AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to *CB-55-2008*, Informational Mailing letters regarding the application for Detailed Site Plan approval ***DSP-20030***; ***Livingston at Fort Washington***, were mailed to all adjoining property owners, registered associations, municipalities within a mile radius of the project site, and previous parties of record on ***October 07,2022***.

I, ***Asko Miljkovic***, solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Asko Miljkovic

Name

10-7-2022

Date

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

I HEREBY CERTIFY that on this 7th day of October, 2022, before me, the subscriber, a Notary Public, for the State and County aforesaid, personally appeared (Asko Miljkovic), being authorized to execute this Affidavit in accordance with the requirements of the Prince George's County Zoning Ordinance for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: November 2, 2025

NEMBO T MOSES
Notary Public - State of Maryland
Charles County
My Commission Expires Nov 2, 2025

[NOTARIAL SEAL]

Date

Subject:DSP-20030; Livingston of Fort Washington

Dear,

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The subject property is in Fort Washington, which is located at the northeast quadrant of the intersection MD 210 Indian Head Highway and Livingston Road. The nature of the proposed request is to develop 12.28-acres site which was subdivided into three (3) parcels (A-C) being zoned C-S-C. The site is currently vacant. The prosed development consists of approximately 78,812 square feet of commercial shopping center which will include commercial offices and retails.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. You may register online at http://www.pgplanning.org/1586//Becomea-Person-of-Record. or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772

If you have already registered to become a person of record from an earlier mailing for this application DSP-20030, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact me at 240-206-8055 or the M-NCPPC case reviewer at 301-952-3530.

Sincerely,
Asko Miljkovic

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit _____ Limit waived–New limit _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: DSP ☐ Revision of Case #_____ Companion Cases: _____

Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy:

PROJECT NAME: Livingston of Fort Washington

Complete address (if applicable)

Tax Account #: 04122007

Geographic Location (distance related to or near major intersection)

Police District #: n/a

northwest quadrant of intersection Livingston Road and Indian Head Highway

Total Acreage: 12.28	Aviation Policy Area: n/a	Election District: 5
Tax Map/Grid: 132/B2	Current Zone(s): C-S-C	Council District: 8
WSSC Grid: 215SE01	Existing Lots/Blocks/Parcels:	Dev. Review District:
Planning Area: South Potomac	In Municipal Boundary: n/a	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): ☐ Y ■ N

(2002) General Plan Tier: ■ Developed ☐ Developing ☐ Rural Area of proposed LOD: 10.5 ac

Proposed Use of Property and Request of Proposal: office, retail	Please list and provide copies of resolutions of previously approved applications affecting the subject property: 4-07050- Livingston of Fort Washington
Applicant Name, Address & Phone: Livingston of Fort Washington LLC 2450 Riva Road, Annapolis, MD 21401 tel. 866-573-4100 email: realestate24050@gmail.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) same as applicant	Consultant Name, Address & Phone: Elite Engineering 6305 Ivy Ln, Suite 370, Greenbelt MD 20770 Contact Name, Phone & E-mail: Asko Miljkovic 240-206-8055 amiljkovic@eliteeng.co

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Maureen Woods Date: 2020.09.24 17:36:23 -04'00' Maureen Woods	09-24-2020	Maureen Woods Date: 2020.09.24 17:36:38 -04'00' Maureen Woods	9-24-2020
Owner's Signature typed & signed	Date	Applicant's Signature typed & signed	Date
Contract Purchaser's Signature typed& signed	Date	Applicant's Signature typed & signed	Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional ☐	Comprehensive Design ☐	Conservation Sketch Plan ☐	Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s) Yes ☐ No ■	Applicable Zoning/Subdivision Regulation Section(s):
Total Number of Proposed: Lots_____ Outlots _____ Parcels 3 _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____Multifamily _____	Gross Floor Area (Nonresidential portion only): 78,812 sf

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER ☐ Health Dept. ☐	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:
Preliminary Plan No.:	
Approval Date of Preliminary Plan:	

URBAN DESIGN AND ZONING CASES:

Details of Request: allow construction of 3 buildings (office and retail), the floor area total 78,812 sf	Zoning Ordinance Section(s): Section 27-461(b)
Total Number of Proposed: Lots_____ Outlots _____ Parcels 3 _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____Multifamily_____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes ☐ No ■	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes ☐ No ■	Application Filed Yes ☐ No ☐
Alternative Compliance Request Yes ☐ No ■	Application Filed Yes ☐ No ☐

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

ELITE Engineering

ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. (**240) 206-8055**

Comment Letter from: Martin Grisby
Comment Letter Dated: 9/25/2022

Technician Comments: Martin Grisby 8-29-2022

1. Please provide approved SWM Plan and approval letter.

   Response: The approved SWM Concept Plan and approval letter has been provided.

2. Please provide WSSC receipt of payment. *Make sure receipt references DSP-20030*

   Response: The WSSC receipt of payment has been provided.

3. Please provide a point-by-point response to ALL staff comments.

   Response: A point-by-point response to all staff comments is provided.

Reviewer Comments: Tierra Butler 8-30-2022

1. Provide approved SWM concept from DPIE.

   Response: An approved SWM Concept Plan from DPIE has been provided.

Environmental Planning Section: ACS 8-22-2022

1. Provide the approved DPIE Concept approval letter. Revise the TCP2: Remove the "01" from the approval block title, remove the DRD info in approval block, remove FIDS limits on plan view, and the Site Data table/Woodland Conservation worksheet numbers shall be the same as the approved TCP1 tables.

   Response: The SWM Concept and letter has been provided. The TCP2 plan has been revised to reflect the comments.

Geotechnical: DS 8-26-2022

1. Provide the geotechnical report including the slope/global stability analysis on critical slopes and proposed retaining walls.

   Response: No Marlboro clay has been encountered within the project site, according to the latest email from the Geotechnical reviewer. 9/7/2022

Transportation Planning Section: Tom Masog 9-6-2020; GOB 6-28-2022

1. Please provide the approved PPS and the resolution. We would strongly advise at this time to take action to place Parcels D and E of the subdivision into reservation, as directed by Condition 16 of the Planning Board resolution for 4-07050. This action must be taken prior to acceptance of this DSP. Please make reference to the correct PPS number at the top of page 1 of the DSP.

   Response: The approved PPS and resolution has been provided. The PPS number at the top of page 1 of the DSP has been corrected.

2. The parking schedule includes 37,981 square feet of office and 32,206 square feet of retail; the plan shows 5,775 square feet of office and 64,412 square feet of retail; please clarify the square footage for each use. This clarification is essential before acceptance; if any more than a small portion of this site is developed as office, the AM trip cap shown in Condition 12 of the PPS will be exceeded.

   Response: The total square footage of the office is 32,206 and the square footage of the retail site is 46,606 therefore, the total proposed footage is 78,812 SF.

3. Is the car wash permitted on Parcel D? Also, is needed queuing for the car wash able to be accommodated without having major impacts on site circulation?

   Response: The car wash has been replaced with a retail building.

4. Reference is made in the SOJ to a departure, but the application includes no mention of a departure; please amend the SOJ accordingly. TGM 9-6-2020

   Response: The SOJ has been revised in the previous submittal addressing this comment.

5. No evidence that Condition 16 was ever implemented. GOB 6-28-2022

   Response: According to the latest email from Mr. Glenn Burton dated 9/14/2022, this issue has been resolved and the DSP has been pre-accepted.

Subdivision Section: MG 8/23/22

5. Show the extents of the reconfigured private access easement to serve Parcel 1.

   Response: The proposed private access easement to serve Parcel 1 has been reconfigured and is shown on the revised DSP.

6. The proposal includes 32,203 square feet of office space, and 46,606 square feet of retail space. Condition 12 of PGCPB Resolution No. 07-233 limits total development within the subject property to 80,000 square feet of retail space, equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. The Transportation Section should evaluate whether the proposal is within the trip cap established with PPS.

   Response: According to the latest email from Mr. Glenn Burton dated 9/14/2022, this issue has been resolved and the DSP has been pre-accepted.

8. Some property line bearings and distances are missing from the site plan. For example, property line between proposed Parcels A and C. These should be provided.

   Response: The bearings and distances have been provided for the property line between proposed Parcels A and C.

9. Provide a copy of an approved SWM Concept Plan.

   Response: A copy of the approved SWM Concept Plan has been provided.

10. Show the 50-foot-wide buffer per Condition 1 of A-9739-C.

    Response: The 50-foot-wide buffer per Condition 1 of A-9739-C is now shown

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

Detailed Site Plan (DET) Submittal Checklist

Submittal Date: 08-12-22

Project Name & Number: LIVINGSTON OF FORT WASHINGTON DSP #20030

Companion Case Number (if applicable): _____

Reviewer: _____

Technician Review Date: _____ **Date to Supervisor:** _____

Date to Reviewer: _____ **Date Returned to Technician:** _____

Date Comments Transmitted to Applicant: _____

Application and Posting Fee $: _____

Date Revised Plans/Documents Received: _____

DOCUMENTS REQUIRED

- ☑ Signed application form
- ☑ CD or direct digital file share link of all documents/plans required for acceptance (PDF files)
- ☑ Detailed site plan (scale specified in plan requirements)
- ☑ Landscape plan (same scale as Detailed Site Plan)
- ☑ Architectural elevations of facades with dimensions and materials labelled for all sides of all proposed buildings (color copy; print & digital), key map showing the location of the elevations with acceptance submission for Planning Board
- ☑ Preliminary floor plans for structure parking included in the building design, and other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Director
- ☑ Property Boundary Survey with bearing distances (in feet) outlined in red; and either the subdivision lot and block, or liber and folio numbers
- ☑ Proposed sign plans (construction details, attachment details, and method of illumination)
- ☑ Existing Conditions plan (for redevelopment only)
- ☑ Zoning Sketch Map with subject property outlined in red (no older than 6 months)
- ☑ Conditions of all previous approvals, including comments from M-NCPPC Permits Office (if applicable)
- ☑ State Ethics Commission Affidavit(s) Form
- ☑ Type 2 Tree Conservation plan, at same scale as site and landscape plan, prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual, or a Standard Letter of Exemption
- ☑ Approved Natural Resource Inventory or NRI Equivalency Letter
- ☑ Typed and signed Statement of Justification addressing all specific and general requirements
- ☑ Informational Mailing with Affidavit, Receipt and list of addresses
- ☑ Stormwater Management Concept Plan and Approval Letter and any other documentation relating to any stormwater management facilities located off-site of the proposed development but which will serve the proposed development
- ☑ WSSC Payment Receipt and all applicable pre-assessment checklists and scoping agreements
- ☑ Point-by-point response to initial review comments

SITE PLAN REQUIREMENTS

General Notes:

- ☑ Subdivision or project name
- ☑ Total acreage (broken down by all zones)
- ☑ Existing zoning
- ☑ Proposed use of property
- ☑ Number of lots, parcels, outlots & outparcels
- ☑ Breakdown of proposed dwelling units by type
- ☑ Gross floor area of existing and proposed (for commercial/industrial only)
- ☑ 200-foot map reference number (WSSC)
- ☑ Tax map number and grid

- ☑ Aviation policy area number and airport name/MIOZ
- ☑ Existing water/sewer designation
- ☑ Proposed water/sewer designation
- ☑ Stormwater management concept plan number
- ☑ 10-foot Public Utility Easement along all rights-of-way
- ☑ Mandatory park and public right-of-way dedications (if applicable, how to be provided)
- ☑ Cemeteries on or contiguous to the property (yes or no)
- ☑ Historic sites on or in the vicinity of the property (indicate yes or no)
- ☑ Streams and wetlands (indicate yes or no) for each
- ☑ 100-year floodplain (indicate yes or no) source of delineation
- ☑ Chesapeake Bay Critical Area overlay (indicate yes or no)
- ☑ Source of topography

Plan Requirements:

- ☑ Table of required site data
- ☑ North arrow
- ☑ Vicinity map
- ☑ Title block/QR Code
- ☑ Revision box
- ☑ Approvals blocks
- ☑ Location map
- ☑ Scale (1-inch equals 20 feet or other appropriate)
- ☑ Graphic scale
- ☑ Plans equal or greater that 3 sheets require: cover sheet, composite plan and key plan
- ☑ Cover sheet of residential plans show all models footprints with gross floor area
- ☑ Approval sheet for certificates of approval
- ☑ Match lines for each sheet
- ☑ Names and addresses of record owner(s), subdivider, and surveyor
- ☐ Subdivision, lot and block of adjacent properties
- ☑ Existing uses of adjacent properties
- ☑ Existing and proposed ownership of parcels and easements
- ☑ Parcel, lot, outlot, or outparcel designation
- ☑ Area of each lot, parcel, outlot or outparcel
- ☑ Aviation policy area location/MIOZ
- ☑ Seal and signature of land surveyor, architect or engineer and property line surveyor
- ☑ Existing and proposed locations, names, and present rights-of-way widths of adjacent streets, alleys, public ways, or interchanges
- ☑ Legal description of all existing easements and rights-of-way on or adjacent to property (including liber - folio), such as railroad, utility, water, sewer, access, and storm drainage
- ☑ Center line or base line of existing rights-of-way with name of right of way
- ☑ Street grading concept: percent slopes/flow arrows and right-of-way for proposed roads
- ☑ Interchanges within and adjacent to the site
- ☑ Subdivision name and proposed street names, (if any)
- ☑ Drainage area map
- ☑ Existing topography at two-foot contours with labels
- ☑ Adjoining property: ownership, zoning, legal description (Liber- Folio or Plat Number), description of existing uses, and locations and types of major improvements within 50 feet of the property line
- ☑ Proposed lot and parcel lines and the dimensions (including bearings and distances, in feet) and the area of each lot
- ☑ For private well and septic, show proposed well locations and septic fields
- ☑ Land dedication area
- ☐ Open space set-aside plan or exhibit
- ☑ Location of entrance feature or gateway sign, if proposed
- ☑ Historic resources within or adjacent to the proposed site
- ☑ Dimension lines from townhouse block to project boundaries
- ☑ Location and details for fences and retaining walls
- ☑ Location, size and height and number of stories of existing structures and fences to remain and coverage calculations (if applicable)
- ☑ Location of proposed storm drains, water and sewer lines (if outside the public right-of-way) and house connections
- ☑ Exact location, size, and height of proposed buildings and structures
- ☑ Existing and proposed uses of all buildings, structures, and land
- ☑ Proposed grading, using one- or two-foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales
- ☑ Water/Sewer lines (existing and proposed) and how the development is to be served
- ☑ Any requested security exemption plans in accordance with Sections 27-6610 and 27-6709
- ☑ A noise (and vibration, if near metro tracks) study prepared by a qualified professional to demonstrate compliance with Section 27-6810
- ☑ Identification of all proposed green building standards in accordance with Section 27-61603
- ☑ Any other pertinent information

Parking Requirements:

- ☐ A circulation plan in accordance with Section 27-6204
- ☐ A parking plan in accordance with Section 27-6303
- ☐ Parking and loading schedule (required and proposed)
- ☐ Layout of parking facilities
- ☐ Size and location of loading areas
- ☐ Typical parking space size
- ☐ Proposed striping
- ☐ Location of handicap parking
- ☐ Width of drive aisles
- ☐ Location of access roads and drive aisles
- ☐ Location of waste collection areas and proposed screening
- ☐ Proposed system of internal streets including rights-of-way and pavement widths
- ☐ Exact location and size of all sidewalks, paved areas, parking lots (including striping)
- ☐ Right-of-way improvements (sidewalks, ramps, etc.)
- ☐ Lighting information for multifamily and townhouse, and for all nonresidential with parking compounds that will be in use at night.
- ☐ Ensure that lighting information is added to landscape plans only.
- ☐ Lighting may be placed with landscape to be titled Landscape and Lighting Plans (if applicable)
- ☐ Photometric plan in accordance with Section 27-6703
- ☐ Location, height of pole, and luminaire (1.25 lumens minimum, per BOCA requirements)
- ☐ Detail and specifications of fixture type

Environmental Requirements:

- ☐ Existing tree line as shown on the submitted TCP2
- ☐ Areas of woodland conservation as shown on the submitted TCP2
- ☐ Limits of disturbance as shown on the submitted TCP2
- ☐ Steep slopes (greater or equal to 15% less than 25% on highly erodible soils) and severe slopes (greater or equal to 25%)
- ☐ One-hundred-year floodplain; streams and their associated buffers; wetlands and their associated buffers and the full extent of the regulated area (expanded stream buffer or primary management area)
- ☐ Location of existing and/or proposed stormwater management facilities.

Landscape and Recreation Requirements:

- ☐ Keyed location of landscape materials proposed
- ☐ Planting schedule
- ☐ Planting details and specifications including size at time of planting, botanical and common names (including description of any plants that are not typical of the species), and planting method
- ☐ Exact location and type of accessory facilities such as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs
- ☐ Exact location, size, type, and layout of all proposed recreation facilities
- ☐ Listing of proposed recreational facilities
- ☐ Proposed construction schedule for recreation facilities
- ☐ Construction specifications and details for recreation facilities
- ☐ Manufacturer and model numbers for recreational facilities
- ☐ Applicable Landscape Manual schedules
- ☐ Tree Canopy Coverage table, or explanation of exemption per Section 25-127

Statement of Justification that Indicates:

- ☐ How the property conforms to the requirements of the Zoning Ordinance and Subdivision Regulations, as applicable, including all conditions of approval in any development approvals and permits to which the detailed site plan is subject
- ☐ How the proposed design preserves and restores the regulated environmental features in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24: Subdivision Regulations
- ☐ How any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents)
- ☐ How the development proposed in the detailed site plan can exist as a unit capable of sustaining an environment of continuing quality and stability

APPLICATION DEFICIENCIES:

Technician Comments:

Supervisor Comments:

☐ **SCHEDULE FOR SDRC**

All Sections: Please place an X in the box if the review is deficient and require correction and re-review.

Subdivision Section: ☐

Environmental Planning Section: ☐

Geotechnical review: ☐

Reviewer Comments:

Transportation Planning Section: ☐

Historic-Archeology Section: ☐

Community Planning Division: ☐

Special Projects: ☐

CASE NO: DSP-20030
CASE NAME: LIVINGSTON OF FORT WASHINGTON
PARTY OF RECORD: 10
PB DATE:

SARAH CAVITT
MRS.
P.O.BOX 44013
FORT WASHINGTON MD 20749
(CASE NUMBER: DSP-20030)

MR.ERIC BYROM SR.
1212 FIRTH OF LORNE CIRCLE
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

MR.ANOUSH RASHIDI
2359 RESEARCH COURT/S
WOODBRIDGE VA 22192
(CASE NUMBER: DSP-20030)

ANGELA JONES
NA
6803 GENEVA LANE
CAMP SPRINGS MD 20748
(CASE NUMBER: DSP-20030)

MR.JEROME PROCTOR JR.
4360 MIDDLETOWN ROAD
POMFRET MD 20744
(CASE NUMBER: DSP-20030)

MR.RICHARD A WALSH SR.
NFWCD
10915 OLD FORT BOWL SUITE O 10915, OLD FORT RD
FORT WASHINGTON MD 20744 -2626
(CASE NUMBER: DSP-20030)

PRISCILLA JACKSON
8216 WATERSIDE COURT/S
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

ROBERT O SMITH
SMITH
12807 ASBURY DRIVE
FORT WASHINGTON MD 20744 -6408
(CASE NUMBER: DSP-20030)

MICHAEL D GREEN
8800 8800 FORT FOOTE ROAD 8800 FORT FOOTE RD
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

MS.TERESA TOLIAFERRRO
ROSECROFT CIVIC ASSOCIATION
2305 CALHOUN STREET
FT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

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Total Postage and Fees $4.60	
$	

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Street and Apt. No., or PO Box No. 4360 MIDDLETOWN ROAD
City, State, ZIP+4® POMFRET, MD 20749

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees $4.60	
$	

Sent To RICHARD A WALSH SR.
Street and Apt. No., or PO Box No. 10915 OLD FORT ROAD
City, State, ZIP+4® FORT WASHINGTON, MD 20744-2626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees $4.60	
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Sent To PRISCILLA JACKSON
Street and Apt. No., or PO Box No. 8216 Waterside Courtls
City, State, ZIP+4® FORT WASHINGTON, MD 20744

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	10/07/2022
Total Postage and Fees $4.60	
$	

Sent To ROBERT O SMITH
Street and Apt. No., or PO Box No. 12807 ASBURY DRIVE
City, State, ZIP+4® FORT WASHINGTON, MD 20744-6408

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	10/07/2022
Total Postage and Fees $4.60	
$	

Sent To MICHAEL D GREEN
Street and Apt. No., or PO Box No. 8800 FORT FOOTE ROAD
City, State, ZIP+4® FORT WASHINGTON, MD 20744

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1404 5172

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Fort Washington, MD 20744

OFFICIAL USE

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$ $0.00	
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☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	10/07/2022
Total Postage and Fees $4.60	
$	

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Street and Apt. No., or PO Box No. 2305 CALHOUN STREET
City, State, ZIP+4® FORT WASHINGTON, MD 20744

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7019 2970 0001 1404 5219

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Temple Hills, MD 20748
OFFICIAL USE

Certified Mail Fee $4.00	0770
$ $0.00	2
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	10/07/2022
$	
Total Postage and Fees $4.60	
$	

Sent To: ANGELA JONES
Street and Apt. No., or PO Box No.: 6803 GENEVA LANE
City, State, ZIP+4®: CAMP SPRINGS, MD 20748

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7019 2970 0001 1404 5202

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Woodbridge, VA 22192
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Certified Mail Fee $4.00	0770
$ $0.00	2
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	10/07/2022
$	
Total Postage and Fees $4.60	
$	

Sent To: MR. ANOUSH RASHIDI
Street and Apt. No., or PO Box No.: 2359 RESEARCH COURT Is
City, State, ZIP+4®: WOODBRIDGE, VA 22192

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1404 5226

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OFFICIAL USE

Certified Mail Fee $4.00	0770
$ $0.00	2
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	10/07/2022
$	
Total Postage and Fees $4.60	
$	

Sent To: MR. ERIC BYROM SR.
Street and Apt. No., or PO Box No.: 1212 FIRTH OF LORNE CIRCLE
City, State, ZIP+4®: FORT WASHINGTON, MD 20744

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 1404 5233

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Fort Washington, MD 20749
OFFICIAL USE

Certified Mail Fee $4.00	0770
$ $0.00	2
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	10/07/2022
$	
Total Postage and Fees $4.60	
$	

Sent To: MRS. SARAH CAVITT
Street and Apt. No., or PO Box No.: PO BOX 44013
City, State, ZIP+4®: FORT WASHINGTON, MD, 20749

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SYNTHETIC WHITE VENTED GABLE w/ SYNTHETIC WHITE TRIM

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS

EAST SIDE
'ELEVATION'

EARP & ASSOCIATES REALTY INC.

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPOXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'C'



MID POINT OF ROOF

TOP OF PARAPET

20'-0" +/-

23'-3" +/-

METAL SEAM ROOF

SOUTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

NORTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

METAL SEAM ROOF

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

WEST SIDE
'ELEVATION'

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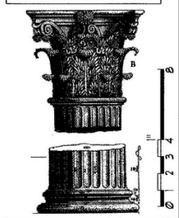
content EARP & ASSOCIATES REALTY INC.
scale 3/16" = 1' | FILE# 9 | drwn. | date 06/27/19
title 'LIVINGSTON of FORT WASHINGTON' PARCEL 'C'

revisions	
07/19/19	FULL RENDERING PRES.
02/24/22	UPDATED PARCEL 'C' & ENTRY MONUM.
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #



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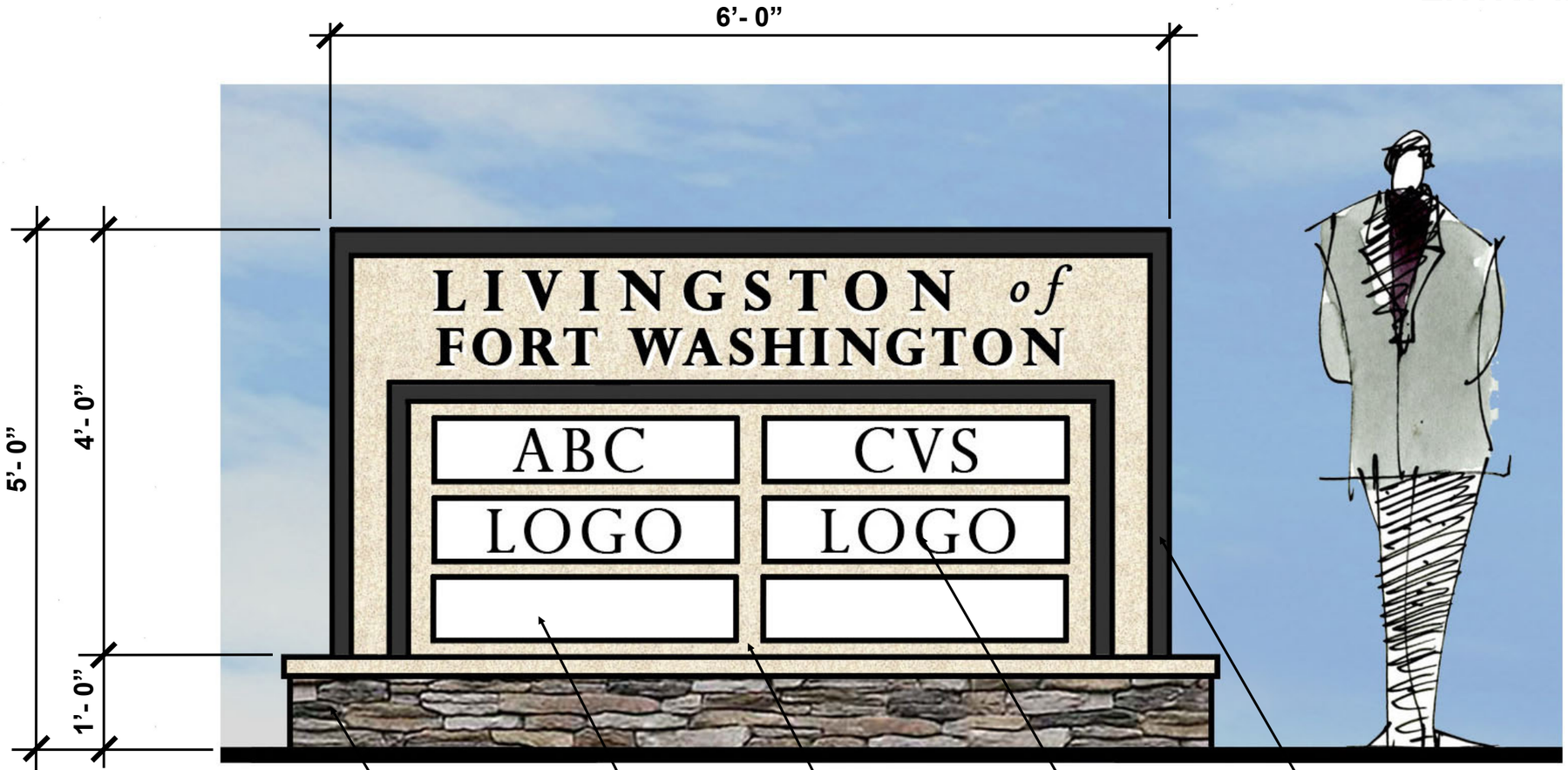
'LIVINGSTON OF FORT WASHINGTON'

ENTRY MONUMENT



ENTRY MONUMENT

'ELEVATION'

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ENTRY MONUMENT

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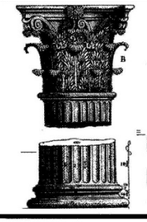
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #





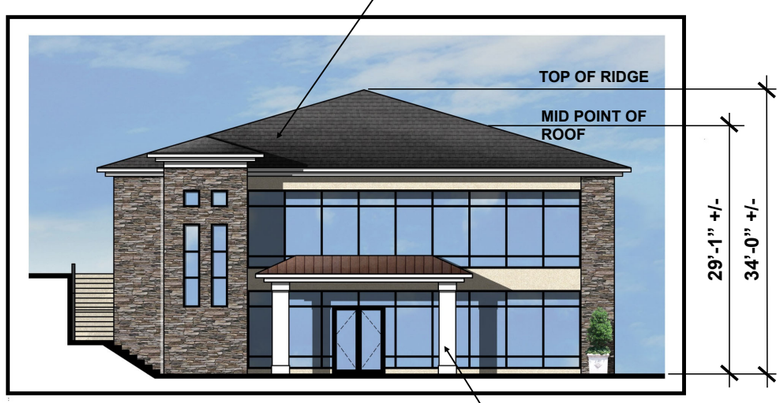
FRONT – 'GUNPOWDER DRIVE'

'ELEVATION'



WEST END

'ELEVATION'



NORTH END

'ELEVATION'

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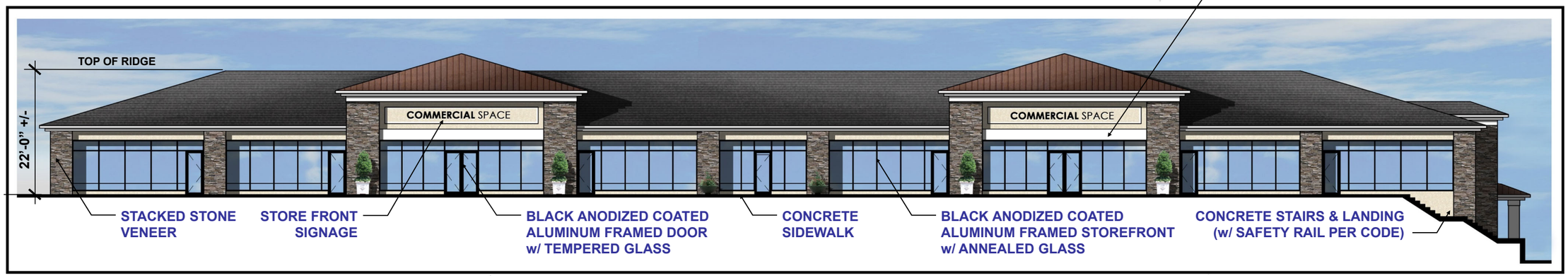
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



EAST SIDE

'ELEVATION'

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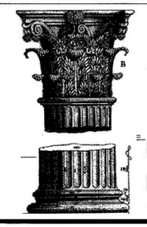
title: 'LIVINGSTON of FORT WASHINGTON' PARCEL 'A-1'

revisions	
07/19/19	FULL RENDERING PRES.
02/24/22	UPDATED PARCEL 'C' & ENTRY MONUM.
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #





SOUTH SIDE
'INTERIOR ELEVATION'

EARP & ASSOCIATES REALTY INC.

ARCHITECTURE COLLABORATIVE

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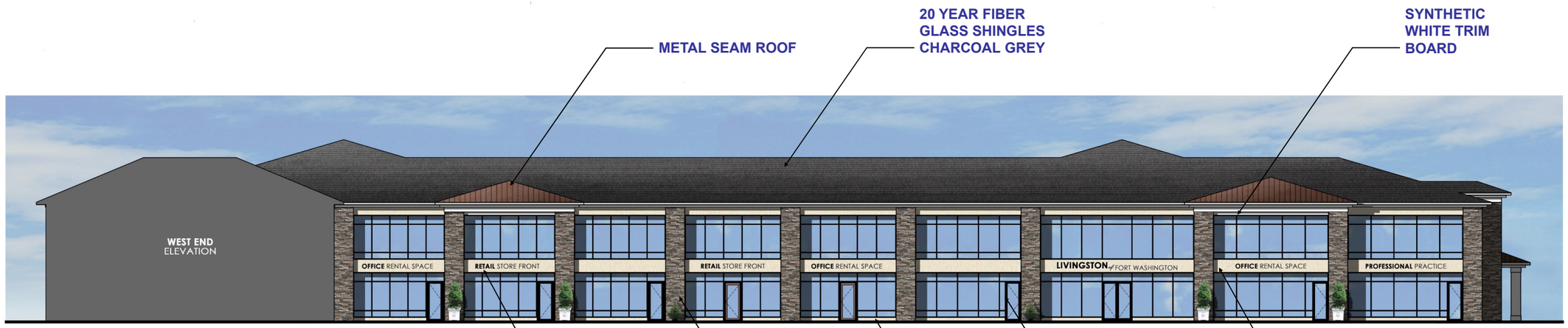
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



WEST SIDE
'INTERIOR ELEVATION'

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scale 3/16" = 1' | FILE# 9 | drwn. | date 06/27/19
title 'LIVINGSTON of FORT WASHINGTON'
PARCEL 'A-1'

revisions	
07/19/19	FULL RENDERING PRES.
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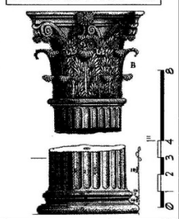
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #





SOUTH SIDE
'ELEVATION'



NORTH SIDE
'ELEVATION'

EARP & ASSOCIATES REALTY INC.

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'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-2'

SYNTHETIC WHITE VENTED LOUVERS

METAL SEAM ROOF



EAST SIDE
'ELEVATION'

WHITE ALUMINUM AWNING ROOF WITH CABLE BRACING

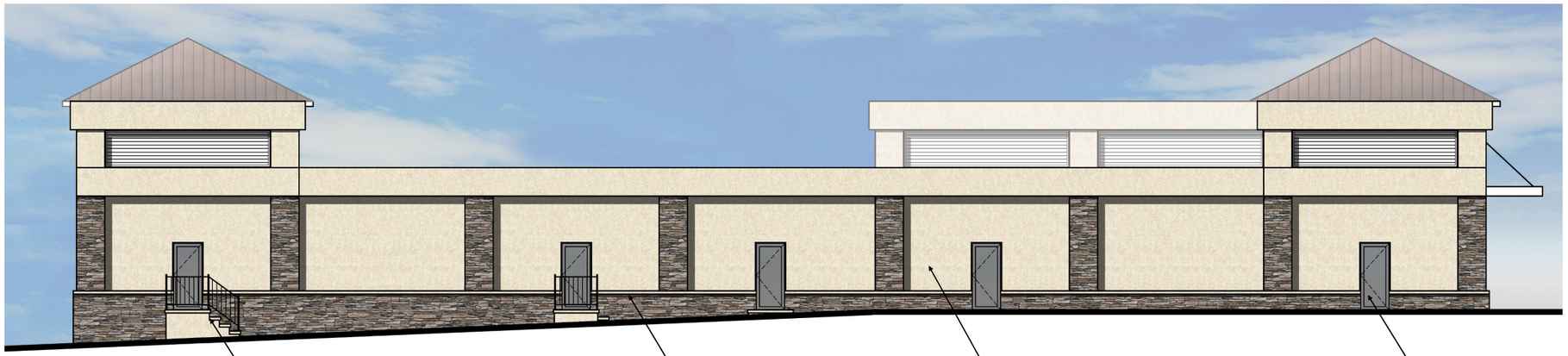
STORE FRONT SIGNAGE

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

CONCRETE SIDEWALK

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS



WEST SIDE
'ELEVATION'

CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)

STACKED STONE VENEER w/ SILL

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

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'LIVINGSTON of FORT WASHINGTON'
PARCEL 'A-2'

title

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04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Livingston of Fort Washington LLC Case No. (where applicable)_____

Address of Applicant 2704 Cedar Dr. Riva, MD 21140

Identity of the Property/ Subject of Application Livingston Rd & Indian Head Hwy Type of Application _____ (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __✓__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Maureen Earp Wood
Signature (original to be filed with the Clerk)

09/10/2020
Date

MAUREEN EARP WOOD
Printed Name of Signer

Manager of Livingston of Jortwashington LLC
Title of Signer (Authorized to sign for the business entity)

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: LIVINGSTON OF FORT WASHINGTON

Model Name: _____

*Total Base Finished Area: 78,812

*Total Finished Area with all Options:
Above-grade finished area: 78,812
Below-grade finished area: —

Total Unfinished Area: —
- Above-grade: —
- Below-grade: —
- Garage (1-car, 2-car): —
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: _____

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature 6-15-2022 Date

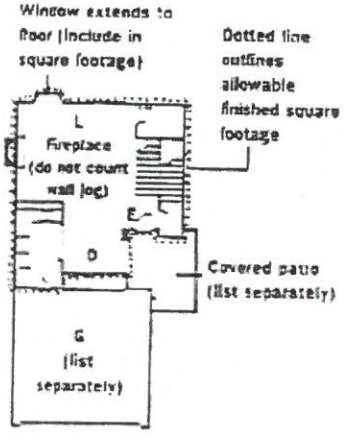
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height

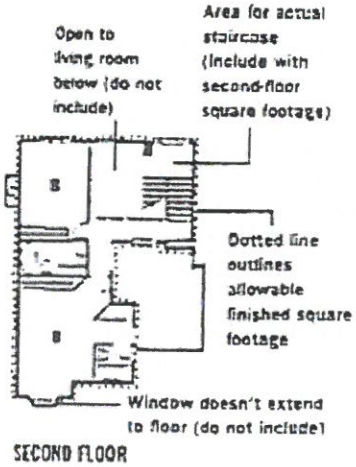
Do not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
*Also admitted in the District of Columbia

June 14, 2022

VIA HAND DELIVERY
Ms. Jill S. Kosack
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan (DSP-20030)
Livingston of Fort Washington

Dear Ms. Kosack,

On behalf of our client, Livingston of Fort Washington, LLC ("Applicant"), Arthur J. Horne, Jr., and Shipley and Horne, P.A., hereby submit this Statement of Justification in support of a proposed Detailed Site Plan (DSP) for the above captioned subject property. The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The Livingston of Fort Washington shopping center development is permitted on the subject property consistent with the December 6, 2007, Planning Board 4-07050 (PGCPB No. 07-233) Preliminary Plan of Subdivision approval. The Application is submitted pursuant to Zoning Ordinance Section 27-281 (Purpose of Detailed Site Plans), and 27-285 (Planning Board procedures) Prince George's County Code.

I. Election to Utilize the C-S-P Zoning Procedures (Section 27-1704 (b)):

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the property to the newly created CGO Zone. Notwithstanding, the Applicant elects to amend DSP-19023 utilizing the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(b), which states in the pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance

(b) Until and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed

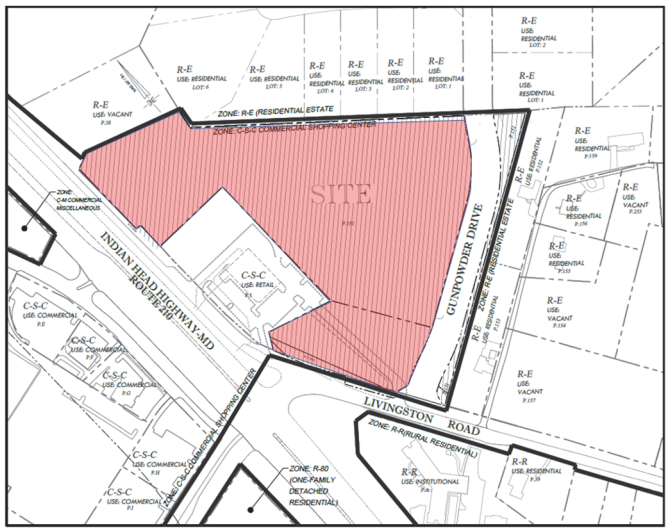
and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.

The Preliminary Plan of Subdivision (PPS), 4-07050, and Type I Tree Conservation Plan (TCPI/127/90-01)was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS was approved for five parcels and is valid through December 31, 2021, due to prior legislative extensions of the validity period. The Planning Board approved a one-year (1) extension to the PPS on January 13, 2022. Since these underlying approvals are currently valid, the Applicant can proceed with applications utilizing the provisions of the zoning ordinance that existed prior to April 1, 2022, per Section 27-1704(b) of the New Zoning Ordinance. The Applicant hereby elects to pursue an amendment of DSP-20030 using the provisions of the former zoning ordinance.

6. ***Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.***

II. Nature of Request and Description of Subject Property:

The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The property is currently undeveloped except for a paved access road from Livingston Road to the adjacent 11,094 square foot CVS pharmacy (i.e., constructed in 2003) and site. The Applicant is proposing to construct a 79,298 square foot 2-story building that will contain retail spaces on the 1st floor and office spaces on the 2nd floor; a 5,775 square foot 1-story building that will contain office space.



ZONING AND USE MAP OF ADJACENT PROPERTIES

Exhibit *(not to scale)*

III. Neighborhood and Surrounding Uses:

The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and is surrounded by the following uses:

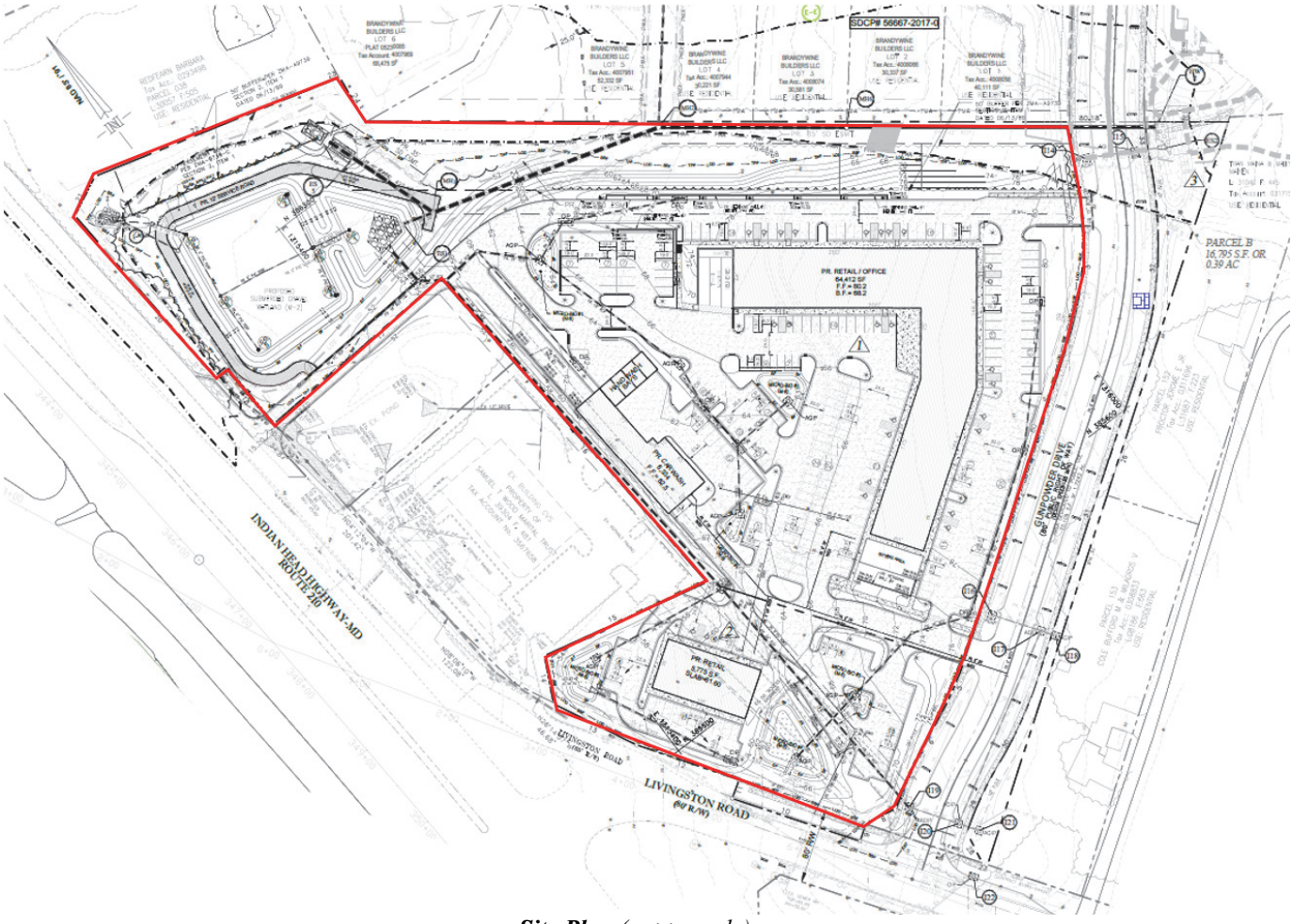
North and East – Vacant wooded single-family lots in the R-E Zone.

South – Unimproved Gunpowder Drive right-of-way.

West – Livingston Road at its signalized intersection with Indian Head Highway (MD 210). On the opposite side of Indian Head Highway is the approximately 143,600 square-foot Olde Fort Village Shopping Center.

IV. Development Data Summary:

The Applicant is proposing an Integrated Shopping Center that is permitted by right in the C-S-C Commercial Shopping Center Zone.



Site Plan *(not to scale)*

1. Zoning: C-S-C Commercial Shopping Center Zone.
2. Tax Map: 132 Grid: B2 Parcel: 151
3. Zoning Map: 215 SE 01 and 215 SE 02
4. Fire: Oxon Hill #4 5.5
5. Prior approvals: Preliminary Plan 4-07050
6. Total Acreage: 12.27-Acres
7. Net developable area outside PMA: 12.27 Acres
8. Acreage of Environmental Regulated Features: 0 acres.
9. Tax Account: 0412007
10. Owner/Deed Ref: Livingston of Fort Washington, LLC
    Liber: 20792 Folio: 529
11. Existing use: Vacant.
12. Proposed use of property: Integrated Shopping Center
13. The site is subject to the following setbacks:
    From Street: 25'
    Side setback: 8' min. 17' total
    Rear setback: 20'
14. Proposed: Integrated Shopping Center

Office =	32,206 SF
Retail =	40,006 SF
Other =	6,000 SF
Total =	78,812 SF

15. No existing wetlands on site
16. Stormwater Management Concept number and approval date: 56598-2017-0, Approved on 08/26/2019
17. Water/Sewer Category Designation Existing: W-4/S-4
    Proposed: W-3/S-3
18. Is the site within an Aviation Policy Area: No
19. Mandatory Park Dedication Requirement: N/A
20. Cemeteries on or contiguous to the property: No
21. Historic site on or in the vicinity of the property: No
22. Is the site within the Chesapeake Bay Critical Area: No
23. The Site is Not within 100 year Floodplain Area (Map: 24033C330E)
24. The site is Not located in Tier II Watershed
25. Parking Requirements: 252 spaces

Use	Rate	
Office Requirement	4 space / 1000 SF for 1st 2,000 SF =	8
(32,206 SF)	1 space / 400 SF over 2,000 SF =	76
	Total =	84

Retail Requirement (40,006 SF)	4 space / 1000 SF 40,006 / 1000 x 4.0 =	160
Other Use Requirement (6,600 SF)	4 space / 1000 SF 6,600 / 1000 x 4.0 =	27

Of the total 271 required spaces, at least 2/3 or 181 spaces shall be non-compact. A total of seven (7) handicapped parking spaces are required, of which at least two (2) shall be van accessible.

26. Parking Provided: 298 total parking spaces have been provided.

Standard (9.5' x 19'):	261
Compact: (8’ x 16.5’ min):	18
Standard Handicap: (8’ x 19’ w/5’ wide access aisle)	0
Handicap Van Accessible: (8’ x 19’ w/8’ wide access aisle)	19
Total	298

27. Loading Requirements: 3 spaces

a. Required Loading Spaces: 3 spaces

Use	**Rate**	**Spaces Required**
Integrated Shopping Center (78,812 sf. GLA)	3 space <100,000 s.f. GLA + 1 space per 100,000 sf >100,000 sf. GLA	= 3 = 0

28. Loading Spaces Provided: 3 (three) 36’ x 50’ loading spaces provided.

V. Relationship to County Plans and Policies:

General Plan:

The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George’s 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for “context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the General Plan.

2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area:

The subject property is located in Planning Area 80 in Subregion 7 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land

use for the subject property within the C-S-C Commercial Shopping Center Zone. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

Approved Countywide Green Infrastructure Plan:

According to the Environmental Planning Section, there are no rare, threatened, or endangered species found on or adjacent to this site. The entire site is located within the Evaluation Area of the 2017 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan).

Stormwater Management:

The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that onsite stormwater management is required. A stormwater management concept plan (No. 56598-2017-00 has been submitted and approved by the Department of Permitting, Inspections, and Enforcement.

Woodland Conservation Ordinance:

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland.

Based on the submitted TCP1, the overall site contains a total of 10.32 acres of net tract woodlands and 1.02 acres of wooded floodplain. The plan proposes to clear 8.61 acres of net tract woodlands, 0.45 acres of wooded floodplain, 0.0 acres of off-site woodlands.

Environmental Review:

Per the NRI-137-06 approved on December 15, 2006, there are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. A revised NRI-137-06-01 was approved on June 15, 2020. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application.

2009 Master Plan of Transportation:

The Transportation Planning Section reviewed the prior 4-07050 preliminary plan of subdivision application for the Livingston of Fort Washington Property. The Transportation Planning Division staff reviewed the Applicant's proposed commercial subdivision consisting of five parcels and proposes the

development of approximately 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined in the 4-07050 (PGCPB No. 07-233) Planning Board resolution of approval are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

***Parks and Recreation*:**

In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this Application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

***Schools*:**

The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is for a commercial use.

Fire and Rescue:

The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the Adopted and Approved Public Safety Master Plan, 1990 and the Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

Police Facilities:

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

VI. Relationship to Requirements in the Zoning Ordinance:

Section 27-281 - Purposes of Detailed Site Plans:

(b) General DSP Purposes:

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

Response: The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for "context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the general plan.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the R-R Zone are found in Section 27-428 and include the following:

Section 27-454. C-S-C Zone (Commercial Shopping Center)

(a) Purposes.
(1) The purposes of C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

Response: The proposed approximately 80,000 square foot integrated 2-story shopping center building conforms with the purposes of the C-S-C Zone.

Section 27-281(b) - Purposes of Detailed Site Plans - Continued:

(C) To provide for development in accordance with the site design guidelines established in this Division; and

Response: The proposed development is designed in accordance with site design guidelines in this Division. The "general" site design guidelines are found in Section 27-283 and require the following:

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

(c) These guidelines may be modified in accordance with Section 27-286.

Response: The subject DSP-20030 site plan has been developed in accordance with the site plan design guidelines contained in Section 27-274 that pertain to the following relevant design elements:

Section 27-274 – Design Guidelines

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

Response: This finding does not apply to the subject application. There is no underlying conceptual design plan associated with the subject property.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

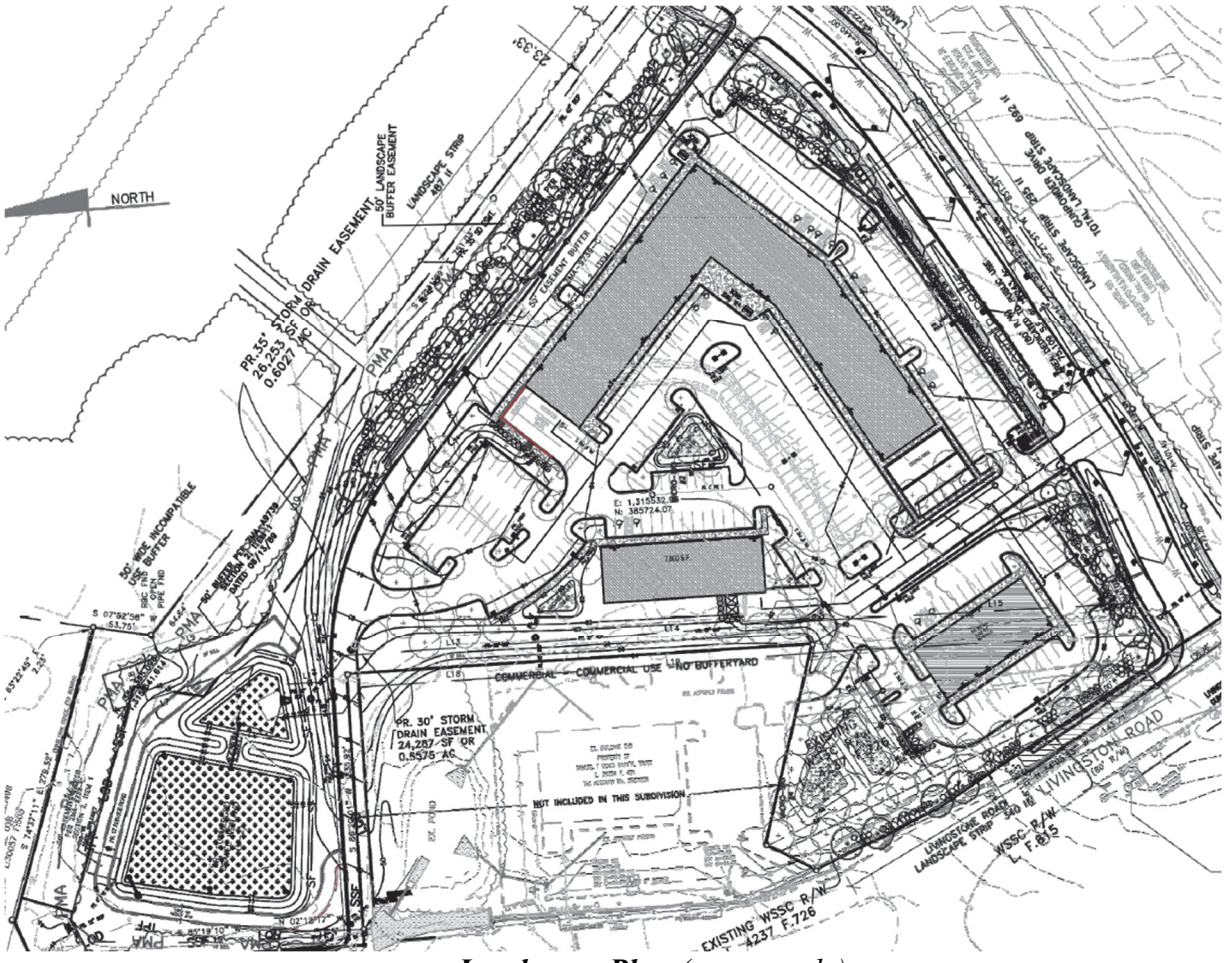
(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

Response: The proposed parking compound is designed so that all loading requirements for the storage facility can be fully met onsite without creating the need for a departure. All parking and loading space sizes and driveway aisles have been designed in accordance with Part 11 of the Zoning Ordinance.



Landscape Plan *(not to scale)*

Furthermore, the Applicant understands the importance of minimizing the visual impact of surface parking, and has taken every measure practicable to create a strong landscape buffer for the nearby residentially zoned properties. The 50-feet wide buffer designed in compliance with this standard is outlined with a red cloud in the below **Exhibit**.

