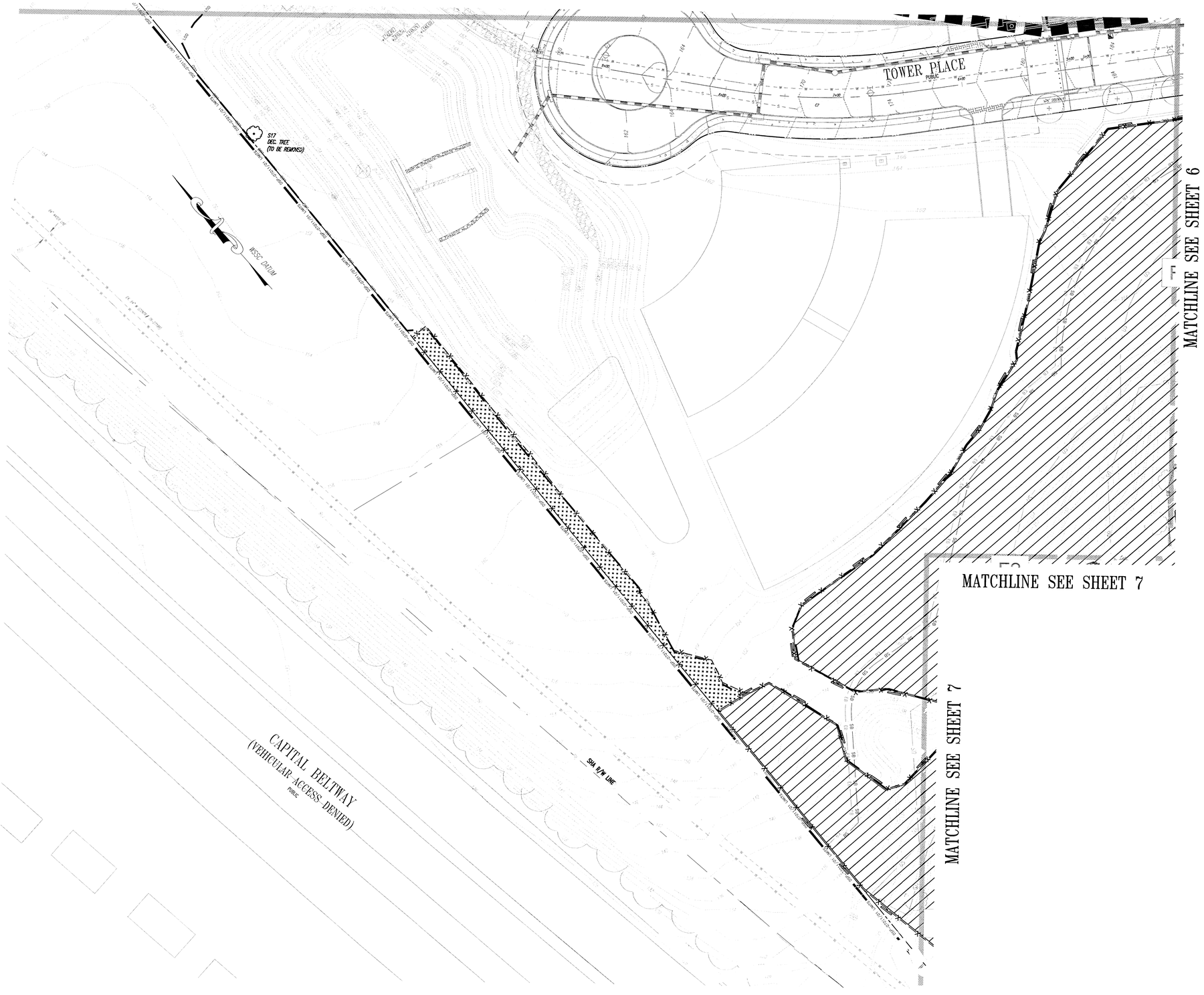
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

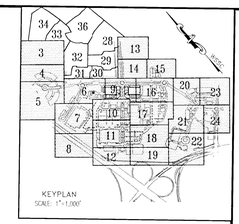
SHEET NUMBER:
TCP II
3

REV 0

MATCHLINE SEE SHEET 3


A
B
TOWER PLACE
PUBLIC
PARKING GARAGE # PS-1 237,469.04
SF± 1,040 SPACES 4 LEVELS (+1 LEVEL
EN) FFE-162.00
OFFICE #O-1 240,000 SF @
STORY FFE-162.00
LOD
DSP-07011/01 LIMITS
DSP-07011/01 LIMITS
DSP-07011/01 LIMITS
42' RESIDENTIAL BUFFER
ST. NICHOLAS WAY
LIMIT N.F.T. DELI
EXISTING 24' R/W FOR
ST. NICHOLAS WAY
EXISTING 24' R/W FOR
ST. NICHOLAS WAY
EXISTING 24' R/W FOR
ST. NICHOLAS WAY
DSP-07011/01
DSP-07011/01
DSP-07011/01





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
173	CONTOUR LINE	173
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	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	
D	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	
517 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/15/05-01.

TREE PROTECTION FENCE AND CRITICAL ROOT ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

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

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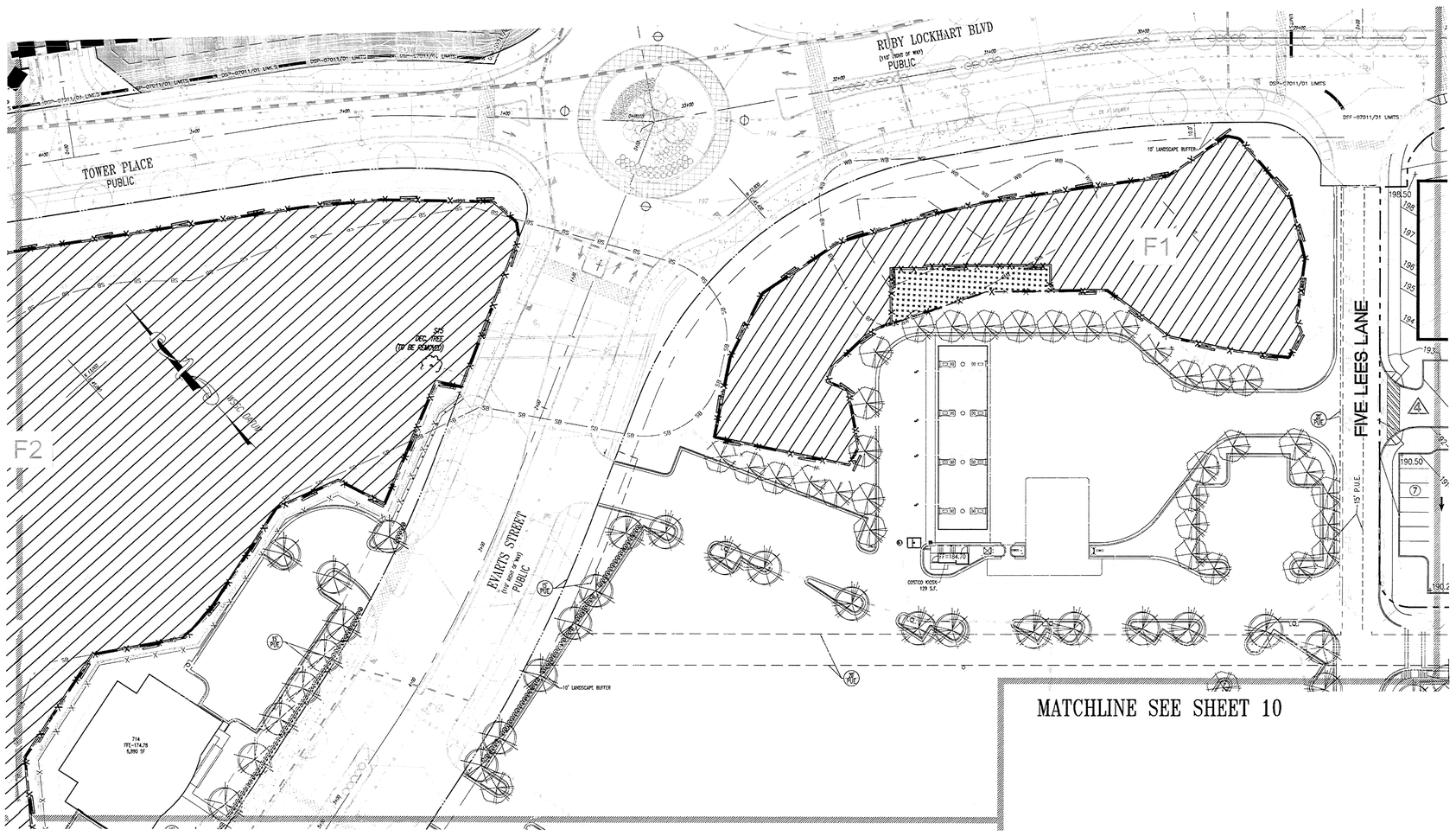
CHRISTINE GILLETTE, P.L.A.

MISS UTILITY
MEMBER PEPCO
MEMBER PEPCO
MEMBER PEPCO


MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 9
MATCHLINE SEE SHEET 10
TOWER PLACE
PUBLIC
RUBY LOCKHART BLVD
(110' WIDE R/W)
PUBLIC
EVARTS STREET
(110' WIDE R/W)
PUBLIC
FIVE LEES LANE
PUBLIC
F1
F2
DSP-07011/01 LIMITS
DEF-07011/01 LIMITS
10' LANDSCAPE BUFFER
15' P.U.E.
POOL
POOL HOUSE
714
ITE-174.78
6,890 SF
ENTRY KIOSK
109 S.F.
DEC. TREE
(TO BE REMOVED)
SPECIMEN TREE
(TO BE REMOVED)
WB
WB
WB

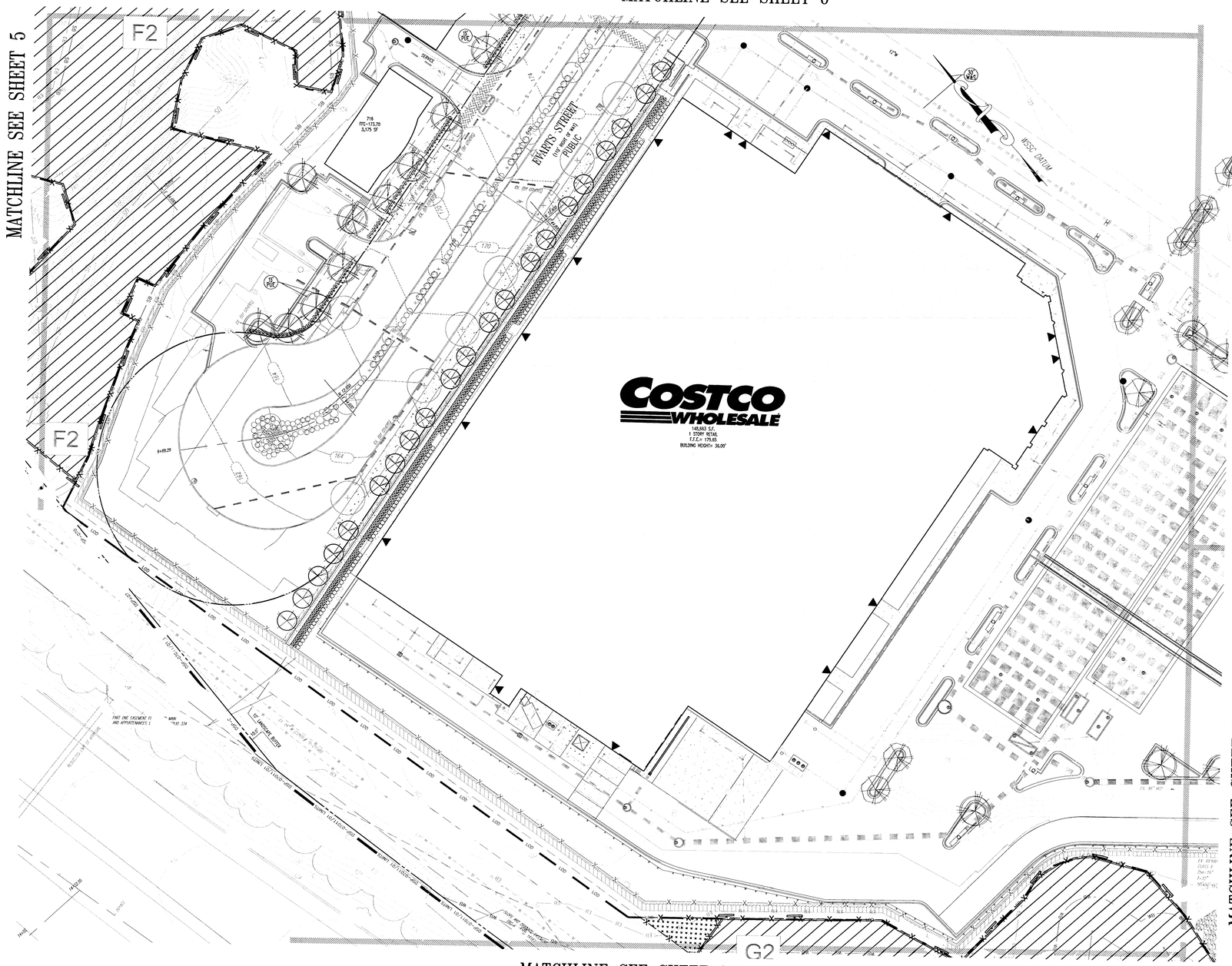
MATCHLINE SEE SHEET 6

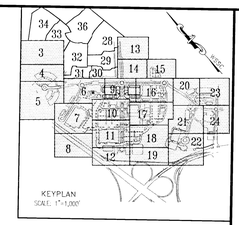
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE		PROPOSED NOTE
	TYPICAL NOTE TEXT	
	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	
E	UNDERGROUND ELECTRIC LINE	
G	UNDERGROUND GAS LINE	
OHW	OVERHEAD WIRE	
T	UNDERGROUND TELEPHONE LINE	
C	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
GV	GAS VALVE	
GM	GAS METER	
	CLEAN OUT	
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
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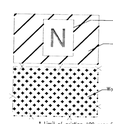
US	EXISTING STREAMS, PONDS, AND BODIES OF WATER	US
	STEEP SLOPES (>25%) AND 15% TO 25% SLOPES ON HIGHLY ERODIBLE SOILS	
	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
319 DEC. TREE	SPECIMEN TREE & NUMBER	