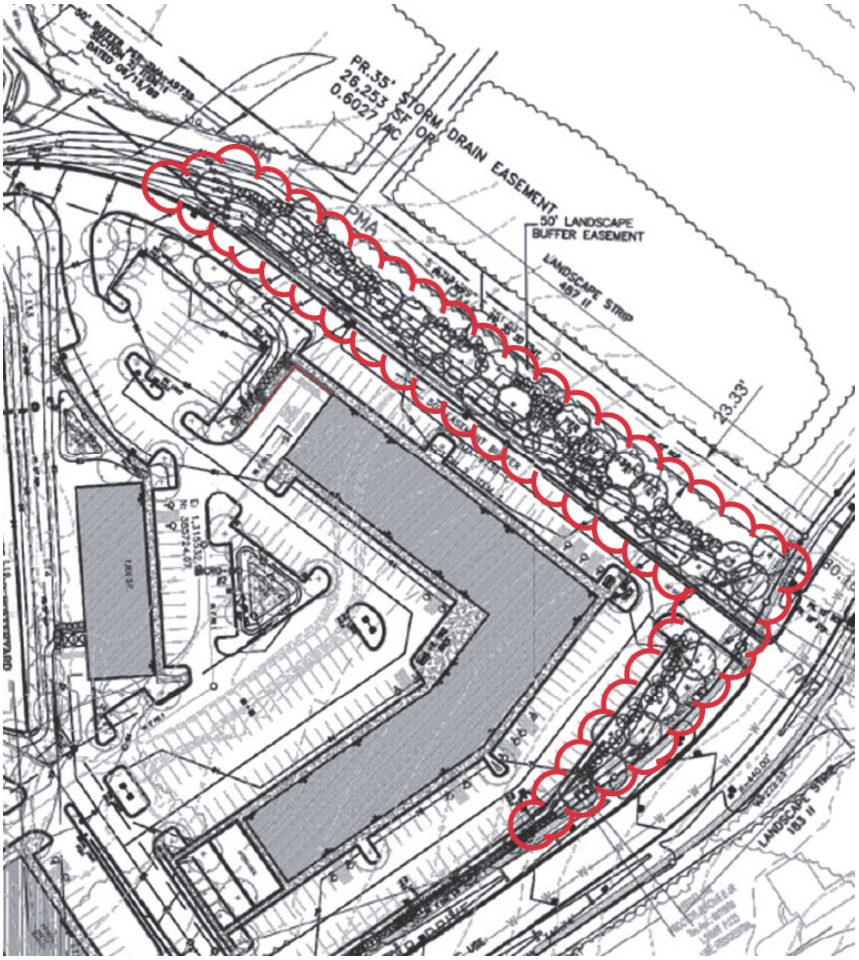


Exhibit *(not to scale)*

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

Response: The submitted landscape plan demonstrates compliance with the above two design standards.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;
(ii) Entrance drives should provide adequate space for queuing;
(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;
(iv) Parking areas should be designed to discourage their use as through-access drives;
(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;
(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;
(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;
(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Response: The limits of the parking compound and onsite circulation driveway aisle widths and parking spaces sizes have been fully designed in accordance with the requirements of Part 11 of the Zoning Ordinance and will provide safe, efficient onsite circulation for both pedestrians and drivers. All crosswalks along pedestrian sidewalks routes are prominently identified/marked and ADA compliant to accommodate access into the buildings for the physically handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Response: The lighting proposed in this DSP meets all of the above requirements. All prominent onsite elements, such as the main entrance to the building, will be consistently lit throughout the appropriate portions of the day LED light fixtures. The site also utilized full cut-off optics to limit light spill-over into adjacent properties. Details are provided within the DSP-20030 Landscape and Lighting plan set submitted with the Application herein.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

Response: There are no onsite or adjacent public scenic view areas or incompatible uses associated with the submitted DSP-20030 property's development.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

Response: The subject application has also been designed to meet all applicable requirements of the *Landscape Manual* and Tree Canopy Coverage Ordinance. The below Tree Canopy Coverage Schedule for the DSP-20030 confirms that the proposed development has a Tree Canopy Requirement of 0.98 acres, and will satisfy this requirement by providing 0.98 acres of tree canopy.

Tree Canopy Coverage Schedule for Sec. 25-128			
LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

Response: The submittal demonstrates an interconnected pedestrian system that is convenient and designed to encourage pedestrian activity and connect to amenities within the development. Adequate attention has been paid to human scale, high-quality urban design, and other amenities, such as the types of paving materials, landscaping, street furniture, signage, and pedestrian-scale lighting of the public areas.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

Response: All grading will conform to the above regulations and the approved Stormwater Management Concept number and approval date: 56598-2017-0, Approved on August 26, 2019.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;
(ii) Service areas should be located conveniently to all buildings served;
(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and
(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

Response: The submitted landscape plan demonstrates that loading spaces are visually screened from Livingston Road, Indian Head Highway (MD 210), and the vacant residential lots located north of the subject property.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;
(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;
(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;
(iv) Public spaces should be readily accessible to potential users; and
(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

Response: The subject site's development plan complies with the above guidelines.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stacked Stone Veneer, Stucco Architectural banding, architectural trim, combination of standing seam metal and architectural grade fiberglass roofs.

Section 27-281(c) – Specific Purposes of Detailed Site Plans:

(c) Specific Purposes.

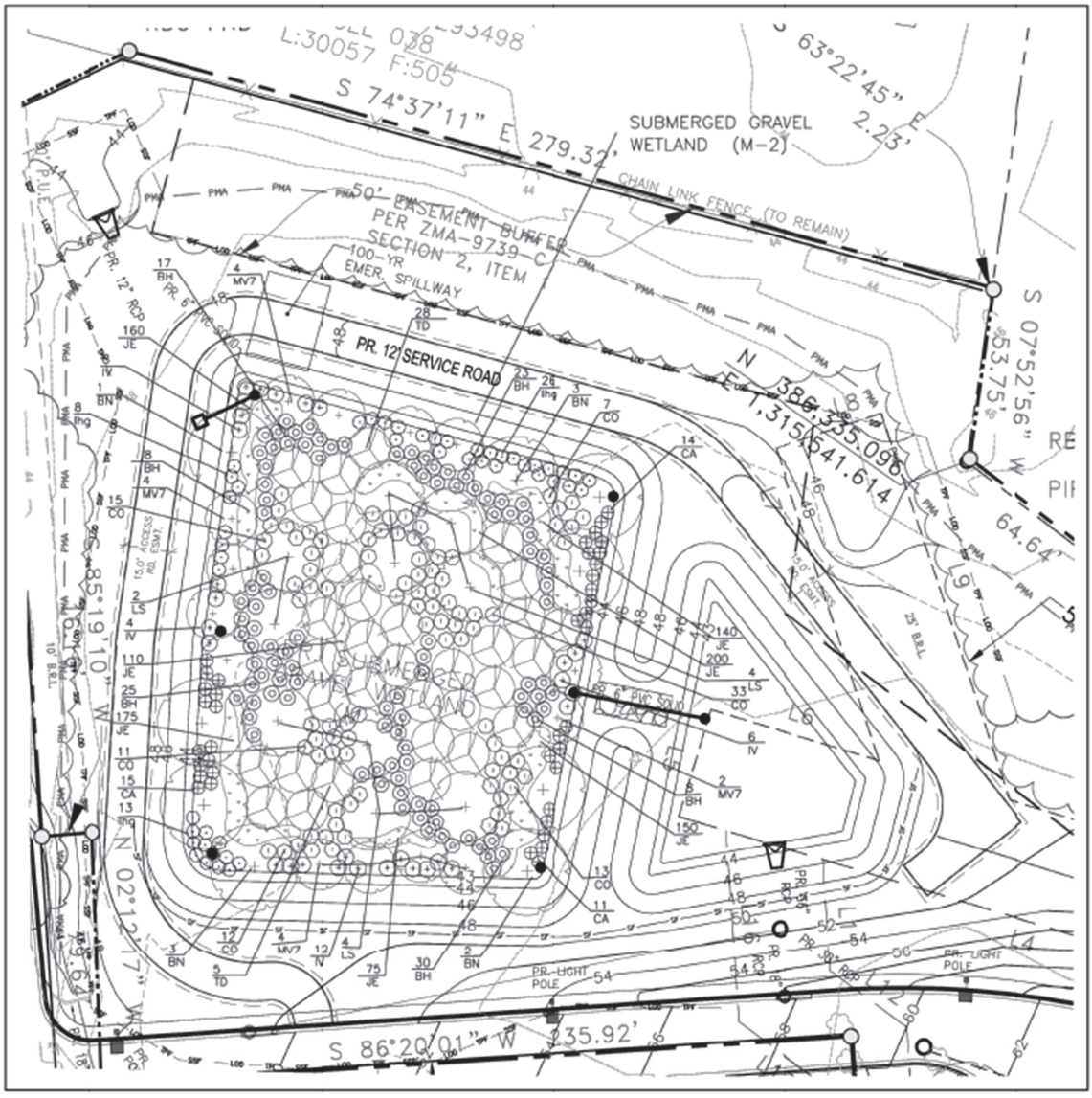
(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stone Veneer, Architectural banding, a combination of standing seam metal, and architectural grade fiberglass roofs.

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

RESPONSE: The attached plan sheets, General Notes, Plan Legends, and attached sediment control and stormwater management approval plans promote this Purpose. The plan sheets show the location of all environmental features and proposed mitigation measures. The landscaped areas are in accordance with the Landscape Manual, and the green areas are designed in accordance with the above guidelines to provide well-defined outdoor passive recreation spaces, screening of unpleasant views, shaded areas, and stormwater bioretention. The diverse pallet of native plants with minimal lawn provides for increased ecosystem function, limited maintenance requirements, and reduced chemical/petroleum inputs. The below screen clip showing the stormwater management feature rain garden feature designed to be planted native plan varieties demonstrates compliance with this condition (see **Exhibit).**



SUBMERGED GRAVEL WETLAND M-2

Exhibit *(not to scale)*

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

RESPONSE: The above two standards do not apply to the proposed C-S-C Zoned integrated shopping center use.

F. Section 27-285. - Planning Board procedures

(b) Required Findings

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

Response: This Application is in harmony with the site design guidelines in Section 27-274.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

Response: A conceptual site plan was not required for this project.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Response: The Applicant is not proposing an infrastructure-only DSP. Therefore, the above finding is not applicable to the Application.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Response: A review of the site's environmental features was conducted for the Preliminary Plan of Subdivision 4-07050 case that was heard and approved at a public hearing before the Prince George's County M-NCPPC Planning Board on December 6, 2007.

Based on the level of design information available at the present time, there are no onsite regulated environmental features on the subject property.

VII. Previous Approvals:

Preliminary Plan of Subdivision 4-07050: Pursuant to the provisions of Subtitle 24, on December 6, 2007, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCPI/127/90-01, and APPROVED Preliminary Plan of Subdivision 4-07050,

including a Variation from Section 24-122(b)(1)(G), for Proposed Parcels A through E with the following conditions: ***highlighted in italic bold.***

1. ***Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:***

    a. ***Provide the height for all proposed buildings on the TCPI.***

Response: The Applicant acknowledges this condition. However, based on measurements conducted on the M-NCPPC PGAtlas GIS website, the JLUS Interim Land Use Controls area neither impacts nor applies to the subject property.

    b. ***Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).***

Response: Acknowledged.

    c. ***Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).***

Response: The Applicant acknowledges this condition by including a densely planted 50-foot landscape buffer designed in compliance with the Landscape Manual. The buffer designed in compliance with this condition is outlined with a red cloud in the below **Exhibit**.

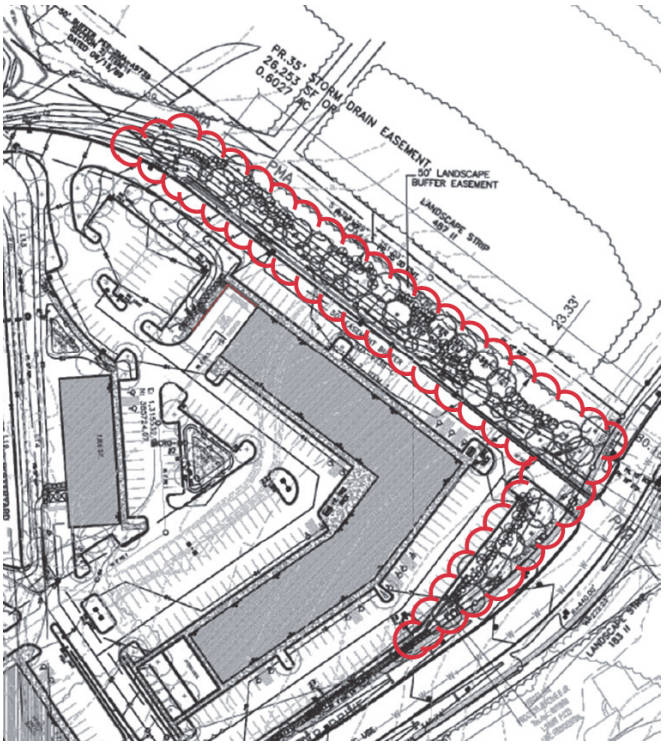


Exhibit *(not to scale)*

2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.

Response: The Applicant acknowledges this condition. The Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this Application.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.

Response: The Applicant acknowledges and the submitted DSP-20030 development plan is designed in compliance with the Stormwater Management Concept Plan.

4. Prior to signature of the preliminary plan, the Type I TCP shall be revised to:

a. Provide the height for all proposed buildings on the TCPI.

b. Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.

c. Add a symbol for the existing tree line.

d. Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.

e. Provide all woodland conservation off-site.

f. Revise the worksheet as needed.

g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

Response: The Applicant acknowledges and will comply with the above conditions 4. a.- g. prior to signature approval of the final plat of subdivision.

5. The following note shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

6. ***Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.***

Response: The Applicant acknowledges and submits this DSP-20030 Application herein in compliance with this condition.

7. ***Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.***

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

8. ***Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.***

Response: The Applicant acknowledges this condition.

9. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

10. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

11. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

12. ***Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

13. ***MD 210 and Livingston Road/East Swan Creek Road: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:***

    a. ***On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.***

    b. ***On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right- turn lane.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

14. ***Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:***

    a. ***Provision of a southbound left-turn lane along the Livingston Road approach.***

    b. ***Provision of two approach lanes along the Gunpowder Drive approach.***

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

Response: The Applicant acknowledges and will comply with the above conditions of approval.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

Response: The Applicant acknowledges this instant.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

Response: On or around July 10, 2015, the Applicant's attorney at that time discussed the role that the SHA Reservation has played in preventing the development of parcels with Whitney Chellis, Supervisor, Subdivision Section, which included a review of Sections 24-139, 24-140, and 24-141 of the County Code. Following a recommendation from Ms. Chellis, Applicant submitted a written request to the Department's Principal and Senior Counsel to obtain a formal legal opinion, in the form of an e-mail addressed to both Ms. Debra Borden, Principal Counsel, and Mr. Matthew Mills, Senior Counsel, with a copy to you and Mr. Alan Hirsch, Division Chief, Development Review Division. The conclusion of Applicant's efforts with the Department's Principal and Senior Counsel is that Ms. Chellis confirmed that she agreed that the reservation of Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange has expired, and therefore, no longer has any force or effect on 4-07050/PGCPB No. 07-233 (see attached correspondence).

Despite M-NCPPC's concurrence, SHA did not immediately concur, nor address the Applicant's request and reached out continually to SHA for SHA's decision. The Applicant had experienced extensive delays in obtaining a Right-of-Way (ROW) dedication determination for the subject property's Indian Highway (MD Rte. 210) frontage. Finally, the SHA has issued a favorable determination late this past Summer 2021 that SHA is not requesting any further ROW dedication (see attached letter). As such, the Planning Board approved a one-year (1) extension to the PPS on January 13, 2022.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

Response: The DSP-20030 application and development plan does not include a residential element.

18. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

Response: The proposed structure is to be fully-sprinkled by the National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

VIII. Conclusion:

In light of the analysis and findings presented above, the Applicant respectfully requests approval of the Detailed Site Plan DSP-20030 for the proposed construction of an integrated retail, office space commercial center on the subject property

The Applicant submits that this request complies with the Preliminary Plan of Subdivision 4-07050 findings of fact and related conditions of approval for the adopted by the Planning Board. The Livingston of Fort Washington commercial center development is consistent with the purposes of the C-S-C Zone and is consistent with the various recommendations of the Plan Prince George's 2035 General Plan and the goals of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, where applicable. In addition, the proposed Detailed Site Plan application is in accordance with the applicable regulations and procedures found in the Subtitles 24 and 27 of the Prince George's County Code.

Please call me if additional information is required.

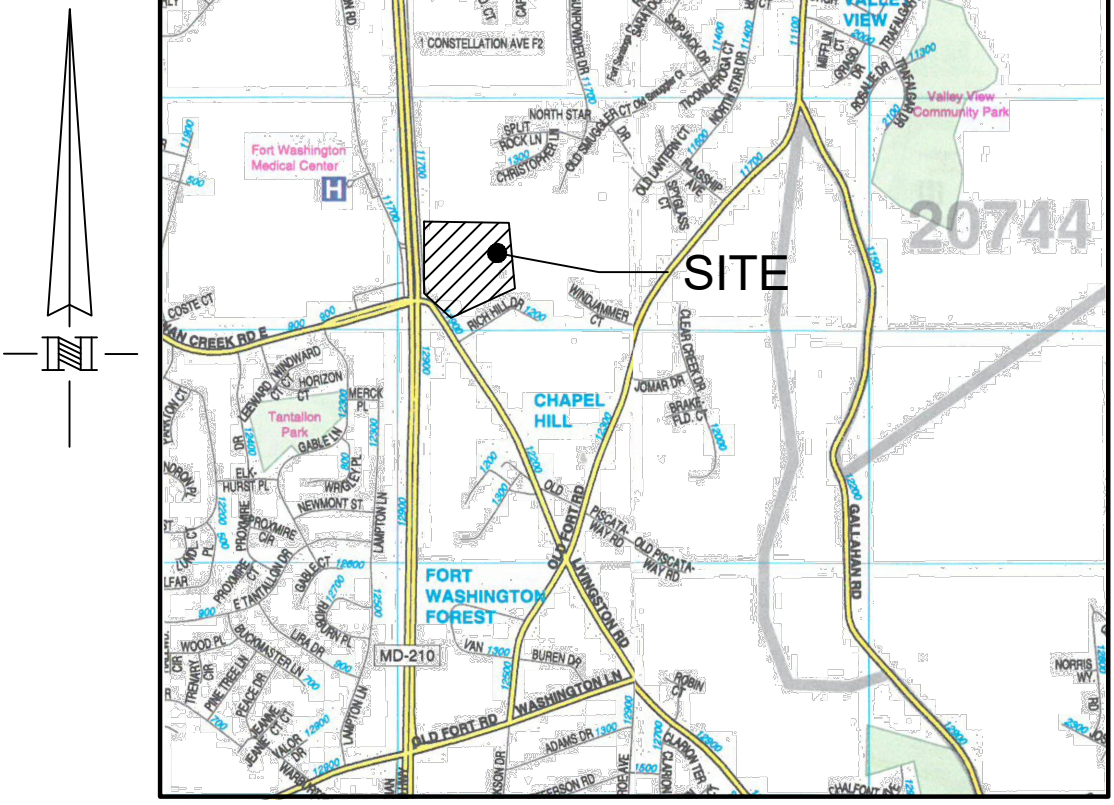
Sincerely,

Arthur J. Horne, Jr.

AJH/fms

cc: Maureen Wood
Asko Miljkovic

N:\Wood, Maureen Earp\DSP-20030\DSP-20030 SOJ\DSP-20030 Livingston of Fort Washington SOJ 06-14-2022.docx



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6

ADC MAP # 51&52, GRID E-2 TO E-5

SCALE: 1" = 2000'

INVOICE

To:

Name	Company Name	Address
Asko Miljkovic	Elite Engineering	6305 Ivy Lane, 370 Greenbelt, Md 20770
PSU Applicant	TEST Company & Associates, Inc.	14501 Sweitzer Lane Laurel, Md 20707

Invoice Number	Invoice Date	Invoice Amount	Amount Due	Invoice Status	Invoice Description
00194810	10/28/2020	$1,693.00	$0.00	Paid In Full	NONE

Reference Number	GL Account	Description	Quantity	Total
DSP-20030	06-40650	GOV Review (Major)	1	$1,693.00

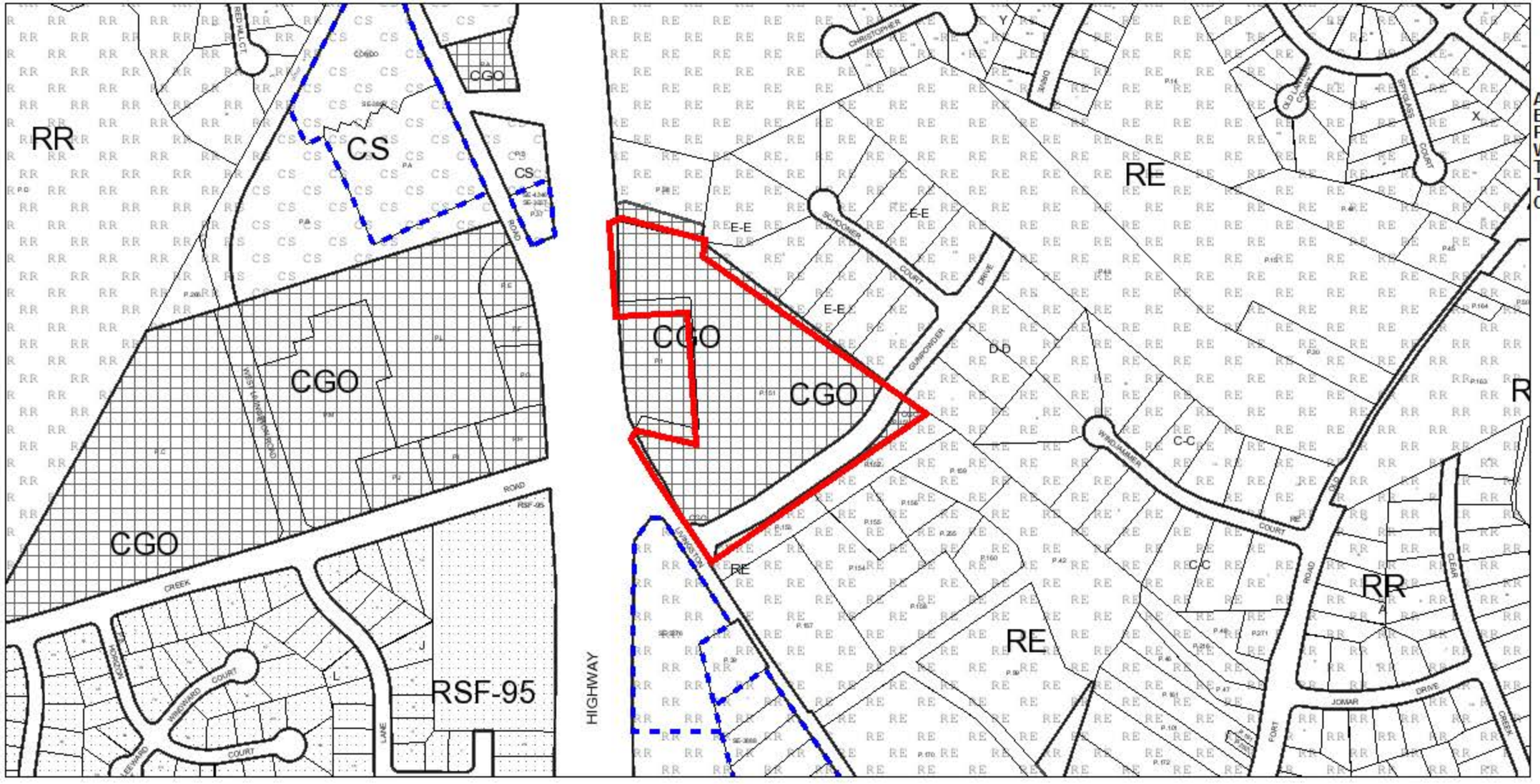
Total Non-SDC Fees $1,693.00

Note: When making an online payment, Western Union charges a $5.95 convenience fee per online transaction. The convenience fee is not included on the WSSC Water permit/plan invoice total.

PAYMENTS (This invoice only)

Reference Number	Payment Receipt #	Description	Payment Method	Amount Paid
DSP-20030	TRC-177444-28-10-2020	GOV Review (Major)	ACH #6752	$1,693.00

Total Paid This Invoice $1,693.00



ZONING SKETCH MAP

APP NO: DSP-20030
EXISTING ZONE: _____
PLANNING AREA: 80
WSSC GRID: 216SE02
TAX MAP: 132
TAX GRID: B2
COUNCIL DISTRICT: 8

0 420
ft

1 inch = 400 feet

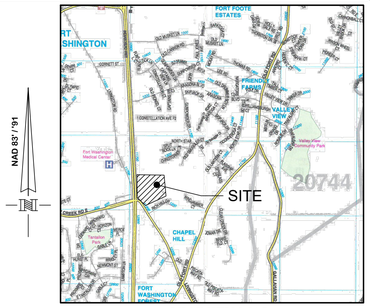
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 7/14/2022

DETAILED SITE PLAN
FOR
LIVINGSTON OF FORT WASHINGTON
SUBD #4-07050
DSP #20030

LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51&52, GRID E-2 TO E-5
SCALE: 1" = 2000'

GENERAL NOTES

1. SUBDIVISION: LIVINGSTON OF FORT WASHINGTON
2. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON
   LIBER: 20797 , FOLIO: 529, PARCEL: 151
3. GROSS TRACT AREA: 12.27 AC.
4. DEDICATED TO PUBLIC R-O-W (GUNPOWDER DRIVE): 1.56 AC.
5. NET TRACT AREA: 10.55 AC
6. EXISTING ZONING: CGO (COMMERCIAL, GENERAL AND OFFICE)
7. TOTAL PARCELS = 3 (A,B,AND C)
8. PROPOSED OFFICE AND RETAIL AREA

TOTAL PROPOSED OFFICE =	32,206 SF (PARCEL A)
TOTAL PROPOSED RETAIL =	32,206 SF (PARCEL A)
	7,800 SF (PARCEL A)
	6,600 SF (PARCEL C)
TOTAL PROPOSED=	78,812 SF

9. WSSC 200 SHEET NO. 215SE01 & 215SE02
10. TAX MAP #132, GRID B2, PARCEL 151
11. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA
12. EXISTING SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER & WATER CATEGORIES:
    SEWER - 3
    WATER - 3
13. SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
14. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
15. THERE ARE NO CEMETERIES WITHIN OR ADJACENT TO THE SITE.
16. LIVINGSTON ROAD IS A HISTORIC ROAD.
17. THERE IS NO EXISTING STREAM OR WETLANDS ON SITE
18. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA.
19. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
20. EX. 2 FT. TOPO BY GOODE SURVEYS, LLC., DATED JUNE 2019.
21. APPLICANT: LIVINGSTON OF FORT WASHINGTON LLC, 2450 RIVA ROAD, ANNAPOLIS, MD 21041 (OWNER)

PARKING REQUIREMENTS

OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 32,206 SF
PARKING REQUIREMENT:
4 SP. PER 1000 SF FOR 1ST 2,000 SF: 2,000/250 = 8
1 SP. PER 400 SF ABOVE 2,000 SF +30,206/400 = 76
TOTAL = 84

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 46,606 SF
PARKING REQUIREMENT 46,606 / 1000 X 4.0 = 187

TOTAL PARKING SPACES REQUIRED 271
HANDICAP SPACES REQUIRED 7

PARKING PROVIDED

STANDARD PARKING (9.5' X 19') 261
HANDICAP PARKING (8' X 19') 19
COMPACT PARKING (8' X 16.5') 18
TOTAL PARKING SPACES PROVIDED 298

LOADING SCHEDULE

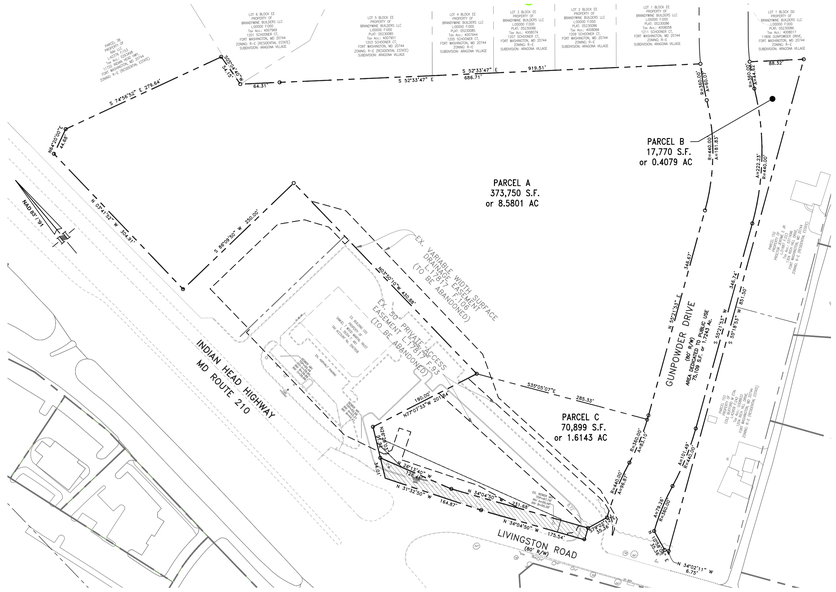
LOADING SPACES REQUIRED 3

LOADING SPACES PROVIDED 3

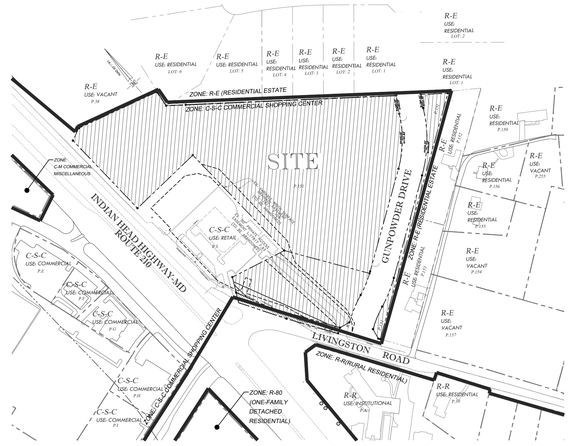
DIM #1 36' x 58'
DIM #2 30' x 58'
DIM #3 30' x 50'

SETBACKS

FRONT=10 FT.
SIDE= 12 FT.
BACK= 25 FT.



LOCATION MAP
SCALE: 1"=100'



ZONING AND USE MAP OF ADJACENT PROPERTIES
SCALE: 1"=200'

SHEET INDEX	
SHEET TITLE	SHEET #
COVER SHEET	DSP-1
APPROVAL SHEET	DSP-2
DETAILED SITE PLAN	DSP-3
DETAILS	DSP-4
PHOTOMETRIC PLAN	DSP-5
DETAILS	DSP-6
TREE CONSERVATION PLAN (TCP 2)	TCP-2
LANDSCAPE / LIGHTING PLAN	L1-L7

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
CONTACT: MAUREEN EARP WOOD
OFFICE TEL. (866) 573-4100
EMAIL: REALESTATE24050@GMAIL.COM

ELITE
Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFICATION

REVISIONS	BY

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. 28003, EXPIRATION 10/16/2022

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND · AMIR KHALIL · 28003 · PROFESSIONAL ENGINEER

07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DIST RICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	DSP-1

DSP-2

DRAWN
AS
CHECKED
AM
DATE
07/14/2022
SCALE
AS SHOWN
DRAWING

LIVINGSTON OF FORT WASHINGTON

DETAILED SITE PLAN # 20030

APPROVAL SHEET

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

07-14-2022

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

REVISIONS	BY

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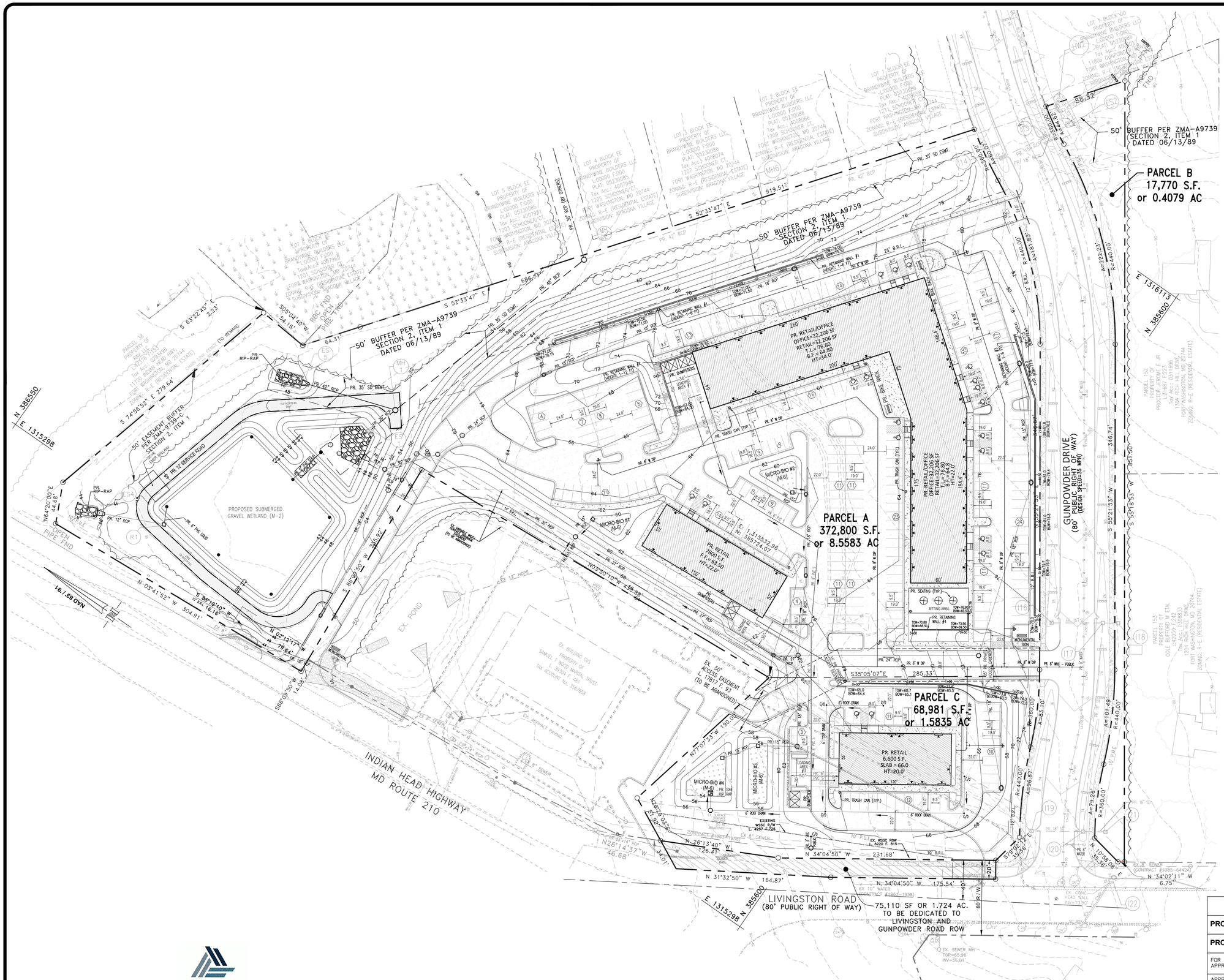

LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	
EXISTING CONTOUR	
ADJACENT PROPERTY	
PR. GRADE (2' INTERVALS)	
PR. CONC. SIDEWALK	
PR. HANDICAP ACCESSIBLE PARKING SPACE	
EXISTING TREE LINE	
PR. TREE LINE	
EX. CURB AND GUTTER	
PR. CHECK DAM	
PR. RIPRAP	
PR. STORM DRAIN	
PR. SEWER	
PR. WATER	
PR. TABLE W/ SEATING	
PR. TRASH CAN	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFATION

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

0 40 80
SCALE 1" = 40'

REVISIONS	BY

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ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — ASKO MILJKOVIC — 28003 — PROFESSIONAL ENGINEER

07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
SITE PLAN

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP: 132, GRID: B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	

DSP-3



Global Industrial™ 46" ROUND PICNIC TABLE W/ 6 SEATS, EXPANDED METAL, BLACK

ITEM#: T9F277590BK

✓CHAIR AND TABLE CORNERS ARE BEVELED FOR SAFETY
✓CORROSION-RESISTANT BLACK POWDER COAT GALVANIZED STEEL
✓ THERMOPLASTIC TABLE TOP & SEAT COATING RESIST FADING, MOLD AND VANDALISM
✓1-1/2" UMBRELLA HOLE WITH INCLUDE RETENTION SETSCREW

THE BLACK GLOBAL INDUSTRIAL™CAROUSEL PICNIC TABLE IS IDEAL FOR HIGH-TRAFFIC SEATING AREAS IN PARKS, SCHOOLS, PATIOS, POLLS AND MORE. EACH CHAIR IS SPACED 3-FEET A ADJUSTMENT FOR SEAT DISTANCE FROM TABLE ENSURING COMFORTABLE ACCESS AND SEATING FOR UP TO SIX. THIS OUTDOOR PICNIC TABLE IS MADE OF HEAVY-GAUGE METAL MEW DURABLE HIGH-GLOSS THERMOPLASTIC COATING ON THE CHAIRS AND TABLE TOP THAT STAYS COOL TO THE TOUCH EVEN IN THE SUN. ITS GALVANIZED STEEL FRAME IS TREATED WITH A BLACK POWER COAT FINISH FOR RUST-PREVENTION AND RESILIENCE TO THE ELEMENTS, AND A ZIN-RICH LAYER ON THE FINISH PROVIDES CORROSION-RESISTANCE. MOUNTING TABS ON THE BASE ALLOW FOR ANCHORING TO GROUND TO ADD STABILITY AND SECURITY. TABLE TOP FEATURES AND OPENING TO ACCEPT AN UMBRELLA 1/2" DIAMETER WITH A SETSCREW INCLUDED TO HOLD THE UMBRELLA IN PLACE. 7-YEAR LIMITED WARRANTY.

- OVERALL DIMENSIONS: 98". X 98"W X 32"H
- TABLE DIMENSIONS: 46" DIA X 29"H
- SEAT DIMENSIONS: 21"L X 16"W X 18"H
- WEIGH CAPACITY: TABLE - 1600 LBS. SEAT - 450 LBS.
- STAINLESS STEEL HARDWARE
- PORTABLE OR PERMANENT SURFACE MOUNT OPTIONS

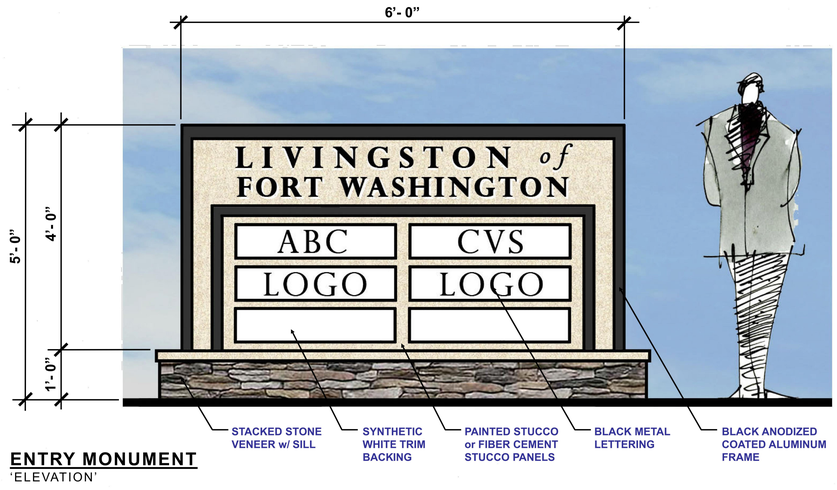


Global Industrial™ Steel Planter, Black

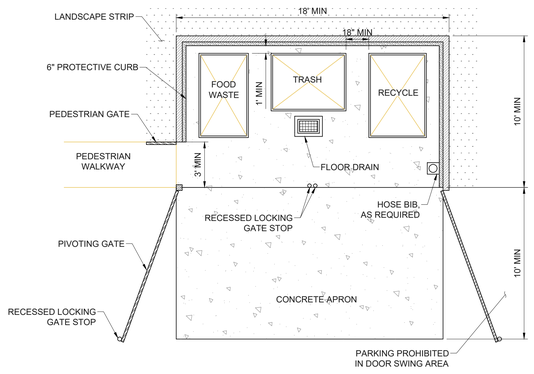
ITEM#: WB695738BK

FULLY WELDED COMMERCIAL GRADE STEEL PLANTER IS A GREAT ADDITION TO ANY OUTDOOR AREA. POWDER COATED STEEL IS RESILIENT AND CAN STAND UP TO EXTREME WEATHER CONDITIONS. 2" THICK SLATS REINFORCE THE STABILITY OF THE PLANTER. INCLUDED IS A BLACK HEAVY DUTY LINER WHICH HAS A 14 GALLON CAPACITY (BAGS SOLD SEPARATELY). HOLES ON THE UNDERSIDE OF THE LINER ALLOW FOR PROPER WATER DRAINAGE. COMES WITH 4 ADJUSTABLE LEVELING FEET GLIDES.

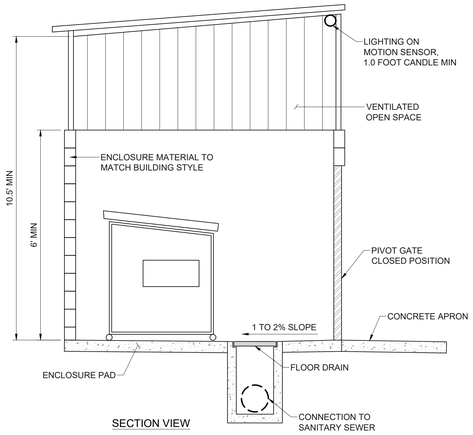
OUTER DIAMETER OF TOP RING: 30"
INNER DIAMETER OF TOP RING: 28"
DIAMETER OF BASE: 22"
TOTAL OVERALL DIMENSIONS: 30"W X 30"D X 26"H



ENTRY MONUMENT
'ELEVATION'

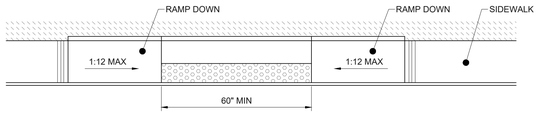


PLAN VIEW

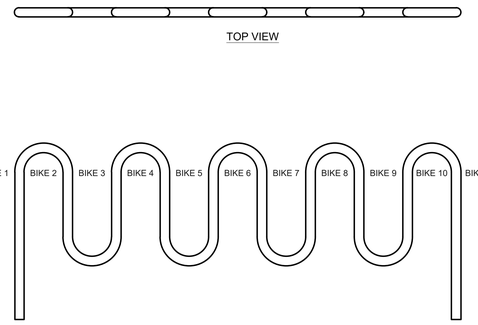


SECTION VIEW

DUMPSTER ENCLOSURE
NOT TO SCALE

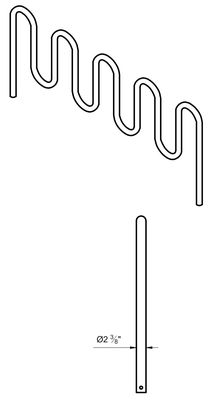


PARALLEL CURB RAMP
NOT TO SCALE



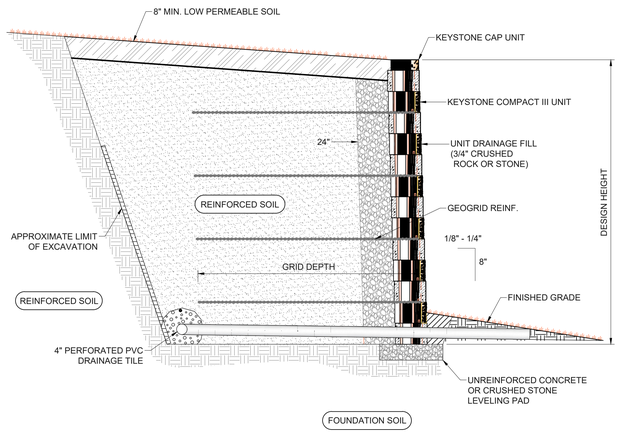
TOP VIEW

FRONT VIEW



RIGHT SIDE VIEW

BIKE RACK DETAIL
NOT TO SCALE

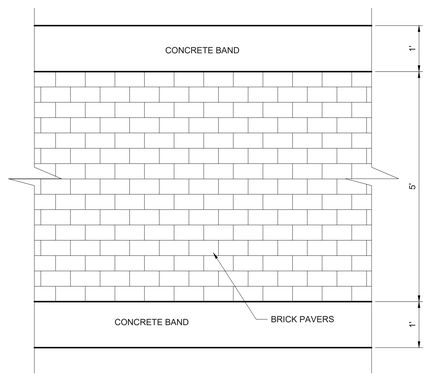


NOTE:

WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

TYPICAL REINFORCED WALL SECTION
NOT TO SCALE

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



AT-GRADE CROSS-WALK:
NOT TO SCALE

PAVING TYPE: HANOVER PREST BRICK PAVERS
COLOR: QUARRY RED
FINISH: NATURAL
SIZE: 4"X8"
INSTALLATION STYLE: RUNNING BOND
*OR APPROVED EQUIVALENT

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFATION

REVISIONS	BY

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. 28003, EXPIRATION 10/16/2022

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — BIJAN KHALILI — 28003 — PROFESSIONAL ENGINEER

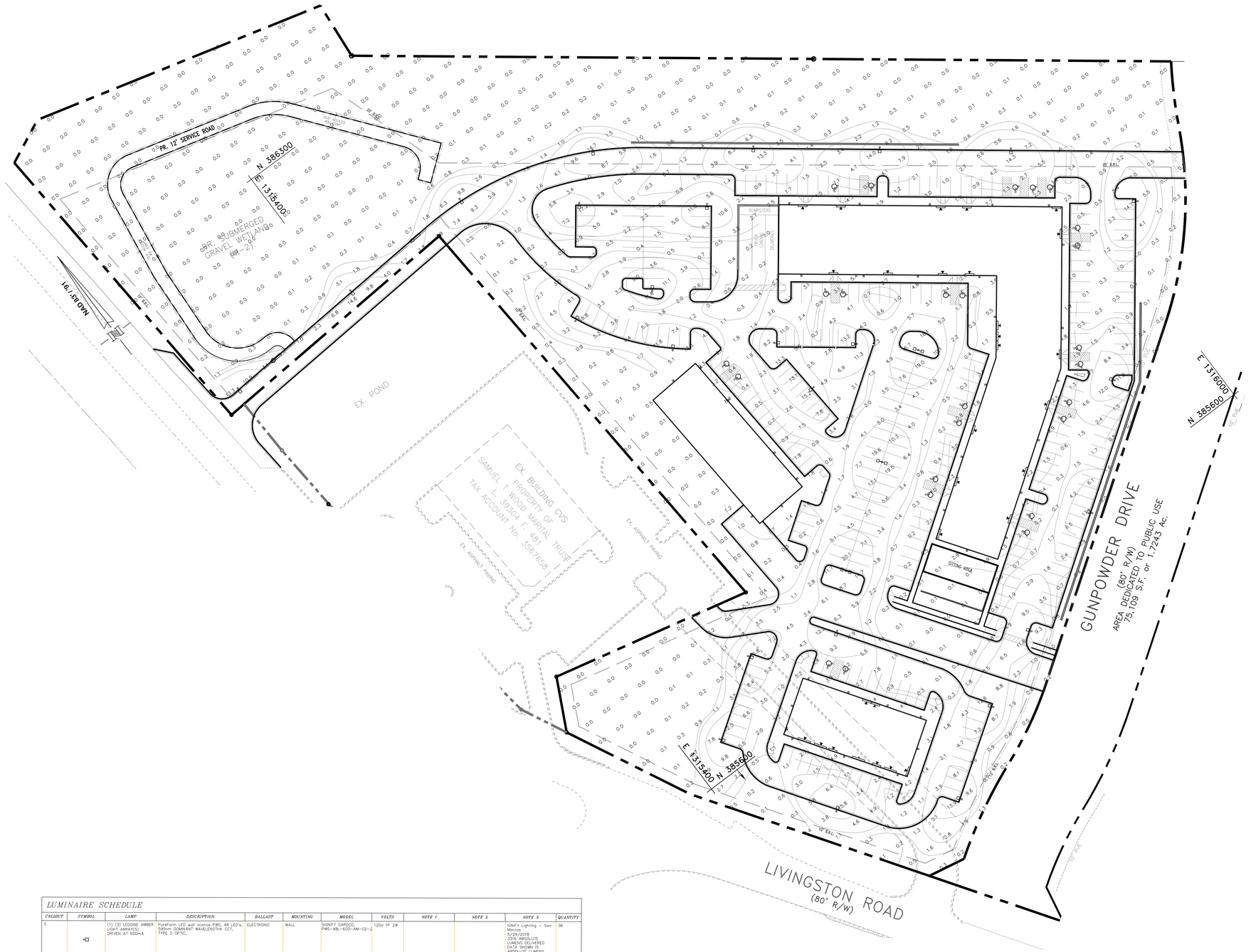
07-14-2022

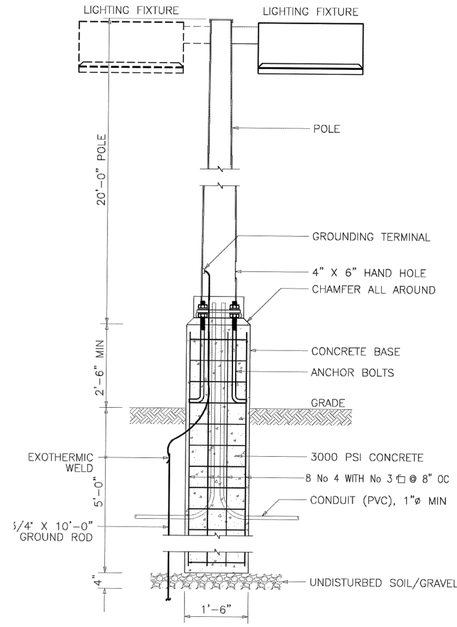
LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	

DSP-4


PR. 12' SERVICE ROAD
N 386500
E 1315400
SBR. SUBMERGED GRAVEL WETLAND (SW-2)
EX. POND
EX. BUILDING CVS
PROPERTY OF
SAMUEL T WOOD MARITAL TRUST
L. 39304 F. 451
TAX ACCOUNT No. 3567658
EX. ASPHALT PAVING
EX. ASPHALT PAVING
DUMPSTERS
SITTING AREA
E 1316000
N 385600
GUNPOWDER DRIVE
(80' R/W)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 Ac.
E 1315400 N 385600
LIVINGSTON ROAD
(80' R/W)



2 ES0.2 POLE DETAIL
SCALE: NONE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
S		(1) (3) LEDGINE AMBER LIGHT ARRAY(S) DRIVEN AT 600mA	PureForm LED wall sconce PWS, 48 LED's, 595nm DOMINANT WAVELENGTHK CCT, TYPE 2 OPTIC,	ELECTRONIC	WALL	SIGNIFY GARDCO, PWS-48L-600-AM-G2-C	120V 1P 2W			IGNIFY Lighting – San Marcos 5/29/2018 3516 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	36
SP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/19/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	25
DP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/16/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	3

0 40 80
SCALE 1" = 40'

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

PROJECT NAME:

PROJECT NUMBER:

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 SIGNATURE	CERTIFATION

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. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND
BIJAN KHALILI
28003
PROFESSIONAL ENGINEER
07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
PHOTOMETRIC PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN AP
CHECKED AM
DATE 07/14/2022
SCALE AS SHOWN

DRAWING

DSP-5

GARDCO by signify

Wall Mount | PureForm | LED wall sconce



Gardco PureForm LED wall sconce PWS features narrow spectrum amber LEDs combined with special shielding, making it a wildlife friendly lighting solution. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: PWS-48L-500-AM-G2-2-UNV-FWC-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Voltage	Options: Dimming controls	Motion-sensing lens	Photo-sensing	Electrical & Shield	Finish
PWS Pure-Form wall sconce	**48L** 48 LEDs	**400** 400mA; **600** 600mA	**AM-G2** Direct Amber (590nm) Generation 2 [2]	**2** Type 2; **3** Type 3; **4** Type 4	**UNV** 120-277V; **HVU** 347-480V; **120** 120V; **208** 208V; **240** 240V; **277** 277V; **347** 347V; **480** 480V	**DD** 0-10V External dimming (controls by others) [3]; **DCC** Dual Circuit Control [3,4,5,8]; **FAWS** Field Adjustable Wattage Selector [3,4]; **BL** Bi-level functionality [3,9]; DynaDimmer: Automatic Profile Dimming [3,6]: **CS50** Security 50% Dimming, 7 hours; **CM50** Median 50% Dimming, 8 hours; **CE50** Economy 50% Dimming, 9 hours; **DA50** All Night 50% Dimming; **CS30** Security 30% Dimming, 7 hours; **CM30** Median 30% Dimming, 8 hours; **CE30** Economy 30% Dimming, 9 hours; **DA30** All Night 30% Dimming	**IMRI2** [10] Integral with #2 lens; **IMRI3** [10] Integral with #3 lens	**PCB** Photocontrol Button [6,7,8]	Fusing: **F1** Single (120, 277, 347VAC) [7]; **F2** Double (208, 240, 480VAC) [7]; **F3** Canadian Double Pull (208, 240, 480VAC) [7]; Surge Protection (10kA is standard): **SP2** Increased 20kA; **FWC** Wildlife Friendly External House side shield [1]	Textured: **BK** Black; **WH** White; **BZ** Bronze; **DGY** Dark Gray; **MGY** Medium Gray; Customer specified: **RAL** Specify optional color or RAL (ex: RAL7024); **CC** Custom color (Must supply color chip for required factory quote)
	64L 64 LEDs	**600** 600mA								

1. External shield shipped with luminaire.
2. Extended lead times apply. Contact factory for details.
3. Not available with other dimming control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Not available in 347 or 480V.
7. Must specify input voltage.
8. Not available with 64L.
9. Must specify a motion sensor lens.
10. Not available with DD, DCC, and FAWS dimming control options.

WILDLIFE LIGHTING | c UL us

GARDCO by signify

Site & Area | Form 10 LED | Square arm mount



Gardco Form 10 LED square arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Gardco LED thermal management technology. High performance Class 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. Form 10 LED square luminaires provide full cutoff performance and feature a flat glass lens.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: EH14L-32L-450-NW-G3-AR1-2-120-DD-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distr.	Voltage	Controls	Electrical	Luminaire	Finish
EH14L 14" Square Extruded Luminaire LED	**32L** 32 LEDs	**450** 450mA; **900** 900mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3; **WW-G3** Warm White 3000K, 70CRI Generation 3; **CW-G3** Cool White 5700K, 70CRI Generation 3	Arm mounts: **AR1** for 3"-4.5" round pole [1]; **AR2** for 4.5"+ round pole [1]; **AR3** for square pole [1]; Wall mount: **WM1** with arm [1]; **WM2** without arm [1]; Mast Arm Fitter: **MA** Mounts to a 2-3/8" O.D. mast arm [1]	**2** Type 2; **3** Type 3; **4** Type 4; **5** Type 5	**120** 120V; **208** 208V; **240** 240V; **277** 277V; **347** 347V; **480** 480V; **UNV** 120-277V 50hz/60hz; **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver; Photoelectric/ Receptacle Systems (Twist Lock Receptacle): **TLRD5** Twist Lock Receptacle 5 Pin [4]; **TLRPC** Twist Lock Receptacle with Photocell [3,4]	Fusing: **F1** Single (120, 277, 347VAC) [3]; **F2** Double (208, 240, 480VAC) [3]; **F3** Canadian Double Pull (208, 240, 480VAC) [3]; Pole Mount Fusing: **FP1** Single (120, 277, 347VAC) [3]; **FP2** Double (208, 240, 480VAC) [3]; **FP3** Canadian Double Pull (208, 240, 480VAC) [3]; Surge Protection: SP1 Standard 10KVA; **SP2** Increased 20KVA	**HIS** Internal House Side Shield [5]	**BRA** Bronze Anodized; **BLA** Black Anodized; **NA** Natural Anodized; **BK** Black paint; **BZ** Bronze paint; **WH** White paint; **MGY** Medium Gray paint; **RAL** Specify optional color (ex: RAL7024); **CC** Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs	**700** 700mA								
EH19L 19" Square Extruded Luminaire LED	**48L** 48 LEDs	**900** 900mA								
	96L 96 LEDs	**560** 560mA; **650** 650mA								

Retrofit kit ordering guide

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distr. [2]	Voltage	Controls	Electrical
EH/H14L-RK 14" Square Retrofit Kit	**32L** 32 LEDs	**450** 450mA; **900** 900mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3; **WW-G3** Warm White 3000K, 70CRI Generation 3; **CW-G3** Cool White 5700K, 70CRI Generation 3	**2** Type 2; **3** Type 3; **4** Type 4; **5** Type 5	**120** 120V; **208** 208V; **240** 240V; **277** 277V; **347** 347V; **480** 480V; **UNV** 120-277V 50hz/60hz; **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver	Surge Protection: SP1 Standard 10KVA; **SP2** Increased 20KVA
EH/H19L-RK 19" Square Retrofit Kit	**48L** 48 LEDs	**900** 900mA					
	96L 96 LEDs	**560** 560mA					

1. Ordered and shipped with the luminaire.
2. Types 2,3, and 4 optics are field rotatable.
3. Must specify input voltage.
4. Works with 3-pin or 5-pin NEMA photocell/dimming device.
5. Not available in Type 5.

DLC PREMIUM | DLC | c UL us

PWS PureForm LED wall sconce

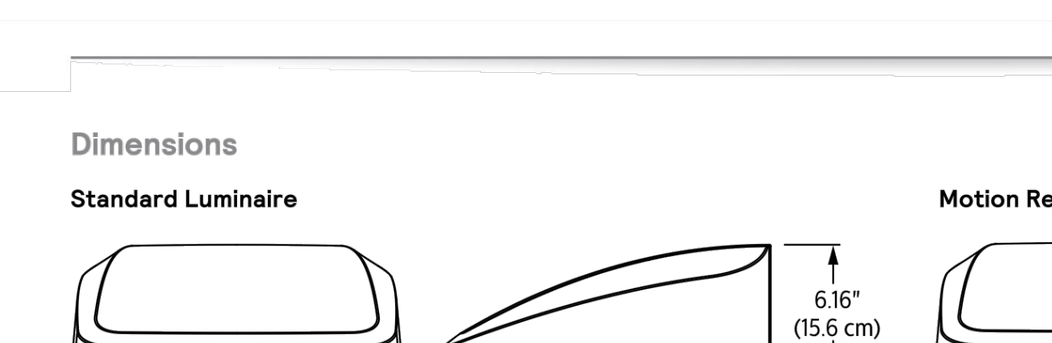
wall mount

Luminaire Accessories (order separately)

Mounting Accessories	
Wall Mount	
PWS-WS-G2	Wall Mounted Box for Surface Conduit Painted Black

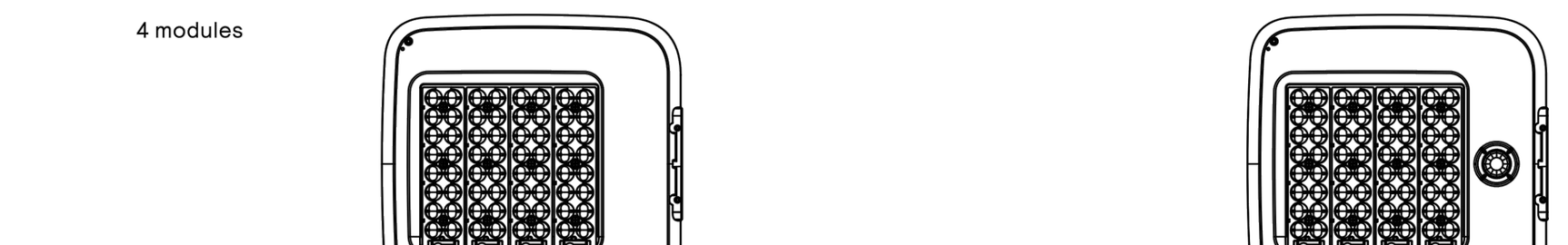
System accessories
Wireless system remote mount module
LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

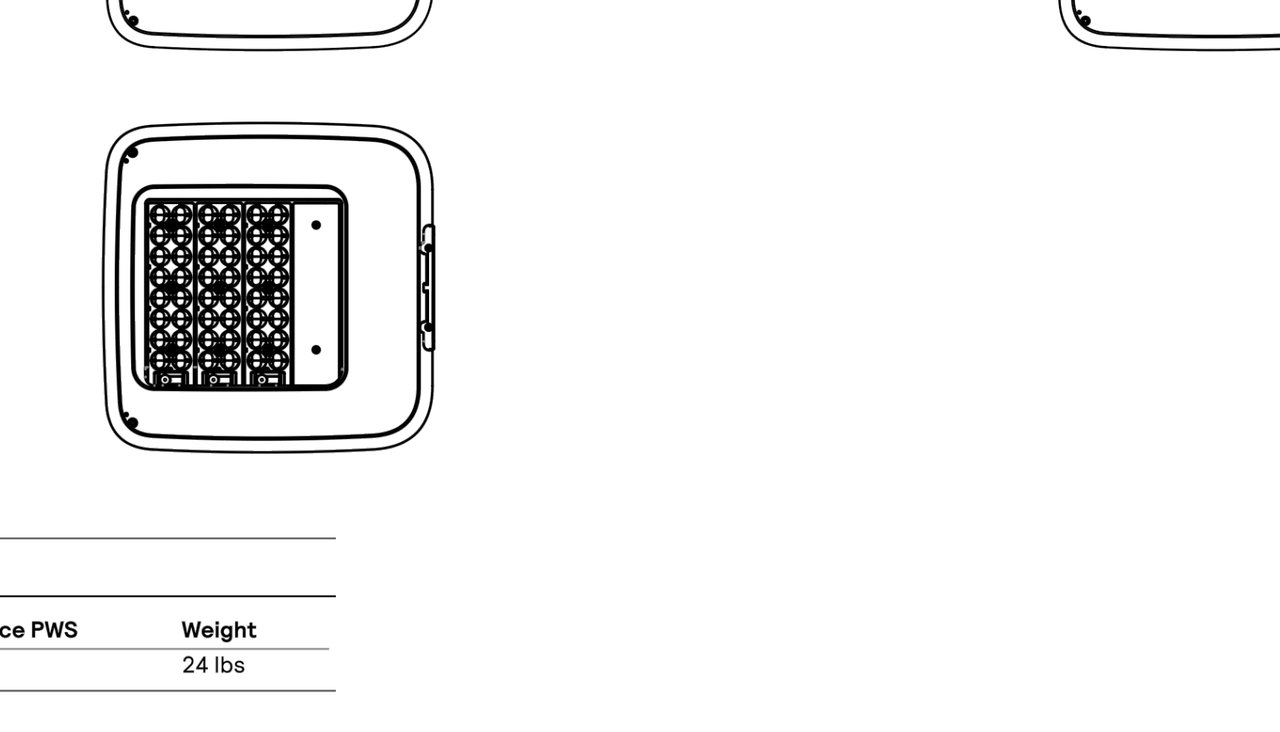
Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows connection to a Limelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.



Dimensions

Standard Luminaire | **Motion Response and Wireless System**





Luminaire Weights	
PureForm LED wall sconce PWS	**Weight**
Luminaire	24 lbs

EH14L & EH19L Form Ten LED luminaires

Site & Area – Square Arm Mount

Accessories (order separately)

Pole top fitters (one per pole):

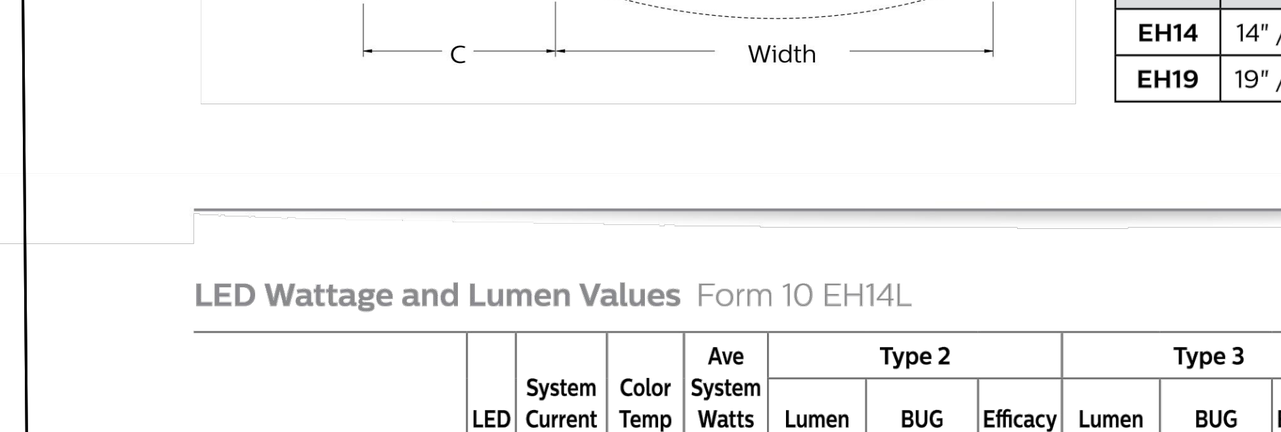
PTF2-(F)
Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR1.

PTF3-(F)
Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

PTF4-(F)
Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

(F) Specify finish

Dimensions and EPA



Size	Effective Projected Area (EPA) Single	Twin	3/4	Approx. Weight Single
14"	1.1 ft²/.10 m²	2.3 ft²/.21 m²	2.9 ft²/.27 m²	30 lbs / 13.61 kg
19"	2.1 ft²/.20 m²	4.0 ft²/.37 m²	5.5 ft²/.51 m²	55 lbs / 24.95 kg

Size	Width	B	C	D
EH14	14" / 35.56 cm	7" / 17.78 cm	6" / 15.24 cm	5" / 12.70 cm
EH19	19" / 48.26 cm	10" / 5.40 cm	9" / 22.86 cm	5" / 12.70 cm

LED Wattage and Lumen Values Form 10 EH14L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH14L-32L-450-NW-G3-x	32	450	4000	44	5887	B1-U0-G1	133	5642	B1-U0-G1	127	5827	B1-U0-G1	131	5758	B3-U0-G1	130
EH14L-32L-900-NW-G3-x	32	900	4000	90	10450	B2-U0-G2	116	10015	B2-U0-G2	112	10344	B2-U0-G2	115	10221	B4-U0-G2	114
EH14L-48L-700-NW-G3-x	48	700	4000	103	12822	B2-U0-G2	124	12288	B2-U0-G2	119	12692	B2-U0-G2	123	12541	B4-U0-G2	122

LED Wattage and Lumen Values Form 10 EH14L with Internal House Side Shield

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2-HIS Lumen Output	Type 2-HIS BUG Rating	Type 2-HIS Efficacy (lm/W)	Type 3-HIS Lumen Output	Type 3-HIS BUG Rating	Type 3-HIS Efficacy (lm/W)	Type 4-HIS Lumen Output	Type 4-HIS BUG Rating	Type 4-HIS Efficacy (lm/W)
EH14L-32L-450-NW-G3-x-HIS	32	450	4000	44	4910	B1-U0-G1	111	4627	B1-U0-G1	104	4444	B1-U0-G1	100
EH14L-32L-900-NW-G3-x-HIS	32	900	4000	90	8717	B1-U0-G2	97	8214	B1-U0-G2	92	7889	B1-U0-G2	88
EH14L-48L-700-NW-G3-x-HIS	48	700	4000	103	10695	B1-U0-G2	104	10078	B1-U0-G2	98	9679	B1-U0-G2	94

LED Wattage and Lumen Values Form 10 EH19L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH19L-48L-900-NW-G3-x	48	900	4000	135	16054	B3-U0-G2	119	15501	B2-U0-G2	115	15689	B2-U0-G2	116	15981	B4-U0-G2	118
EH19L-96L-560-NW-G3-x	96	560	4000	160	21587	B3-U0-G2	135	20843	B3-U0-G3	130	21096	B3-U0-G3	132	21489	B5-U0-G3	134
EH19L-96L-650-NW-G3-x	96	650	4000	186	24474	B3-U0-G3	131	23631	B3-U0-G3	127	23918	B3-U0-G3	128	24363	B5-U0-G3	131

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
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 SIGNATURE	CERTIFATION

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering

ELITE ENGINEERING, LLC
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(240)206-8055



07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	DSP-6

PGCPB No. 07-233

File No. 4-07050

RESOLUTION

WHEREAS, Livingston of Fort Washington, LLC. is the owner of a 12.27-acre parcel of land known as Parcel 151, Tax Map 132 in Grid B-2, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned C-S-C; and

WHEREAS, on June 26, 2007, Livingston of Fort Washington, LLC. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 5 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-07050 for Livingston of Fort Washington, LLC. was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 6, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 6, 2007, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/127/90-01), and further APPROVED Preliminary Plan of Subdivision 4-07050, Livingston of Fort Washington, LLC, for Parcels A through E with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

   a. Provide the height for all proposed buildings on the TCPI.

   b. Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).

   c. Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).

2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.

4. Prior to signature of the preliminary plan, the Type I TCP shall be revised to:

   a. Correct the preliminary plan number in TCP notes 1 and 6.

   b. Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.

   c. Add a symbol for the existing tree line.

   d. Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.

   e. Provide all woodland conservation off-site.

   f. Revise the worksheet as needed.

   g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

5. The following note shall be placed on the final plat of subdivision:

   "Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

7. Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.

8. Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.

9. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.

10. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

11. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

13. **MD 210 and Livingston Road/East Swan Creek Road:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.

    b. On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane.

14. **Livingston Road and Gunpowder Drive:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an

agreed-upon timetable for construction with the appropriate operating agency:

a. Provision of a southbound left-turn lane along the Livingston Road approach.

b. Provision of two approach lanes along the Gunpowder Drive approach.

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the *Henson Creek-South Potomac Master Plan*, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

18. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and approximately 105 feet north of Rich Hill Drive.

3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Undeveloped	Commercial/Retail/Bank
Acreage	12.27	12.27
Square Footage	0	80,000 Square Feet
Lots	0	0
Parcels	1	5
Public Safety Mitigation Fee		N/A

4. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision for Livingston of Fort Washington, 4-07050, and the revised Type I Tree Conservation Plan, TCPI/127/90-01, stamped as received by the Environmental Planning Section on October 30, 2007. The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to the conditions.

Background

The Environmental Planning Section previously reviewed Preliminary Plan of Subdivision 4-90115 for the subject property and TCPI/127/90. Preliminary Plan of Subdivision 4-90115 was withdrawn prior to being heard by the Planning Board and TCPI/127/90 was never approved. Prior Preliminary Plan of Subdivision 4-03052 and TCPI/127/90 were approved for the abutting CVS Pharmacy. The 2.164-acre CVS Parcel (Parcel 1) was recorded in Land Records as REP 198 @ 19. The Planning Board's actions for Preliminary Plan 4-03052 are contained in PGCPB Resolution No. 03-180. Type II Tree Conservation Plan TCPII/54/03 was subsequently approved as part of a grading permit for the same property. The most recent prior application, Preliminary Plan 4-06083 and TCPI/127/90-01, were withdrawn on May 9, 2007, prior to being heard by the Planning Board. This proposal is for 5 parcels in the C-S-C Zone.

Site Description

There are no streams, wetlands or 100-year floodplain on the property. The site eventually drains into Broad Creek in the Potomac River watershed. Current air photos indicate that the site is partially forested. The *Approved Countywide Green Infrastructure Plan* indicates Evaluation Areas and Network Gaps on the property. No scenic or historic roads are affected by this proposal. Indian Head Highway is the nearest source of traffic-generated noise. The proposed use is not expected to be a noise generator. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, no rare, threatened, or endangered species occur in the vicinity of this property. The "Prince George's County Soil Survey" indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the Prince George's County Approved General Plan.

Environmental Issues Addressed in the Henson Creek Master Plan.

There are no specific recommendations pertaining to the environmental elements of the master plan that relate to the subject property.

Countywide Green Infrastructure Plan

The property contains Evaluation Areas and Network Gaps as identified in the *Approved Countywide Green Infrastructure Plan*. Because of the extensive master planned roads which affect the subject property, implementation of the Countywide Green Infrastructure Plan within this area is not a possibility.

Summary of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject applications. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Zoning Map Amendment, A-9739C, approved September 11, 1989

That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50 foot wide buffer.

The buffer is an important component of the site design because the residential lots to the east will be at higher elevation than the bulk of the C-S-C property, and if not property screened, will look at the second floor or roof of the proposed development. The 50-foot-wide buffer is shown along the eastern boundary; however, it is confusingly shown as both a tree preservation area and an area that will be graded. The conceptual grading shows a final slope that will be difficult to maintain as woodland. Planting of this area in conformance with the *Landscape Manual* may be a better alternative. Either the plan should be revised to increase the width of the buffer and flatten the slope, or all woodland conservation should be removed from this area. A 50-foot-wide buffer along the southern property line is not feasible due to the required location for proposed Gunpowder Drive.

Environmental Review

Signed Natural Resources Inventory NRI/137/06 was submitted with the application. There are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application. The TCP includes all 14.62 acres which were included within prior Preliminary Plan 4-03052.

Revised Type I Tree Conservation Plan TCPI/127/90-01 has been reviewed and was found to require revisions. The plan proposes clearing 8.00 acres of the existing 10.96 acres of woodland. The remaining woodlands are within the master planned right-of-way and cannot be counted towards meeting the requirement. The calculations correctly include clearing that was approved as part of TCPII/054/03. Because the undeveloped areas of the site are highly visible, and would

provide only very small fragments of woodland, all required woodland conservation should be provided off-site.

The plan requires technical revisions. The wrong preliminary plan number is listed in TCP notes 1 and 6. Some proposed planting areas conflict with proposed stormdrain easements. Most of the proposed preservation area appears to be in an area that is proposed to be graded, and the plan was not signed and dated by a qualified professional.

Indian Head Highway is the nearest source of traffic-generated noise. However, because of the zoning of the property and the proposed commercial use, the noise level creates no significant impact. No further action regarding noise is required.

The *Prince George's County Soil Survey* indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. These soils are subject to impeded drainage and seasonally high water tables. This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan of subdivision review. A soils report may be required by Prince George's County during the permit review process.

Stormwater Management Concept Approval letter CSD 12498-2007-00 was submitted with this application. The letter requires that the proposed stormwater management facility be approved by the State Highway Administration (SHA). The plan submitted with the application is not an approved plan and is significantly different from both the preliminary plan and the TCPI.

The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to conditions.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the site will therefore be served by public systems.

5. **Community Planning**—The subject property is located in Planning Area 80 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land use for the subject property. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

The 2002 General Plan locates the subject property within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. This application proposes a commercial center and employment area that is consistent with 2002 General Plan Development Pattern policies for the Developing Tier.

The State Highway Administration's MD 210 multimodal study recommends an interchange that bisects the subject property.

The 2006 Henson Creek-South Potomac Master Plan and SMA retains the existing C-S-C Zone as approved by Zoning Map Amendment A-9739-C.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

7. **Trails**—The Henson Creek-South Potomac Master Plan and SMA recommends continuous sidewalks and designated bike lanes along Livingston Road (page 71). Due to the commercial nature of this proposal, and its proximity to residential neighborhoods, the Transportation Planning Section recommends that standards sidewalks be provided on the site's frontages of Livingston Road and the MD 210 service road, unless modified by the appropriate agency. Standard sidewalks should also be provided along both sides of proposed Gunpowder Drive unless modified by the Department of Public Works and Transportation (DPW&T). The sidewalk along the service road will ensure safe pedestrian access to the north end of the site.

8. **Transportation**—The Transportation Planning Section has reviewed the subdivision application for the Livingston of Fort Washington Property. The applicant proposes a commercial subdivision consisting of five parcels and proposes the development of 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

Growth Policy - Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better is required in the Developing Tier.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding,

the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The existing conditions at the critical intersections identified for review and study are summarized below:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,779	1,819	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	932	1,227	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

There are no projects funded for construction within the study area in the County Capital Improvement Program (CIP) or the State Consolidated Transportation Program (CTP). Funding for planning and right-of-way acquisition remains in the CTP for the MD 210 corridor, and there is an approved Environmental Impact Statement (EIS) for the conversion of the signalized intersection north of Piscataway Creek to grade separated interchanges. Detailed design is being funded north of this area, but no construction funding is programmed to date. Ten approved but unbuilt developments that would directly affect the critical intersections were identified. Annual through traffic growth of 2.0 percent per year was added to account for development and traffic growth in the general area. With background growth added, the following results are obtained:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,877	1,933	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	982	1,385	A	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

This application proposes a commercial subdivision consisting of five parcels, two of which, are proposed for the development of 80,000 square feet of mixed retail space. The proposed development would generate 140 AM (85 in, 55 out) and 960 PM (480 in, 480 out) peak-hour vehicle trips as determined using the "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The following comments are needed regarding the trip generation for a retail center:

- The Guidelines allow up to 60 percent of site generated traffic to be considered to be pass-by (i.e., already on the adjacent roadway). Given the location of this site, adjacent to two major commuter routes, this pass-by rate is deemed to be acceptable as used in the study. In consideration of the pass-by rate, the site would generate 56 AM (34 in, 22 out) and 384 PM (192 in, 192 out) new peak-hour vehicle trips

- The site is analyzed as general retail, which would allow for a range of retail uses that would normally be found within a retail center. Computations of trip generation for retail centers consider the inclusion of a variety of stores, eating establishments, and services, and staff has determined that overall square footage should normally be used for determining trip cap conformity. Nonetheless, in determining conformity with a trip cap, cases where a single large use might be dominant, or cases involving trip-intensive uses that are not normally found in a retail center (such as gas stations, day care centers, and stand-alone convenience stores) will require a more thorough analysis considering specific rates for certain uses.

recommendations. The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 210 and Livingston Road/East Swan Creek Road				
Background Conditions	F/1877	F/1933		
Total Traffic Conditions	F/1887	F/2091	+10	+158
Total Traffic Conditions w/Mitigation	E/1676	D/1804	-211	-287

The options for improving this intersection to a LOS D, the policy level of service at this location, are very limited. Additional through lanes along MD 210 through the intersection would not be effective. MD 210 is already three through lanes northbound and southbound at this location. The western and eastern legs of the intersection have right-of-way issues, with commercial development on each side of the highway. The only identifiable improvement that would result in LOS D operations at this location would be the construction of the planned MD 210 and Livingston Road/East Swan Creek Road interchange. This interchange was included in an environmental study of the MD 210 corridor by SHA, but there has been no funding to date for design or construction.

As the CLV at the critical intersection is above 1,813 during both peak hours, the proposed mitigation actions must mitigate at least 100 percent of the trips generated by the subject property, and the actions must reduce the CLV to no worse than 1,813 during either peak hour, according to the Guidelines. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips during each peak hour. This table also indicates that the resulting CLV under total traffic with the mitigation improvements is 1,813 or less in each peak hour. The table indicates that the proposed mitigation action would mitigate 181 percent of the trips generated by the subject property in the PM peak hour, and an even higher percentage during the AM peak hour.

Therefore, the applicant's proposed mitigation at MD 210 and Livingston Road/East Swan Creek Road meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.

As noted earlier, SHA does concur with the mitigation that is proposed, and DPW&T offered no comments on the mitigation action. Given past actions by the Planning Board regarding mitigation proposals in this area, this appears to be a circumstance in which the Planning Board would seriously consider the use of mitigation. The Transportation Planning Section's recommendation will include the applicant's proffer of the mitigation actions as a condition of approval for this application.

Livingston Road and Gunpowder Drive

This intersection operates inadequately during the PM peak hour as an unsignalized intersection. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal if it is deemed warranted by the appropriate operating agency. The warrant study is, in itself, a more detailed study of the adequacy of the existing unsignalized intersection. With a signal in place, it is estimated that the intersection would operate at LOS A in the AM peak hour with a CLV of 383, and in the PM peak hour, it would operate at LOS A with a CLV of 712.

It is noted that this analysis has been limited to a proposed retail development totaling 80,000 square feet. Other types of uses can be constructed in the C-S-C Zone that may be more trip-intensive. Although adequacy has been determined for the retail center as proposed, the plan should be approved with a trip cap consistent with the development quantity and type that has been assumed in the adequacy finding.

Plan Comments

The site is adjacent to Livingston Road, which is shown as a master plan collector facility on the Henson Creek-South Potomac Master Plan and SMA. The plan must show dedication of 40 feet from centerline along Livingston Road.

More notably, the site is adjacent to an element of a planned interchange of MD 210 with Livingston and East Swan Creek Roads. In the Henson Creek-South Potomac Master Plan and SMA, the interchanges consistent with the Maryland State Highway Administration (SHA) selected alternative (Alternative 5A) for MD 210 were made a part of the overall infrastructure recommendations. Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210 and an overpass over MD 210.

The availability of a selected alternative is an indication that the interchange configuration has had extensive environmental and public review, along with state and federal approval. It is not yet funded for design or construction at this time. Given the impact of the right-of-way on this site, it was determined that reservation in accordance with Section 24-139 appeared desirable. Furthermore, the current submitted plan includes proposed Parcel D, which shows the approximate limits of the interchange plus Livingston Road through the property, and the plan proffers reservation for Parcel D. Referrals were sent to the county and the state regarding potential reservation of the needed right-of-way for this interchange, and 30 days were given for a response. A response was received from SHA regarding this reservation request. Dedication, not reservation, was requested by SHA. The response included a map showing the boundaries of the dedication area proposed in accordance with Section 24-139(b).

At this time, notice is taken of Zoning Map Amendment A-9739-C. The 1989 resolution approving the rezoning of the property from R-E to C-S-C includes language that requires the

relocation of Livingston Road and the extension of Gunpowder Drive to be built prior to the issuance of any permits within this property. Condition 3 of that resolution reads as follows:

3. **"That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M. P. C-225, C-231) and of the realignment of Livingston Road".**

The presence of both facilities was given by the District Council as their second finding for the approval of the rezoning of this property from R-E to C-S-C. While a more detailed environmental study of the interchange, along with a new master plan, has altered the layout of this interchange to some extent, the impact of these planned facilities on the subject property has not changed appreciably from the expectation at the time of the rezoning approval in 1989. As a part of the hearing for A-9739-C, the applicant produced a development concept for the site that included the interchange layout at that time, plus the master plan roadways. This concept is shown as Attachment A, and the following is noted:

- Gunpowder Drive is much more central within the Attachment A concept, than it currently is now. The current plans have Gunpowder Drive moved closer to the southeastern property line. While that has eliminated a pod proposed for development, east of Gunpowder Drive, on Attachment A, the main area of development has been expanded under the current plan. In any regard, setbacks and other restrictions might have greatly reduced the viability of any development east of Gunpowder Drive.

- Livingston Road has also moved out of the center of the site, and is now closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210.

- The configuration shown in Attachment A is matched by testimony given during the hearing and by statements provided in the referrals from the Transportation Planning Division and the Area Plans Division (E/S). The Area Plans Division (E/S) provided a statement that anticipated that the entire property might be acquired for the future interchange. Testimony provided by the applicant's engineer during the hearing indicated that the amount of impact was well-understood, and also an understanding that the configuration of the interchange could change in the future.

Given the information placed on the record for the rezoning application, along with the condition imposed on the site by the District Council, it is clear that since construction along the future alignments of Livingston Road and Gunpowder Drive was required, dedication of these roadways was anticipated. Attachment A is an indication of the extent of dedication that was considered. As a means of ensuring compliance with Condition 3 of the resolution approving A-9739-C, it is recommended that the right-of-way for Livingston Road relocated be dedicated.

However, it is further noted that the interchange is not necessary for the property to develop, and there are not elements of the interchange needed for access to the site. Therefore, the nexus between the development of this site and the interchange appears to be slim at best. For that reason, while the recommendation will include a requirement to dedicate the right-of-way for Livingston Road relocated as a means of conforming to the rezoning approval, within the limits of the interchange there is no apparent means of legally obtaining dedication for this property. Given that the applicant has proffered reservation of Parcel D, and given that SHA has indicated a strong need for the right-of-way, there is little reason to oppose reservation within the area of the interchange. However, Parcel D includes a portion of Livingston Road relocated (where dedication is desirable), and the footprint of the interchange (where reservation is desirable).

Therefore, an Attachment B has been prepared to show Parcel D and the areas where dedication and reservation are desirable. Dedication within the area of Livingston Road relocated is shown as a vertical hatch, and the dedication is required as a means of complying with Condition 3 of the resolution approving A-9739-C. Reservation within the footprint of the proposed interchange is shown on Attachment B as a horizontal hatch. The line between the two areas was established approximately 600 feet north of the Gunpowder Drive intersection, and at the northern end of the paved area for the adjacent retail building (CVS Pharmacy) on Parcel 1. According to current SHA plans, this represents the approximate northern end of Livingston Road before it transitions into the interchange ramps and the overpass.

While the Planning Board does not make a final determination regarding any construction within dedicated rights-of-way (the County's DPW&T makes that determination), the status and need for street construction within the dedicated area of Parcel D should be reviewed at the time of detailed site plan as a means of providing information to the District Council regarding the site's conformance to the zoning condition.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is a commercial use.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort

Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan, 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

11. **Police Facilities**—The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 residents

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

12. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Livingston of Fort Washington Property and has no comments to offer.

13. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering has determined that on-site stormwater management is required. Stormwater Management Concept Plan 12498-2007-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

14. **Historic**—A Phase I archeological survey was completed on the 12.27-acre property in August,

2007. Four copies of the final report entitled, *A Phase I Archaeological Investigation of the Livingston of Fort Washington Property, Prince George's County, Maryland, Preliminary Plan 4-07050*, have been received by the Historic Preservation and Public Facilities Section and was accepted on October 4, 2007. One multi-component archeological site (18PR909), consisting of a Woodland Period short-term procurement camp and a late 19th century artifact scatter, was identified in the survey. Due to the paucity of artifacts and disturbance of the ground surface, this site has little research potential. No further archeological investigations were recommended for site 18PR909. The Historic Preservation and Public Facilities Section concurs with the report's findings that no further archeological work is necessary on the Livingston of Fort Washington Property. All archeological conditions for this property have been fulfilled.

15. The subject property is zoned C-S-C. While the subject application is not proposing any residential development, if legislation would permit such a land use, a new preliminary plan should be approved. Because there exist different adequate public facility tests and there are considerations for recreational components for residential subdivisions, a new preliminary plan should be required if residential development is to be considered.

16. **At the Public Hearing**—Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210, and an overpass over MD 210. Parcel D (3.65 acres) and Parcel E (.021 acres), as shown on the submitted preliminary plan, are proposed to be placed in reservation for the master-planned interchange of MD 210 with Livingston and East Swan Creek Roads.

On September 11, 1989, the District Council approved Zoning Map Amendment A-9739-C with three conditions, which rezoned the subject property from the R-E Zone to the C-S-C Zone. The conditions are as follows:

1. That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50-foot wide buffer.

2. That all site plans shall be reviewed for approval by both the Planning Board and the District Council.

3. That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M.P. C-225, C-231) and of the realignment of Livingston Road.

A 50-foot-wide buffer is provided on the submitted plans along the eastern boundary of the subject property. However, since the time the zoning map amendment was approved in 1989, the location of the Gunpowder Drive extension has been shifted further southward. The southerly limits of the Gunpowder Drive right-of-way is now only 10 feet from the property's southeastern property line for a majority of the roadway. The remaining 10 feet between the roadway and the

property line can only accommodate the required 10 foot wide, public utility easement (PUE), which must remain free and clear of any woodlands or preservation. Therefore, Condition 1 of ZMA 9739-C has been fulfilled to the greatest extent possible due to the revised location of Gunpowder Drive, which must be constructed on the property in accordance with Condition 3 of ZMA 9739-C.

Condition 2 of ZMA 9739-C has been addressed, and has been carried forward as a condition of approval. Condition 7 (now shown as Condition 6 within this adopted resolution) requires that prior to final plat; the applicant shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

Condition 3 of ZMA 9739-C has been the subject of much discussion throughout the review of this application. Since Gunpowder Drive will be dedicated to public use as a part of this plan, that portion of Condition 3 will be satisfied. However, since the time the zoning map amendment was approved in 1989, Livingston Road has moved out of the center of the site, and is now proposed closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, relocated Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210. In light of the above, the applicant believes that Condition 3 of ZMA A-9739-C related solely to the 1984 *Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80)*, which shows Livingston Road ending at Gunpowder Drive, and not continuing across the subject property.

On November 1, 2007, the applicant submitted a letter to the Principal Counsel for the District Council requesting interpretation and clarification on Condition 3 of ZMA A-9739-C. At the time of the writing of the staff report, no response had been received from the Principal Counsel. At the scheduled public hearing on November 29, 2007, the applicant had requested that a continuance be granted to allow additional time to receive the Principal Counsel's written interpretation of Condition 3 of Zoning Map Amendment A-9739-C. The Planning Board granted a one week continuance to the December 6, 2007, public hearing, which was the last scheduled hearing date prior to the applications' expiration on December 10, 2007.

Written interpretation of Condition 3 within ZMA, A-9739-C was received from the Principal Counsel for the District Council on December 5, 2007. In summary, the Principal Counsel's letter states the following:

> "Under the circumstances of this case, the requirement in Condition 3 for the "construction" of the realignment of Livingston Road may be satisfied by the owner's agreement, as reflected in the subdivision application, to reserve the right-of-way for the future roadway. Reserving the realigned Livingston Road right-of-way meets the purposes of Condition 3 because of the present uncertainty of the interchange

construction, and because without commencement of the interchange construction, it is not possible for the owner to initiate the required Livingston Road construction. Dedication of the right-of-way, which would essentially place it in public ownership indefinitely, is not necessary"

In light of the above, staff's initial recommendation for the dedication of realigned Livingston Road and the reservation of the remaining land area within the planned interchange, was modified to require only the reservation of the land area for both facilities. This decision was coupled with the fact that neither the master planned interchange, or realigned Livingston Road were needed for access or adequacy purposes for this application.

Due to the elimination of staff's initial recommendation for the dedication of realigned Livingston Road, the applicant's attorney, Mr. Bill Knight, requested the deletion of Condition 17, and revisions to the language within Conditions 18 and 18 (c). The applicant had also requested a revision to Condition 6, which required SHA approval for the design, capacity, and location of the stormwater management facility to serve the proposed shopping center. The applicant's stormwater management facility is proposed in the same location where a stormwater management pond has been identified by the SHA, as being necessary for the future planned interchange. However, the Associate General Council for the M-NCPPC had determined that Condition 6 was not legally sufficient, and therefore should be deleted from the staff recommendation. The Planning Board concurred with the deletion of Conditions 6 and 17, and the revisions to Conditions 18 and 18 (c), (which are shown as Condition 16 and 16 (c) within this adopted resolution).

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, December 6, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of January 2008.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:JF:bjs

PGCPB No. 07-233

File No. 4-07050

RESOLUTION

WHEREAS, Livingston of Fort Washington, LLC. is the owner of a 12.27-acre parcel of land known as Parcel 151, Tax Map 132 in Grid B-2, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned C-S-C; and

WHEREAS, on June 26, 2007, Livingston of Fort Washington, LLC. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 5 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-07050 for Livingston of Fort Washington, LLC. was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 6, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 6, 2007, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/127/90-01), and further APPROVED Preliminary Plan of Subdivision 4-07050, Livingston of Fort Washington, LLC, for Parcels A through E with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

   a. Provide the height for all proposed buildings on the TCPI.

   b. Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).

   c. Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).

2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.

4. Prior to signature of the preliminary plan, the Type I TCP shall be revised to:

   a. Correct the preliminary plan number in TCP notes 1 and 6.

   b. Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.

   c. Add a symbol for the existing tree line.

   d. Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.

   e. Provide all woodland conservation off-site.

   f. Revise the worksheet as needed.

   g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

5. The following note shall be placed on the final plat of subdivision:

   "Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

7. Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.

8. Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.

9. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.

10. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

11. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

13. **MD 210 and Livingston Road/East Swan Creek Road:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.

    b. On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane.

14. **Livingston Road and Gunpowder Drive:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an

agreed-upon timetable for construction with the appropriate operating agency:

a. Provision of a southbound left-turn lane along the Livingston Road approach.

b. Provision of two approach lanes along the Gunpowder Drive approach.

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the *Henson Creek-South Potomac Master Plan*, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

18. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and approximately 105 feet north of Rich Hill Drive.

3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Undeveloped	Commercial/Retail/Bank
Acreage	12.27	12.27
Square Footage	0	80,000 Square Feet
Lots	0	0
Parcels	1	5
Public Safety Mitigation Fee		N/A

4. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision for Livingston of Fort Washington, 4-07050, and the revised Type I Tree Conservation Plan, TCPI/127/90-01, stamped as received by the Environmental Planning Section on October 30, 2007. The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to the conditions.

Background

The Environmental Planning Section previously reviewed Preliminary Plan of Subdivision 4-90115 for the subject property and TCPI/127/90. Preliminary Plan of Subdivision 4-90115 was withdrawn prior to being heard by the Planning Board and TCPI/127/90 was never approved. Prior Preliminary Plan of Subdivision 4-03052 and TCPI/127/90 were approved for the abutting CVS Pharmacy. The 2.164-acre CVS Parcel (Parcel 1) was recorded in Land Records as REP 198 @ 19. The Planning Board's actions for Preliminary Plan 4-03052 are contained in PGCPB Resolution No. 03-180. Type II Tree Conservation Plan TCPII/54/03 was subsequently approved as part of a grading permit for the same property. The most recent prior application, Preliminary Plan 4-06083 and TCPI/127/90-01, were withdrawn on May 9, 2007, prior to being heard by the Planning Board. This proposal is for 5 parcels in the C-S-C Zone.

Site Description

There are no streams, wetlands or 100-year floodplain on the property. The site eventually drains into Broad Creek in the Potomac River watershed. Current air photos indicate that the site is partially forested. The *Approved Countywide Green Infrastructure Plan* indicates Evaluation Areas and Network Gaps on the property. No scenic or historic roads are affected by this proposal. Indian Head Highway is the nearest source of traffic-generated noise. The proposed use is not expected to be a noise generator. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, no rare, threatened, or endangered species occur in the vicinity of this property. The "Prince George's County Soil Survey" indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the Prince George's County Approved General Plan.

Environmental Issues Addressed in the Henson Creek Master Plan.

There are no specific recommendations pertaining to the environmental elements of the master plan that relate to the subject property.

Countywide Green Infrastructure Plan

The property contains Evaluation Areas and Network Gaps as identified in the *Approved Countywide Green Infrastructure Plan*. Because of the extensive master planned roads which affect the subject property, implementation of the Countywide Green Infrastructure Plan within this area is not a possibility.

Summary of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject applications. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Zoning Map Amendment, A-9739C, approved September 11, 1989

That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50 foot wide buffer.

The buffer is an important component of the site design because the residential lots to the east will be at higher elevation than the bulk of the C-S-C property, and if not property screened, will look at the second floor or roof of the proposed development. The 50-foot-wide buffer is shown along the eastern boundary; however, it is confusingly shown as both a tree preservation area and an area that will be graded. The conceptual grading shows a final slope that will be difficult to maintain as woodland. Planting of this area in conformance with the *Landscape Manual* may be a better alternative. Either the plan should be revised to increase the width of the buffer and flatten the slope, or all woodland conservation should be removed from this area. A 50-foot-wide buffer along the southern property line is not feasible due to the required location for proposed Gunpowder Drive.

Environmental Review

Signed Natural Resources Inventory NRI/137/06 was submitted with the application. There are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application. The TCP includes all 14.62 acres which were included within prior Preliminary Plan 4-03052.

Revised Type I Tree Conservation Plan TCPI/127/90-01 has been reviewed and was found to require revisions. The plan proposes clearing 8.00 acres of the existing 10.96 acres of woodland. The remaining woodlands are within the master planned right-of-way and cannot be counted towards meeting the requirement. The calculations correctly include clearing that was approved as part of TCPII/054/03. Because the undeveloped areas of the site are highly visible, and would

provide only very small fragments of woodland, all required woodland conservation should be provided off-site.

The plan requires technical revisions. The wrong preliminary plan number is listed in TCP notes 1 and 6. Some proposed planting areas conflict with proposed stormdrain easements. Most of the proposed preservation area appears to be in an area that is proposed to be graded, and the plan was not signed and dated by a qualified professional.

Indian Head Highway is the nearest source of traffic-generated noise. However, because of the zoning of the property and the proposed commercial use, the noise level creates no significant impact. No further action regarding noise is required.

The *Prince George's County Soil Survey* indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. These soils are subject to impeded drainage and seasonally high water tables. This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan of subdivision review. A soils report may be required by Prince George's County during the permit review process.

Stormwater Management Concept Approval letter CSD 12498-2007-00 was submitted with this application. The letter requires that the proposed stormwater management facility be approved by the State Highway Administration (SHA). The plan submitted with the application is not an approved plan and is significantly different from both the preliminary plan and the TCPI.

The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to conditions.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the site will therefore be served by public systems.

5. **Community Planning**—The subject property is located in Planning Area 80 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land use for the subject property. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

The 2002 General Plan locates the subject property within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. This application proposes a commercial center and employment area that is consistent with 2002 General Plan Development Pattern policies for the Developing Tier.

The State Highway Administration's MD 210 multimodal study recommends an interchange that bisects the subject property.

The 2006 Henson Creek-South Potomac Master Plan and SMA retains the existing C-S-C Zone as approved by Zoning Map Amendment A-9739-C.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

7. **Trails**—The Henson Creek-South Potomac Master Plan and SMA recommends continuous sidewalks and designated bike lanes along Livingston Road (page 71). Due to the commercial nature of this proposal, and its proximity to residential neighborhoods, the Transportation Planning Section recommends that standards sidewalks be provided on the site's frontages of Livingston Road and the MD 210 service road, unless modified by the appropriate agency. Standard sidewalks should also be provided along both sides of proposed Gunpowder Drive unless modified by the Department of Public Works and Transportation (DPW&T). The sidewalk along the service road will ensure safe pedestrian access to the north end of the site.

8. **Transportation**—The Transportation Planning Section has reviewed the subdivision application for the Livingston of Fort Washington Property. The applicant proposes a commercial subdivision consisting of five parcels and proposes the development of 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

Growth Policy - Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better is required in the Developing Tier.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding,

the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The existing conditions at the critical intersections identified for review and study are summarized below:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,779	1,819	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	932	1,227	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

There are no projects funded for construction within the study area in the County Capital Improvement Program (CIP) or the State Consolidated Transportation Program (CTP). Funding for planning and right-of-way acquisition remains in the CTP for the MD 210 corridor, and there is an approved Environmental Impact Statement (EIS) for the conversion of the signalized intersection north of Piscataway Creek to grade separated interchanges. Detailed design is being funded north of this area, but no construction funding is programmed to date. Ten approved but unbuilt developments that would directly affect the critical intersections were identified. Annual through traffic growth of 2.0 percent per year was added to account for development and traffic growth in the general area. With background growth added, the following results are obtained:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,877	1,933	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	982	1,385	A	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

This application proposes a commercial subdivision consisting of five parcels, two of which, are proposed for the development of 80,000 square feet of mixed retail space. The proposed development would generate 140 AM (85 in, 55 out) and 960 PM (480 in, 480 out) peak-hour vehicle trips as determined using the "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The following comments are needed regarding the trip generation for a retail center:

- The Guidelines allow up to 60 percent of site generated traffic to be considered to be pass-by (i.e., already on the adjacent roadway). Given the location of this site, adjacent to two major commuter routes, this pass-by rate is deemed to be acceptable as used in the study. In consideration of the pass-by rate, the site would generate 56 AM (34 in, 22 out) and 384 PM (192 in, 192 out) new peak-hour vehicle trips

- The site is analyzed as general retail, which would allow for a range of retail uses that would normally be found within a retail center. Computations of trip generation for retail centers consider the inclusion of a variety of stores, eating establishments, and services, and staff has determined that overall square footage should normally be used for determining trip cap conformity. Nonetheless, in determining conformity with a trip cap, cases where a single large use might be dominant, or cases involving trip-intensive uses that are not normally found in a retail center (such as gas stations, day care centers, and stand-alone convenience stores) will require a more thorough analysis considering specific rates for certain uses.

recommendations. The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 210 and Livingston Road/East Swan Creek Road				
Background Conditions	F/1877	F/1933		
Total Traffic Conditions	F/1887	F/2091	+10	+158
Total Traffic Conditions w/Mitigation	E/1676	D/1804	-211	-287

The options for improving this intersection to a LOS D, the policy level of service at this location, are very limited. Additional through lanes along MD 210 through the intersection would not be effective. MD 210 is already three through lanes northbound and southbound at this location. The western and eastern legs of the intersection have right-of-way issues, with commercial development on each side of the highway. The only identifiable improvement that would result in LOS D operations at this location would be the construction of the planned MD 210 and Livingston Road/East Swan Creek Road interchange. This interchange was included in an environmental study of the MD 210 corridor by SHA, but there has been no funding to date for design or construction.

As the CLV at the critical intersection is above 1,813 during both peak hours, the proposed mitigation actions must mitigate at least 100 percent of the trips generated by the subject property, and the actions must reduce the CLV to no worse than 1,813 during either peak hour, according to the Guidelines. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips during each peak hour. This table also indicates that the resulting CLV under total traffic with the mitigation improvements is 1,813 or less in each peak hour. The table indicates that the proposed mitigation action would mitigate 181 percent of the trips generated by the subject property in the PM peak hour, and an even higher percentage during the AM peak hour.

Therefore, the applicant's proposed mitigation at MD 210 and Livingston Road/East Swan Creek Road meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.

As noted earlier, SHA does concur with the mitigation that is proposed, and DPW&T offered no comments on the mitigation action. Given past actions by the Planning Board regarding mitigation proposals in this area, this appears to be a circumstance in which the Planning Board would seriously consider the use of mitigation. The Transportation Planning Section's recommendation will include the applicant's proffer of the mitigation actions as a condition of approval for this application.

Livingston Road and Gunpowder Drive

This intersection operates inadequately during the PM peak hour as an unsignalized intersection. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal if it is deemed warranted by the appropriate operating agency. The warrant study is, in itself, a more detailed study of the adequacy of the existing unsignalized intersection. With a signal in place, it is estimated that the intersection would operate at LOS A in the AM peak hour with a CLV of 383, and in the PM peak hour, it would operate at LOS A with a CLV of 712.

It is noted that this analysis has been limited to a proposed retail development totaling 80,000 square feet. Other types of uses can be constructed in the C-S-C Zone that may be more trip-intensive. Although adequacy has been determined for the retail center as proposed, the plan should be approved with a trip cap consistent with the development quantity and type that has been assumed in the adequacy finding.

Plan Comments

The site is adjacent to Livingston Road, which is shown as a master plan collector facility on the Henson Creek-South Potomac Master Plan and SMA. The plan must show dedication of 40 feet from centerline along Livingston Road.

More notably, the site is adjacent to an element of a planned interchange of MD 210 with Livingston and East Swan Creek Roads. In the Henson Creek-South Potomac Master Plan and SMA, the interchanges consistent with the Maryland State Highway Administration (SHA) selected alternative (Alternative 5A) for MD 210 were made a part of the overall infrastructure recommendations. Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210 and an overpass over MD 210.

The availability of a selected alternative is an indication that the interchange configuration has had extensive environmental and public review, along with state and federal approval. It is not yet funded for design or construction at this time. Given the impact of the right-of-way on this site, it was determined that reservation in accordance with Section 24-139 appeared desirable. Furthermore, the current submitted plan includes proposed Parcel D, which shows the approximate limits of the interchange plus Livingston Road through the property, and the plan proffers reservation for Parcel D. Referrals were sent to the county and the state regarding potential reservation of the needed right-of-way for this interchange, and 30 days were given for a response. A response was received from SHA regarding this reservation request. Dedication, not reservation, was requested by SHA. The response included a map showing the boundaries of the dedication area proposed in accordance with Section 24-139(b).

At this time, notice is taken of Zoning Map Amendment A-9739-C. The 1989 resolution approving the rezoning of the property from R-E to C-S-C includes language that requires the

relocation of Livingston Road and the extension of Gunpowder Drive to be built prior to the issuance of any permits within this property. Condition 3 of that resolution reads as follows:

3. **"That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M. P. C-225, C-231) and of the realignment of Livingston Road".**

The presence of both facilities was given by the District Council as their second finding for the approval of the rezoning of this property from R-E to C-S-C. While a more detailed environmental study of the interchange, along with a new master plan, has altered the layout of this interchange to some extent, the impact of these planned facilities on the subject property has not changed appreciably from the expectation at the time of the rezoning approval in 1989. As a part of the hearing for A-9739-C, the applicant produced a development concept for the site that included the interchange layout at that time, plus the master plan roadways. This concept is shown as Attachment A, and the following is noted:

- Gunpowder Drive is much more central within the Attachment A concept, than it currently is now. The current plans have Gunpowder Drive moved closer to the southeastern property line. While that has eliminated a pod proposed for development, east of Gunpowder Drive, on Attachment A, the main area of development has been expanded under the current plan. In any regard, setbacks and other restrictions might have greatly reduced the viability of any development east of Gunpowder Drive.

- Livingston Road has also moved out of the center of the site, and is now closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210.

- The configuration shown in Attachment A is matched by testimony given during the hearing and by statements provided in the referrals from the Transportation Planning Division and the Area Plans Division (E/S). The Area Plans Division (E/S) provided a statement that anticipated that the entire property might be acquired for the future interchange. Testimony provided by the applicant's engineer during the hearing indicated that the amount of impact was well-understood, and also an understanding that the configuration of the interchange could change in the future.

Given the information placed on the record for the rezoning application, along with the condition imposed on the site by the District Council, it is clear that since construction along the future alignments of Livingston Road and Gunpowder Drive was required, dedication of these roadways was anticipated. Attachment A is an indication of the extent of dedication that was considered. As a means of ensuring compliance with Condition 3 of the resolution approving A-9739-C, it is recommended that the right-of-way for Livingston Road relocated be dedicated.

However, it is further noted that the interchange is not necessary for the property to develop, and there are not elements of the interchange needed for access to the site. Therefore, the nexus between the development of this site and the interchange appears to be slim at best. For that reason, while the recommendation will include a requirement to dedicate the right-of-way for Livingston Road relocated as a means of conforming to the rezoning approval, within the limits of the interchange there is no apparent means of legally obtaining dedication for this property. Given that the applicant has proffered reservation of Parcel D, and given that SHA has indicated a strong need for the right-of-way, there is little reason to oppose reservation within the area of the interchange. However, Parcel D includes a portion of Livingston Road relocated (where dedication is desirable), and the footprint of the interchange (where reservation is desirable).

Therefore, an Attachment B has been prepared to show Parcel D and the areas where dedication and reservation are desirable. Dedication within the area of Livingston Road relocated is shown as a vertical hatch, and the dedication is required as a means of complying with Condition 3 of the resolution approving A-9739-C. Reservation within the footprint of the proposed interchange is shown on Attachment B as a horizontal hatch. The line between the two areas was established approximately 600 feet north of the Gunpowder Drive intersection, and at the northern end of the paved area for the adjacent retail building (CVS Pharmacy) on Parcel 1. According to current SHA plans, this represents the approximate northern end of Livingston Road before it transitions into the interchange ramps and the overpass.

While the Planning Board does not make a final determination regarding any construction within dedicated rights-of-way (the County's DPW&T makes that determination), the status and need for street construction within the dedicated area of Parcel D should be reviewed at the time of detailed site plan as a means of providing information to the District Council regarding the site's conformance to the zoning condition.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is a commercial use.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort

Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan, 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

11. **Police Facilities**—The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 residents

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

12. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Livingston of Fort Washington Property and has no comments to offer.

13. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering has determined that on-site stormwater management is required. Stormwater Management Concept Plan 12498-2007-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

14. **Historic**—A Phase I archeological survey was completed on the 12.27-acre property in August,

2007. Four copies of the final report entitled, *A Phase I Archaeological Investigation of the Livingston of Fort Washington Property, Prince George's County, Maryland, Preliminary Plan 4-07050*, have been received by the Historic Preservation and Public Facilities Section and was accepted on October 4, 2007. One multi-component archeological site (18PR909), consisting of a Woodland Period short-term procurement camp and a late 19th century artifact scatter, was identified in the survey. Due to the paucity of artifacts and disturbance of the ground surface, this site has little research potential. No further archeological investigations were recommended for site 18PR909. The Historic Preservation and Public Facilities Section concurs with the report's findings that no further archeological work is necessary on the Livingston of Fort Washington Property. All archeological conditions for this property have been fulfilled.