* 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 ROOT ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

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(IN FEET)
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CHRISTINE GILLETTE, P.L.A.

MISS UTILITY

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04	K. Stevens	9/21/16	DSP-16011	Development of Lots 1 & 2
05				

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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 SCIENTISTS
LANDSCAPE ARCHITECTS

OFFICES
MORRIS, NJ
BOWIE, MD
TAMPA, FL
ALBANY, NY
FONTANA, CA
FORT LAUDERDALE, FL
DENVER, CO
LOVES PARK, IL

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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	M80800000
DRAWN BY:	NDB
CHECKED BY:	EJK
DATE:	10/28/16
SCALE:	1" = 30'
CAD I.D.:	TCPI

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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D.M. DUKE
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VIRGINIA LICENSE No. 0402 024104
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E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 32870
FLORIDA LICENSE No. 72764
NEW HAMPSHIRE LICENSE No. 15795

PROFESSIONAL ENGINEER'S AFFIDAVIT AND CERTIFICATE
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. 26170, EXPIRATION DATE: 03/25/17.

SHEET TITLE:

TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:

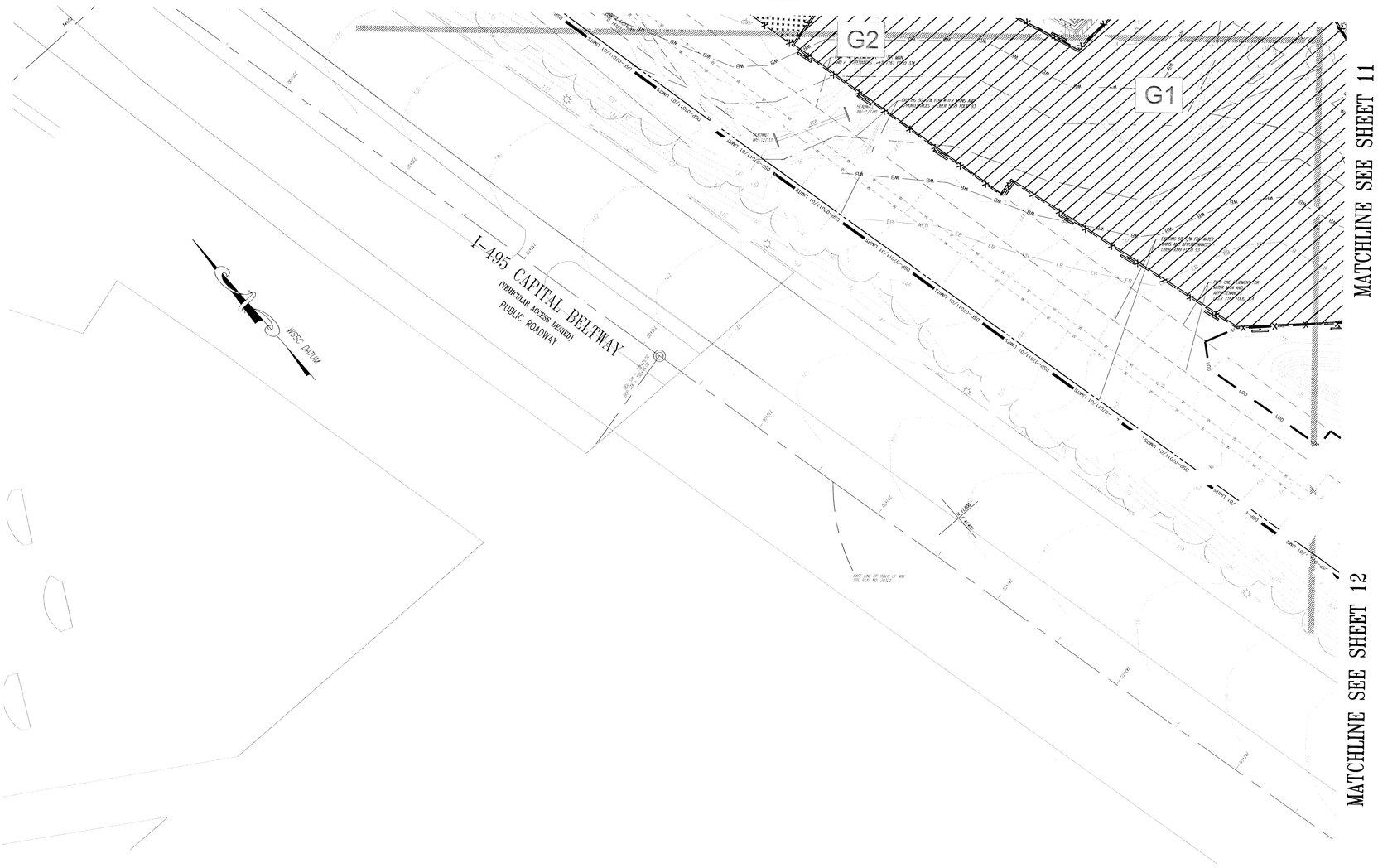
TCP II 7

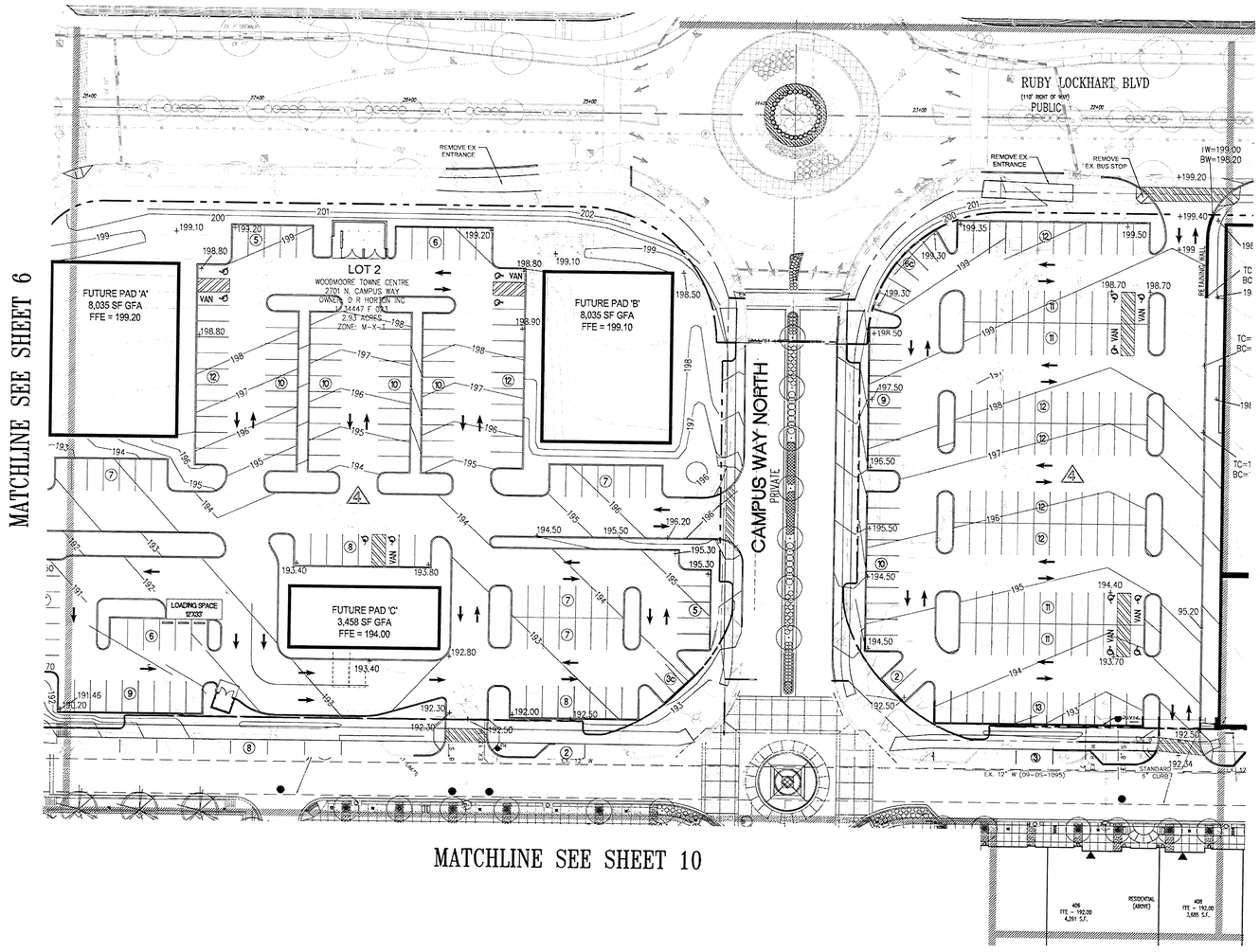
REV 0

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12


G2
G1
I-495 CAPITAL BELTWAY
(VEHICULAR ACCESS DENIED)
PUBLIC ROADWAY
WSSC DATUM
EXIST. LINE OF RIGHT OF WAY
SHA PLAT NO. 50122
EXISTING 16" W.M. (CLASS 52) WATER MAIN AND APPURTENANCES PER SHA CONTRACT NO. PG 495-101
PROP. 16" W.M. (CLASS 52) WATER MAIN AND APPURTENANCES PER SHA CONTRACT NO. PG 495-101
EXISTING 16" W.M. (CLASS 52) WATER MAIN AND APPURTENANCES PER SHA CONTRACT NO. PG 495-101
PROP. 16" W.M. (CLASS 52) WATER MAIN AND APPURTENANCES PER SHA CONTRACT NO. PG 495-101
SURVEY TIE/LEADER-AREA
SURVEY TIE/LEADER-AREA
SURVEY TIE/LEADER-AREA
SURVEY TIE/LEADER-ARE

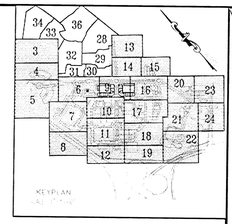


MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 17



EASEMENT LEGEND

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LEGEND

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EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
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PMA	PATUXENT MANAGEMENT AREA	PMA
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	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
	SPECIMEN TREE & NUMBER	

TREE PROTECTION FENCE AND CRITICAL ROOT ZONE WITH SPECIMEN TREE SIGNS

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
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M-NCPPC
APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

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PHONE: (301) 306-3091
FAX: (301) 306-3092
CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

REVISIONS			
	DATE:	COMMENT	BY:
1	3/21/16	Added Lot 1 & 2 plans	CG

PROJECT No.:	M80800000
DRAWN BY:	NDB
CHECKED BY:	DSK
DATE:	11/26/08
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 012470
MARYLAND LICENSE No. 19736
DISTRICT OF COLUMBIA LICENSE No. 900260

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29578
VIRGINIA LICENSE No. 0402 012470
NEW JERSEY LICENSE No. 24GE04700600
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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