15. The subject property is zoned C-S-C. While the subject application is not proposing any residential development, if legislation would permit such a land use, a new preliminary plan should be approved. Because there exist different adequate public facility tests and there are considerations for recreational components for residential subdivisions, a new preliminary plan should be required if residential development is to be considered.

16. **At the Public Hearing**—Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210, and an overpass over MD 210. Parcel D (3.65 acres) and Parcel E (.021 acres), as shown on the submitted preliminary plan, are proposed to be placed in reservation for the master-planned interchange of MD 210 with Livingston and East Swan Creek Roads.

On September 11, 1989, the District Council approved Zoning Map Amendment A-9739-C with three conditions, which rezoned the subject property from the R-E Zone to the C-S-C Zone. The conditions are as follows:

1. That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50-foot wide buffer.

2. That all site plans shall be reviewed for approval by both the Planning Board and the District Council.

3. That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M.P. C-225, C-231) and of the realignment of Livingston Road.

A 50-foot-wide buffer is provided on the submitted plans along the eastern boundary of the subject property. However, since the time the zoning map amendment was approved in 1989, the location of the Gunpowder Drive extension has been shifted further southward. The southerly limits of the Gunpowder Drive right-of-way is now only 10 feet from the property's southeastern property line for a majority of the roadway. The remaining 10 feet between the roadway and the

property line can only accommodate the required 10 foot wide, public utility easement (PUE), which must remain free and clear of any woodlands or preservation. Therefore, Condition 1 of ZMA 9739-C has been fulfilled to the greatest extent possible due to the revised location of Gunpowder Drive, which must be constructed on the property in accordance with Condition 3 of ZMA 9739-C.

Condition 2 of ZMA 9739-C has been addressed, and has been carried forward as a condition of approval. Condition 7 (now shown as Condition 6 within this adopted resolution) requires that prior to final plat; the applicant shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

Condition 3 of ZMA 9739-C has been the subject of much discussion throughout the review of this application. Since Gunpowder Drive will be dedicated to public use as a part of this plan, that portion of Condition 3 will be satisfied. However, since the time the zoning map amendment was approved in 1989, Livingston Road has moved out of the center of the site, and is now proposed closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, relocated Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210. In light of the above, the applicant believes that Condition 3 of ZMA A-9739-C related solely to the 1984 *Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80)*, which shows Livingston Road ending at Gunpowder Drive, and not continuing across the subject property.

On November 1, 2007, the applicant submitted a letter to the Principal Counsel for the District Council requesting interpretation and clarification on Condition 3 of ZMA A-9739-C. At the time of the writing of the staff report, no response had been received from the Principal Counsel. At the scheduled public hearing on November 29, 2007, the applicant had requested that a continuance be granted to allow additional time to receive the Principal Counsel's written interpretation of Condition 3 of Zoning Map Amendment A-9739-C. The Planning Board granted a one week continuance to the December 6, 2007, public hearing, which was the last scheduled hearing date prior to the applications' expiration on December 10, 2007.

Written interpretation of Condition 3 within ZMA, A-9739-C was received from the Principal Counsel for the District Council on December 5, 2007. In summary, the Principal Counsel's letter states the following:

> "Under the circumstances of this case, the requirement in Condition 3 for the "construction" of the realignment of Livingston Road may be satisfied by the owner's agreement, as reflected in the subdivision application, to reserve the right-of-way for the future roadway. Reserving the realigned Livingston Road right-of-way meets the purposes of Condition 3 because of the present uncertainty of the interchange

construction, and because without commencement of the interchange construction, it is not possible for the owner to initiate the required Livingston Road construction. Dedication of the right-of-way, which would essentially place it in public ownership indefinitely, is not necessary"

In light of the above, staff's initial recommendation for the dedication of realigned Livingston Road and the reservation of the remaining land area within the planned interchange, was modified to require only the reservation of the land area for both facilities. This decision was coupled with the fact that neither the master planned interchange, or realigned Livingston Road were needed for access or adequacy purposes for this application.

Due to the elimination of staff's initial recommendation for the dedication of realigned Livingston Road, the applicant's attorney, Mr. Bill Knight, requested the deletion of Condition 17, and revisions to the language within Conditions 18 and 18 (c). The applicant had also requested a revision to Condition 6, which required SHA approval for the design, capacity, and location of the stormwater management facility to serve the proposed shopping center. The applicant's stormwater management facility is proposed in the same location where a stormwater management pond has been identified by the SHA, as being necessary for the future planned interchange. However, the Associate General Council for the M-NCPPC had determined that Condition 6 was not legally sufficient, and therefore should be deleted from the staff recommendation. The Planning Board concurred with the deletion of Conditions 6 and 17, and the revisions to Conditions 18 and 18 (c), (which are shown as Condition 16 and 16 (c) within this adopted resolution).

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, December 6, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of January 2008.

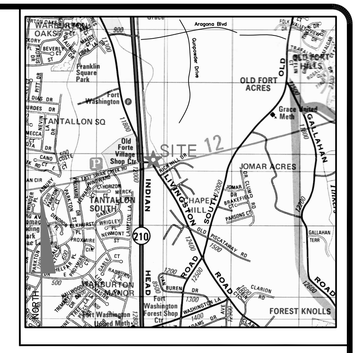
Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:JF:bjs

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON

LOCATION OF SITE
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151, 12th DISTRICT



VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: ADC MAPS PRINCE GEORGES COUNTY MARYLAND

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D-10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL #4 - 5.5 MILE
5. TAX MAP #132, GRID B2, PARCEL 151
6. OWNER/DEED REF: LIVNINGSTON OF FORT WASINGTON LLC L. 207792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA = 10.15ac ALL IN ZONE C-S-C
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED: LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 37,981sf
    RETAIL = 32,206sf
    CAR WASH = 6,334sf
    CAR REPAIR = 2,777sf
    TOTAL PROPOSED OFFICE AND RETAIL AREA = 79,298sf
14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE: 12.27 ACRES NET TRACT AREA (PARCEL "A": 10.15 ACRES)
16. BOUNDARY BY CDDI, INC.
17. EXISTING 2ft TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMENTERIES WITHIN OR ADJACENT TO THE SITE
20. THERE ARE NO CEMENTERIES ON SITE
21. THIS SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THIS SITE IS NOT WITHIN ANY AVIATION POLICY AREAS
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E)
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED

PARKING REQUIREMENTS

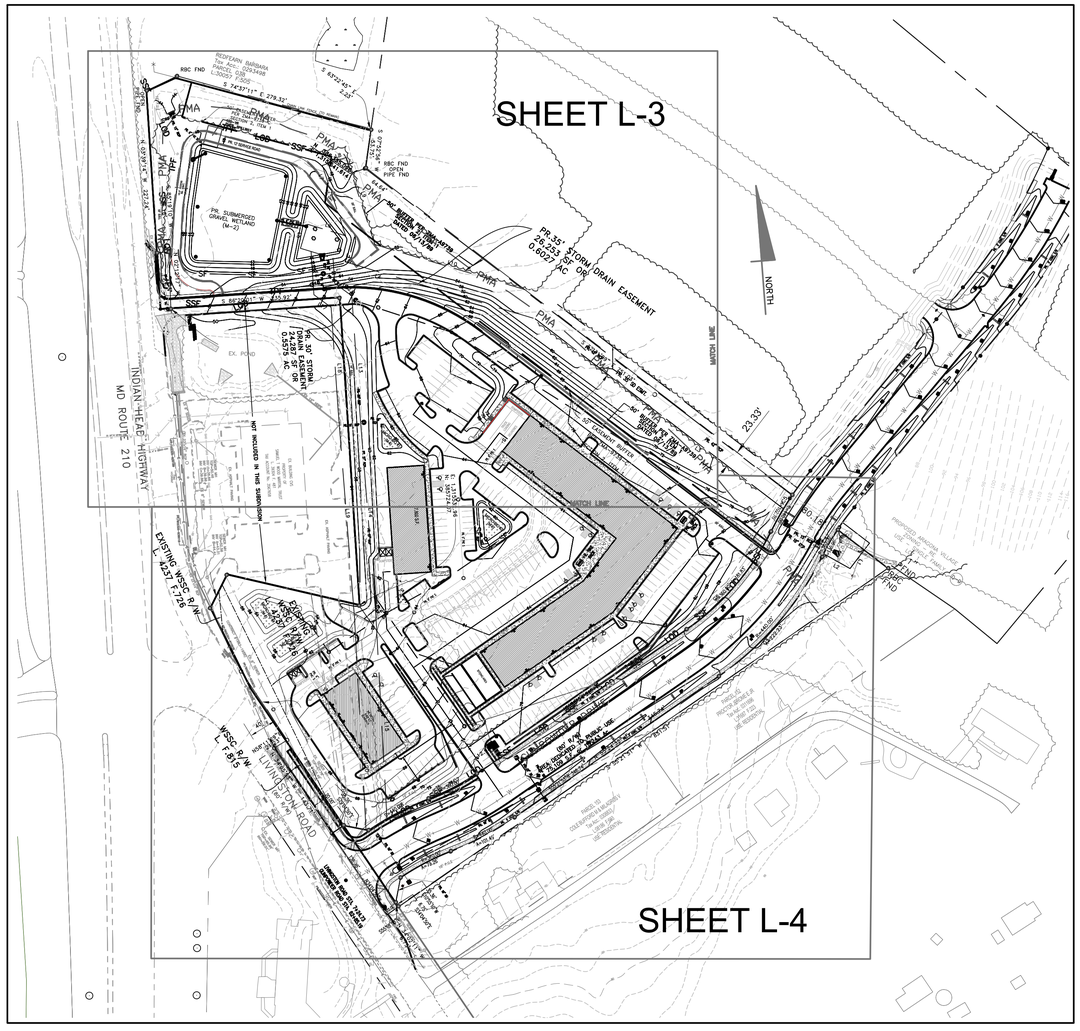
OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 37,981sf
PARKING REQUIREMENT:
4 SP. per 1,000sf FOR 1st 2,000sf: 2,000/250 = 8
1 SP. per 400sf ABOVE 2,000sf: +35,981/400 = 90
TOTAL = 98

RETAIL REQUIREMENT 4 SP. per 1,000sf
PROPOSED RETAIL AREA: 32,206sf
PARKING REQUIREMENT: 32,206/1,000 X 4.0 = 129

CAR WASH REQUIREMENT 2.0 SP. per 1,000sf
PROPOSED CAR WAS AREA: 6,334sf
PARKING REQUIREMENT: 6,334/1,000 X 2.0 = 13

AUTO CARE REQUIREMENT
PROPOSED BUIKDING AREA 2,777sf
PARKING REQUIREMENT 3 SP. per BAY , 3 BAYS = 9
OFFICE REQUIREMENT (AREA 755sf)
3.5 SP. per 1,000sf, 755 X 3.5/1,000 = 3
TOTAL = 12

TOTAL PARKING SPACES REQUIRED	252
TOTAL PARKING SPACES PROVIDED	252



KEY PLAN

GRAPHIC SCALE
0 50 100
SCALE: 1" = 100'

OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD
ANNAPOLIS, MD 21401
(866)573-4100
EMAIL: REALESTATE24050@GMAIL.COM

SHEET INDEX

SHEET TITLE	SHEET NO.
LANDSCAPE PLAN COVER SHEET	L-1
LANDSCAPE SITE PLAN (SCALE 50)	L-2
LANDSCAPE PLAN (SCALE 30)	L-3
LANDSCAPE PLAN (SCALE 30)	L-4
SCHEDULES, NOTES & DETAILS	L-5
STORMWATER MANGEMENT PLANTINGS	L-6
STORMWATER PLANTING NOTES & DETAILS	L-7

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M-NCPPC APPROVAL

PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:

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

REVISIONS	BY

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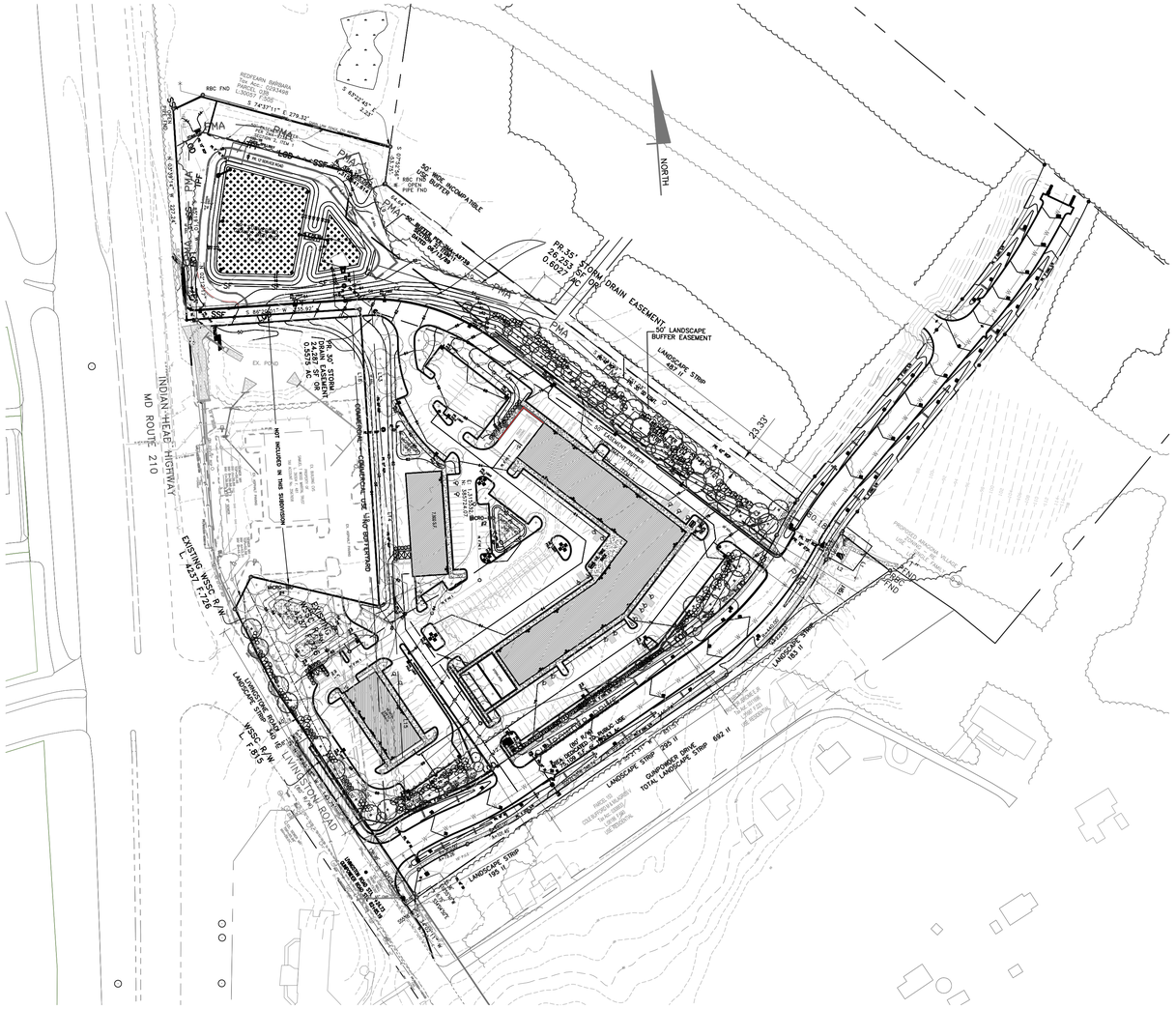
LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
LANDSCAPE COVER SHEET
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN: lmm
CHECKED: DS
DATE: 5/2022
SCALE: AS SHOWN
DRAWING: *L-1*

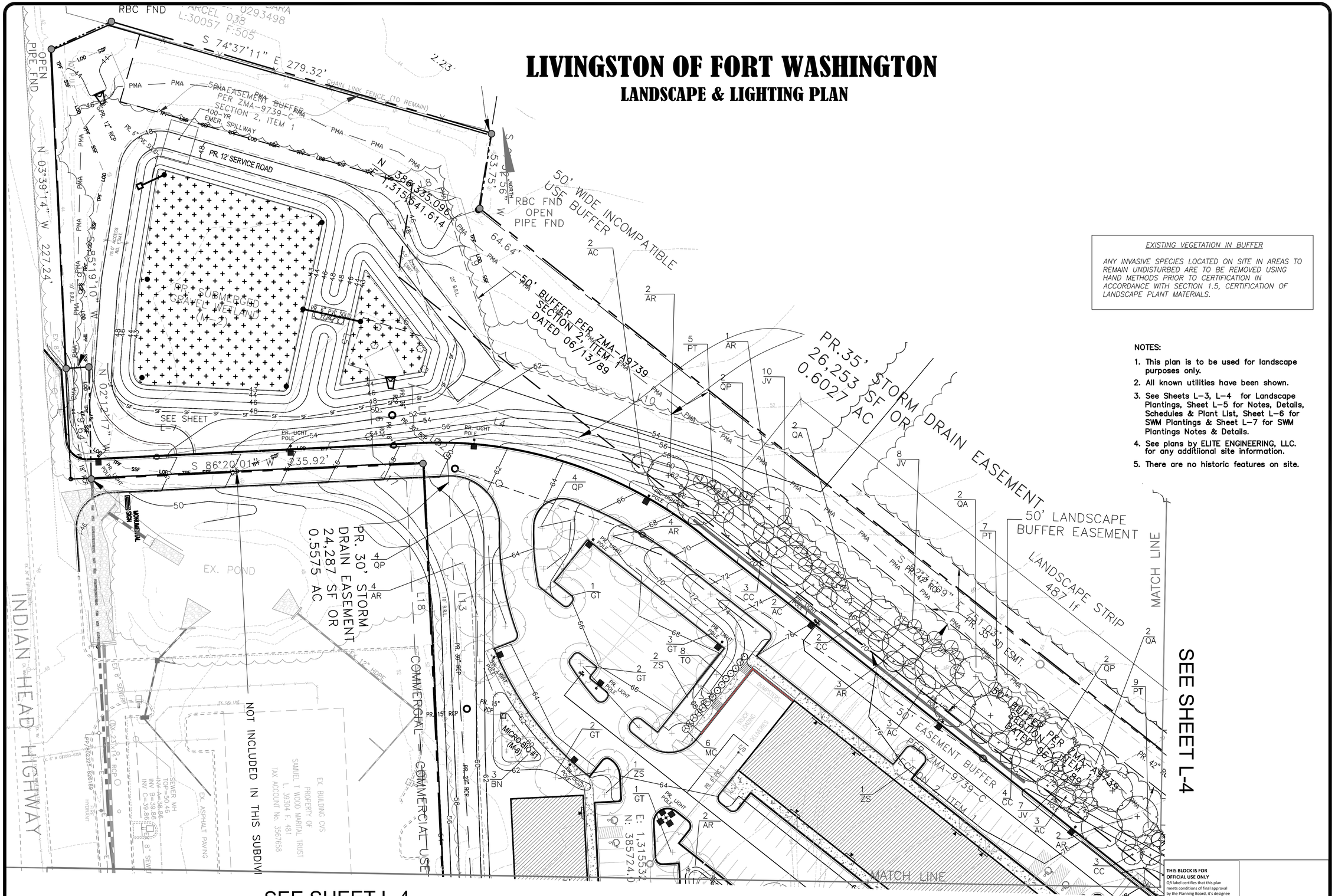
SDCP#56598-2017-0

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON



LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



LANDSCAPE PLAN

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30'

EXISTING VEGETATION IN BUFFER

ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additiional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 02
8TH ELECTION DISTRICT

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DATE	5/2022
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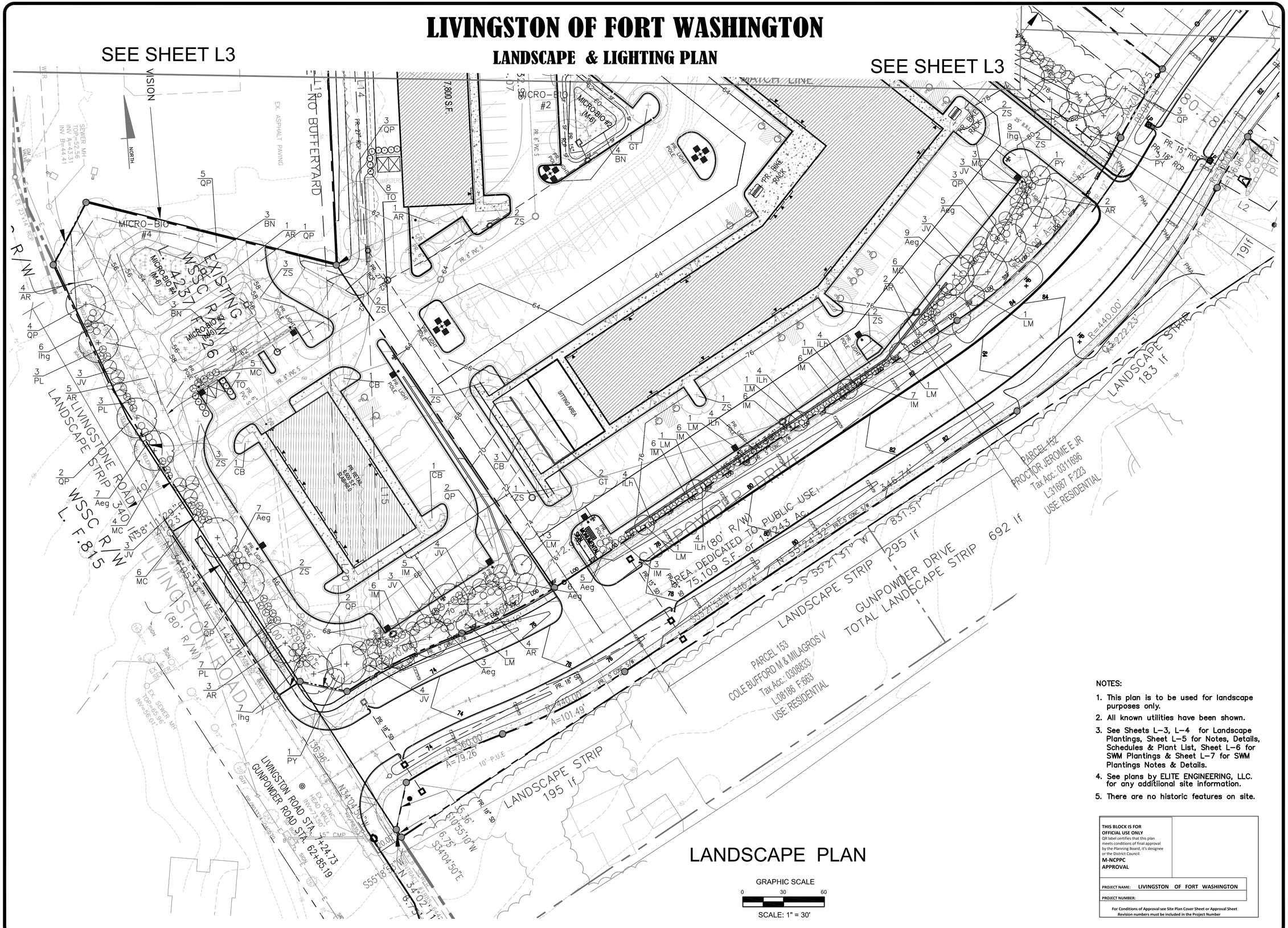
DRAWING	L-3

SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



LANDSCAPE PLAN

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DEBORAH M. SCHWAB
REGISTERED LANDSCAPE ARCHITECT

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
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DATE	5/2022
SCALE	AS SHOWN
DRAWING	L-4

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PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
I4. If any conflicts are found between the information on the Landscpae PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

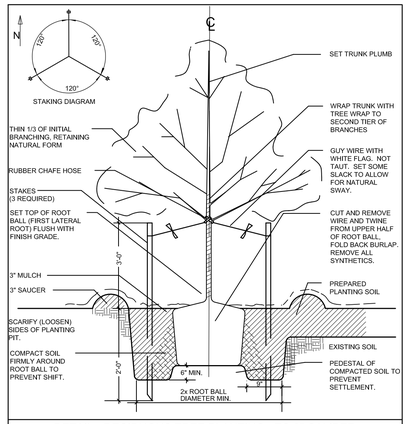
6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycrorhzal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

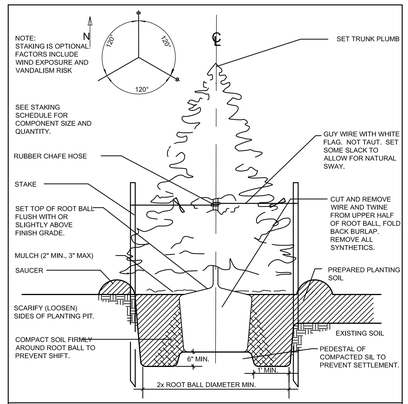
15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

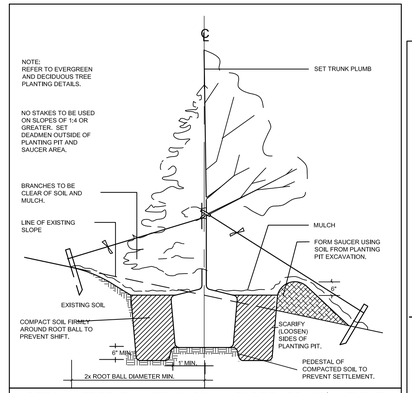
16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
22. See Sheet 18 for Stormwater Management PLanting, Notes & Details



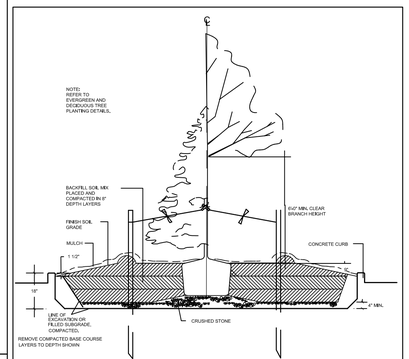
DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



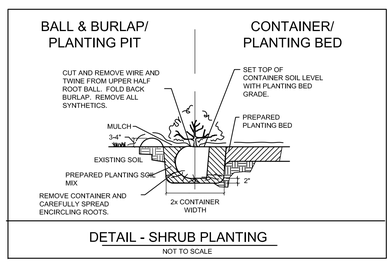
DETAIL - EVERGREEN TREE PLANTING - TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



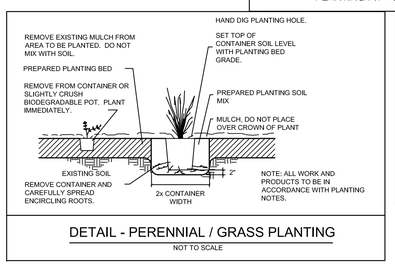
DETAIL—TREE PLANTING ON A SLOPE—TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – LANDSCAPE ISLAND PLANTING BED
NOT TO SCALE



DETAIL - SHRUB PLANTING
NOT TO SCALE



DETAIL - PERENNIAL / GRASS PLANTING
NOT TO SCALE

Tree Size	Stake Q'ty	Stake Size	Wire Size
6 - 10' or 1 - 2" caliper	2	2" x 2" x 6' min.	14 gauge
10 - 12' or 2-2½" caliper	2	2" x 2" x 8' min.	14 gauge
12 - 16' or 2½"-4" caliper	3 deadmen	24" min.	12 gauge
16 - 20' or 4 - 6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen		¼" with turnbuckles

TREE STAKING SCHEDULE

TREE STAKING NOTES:
1. Tree staking shall be installed in areas of high wind, slopes and potential vandalism. Staking shall be monitored and reset and repaired to prevent damage to tree trunks and branches. All tree stakes shall be removed at end of warranty period.

SCHEDULE 4.3-2

Interior Planting for Parking Lots 7,000sf or Larger

Linear feet of parking lot perimeter adjacent to property line:

1) Parking Lot Area (see figure 4.3-7) 210,592 square feet
2) Interior landscaped area required: 15 % 31,518 square feet
3) Interior landscaped area provided: 15.01 % 31,904 square feet
4) Interior landscaped area required
(1 per 300sf of interior planting area provided) 105 shade trees
or
(1 per 200sf of interior planting area provided) _____ shade trees
5) Number of shade trees provided: 105 shade trees
6) Is a minimum of 160sf of contiguous pervious land area provided per shade tree? ____ Yes ___√__ No
7) Is there a planting island on average every 10 spaces? ____ Yes ___√__ No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? ___√__ Yes _____ No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9' wide? ___√__ Yes _____ No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6' wide? ___√__ Yes _____ No
11) For parking lots 50,000sf or larger:
a) Is there a 9' wide planting island perpendicular to for every two bays? ___√__ Yes _____ No
or
b) Is the number of shade trees required increased? (1 per 200sf of interior planting area provided) ____ Yes _____ No

PROPOSED PLANTINGS SATISFY ALL PLANTING REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Gunpowder Drive

1) General Plan Designation: ___√___ Developing Tier _____ Rural Tier
_____ Developed Tier Corridor Node or Center
2) Option Selected: 1, 2, 3 or 4: ___2___ 1 or 2: _____
3) Is there a public utility easement along the frontage of the property? _____ Yes ___√___ No
4) Number of plants REQUIRED: Landscape Strip 692 lf to be planted
__20__Shade Tree _____ Shade Trees
_100__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees
5) Number of Plants Provided: __14__ Shade Trees _____ Shade Trees
__25_ Ornamental/ Evergreen trees _____ Ornamental/ Evergreen trees
_100__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Livingstone Road

1) General Plan Designation: ___√___ Developing Tier _____ Rural Tier
_____ Developed Tier Corridor Node or Center
2) Option Selected: 1, 2, 3 or 4: ___2___ 1 or 2: _____
3) Is there a public utility easement along the frontage of the property? _____ Yes ___√___ No
4) Number of plants REQUIRED: Landscape Strip 340 lf to be planted.
__10__Shade Tree _____ Shade Trees
_ 50__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees
5) Number of Plants Provided: Landscape Strip plantings provided within the Forest Conservation Area.
__8__ Shade Trees _____ Shade Trees
___6___ Ornamental/ Evergreen trees _____ Ornamental/ Evergreen trees
__50__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.9-1

Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:
Shade Trees: total 135 x 50% = 63 total number required
total number provided 104 = 77 % native
Ornamental Trees: total 38 x 50% = 9 total number required
total number provided 22 = 58 % native
Evergreen Trees: total 54 x 30% = 18 total number required
total number provided 54 = 100 % native
Shrubs: total 164 x 30% = 49 total number required
total number provided 71 = 43 % native
2) Are invasive species proposed? _____Yes ___√__ No
3) Are existing invasive species on-site in areas that are to remain undisturbed? ___√__Yes _____No
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? ___√__ Yes _____ No
5) Are trees proposed to be planted on slopes greater than 3:1 _____Yes ___√__ No

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

Tree Canopy Coverage Schedule for Sec. 25-128

LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	**2 -1/2 - 3" = 65**		0
	3 - 3 1/2" = 75	5	375
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	**1-1/2 - 1-3/4"= 75**	22	1,650
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**	13	2,080
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	115	25,875
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8' = 40**	23	920
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8' = 75**	50	3750
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8' = 125**	21	2625
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8' = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		249	37275
(Manually enter information/figures into shaded areas)			

PLANT LIST - LANDSCAPE STRIPS & INTERIOR PLANTING

TYPE	Q'TY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
Shade Trees (135)	38	AR	Acer rubrum	Red Maple	2 ½"-3"cal	B & B	Shown	yes
	13	BN	Betula nigra	River Birch	2 ½"-3"cal	B & B	Shown	yes
	5	CB	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2 ½"-3"cal	B & B	Shown	no
	10	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 ½"-3"cal	B & B	Shown	yes
	6	QA	Quercus alba	White Oak	2 ½"-3"cal	B & B	Shown	yes
	37	QP	Quercus phellos	Willow Oak	2 ½"-3"cal	B & B	Shown	yes
	26	ZS	Zelkova serrata	Japanese Zelkova	2 ½"-3"cal	B & B	Shown	no
Ornamental Trees (38)	10	AC	Amelanchier canadensis	Serviceberry	1 ½-1 ¾" cal	Cont.	Shown	yes
	12	CC	Cercis canadensis	Eastern Redbud	1 ½-1 ¾" cal	Cont.	Shown	yes
	11	LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	1 ½-1 ¾" cal	Cont.	Shown	no
	5	PY	Prunus yedoensis 'Yoshino'	Yoshino Cherry	1 ½-1 ¾" cal	Cont.	Shown	no
Evergreen Trees (94)	50	JV	Juniperus virginiana	Eastern Red Cedar	6-8'	B & B	10'	yes
	21	PT	Pinus taeda	Loblolly Pine	6-8'	B & B	10'	yes
	23	TO	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-8'	Cont.	5'	yes
Shrubs (164)	42	Aeg	Abelia 'Edward Goucher'	Edward Goucher Abelia	18-24"	Cont.	4'	no
	45	IM	Ilex 'Mesog'	China Girl Holly	18-24"	Cont.	4'	no
	21	Ihg	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18-24"	Cont.	4'	yes
	20	ILh	Itea virginica 'Little Henry'	Little Henry Sweetspire	18-24"	Cont.	3'	yes
	30	MC	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
	6	PL	Prunus laureocerasus 'Schipkanensis'	Skip Laurel	18-24"	Cont.	4.5'	no

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FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

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DATE	5/2020
SCALE	AS SHOWN
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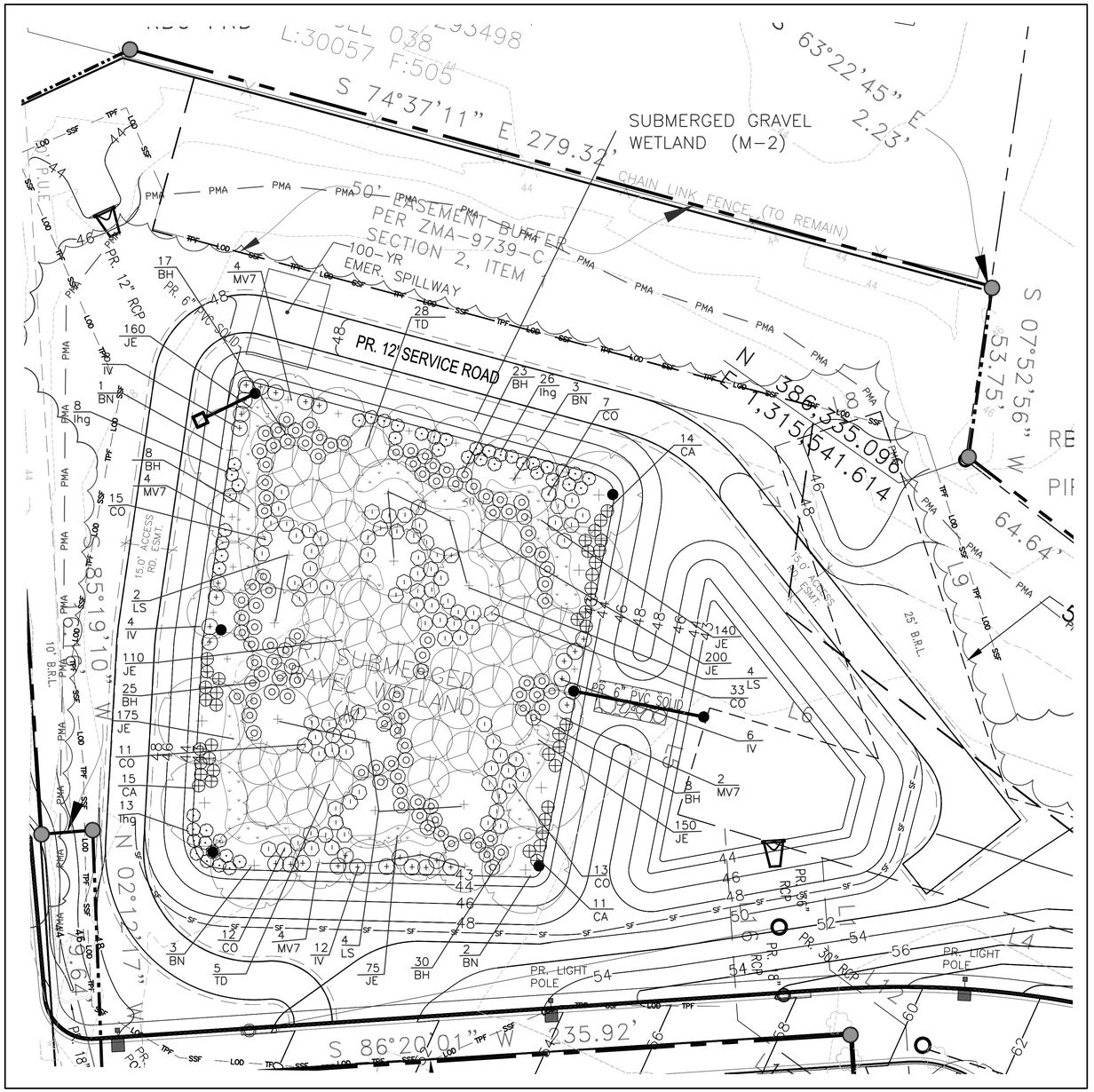
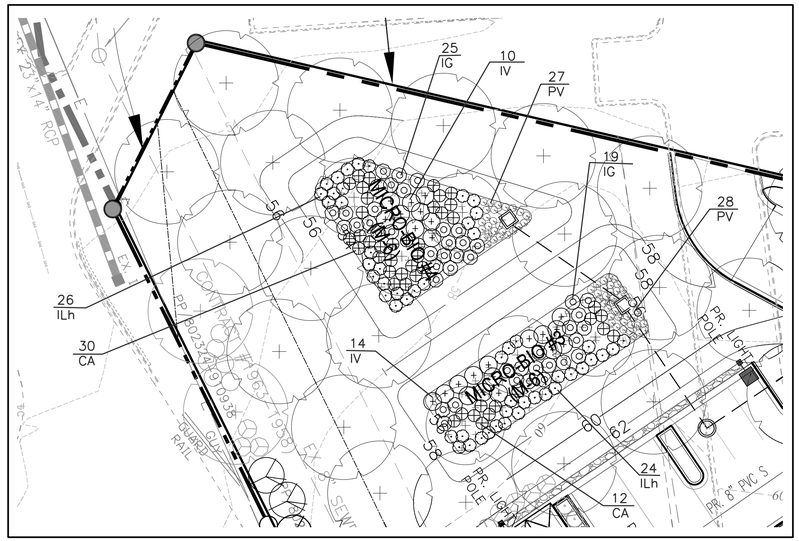
SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

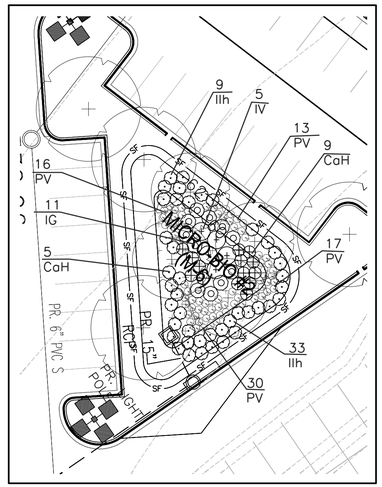
LANDSCAPE & LIGHTING PLAN -STORMWATER MANAGEMENT PLANTING



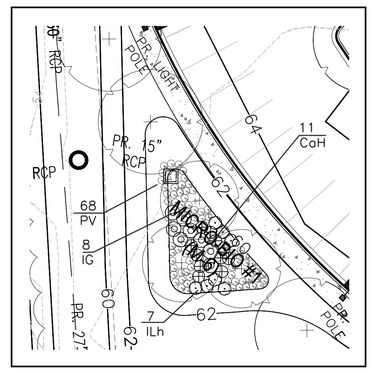
SUBMERGED GRAVEL WETLAND M-2



MICRO-BIO #3 & #4



MICRO-BIO #2



MICRO-BIO #1

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additional site information.
5. There are no historic features on site.

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

PROJECT NAME: LIVINGSTON OF FORT WASHINGTON

PROJECT NUMBER:

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

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
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GREENBELT, MD, 20770
(240)206-8055

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
STORMWATER MANAGEMENT PLANTINGS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	1"= 20'
DRAWING	L-6

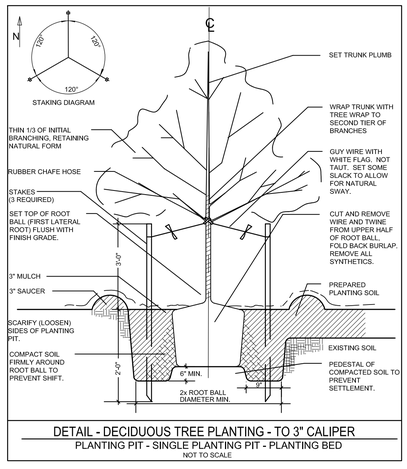
SDCP#56598-2017-0

STORMWATER MANAGEMENT PLANTING
Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect or engineer prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.

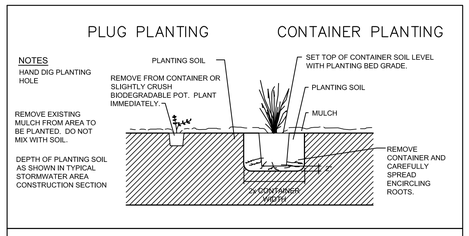
STORMWATER MANAGEMENT PLANTING NOTES:
GENERAL
1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape PLan and that shown on the plant lists, notify the landsape architect prior to submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation
PLANTING
6. No planting of stormwater management areas shall occur until surrounding contributing drainage areas have been stabilized.
7. Edges of stormwater management planting areas shall be neatly hand edged. Repair any stablilized lawn surfaces immediately abutting planting areas with sod as necessary to prevent erosion into the planting areas.
8. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately. Trees shall not be planted over pipes.
9. Planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
10. New plantings shall be protected from flooding using temporary erosion control for a perios of at least two weeks to prevent dislodgement of the plants prior to the roots having been somewhat established.
11. Contractor shall inspect plantings after the first three rainfall events to ensure that plants have not been dislodged, and replant as needed.
12. At these first three rainfall event inspections, Any silt, soil, gravel, mulch or debris which is deposited on the surface of the stormwater managmement area shall be removed and the surface immediately repaired.
WATERING
13. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds if planted in drought seasons. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.
CONTRACTOR / WARRANTY REQUIREMENTS
14. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
15. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
16. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
17. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
18. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
19. Contractor is responsible for all maintenance until project acceptance and then for a three month period following. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges and sloped surrounds. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

PLANT LIST - STORMWATER

SYM	MB-1	MB-2	MB-3	MB-4	M-2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
AR	-	-	-	1	-	1	Acer rubrum	Red Maple	1-1 ½" cal	Cont.	Shown	yes
BH	-	-	-	-	101	101	Baccharis halimifolia	Goundsel Bush	18-24"	Cont.	5'	yes
BN	-	-	-	-	9	9	Betula nigra	River Birch	7 gal	Cont.	Shown	yes
CaH	11	14	-	-	-	25	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18-24"	Cont.	3'	yes
CA	-	-	12	30	40	82	Clethra alnifolia	Summersweet	18-24"	Cont.	4'	yes
CO	-	-	-	-	76	76	Cephalanthus occidentalis	Buttonbush	18-24"	Cont.	5'	yes
IG	8	11	19	25	-	63	Ilex glabra 'Shamrock'	Shamrock Inkberry	24-36"	Cont.	4'	yes
IV	-	5	14	10	30	59	Ilex verticillata 'Winter Red' (include 15 males)	Winter Red Winterberry	18-24"	Cont.	6'	yes
Ihg	-	-	-	-	47	47	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	18-24"	Cont.	4'	yes
Ilh	7	42	24	26	-	99	Itea virginica 'Little Henry'	Little Henry Itea	18-21"	Cont.	3'	yes
JE	-	-	-	-	1010	1010	Juncus effusus	Smooth Rush	1 qt	Cont.	18"	yes
LS	-	-	-	-	10	10	Liquidambar styraciflua	Sweet Gum	7 Gal	Cont.	20'	yes
MV7	-	-	-	-	14	14	Magnolia virginiana	Sweet Bay Magnolia	7 gal	Cont.	15'	yes
MC	-	-	-	-	-	12	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
PV	68	59	28	27	-	182	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	2'	yes
TD	-	-	-	-	33	33	Taxodium distichum	Bald Cypress	7 gal	Cont.	12'	yes



DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – STORMWATER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. This plan is to be used for landscape purposes only.
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3. See Sheets L–3, L–4 for Landscape Plantings, Sheet L–5 for Notes, Details, Schedules & Plant List, Sheet L–6 for SWM Plantings & Sheet L–7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additiional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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M-NCPPC APPROVAL

PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
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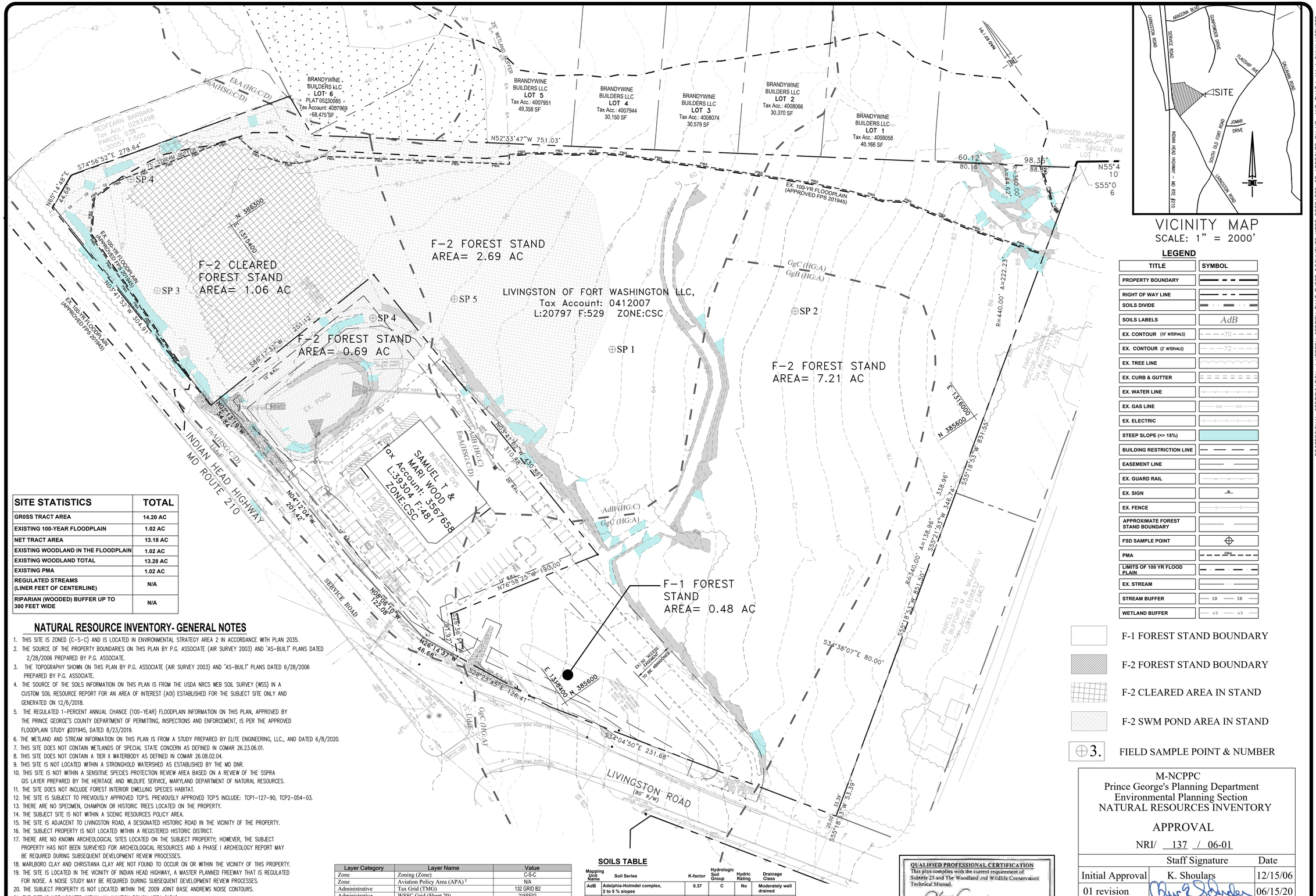
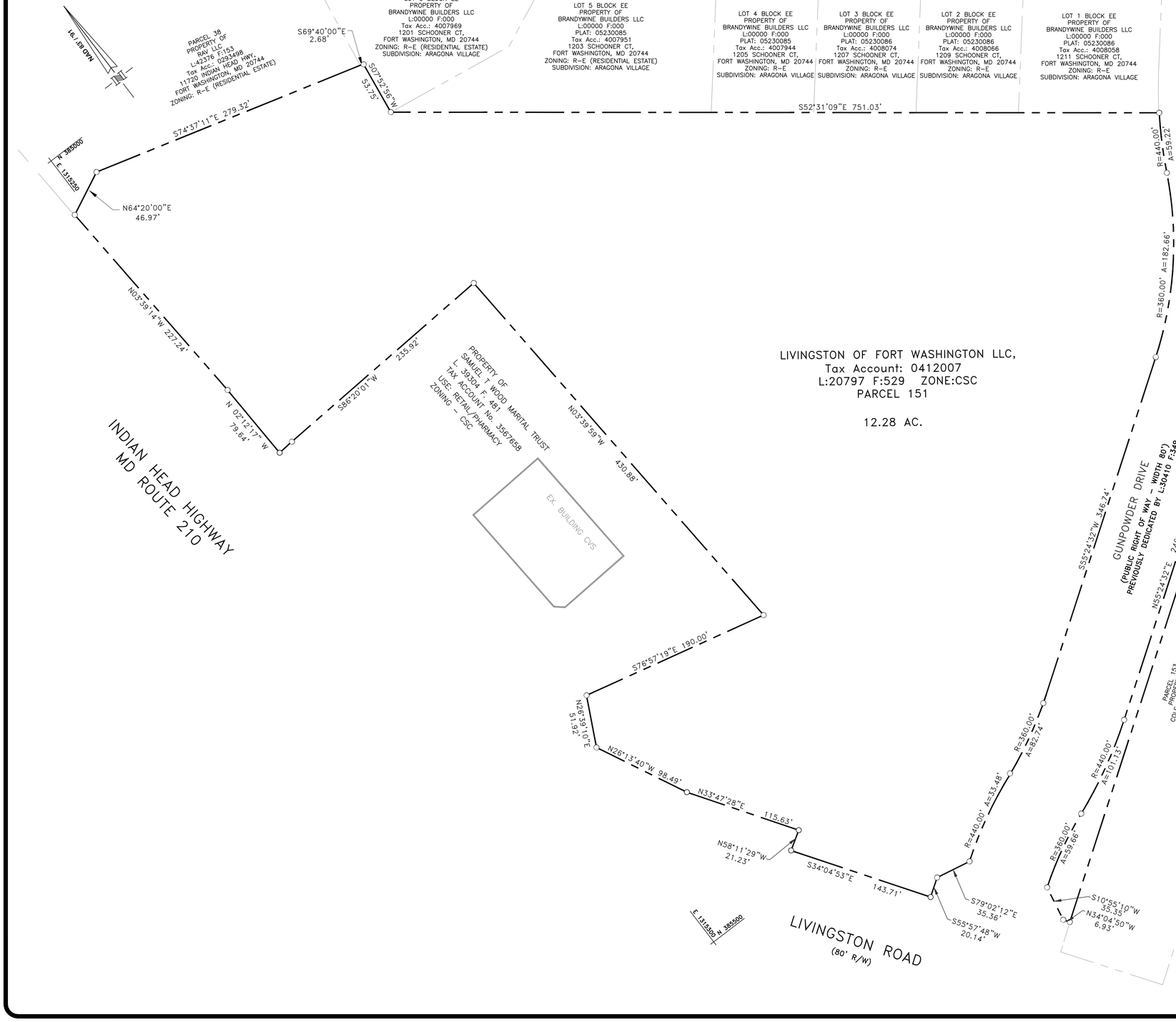
Email:dschwablo@comcast.net

LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
STORMWATER PLANTING NOTES & DETAILS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	1"= 20'
DRAWING	L-7

SDCP#56598-2017-0


BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 49,358 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,150 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,579 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,370 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,166 SF
REDFEARN BARBARA Tax Acc.: 0293498 PARCEL 038 L:3006 F:505
EkA (HG:C/D)
EkA(HSG:C/D)
25' WETLAND BUFFER
75' STREAM BUFFER
PMA
N52°33'47"W 751.03'
S74°56'52"E 279.64'
N65°14'48"E 44.68'
SP 4
SP 3
SP 5
SP 2
SP 1
N 385300
E 1315400
F-2 CLEARED FOREST STAND AREA= 1.06 AC
F-2 FOREST STAND AREA= 2.69 AC
F-2 FOREST STAND AREA= 0.69 AC
F-2 FOREST STAND AREA= 7.21 AC
F-1 FOREST STAND AREA= 0.48 AC
LIVINGSTON OF FORT WASHINGTON LLC, Tax Account: 0412007 L:20797 F:529 ZONE:CSC
EX. 100-YR FLOODPLAIN (APPROVED FPS 201945)
EX. 100-YR FLOODPLAIN (APPROVED FPS 201845)
N63°51'52"W 304.91'
S86°17'32"W 751.12'
N02°13'19"W 54.84'
N04°12'04"W 201.42'
N63°31'32"W 430.85'
310.25'
N08°06'10"W 122.08'
N76°58'25"W 90.00'
S26°58'25"E 51.12'
N26°14'37"W 46.68'
S26°03'45"E 126.41'
S34°04'50"E 231.68'
S34°38'07"E 80.00'
S55°18'53"W 53.39'
S55°19'53"W 631.55'
S55°21'53"W 651.50'
S55°19'53"W 346.74'
338.96'
P=340.00' A=138.86' S55°21'53"W
R=440.00' A=222.23'
60.12' 80.16'
98.35' 88.52'
N55°4 10
S55°0 6
EX. 50' ACCESS EASEMENT TO BE ABANDONED
PROPOSED ARAGONA VIL ZONING: RE USE - SINGLE FAM LOT 1
EX. POND
EX. 15" HDPE
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SAMUEL T. WOOD AND THE ESTATE OF ROBERT W. AMMANN TO LIVINGSTON OF FORT WASHINGTON, LLC, BY DEED DATED DECEMBER 6, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 20797 AT FOLIO 529.