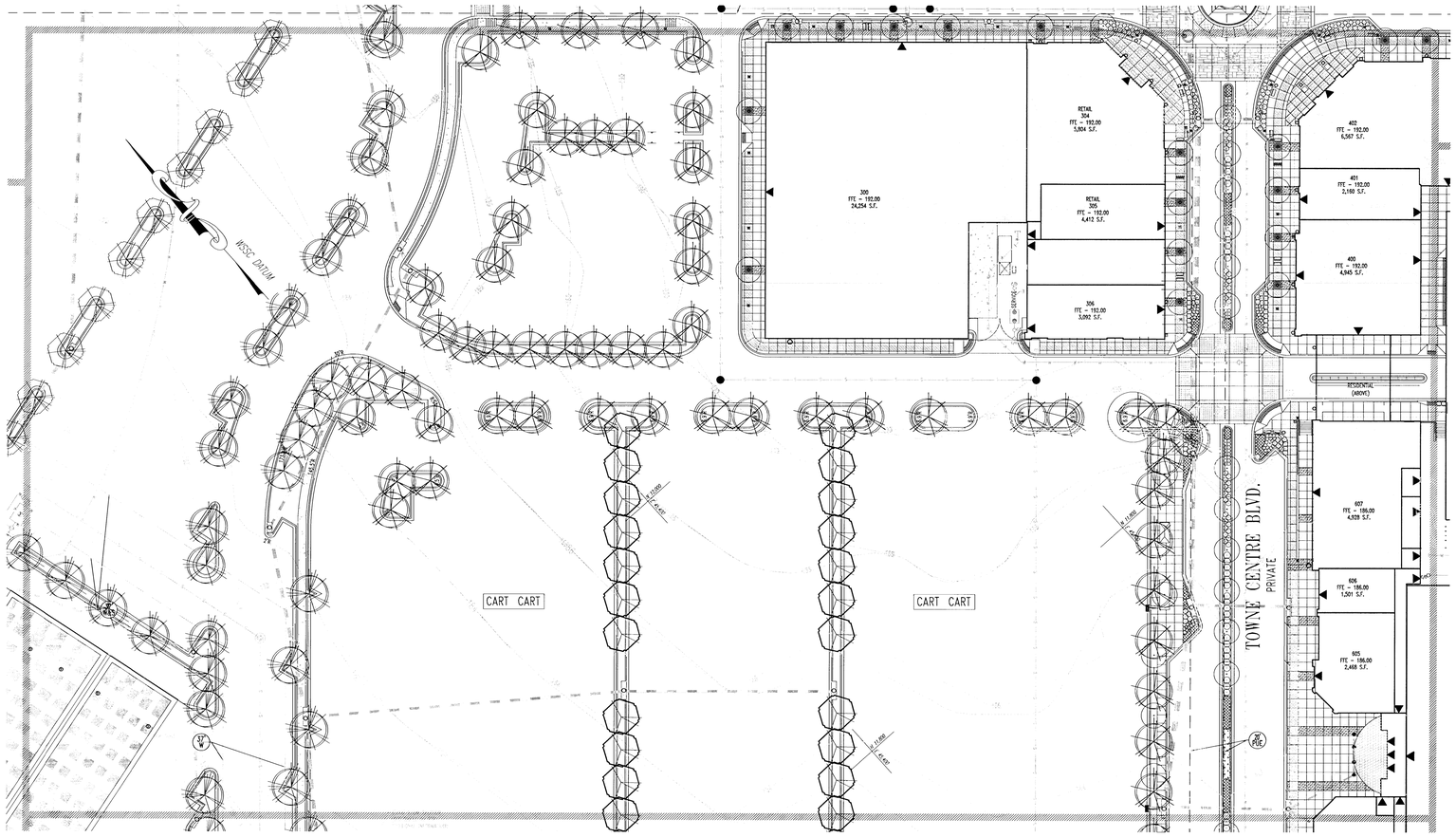
SHEET NUMBER:
TCP II
9

REV 0

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 17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5,804 S.F.
300
FFE = 192.00
24,254 S.F.
RETAIL
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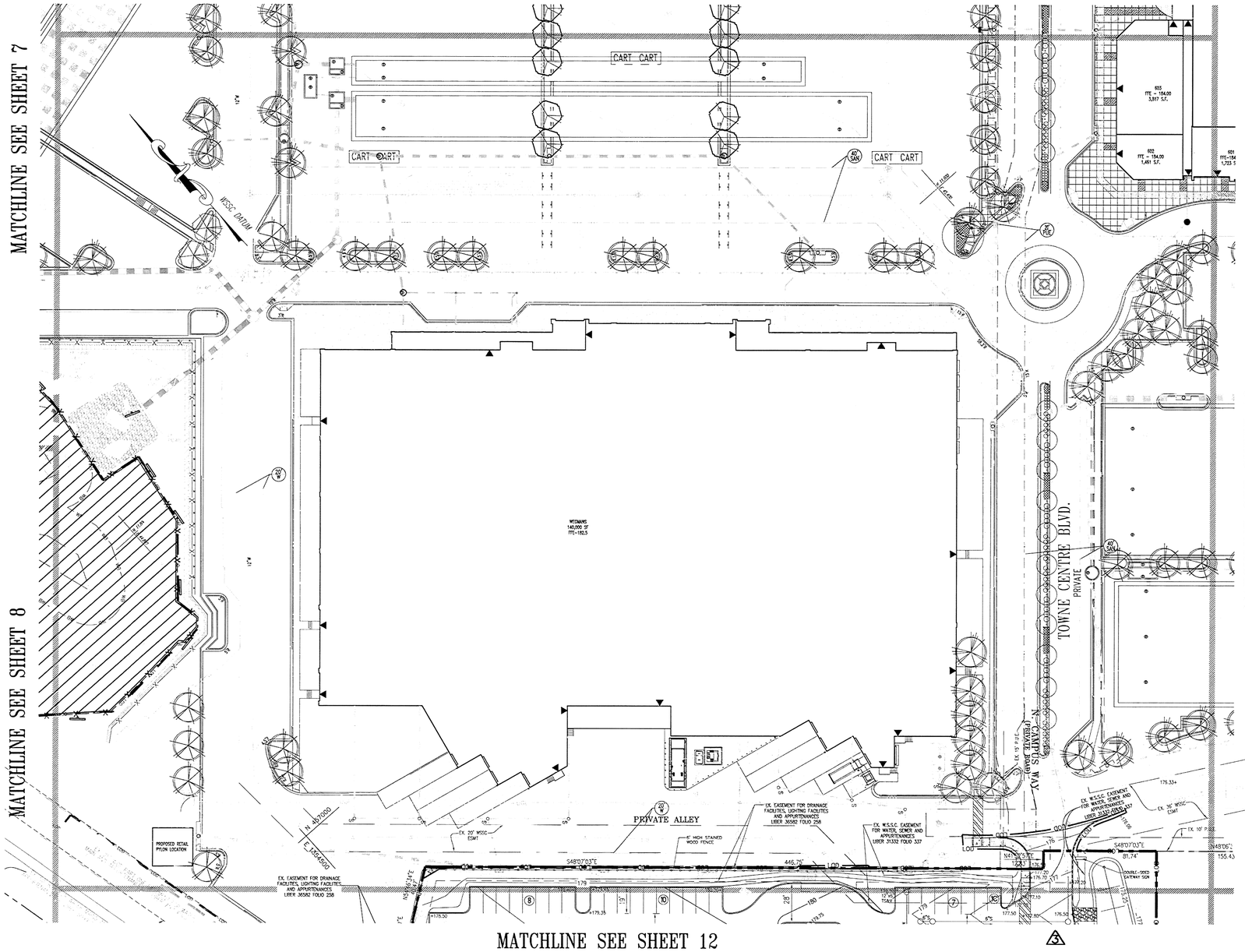
FFE = 192.00
4,412 S.F.
306
FFE = 192.00
3,092 S.F.
402
FFE = 192.00
6,567 S.F.
401
FFE = 192.00
2,160 S.F.
400
FFE = 192.00
4,945 S.F.
RESIDENTIAL
(ABOVE)
607
FFE = 186.00
4,928 S.F.
606
FFE = 186.00
1,501 S.F.
605
FFE = 186.00
2,468 S.F.
CART CART
CART CART
TOWNE CENTRE BLVD.
PRIVATE
17.00'
4.00'
17.00'
4.00'
17.00'
4.00'
50'
50'
50

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 7

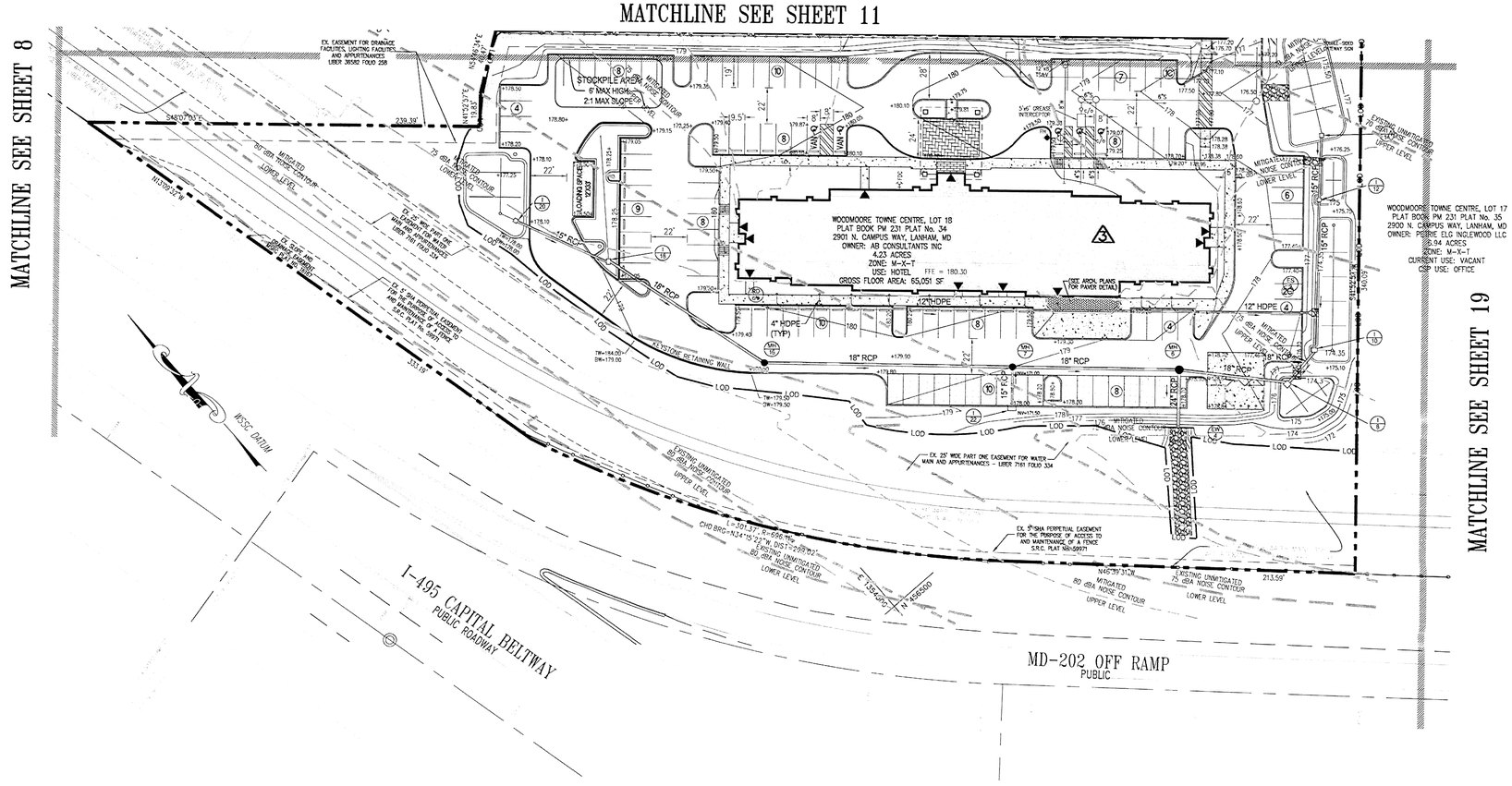
MATCHLINE SEE SHEET 8

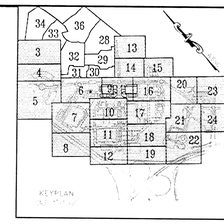

CART CART
CART CART
CART CART
WSSC DATUM
PROPOSED RETAIL PYLON LOCATION
WOODMORE TOWNE CENTRE BLVD.
PRIVATE
N. CAMPUS WAY
(PRIVATE ROAD)
PRIVATE ALLEY
6' HIGH STAINED WOOD FENCE
EX. EASEMENT FOR DRAINAGE FACILITIES, LIGHTING FACILITIES AND APPURTENANCES LIBER 36582 FOLIO 258
EX. W.S.S.C. EASEMENT FOR WATER, SEWER AND APPURTENANCES LIBER 21332 FOLIO 337
EX. EASEMENT FOR DRAINAGE FACILITIES, LIGHTING FACILITIES AND APPURTENANCES LIBER 36582 FOLIO 258
EX. 20' WSSC ESMT
EX. 36' WSSC ESMT
EX. 10' P.U.E.
DOUBLE-SIDED GATEWAY SIGN
WOODMANS
140,000 SF
FFE=182.5
603
FFE = 184.00
3,867 S.F.
602
FFE = 184.00
1,401 S.F.
601
FFE=184
1,733 S
N 48°07'03" E
446.76'
S 48°07'03" E
81.74'
S 48°06'
155.43
N 41°52'57" W
176.70'
S 41°52'57" E
176.70'
N 48°07'03" W
176.70'
S 48°07'03" E
176.70'
N 41°52'57" W
176.70'
N 48°07'03" W
176.70'
N 41°52'57" W
176.70'
S 48°07'03" E

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 19





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE		PROPOSED NOTE
	TYPICAL NOTE TEXT	
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
	CONTOUR LINE	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	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	
	SPECIMEN TREE & NUMBER	

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.

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.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH Δ 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. 3636 EXPIRATION DATE: 11/05/16

CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		7/20/16	DSP-16011	Development of Lots 1 & 2
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: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

GRADING NOTE:
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ENVIRONMENTAL SCIENTISTS
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FAX: (301) 306-3092
CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

REVISIONS

	DATE:	COMMENT:	BY:
1	4/10/15	Added Lot 1B plan	CG

PROJECT No.:	M80R0000
DRAWN BY:	NDW
CHECKED BY:	ESK
DATE:	10/26/16
SCALE:	1" = 30'
CAD I.D.:	TOPT

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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www.bohlerengineering.com

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DISTRICT OF COLUMBIA LICENSE No. 980810

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MARYLAND LICENSE No. 29929
VIRGINIA LICENSE No. 0402 029799
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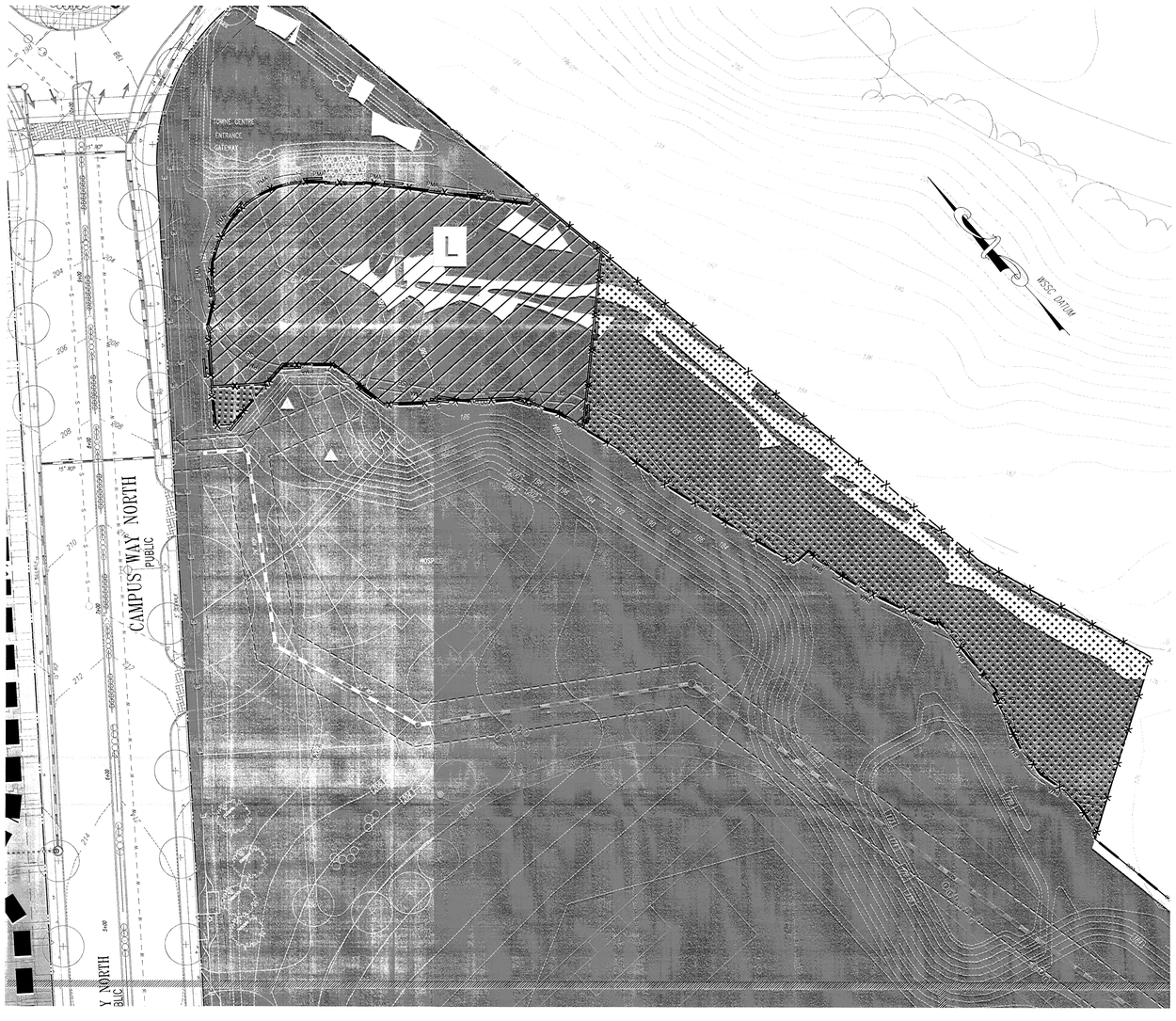
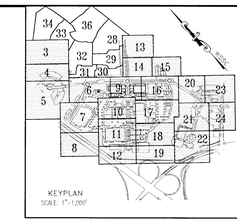
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
12

REV 0



MATCHLINE SEE SHEET 14



EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING NOTE		PROPOSED NOTE
	TYPICAL NOTE TEXT	
	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	
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	
WV	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	

119 SPEC 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.

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 LOCATE ALL UTILITIES IN THE FIELD 48 HOURS PRIOR TO ANY CONSTRUCTION.

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/2/16	DSP-16011	Development of Lots 1 & 2
05				

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M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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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BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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WOBURN, MA
WARRENTON, VA
MARLTON, NJ
PHOENIXVILLE, PA
CHALFONT, PA
MARLTON, NJ
NEW BRUNSWICK, NJ
ALBANY, NY
PITTSBURGH, PA
LEXINGTON PARK, MD
COVER VALLEY, PA

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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	M80800000
DRAWN BY:	NDR
CHECKED BY:	TGK
DATE:	10/04/06
SCALE:	1" = 50'
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
16930 SCIENCE DRIVE
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PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29929
VIRGINIA LICENSE No. 0402.052.227
NEW HAMPSHIRE LICENSE No. 13395
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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

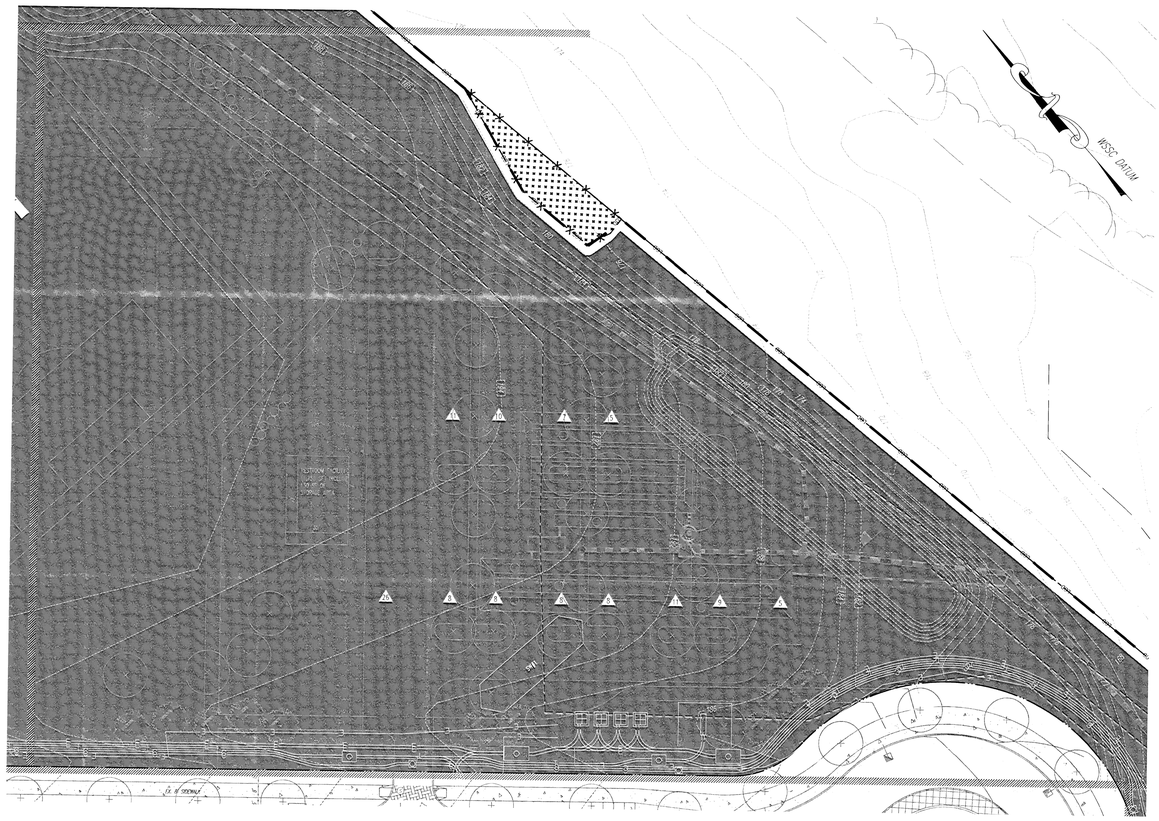
SHEET NUMBER:
TCP II
13

REV 0

MATCHLINE SEE SHEET 13

CAMPUS WAY NORTH
PUBLIC
CAMPUS WAY NORTH
PUBLIC
EX. ZIP CODES
EX. ZIP CODES
EX. ZIP CODES

MATCHLINE SEE SHEET 14



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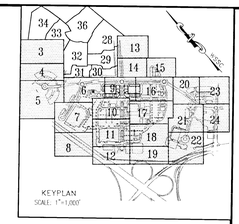

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- DENOTES SANITARY SEWER EASEMENT
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(NOT TO SCALE)

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EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
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G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
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WV	WATER VALVE	
GV	GAS VALVE	
GM	GAS METER	
CO	CLEAN OUT	O
FP	FLOOD PLAIN	FP
PMA	PATUXENT MANAGEMENT AREA	PMA
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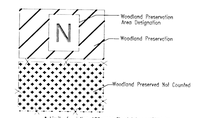
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
123 SPEC. TREE	SPECIMEN TREE & NUMBER	



* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPII/15/05-01.