7/14/2022
DATE

SIGNATURE

REVISIONS	BY

ELITE
Engineering

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
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GREENBELT, MD. 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
PROPERTY BOUNDARY SURVEY

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

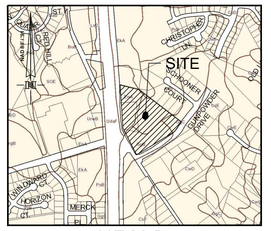
DRAWN	AT
CHECKED	AM
DATE	9/18/2020
SCALE	AS SHOWN
DRAWING	

1 OF 1

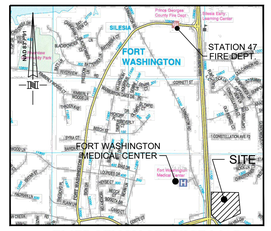
PRELIMINARY PLAN OF SUBDIVISION
LIVINGSTON OF FORT WASHINGTON
#4-07050

LOCATION OF SITE

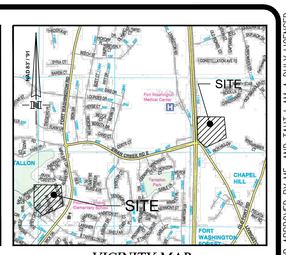
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 1000'



EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6

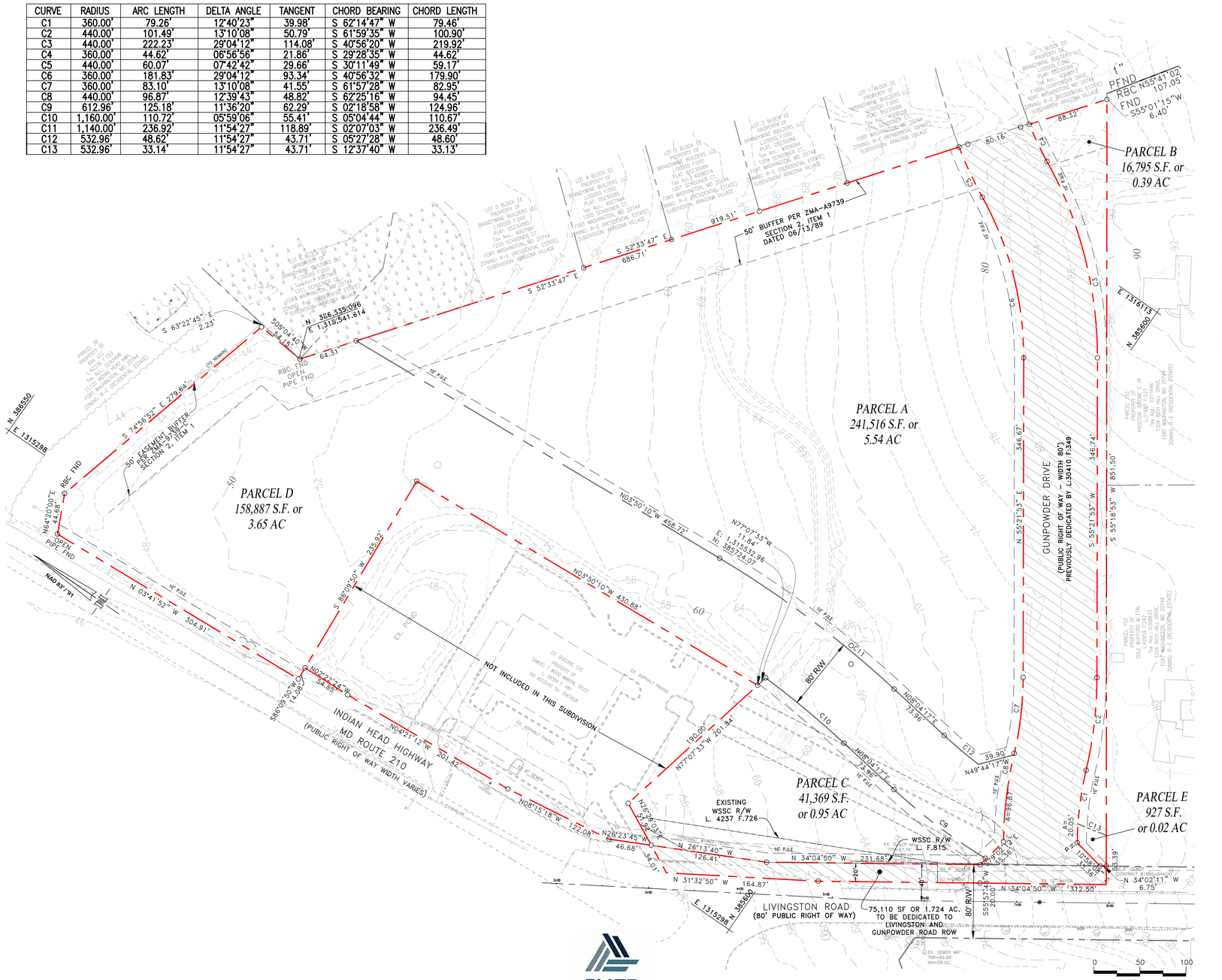


VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51, GRID E-3 TO F-3
SCALE: 1" = 2000'

GENERAL NOTES:

1. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON, LLC
   LIBER 20797, FOLIO 529, PARCEL 151
2. TAX MAP 132, GRID B2
3. WSSC 200 SHEET NO. 215SE01
4. PURPOSE OF SUBDIVISION: COMMERCIAL DEVELOPMENT.
5. PRIOR APPROVALS: SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
6. SITE GROSS AREA: 12.27 ACRES/NET AREA: 10.55 ACRES
7. NET DEVELOPABLE AREA OUTSIDE PMA: 9.53 ACRES
8. 1.02 ACRES OF ENVIRONMENTAL REGULATED FEATURES (FLOODPLAIN).
9. 1.02 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
10. AGREEMENT AND PROPOSAL: N/A
11. DISTANCE TO NEAREST INTERSECTING STREET: 450'
12. NORTH ARROW AND SCALE: NAD83, 1:50 SCALE
13. TOTAL AREA: 12.27 AC.
14. ENTIRE PROPERTY OUTLINED IN RED: YES
15. FLOODPLAIN WAIVER: N/A
16. ACREAGE OF ROAD DEDICATION: 75,110 SF OR 1.724 AC.
17. EXISTING ZONING/USE: CGO (COMMERCIAL, GENERAL, AND OFFICE), THE PROPERTY WAS ZONED CSC AT THE TIME OF PRELIMINARY PLAN APPROVAL.
18. PROPOSED USE: COMMERCIAL
19. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL): N/A
20. DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
21. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
22. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET: N/A
23. SUSTAINABLE GROWTH TIER: YES, 1
24. MILITARY INSTALLATION OVERLAY ZONE: NO
25. CENTER/CORRIDOR LOCATION: NO
26. GROSS FLOOR AREA:
    EXISTING = 0 SF OF COMMERCIAL DEVELOPMENT
    PROPOSED = 80,000 SF OF COMMERCIAL DEVELOPMENT
27. STORMWATER MANAGEMENT CONCEPT:56598-2017-0
28. EXISTING SEWER AND WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER AND WATER CATEGORIES:
    SEWER - 3
    WATER - 3
29. METHOD OF SEWAGE DISPOSAL: PUBLIC
30. AVIATION POLICY AREA: N/A
31. MANDATORY PARK DEDICATION REQUIREMENT: N/A
32. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
33. HISTORIC SITES ON OR IN THE VICINITY: NO
34. TYPE ON CONSERVATION PLAN: TCP1-127-90-01
35. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
36. WETLANDS: NO
37. STREAMS: NO
38. SOILS:
    AdB - ADELPHIA-HOLMDEL COMPLEX, 2% to 5% SLOPES
    CSE - CROOM-HOWELL-COLLINGTON COMPLEX, 15% to 25% SLOPES
    CwE - CROOM-MARR COMPLEX, 15% to 25% SLOPES
    EkA - ELKTON SILT LOAM, 0% to 2% SLOPES
    GgB - GROSSTOWN GRAVELLY SILT LOAM, 5% to 10% SLOPES
39. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	360.00'	79.26'	12°40'23"	39.98'	S 62°14'47" W	79.46'
C2	440.00'	101.49'	13°10'08"	50.79'	S 61°59'35" W	100.90'
C3	440.00'	222.23'	29°04'12"	114.08'	S 40°56'20" W	219.92'
C4	360.00'	44.62'	06°56'56"	21.86'	S 29°28'35" W	44.62'
C5	440.00'	60.07'	07°42'42"	29.66'	S 30°11'49" W	59.17'
C6	360.00'	181.83'	29°04'12"	93.34'	S 40°56'32" W	179.90'
C7	360.00'	83.10'	13°10'08"	41.55'	S 61°57'28" W	82.95'
C8	440.00'	96.87'	12°39'43"	48.82'	S 62°25'16" W	94.45'
C9	612.96'	125.18'	11°36'20"	62.29'	S 02°18'58" W	124.96'
C10	1,160.00'	110.72'	05°59'06"	55.41'	S 05°04'44" W	110.67'
C11	1,140.00'	236.92'	11°54'27"	118.89'	S 02°07'03" W	236.49'
C12	532.96'	48.62'	11°54'27"	43.71'	S 05°27'28" W	48.60'
C13	532.96'	33.14'	11°54'27"	43.71'	S 12°37'40" W	33.13'



OWNER / DEVELOPER
LIVINGSTON OF FORT WASHINGTON, LLC
P.O. BOX 581
RIVA, MD 21140
TEL.: 866-573-4100 x300
EMAIL: realestate2450@gmail.com
CONTACT: MAUREEN E WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: Livingston of Fort Washington
APPLICATION #: 4-07050
TCP #: TCP1-127-90-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #07-233 ADOPTED ON January 5, 2009.
SIGNATURE APPROVAL DATE:
Antoine Heath
Authorized Signature

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. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — ASKO MILJKOVIC — 28003 — PROFESSIONAL ENGINEER
07-29-2022

LIVINGSTON OF FORT WASHINGTON
PRELIMINARY PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	07/29/2022
SCALE	AS SHOWN
DRAWING	

1 OF 1

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LIVINGSTON RD, PARCEL 151 CASE #: 56598-2017-00

APPLICANT'S NAME: LIVINGSTON OF FORT WASHINGTON, LLC

ENGINEER : ELITE ENGINEERING, LLC

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is both PUBLIC and PRIVATE.

These additional approvals are required: None.

These fees apply: None.

These bonds apply: None.

Required water quality controls: See Conditions.

Required water quantity controls: 100 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: SURFACE DRAINAGE, FLOOD PLAIN, STORM DRAIN.

Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

Please see second page.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: August 26, 2022
EXPIRATION DATE: August 26, 2025

FOR OFFICE USE ONLY

ADC MAP: 200' SHEET: 215SE01

STREET NAME: LIVINGSTON RD

WATERSHED: 52-Broad Creek

NUMBER OF DU'S: 0 COST PER DWELLING: 0

CC: APPLICANT, SCD, PERMITS

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LIVINGSTON RD, PARCEL 151 CASE #: 56598-2017-00

CONDITIONS OF APPROVAL:

1. THIS PROJECT PROPOSES TO DEVELOP COMMERCIAL BUILDINGS AND UTILIZES MICRO-BIORETENTION, PERMEABLE PAVEMENT, SWALES AND SUBMERGED GRAVEL WETLAND AS ESD DEVICES.
2. AT THE TIME OF BUILDING PERMIT REVIEW, PLEASE PROVIDE THE REVIEWER WITH A GEOTECHNICAL REPORT TO DETERMINE UNDERGROUNDWATER TABLE AS PER CB-94-2004.
3. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
4. A FLOODPLAIN STUDY IS REQUIRED FOR AREAS WITH GREATER THAN 50 ACRES OF DRAINAGE.
5. AT THE TIME OF TECHNICAL REVIEWPROVIDE COPY OF EXISTING STORMDRAIN EASEMENT FOR EXISTING STORMDRAIN SYSTEM. IF THE RIGHT-OF-WAY DOES NOT EXIST THEN A RIGHT-OF-WAY MUST BE RECORDED
6. PROPOSED CULVERT TO BE DESIGNED TO CONVEY THE 100 YEAR STORMEVENT.
7. NO STRUCTURES TO BE BUILT WITHIN 25 FEET OF THE 100-YEAR FLOODPLAIN.
8. PROOF OF OFF-SITE GRADING PERMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
9. SITE DEVELOPMENT PERMIT REQUIRED TO INCLUDE ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORMDRAINAGE, STREET TREES AND STREET LIGHTING (AND ON-SITE GRADING).
10. STANDARD DRIVEWAYWITH UTILITY CUT (IF NECESSARY) PRIOR TO BUILDING PERMIT ISSUANCE.
11. ULTIMATE RIGHTS-OF WAY CONVEYANCE IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. 40 FEET FROM THE ULTIMATE CENTERLINE OF LIVINGSTON RD.
12. RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG FRONTAGE OF THE SITE.
13. SHA APPROVAL REQUIRED.
14. THIS PROJECT WILL REQUIRE A SITE DEVELOPMENT FINE GRADING PERMIT.
15. THIS PROJECT WILL REQUIRE A STREET CONSTRUCTION PERMIT.
16. ADEQUACY ANALYSIS OF THE RECEIVING CONVEYANCE SYSTEM IS REQUIRED.
17. PROJECT NEEDS TO BE ADA COMPLIANT.
18. PRIOR TO SDFG PERMIT, PROVIDE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROPOSED CAR-WASH (HOT SPOT).
19. PRIOR TO FINE GRADING PERMIT ISSUANCE, PROVIDE LAND-RECORD DOCUMENTS TO SHOW THE SAME OWNER FOR P1 (CVS LOT) AND P151, OR A PERMISSION FROM P1 OWNERS TO DO WORK AS PROPOSED.
20. ROAD DEDICATION NOT REQUIRED.
21. SITE IS A HOT SPOT. OIL/GRIT SEPARATOR OR SUITABLE EQUIVALENT REQUIRED.

REVIEWED BY MM

--8-26-2022: THIS APPROVAL IS FOR EXTENSION ONLY AND SUPERSEDES ALL OTHER PREVIOUS APPROVALS DATED UP TO AND INCLUDING 8-26-19.
EXTENDED BY MA.

SITE DEVELOPMENT CONCEPT PLAN FOR LIVINGSTON OF FORT WASHINGTON

SUBD #4-7050

SDCP #56598-2017-0

LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
12TH ELECTION DISTRICT

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL, #4-5.5 MILE
5. TAX MAP #132, GRID 62, PARCEL 151
6. OWNER/DEED REF: LIVINGSTON OF FORT WASHINGTON LLC L. 20792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA=10.15 AC ALL IN ZONE C-S-C.
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED : LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 37,981 SF
    RETAIL = 32,206 SF
    CAR WASH = 6,334 SF
    CAR REPAIR = 2,777 SF

TOTAL PROPOSED OFFICE AND RETAIL AREA= 79,298 SF

14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE; 12.27 ACRES NET TRACT AREA(PARCEL "A": 10.15ACRES)
16. BOUNDARY BY CDDI, INC.
17. EX. 2 FT. TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMETERIES WITHIN OR ADJACENT TO THE SITE.
20. THERE ARE NO CEMETERIES ON THE SITE
21. THE SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA.
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E).
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED.

PARKING REQUIREMENTS

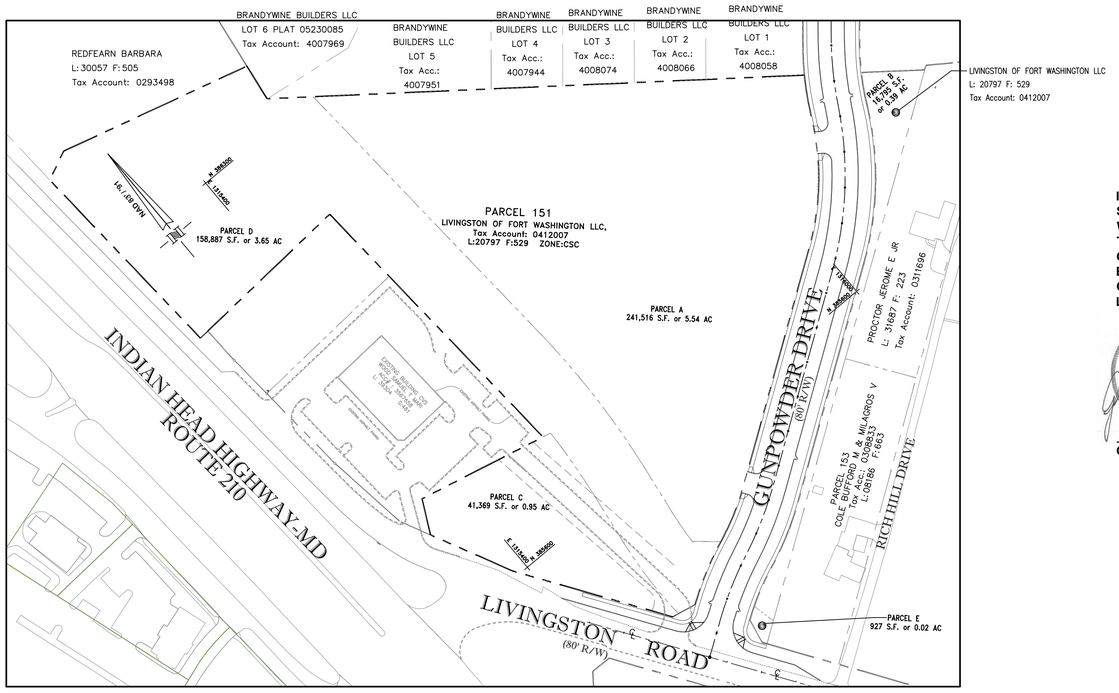
OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 37,981 SF
PARKING REQUIREMENT:
4 SP. PER 1000 SF FOR 1ST 2,000 SF: 2,000/250 = 8
1 SP. PER 400 SF ABOVE 2,000 SF +35,981/400 =90
TOTAL= 98

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 32,206 SF
PARKING REQUIREMENT 32,206 / 1000 X 4.0 = 129

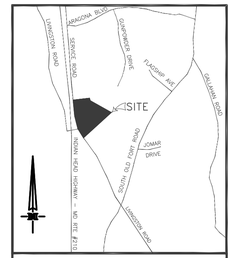
CAR WASH REQUIREMENT 2.0 SP. PER 1000 SF
PROPOSED CAR WASH AREA 6,334 SF
PARKING REQUIREMENT 6,334 / 1000 X 2.0 = 13

AUTO CARE REQUIREMENT
PROPOSED BUILDING AREA 2,777 SF
PARKING REQUIREMENT 3 SP. PER 1 BAY
OFFICE REQUIREMENT 3.5 SP PER 1000 SF
755x3.5/1000 = 3
3 BAY= 9
TOTAL=12

TOTAL PARKING SPACES REQUIRED	252
TOTAL PARKING SPACES PROVIDED	354



LOCATION MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1" = 2000'

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIRMENTS OF SUBTITLTE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND I OR MY STAFF HAVE INSPECTED THIS SITE AND THE DRAINAGE THAT FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE,AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND IS SIGNED, SEALED AND DATED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

GREG KLAR

6-25-2019

SHEET INDEX	
SHEET TITLE	**SHEET #**
COVER SHEET	SDC-1
EXISTING CONDITION AND RECOURSE MAP	SDC-2
SITE DEVELOPMENT CONCEPT PLAN	SDC-3
ESD DRAINAGE AREA MAP AND ESD DETAILS	SDC-4

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

Approved For: Wetlands — Mary Ann Giesmann

DPIE — DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774

SITE DEVELOPMENT BMP SUMMARY TABLE

Revision Date:

Project Name: Livingston Of Fort Washington | Concept No.: | Permit No.: SDCP # 56598-2017-0 | Limit of Disturbance = 9.89 AC

POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P_1 (IN)	TARGET VOL (FT^3)	DESIGN VOL (FT^3) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RCN	ON_OFF_SITE
POI A	SWM-A	Bio-retention	385,836	1,315,725	Commercial	NEWD	0.41	0.32	0.32	0.00	78%	0.75	2.00	2,260	1,169	n/a	3,052	98	On Site
POI A	SWM-B	Bio-retention	386,105	1,315,604	Commercial	NEWD	0.27	0.19	0.19	0.00	69%	0.67	2.00	1,327	1,409	n/a	1,792	98	On Site
POI A	SWM-C	Bio-retention	385,522	1,315,586	Commercial	NEWD	0.07	0.05	0.05	0.00	71%	0.69	2.00	352	392	n/a	475	98	On Site
POI A	SWM-D	Bio-retention	385,538	1,315,500	Commercial	NEWD	0.56	0.22	0.22	0.00	39%	0.40	2.00	1,641	2,197	n/a	2,215	98	On Site
POI A	SWM-E	Bio-retention	385,728	1,315,379	Commercial	NEWD	0.40	0.35	0.35	0.00	88%	0.84	2.00	2,432	1,371	n/a	3,283	98	On Site
POI A	SWM-F	Bio-retention	385,755	1,315,595	Commercial	NEWD	0.26	0.21	0.21	0.00	81%	0.78	2.00	1,467	1,062	n/a	1,980	98	On Site
POI A	SWM-H	Permeable Pavements	386,624	1,315,820	Commercial	NEWD	0.73	0.73	0.73	0.00	100%	0.95	2.00	5,035	6,555	n/a	6,797	98	On Site
POI A	SWM-O	Submerged Gravel Wetlands	386,265	1,315,394	Commercial	NEWD	27.82	11.42	10.24	1.18	41%	0.42	2.00	41,711	49,318	n/a	114,246	80	On Site

0 100 200
SCALE 1" = 100'

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL:
REALESTATE24050@GMAIL.COM

PREPARED BY

ELITE ENGINEERING, LLC
6305 IVY LANE
GREENBELT, MD 20770
Phone: (240) 421-6982
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

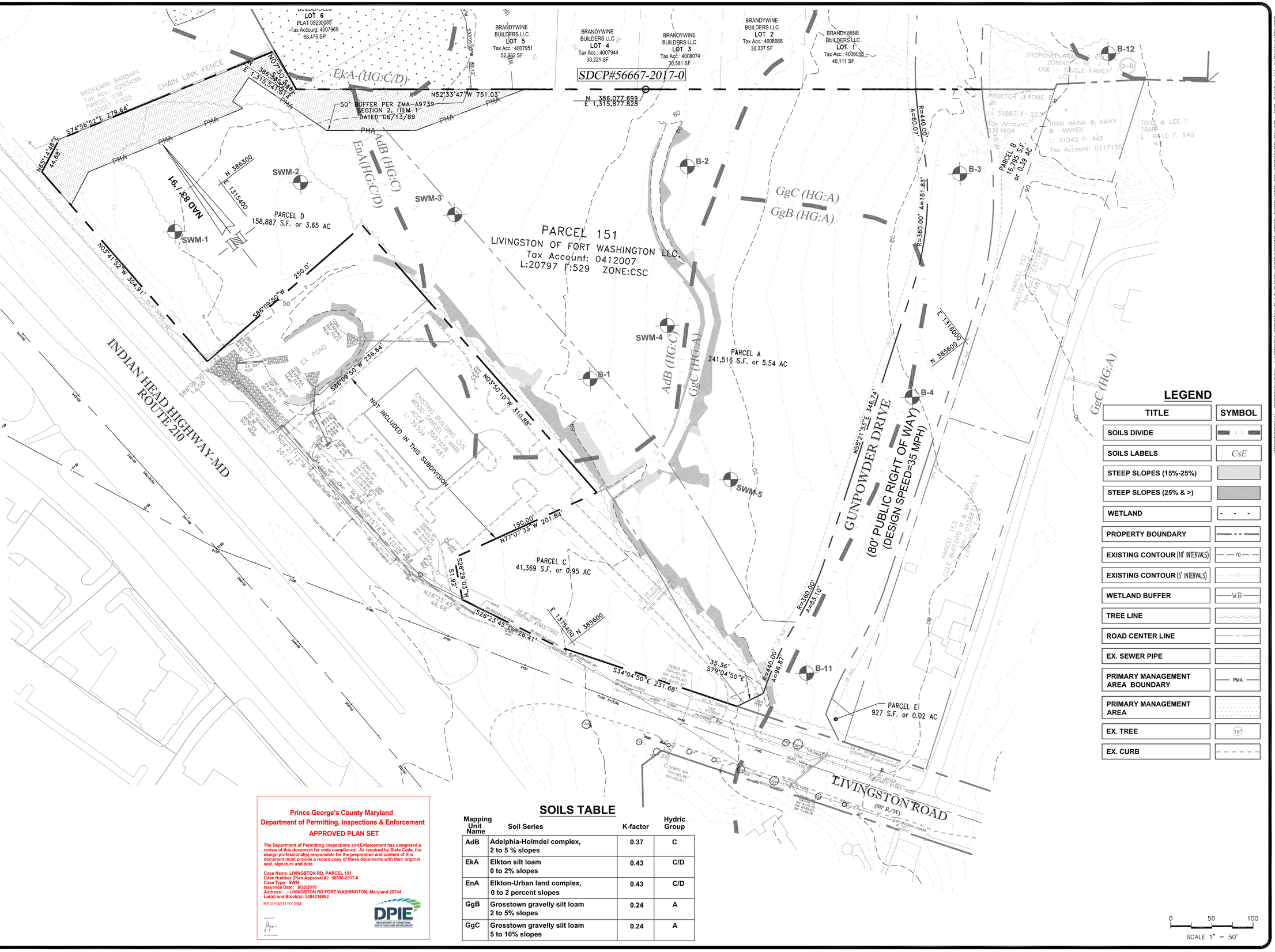
6-25-2019

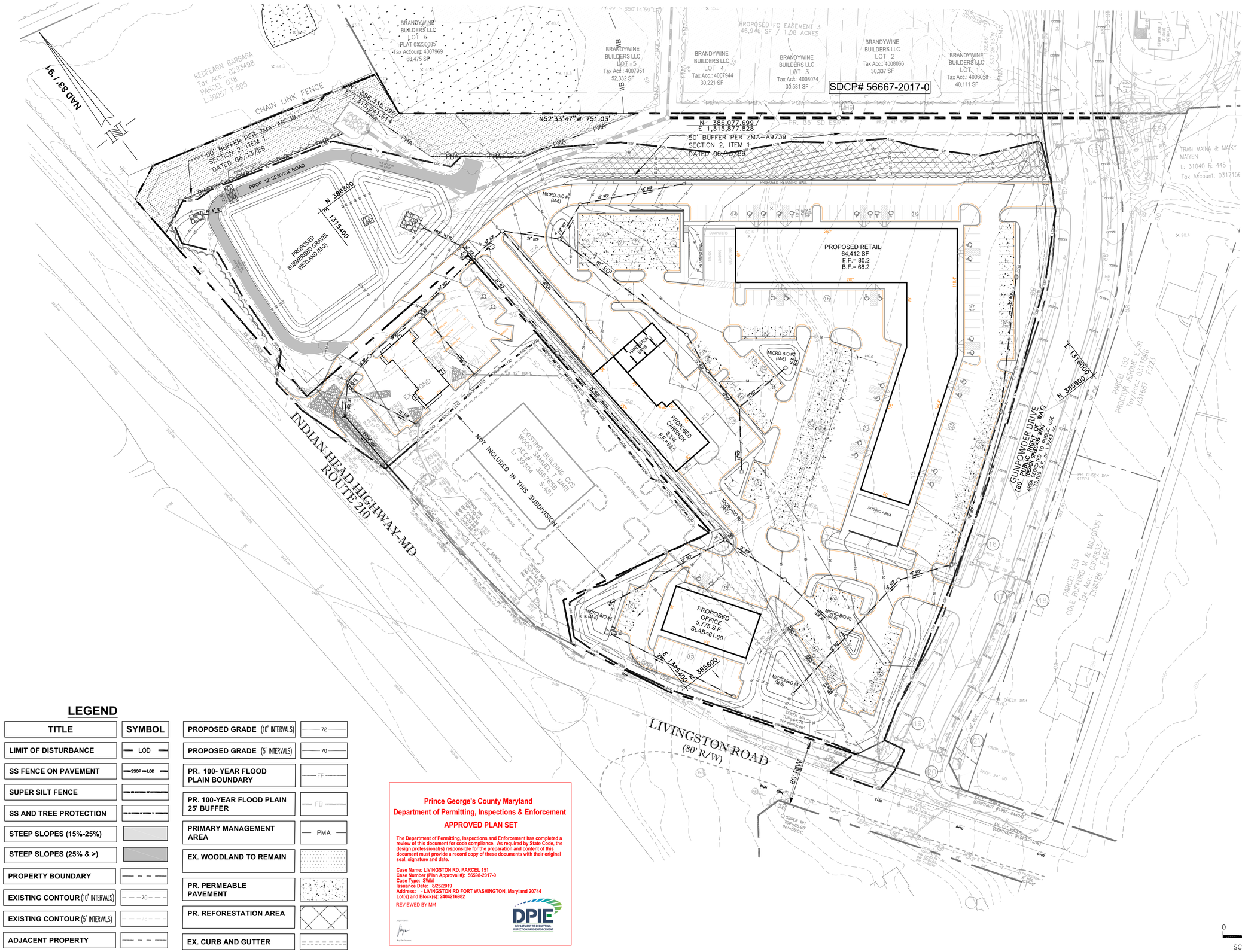
LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

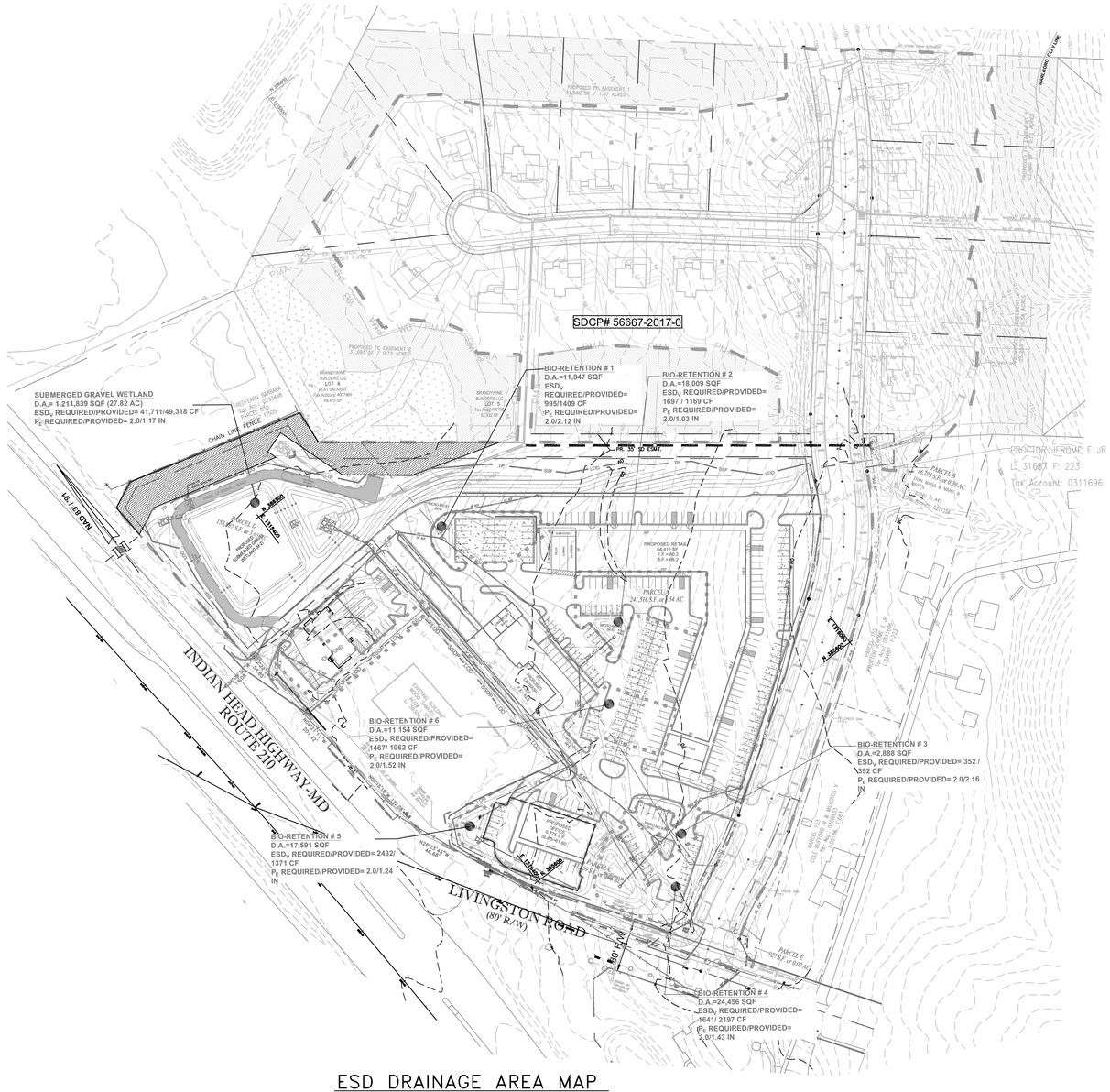
DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	

SDC-1

SDCP #56598-2017-0


SDCP#56667-2017-0
N 386,077.699
E 1,315,877.828
PARCEL 151
LIVINGSTON OF FORT WASHINGTON LLC.
Tax Account: 0412007
L:20797 F:529 ZONE:CSC
PARCEL A
241,516 S.F. or 5.54 AC
PARCEL D
158,887 S.F. or 3.65 AC
PARCEL B
16,795 S.F.
or 0.39 AC
PARCEL C
41,369 S.F. or 0.95 AC
PARCEL E
927 S.F. or 0.02 AC
INDIAN HEAD HIGHWAY-MD
ROUTE 210
GUNPOWDER DRIVE
(80' PUBLIC RIGHT OF WAY)
(DESIGN SPEED=35 MPH)
LIVINGSTON ROAD
(80' R/W)
NOT INCLUDED IN THIS SUBDIVISION
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 52,332 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,221 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,581 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,111 SF
REDFEARN BARBARA Tax Acct: 0293498 PARCEL 038 L:2057 F:505
CHAIN LINK FENCE
PROPOSED ARA VILLAGE ZONING: RE USE - SINGLE FAMILY LOT 1
PROCTOR JEROME F JR L: 31687 F: 223 Tax Account: 0311696
TRAN MAINA & MAIKY & MAIYEN L: 31040 F: 445 Tax Account: 0317156
TONG & LEE T. TRAN L. 6410 F. 540
PARCEL 152 PROCTOR JEROME F JR Tax Acct: 0317696 L:31687 F:223
PARCEL 153 COLE BUFFORD M & MILDRED V Tax Acct: 0308622 L:1078 F:243
EXISTING BUILDING CVS WOOD SAMUEL T MARY Acct# 39304 L: 39304 F: 491
EX. POND
SWM-1
SWM-2
SWM-3
SWM-4
SWM-5
B-1
B-2
B-3
B-4
B-11
B-12
AdB (HG:C)
EnA(HG:C/D)
EkA-(HG:C/D)
GgC (HG:A)
GgB (HG:A)
N 386300
E 1315400
N 385600
E 1316000
R=440.00' A=60.07'
R=360.00' A=181.83'
R=360.00' A=83.10'
R=440.00' A=96.87'
N65°14'46"E 44.68'
S74°56'52"E 279.64'
N00°50'38"E 386.48'
E 1,315,541.61'
N52°33'47"W 751.03'
50' BUFFER PER ZMA-A9739 SECTION 2, ITEM 1 DATED 06/13/89
PMA
NAD 83 / 91
N03°41'52"W 304.91'
S86°09'50"W 250.0'
S86°09'50"W 14.06'
S86°09'50"W 236.64'
N03°50'10"W 310.88'
N77°07'33"W 201.84'
N04°21'12"W 120.00'
N26°27'45"W 46.68'
S26°29'03"W 51.92'
S26°23'45"E 26.41'
S34°04'50"E 231.68'
35.36' S79°04'50"E
N55°21'53"E 346.24'
S 13°16'00" W 181.83'
N 13°16'00" E 181.83'
N 385600
E 1315400
N 386300
E 1315400
N 385600
E 1316000
N 385600
E 1315400


SDCP# 56667-2017-0
N 386,077.699
E 1,315,877.828
50' BUFFER PER ZMA-A9739
SECTION 2, ITEM 1
DATED 06/13/89
N52°33'47"W 751.03'
PROPOSED RETAIL
64,412 SF
F.F.= 80.2
B.F.= 68.2
PROPOSED OFFICE
5,775 S.F.
SLAB=61.60
PROPOSED CARWASH
6,334 S.F.
F.F.= 62.5
PROPOSED SUBMERGED GRAVEL WETLAND (M-3)
PROP. 12' SERVICE ROAD
EXISTING BUILDING CVS
WOOD SAMUEL, MARI
ACCT #: 3567658
L: 39304 S:481
NOT INCLUDED IN THIS SUBDIVISION
INDIAN HEAD HIGHWAY-MD
ROUTE 210
LIVINGSTON ROAD
(80' R/W)
GUNPOWDER DRIVE
(80' PUBLIC SHARED USE WAY)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 AC.
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acct.: 4007951 52,332 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acct.: 4007944 30,221 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acct.: 4008074 30,581 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acct.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acct.: 4008058 40,111 SF
PROPOSED FC EASEMENT 3
46,946 SF / 1.08 ACRES
REDFEARN BARBARA
Tax Acc.: 0293498
PARCEL 038
L:30057 F:505
PROCTOR JEROME E JR
L: 31687 F: 223
Tax Account: 0311696
TRAN MAINA & MARY MAIYEN
L: 31040 F: 445
Tax Account: 0317156
PARCEL 152
PROCTOR JEROME E JR
Tax Acc.: 0311696
L:31687 F:223
PARCEL 153
COLE BUFFORD M & MILAGROS V
Tax Account: 0308383
L:39686 F:643
N 386300
E 1315400
N 385600
E 1316000
E 1315400
N 385600
NAD 83 / '91
CHAIN LINK FENCE
SILT FENCE
SSOP
LOD
PMA
FP
FB
RETAINING WALL
DUMPSTERS
TRUCK LOADING
SITTING AREA
MICRO-BIO #1 (M-6)
MICRO-BIO #2 (M-6)
MICRO-BIO #3 (M-6)
MICRO-BIO #4 (M-6)
MICRO-BIO #5 (M-6)
MICRO-BIO #6 (M-6)
INLET #1 TOP=82.00 INV=78.50
INLET #2 TOP=82.00 INV=78.50
INLET #3 TOP=82.00 INV=78.50
INLET #4 TOP=82.00 INV=78.50
INLET #5 TOP=82.00 INV=78.50
INLET #6 TOP=82.00 INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96'



ESD DRAINAGE AREA MAP

SCALE: 1"=100'

LEGEND

TITLE	SYMBOL
LIMIT OF DISTURBANCE	LOD
SOILS LABELS	CsE
STEEP SLOPES (15%-25%)	
STEEP SLOPES (25% & >)	
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	70
EXISTING CONTOUR	71
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
FOREST CONSERVATION AREA	
PR. PERMEABLE PAVEMENT	
SS FENCE ON PAVEMENT	SSOF LOD
SUPER SILT FENCE	
SS AND TREE PROTECTION	

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Figure 5.10 Submerged Gravel Wetland

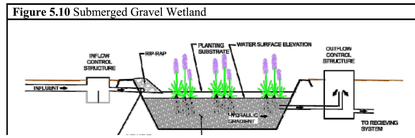
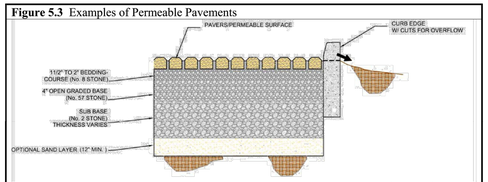
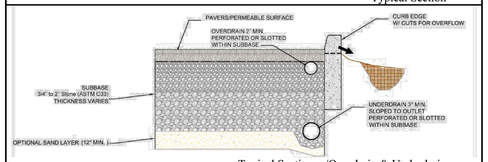


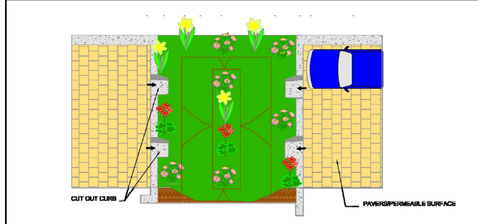
Figure 5.3 Examples of Permeable Pavements



Typical Section

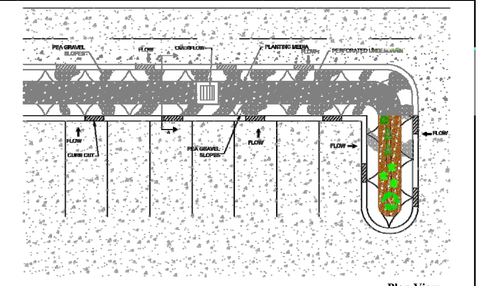


Typical Section w/Overdrain & Underdrain

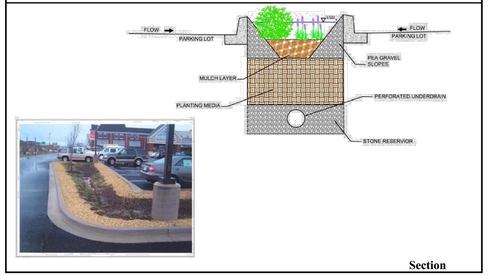


Permeable Pavement w/Micro-Bioretention - Plan View

Figure 5.14 Micro-Bioretention (Variation 1 - Parking Lot)



Plan View



Section

0 100 200
SCALE 1" = 100'

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD. 20770
(240)206-8055

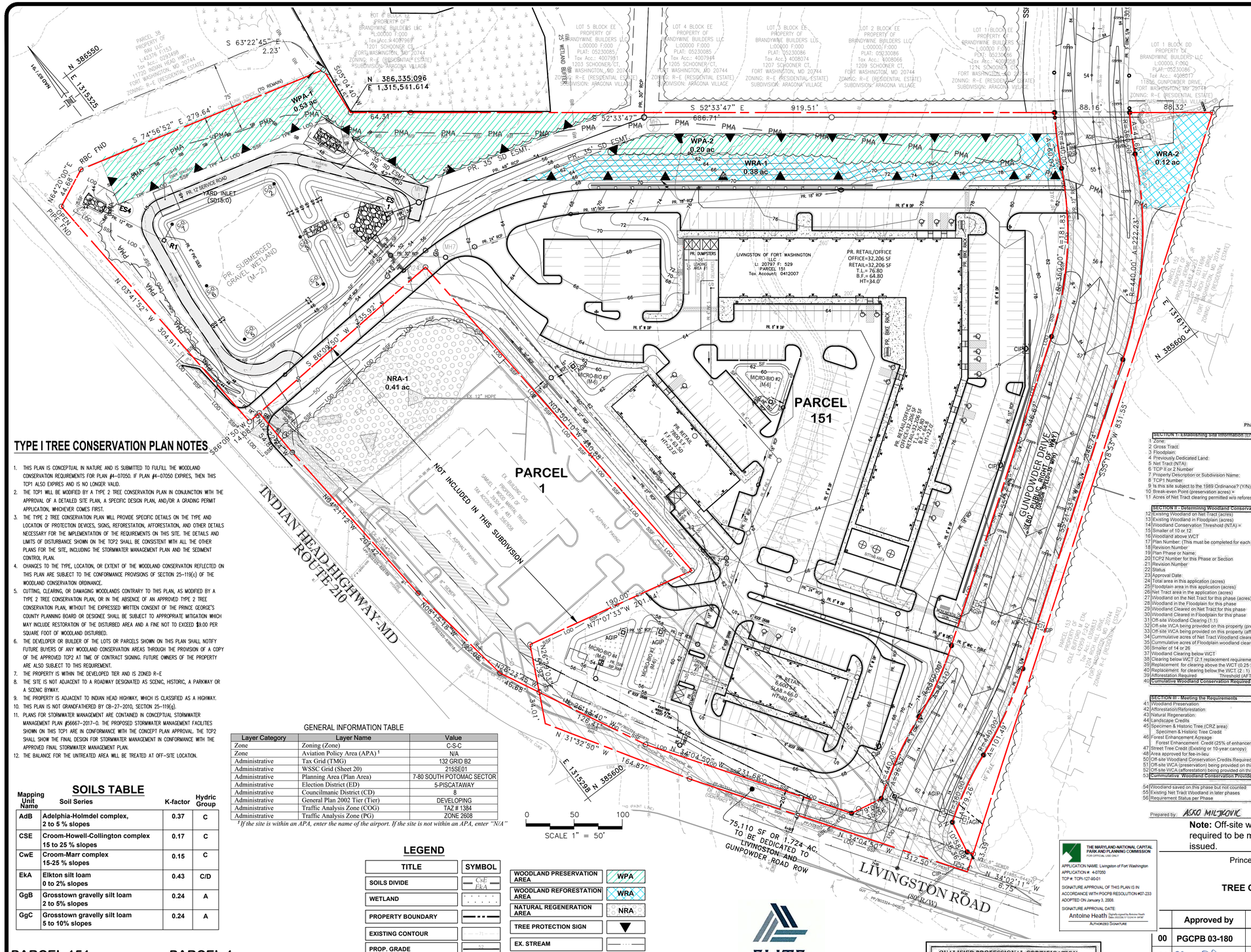
STATE OF MARYLAND — No. 11432 — PROFESSIONAL ENGINEER
6-25-2019

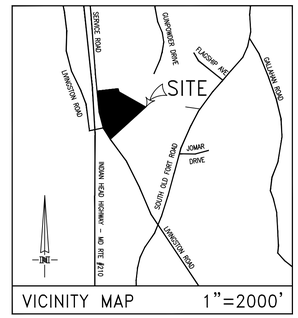
LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
ESD DRAINAGE AREA MAP AND ESD DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	SDC-4

SDCP #56598-2017-0





SITE STATISTICS	TOTAL
GR0SS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.96 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

TYPE I TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PLAN #4–07050. IF PLAN #4–07050 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
2. THE TCP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
3. THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TCP2 SHALL BE CONSISTENT WITH ALL THE OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE SEDIMENT CONTROL PLAN.
4. CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25–119(c) OF THE WOODLAND CONSERVATION ORDINANCE.
5. CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED $9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
6. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
7. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R–E
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
9. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY, WHICH IS CLASSIFIED AS A HIGHWAY.
10. THIS PLAN IS NOT GRANDFATHERED BY CB–27–2010, SECTION 25–119(g).
11. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN #56667–2017–0. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TCP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TCP2 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
12. THE BALANCE FOR THE UNTREATED AREA WILL BE TREATED AT OFF–SITE LOCATION.

SOILS TABLE

Mapping Unit Name	Soil Series	K-factor	Hydric Group
AdB	Adelphia-Holmdel complex, 2 to 5 % slopes	0.37	C
CSE	Croom-Howell-Collington complex 15 to 25 % slopes	0.17	C
CwE	Croom-Marr complex 15-25 % slopes	0.15	C
EkA	Elkton silt loam 0 to 2% slopes	0.43	C/D
GgB	Grosstown gravelly silt loam 2 to 5% slopes	0.24	A
GgC	Grosstown gravelly silt loam 5 to 10% slopes	0.24	A

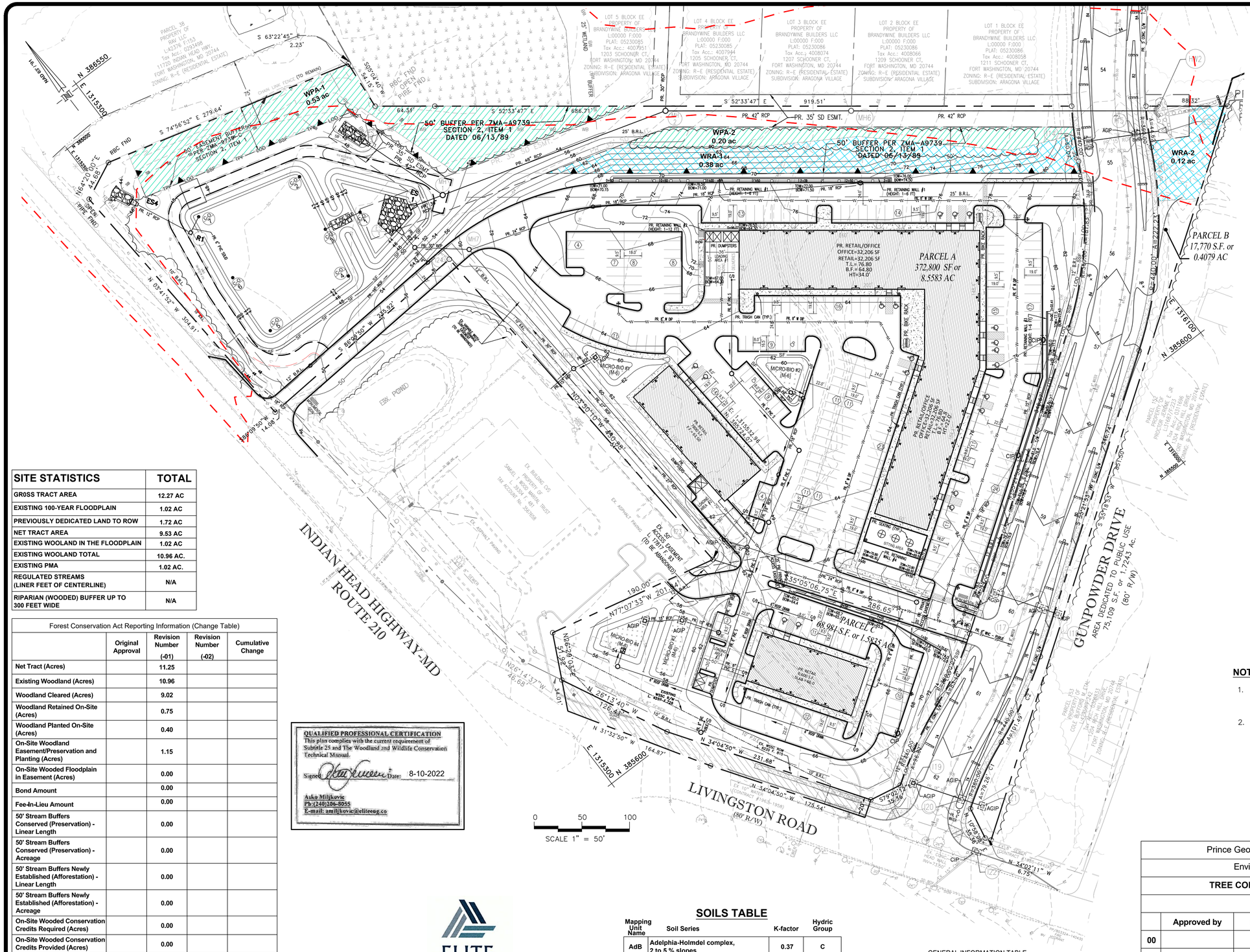
GENERAL INFORMATION TABLE

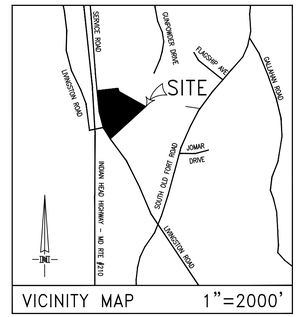
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA) [1]	N/A
Administrative	Tax Grid (TMG)	132 GRID B2
Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	7-80 SOUTH POTOMAC SECTOR
Administrative	Election District (ED)	5-PISCATAWAY
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] *If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"*

LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE / EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
PROPOSED TREE LINE	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
NATURAL REGENERATION AREA	NRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
PR. LIMIT OF DISTURBANCE	LOD
PR. SILT FENCE	SF
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. LOD & TEMP TREE PROTECTION	LOD TP
RIGHT OF WAY RO





LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE / EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
EXISTING TREE LINE (LOGGED FOREST)	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
EX. STEEP SLOPE 15-25%	
WOODLAND PRESERVATION AREA OFF SITE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
WETLAND BUFFER	WB
PR. LIMIT OF DISTURBANCE	
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. SILT FENCE	SF
FOREST INTERIOR DWELLING SPECIES	FIDS FIDS
EX. STEEP SLOPE 25% AND OVER	

SITE STATISTICS	TOTAL
GROSS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.96 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

Forest Conservation Act Reporting Information (Change Table)

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)		11.25		
Existing Woodland (Acres)		10.96		
Woodland Cleared (Acres)		9.02		
Woodland Retained On-Site (Acres)		0.75		
Woodland Planted On-Site (Acres)		0.40		
On-Site Woodland Easement/Preservation and Planting (Acres)		1.15		
On-Site Wooded Floodplain in Easement (Acres)		0.00		
Bond Amount		0.00		
Fee-In-Lieu Amount		0.00		
50' Stream Buffers Conserved (Preservation) - Linear Length		0.00		
50' Stream Buffers Conserved (Preservation) - Acreage		0.00		
50' Stream Buffers Newly Established (Afforestation) - Linear Length		0.00		
50' Stream Buffers Newly Established (Afforestation) - Acreage		0.00		
On-Site Wooded Conservation Credits Required (Acres)		0.00		
On-Site Wooded Conservation Credits Provided (Acres)		0.00		

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 8-10-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

NOTES:

1. INSTALLATION OF ALL TREE PROTECTION DEVICES IS SCHEDULED TO TAKE PLACE AS STEP 4 OF ROUGH GRADING SEQUENCE OF CONSTRUCTION IN WEEKS 2 AND 3.
2. SIGNS FOR PLANTED AREAS ARE TO REMAIN IN PERPETUITY AND THAT THE SINGS FOR PRESERVATION AREAS MAY BE REMOVED AFTER USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.

Property Owners Awareness Certificate

I/We Livingston of Fort Washington, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Owner or Owners Representative — Date 09/6/2022

PARCEL 151
OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL: realestate24050@gmail.com

PARCEL 1
OWNER
SAMUEL T. WOOD MARITAL TRUST
2450 RIVA ROAD
ANNAPOLIS, MD 21401
OFFICE TEL: 866-573-4100 Ext. 300
realestate2450@gmail.com
CONTACT: MAUREEN EARP WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

SOILS TABLE

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GgB	Grosstown gravelly silt loam 2 to 5% slopes	0.24	A
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Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	7-80 SOUTH POTOMAC SECTOR
Administrative	Election District (ED)	5-PISCATAWAY
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-054-03				
	Approved by	**Date**	**DRD#**	**Reason for Revision**
00				
01				
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
PLAN VIEW
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	7/11/2022
SCALE	AS SHOWN
DRAWING	

1 OF 3

TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT.
2. 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 $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTION AND ENFORCEMENT, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-E.
7. THE PROPERTY IS ADJACENT TO LIVINGSTON ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g)
10. WOODLAND PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF THE WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT

TREE PRESERVATION AND RETENTION NOTES

11. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
12. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
13. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

16. THE DEVELOPER AND/OR BUILDER IS 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 COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
17. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
18. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREE ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    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.

    TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

19. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.

    IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

20. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN 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.
21. 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 LABEL INSTRUCTIONS.
22. 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.
23. WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

AFFORESTATION AND REFORESTATION NOTES

A. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.

B. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGE CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.

C. 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 2 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 OR BUILDER 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 COUNTY.

D. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.

E. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.

F. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.

G. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.

H. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.

RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.

I. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.

    PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

    PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

    IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL. THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE DIFFERENT SOIL TYPE (IF ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE pH, MAGNESIUM, PHOSPHORUS, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAILS SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRED VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)

YEAR 2-3: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRED VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1	Zone:		C-S-C				
2	Gross Tract:		14.43				Include acreages only in columns
3	Floodplain:		1.02				for which there is a corresponding zone.
4	Previously Dedicated Land:		1.72				
5	Net Tract (NTA):		11.69	0.00	0.00		
6	TCP II or 2 Number			Revision	2		
7	Property Description or Subdivision Name:		4-07050				
8	TCP1 Number		TCP1-127-90				
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N		Within PFA (Y/N)	Y
10	Break-even Point (preservation acres) =	3.49					
11	Acres of Net Tract clearing permitted w/o reforestation=	6.97					

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12	Existing Woodland on Net Tract (acres)		10.46					
13	Existing Woodland in Floodplain (acres)		1.02					
14	Woodland Conservation Threshold (NTA) =	15.00%	1.75					
15	Smaller of 10 or 12		1.75					
16	Woodland above WCT		8.71					
17	Plan Number: (This must be completed for each phase)		2-054-04	1-127-90				
18	Revision Number		0	1				
19	Plan Phase or Name:		CVS	Remainder				
20	TCP2 Number for this Phase or Section							
21	Revision Number							
22	Status		10/21/2003	Pending				
23	Approval Date							
24	Total area in this application (acres)		2.16	12.27				
25	Floodplain area in this application (acres)		0.00	1.02				
26	Net Tract area in the application (acres)		2.16	11.25				
27	Woodland on the Net Tract for this phase (acres)		0.69	9.77				
28	Woodland in the Floodplain for this phase		0.00	1.02				
29	Woodland Cleared on Net Tract for this phase		0.69	9.02				
30	Woodland Cleared in Floodplain for this phase		0.00	0.45				
31	Off-site Woodland Clearing (1:1)		0.00	0.00				
32	Off-site WCA being provided on this property (preservation)		0.00	0.00				
33	Off-site WCA being provided on this property (afforiforestation)		0.00	0.00				
34	Cummulative acres of Net Tract Woodland cleared		0.69	9.71				
35	Cummulative acres of Floodplain woodland cleared		0.00	0.45				
36	Smaller of 14 or 26		0.69	8.71				
37	Woodland Clearing below WCT		0.00	1.00				
38	Clearing below WCT (2:1 replacement requirement)		0.00	2.01				
39	Replacement for clearing above the WCT (0.25 :1)		0.17	2.18				
40	Replacement for clearing below the WCT (2 :1)		0.00	2.01				
41	Afforestation Required. Threshold (AFT) =	15.00%	0.00	0.00				
42	**Cumulative Woodland Conservation Required**		**1.93**	**5.38**				

Latest phase indicates cumulative requirement through that phase of work.

SECTION III - Meeting the Requirements

43	Woodland Preservation	0.00	0.75				
44	Afforestation/Reforestation	0.00	0.40				
45	Natural Regeneration	0.41	0.00				
46	Landscape Credits	0.00	0.00				
47	Specimen & Historic Tree (CRZ area)	0.00	0.00				
	Specimen & Historic Tree Credit						
48	Forest Enhancement Acreage	0.00	0.00				
	Forest Enhancement Credit (25% of enhancement area)						
49	Street Tree Credit (Existing or 10-year canopy)	0.00	0.00				
50	Area approved for fee-in-lieu	0.00	0.00				
51	Off-site Woodland Conservation Credits Required	0.00	3.82				
52	Off-site WCA (preservation) being provided on this property	0.00	0.00				
53	Off-site WCA (afforestation) being provided on this property	0.00	0.00				
54	Cummulative Woodland Conservation Provided	**0.41**	**5.38**				

54	Woodland saved on this phase but not counted	0.00	0.00				
55	Existing Net Tract Woodland in later phases	9.77	0.00				
56	Requirement Status per Phase						

Prepared by: ASKO MILJKOVIC Signature 8-12-2022 Date

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS/REMARKS
RB	19	RIVER BIRCH	BETULA NIGRA	2 1/2" – 3" CAL.	B & B
SR	19	QUERCUS FALCATA	SOUTHERN RED OAK	2 1/2" – 3" CAL.	B & B
WO	19	QUERCUS PHELLOS	WILLOW OAK	2 1/2" – 3" CAL.	B & B

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed Date: 8-10-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-054-03

	Approved by	Date	DRD#	Reason for Revision
00				
01				
02				
03				
04				
05				
06				

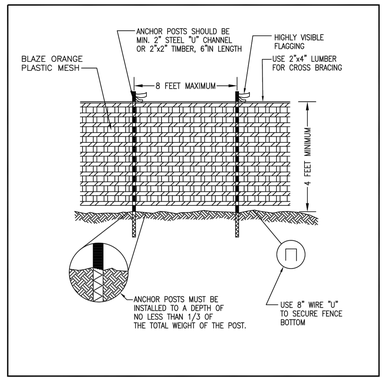
REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
DETAILS AND NOTES

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	7/11/2022
SCALE	AS SHOWN
DRAWING	2 OF 3

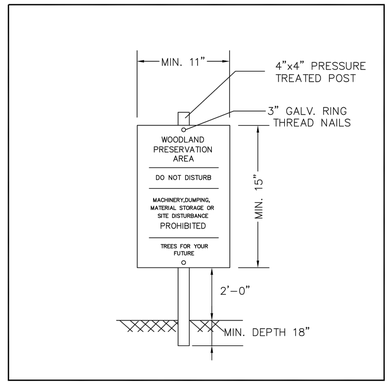


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

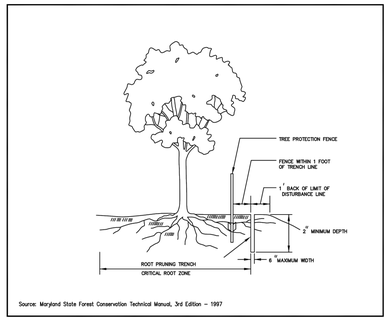


NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

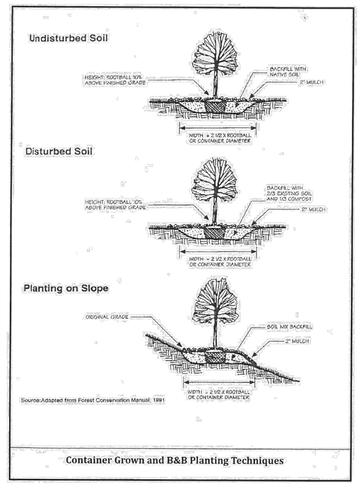
NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010 A-4, DET-10

TCP-30.Container Grown and B&B Planting Techniques



Source:Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques

Prince George's County Planning Department Appendix A-55

TCP-29.Tree Planting and Maintenance Calendar

Tasks	Months											
	Jan*	Feb*	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov*	Dec*
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring				*						*		
Fertilizer (if Needed)+												
Water++												
Pruning												

Recommended, Optimal time

Recommended with Additional Care

Recommended

\+ Dependent Upon Site Conditions

++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:

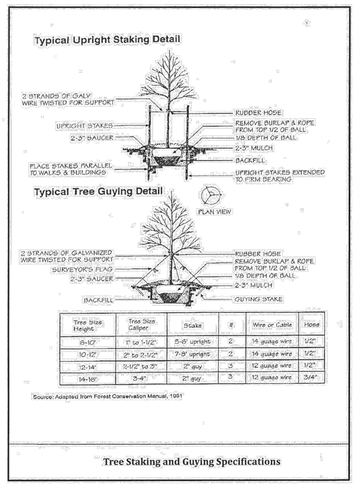
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

Appendix A-54 Environmental Technical Manual

TCP-34.Tree Staking and Guying Specifications



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
6'-10"	1" to 1-1/2"	5'-6" uprights	2	14 guage wire	1/2"
10'-12"	2" to 2-1/2"	7'-9" uprights	2	14 guage wire	1/2"
12'-14"	3-1/2" to 5"	2" guy	3	12 guage wire	1/2"
14-16"	5'-4"	2" guy	3	12 guage wire	3/4"

Source: Adapted from Forest Conservation Manual, 1991

Tree Staking and Guying Specifications

Prince George's County Planning Department Appendix A-59

TCP-35.Site Stocking

Size	Number Required per Acre	Approximate Spacing feet on center	Survivability Requirement At the end of the second growing season	
Bare Root Seedlings or Whips	700	8 x 8	75%	525
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	500	10 x 10	75%	375
Container Grown 1, 2, 3 Gallon	400	12 x 12	75%	300
Container Grown 5, 7 Gallon or 1" Caliper B & B	300	15 x 15	85%	255
Container Grown 15, 25 Gallon or 1.5 - 2" Caliper B & B	150	20 x 20	100%	150

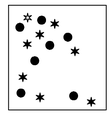
Notes:

1. These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
2. In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved TCP. They will be evaluated on a case-by-case basis by the approving authority.
3. Spacing does not imply that trees or shrubs must be planted in a grid pattern.

Site Stocking

Appendix A-60 Environmental Technical Manual

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



RANDOM

✶ SPECIES 1 ● SPECIES 2

NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSE SITE THAT MIMIC NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERNS

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed Date: 8-10-2022

Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-054-03				
	Approved by	**Date**	**DRD#**	**Reason for Revision**
00				
01				
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON

TREE CONSERVATION PLAN 2

DETAILS AND NOTES

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/11/2022
SCALE AS SHOWN

DRAWING

3 OF 3

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to *CB-55-2008*, Informational Mailing letters regarding the application for Detailed Site Plan approval ***DSP-20030***; ***Livingston at Fort Washington***, were mailed to all adjoining property owners, registered associations, municipalities within a mile radius of the project site, and previous parties of record on ***October 07,2022***.

I, ***Asko Miljkovic***, solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Asko Miljkovic

Name

10-7-2022

Date

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

I HEREBY CERTIFY that on this 7th day of October, 2022, before me, the subscriber, a Notary Public, for the State and County aforesaid, personally appeared (Asko Miljkovic), being authorized to execute this Affidavit in accordance with the requirements of the Prince George's County Zoning Ordinance for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: November 2, 2025

NEMBO T MOSES
Notary Public - State of Maryland
Charles County
My Commission Expires Nov 2, 2025

[NOTARIAL SEAL]

Date

Subject:DSP-20030; Livingston of Fort Washington

Dear,

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, M-NCPPC is ready to accept the subject application. The subject property is in Fort Washington, which is located at the northeast quadrant of the intersection MD 210 Indian Head Highway and Livingston Road. The nature of the proposed request is to develop 12.28-acres site which was subdivided into three (3) parcels (A-C) being zoned C-S-C. The site is currently vacant. The prosed development consists of approximately 78,812 square feet of commercial shopping center which will include commercial offices and retails.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. You may register online at http://www.pgplanning.org/1586//Becomea-Person-of-Record. or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772

If you have already registered to become a person of record from an earlier mailing for this application DSP-20030, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact me at 240-206-8055 or the M-NCPPC case reviewer at 301-952-3530.

Sincerely,
Asko Miljkovic

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit _____ Limit waived–New limit _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: DSP ☐ Revision of Case #_____ Companion Cases: _____

Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy:

PROJECT NAME: Livingston of Fort Washington

Complete address (if applicable)

Tax Account #: 04122007

Geographic Location (distance related to or near major intersection)

Police District #: n/a

northwest quadrant of intersection Livingston Road and Indian Head Highway

Total Acreage: 12.28	Aviation Policy Area: n/a	Election District: 5
Tax Map/Grid: 132/B2	Current Zone(s): C-S-C	Council District: 8
WSSC Grid: 215SE01	Existing Lots/Blocks/Parcels:	Dev. Review District:
Planning Area: South Potomac	In Municipal Boundary: n/a	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): ☐ Y ■ N

(2002) General Plan Tier: ■ Developed ☐ Developing ☐ Rural Area of proposed LOD: 10.5 ac

Proposed Use of Property and Request of Proposal: office, retail	Please list and provide copies of resolutions of previously approved applications affecting the subject property: 4-07050- Livingston of Fort Washington
Applicant Name, Address & Phone: Livingston of Fort Washington LLC 2450 Riva Road, Annapolis, MD 21401 tel. 866-573-4100 email: realestate24050@gmail.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) same as applicant	Consultant Name, Address & Phone: Elite Engineering 6305 Ivy Ln, Suite 370, Greenbelt MD 20770 Contact Name, Phone & E-mail: Asko Miljkovic 240-206-8055 amiljkovic@eliteeng.co

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Maureen Woods Date: 2020.09.24 17:36:23 -04'00' Maureen Woods	09-24-2020	Maureen Woods Date: 2020.09.24 17:36:38 -04'00' Maureen Woods	9-24-2020
Owner's Signature typed & signed	Date	Applicant's Signature typed & signed	Date
Contract Purchaser's Signature typed& signed	Date	Applicant's Signature typed & signed	Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional ☐	Comprehensive Design ☐	Conservation Sketch Plan ☐	Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s) Yes ☐ No ■	Applicable Zoning/Subdivision Regulation Section(s):
Total Number of Proposed: Lots_____ Outlots _____ Parcels 3 _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____Multifamily _____	Gross Floor Area (Nonresidential portion only): 78,812 sf

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER ☐ Health Dept. ☐	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:
Preliminary Plan No.:	
Approval Date of Preliminary Plan:	

URBAN DESIGN AND ZONING CASES:

Details of Request: allow construction of 3 buildings (office and retail), the floor area total 78,812 sf	Zoning Ordinance Section(s): Section 27-461(b)
Total Number of Proposed: Lots_____ Outlots _____ Parcels 3 _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____Multifamily_____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes ☐ No ■	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes ☐ No ■	Application Filed Yes ☐ No ☐
Alternative Compliance Request Yes ☐ No ■	Application Filed Yes ☐ No ☐

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

ELITE Engineering

ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. (**240) 206-8055**

Comment Letter from: Martin Grisby
Comment Letter Dated: 9/25/2022

Technician Comments: Martin Grisby 8-29-2022

1. Please provide approved SWM Plan and approval letter.

   Response: The approved SWM Concept Plan and approval letter has been provided.

2. Please provide WSSC receipt of payment. *Make sure receipt references DSP-20030*

   Response: The WSSC receipt of payment has been provided.

3. Please provide a point-by-point response to ALL staff comments.

   Response: A point-by-point response to all staff comments is provided.

Reviewer Comments: Tierra Butler 8-30-2022

1. Provide approved SWM concept from DPIE.

   Response: An approved SWM Concept Plan from DPIE has been provided.

Environmental Planning Section: ACS 8-22-2022

1. Provide the approved DPIE Concept approval letter. Revise the TCP2: Remove the "01" from the approval block title, remove the DRD info in approval block, remove FIDS limits on plan view, and the Site Data table/Woodland Conservation worksheet numbers shall be the same as the approved TCP1 tables.

   Response: The SWM Concept and letter has been provided. The TCP2 plan has been revised to reflect the comments.

Geotechnical: DS 8-26-2022

1. Provide the geotechnical report including the slope/global stability analysis on critical slopes and proposed retaining walls.

   Response: No Marlboro clay has been encountered within the project site, according to the latest email from the Geotechnical reviewer. 9/7/2022

Transportation Planning Section: Tom Masog 9-6-2020; GOB 6-28-2022

1. Please provide the approved PPS and the resolution. We would strongly advise at this time to take action to place Parcels D and E of the subdivision into reservation, as directed by Condition 16 of the Planning Board resolution for 4-07050. This action must be taken prior to acceptance of this DSP. Please make reference to the correct PPS number at the top of page 1 of the DSP.

   Response: The approved PPS and resolution has been provided. The PPS number at the top of page 1 of the DSP has been corrected.

2. The parking schedule includes 37,981 square feet of office and 32,206 square feet of retail; the plan shows 5,775 square feet of office and 64,412 square feet of retail; please clarify the square footage for each use. This clarification is essential before acceptance; if any more than a small portion of this site is developed as office, the AM trip cap shown in Condition 12 of the PPS will be exceeded.

   Response: The total square footage of the office is 32,206 and the square footage of the retail site is 46,606 therefore, the total proposed footage is 78,812 SF.

3. Is the car wash permitted on Parcel D? Also, is needed queuing for the car wash able to be accommodated without having major impacts on site circulation?

   Response: The car wash has been replaced with a retail building.

4. Reference is made in the SOJ to a departure, but the application includes no mention of a departure; please amend the SOJ accordingly. TGM 9-6-2020

   Response: The SOJ has been revised in the previous submittal addressing this comment.

5. No evidence that Condition 16 was ever implemented. GOB 6-28-2022

   Response: According to the latest email from Mr. Glenn Burton dated 9/14/2022, this issue has been resolved and the DSP has been pre-accepted.

Subdivision Section: MG 8/23/22

5. Show the extents of the reconfigured private access easement to serve Parcel 1.

   Response: The proposed private access easement to serve Parcel 1 has been reconfigured and is shown on the revised DSP.

6. The proposal includes 32,203 square feet of office space, and 46,606 square feet of retail space. Condition 12 of PGCPB Resolution No. 07-233 limits total development within the subject property to 80,000 square feet of retail space, equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. The Transportation Section should evaluate whether the proposal is within the trip cap established with PPS.

   Response: According to the latest email from Mr. Glenn Burton dated 9/14/2022, this issue has been resolved and the DSP has been pre-accepted.

8. Some property line bearings and distances are missing from the site plan. For example, property line between proposed Parcels A and C. These should be provided.

   Response: The bearings and distances have been provided for the property line between proposed Parcels A and C.

9. Provide a copy of an approved SWM Concept Plan.

   Response: A copy of the approved SWM Concept Plan has been provided.

10. Show the 50-foot-wide buffer per Condition 1 of A-9739-C.

    Response: The 50-foot-wide buffer per Condition 1 of A-9739-C is now shown

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

Detailed Site Plan (DET) Submittal Checklist

Submittal Date: 08-12-22

Project Name & Number: LIVINGSTON OF FORT WASHINGTON DSP #20030

Companion Case Number (if applicable): _____

Reviewer: _____

Technician Review Date: _____ **Date to Supervisor:** _____

Date to Reviewer: _____ **Date Returned to Technician:** _____

Date Comments Transmitted to Applicant: _____

Application and Posting Fee $: _____

Date Revised Plans/Documents Received: _____

DOCUMENTS REQUIRED

- ☑ Signed application form
- ☑ CD or direct digital file share link of all documents/plans required for acceptance (PDF files)
- ☑ Detailed site plan (scale specified in plan requirements)
- ☑ Landscape plan (same scale as Detailed Site Plan)
- ☑ Architectural elevations of facades with dimensions and materials labelled for all sides of all proposed buildings (color copy; print & digital), key map showing the location of the elevations with acceptance submission for Planning Board
- ☑ Preliminary floor plans for structure parking included in the building design, and other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Director
- ☑ Property Boundary Survey with bearing distances (in feet) outlined in red; and either the subdivision lot and block, or liber and folio numbers
- ☑ Proposed sign plans (construction details, attachment details, and method of illumination)
- ☑ Existing Conditions plan (for redevelopment only)
- ☑ Zoning Sketch Map with subject property outlined in red (no older than 6 months)
- ☑ Conditions of all previous approvals, including comments from M-NCPPC Permits Office (if applicable)
- ☑ State Ethics Commission Affidavit(s) Form
- ☑ Type 2 Tree Conservation plan, at same scale as site and landscape plan, prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual, or a Standard Letter of Exemption
- ☑ Approved Natural Resource Inventory or NRI Equivalency Letter
- ☑ Typed and signed Statement of Justification addressing all specific and general requirements
- ☑ Informational Mailing with Affidavit, Receipt and list of addresses
- ☑ Stormwater Management Concept Plan and Approval Letter and any other documentation relating to any stormwater management facilities located off-site of the proposed development but which will serve the proposed development
- ☑ WSSC Payment Receipt and all applicable pre-assessment checklists and scoping agreements
- ☑ Point-by-point response to initial review comments

SITE PLAN REQUIREMENTS

General Notes:

- ☑ Subdivision or project name
- ☑ Total acreage (broken down by all zones)
- ☑ Existing zoning
- ☑ Proposed use of property
- ☑ Number of lots, parcels, outlots & outparcels
- ☑ Breakdown of proposed dwelling units by type
- ☑ Gross floor area of existing and proposed (for commercial/industrial only)
- ☑ 200-foot map reference number (WSSC)
- ☑ Tax map number and grid

- ☑ Aviation policy area number and airport name/MIOZ
- ☑ Existing water/sewer designation
- ☑ Proposed water/sewer designation
- ☑ Stormwater management concept plan number
- ☑ 10-foot Public Utility Easement along all rights-of-way
- ☑ Mandatory park and public right-of-way dedications (if applicable, how to be provided)
- ☑ Cemeteries on or contiguous to the property (yes or no)
- ☑ Historic sites on or in the vicinity of the property (indicate yes or no)
- ☑ Streams and wetlands (indicate yes or no) for each
- ☑ 100-year floodplain (indicate yes or no) source of delineation
- ☑ Chesapeake Bay Critical Area overlay (indicate yes or no)
- ☑ Source of topography

Plan Requirements:

- ☑ Table of required site data
- ☑ North arrow
- ☑ Vicinity map
- ☑ Title block/QR Code
- ☑ Revision box
- ☑ Approvals blocks
- ☑ Location map
- ☑ Scale (1-inch equals 20 feet or other appropriate)
- ☑ Graphic scale
- ☑ Plans equal or greater that 3 sheets require: cover sheet, composite plan and key plan
- ☑ Cover sheet of residential plans show all models footprints with gross floor area
- ☑ Approval sheet for certificates of approval
- ☑ Match lines for each sheet
- ☑ Names and addresses of record owner(s), subdivider, and surveyor
- ☐ Subdivision, lot and block of adjacent properties
- ☑ Existing uses of adjacent properties
- ☑ Existing and proposed ownership of parcels and easements
- ☑ Parcel, lot, outlot, or outparcel designation
- ☑ Area of each lot, parcel, outlot or outparcel
- ☑ Aviation policy area location/MIOZ
- ☑ Seal and signature of land surveyor, architect or engineer and property line surveyor
- ☑ Existing and proposed locations, names, and present rights-of-way widths of adjacent streets, alleys, public ways, or interchanges
- ☑ Legal description of all existing easements and rights-of-way on or adjacent to property (including liber - folio), such as railroad, utility, water, sewer, access, and storm drainage
- ☑ Center line or base line of existing rights-of-way with name of right of way
- ☑ Street grading concept: percent slopes/flow arrows and right-of-way for proposed roads
- ☑ Interchanges within and adjacent to the site
- ☑ Subdivision name and proposed street names, (if any)
- ☑ Drainage area map
- ☑ Existing topography at two-foot contours with labels
- ☑ Adjoining property: ownership, zoning, legal description (Liber- Folio or Plat Number), description of existing uses, and locations and types of major improvements within 50 feet of the property line
- ☑ Proposed lot and parcel lines and the dimensions (including bearings and distances, in feet) and the area of each lot
- ☑ For private well and septic, show proposed well locations and septic fields
- ☑ Land dedication area
- ☐ Open space set-aside plan or exhibit
- ☑ Location of entrance feature or gateway sign, if proposed
- ☑ Historic resources within or adjacent to the proposed site
- ☑ Dimension lines from townhouse block to project boundaries
- ☑ Location and details for fences and retaining walls
- ☑ Location, size and height and number of stories of existing structures and fences to remain and coverage calculations (if applicable)
- ☑ Location of proposed storm drains, water and sewer lines (if outside the public right-of-way) and house connections
- ☑ Exact location, size, and height of proposed buildings and structures
- ☑ Existing and proposed uses of all buildings, structures, and land
- ☑ Proposed grading, using one- or two-foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales
- ☑ Water/Sewer lines (existing and proposed) and how the development is to be served
- ☑ Any requested security exemption plans in accordance with Sections 27-6610 and 27-6709
- ☑ A noise (and vibration, if near metro tracks) study prepared by a qualified professional to demonstrate compliance with Section 27-6810
- ☑ Identification of all proposed green building standards in accordance with Section 27-61603
- ☑ Any other pertinent information

Parking Requirements:

- ▣ A circulation plan in accordance with Section 27-6204
- ▣ A parking plan in accordance with Section 27-6303
- ▣ Parking and loading schedule (required and proposed)
- ▣ Layout of parking facilities
- ▣ Size and location of loading areas
- ▣ Typical parking space size
- ▣ Proposed striping
- ▣ Location of handicap parking
- ▣ Width of drive aisles
- ▣ Location of access roads and drive aisles
- ▣ Location of waste collection areas and proposed screening
- ☐ Proposed system of internal streets including rights-of-way and pavement widths
- ▣ Exact location and size of all sidewalks, paved areas, parking lots (including striping)
- ▣ Right-of-way improvements (sidewalks, ramps, etc.)
- ▣ Lighting information for multifamily and townhouse, and for all nonresidential with parking compounds that will be in use at night.
- ▣ Ensure that lighting information is added to landscape plans only.
- ▣ Lighting may be placed with landscape to be titled Landscape and Lighting Plans (if applicable)
- ▣ Photometric plan in accordance with Section 27-6703
- ▣ Location, height of pole, and luminaire (1.25 lumens minimum, per BOCA requirements)
- ▣ Detail and specifications of fixture type

Environmental Requirements:

- ▣ Existing tree line as shown on the submitted TCP2
- ▣ Areas of woodland conservation as shown on the submitted TCP2
- ▣ Limits of disturbance as shown on the submitted TCP2
- ▣ Steep slopes (greater or equal to 15% less than 25% on highly erodible soils) and severe slopes (greater or equal to 25%)
- ▣ One-hundred-year floodplain; streams and their associated buffers; wetlands and their associated buffers and the full extent of the regulated area (expanded stream buffer or primary management area)
- ▣ Location of existing and/or proposed stormwater management facilities.

Landscape and Recreation Requirements:

- ▣ Keyed location of landscape materials proposed
- ▣ Planting schedule
- ▣ Planting details and specifications including size at time of planting, botanical and common names (including description of any plants that are not typical of the species), and planting method
- ▣ Exact location and type of accessory facilities such as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs
- ▣ Exact location, size, type, and layout of all proposed recreation facilities
- ▣ Listing of proposed recreational facilities
- ▣ Proposed construction schedule for recreation facilities
- ▣ Construction specifications and details for recreation facilities
- ▣ Manufacturer and model numbers for recreational facilities
- ▣ Applicable Landscape Manual schedules
- ▣ Tree Canopy Coverage table, or explanation of exemption per Section 25-127

Statement of Justification that Indicates:

- ▣ How the property conforms to the requirements of the Zoning Ordinance and Subdivision Regulations, as applicable, including all conditions of approval in any development approvals and permits to which the detailed site plan is subject
- ▣ How the proposed design preserves and restores the regulated environmental features in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24: Subdivision Regulations
- ▣ How any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents)
- ▣ How the development proposed in the detailed site plan can exist as a unit capable of sustaining an environment of continuing quality and stability

APPLICATION DEFICIENCIES:

Technician Comments:

Supervisor Comments:

☐ **SCHEDULE FOR SDRC**

All Sections: Please place an X in the box if the review is deficient and require correction and re-review.

Subdivision Section: ☐

Environmental Planning Section: ☐

Geotechnical review: ☐

Reviewer Comments:

Transportation Planning Section: ☐

Historic-Archeology Section: ☐

Community Planning Division: ☐

Special Projects: ☐

CASE NO: DSP-20030
CASE NAME: LIVINGSTON OF FORT WASHINGTON
PARTY OF RECORD: 10
PB DATE:

SARAH CAVITT
MRS.
P.O.BOX 44013
FORT WASHINGTON MD 20749
(CASE NUMBER: DSP-20030)

MR.ERIC BYROM SR.
1212 FIRTH OF LORNE CIRCLE
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

MR.ANOUSH RASHIDI
2359 RESEARCH COURT/S
WOODBRIDGE VA 22192
(CASE NUMBER: DSP-20030)

ANGELA JONES
NA
6803 GENEVA LANE
CAMP SPRINGS MD 20748
(CASE NUMBER: DSP-20030)

MR.JEROME PROCTOR JR.
4360 MIDDLETOWN ROAD
POMFRET MD 20744
(CASE NUMBER: DSP-20030)

MR.RICHARD A WALSH SR.
NFWCD
10915 OLD FORT BOWL SUITE O 10915, OLD FORT RD
FORT WASHINGTON MD 20744 -2626
(CASE NUMBER: DSP-20030)

PRISCILLA JACKSON
8216 WATERSIDE COURT/S
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

ROBERT O SMITH
SMITH
12807 ASBURY DRIVE
FORT WASHINGTON MD 20744 -6408
(CASE NUMBER: DSP-20030)

MICHAEL D GREEN
8800 8800 FORT FOOTE ROAD 8800 FORT FOOTE RD
FORT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

MS.TERESA TOLIAFERRRO
ROSECROFT CIVIC ASSOCIATION
2305 CALHOUN STREET
FT WASHINGTON MD 20744
(CASE NUMBER: DSP-20030)

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Total Postage and Fees $4.60	
$	

Sent To: MR. JEROME PROCTOR JR
Street and Apt. No., or PO Box No.: 4360 MIDDLETOWN ROAD
City, State, ZIP+4®: POMFRET, MD 20749

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: RICHARD A WALSH SR.
Street and Apt. No., or PO Box No.: 10915 OLD FORT ROAD
City, State, ZIP+4®: FORT WASHINGTON, MD 20744-2626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees $4.60	
$	

Sent To: PRISCILLA JACKSON
Street and Apt. No., or PO Box No.: 8216 Waterside Courtls
City, State, ZIP+4®: FORT WASHINGTON, MD 20744

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Sent To: MICHAEL D GREEN
Street and Apt. No., or PO Box No.: 8800 FORT FOOTE ROAD
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Sent To: MS. TERESA TOLIAFERRO ROSECRAFT CIVIC ASSOCIATION
Street and Apt. No., or PO Box No.: 2305 CALHOUN STREET
City, State, ZIP+4®: FORT WASHINGTON, MD 20744

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☐ Adult Signature Required $ $0.00	
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Sent To: ANGELA JONES
Street and Apt. No., or PO Box No.: 6803 GENEVA LANE
City, State, ZIP+4®: CAMP SPRINGS, MD 20748

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Total Postage and Fees $4.60	
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Sent To: MR. ANOUSH RASHIDI
Street and Apt. No., or PO Box No.: 2359 RESEARCH COURT Is
City, State, ZIP+4®: WOODBRIDGE, VA 22192

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery $	
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Sent To: MR. ERIC BYROM SR.
Street and Apt. No., or PO Box No.: 1212 FIRTH OF LORNE CIRCLE
City, State, ZIP+4®: FORT WASHINGTON, MD 20744

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☐ Adult Signature Restricted Delivery $	
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Sent To: MRS. SARAH CAVITT
Street and Apt. No., or PO Box No.: PO BOX 44013
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ELITE Engineering

ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. (**240) 206-8055**

Comment Letter from: Tierra Butler / Chuck Schneider
Comment Letter Dated: 10/28/2022

Environmental Planning Section: TB / ACS 10-28-2022

1. Revise the approval block to add to the "00" approval line "J Stasz and 10/21/2003".

   Response: The approval block has been revised.

2. Revise the plant schedule to show the breakdown of how many planting units go in the WRA-1 and WRA-2 planting areas.

   Response: The plant schedule for each WRA is shown.

3. Add the property owner notification block to each of the TCP2 sheets.

   Response: The notification block has been added to each sheet of the TCP2 sheets.

4. Revise the woodland conservation worksheet to show the correct TCP2 number and plan name, and revise line #17 to show the correct TCP2 numbers.

   Response: The woodland conservation worksheet has been corrected. A copy of the corrected worksheet is submitted the plan.

5. On the revised plans, add a note in the revision block and update signatures.

   Response: The revision block has been revised to add the missing information.

6. Provide a color feature capture plan with woodland preservation, proposed parking, buildings, and stormwater management areas.

   Response: This has been completed per the Environmental Manual requirements.

7. Provide a pdf of the woodland conservation worksheet.

   Response: The woodland conservation worksheet has been provided.



SYNTHETIC WHITE VENTED GABLE w/ SYNTHETIC WHITE TRIM

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS

EAST SIDE
'ELEVATION'

EARP & ASSOCIATES REALTY INC.

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPOXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'C'



MID POINT OF ROOF

TOP OF PARAPET

20'-0" +/-

23'-3" +/-

METAL SEAM ROOF

SOUTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

NORTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

METAL SEAM ROOF

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

WEST SIDE
'ELEVATION'

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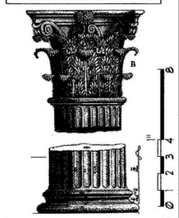
title 'LIVINGSTON of FORT WASHINGTON' PARCEL 'C'

revisions	
07/19/19	FULL RENDERING PRES.
02/24/22	UPDATED PARCEL 'C' & ENTRY MONUM.
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #



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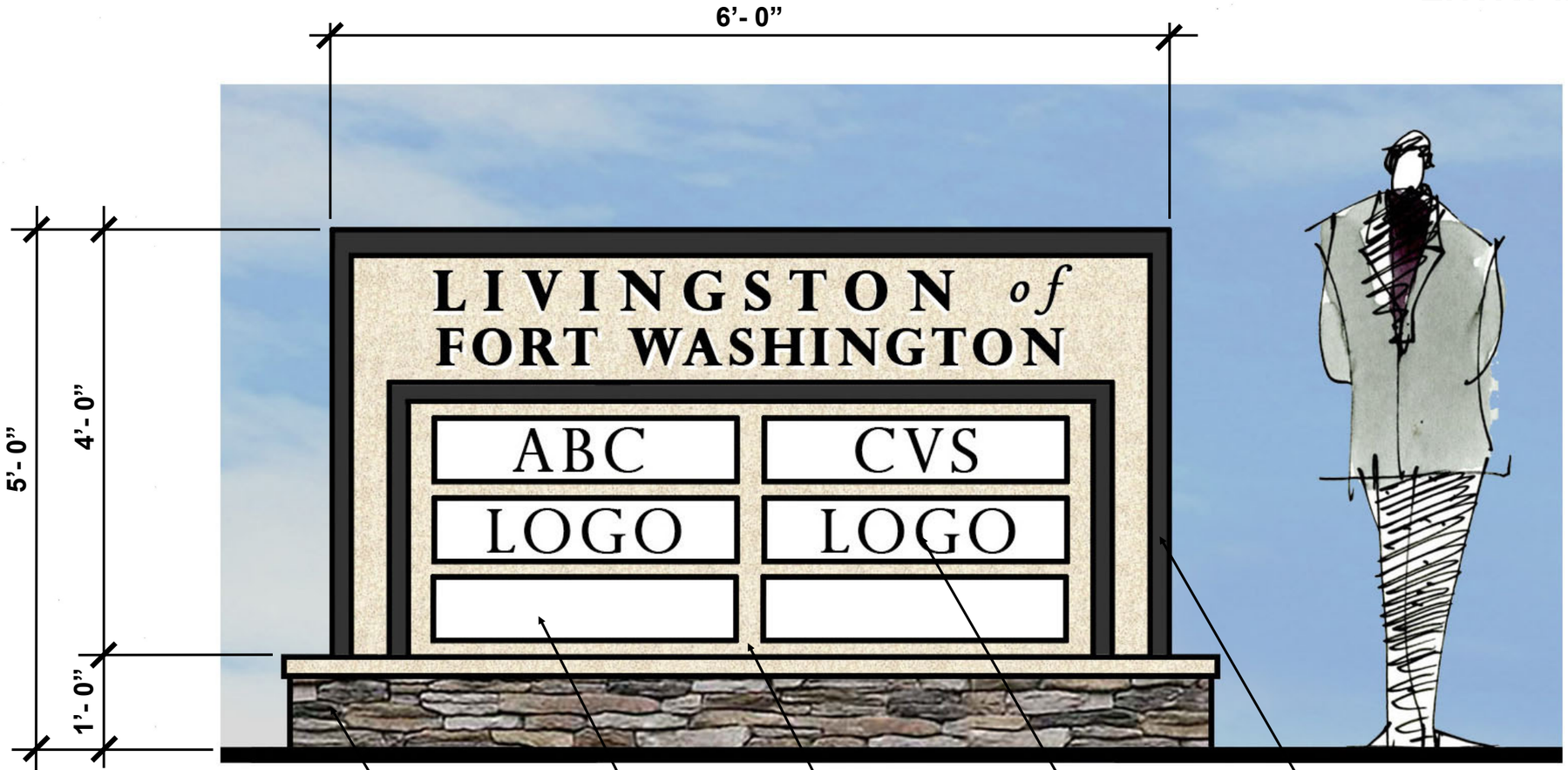
'LIVINGSTON OF FORT WASHINGTON'

ENTRY MONUMENT



ENTRY MONUMENT

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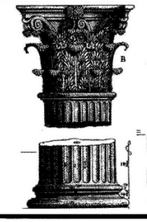




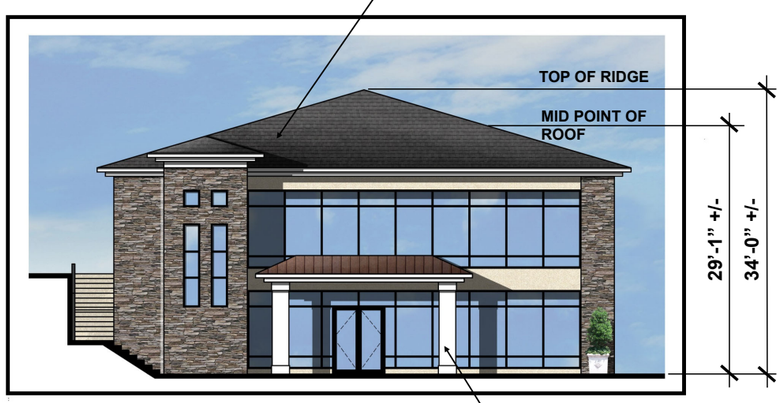
FRONT – 'GUNPOWDER DRIVE'

'ELEVATION'



WEST END

'ELEVATION'



NORTH END

'ELEVATION'

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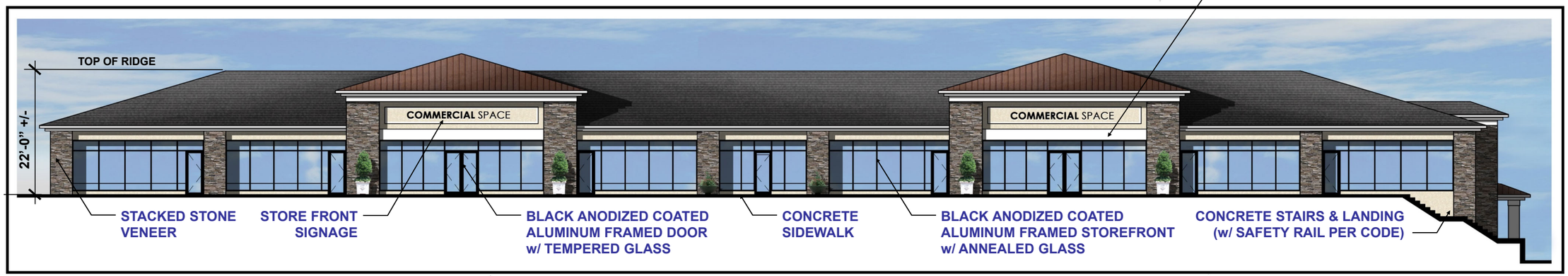
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



EAST SIDE

'ELEVATION'

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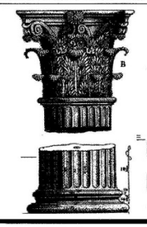



SOUTH SIDE
'INTERIOR ELEVATION'

EARP & ASSOCIATES REALTY INC.

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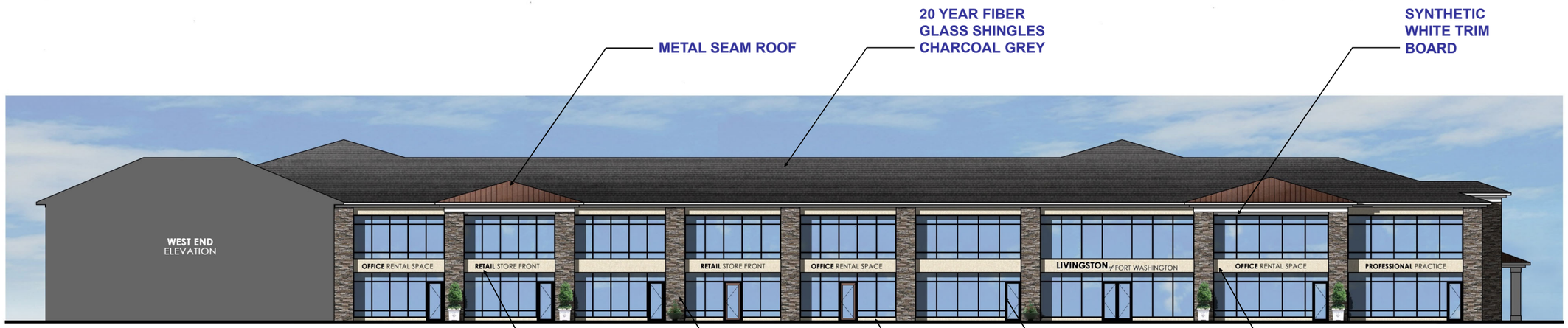
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



WEST SIDE
'INTERIOR ELEVATION'

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PARCEL 'A-1'

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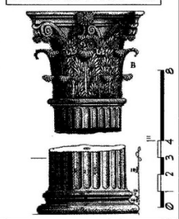



SOUTH SIDE
'ELEVATION'



NORTH SIDE
'ELEVATION'

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'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-2'

SYNTHETIC WHITE VENTED LOUVERS

METAL SEAM ROOF



EAST SIDE
'ELEVATION'

WHITE ALUMINUM AWNING ROOF WITH CABLE BRACING

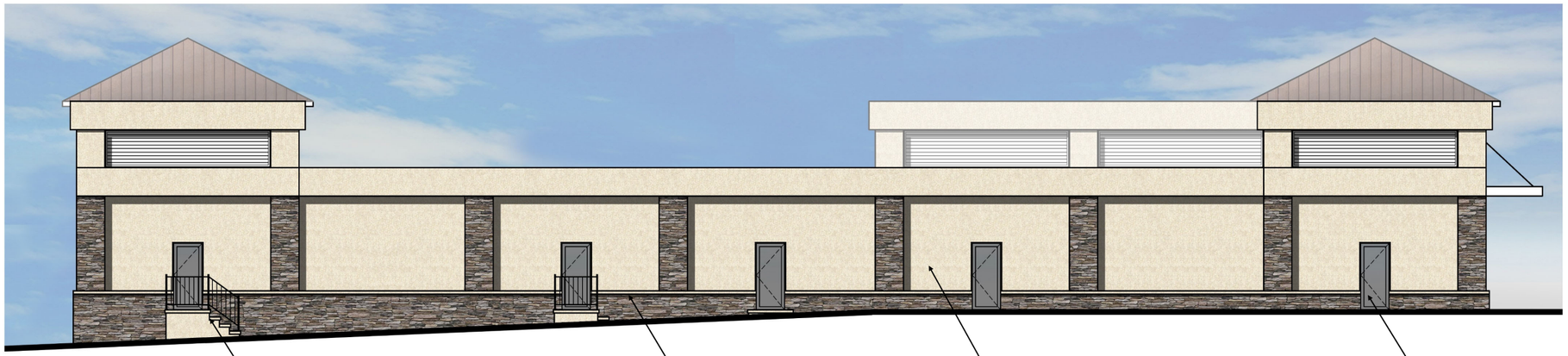
STORE FRONT SIGNAGE

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

CONCRETE SIDEWALK

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS



WEST SIDE
'ELEVATION'

CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)

STACKED STONE VENEER w/ SILL

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

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'LIVINGSTON of FORT WASHINGTON'
PARCEL 'A-2'

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SHEET #

ELITE
Engineering

ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. **(240) 206-8055**

Comment Change mark notes from: Kiaki Yilma
Comment Letter Dated: 11/03/2022

Technician Comments: Kiaki Yilma 11-03-2022

1. WSSC Plan Review Comments

   Created by: Kiaki Yilma
   On: 11/03/2022 01:25 PM

   WSSC Plan Review Comments
   DSP-20030 – Livingston of Fort Washington

   Response: Comments Addressed

2. WSSC Standard Comments for all Plans

   Created by: Kiaki Yilma
   On: 11/03/2022 01:25 PM

   1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

   2. Coordination with other buried utilities.

      a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements
      b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
      c. Longitudinal occupancy of WSSC right-of-way (by other utilities) is not permitted.
      d. Proposed utility crossings of WSSC pipelines or right-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.

e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted. ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at http://wsscwater.com/business--construction/developmentconstruction-services.html for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

Response: Comments Noted

3. WSSC Standard Design Comments

Created by: Kiaki Yilma
On: 11/03/2022 01:25 PM

WATER

Realign water service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance.

Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

Show and label easement limits on plan for all existing and proposed water mains.

Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities.

Revise the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

Water pipelines larger than 12-inch, including PCCP mains, must have a minimum of 25 feet horizontal separation from any building or dwelling. The building must also be outside the WSSC existing or proposed easement.

When designing roadway grade establishments that cross over bottomless arch bridges – you must provide the required pipeline cover and clearance for proposed water main.

METERING – Mixed-Use Buildings
Where both residential and commercial units in the same building are served by single water service connection or multiple service connections forming into a single system on property, a minimum of two meters shall be installed, as set forth below, to allow for the separate registering or computations of residential unit and commercial unit water consumptions at the building. For mixed-use properties located in Prince George's County, each residential unit must be metered separately. See 2019 Plumbing & Fuel Gas Code 111.5.8.1

SEWER

For sewer pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: fifteen (15) feet horizontal separation or a distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench.

Service connections to WSSC sewer mains 15-inch up to 27-inch require special review and approval. Contact the WSSC Permit Services Unit at (301) 206- 4003 for application procedures. Service connections to WSSC sewer mains 30-inch or larger are not allowed.

Existing sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

Realign sewer service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

Show and label easement limits on plan for all existing and proposed sewer mains.

Revise the plan to realign any sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual.

When establishing roadway grades, ensure design provides the required cover and clearances for proposed sewers that cross over the bottomless arch bridges.

SITE UTILITY

Meter required. The following parameters shall
Determine where outside WSSC meters are required, for all service connection new or replacement: 2019 WSSC Plumbing and Fuel Gas Code 602.2.1.1 Where on -property water service is 300 feet or greater in lengths;

602.2.1.2 In neighborhoods where majority of the homes are served by outside meters and the water service connection is replaced or upgraded; and in similar neighborhoods for service to infill lots or previously demolished homes.
602.2.1.3 When not meeting any condition above, but at the request (option) of the property owner.

OUTSIDE METERS – 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside meter vault, however and indoor meter may be allowed under certain conditions. See WSSC 2019 Plumbing & Fuel Gas Code 111.5.7 & 603.4.1
(FYI: Outside Meter Vault Applies for any commercial 3-inch meter settings or larger, for short lengths this requirement may be waived)

A single water/sewer service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

EASEMENTS

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

Additional easement conveyed WSSC (may/will) be required parallel and contiguous to existing (water and/or sewer) mainline abutting or traversing property.

ENVIRONMENTAL

Proposed pipeline needs to be realigned to avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas.

An Environmental Site Assessment report may/will be required for the proposed site.

GENERAL

Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrants relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations unit at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

WSSC facilities/structure cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

Response: Comments Noted

4. WSSC main in Gunpowder Drive

   Created by: Kiaki Yilma
   On: 11/03/2022 01:53 PM

   There is already a proposed main under contract #DA3765B03. Your water service will be dependent on the construction and release of that main. Please show waterline accordingly.

   Response: Comments Noted

5. MH at the property line

   Created by: Kiaki Yilma
   On: 11/03/2022 02:33 PM

   If there is not enough room you may need to place the Mh within the property enclosed in an easement.

   Response: It has been revised

6. Missing sewer protion

   Created by: Kiaki Yilma
   On: 11/03/2022 02:35 PM

   Response: Added.

7. Is this a hydrant?

   Created by: Kiaki Yilma
   On: 11/03/2022 02:43 PM

   This will not work to have the hydrant this close to the retaining wall. Please locate the hydrant else where.

   Response: FH was relocated.

8. Proposed Water

   Created by: Kiaki Yilma
   On: 11/03/2022 02:46 PM

   You are missing labels for fittings tees, bends etc. These will need to be labeled on your design plan.

   Response: All labels have been added.

9. OUTSIDE METER

   Created by: Kiaki Yilma
   On: 11/09/2022 08:42 AM

   For commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length, WSSC would prefer an outside meter in a vault. An easement will be needed for vaults on property.

   Response: Comment Noted.

10. WSSC Standard Hydraulics Comments

    Created by: Kiaki Yilma
    On: 11/03/2022 01:28 PM

    GENERAL

    1. Submit a hydraulic planning analysis package for review for extension lines no need for SU Plans.

    WATER

1. There is an 8-inch waterline along Gun Powder drive under DA3765B03 a connection can be made off of this line to serve the site. However WSSC does not have a timeline for the completion of this work. Your project is dependent on the release of this line.

2. High domestic pressures for this site are greater than 130 psi. Coordination with the WSSC Infrastructure Systems Group and Planning Group will be necessary to determine service requirements.

SEWER

1. A 8-inch gravity sewer main is available along Livingston Road to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

SERVICE CATEGORY

1. Complete Hydraulic Planning Analysis is only performed for projects in Service Categories 1-4.

2. Projects in Service Category W-4 and/or S-4 can have complete Hydraulic Planning Analysis performed however the design plans cannot be approved until the property is designated W-3 and/or S-3.

3. To determine the current Service Category or request a change, contact the [Montgomery County Department of Environmental Protection at (240) 777-7716 or Department of Permitting, Inspection and enforcement 301-636-2060. (Select appropriate County)

Response: Comment Noted

11. **Environmental Planning Section:** DSP-20030 / TCP2-054-03-01

Created by: Tierre Butler / Chuck Schneider
On: 10/28/2022

1. Revise the approval block to add to the "00" approval line "J Stasz and 10/21/2003".

Response: The approval block has been revised.

2. Revise the plant schedule to show the breakdown of how many planting units go in the WRA-1 and WRA-2 planting areas.

Response: The plant schedule for each WRA is shown.

3. Add the property owner notification block to each of the TCP2 sheets.

Response: The notification block has been added to each sheet of the TCP2 sheets.

4. Revise the woodland conservation worksheet to show the correct TCP2 number and plan name, and revise line #17 to show the correct TCP2 numbers.

   Response: The woodland conservation worksheet has been corrected. A copy of the corrected worksheet is submitted the plan.

5. On the revised plans, add a note in the revision block and update signatures.

   Response: The revision block has been revised to add the missing information.

6. Provide a color feature capture plan with woodland preservation, proposed parking, buildings, and stormwater management areas.

   Response: This has been completed per the Environmental Manual requirements.

7. Provide a pdf of the woodland conservation worksheet.

   Response: The woodland conservation worksheet has been provided.

12. **Landscape:** DSP-200030

    Created by: Tierre Butler
    On: 10/28/2022

    1. The square footage is not consistent on the DSP, Landscape Plan and SOJ. Provide clarification and revise to ensure consistency.

       Response: The landscape plan has been revised to match the DSP.

    2. The Plan loading schedule and dimensions are different than what is referred in the SOJ. Provide clarification and revise to ensure consistency in the dimensions.

       Response: The SOJ has been revised to match the DSP plans.

    3. The 50ft Landscape buffer is cut off of the sheet. Adjust so that the full buffer is shown on the sheet and include the landscape schedule.

       Response: The 50 ft buffer is shown.

    4. The architecture elevations need to include the full height of the building.

       Response: The architectural plans shows the full height of each building.

    5. Provide the setbacks on the plans for the entry monument sign.

       Response: Shown.

6. Revise to include the percentage required on the Tree Canopy Coverage Chart.
   Response: The table has been revised.

7. Provide details and dimensions for the proposed retaining wall for the DSP and include the retaining wall on the TCP and include the finished height on the TCP2 as well.
   Response: The retaining wall detail is shown on SHT DSP-4.

8. Add a note to include the prior zoning and state that the application will be reviewed under the prior zoning ordinance.

   Response: The note has been added, see note # 22.

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: LIVINGSTON OF FORT WASHINGTON

Model Name: _____

*Total Base Finished Area: 78,812

*Total Finished Area with all Options:
Above-grade finished area: 78,812
Below-grade finished area: —

Total Unfinished Area: —
- Above-grade: —
- Below-grade: —
- Garage (1-car, 2-car): —
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: _____

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature 6-15-2022 Date

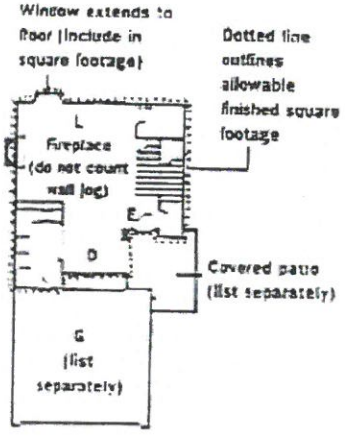
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height

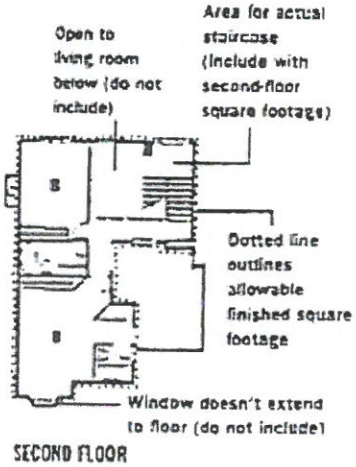
Do not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
***Also admitted in the District of Columbia**

June 14, 2022

VIA HAND DELIVERY
Ms. Jill S. Kosack
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan (DSP-20030)
Livingston of Fort Washington

Dear Ms. Kosack,

On behalf of our client, Livingston of Fort Washington, LLC ("Applicant"), Arthur J. Horne, Jr., and Shipley and Horne, P.A., hereby submit this Statement of Justification in support of a proposed Detailed Site Plan (DSP) for the above captioned subject property. The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The Livingston of Fort Washington shopping center development is permitted on the subject property consistent with the December 6, 2007, Planning Board 4-07050 (PGCPB No. 07-233) Preliminary Plan of Subdivision approval. The Application is submitted pursuant to Zoning Ordinance Section 27-281 (Purpose of Detailed Site Plans), and 27-285 (Planning Board procedures) Prince George's County Code.