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(IN FEET)
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or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED AT HOMES PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH /5\ 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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII - 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04	K. Schneider	11/20/16	DSP-16011	Development of Lots 1 & 2
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: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

GENERAL NOTE:
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EDMONTON, NY
HOUSTON, TX
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LEHIGH VALLEY, PA

74 MAIN STREET, SUITE 2 P.O. BOX 4846 MORRISTOWN, NJ 07962-4846 P: 973.539.8900 F: 973.539.1020
W:\15-A-NJ\MORRIS\15-A-NJ-MORRIS-0001\CAD\PLANS\TCP2\15-A-NJ-MORRIS-0001-TCP2-15.DWG

REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	M80800000
DRAWN BY:	NDG
CHECKED BY:	ESK
DATE:	10/28/08
SCALE:	1" = 60'
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 024194
MARYLAND LICENSE No. 27246
DISTRICT OF COLUMBIA LICENSE No. 980392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29839
VIRGINIA LICENSE No. 027246
DISTRICT OF COLUMBIA LICENSE No. 980392
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. 29839, EXP. DATE: 03/09/10

SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
15

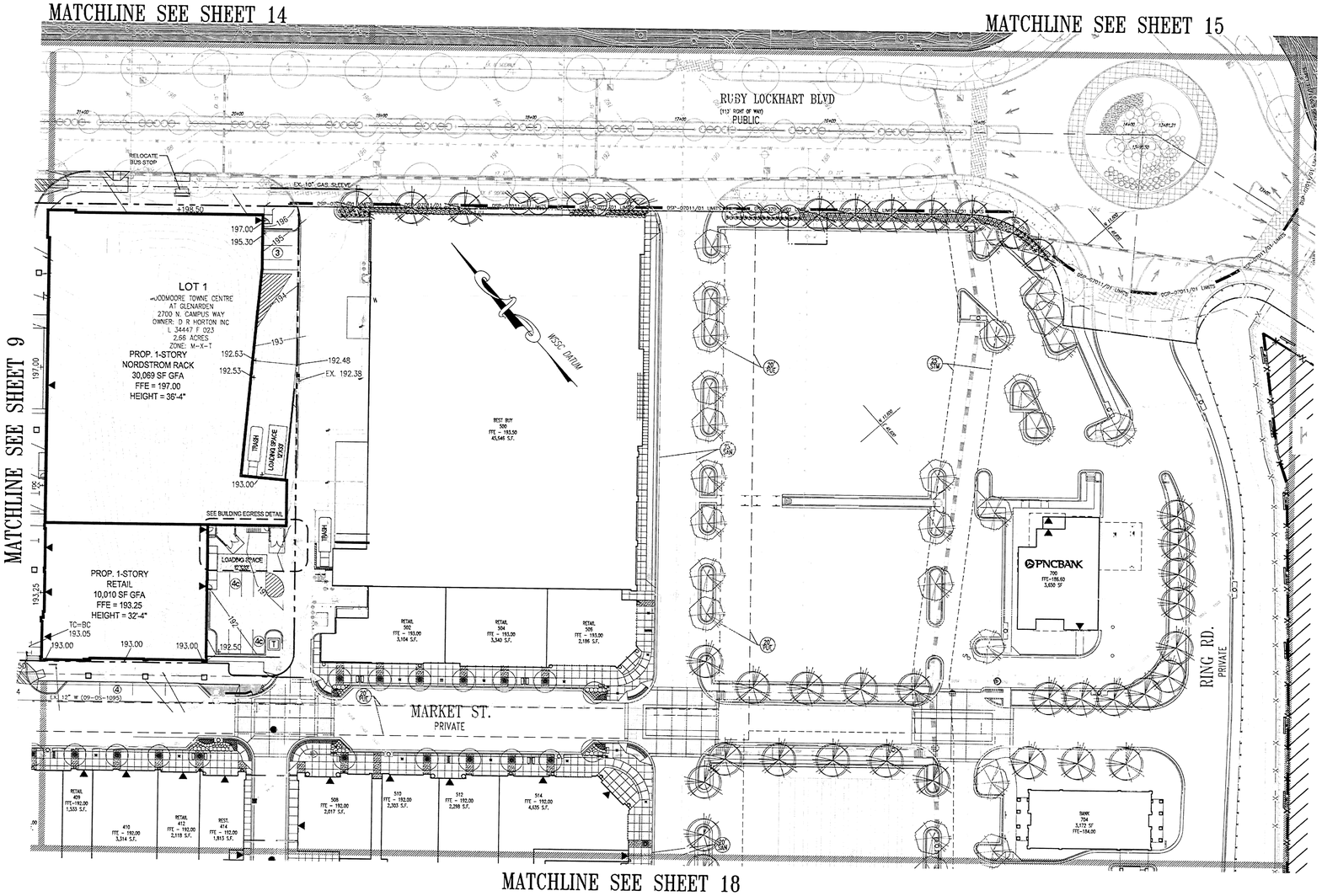
REV 0

MATCHLINE SEE SHEET 14

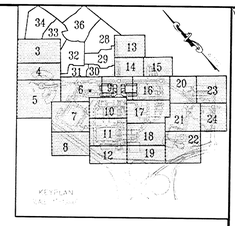
MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 20



MATCHLINE SEE SHEET 18



EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

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

TREE PROTECTION FENCE AND CRITICAL ROOT ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
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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	3/21/16	Added Lot 1 plan	CG

PROJECT No.:	W80800003
DRAWN BY:	NDB
CHECKED BY:	CLK
DATE:	10/26/15
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. 19230
DISTRICT OF COLUMBIA LICENSE No. 985260

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 33839
DISTRICT OF COLUMBIA LICENSE No. 1000
NEW HAMPSHIRE LICENSE No. 18990
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. 33839, EXPIRATION DATE: 07/09/16

SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
16

REV 0

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH A 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. 3606, EXPIRATION DATE: 11/05/16

CHRISTINE GILLETTE, P.L.A.

MISS UTILITY
THE LAW REQUIRES YOU TO CALL MISS UTILITY
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or 1-800-257-7777
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/23/15	DSP-14027	Development of Lot 18
04		9/26/16	DSP-16011	Development of Lots 1 & 2
05				

THIS BLOCK IS FOR OFFICIAL USE ONLY

Oh! signature that the plan meets conditions of final approval by the Planning Board its designee or the District Council

M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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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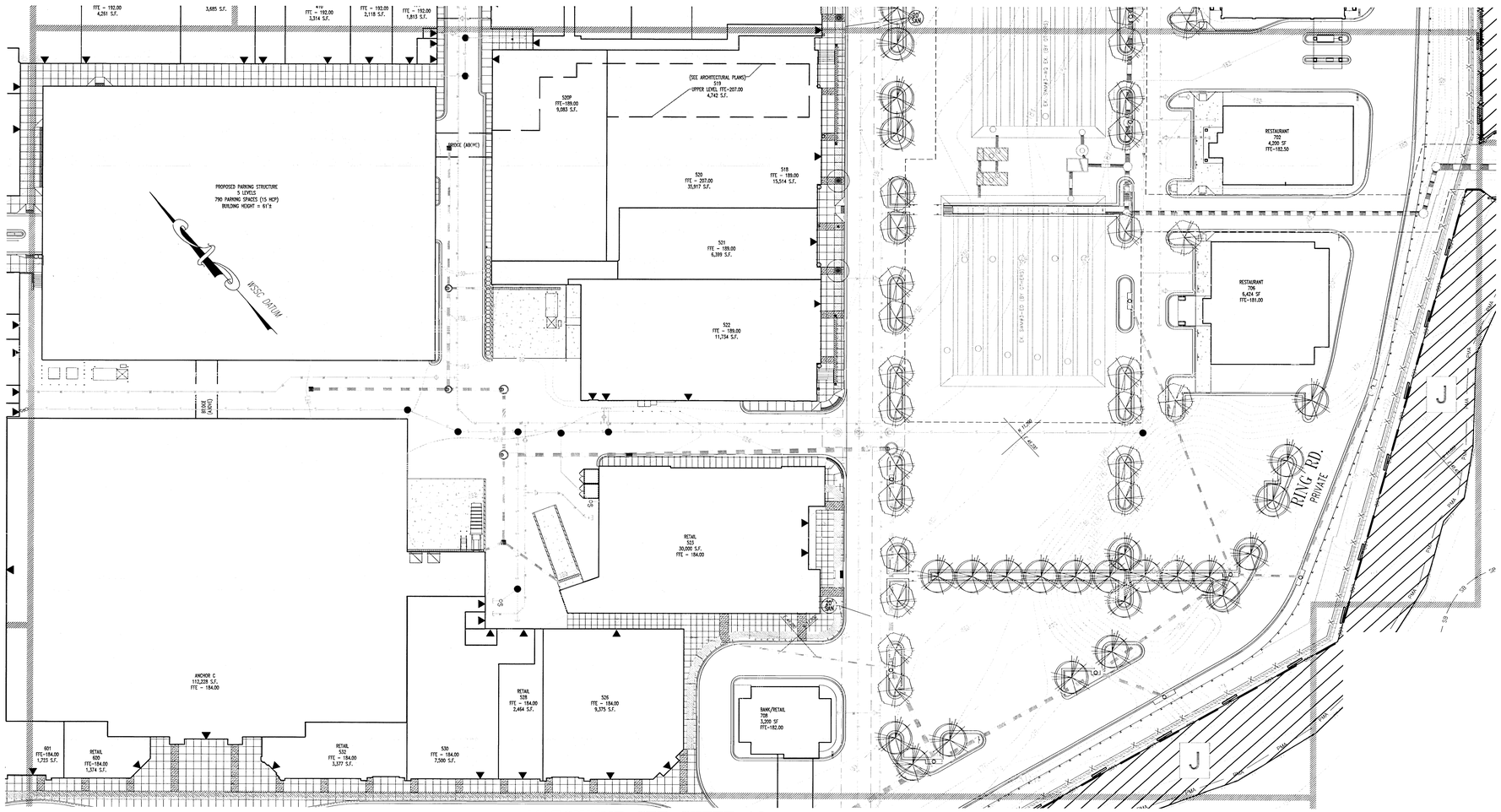
MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 16


PROPOSED PARKING STRUCTURE
5 LEVELS
790 PARKING SPACES (15 HCP)
BUILDING HEIGHT = 61'±
WSSC DATUM
FFE = 192.00
4,251 S.F.
3,685 S.F.
FFE = 192.00
3,314 S.F.
FFE = 192.00
2,118 S.F.
FFE = 192.00
1,813 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.
(SEE ARCHITECTURAL PLANS)
519
UPPER LEVEL FFE=207.00
4,742 S.F.
520P
FFE=189.00
9,083 S.F.
BRIDGE (ABOVE)
BROOK (ABOVE)
RETAIL
523
20,000 S.F.
FFE = 184.00
ANCHOR C
110,228 S.F.
FFE = 184.00
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
601
FFE=184.00
1,722 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.
RESTAURANT
702
4,200 SF
FFE=182.50
RESTAURANT
706
6,424 SF
FFE=181.00
EX. 24"WM
EX. 8"WM
EX. 12"WM
EX. 8"WM
EX. 12"WM
EX. 8"WM
EX. 12

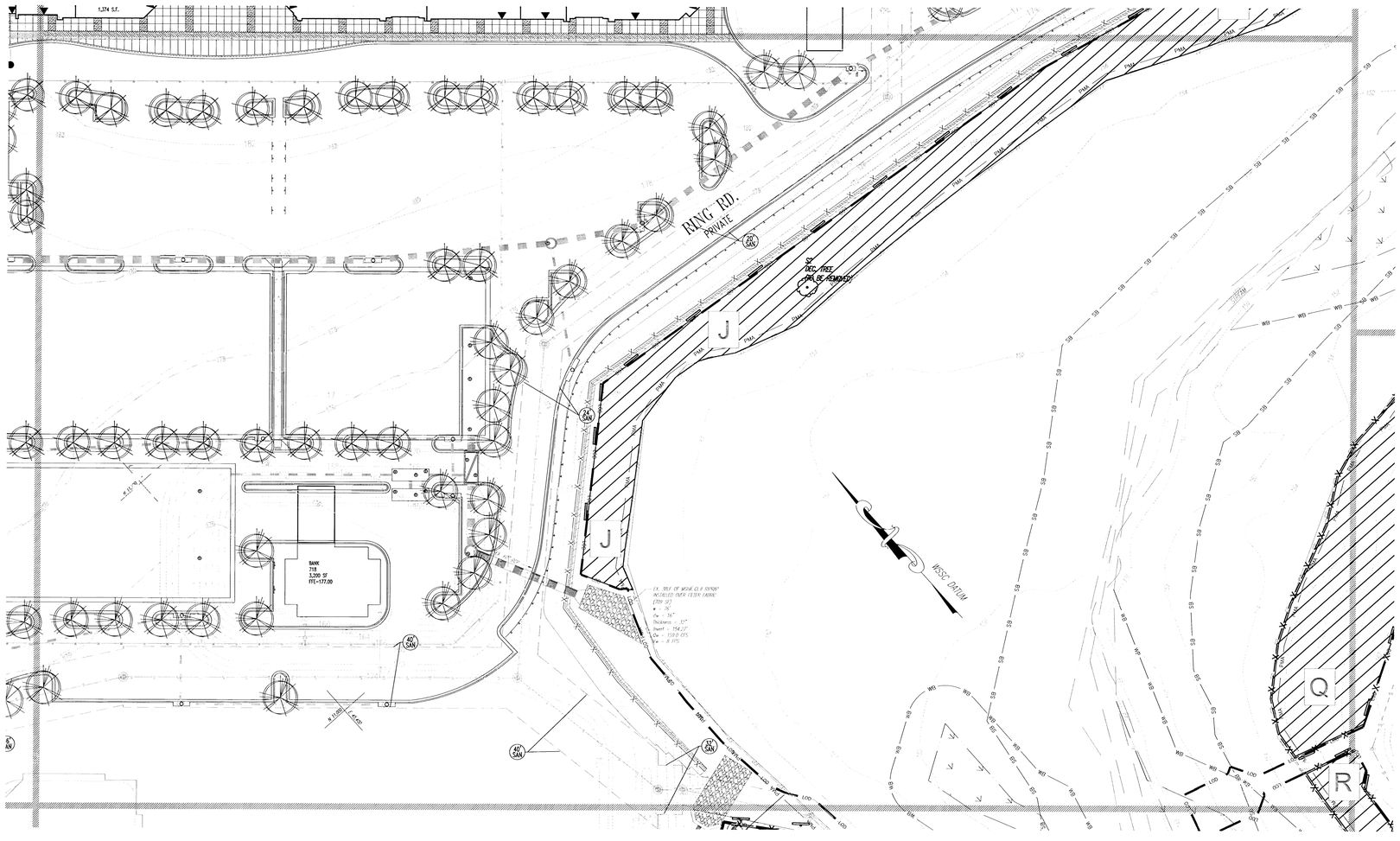
MATCHLINE SEE SHEET 17

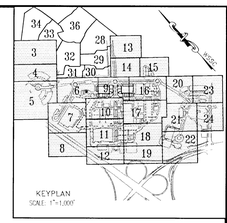
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 19





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

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123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	
E	UNDERGROUND ELECTRIC LINE	
G	UNDERGROUND GAS LINE	
OHW	OVERHEAD WIRE	
T	UNDERGROUND TELEPHONE LINE	
C	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	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	
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
279 REC. 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 TCPII/17/05-01

TREE PROTECTION FENCE AND CRITICAL ROOTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MISS UTILITY

BEFORE YOU DIG CALL
811 IN MD
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THE CONTRACTOR TO CALL MISS UTILITY TO VERIFY ALL UTILITIES IN THE FIELD 48 HOURS PRIOR TO ANY CONSTRUCTION

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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revison
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01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/20/16	DSP-16011	Development of Lots 1 & 2
05				

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M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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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BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
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LANDSCAPE ARCHITECTS

OFFICES
MARLTON, NJ
PITTSBURGH, PA
ALBANY, NY
RICHMOND, VA
FORT LAUDERDALE, FL
DENVER, CO
CHICAGO, IL
LOWER VALLEY, PA

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REVISIONS

DATE	COMMENT	BY

PROJECT No.:	M80800000
DRAWN BY:	NSB
CHECKED BY:	ESK
DATE:	10/28/05
SCALE:	1"=30'
CAD I.D.:	TCP1

PROJECT:
WOODMORE TOWNE CENTRE AT GLENARDEN
108
PETRIE/ELG
INGLEWOOD, LLC

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

BOHLER ENGINEERING
16900 SCIENCE DRIVE
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MARYLAND LICENSE No. 26705
DISTRICT OF COLUMBIA LICENSE No. 985392

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 22639
VIRGINIA LICENSE No. 0402 024474
NEW HAMPSHIRE LICENSE No. 16395

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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

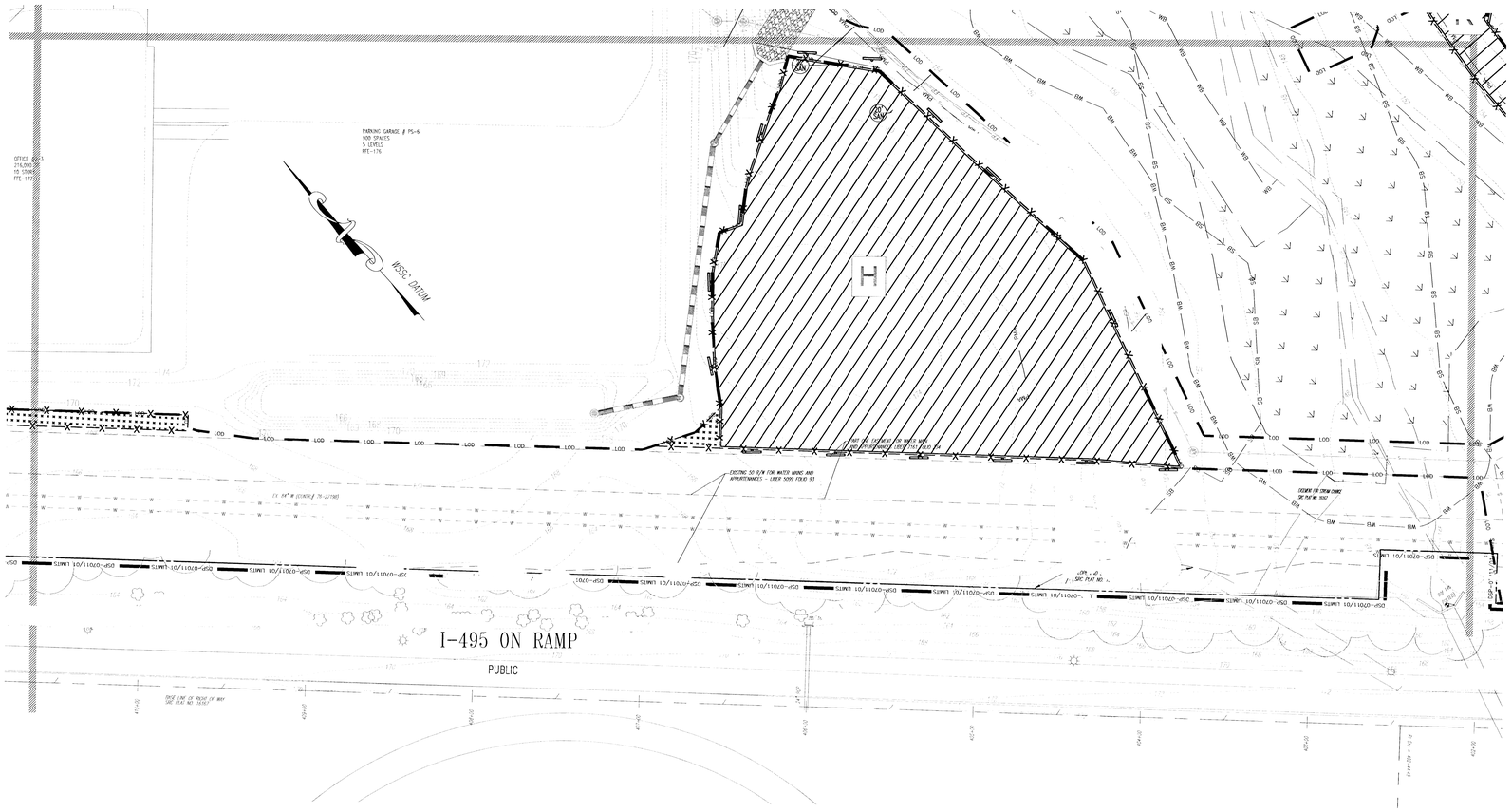
SHEET NUMBER:
TCP II
18

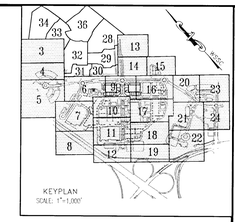
REV 0

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 22





EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
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LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

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W	UNDERGROUND WATER LINE	W
	UNDERGROUND ELECTRIC LINE	
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
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	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	X X
	SPECIMEN TREE SIGNAGE	
LOD	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
EB	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	
123 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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THE CONTRACTOR TO DIG, MUST UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH (R), 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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04	K. Schneider	9/2/16	DSP-16011	Development of Lots 1 & 2
05				

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

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.

BOHLER ENGINEERING

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
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EDISON, NJ
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REVISIONS		
DATE:	COMMENT:	BY:

PROJECT No.:	M80800000
DRAWN BY:	NDH
CHECKED BY:	TGK
DATE:	10/06/08
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
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FX: (301) 809-4501
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MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 986360

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29018
DISTRICT OF COLUMBIA LICENSE No. 986360
NEW HAMPSHIRE LICENSE No. 16195

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SHEET TITLE:

TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:

TCP II
19

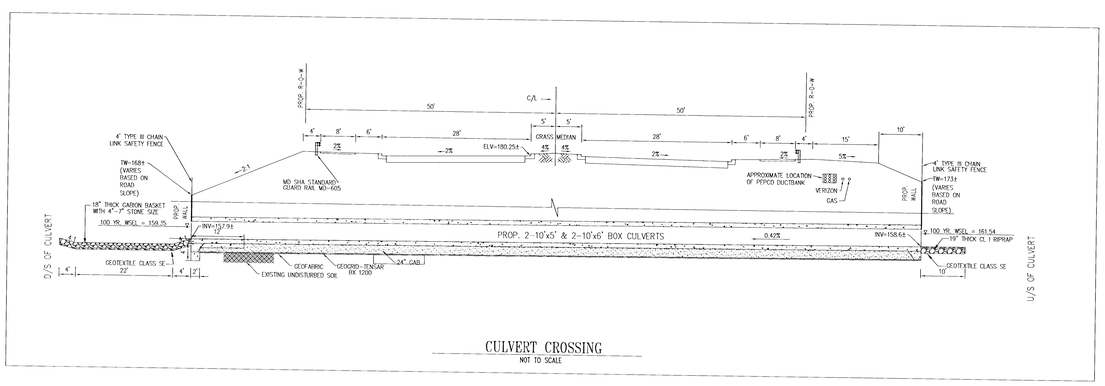
REV 0

I:\08 Civil\M80800000\CAD\Site Plan Sht_Work\TCP-II_M80800000.dwg, 9/22/2009 3:11:13 PM, parker

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 21



CULVERT CROSSING
NOT TO SCALE

GENERAL NOTE:
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HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

10975 Guilford Road, Suite A
P.O. Box 741
Annapolis Junction, MD 20701
Baltimore 410-880-0788
DC Metro 301-470-8259
Fax 410-880-8096
www.hcea.com

February 4, 2009

Mr. Bill Rowe
Petrie/ELG Inglewood, LLC
1010 West Street, Suite 100
Annapolis, MD 21401

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

Dear Mr. Rowe,

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

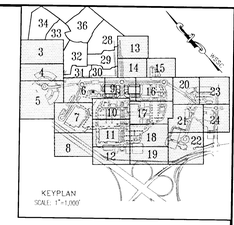
Due to the nature of the subsurface soils, the entire area of this crossing will require remedial improvements to support the embankments as well as the culvert crossing. The total area of disturbance is not going to change no matter if the design called for a box culvert or a pipe arch as the entire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

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

Sincerely,
Hillis-Carnes Engineering Associates, Inc.

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

Corporate Headquarters - Annapolis Junction, MD
Baltimore, MD • Frederick, MD • Upper Marlboro, MD • Whiteford, MD • Myrtle Grove, NC • Whitehouse, NJ • Cheektowaga, NY • Fredericksburg, VA • Dover, DE



EASEMENT LEGEND

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

LEGEND
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE SETBACK LINE	
	CONTOUR LINE	
S	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	
G	UNDERGROUND GAS LINE	
OH	OVERHEAD WIRE	
T	UNDERGROUND TELEPHONE LINE	
C	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
GVLV	GAS VALVE	
GSM	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	

ST-1 ST-2 ST-3 SPECIMEN TREE & NUMBER

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

A total of existing 100-year floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/11/05-01

TREE PROTECTION FENCE AND CRITICAL ROUTE ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

0 8 15 30 60 120
(IN FEET)
1 inch = 30 ft.