I. Election to Utilize the C-S-P Zoning Procedures (Section 27-1704 (b)):

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the property to the newly created CGO Zone. Notwithstanding, the Applicant elects to amend DSP-19023 utilizing the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(b), which states in the pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance

(b) Until and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed

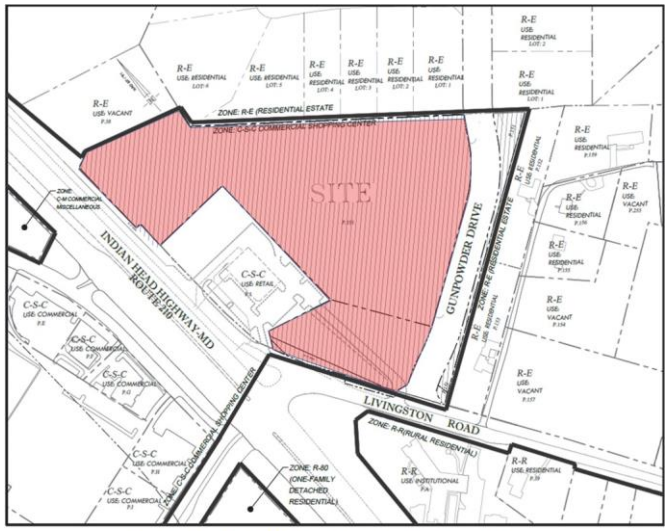
and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.

The Preliminary Plan of Subdivision (PPS), 4-07050, and Type I Tree Conservation Plan (TCPI/127/90-01)was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS was approved for five parcels and is valid through December 31, 2021, due to prior legislative extensions of the validity period. The Planning Board approved a one-year (1) extension to the PPS on January 13, 2022. Since these underlying approvals are currently valid, the Applicant can proceed with applications utilizing the provisions of the zoning ordinance that existed prior to April 1, 2022, per Section 27-1704(b) of the New Zoning Ordinance. The Applicant hereby elects to pursue an amendment of DSP-20030 using the provisions of the former zoning ordinance.

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

II. Nature of Request and Description of Subject Property:

The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The property is currently undeveloped except for a paved access road from Livingston Road to the adjacent 11,094 square foot CVS pharmacy (i.e., constructed in 2003) and site. The Applicant is proposing to construct a 79,298 square foot 2-story building that will contain retail spaces on the 1st floor and office spaces on the 2nd floor; a 5,775 square foot 1-story building that will contain office space.



ZONING AND USE MAP OF ADJACENT PROPERTIES

Exhibit *(not to scale)*

III. Neighborhood and Surrounding Uses:

The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and is surrounded by the following uses:

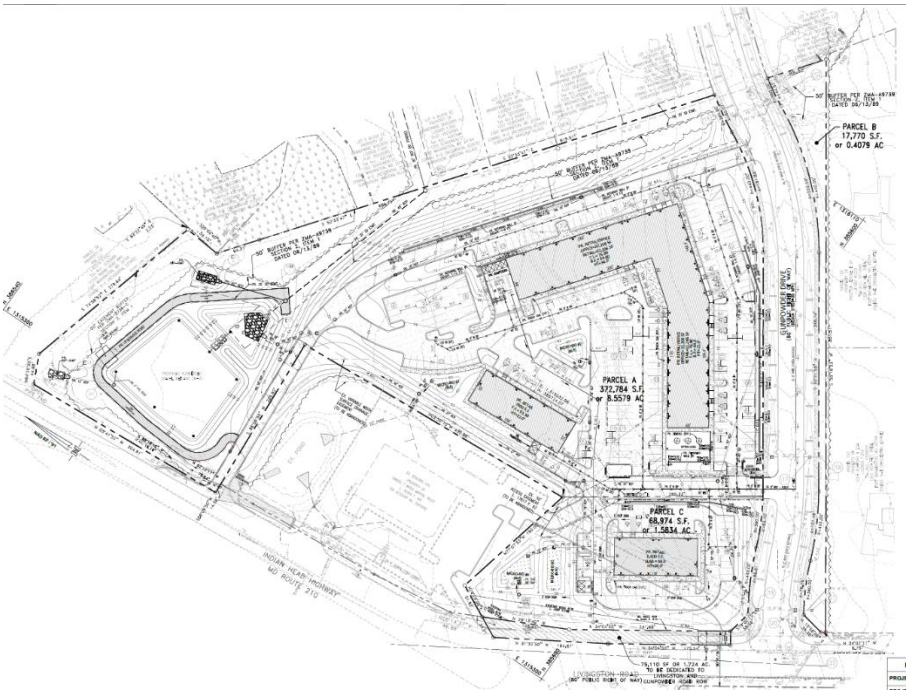
North and East – Vacant wooded single-family lots in the R-E Zone.

South – Unimproved Gunpowder Drive right-of-way.

West – Livingston Road at its signalized intersection with Indian Head Highway (MD 210). On the opposite side of Indian Head Highway is the approximately 143,600 square-foot Olde Fort Village Shopping Center.

IV. Development Data Summary:

The Applicant is proposing an Integrated Shopping Center that is permitted by right in the C-S-C Commercial Shopping Center Zone.



Site Plan *(not to scale)*

1. Zoning: C-S-C Commercial Shopping Center Zone.
2. Tax Map: 132 Grid: B2 Parcel: 151
3. Zoning Map: 215 SE 01 and 215 SE 02
4. Fire: Oxon Hill #4 5.5
5. Prior approvals: Preliminary Plan 4-07050
6. Total Acreage: 12.27-Acres
7. Net developable area outside PMA: 12.27 Acres
8. Acreage of Environmental Regulated Features: 0 acres.
9. Tax Account: 0412007
10. Owner/Deed Ref: Livingston of Fort Washington, LLC
    Liber: 20792 Folio: 529
11. Existing use: Vacant.
12. Proposed use of property: Integrated Shopping Center
13. The site is subject to the following setbacks:
    From Street: 25'
    Side setback: 8' min. 17' total
    Rear setback: 20'
14. Proposed: Integrated Shopping Center
    Office = 32,206 SF
    Retail = 46,606 SF
    Total = 78,812 SF
15. No existing wetlands on site
16. Stormwater Management Concept number and approval date: 56598-2017-0, Approved on 08/26/2019
17. Water/Sewer Category Designation Existing: W-4/S-4
    Proposed: W-3/S-3
18. Is the site within an Aviation Policy Area: No
19. Mandatory Park Dedication Requirement: N/A
20. Cemeteries on or contiguous to the property: No
21. Historic site on or in the vicinity of the property: No
22. Is the site within the Chesapeake Bay Critical Area: No
23. The Site is Not within 100 year Floodplain Area (Map: 24033C330E)
24. The site is Not located in Tier II Watershed
25. Parking Requirements: 252 spaces

Use	Rate	
Office Requirement	4 space / 1000 SF for 1st 2,000 SF =	8
(32,206 SF)	1 space / 400 SF over 2,000 SF =	76
	Total =	84

Retail Requirement (40,006 SF)	4 space / 1000 SF 40,006 / 1000 x 4.0 =	160
Other Use Requirement (6,600 SF)	4 space / 1000 SF 6,600 / 1000 x 4.0 =	27

Of the total 271 required spaces, at least 2/3 or 181 spaces shall be non-compact. A total of seven (7) handicapped parking spaces are required, of which at least two (2) shall be van accessible.

26. Parking Provided: 298 total parking spaces have been provided.

Standard (9.5' x 19'):	261
Compact: (8’ x 16.5’ min):	18
Standard Handicap: (8’ x 19’ w/5’ wide access aisle)	0
Handicap Van Accessible: (8’ x 19’ w/8’ wide access aisle)	19
Total	298

27. Loading Requirements: 3 spaces

a. Required Loading Spaces: 3 spaces

Use	**Rate**	**Spaces Required**
Integrated Shopping Center (78,812 sf. GLA)	3 space <100,000 s.f. GLA + 1 space per 100,000 sf >100,000 sf. GLA	= 3 = 0

28. Loading Spaces Provided: 3 (three) 36’ x 50’, 30’ x 58’, 30’ x 50’ loading spaces provided.

V. Relationship to County Plans and Policies:

General Plan:

The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George’s 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for “context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the General Plan.

2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area:

The subject property is located in Planning Area 80 in Subregion 7 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land

use for the subject property within the C-S-C Commercial Shopping Center Zone. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

Approved Countywide Green Infrastructure Plan:

According to the Environmental Planning Section, there are no rare, threatened, or endangered species found on or adjacent to this site. The entire site is located within the Evaluation Area of the 2017 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan).

Stormwater Management:

The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that onsite stormwater management is required. A stormwater management concept plan (No. 56598-2017-00 has been submitted and approved by the Department of Permitting, Inspections, and Enforcement.

Woodland Conservation Ordinance:

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland.

Based on the submitted TCP1, the overall site contains a total of 10.32 acres of net tract woodlands and 1.02 acres of wooded floodplain. The plan proposes to clear 8.61 acres of net tract woodlands, 0.45 acres of wooded floodplain, 0.0 acres of off-site woodlands.

Environmental Review:

Per the NRI-137-06 approved on December 15, 2006, there are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. A revised NRI-137-06-01 was approved on June 15, 2020. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application.

2009 Master Plan of Transportation:

The Transportation Planning Section reviewed the prior 4-07050 preliminary plan of subdivision application for the Livingston of Fort Washington Property. The Transportation Planning Division staff reviewed the Applicant's proposed commercial subdivision consisting of five parcels and proposes the

development of approximately 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined in the 4-07050 (PGCPB No. 07-233) Planning Board resolution of approval are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

***Parks and Recreation*:**

In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this Application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

***Schools*:**

The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is for a commercial use.

Fire and Rescue:

The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the Adopted and Approved Public Safety Master Plan, 1990 and the Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

Police Facilities:

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

VI. Relationship to Requirements in the Zoning Ordinance:

Section 27-281 - Purposes of Detailed Site Plans:

(b) General DSP Purposes:

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

Response: The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for "context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the general plan.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the R-R Zone are found in Section 27-428 and include the following:

Section 27-454. C-S-C Zone (Commercial Shopping Center)

(a) Purposes.
(1) The purposes of C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

Response: The proposed approximately 80,000 square foot integrated 2-story shopping center building conforms with the purposes of the C-S-C Zone.

Section 27-281(b) - Purposes of Detailed Site Plans - Continued:

(C) To provide for development in accordance with the site design guidelines established in this Division; and

Response: The proposed development is designed in accordance with site design guidelines in this Division. The "general" site design guidelines are found in Section 27-283 and require the following:

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

(c) These guidelines may be modified in accordance with Section 27-286.

Response: The subject DSP-20030 site plan has been developed in accordance with the site plan design guidelines contained in Section 27-274 that pertain to the following relevant design elements:

Section 27-274 – Design Guidelines

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

Response: This finding does not apply to the subject application. There is no underlying conceptual design plan associated with the subject property.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

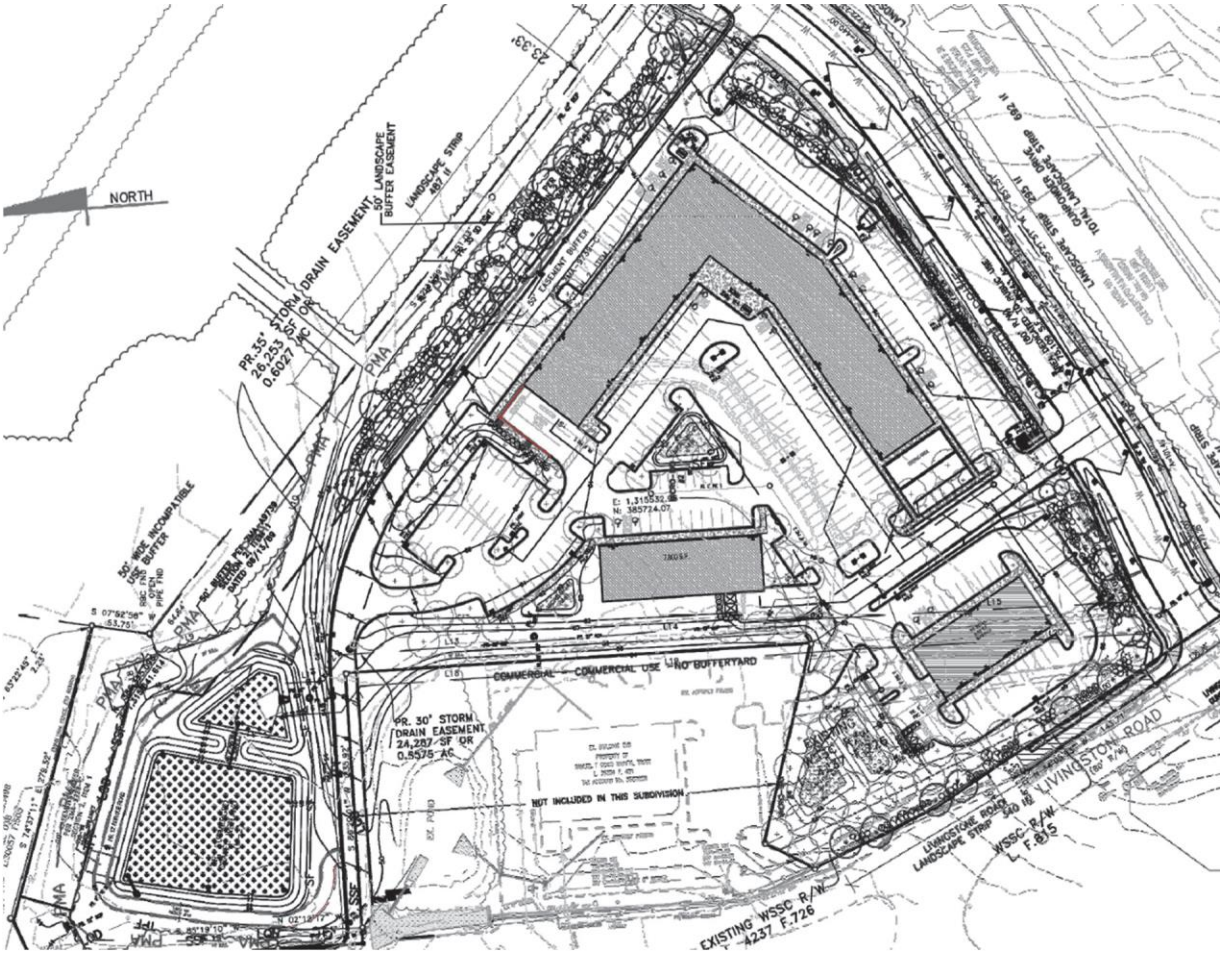
(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

Response: The proposed parking compound is designed so that all loading requirements for the storage facility can be fully met onsite without creating the need for a departure. All parking and loading space sizes and driveway aisles have been designed in accordance with Part 11 of the Zoning Ordinance.



Landscape Plan *(not to scale)*

Furthermore, the Applicant understands the importance of minimizing the visual impact of surface parking, and has taken every measure practicable to create a strong landscape buffer for the nearby residentially zoned properties. The 50-feet wide buffer designed in compliance with this standard is outlined with a red cloud in the below **Exhibit**.

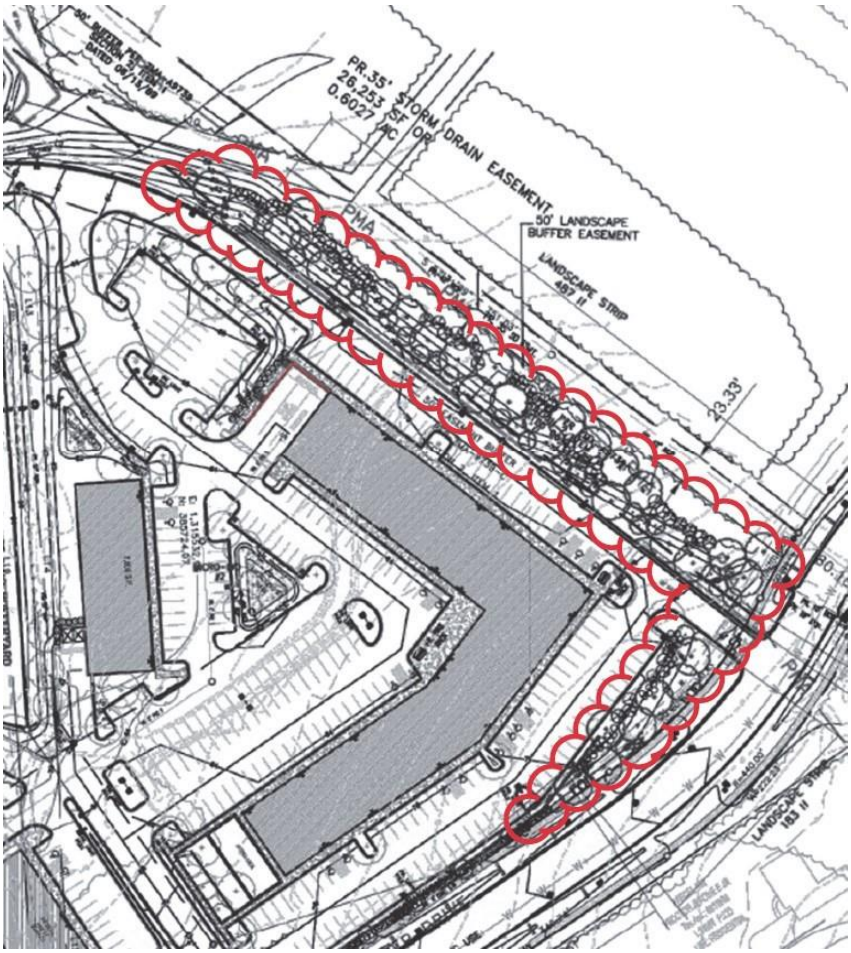


Exhibit *(not to scale)*

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

Response: The submitted landscape plan demonstrates compliance with the above two design standards.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;
(ii) Entrance drives should provide adequate space for queuing;
(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;
(iv) Parking areas should be designed to discourage their use as through-access drives;
(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;
(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;
(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;
(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Response: The limits of the parking compound and onsite circulation driveway aisle widths and parking spaces sizes have been fully designed in accordance with the requirements of Part 11 of the Zoning Ordinance and will provide safe, efficient onsite circulation for both pedestrians and drivers. All crosswalks along pedestrian sidewalks routes are prominently identified/marked and ADA compliant to accommodate access into the buildings for the physically handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Response: The lighting proposed in this DSP meets all of the above requirements. All prominent onsite elements, such as the main entrance to the building, will be consistently lit throughout the appropriate portions of the day LED light fixtures. The site also utilized full cut-off optics to limit light spill-over into adjacent properties. Details are provided within the DSP-20030 Landscape and Lighting plan set submitted with the Application herein.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

Response: There are no onsite or adjacent public scenic view areas or incompatible uses associated with the submitted DSP-20030 property's development.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

Response: The subject application has also been designed to meet all applicable requirements of the *Landscape Manual* and Tree Canopy Coverage Ordinance. The below Tree Canopy Coverage Schedule for the DSP-20030 confirms that the proposed development has a Tree Canopy Requirement of 0.98 acres, and will satisfy this requirement by providing 0.98 acres of tree canopy.

Tree Canopy Coverage Schedule for Sec. 25-128			
LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

Response: The submittal demonstrates an interconnected pedestrian system that is convenient and designed to encourage pedestrian activity and connect to amenities within the development. Adequate attention has been paid to human scale, high-quality urban design, and other amenities, such as the types of paving materials, landscaping, street furniture, signage, and pedestrian-scale lighting of the public areas.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

Response: All grading will conform to the above regulations and the approved Stormwater Management Concept number and approval date: 56598-2017-0, Approved on August 26, 2019.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;
(ii) Service areas should be located conveniently to all buildings served;
(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and
(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

Response: The submitted landscape plan demonstrates that loading spaces are visually screened from Livingston Road, Indian Head Highway (MD 210), and the vacant residential lots located north of the subject property.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;
(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;
(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;
(iv) Public spaces should be readily accessible to potential users; and
(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

Response: The subject site's development plan complies with the above guidelines.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stacked Stone Veneer, Stucco Architectural banding, architectural trim, combination of standing seam metal and architectural grade fiberglass roofs.

Section 27-281(c) – Specific Purposes of Detailed Site Plans:

(c) Specific Purposes.

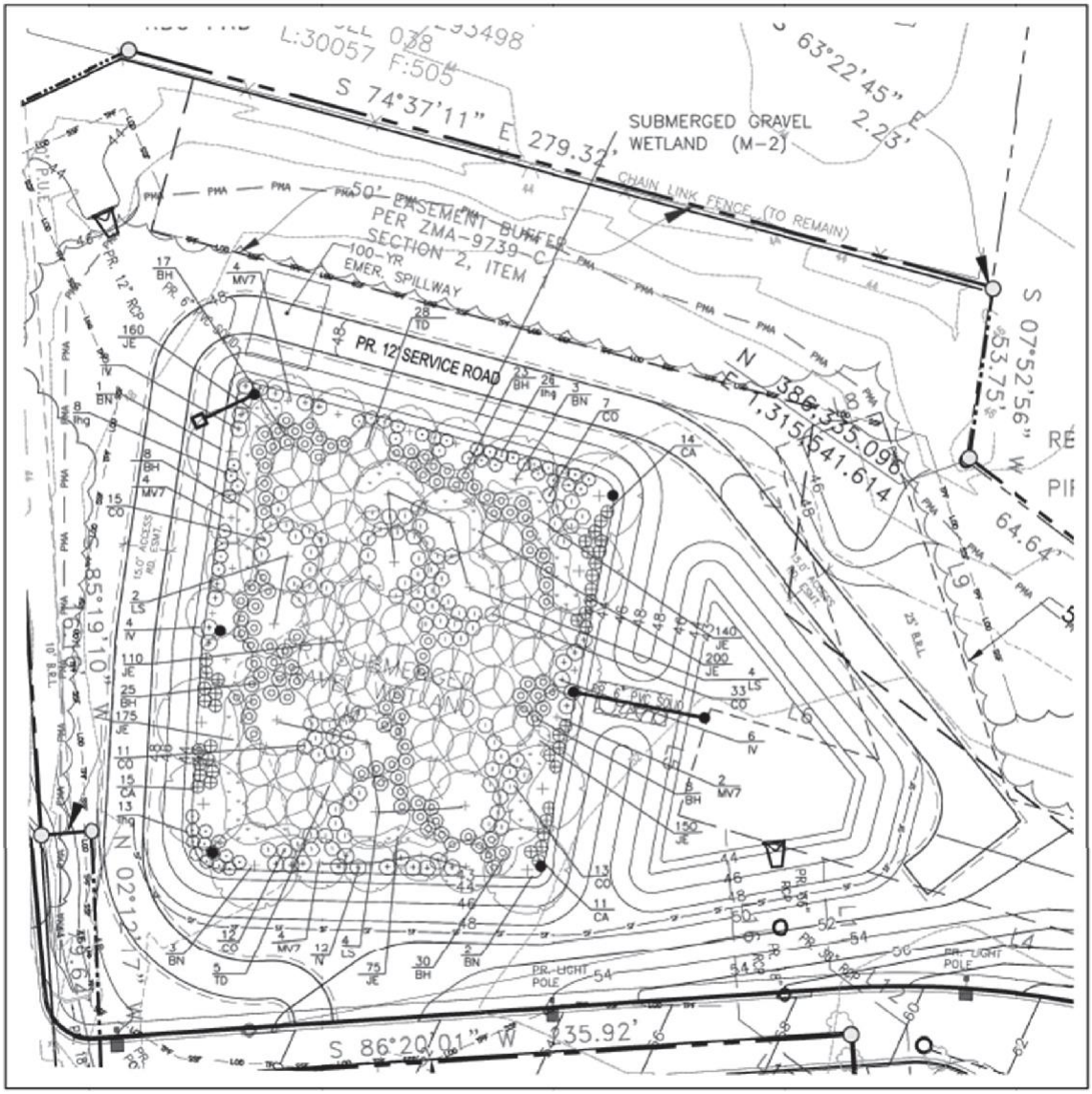
(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stone Veneer, Architectural banding, a combination of standing seam metal, and architectural grade fiberglass roofs.

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

RESPONSE: The attached plan sheets, General Notes, Plan Legends, and attached sediment control and stormwater management approval plans promote this Purpose. The plan sheets show the location of all environmental features and proposed mitigation measures. The landscaped areas are in accordance with the Landscape Manual, and the green areas are designed in accordance with the above guidelines to provide well-defined outdoor passive recreation spaces, screening of unpleasant views, shaded areas, and stormwater bioretention. The diverse pallet of native plants with minimal lawn provides for increased ecosystem function, limited maintenance requirements, and reduced chemical/petroleum inputs. The below screen clip showing the stormwater management feature rain garden feature designed to be planted native plan varieties demonstrates compliance with this condition (see **Exhibit).**



SUBMERGED GRAVEL WETLAND M-2

Exhibit *(not to scale)*

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

RESPONSE: The above two standards do not apply to the proposed C-S-C Zoned integrated shopping center use.

F. Section 27-285. - Planning Board procedures

(b) Required Findings

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

Response: This Application is in harmony with the site design guidelines in Section 27-274.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

Response: A conceptual site plan was not required for this project.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Response: The Applicant is not proposing an infrastructure-only DSP. Therefore, the above finding is not applicable to the Application.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Response: A review of the site's environmental features was conducted for the Preliminary Plan of Subdivision 4-07050 case that was heard and approved at a public hearing before the Prince George's County M-NCPPC Planning Board on December 6, 2007.

Based on the level of design information available at the present time, there are no onsite regulated environmental features on the subject property.

VII. Previous Approvals:

Preliminary Plan of Subdivision 4-07050: Pursuant to the provisions of Subtitle 24, on December 6, 2007, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCPI/127/90-01, and APPROVED Preliminary Plan of Subdivision 4-07050,

including a Variation from Section 24-122(b)(1)(G), for Proposed Parcels A through E with the following conditions: ***highlighted in italic bold.***

1. ***Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:***

    a. ***Provide the height for all proposed buildings on the TCPI.***

Response: The Applicant acknowledges this condition. However, based on measurements conducted on the M-NCPPC PGAtlas GIS website, the JLUS Interim Land Use Controls area neither impacts nor applies to the subject property.

    b. ***Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).***

Response: Acknowledged.

    c. ***Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).***

Response: The Applicant acknowledges this condition by including a densely planted 50-foot landscape buffer designed in compliance with the Landscape Manual. The buffer designed in compliance with this condition is outlined with a red cloud in the below **Exhibit**.

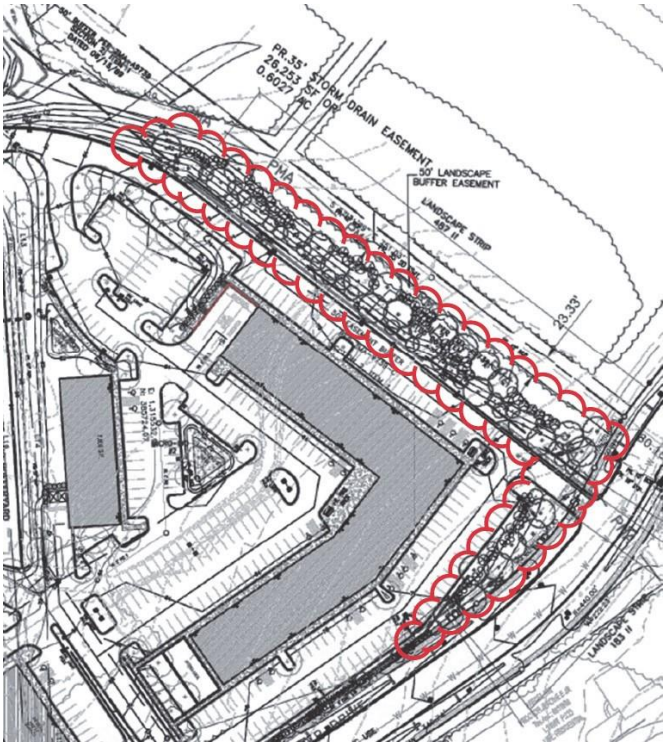


Exhibit *(not to scale)*

2. ***Prior to the issuance of permits, a Type II tree conservation plan shall be approved.***

Response: The Applicant acknowledges this condition. The Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this Application.

3. ***Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.***

Response: The Applicant acknowledges and the submitted DSP-20030 development plan is designed in compliance with the Stormwater Management Concept Plan.

4. ***Prior to signature of the preliminary plan, the Type I TCP shall be revised to:***

a. ***Provide the height for all proposed buildings on the TCPI.***

b. ***Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.***

c. ***Add a symbol for the existing tree line.***

d. ***Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.***

e. ***Provide all woodland conservation off-site.***

f. ***Revise the worksheet as needed.***

g. ***Have the revised plan signed and dated by the qualified professional who prepared the plan.***

Response: The Applicant acknowledges and will comply with the above conditions 4. a.- g. prior to signature approval of the final plat of subdivision.

5. ***The following note shall be placed on the final plat of subdivision:***

> ***"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."***

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

6. ***Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.***

Response: The Applicant acknowledges and submits this DSP-20030 Application herein in compliance with this condition.

7. ***Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.***

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

8. ***Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.***

Response: The Applicant acknowledges this condition.

9. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

10. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

11. ***The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

12. ***Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

13. ***MD 210 and Livingston Road/East Swan Creek Road: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:***

    a. ***On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.***

    b. ***On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right- turn lane.***

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

14. ***Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:***

    a. ***Provision of a southbound left-turn lane along the Livingston Road approach.***

    b. ***Provision of two approach lanes along the Gunpowder Drive approach.***

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

Response: The Applicant acknowledges and will comply with the above conditions of approval.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

Response: The Applicant acknowledges this instant.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

Response: On or around July 10, 2015, the Applicant's attorney at that time discussed the role that the SHA Reservation has played in preventing the development of parcels with Whitney Chellis, Supervisor, Subdivision Section, which included a review of Sections 24-139, 24-140, and 24-141 of the County Code. Following a recommendation from Ms. Chellis, Applicant submitted a written request to the Department's Principal and Senior Counsel to obtain a formal legal opinion, in the form of an e-mail addressed to both Ms. Debra Borden, Principal Counsel, and Mr. Matthew Mills, Senior Counsel, with a copy to you and Mr. Alan Hirsch, Division Chief, Development Review Division. The conclusion of Applicant's efforts with the Department's Principal and Senior Counsel is that Ms. Chellis confirmed that she agreed that the reservation of Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange has expired, and therefore, no longer has any force or effect on 4-07050/PGCPB No. 07-233 (see attached correspondence).

Despite M-NCPPC's concurrence, SHA did not immediately concur, nor address the Applicant's request and reached out continually to SHA for SHA's decision. The Applicant had experienced extensive delays in obtaining a Right-of-Way (ROW) dedication determination for the subject property's Indian Highway (MD Rte. 210) frontage. Finally, the SHA has issued a favorable determination late this past Summer 2021 that SHA is not requesting any further ROW dedication (see attached letter). As such, the Planning Board approved a one-year (1) extension to the PPS on January 13, 2022.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

Response: The DSP-20030 application and development plan does not include a residential element.

18. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

Response: The proposed structure is to be fully-sprinkled by the National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

VIII. Conclusion:

In light of the analysis and findings presented above, the Applicant respectfully requests approval of the Detailed Site Plan DSP-20030 for the proposed construction of an integrated retail, office space commercial center on the subject property

The Applicant submits that this request complies with the Preliminary Plan of Subdivision 4-07050 findings of fact and related conditions of approval for the adopted by the Planning Board. The Livingston of Fort Washington commercial center development is consistent with the purposes of the C-S-C Zone and is consistent with the various recommendations of the Plan Prince George's 2035 General Plan and the goals of the 2006 *Approved Master Plan and Sectional Map Amendment.for the Henson Creek-South Potomac Planning Area,* where applicable. In addition, the proposed Detailed Site Plan application is in accordance with the applicable regulations and procedures found in the Subtitles 24 and 27 of the Prince George's County Code.

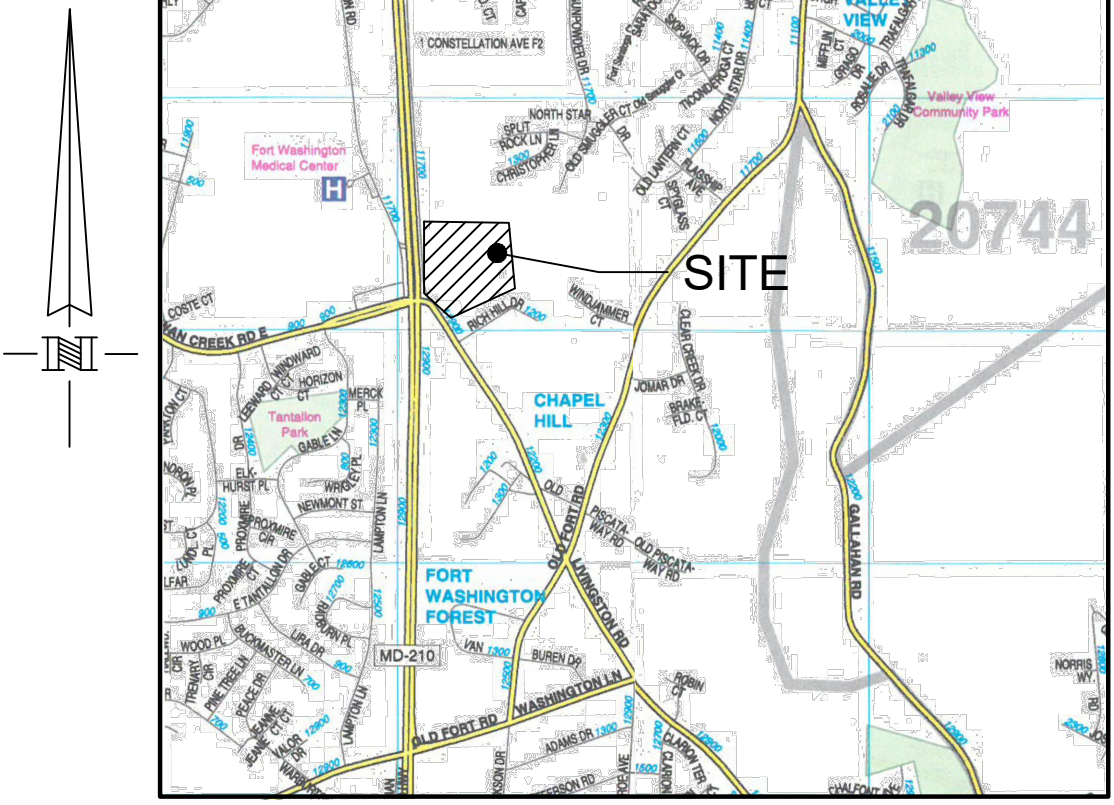
Please call me if additional information is required.

Sincerely,

Arthur J. Horne, Jr.

AJH/fms

cc: Maureen Wood
Asko Miljkovic



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6

ADC MAP # 51&52, GRID E-2 TO E-5

SCALE: 1" = 2000'

INVOICE

To:

Name	Company Name	Address
Asko Miljkovic	Elite Engineering	6305 Ivy Lane, 370 Greenbelt, Md 20770
PSU Applicant	TEST Company & Associates, Inc.	14501 Sweitzer Lane Laurel, Md 20707

Invoice Number	Invoice Date	Invoice Amount	Amount Due	Invoice Status	Invoice Description
00194810	10/28/2020	$1,693.00	$0.00	Paid In Full	NONE

Reference Number	GL Account	Description	Quantity	Total
DSP-20030	06-40650	GOV Review (Major)	1	$1,693.00

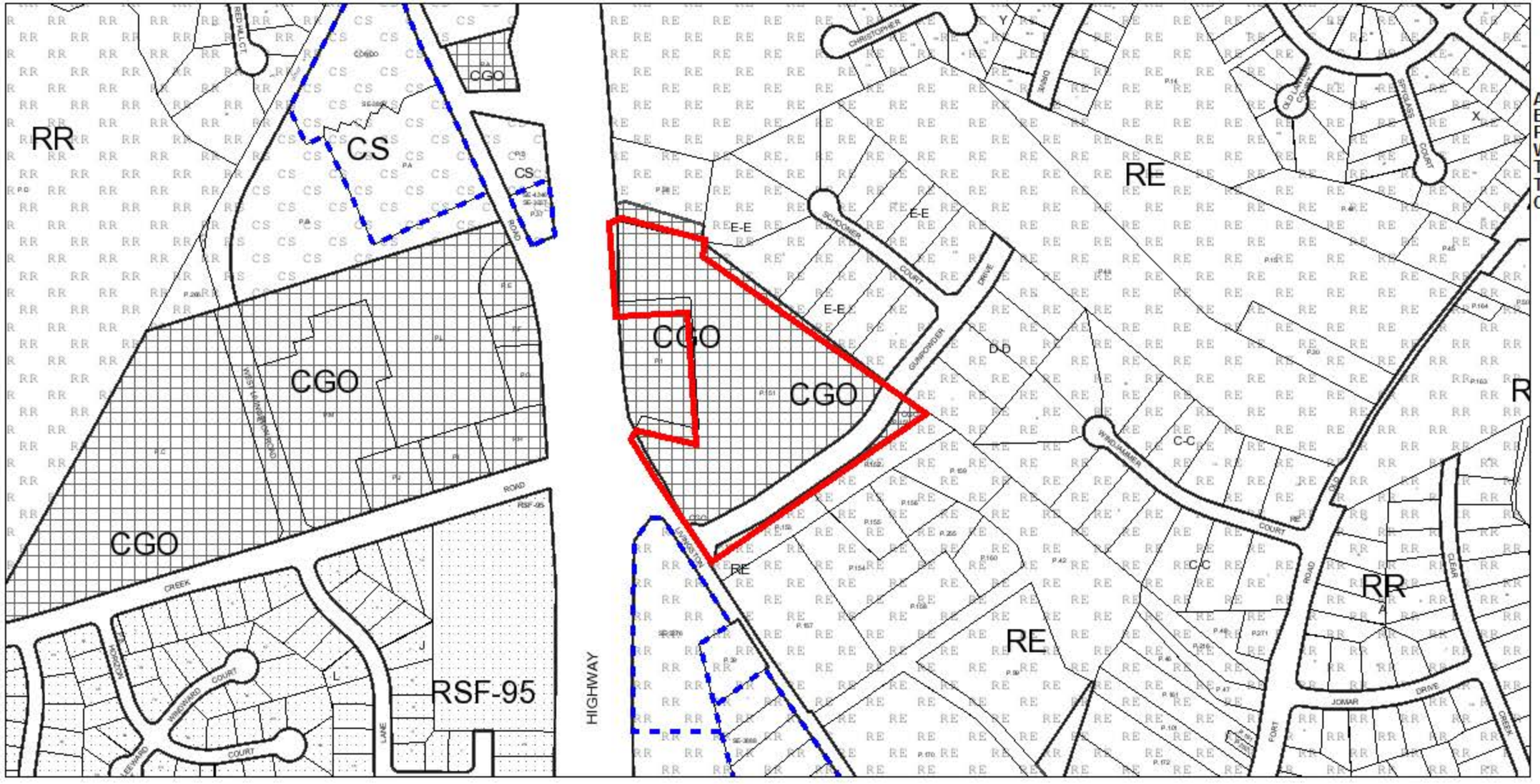
Total Non-SDC Fees $1,693.00

Note: When making an online payment, Western Union charges a $5.95 convenience fee per online transaction. The convenience fee is not included on the WSSC Water permit/plan invoice total.

PAYMENTS (This invoice only)

Reference Number	Payment Receipt #	Description	Payment Method	Amount Paid
DSP-20030	TRC-177444-28-10-2020	GOV Review (Major)	ACH #6752	$1,693.00

Total Paid This Invoice $1,693.00



ZONING SKETCH MAP

APP NO: DSP-20030
EXISTING ZONE: _____
PLANNING AREA: 80
WSSC GRID: 216SE02
TAX MAP: 132
TAX GRID: B2
COUNCIL DISTRICT: 8

0 420
ft

1 inch = 400 feet

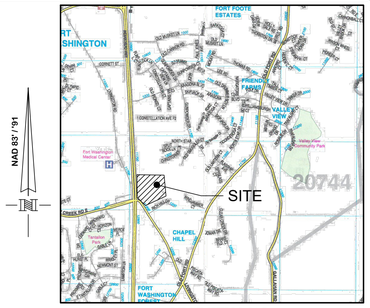
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 7/14/2022

DETAILED SITE PLAN
FOR
LIVINGSTON OF FORT WASHINGTON
SUBD #4-07050
DSP #20030

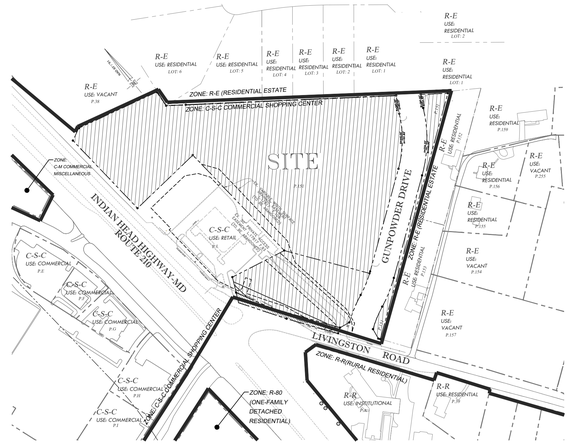
LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT

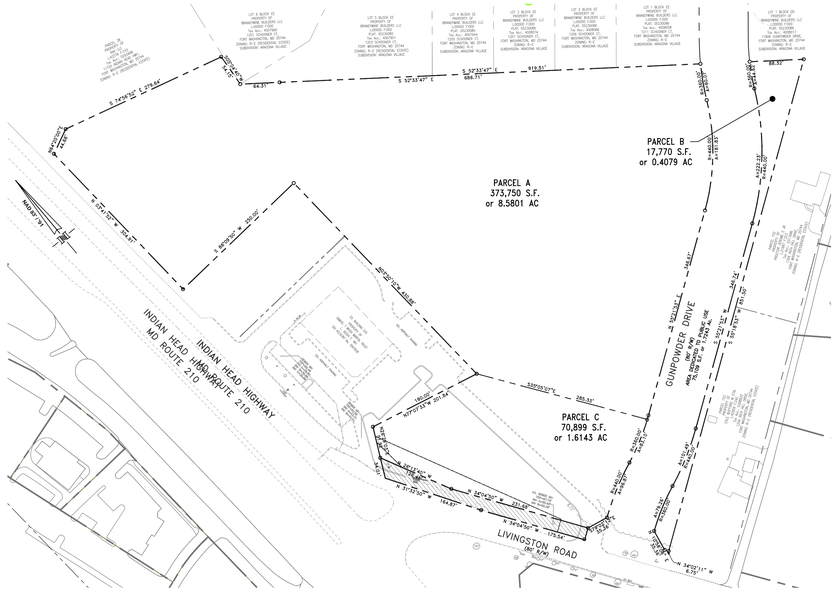


VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51&52, GRID E-2 TO E-5
SCALE: 1" = 2000'



ZONING AND USE MAP OF ADJACENT PROPERTIES
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=100'

GENERAL NOTES

1. SUBDIVISION: LIVINGSTON OF FORT WASHINGTON
2. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON
   LIBER: 20797 , FOLIO: 529, PARCEL: 151
3. GROSS TRACT AREA: 12.27 AC.
4. DEDICATED TO PUBLIC R-O-W (GUNPOWDER DRIVE): 1.56 AC.
5. NET TRACT AREA: 10.55 AC
6. EXISTING ZONING: CGO (COMMERCIAL, GENERAL AND OFFICE)
7. TOTAL PARCELS = 3 (A,B,AND C)
8. PROPOSED OFFICE AND RETAIL AREA

TOTAL PROPOSED OFFICE =	32,206 SF (PARCEL A)
TOTAL PROPOSED RETAIL =	32,206 SF (PARCEL A) 7,800 SF (PARCEL B) 6,600 SF (PARCEL C)
TOTAL RETAIL=	46,606 SF
TOTAL DEVELOPMENT=	78,812 SF

9. WSSC 200 SHEET NO. 215SE01 & 215SE02
10. TAX MAP #132, GRID B2, PARCEL 151
11. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA
12. EXISTING SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER & WATER CATEGORIES:
    SEWER - 3
    WATER - 3
13. SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
14. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
15. THERE ARE NO CEMETERIES WITHIN OR ADJACENT TO THE SITE.
16. LIVINGSTON ROAD IS A HISTORIC ROAD.
17. THERE IS NO EXISTING STREAM OR WETLANDS ON SITE
18. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA.
19. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
20. EX. 2 FT. TOPO BY GOODE SURVEYS, LLC., DATED JUNE 2019.
21. APPLICANT: LIVINGSTON OF FORT WASHINGTON LLC, 2450 RIVA ROAD, ANNAPOLIS, MD 21041 (OWNER)
22. PRIOR ZONING OF THE PROPERTY IS C-S-C AND THE PROJECT WILL BE REVIEWED UNDER THE PRIOR ZONING ORDINANCE.

PARKING REQUIREMENTS

OFFICE REQUIREMENT		
PROPOSED OFFICE AREA:	32,206 SF	
PARKING REQUIREMENT:		
4 SP. PER 1000 SF FOR 1ST 2,000 SF:	2,000 / 250 =	8
1 SP. PER 400 SF ABOVE 2,000 SF	+ 30,206 / 400 =	76
	TOTAL =	84

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 46,606 SF
PARKING REQUIREMENT 46,606 / 1000 X 4.0 = 187

TOTAL PARKING SPACES REQUIRED	271
HANDICAP SPACES REQUIRED	7

PARKING PROVIDED

STANDARD PARKING (9.5' X 19')	261
HANDICAP PARKING (8' X 19')	19
COMPACT PARKING (8' X 16.5')	18
TOTAL PARKING SPACES PROVIDED	298

LOADING SCHEDULE

LOADING SPACES REQUIRED		**3**
LOADING SPACES PROVIDED		**3**
LOADING SPACE #1	**36' x 58'**	
LOADING SPACE #2	**30' x 58'**	
LOADING SPACE #3	**30' x 50'**	

SETBACKS

FRONT	=	10 FT
SIDE	=	12 FT
BACK	=	25 FT

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON, LLC
2450 RIVA ROAD
ANNAPOLIS, MD 21041
CONTACT: MAUREEN EARP WOOD
OFFICE TEL. (866) 573 - 4100
EMAIL: REALESTATE24050@GMAIL.COM

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
Amiljkovic@EliteEng.co
CONTACT: ASKO MILJKOVIC

SHEET INDEX	
SHEET TITLE	SHEET #
COVER SHEET	DSP-1
APPROVAL SHEET	DSP-2
DETAILED SITE PLAN	DSP-3
DETAILS	DSP-4
PHOTOMETRIC PLAN	DSP-5
DETAILS	DSP-6
TREE CONSERVATION PLAN (TCP 2)	TCP-2
LANDSCAPE / LIGHTING PLAN	L1-L7

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

PROJECT NAME: LIVINGSTON OF FORT WASHINGTON

PROJECT NUMBER: DSP-20030

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 SIGNATURE	CERTIFICATION

REVISIONS	BY

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. 28003, EXPIRATION 10/16/2022

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND · BRAHIM KHALIL · 28003 · PROFESSIONAL ENGINEER

07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	DSP-1

DSP-2

DRAWN
AS
CHECKED
AM
DATE
07/14/2022
SCALE
AS SHOWN
DRAWING

LIVINGSTON OF FORT WASHINGTON

DETAILED SITE PLAN # 20030

APPROVAL SHEET

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

07-14-2022

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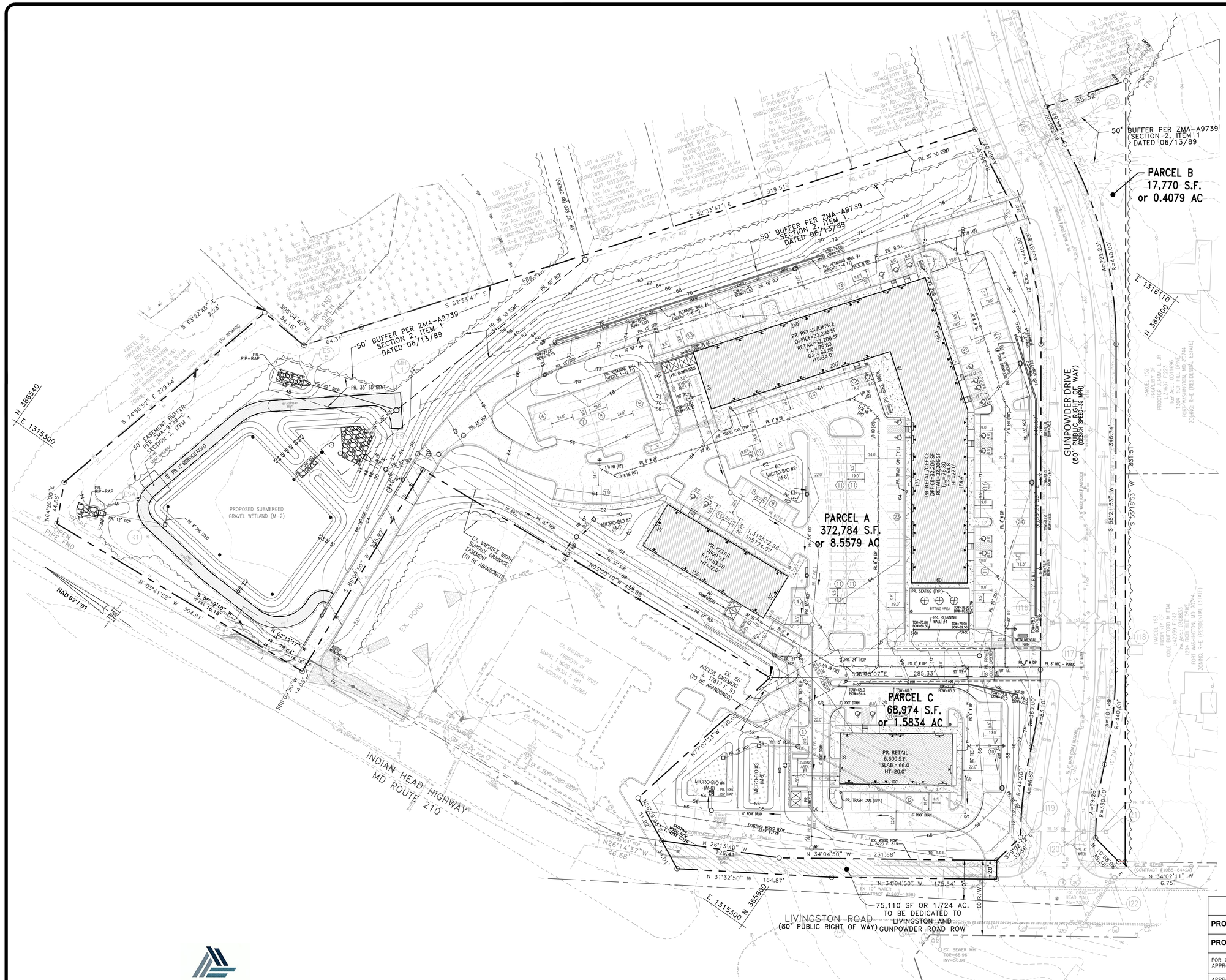

PARCEL A
372,784 S.F.
or 8.5579 AC
PARCEL B
17,770 S.F.
or 0.4079 AC
PARCEL C
68,974 S.F.
or 1.5834 AC
75,110 SF OR 1.724 AC.
TO BE DEDICATED TO
LIVINGSTON AND
GUNPOWDER ROAD ROW
50' BUFFER PER ZMA-A9739
SECTION 2, ITEM 1
DATED 06/13/89
50' EASEMENT BUFFER
PER ZMA-9739-C
SECTION 2, ITEM 1
PROPOSED SUBMERGED
GRAVEL WETLAND (M-2)
EX. POND
EX. ASPHALT PAVING
EX. BUILDING (OVE
PROPERTY OF
SAMUEL T WOODS MARITAL TRUST
36304 / 481
TAX ACCOUNT NO.: 3387658
ACCESS EASEMENT
(17817 S.F. 0.4)
(TO BE ABANDONED)
EX. VARIABLE WIDTH
SURFACE DRAINAGE
EASEMENT
(TO BE ABANDONED)
PR. RETAIL/OFFICE
OFFICE=32,206 SF
RETAIL=32,206 SF
B.F.=64.80
HT=34.0
PR. RETAIL
6,600 S.F.
SLAB = 66.0
HT=20.0'
PR. RETAIL
F.F.=83.30
HT=22.0'
GUNPOWDER DRIVE
(80' PUBLIC RIGHT OF WAY)
LIVINGSTON ROAD
(80' PUBLIC RIGHT OF WAY)
INDIAN HEAD HIGHWAY
MD ROUTE 210
NAD 83/91
N 385540
E 1315300
N 385600
E 1315300
PR. 42" RCP
PR. 35" SD ESMT.
PR. 18" SERVICE ROAD
PR. 12" RCP
PR. 24" RCP
PR. 27" RCP
PR. 15" RCP
PR. 8" W DIP
PR. 6" FIRE SOLD
PR. 8" MHC - PUBLIC
PR. 10" P.V.I.E.
PR. 8" W DIP (RZ)
PR. 8" W DIP (MZ)
PR. 8" W DIP (BZ)
PR. 8" W DIP (PZ)
PR. 8" W DIP (OS)
PR. 8" W DIP (GZ)
PR. 8" W DIP (RIP)
PR. 8" W DIP (BIP)
PR. 8" W DIP (BSP)
PR. 8" W DIP (SW)
PR. 8" W DIP (S



Global Industrial™ 46" ROUND PICNIC TABLE W/ 6 SEATS, EXPANDED METAL, BLACK

ITEM#: T9F277590BK

✓CHAIR AND TABLE CORNERS ARE BEVELED FOR SAFETY
✓CORROSION-RESISTANT BLACK POWDER COAT GALVANIZED STEEL
✓ THERMOPLASTIC TABLE TOP & SEAT COATING RESIST FADING, MOLD AND VANDALISM
✓1-1/2" UMBRELLA HOLE WITH INCLUDE RETENTION SETSCREW

THE BLACK GLOBAL INDUSTRIAL™CAROUSEL PICNIC TABLE IS IDEAL FOR HIGH-TRAFFIC SEATING AREAS IN PARKS, SCHOOLS, PATIOS, POLLS AND MORE. EACH CHAIR IS SPACED 3-FEET A ADJUSTMENT FOR SEAT DISTANCE FROM TABLE ENSURING COMFORTABLE ACCESS AND SEATING FOR UP TO SIX. THIS OUTDOOR PICNIC TABLE IS MADE OF HEAVY-GAUGE METAL MEW DURABLE HIGH-GLOSS THERMOPLASTIC COATING ON THE CHAIRS AND TABLE TOP THAT STAYS COOL TO THE TOUCH EVEN IN THE SUN. ITS GALVANIZED STEEL FRAME IS TREATED WITH A BLACK POWER COAT FINISH FOR RUST-PREVENTION AND RESILIENCE TO THE ELEMENTS, AND A ZIN-RICH LAYER ON THE FINISH PROVIDES CORROSION-RESISTANCE. MOUNTING TABS ON THE BASE ALLOW FOR ANCHORING TO GROUND TO ADD STABILITY AND SECURITY. TABLE TOP FEATURES AND OPENING TO ACCEPT AN UMBRELLA 1/2" DIAMETER WITH A SETSCREW INCLUDED TO HOLD THE UMBRELLA IN PLACE. 7-YEAR LIMITED WARRANTY.