MISS UTILITY
IT'S THE LAW!
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 UTILITIES MARKED A MINIMUM OF 48 HOURS, PRIOR TO ANY CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH A Δ 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.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII - 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/30/16	DSP-16011	Development of Lots 1 & 2
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: WOODMORE TOWNE CENTRE - LOTS 1 & 2
PROJECT NUMBER: DSP-16011
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 SCIENTISTS
TRANSPORTATION PLANNERS
OFFICES
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NEW HAVEN, MA
CLEARY, NY
ROCHESTER, NY
CINCINNATI, OH
TAMPA, FL
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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	M90800000
DRAWN BY:	NDS
CHECKED BY:	ESK
DATE:	10/06/16
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
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www.bohlerengineering.com

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VIRGINIA LICENSE No. 0402-034194
MARYLAND LICENSE No. 30279
DISTRICT OF COLUMBIA LICENSE No. 980002

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29029
DISTRICT OF COLUMBIA LICENSE No. 987376
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. 29029, EXP. DATE: 03/06/2017

SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
20

REV 0

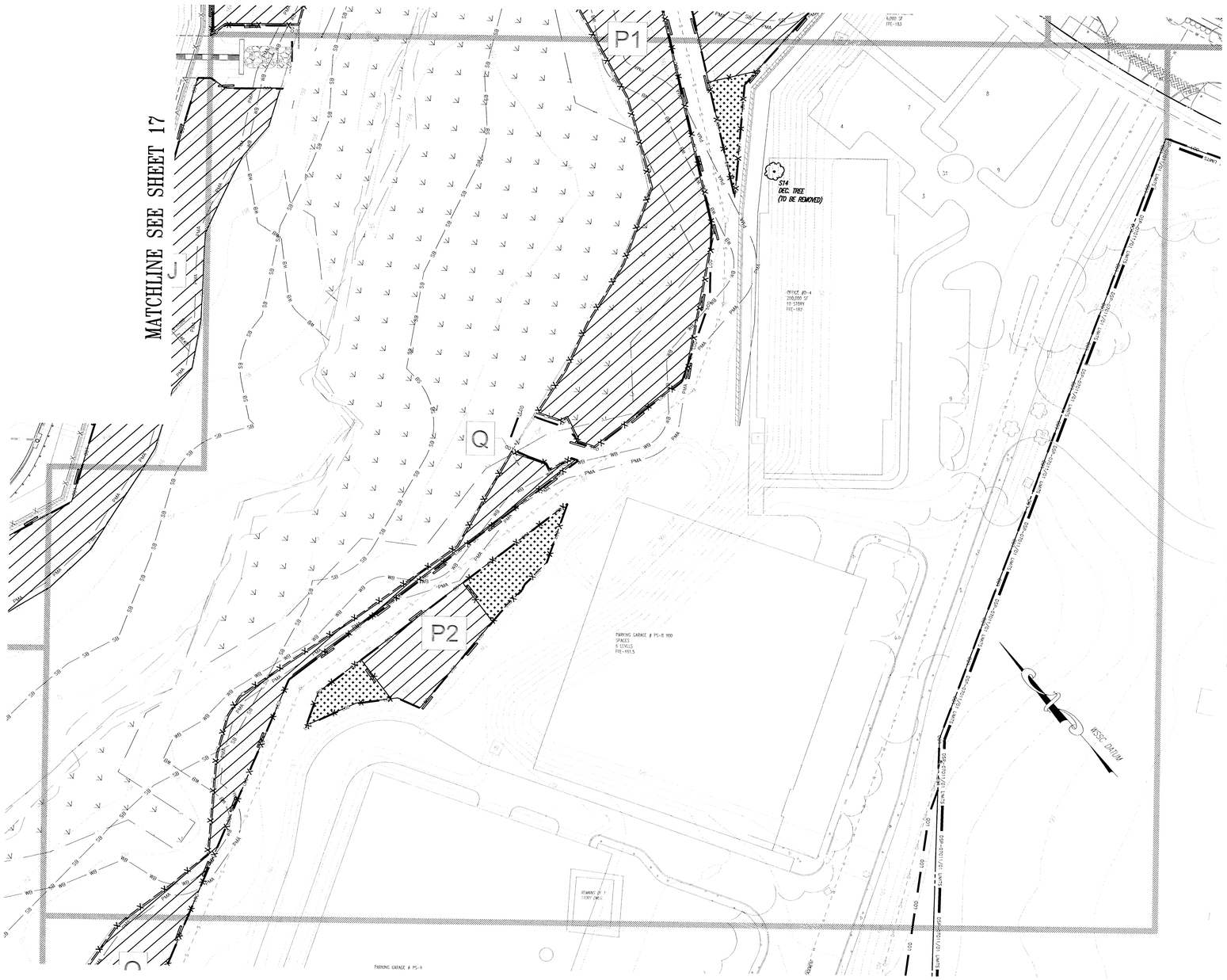
MATCHLINE SEE SHEET 20

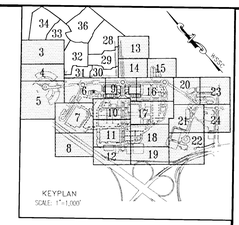
MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 22





EASEMENT LEGEND

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

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	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	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	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	
119 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, on 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.

MISS UTILITY

STATE LAW REQUIRES NOTIFICATION OF EXCAVATION

MISS UTILITY
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.

PROFESSIONAL CERTIFICATION

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII - 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04			DSP-16011	Development of Lots 1 & 2
05				

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

M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES
MARLTON, NJ
NEWBURGH, NY
SUDBURY, MA
TAMPA, FL
CHARLOTTE, NC
FORT LAUDERDALE, FL
ORLANDO, FL
CENTER VALLEY, PA

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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	MBOR0000
DRAWN BY:	NOB
CHECKED BY:	CSK
DATE:	10/09/06
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. 26570
DISTRICT OF COLUMBIA LICENSE No. 930352

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 29529
FLORIDA LICENSE No. 57504
NEW HAMPSHIRE LICENSE No. 15295
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. 29529, EXPIRATION DATE: 07/09/16

SHEET TITLE:

TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:

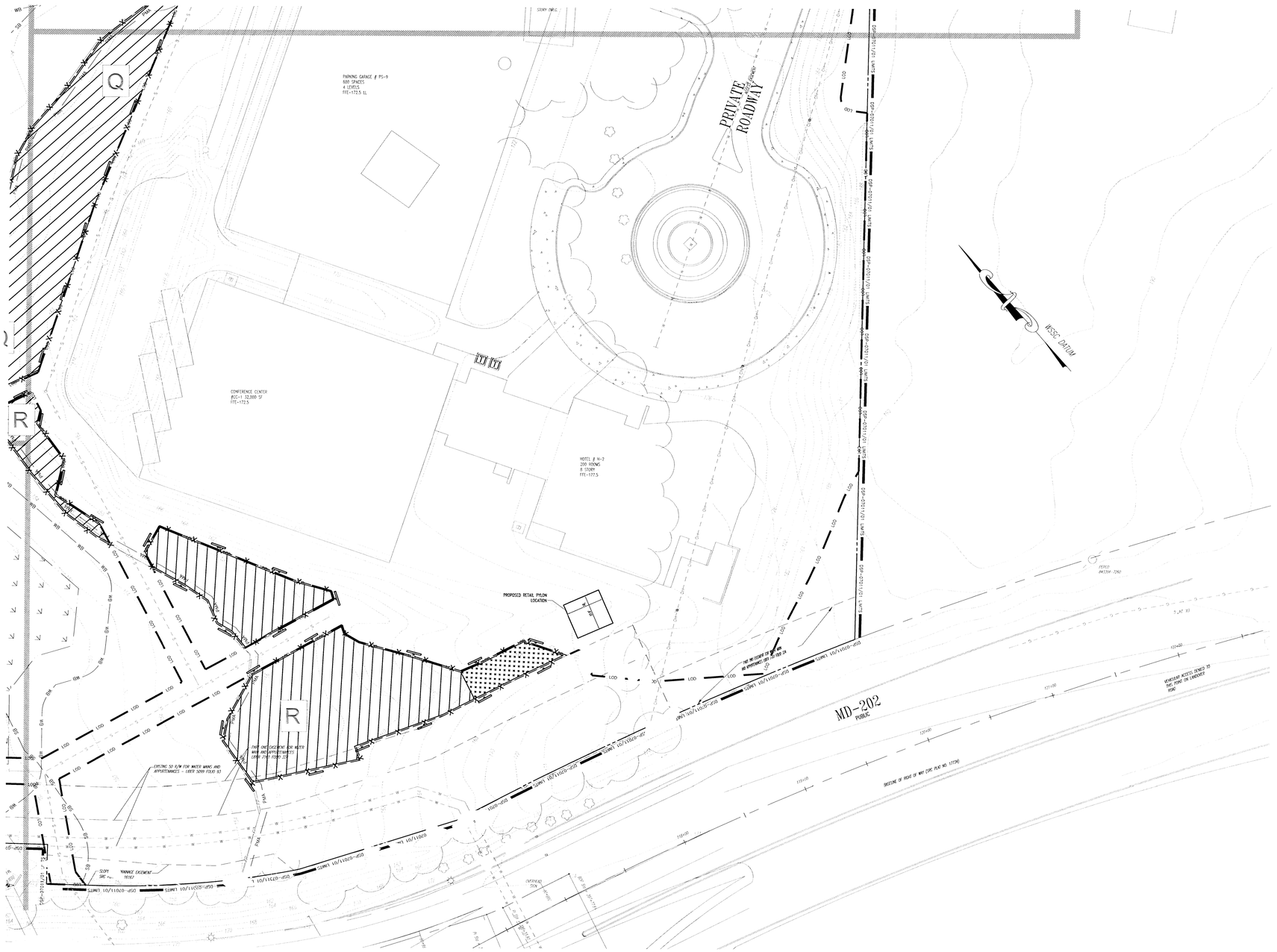
TCP II
21

REV 0

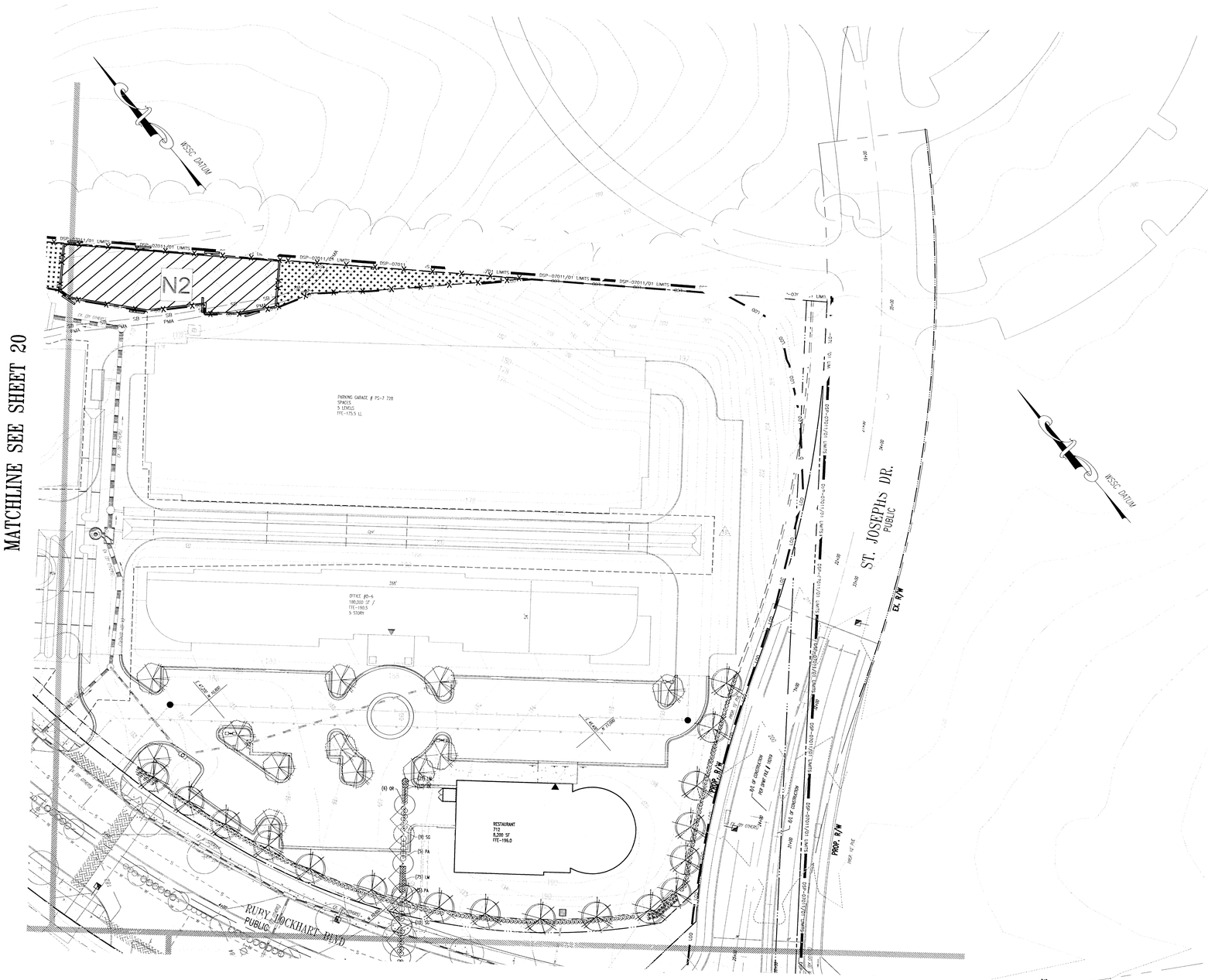
MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 20

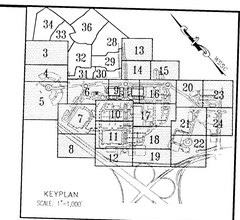
MATCHLINE SEE SHEET 19


PARKING GARAGE # PS-9
600 SPACES
4 LEVELS
FFE=172.5 SL
CONFERENCE CENTER
#CC-1 32,000 SF
FFE=172.5
HOTEL # H-2
200 ROOMS
8 STORY
FFE=177.5
PRIVATE ROADWAY
PROPOSED RETAIL PYLON LOCATION
THIS ONE EASEMENT FOR WATER MAINS AND APPURTENANCES WIDTH AS SHOWN ON PLAT
EXISTING 50 R/W FOR WATER MAINS AND APPURTENANCES - LIBER 5093 FOLIO 93
WARNER EASEMENT 16167
PWA
WSSC DATUM
MD-202
PUBLIC
(RECORD) 10' PUE
(RECORD) 20' BRL
(RECORD) 30' BRL
(RECORD) 50' WSS

MATCHLINE SEE SHEET 20



MATCHLINE SEE SHEET 24



EASEMENT LEGEND

- DENOTES SIGHT DISTANCE EASEMENT
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LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

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	WOODLAND CONSERVATION AREA SIGNAGE & PERIMETER FENCE	
	SPECIMEN TREE SIGNAGE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND LINE	
	STREAM LINE	
	EXPANDED BUFFER	EB
	TREE LINE	
	EASEMENT LINE	

SPECIMEN TREE & NUMBER

Woodland Preservation Area Designation
Woodland Preservation
Woodland Preserved Not Counted

* Limit of existing 100-year Floodplain provided by Greenhorne & O'Mara, Consulting Engineers, as part of the approved TCPI/13/85-01.

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.

MISS UTILITY
STOP! DIG SAFE MARYLAND
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 LOCATED 48 HOURS PRIOR TO ANY CONSTRUCTION

PROFESSIONAL CERTIFICATION

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 – 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/21/16	DSP-16011	Development of Lots 1 & 2
05				

THIS BLOCK IS FOR OFFICIAL USE ONLY

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

M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

GENERAL NOTE:
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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	W80800000
DRAWN BY:	MDB
CHECKED BY:	ESK
DATE:	10/28/16
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
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D.M. DUKE
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MARYLAND LICENSE No. 17240
DISTRICT OF COLUMBIA LICENSE No. 986,000

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 28839
VIRGINIA LICENSE No. 027240
NEW YORK LICENSE No. 087,946

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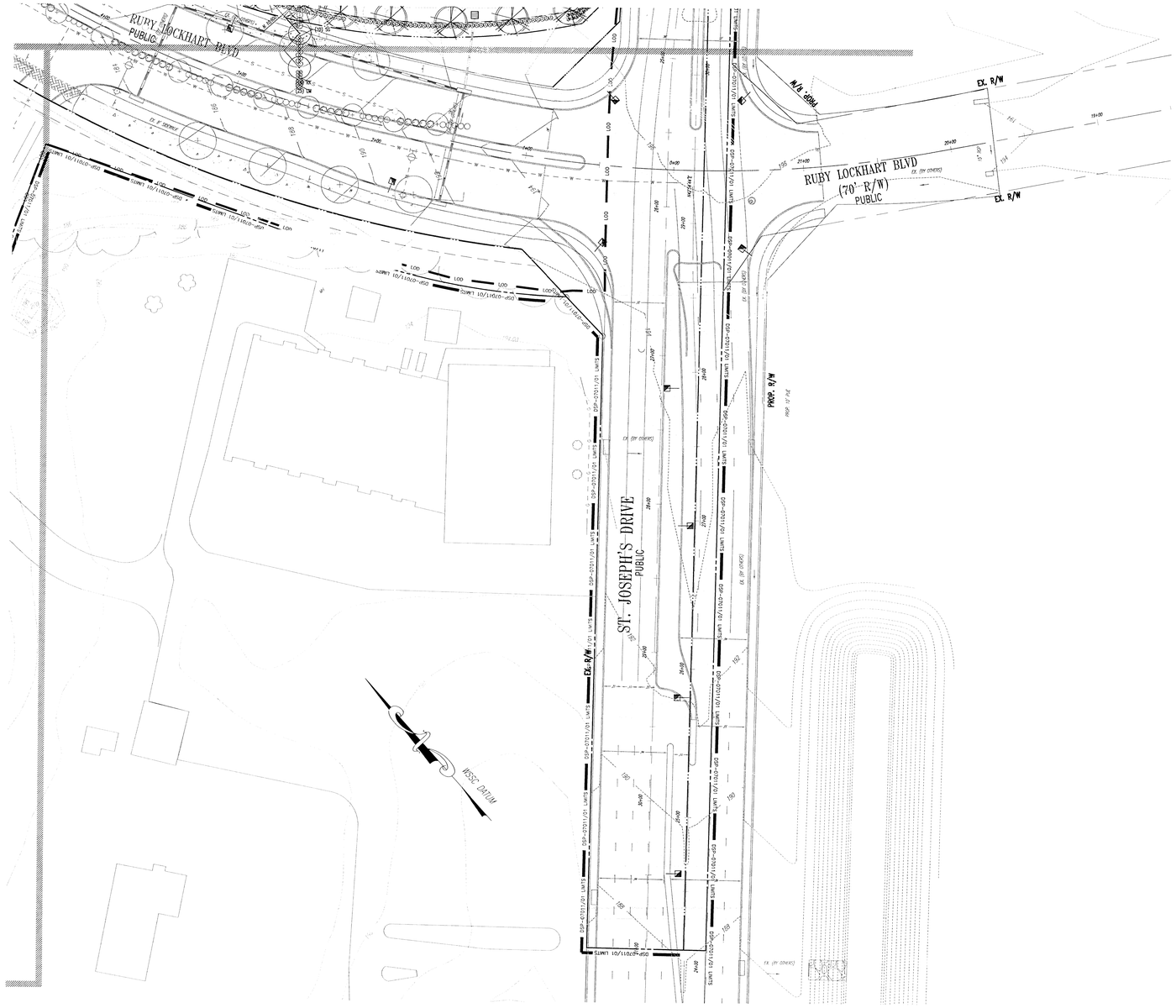
SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

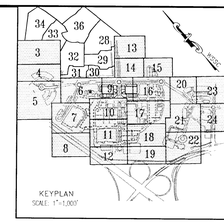
SHEET NUMBER:
TCP II
23

REV 0

MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 21





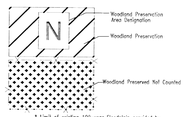
EASEMENT LEGEND

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

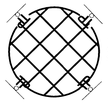
LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE/INTERIOR PARCEL LINE	
	SETBACK LINE	
123	CONTOUR LINE	123
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	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	
D	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	
570 DEC. TREE	SPECIMEN TREE & NUMBER	



* 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 ROOT ZONE WITH SPECIMEN TREE SIGNS

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE UTILITIES MARKED AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
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M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

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OFFICES: STERLING, VA · BOWIE, MD · WARREN, NJ · SOUTHBOROUGH, MA · MINEOLA, NY · PITTSBURGH, PA · CHARLOTTE, NC · CHERRY HILL, NJ · HARTFORD, CT · EXTON, PA · LEXINGTON, KY · CHARLESTON, WV · CHARLOTTE & RALEIGH, N.C.

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REVISIONS

DATE:	COMMENT:	BY:

PROJECT No.:	MBOB0000
DRAWN BY:	NDB
CHECKED BY:	EGK
DATE:	10/06/08
SCALE:	1" = 50'
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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www.bohlerengineering.com

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DISTRICT OF COLUMBIA LICENSE No. 980282

E.S. KEOHANE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 23539
EXPIRES 12/31/2016
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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 scar 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 Afforestatiln 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.

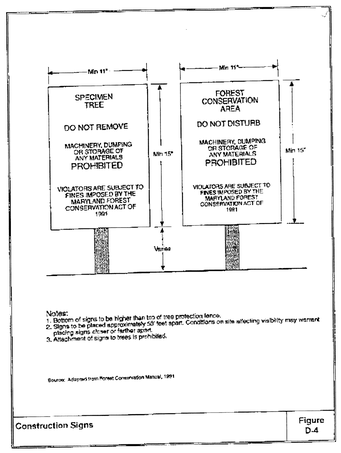
2. Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

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.

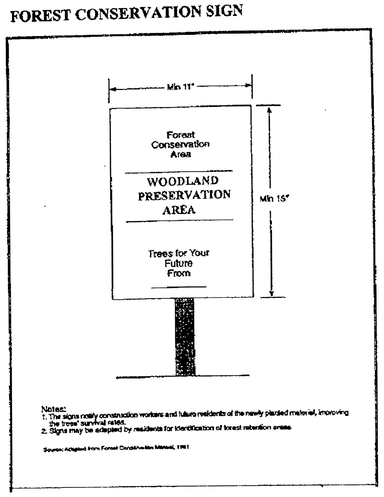
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be filled or have other ground 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.

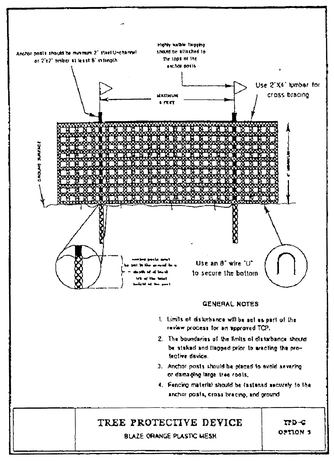
August 22, 2002
I:\Library\Woodland Conservation\TCP Tools\Edge Management Notes.wpd



D - 5

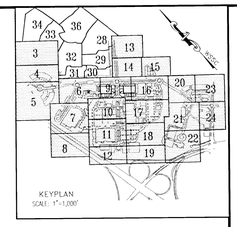
FOREST CONSERVATION SIGN





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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REVISIONS		
DATE:	COMMENTS:	BY:

PROJECT No.:	M19080000
DRAWN BY:	NDB
CHECKED BY:	ESK
DATE:	12/28/18
SCALE:	1" = 50'
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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NAMES AND LICENSE No. 50,000
DISTRICT OF COLUMBIA LICENSE No. 986702

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MARYLAND LICENSE NO. 29929
TENNESSEE LICENSE No. 107045
NAMES AND LICENSE No. 50,000
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. 29929, EXPIRATION DATE: 07/21/2019.

SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II 25

REV 0

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS ON THIS DOCUMENT INDICATED WITH (S), 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.

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PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
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01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
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05				

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M-NCPPC APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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

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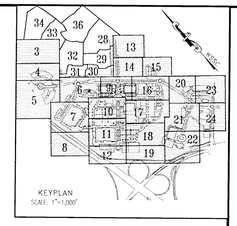

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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 VERIFY ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII – 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		7/20/16	DSP-16011	Development of Lots 1 & 2
05				

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M-NCPPC
APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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.:	M80800000
DRAWN BY:	NDR
CHECKED BY:	TCM
DATE:	10/28/08
SCALE:	1" = 60'
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

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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
26

REV 0

I:\2016\M80800000\CAD\TCP2\M80800000TCP2.dwg, 5/22/2017 1:20:13 PM, eric.rohr

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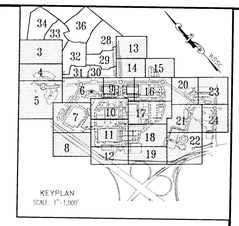

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GRAPHIC SCALE

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CHRISTINE GILLETTE, P.L.A.

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII - 053 - 07

	Approved by	Date	DRD #	Reason for Revision
00	Megan K. Reiser	4/04/08	DSP-07011	N/A
01	Chuck Schneider	8/06/09	DSP-07011-01	Commercial Development
02	Megan K. Reiser	6/13/13	DSP-07057	Residential Development
03	Megan K. Reiser	5/22/15	DSP-14027	Development of Lot 18
04		9/20/16	DSP-16011	Development of Lots 1 & 2
05				

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M-NCPPC
APPROVAL

PROJECT NAME: WOODMORE TOWNE CENTRE - LOTS 1 & 2

PROJECT NUMBER: DSP-16011

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.:	MB0800000
DRAWN BY:	NDW
CHECKED BY:	CSK
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SHEET TITLE:
TYPE II TREE CONSERVATION PLAN

SHEET NUMBER:
TCP II
27

REV 0