- OVERALL DIMENSIONS: 98". X 98"W X 32"H
- TABLE DIMENSIONS: 46" DIA X 29"H
- SEAT DIMENSIONS: 21"L X 16"W X 18"H
- WEIGH CAPACITY: TABLE - 1600 LBS. SEAT - 450 LBS.
- STAINLESS STEEL HARDWARE
- PORTABLE OR PERMANENT SURFACE MOUNT OPTIONS

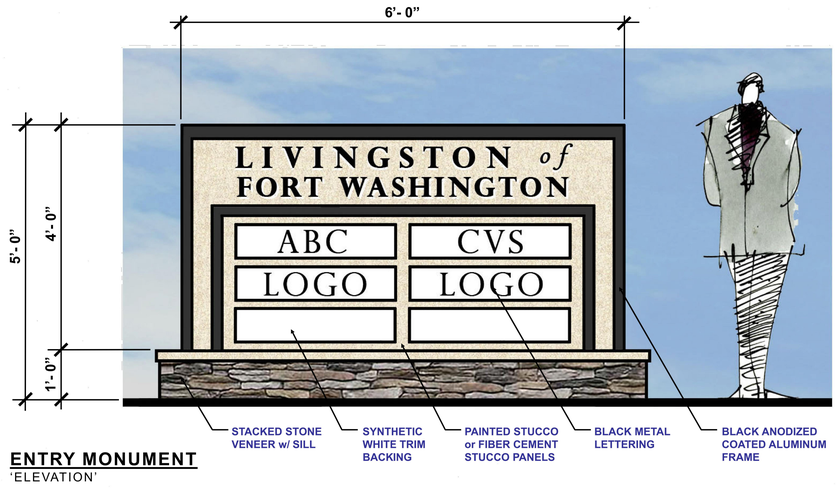


Global Industrial™ Steel Planter, Black

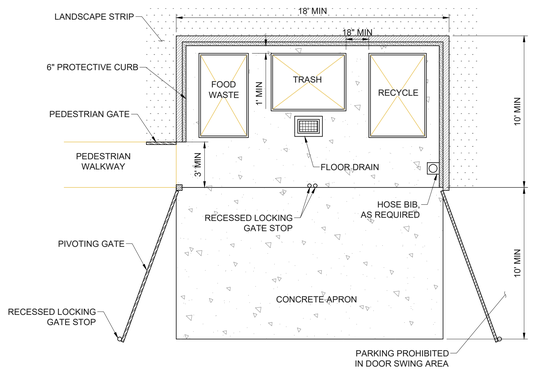
ITEM#: WB695738BK

FULLY WELDED COMMERCIAL GRADE STEEL PLANTER IS A GREAT ADDITION TO ANY OUTDOOR AREA. POWDER COATED STEEL IS RESILIENT AND CAN STAND UP TO EXTREME WEATHER CONDITIONS. 2" THICK SLATS REINFORCE THE STABILITY OF THE PLANTER. INCLUDED IS A BLACK HEAVY DUTY LINER WHICH HAS A 14 GALLON CAPACITY (BAGS SOLD SEPARATELY). HOLES ON THE UNDERSIDE OF THE LINER ALLOW FOR PROPER WATER DRAINAGE. COMES WITH 4 ADJUSTABLE LEVELING FEET GLIDES.

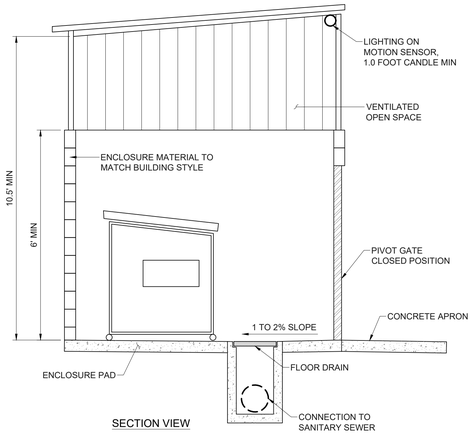
OUTER DIAMETER OF TOP RING: 30"
INNER DIAMETER OF TOP RING: 28"
DIAMETER OF BASE: 22"
TOTAL OVERALL DIMENSIONS: 30"W X 30"D X 26"H



ENTRY MONUMENT
'ELEVATION'

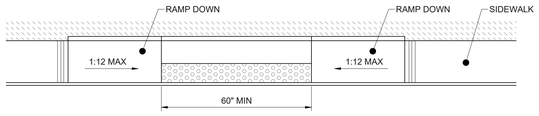


PLAN VIEW

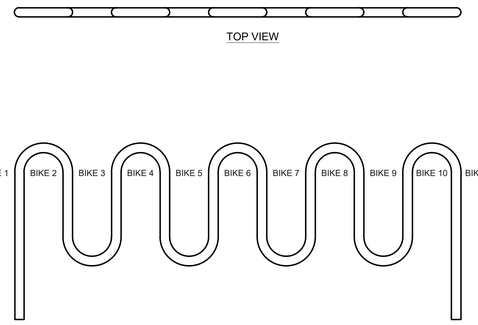


SECTION VIEW

DUMPSTER ENCLOSURE
NOT TO SCALE

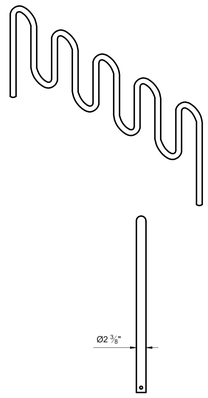


PARALLEL CURB RAMP
NOT TO SCALE



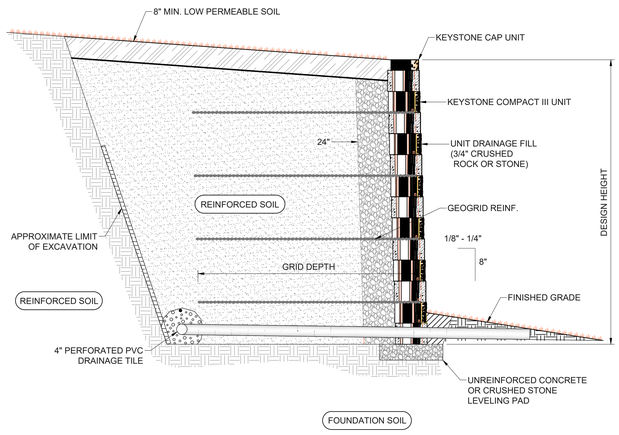
TOP VIEW

FRONT VIEW



RIGHT SIDE VIEW

BIKE RACK DETAIL
NOT TO SCALE

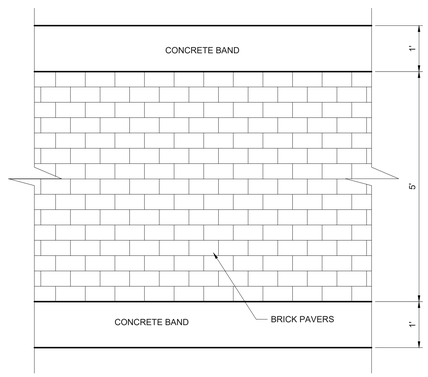


NOTE:

WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

TYPICAL REINFORCED WALL SECTION
NOT TO SCALE

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



AT-GRADE CROSS-WALK:
NOT TO SCALE

PAVING TYPE: HANOVER PREST BRICK PAVERS
COLOR: QUARRY RED
FINISH: NATURAL
SIZE: 4"X8"
INSTALLATION STYLE: RUNNING BOND
*OR APPROVED EQUIVALENT

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFATION

REVISIONS	BY

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GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — BIJAN KHALILI — 28003 — PROFESSIONAL ENGINEER

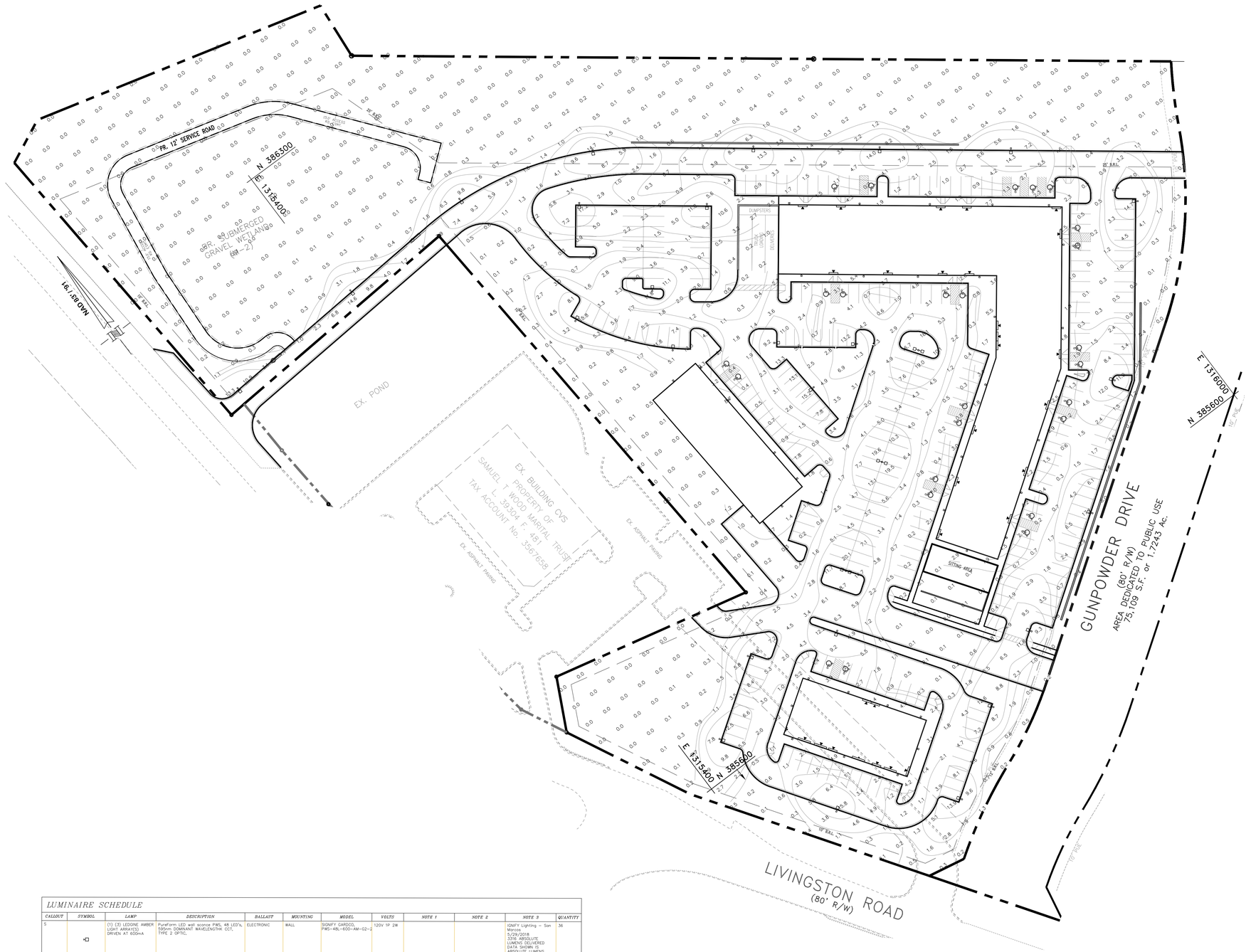
07-14-2022

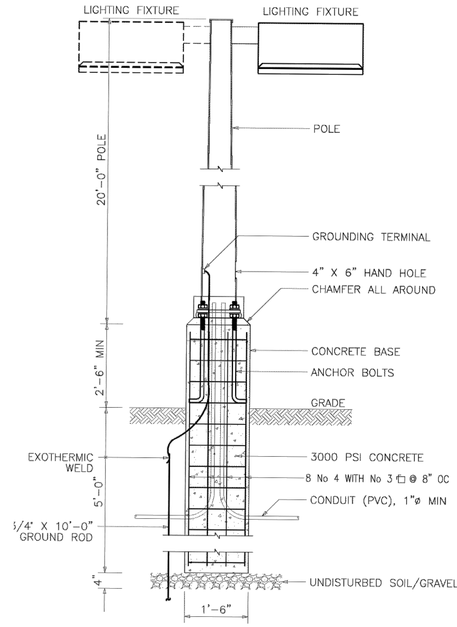
LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	

DSP-4


PR. 12' SERVICE ROAD
N 386500
E 1315400
SBR. SUBMERGED GRAVEL WETLAND (SW-2)
EX. POND
EX. BUILDING CVS
PROPERTY OF
SAMUEL T WOOD MARITAL TRUST
L. 39304 F. 451
TAX ACCOUNT No. 3567658
EX. ASPHALT PAVING
EX. ASPHALT PAVING
DUMPSTERS
SITTING AREA
E 1316000
N 385600
GUNPOWDER DRIVE
(80' R/W)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 Ac.
E 1315400 N 385600
LIVINGSTON ROAD
(80' R/W)



2 ES0.2 POLE DETAIL
SCALE: NONE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
S		(1) (3) LEDGINE AMBER LIGHT ARRAY(S) DRIVEN AT 600mA	PureForm LED wall sconce PWS, 48 LED's, 595nm DOMINANT WAVELENGTHK CCT, TYPE 2 OPTIC,	ELECTRONIC	WALL	SIGNIFY GARDCO, PWS-48L-600-AM-G2-C	120V 1P 2W			IGNIFY Lighting – San Marcos 5/29/2018 3516 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	36
SP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/19/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	25
DP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/16/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	3

0 40 80
SCALE 1" = 40'

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

PROJECT NAME:

PROJECT NUMBER:

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET THE REVISIONS LISTED BELOW APPLY TO THIS SHEET

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STATE OF MARYLAND
BIJAN KHALILI
28003
PROFESSIONAL ENGINEER
07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
PHOTOMETRIC PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN AP
CHECKED AM
DATE 07/14/2022
SCALE AS SHOWN

DRAWING

DSP-5

GARDCO by signify

Wall Mount
PureForm
LED wall sconce



Gardco PureForm LED wall sconce PWS features narrow spectrum amber LEDs combined with special shielding, making it a wildlife friendly lighting solution. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PWS-48L-500-AM-G2-2-UNV-FWC-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Voltage	Options: Dimming controls	Options: Motion-sensing lens	Options: Photo-sensing	Options: Electrical & Shield	Finish
PWS										
PWS Pure-Form wall sconce	**48L** 48 LEDs	**400** 400mA **600** 600mA	**AM-G2** Direct Amber (590nm) Generation 2 [2]	**2** Type 2 **3** Type 3 **4** Type 4	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V External dimming (controls by others) [3] **DCC** Dual Circuit Control [3,4,5,8] **FAWS** Field Adjustable Wattage Selector [3,4] **BL** Bi-level functionality [3,9] **DynaDimmer: Automatic Profile Dimming** [3,6] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CE50** Economy 50% Dimming, 9 hours **DA50** All Night 50% Dimming **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours **CE30** Economy 30% Dimming, 9 hours **DA30** All Night 30% Dimming	**IMRI2** [10] Integral with #2 lens **IMRI3** [10] Integral with #3 lens	**PCB** Photocontrol Button [6,7,8]	**Fusing** **F1** Single (120, 277, 347VAC) [7] **F2** Double (208, 240, 480VAC) [7] **F3** Canadian Double Pull (208, 240, 480VAC) [7] **Surge Protection (10kA is standard)** **SP2** Increased 20kA **FWC** Wildlife Friendly External House side shield [1]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	64L 64 LEDs	**600** 600mA								

1. External shield shipped with luminaire.
2. Extended lead times apply. Contact factory for details.
3. Not available with other dimming control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Not available in 347 or 480V.
7. Must specify input voltage.
8. Not available with 64L.
9. Must specify a motion sensor lens.
10. Not available with DD, DCC, and FAWS dimming control options.

GARDCO by signify

Site & Area
Form 10 LED
Square arm mount



Gardco Form 10 LED square arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Gardco LED thermal management technology. High performance Class 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. Form 10 LED square luminaires provide full cutoff performance and feature a flat glass lens.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: EH14L-32L-450-NW-G3-AR1-2-120-DD-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distr.	Voltage	Controls	Electrical	Luminaire	Finish
									HIS	
EH14L 14" Square Extruded Luminaire LED	**32L** 32 LEDs	**450** 450mA **900** 900mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3 **WW-G3** Warm White 3000K, 70CRI Generation 3 **CW-G3** Cool White 5700K, 70CRI Generation 3	**Arm mounts** **AR1** for 3"-4.5" round pole [1] **AR2** for 4.5"+ round pole [1] **AR3** for square pole [1] **Wall mount** **WM1** with arm [1] **WM2** without arm [1] **Mast Arm Fitter** **MA** Mounts to a 2-3/8" O.D. mast arm [1]	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver **Photoelectric/ Receptacle Systems (Twist Lock Receptacle)** **TLRD5** Twist Lock Receptacle 5 Pin [4] **TLRPC** Twist Lock Receptacle with Photocell [3,4]	**Fusing** **F1** Single (120, 277, 347VAC) [3] **F2** Double (208, 240, 480VAC) [3] **F3** Canadian Double Pull (208, 240, 480VAC) [3] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [3] **FP2** Double (208, 240, 480VAC) [3] **FP3** Canadian Double Pull (208, 240, 480VAC) [3] **Surge Protection** **SP1** Standard 10KVA **SP2** Increased 20KVA	**HIS** Internal House Side Shield [5]	**BRA** Bronze Anodized **BLA** Black Anodized **NA** Natural Anodized **BK** Black paint **BZ** Bronze paint **WH** White paint **MGY** Medium Gray paint **RAL** Specify optional color (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs	**700** 700mA								
EH19L 19" Square Extruded Luminaire LED	**48L** 48 LEDs	**900** 900mA								
	96L 96 LEDs	**560** 560mA **650** 650mA								

Retrofit kit ordering guide

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distr. [2]	Voltage	Controls	Electrical
EH/H14L-RK 14" Square Retrofit Kit	**32L** 32 LEDs	**450** 450mA **900** 900mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3 **WW-G3** Warm White 3000K, 70CRI Generation 3 **CW-G3** Cool White 5700K, 70CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver	**Surge Protection** **SP1** Standard 10KVA **SP2** Increased 20KVA
EH/H19L-RK 19" Square Retrofit Kit	**48L** 48 LEDs	**900** 900mA					
	96L 96 LEDs	**560** 560mA					

1. Ordered and shipped with the luminaire.
2. Types 2,3, and 4 optics are field rotatable.
3. Must specify input voltage.
4. Works with 3-pin or 5-pin NEMA photocell/dimming device.
5. Not available in Type 5.

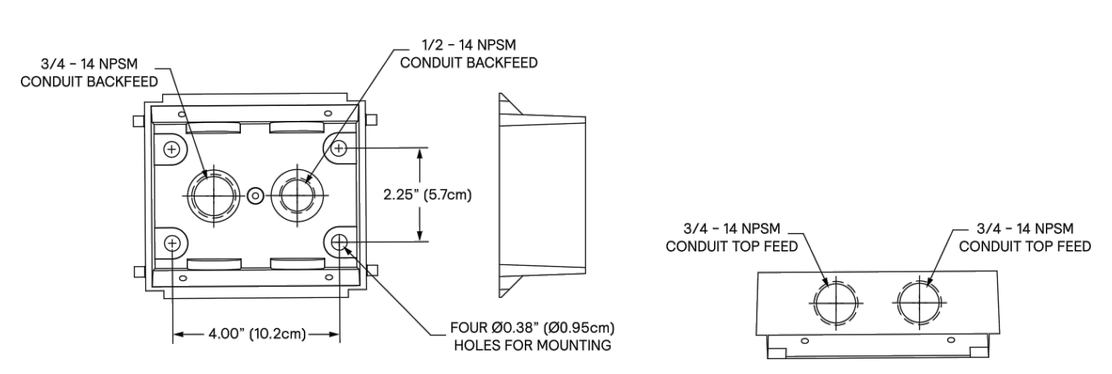
PWS PureForm LED wall sconce
wall mount

Luminaire Accessories (order separately)

Mounting Accessories	
Wall Mount	
PWS-WS-G2	Wall Mounted Box for Surface Conduit Painted Black

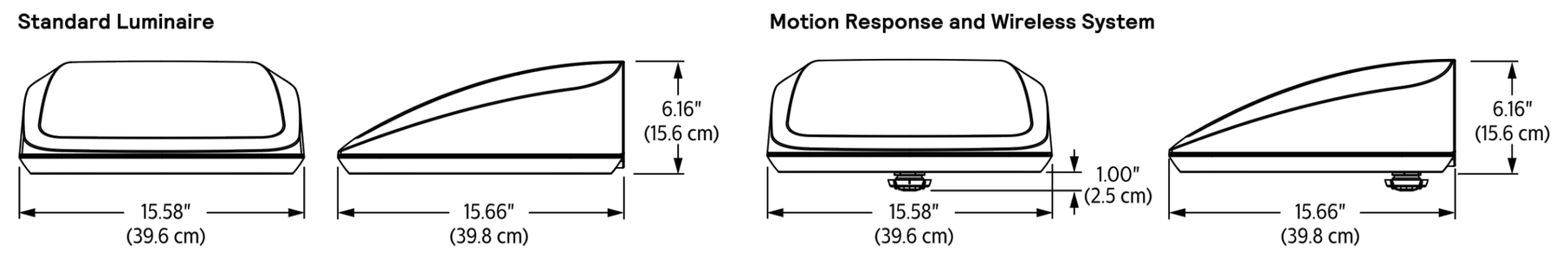
System accessories	
Wireless system remote mount module	
LLCR2-(F)	#2 lens - specify finish in place of (F)
LLCR3-(F)	#3 lens - specify finish in place of (F)

Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows connection to a Limelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.



Dimensions

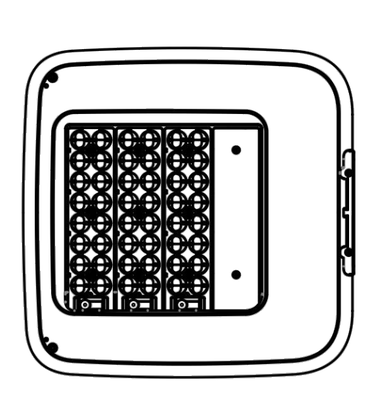
Standard Luminaire **Motion Response and Wireless System**



4 modules



3 modules



Luminaire Weights	
PureForm LED wall sconce PWS	**Weight**
Luminaire	24 lbs

EH14L & EH19L Form Ten LED luminaires

Site & Area – Square Arm Mount

Accessories (order separately)

Pole top fitters (one per pole):

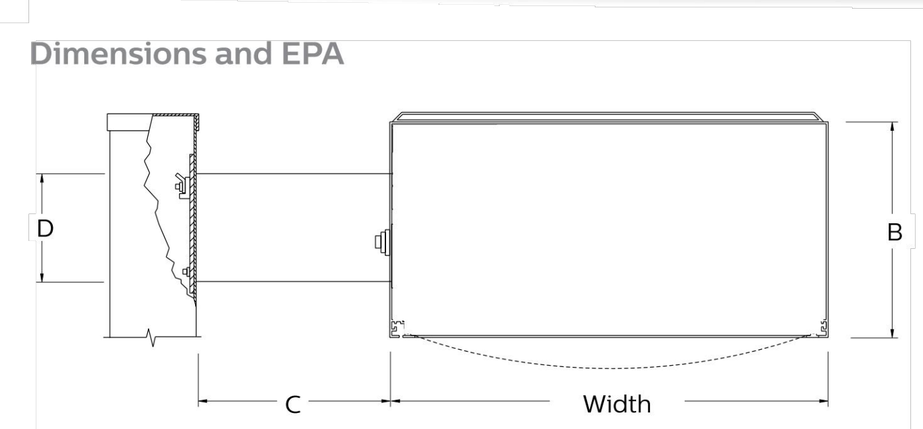
PTF2-(F)
Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR1.

PTF3-(F)
Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

PTF4-(F)
Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

(F) Specify finish

Dimensions and EPA



Size	Effective Projected Area (EPA) Single	Twin	3/4	Approx. Weight Single
14"	1.1 ft²/.10 m²	2.3 ft²/.21 m²	2.9 ft²/.27 m²	30 lbs / 13.61 kg
19"	2.1 ft²/.20 m²	4.0 ft²/.37 m²	5.5 ft²/.51 m²	55 lbs / 24.95 kg

Size	Width	B	C	D
EH14	14" / 35.56 cm	7" / 17.78 cm	6" / 15.24 cm	5" / 12.70 cm
EH19	19" / 48.26 cm	10" / 5.40 cm	9" / 22.86 cm	5" / 12.70 cm

LED Wattage and Lumen Values Form 10 EH14L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH14L-32L-450-NW-G3-x	32	450	4000	44	5887	B1-U0-G1	133	5642	B1-U0-G1	127	5827	B1-U0-G1	131	5758	B3-U0-G1	130
EH14L-32L-900-NW-G3-x	32	900	4000	90	10450	B2-U0-G2	116	10015	B2-U0-G2	112	10344	B2-U0-G2	115	10221	B4-U0-G2	114
EH14L-48L-700-NW-G3-x	48	700	4000	103	12822	B2-U0-G2	124	12288	B2-U0-G2	119	12692	B2-U0-G2	123	12541	B4-U0-G2	122

LED Wattage and Lumen Values Form 10 EH14L with Internal House Side Shield

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2-HIS Lumen Output	Type 2-HIS BUG Rating	Type 2-HIS Efficacy (lm/W)	Type 3-HIS Lumen Output	Type 3-HIS BUG Rating	Type 3-HIS Efficacy (lm/W)	Type 4-HIS Lumen Output	Type 4-HIS BUG Rating	Type 4-HIS Efficacy (lm/W)
EH14L-32L-450-NW-G3-x-HIS	32	450	4000	44	4910	B1-U0-G1	111	4627	B1-U0-G1	104	4444	B1-U0-G1	100
EH14L-32L-900-NW-G3-x-HIS	32	900	4000	90	8717	B1-U0-G2	97	8214	B1-U0-G2	92	7889	B1-U0-G2	88
EH14L-48L-700-NW-G3-x-HIS	48	700	4000	103	10695	B1-U0-G2	104	10078	B1-U0-G2	98	9679	B1-U0-G2	94

LED Wattage and Lumen Values Form 10 EH19L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH19L-48L-900-NW-G3-x	48	900	4000	135	16054	B3-U0-G2	119	15501	B2-U0-G2	115	15689	B2-U0-G2	116	15981	B4-U0-G2	118
EH19L-96L-560-NW-G3-x	96	560	4000	160	21587	B3-U0-G2	135	20843	B3-U0-G3	130	21096	B3-U0-G3	132	21489	B5-U0-G3	134
EH19L-96L-650-NW-G3-x	96	650	4000	186	24474	B3-U0-G3	131	23631	B3-U0-G3	127	23918	B3-U0-G3	128	24363	B5-U0-G3	131

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

PROJECT NAME:

PROJECT NUMBER:

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 SIGNATURE	CERTIFATION

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055



07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN
AP
CHECKED
AM
DATE
07/14/2022
SCALE
AS SHOWN

DRAWING
DSP-6

PGCPB No. 07-233

File No. 4-07050

RESOLUTION

WHEREAS, Livingston of Fort Washington, LLC. is the owner of a 12.27-acre parcel of land known as Parcel 151, Tax Map 132 in Grid B-2, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned C-S-C; and

WHEREAS, on June 26, 2007, Livingston of Fort Washington, LLC. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 5 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-07050 for Livingston of Fort Washington, LLC. was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 6, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 6, 2007, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/127/90-01), and further APPROVED Preliminary Plan of Subdivision 4-07050, Livingston of Fort Washington, LLC, for Parcels A through E with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

   a. Provide the height for all proposed buildings on the TCPI.

   b. Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).

   c. Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).

2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.

4. Prior to signature of the preliminary plan, the Type I TCP shall be revised to:

   a. Correct the preliminary plan number in TCP notes 1 and 6.

   b. Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.

   c. Add a symbol for the existing tree line.

   d. Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.

   e. Provide all woodland conservation off-site.

   f. Revise the worksheet as needed.

   g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

5. The following note shall be placed on the final plat of subdivision:

   "Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

7. Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.

8. Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.

9. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.

10. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

11. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

13. **MD 210 and Livingston Road/East Swan Creek Road:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

    a. On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.

    b. On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane.

14. **Livingston Road and Gunpowder Drive:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an

agreed-upon timetable for construction with the appropriate operating agency:

a. Provision of a southbound left-turn lane along the Livingston Road approach.

b. Provision of two approach lanes along the Gunpowder Drive approach.

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the *Henson Creek-South Potomac Master Plan*, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

18. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and approximately 105 feet north of Rich Hill Drive.

3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Undeveloped	Commercial/Retail/Bank
Acreage	12.27	12.27
Square Footage	0	80,000 Square Feet
Lots	0	0
Parcels	1	5
Public Safety Mitigation Fee		N/A

4. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision for Livingston of Fort Washington, 4-07050, and the revised Type I Tree Conservation Plan, TCPI/127/90-01, stamped as received by the Environmental Planning Section on October 30, 2007. The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to the conditions.

Background

The Environmental Planning Section previously reviewed Preliminary Plan of Subdivision 4-90115 for the subject property and TCPI/127/90. Preliminary Plan of Subdivision 4-90115 was withdrawn prior to being heard by the Planning Board and TCPI/127/90 was never approved. Prior Preliminary Plan of Subdivision 4-03052 and TCPI/127/90 were approved for the abutting CVS Pharmacy. The 2.164-acre CVS Parcel (Parcel 1) was recorded in Land Records as REP 198 @ 19. The Planning Board's actions for Preliminary Plan 4-03052 are contained in PGCPB Resolution No. 03-180. Type II Tree Conservation Plan TCPII/54/03 was subsequently approved as part of a grading permit for the same property. The most recent prior application, Preliminary Plan 4-06083 and TCPI/127/90-01, were withdrawn on May 9, 2007, prior to being heard by the Planning Board. This proposal is for 5 parcels in the C-S-C Zone.

Site Description

There are no streams, wetlands or 100-year floodplain on the property. The site eventually drains into Broad Creek in the Potomac River watershed. Current air photos indicate that the site is partially forested. The *Approved Countywide Green Infrastructure Plan* indicates Evaluation Areas and Network Gaps on the property. No scenic or historic roads are affected by this proposal. Indian Head Highway is the nearest source of traffic-generated noise. The proposed use is not expected to be a noise generator. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, no rare, threatened, or endangered species occur in the vicinity of this property. The "Prince George's County Soil Survey" indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the Prince George's County Approved General Plan.

Environmental Issues Addressed in the Henson Creek Master Plan.

There are no specific recommendations pertaining to the environmental elements of the master plan that relate to the subject property.

Countywide Green Infrastructure Plan

The property contains Evaluation Areas and Network Gaps as identified in the *Approved Countywide Green Infrastructure Plan*. Because of the extensive master planned roads which affect the subject property, implementation of the Countywide Green Infrastructure Plan within this area is not a possibility.

Summary of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject applications. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Zoning Map Amendment, A-9739C, approved September 11, 1989

That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50 foot wide buffer.

The buffer is an important component of the site design because the residential lots to the east will be at higher elevation than the bulk of the C-S-C property, and if not property screened, will look at the second floor or roof of the proposed development. The 50-foot-wide buffer is shown along the eastern boundary; however, it is confusingly shown as both a tree preservation area and an area that will be graded. The conceptual grading shows a final slope that will be difficult to maintain as woodland. Planting of this area in conformance with the *Landscape Manual* may be a better alternative. Either the plan should be revised to increase the width of the buffer and flatten the slope, or all woodland conservation should be removed from this area. A 50-foot-wide buffer along the southern property line is not feasible due to the required location for proposed Gunpowder Drive.

Environmental Review

Signed Natural Resources Inventory NRI/137/06 was submitted with the application. There are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application. The TCP includes all 14.62 acres which were included within prior Preliminary Plan 4-03052.

Revised Type I Tree Conservation Plan TCPI/127/90-01 has been reviewed and was found to require revisions. The plan proposes clearing 8.00 acres of the existing 10.96 acres of woodland. The remaining woodlands are within the master planned right-of-way and cannot be counted towards meeting the requirement. The calculations correctly include clearing that was approved as part of TCPII/054/03. Because the undeveloped areas of the site are highly visible, and would

provide only very small fragments of woodland, all required woodland conservation should be provided off-site.

The plan requires technical revisions. The wrong preliminary plan number is listed in TCP notes 1 and 6. Some proposed planting areas conflict with proposed stormdrain easements. Most of the proposed preservation area appears to be in an area that is proposed to be graded, and the plan was not signed and dated by a qualified professional.

Indian Head Highway is the nearest source of traffic-generated noise. However, because of the zoning of the property and the proposed commercial use, the noise level creates no significant impact. No further action regarding noise is required.

The *Prince George's County Soil Survey* indicates that the principal soils on the site are in the Elkton, Mattapex and Othello series. These soils are subject to impeded drainage and seasonally high water tables. This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan of subdivision review. A soils report may be required by Prince George's County during the permit review process.

Stormwater Management Concept Approval letter CSD 12498-2007-00 was submitted with this application. The letter requires that the proposed stormwater management facility be approved by the State Highway Administration (SHA). The plan submitted with the application is not an approved plan and is significantly different from both the preliminary plan and the TCPI.

The Environmental Planning Section recommends approval of 4-07050 and TCPI/127/90-01 subject to conditions.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the site will therefore be served by public systems.

5. **Community Planning**—The subject property is located in Planning Area 80 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land use for the subject property. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

The 2002 General Plan locates the subject property within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. This application proposes a commercial center and employment area that is consistent with 2002 General Plan Development Pattern policies for the Developing Tier.

The State Highway Administration's MD 210 multimodal study recommends an interchange that bisects the subject property.

The 2006 Henson Creek-South Potomac Master Plan and SMA retains the existing C-S-C Zone as approved by Zoning Map Amendment A-9739-C.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

7. **Trails**—The Henson Creek-South Potomac Master Plan and SMA recommends continuous sidewalks and designated bike lanes along Livingston Road (page 71). Due to the commercial nature of this proposal, and its proximity to residential neighborhoods, the Transportation Planning Section recommends that standards sidewalks be provided on the site's frontages of Livingston Road and the MD 210 service road, unless modified by the appropriate agency. Standard sidewalks should also be provided along both sides of proposed Gunpowder Drive unless modified by the Department of Public Works and Transportation (DPW&T). The sidewalk along the service road will ensure safe pedestrian access to the north end of the site.

8. **Transportation**—The Transportation Planning Section has reviewed the subdivision application for the Livingston of Fort Washington Property. The applicant proposes a commercial subdivision consisting of five parcels and proposes the development of 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

Growth Policy - Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better is required in the Developing Tier.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding,

the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The existing conditions at the critical intersections identified for review and study are summarized below:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,779	1,819	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	932	1,227	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

There are no projects funded for construction within the study area in the County Capital Improvement Program (CIP) or the State Consolidated Transportation Program (CTP). Funding for planning and right-of-way acquisition remains in the CTP for the MD 210 corridor, and there is an approved Environmental Impact Statement (EIS) for the conversion of the signalized intersection north of Piscataway Creek to grade separated interchanges. Detailed design is being funded north of this area, but no construction funding is programmed to date. Ten approved but unbuilt developments that would directly affect the critical intersections were identified. Annual through traffic growth of 2.0 percent per year was added to account for development and traffic growth in the general area. With background growth added, the following results are obtained:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM & Saturday)		Level of Service (LOS, AM & PM & Saturday)	
MD 210 and Livingston Road/East Swan Creek Road	1,877	1,933	F	F
Livingston Road and Gunpowder Drive	Future			
Livingston Road and Old Fort Road South	982	1,385	A	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

This application proposes a commercial subdivision consisting of five parcels, two of which, are proposed for the development of 80,000 square feet of mixed retail space. The proposed development would generate 140 AM (85 in, 55 out) and 960 PM (480 in, 480 out) peak-hour vehicle trips as determined using the "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The following comments are needed regarding the trip generation for a retail center:

- The Guidelines allow up to 60 percent of site generated traffic to be considered to be pass-by (i.e., already on the adjacent roadway). Given the location of this site, adjacent to two major commuter routes, this pass-by rate is deemed to be acceptable as used in the study. In consideration of the pass-by rate, the site would generate 56 AM (34 in, 22 out) and 384 PM (192 in, 192 out) new peak-hour vehicle trips

- The site is analyzed as general retail, which would allow for a range of retail uses that would normally be found within a retail center. Computations of trip generation for retail centers consider the inclusion of a variety of stores, eating establishments, and services, and staff has determined that overall square footage should normally be used for determining trip cap conformity. Nonetheless, in determining conformity with a trip cap, cases where a single large use might be dominant, or cases involving trip-intensive uses that are not normally found in a retail center (such as gas stations, day care centers, and stand-alone convenience stores) will require a more thorough analysis considering specific rates for certain uses.

recommendations. The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	LOS and CLV (AM & PM)		CLV Difference (AM & PM)	
MD 210 and Livingston Road/East Swan Creek Road				
Background Conditions	F/1877	F/1933		
Total Traffic Conditions	F/1887	F/2091	+10	+158
Total Traffic Conditions w/Mitigation	E/1676	D/1804	-211	-287

The options for improving this intersection to a LOS D, the policy level of service at this location, are very limited. Additional through lanes along MD 210 through the intersection would not be effective. MD 210 is already three through lanes northbound and southbound at this location. The western and eastern legs of the intersection have right-of-way issues, with commercial development on each side of the highway. The only identifiable improvement that would result in LOS D operations at this location would be the construction of the planned MD 210 and Livingston Road/East Swan Creek Road interchange. This interchange was included in an environmental study of the MD 210 corridor by SHA, but there has been no funding to date for design or construction.

As the CLV at the critical intersection is above 1,813 during both peak hours, the proposed mitigation actions must mitigate at least 100 percent of the trips generated by the subject property, and the actions must reduce the CLV to no worse than 1,813 during either peak hour, according to the Guidelines. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips during each peak hour. This table also indicates that the resulting CLV under total traffic with the mitigation improvements is 1,813 or less in each peak hour. The table indicates that the proposed mitigation action would mitigate 181 percent of the trips generated by the subject property in the PM peak hour, and an even higher percentage during the AM peak hour.

Therefore, the applicant's proposed mitigation at MD 210 and Livingston Road/East Swan Creek Road meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Ordinance in considering traffic impacts.

As noted earlier, SHA does concur with the mitigation that is proposed, and DPW&T offered no comments on the mitigation action. Given past actions by the Planning Board regarding mitigation proposals in this area, this appears to be a circumstance in which the Planning Board would seriously consider the use of mitigation. The Transportation Planning Section's recommendation will include the applicant's proffer of the mitigation actions as a condition of approval for this application.

Livingston Road and Gunpowder Drive

This intersection operates inadequately during the PM peak hour as an unsignalized intersection. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal if it is deemed warranted by the appropriate operating agency. The warrant study is, in itself, a more detailed study of the adequacy of the existing unsignalized intersection. With a signal in place, it is estimated that the intersection would operate at LOS A in the AM peak hour with a CLV of 383, and in the PM peak hour, it would operate at LOS A with a CLV of 712.

It is noted that this analysis has been limited to a proposed retail development totaling 80,000 square feet. Other types of uses can be constructed in the C-S-C Zone that may be more trip-intensive. Although adequacy has been determined for the retail center as proposed, the plan should be approved with a trip cap consistent with the development quantity and type that has been assumed in the adequacy finding.

Plan Comments

The site is adjacent to Livingston Road, which is shown as a master plan collector facility on the Henson Creek-South Potomac Master Plan and SMA. The plan must show dedication of 40 feet from centerline along Livingston Road.

More notably, the site is adjacent to an element of a planned interchange of MD 210 with Livingston and East Swan Creek Roads. In the Henson Creek-South Potomac Master Plan and SMA, the interchanges consistent with the Maryland State Highway Administration (SHA) selected alternative (Alternative 5A) for MD 210 were made a part of the overall infrastructure recommendations. Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210 and an overpass over MD 210.

The availability of a selected alternative is an indication that the interchange configuration has had extensive environmental and public review, along with state and federal approval. It is not yet funded for design or construction at this time. Given the impact of the right-of-way on this site, it was determined that reservation in accordance with Section 24-139 appeared desirable. Furthermore, the current submitted plan includes proposed Parcel D, which shows the approximate limits of the interchange plus Livingston Road through the property, and the plan proffers reservation for Parcel D. Referrals were sent to the county and the state regarding potential reservation of the needed right-of-way for this interchange, and 30 days were given for a response. A response was received from SHA regarding this reservation request. Dedication, not reservation, was requested by SHA. The response included a map showing the boundaries of the dedication area proposed in accordance with Section 24-139(b).

At this time, notice is taken of Zoning Map Amendment A-9739-C. The 1989 resolution approving the rezoning of the property from R-E to C-S-C includes language that requires the

relocation of Livingston Road and the extension of Gunpowder Drive to be built prior to the issuance of any permits within this property. Condition 3 of that resolution reads as follows:

3. **"That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M. P. C-225, C-231) and of the realignment of Livingston Road".**

The presence of both facilities was given by the District Council as their second finding for the approval of the rezoning of this property from R-E to C-S-C. While a more detailed environmental study of the interchange, along with a new master plan, has altered the layout of this interchange to some extent, the impact of these planned facilities on the subject property has not changed appreciably from the expectation at the time of the rezoning approval in 1989. As a part of the hearing for A-9739-C, the applicant produced a development concept for the site that included the interchange layout at that time, plus the master plan roadways. This concept is shown as Attachment A, and the following is noted:

- Gunpowder Drive is much more central within the Attachment A concept, than it currently is now. The current plans have Gunpowder Drive moved closer to the southeastern property line. While that has eliminated a pod proposed for development, east of Gunpowder Drive, on Attachment A, the main area of development has been expanded under the current plan. In any regard, setbacks and other restrictions might have greatly reduced the viability of any development east of Gunpowder Drive.

- Livingston Road has also moved out of the center of the site, and is now closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210.

- The configuration shown in Attachment A is matched by testimony given during the hearing and by statements provided in the referrals from the Transportation Planning Division and the Area Plans Division (E/S). The Area Plans Division (E/S) provided a statement that anticipated that the entire property might be acquired for the future interchange. Testimony provided by the applicant's engineer during the hearing indicated that the amount of impact was well-understood, and also an understanding that the configuration of the interchange could change in the future.

Given the information placed on the record for the rezoning application, along with the condition imposed on the site by the District Council, it is clear that since construction along the future alignments of Livingston Road and Gunpowder Drive was required, dedication of these roadways was anticipated. Attachment A is an indication of the extent of dedication that was considered. As a means of ensuring compliance with Condition 3 of the resolution approving A-9739-C, it is recommended that the right-of-way for Livingston Road relocated be dedicated.

However, it is further noted that the interchange is not necessary for the property to develop, and there are not elements of the interchange needed for access to the site. Therefore, the nexus between the development of this site and the interchange appears to be slim at best. For that reason, while the recommendation will include a requirement to dedicate the right-of-way for Livingston Road relocated as a means of conforming to the rezoning approval, within the limits of the interchange there is no apparent means of legally obtaining dedication for this property. Given that the applicant has proffered reservation of Parcel D, and given that SHA has indicated a strong need for the right-of-way, there is little reason to oppose reservation within the area of the interchange. However, Parcel D includes a portion of Livingston Road relocated (where dedication is desirable), and the footprint of the interchange (where reservation is desirable).

Therefore, an Attachment B has been prepared to show Parcel D and the areas where dedication and reservation are desirable. Dedication within the area of Livingston Road relocated is shown as a vertical hatch, and the dedication is required as a means of complying with Condition 3 of the resolution approving A-9739-C. Reservation within the footprint of the proposed interchange is shown on Attachment B as a horizontal hatch. The line between the two areas was established approximately 600 feet north of the Gunpowder Drive intersection, and at the northern end of the paved area for the adjacent retail building (CVS Pharmacy) on Parcel 1. According to current SHA plans, this represents the approximate northern end of Livingston Road before it transitions into the interchange ramps and the overpass.

While the Planning Board does not make a final determination regarding any construction within dedicated rights-of-way (the County's DPW&T makes that determination), the status and need for street construction within the dedicated area of Parcel D should be reviewed at the time of detailed site plan as a means of providing information to the District Council regarding the site's conformance to the zoning condition.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is a commercial use.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort

Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan, 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

11. **Police Facilities**—The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 residents

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

12. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Livingston of Fort Washington Property and has no comments to offer.

13. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering has determined that on-site stormwater management is required. Stormwater Management Concept Plan 12498-2007-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

14. **Historic**—A Phase I archeological survey was completed on the 12.27-acre property in August,

2007. Four copies of the final report entitled, *A Phase I Archaeological Investigation of the Livingston of Fort Washington Property, Prince George's County, Maryland, Preliminary Plan 4-07050*, have been received by the Historic Preservation and Public Facilities Section and was accepted on October 4, 2007. One multi-component archeological site (18PR909), consisting of a Woodland Period short-term procurement camp and a late 19th century artifact scatter, was identified in the survey. Due to the paucity of artifacts and disturbance of the ground surface, this site has little research potential. No further archeological investigations were recommended for site 18PR909. The Historic Preservation and Public Facilities Section concurs with the report's findings that no further archeological work is necessary on the Livingston of Fort Washington Property. All archeological conditions for this property have been fulfilled.

15. The subject property is zoned C-S-C. While the subject application is not proposing any residential development, if legislation would permit such a land use, a new preliminary plan should be approved. Because there exist different adequate public facility tests and there are considerations for recreational components for residential subdivisions, a new preliminary plan should be required if residential development is to be considered.

16. **At the Public Hearing**—Within this site, Livingston Road is proposed to be relocated across the subject property, where it would connect to ramps to and from northbound MD 210, and an overpass over MD 210. Parcel D (3.65 acres) and Parcel E (.021 acres), as shown on the submitted preliminary plan, are proposed to be placed in reservation for the master-planned interchange of MD 210 with Livingston and East Swan Creek Roads.

On September 11, 1989, the District Council approved Zoning Map Amendment A-9739-C with three conditions, which rezoned the subject property from the R-E Zone to the C-S-C Zone. The conditions are as follows:

1. That a 50-foot-wide buffer shall be maintained, in perpetuity, along adjacent R-E Zoned property (the eastern and southern boundaries of the subject property) and that all setbacks and other design criteria shall begin at the internal edge of the 50-foot-wide buffer and shall be calculated exclusive of this 50-foot wide buffer.

2. That all site plans shall be reviewed for approval by both the Planning Board and the District Council.

3. That no grading, building, or use and occupancy permits shall be issued until completion of construction of the extension of Gunpowder Drive (M.P. C-225, C-231) and of the realignment of Livingston Road.

A 50-foot-wide buffer is provided on the submitted plans along the eastern boundary of the subject property. However, since the time the zoning map amendment was approved in 1989, the location of the Gunpowder Drive extension has been shifted further southward. The southerly limits of the Gunpowder Drive right-of-way is now only 10 feet from the property's southeastern property line for a majority of the roadway. The remaining 10 feet between the roadway and the

property line can only accommodate the required 10 foot wide, public utility easement (PUE), which must remain free and clear of any woodlands or preservation. Therefore, Condition 1 of ZMA 9739-C has been fulfilled to the greatest extent possible due to the revised location of Gunpowder Drive, which must be constructed on the property in accordance with Condition 3 of ZMA 9739-C.

Condition 2 of ZMA 9739-C has been addressed, and has been carried forward as a condition of approval. Condition 7 (now shown as Condition 6 within this adopted resolution) requires that prior to final plat; the applicant shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

Condition 3 of ZMA 9739-C has been the subject of much discussion throughout the review of this application. Since Gunpowder Drive will be dedicated to public use as a part of this plan, that portion of Condition 3 will be satisfied. However, since the time the zoning map amendment was approved in 1989, Livingston Road has moved out of the center of the site, and is now proposed closer to the western property line. At the time of the rezoning, Livingston Road stopped at Gunpowder Drive, and continued as a ramp/service roadway to the north through the site. Under the current concept, relocated Livingston Road would continue north, about two-thirds of the way through the site, where it would turn abruptly to cross MD 210 on an overpass, and be joined from the north by ramps to and from northbound MD 210. In light of the above, the applicant believes that Condition 3 of ZMA A-9739-C related solely to the 1984 *Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 76A and 76B) and South Potomac (Planning Area 80)*, which shows Livingston Road ending at Gunpowder Drive, and not continuing across the subject property.

On November 1, 2007, the applicant submitted a letter to the Principal Counsel for the District Council requesting interpretation and clarification on Condition 3 of ZMA A-9739-C. At the time of the writing of the staff report, no response had been received from the Principal Counsel. At the scheduled public hearing on November 29, 2007, the applicant had requested that a continuance be granted to allow additional time to receive the Principal Counsel's written interpretation of Condition 3 of Zoning Map Amendment A-9739-C. The Planning Board granted a one week continuance to the December 6, 2007, public hearing, which was the last scheduled hearing date prior to the applications' expiration on December 10, 2007.

Written interpretation of Condition 3 within ZMA, A-9739-C was received from the Principal Counsel for the District Council on December 5, 2007. In summary, the Principal Counsel's letter states the following:

> "Under the circumstances of this case, the requirement in Condition 3 for the "construction" of the realignment of Livingston Road may be satisfied by the owner's agreement, as reflected in the subdivision application, to reserve the right-of-way for the future roadway. Reserving the realigned Livingston Road right-of-way meets the purposes of Condition 3 because of the present uncertainty of the interchange

construction, and because without commencement of the interchange construction, it is not possible for the owner to initiate the required Livingston Road construction. Dedication of the right-of-way, which would essentially place it in public ownership indefinitely, is not necessary"

In light of the above, staff's initial recommendation for the dedication of realigned Livingston Road and the reservation of the remaining land area within the planned interchange, was modified to require only the reservation of the land area for both facilities. This decision was coupled with the fact that neither the master planned interchange, or realigned Livingston Road were needed for access or adequacy purposes for this application.

Due to the elimination of staff's initial recommendation for the dedication of realigned Livingston Road, the applicant's attorney, Mr. Bill Knight, requested the deletion of Condition 17, and revisions to the language within Conditions 18 and 18 (c). The applicant had also requested a revision to Condition 6, which required SHA approval for the design, capacity, and location of the stormwater management facility to serve the proposed shopping center. The applicant's stormwater management facility is proposed in the same location where a stormwater management pond has been identified by the SHA, as being necessary for the future planned interchange. However, the Associate General Council for the M-NCPPC had determined that Condition 6 was not legally sufficient, and therefore should be deleted from the staff recommendation. The Planning Board concurred with the deletion of Conditions 6 and 17, and the revisions to Conditions 18 and 18 (c), (which are shown as Condition 16 and 16 (c) within this adopted resolution).

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, December 6, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of January 2008.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:JF:bjs

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON

LOCATION OF SITE
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151, 12th DISTRICT

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D-10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL #4 - 5.5 MILE
5. TAX MAP #132, GRID B2, PARCEL 151
6. OWNER/DEED REF: LIVNINGSTON OF FORT WASINGTON LLC
   L. 207792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA = 10.15ac ALL IN ZONE C-S-C
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED: LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 32,206 sf
    RETAIL = 46,606 sf
    TOTAL PROPOSED OFFICE AND RETAIL AREA = 78,812 sf
14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE: 12.27 ACRES NET TRACT AREA
16. BOUNDARY BY CDDI, INC.
17. EXISTING 2ft TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMENTERIES WITHIN OR ADJACENT TO THE SITE
20. THERE ARE NO CEMENTERIES ON SITE
21. THIS SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THIS SITE IS NOT WITHIN ANY AVIATION POLICY AREAS
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E)
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED

PARKING REQUIREMENTS

OFFICE REQUIREMENT	
PROPOSED OFFICE AREA:	32,206sf
PARKING REQUIREMENT:	
4 SP. per 1,000sf FOR 1st 2,000sf:	2,000/250 = 8
1 SP. per 400sf ABOVE 2,000sf:	+30,206/400 = 78
	TOTAL = 84
RETAIL REQUIREMENT 4 SP. per 1,000sf	
PROPOSED RETAIL AREA:	46,606sf
PARKING REQUIREMENT:	46,606/1,000 X 4.0 = 187
TOTAL PARKING SPACES REQUIRED	271
HANDICAPPED SPACES REQUIRED	7

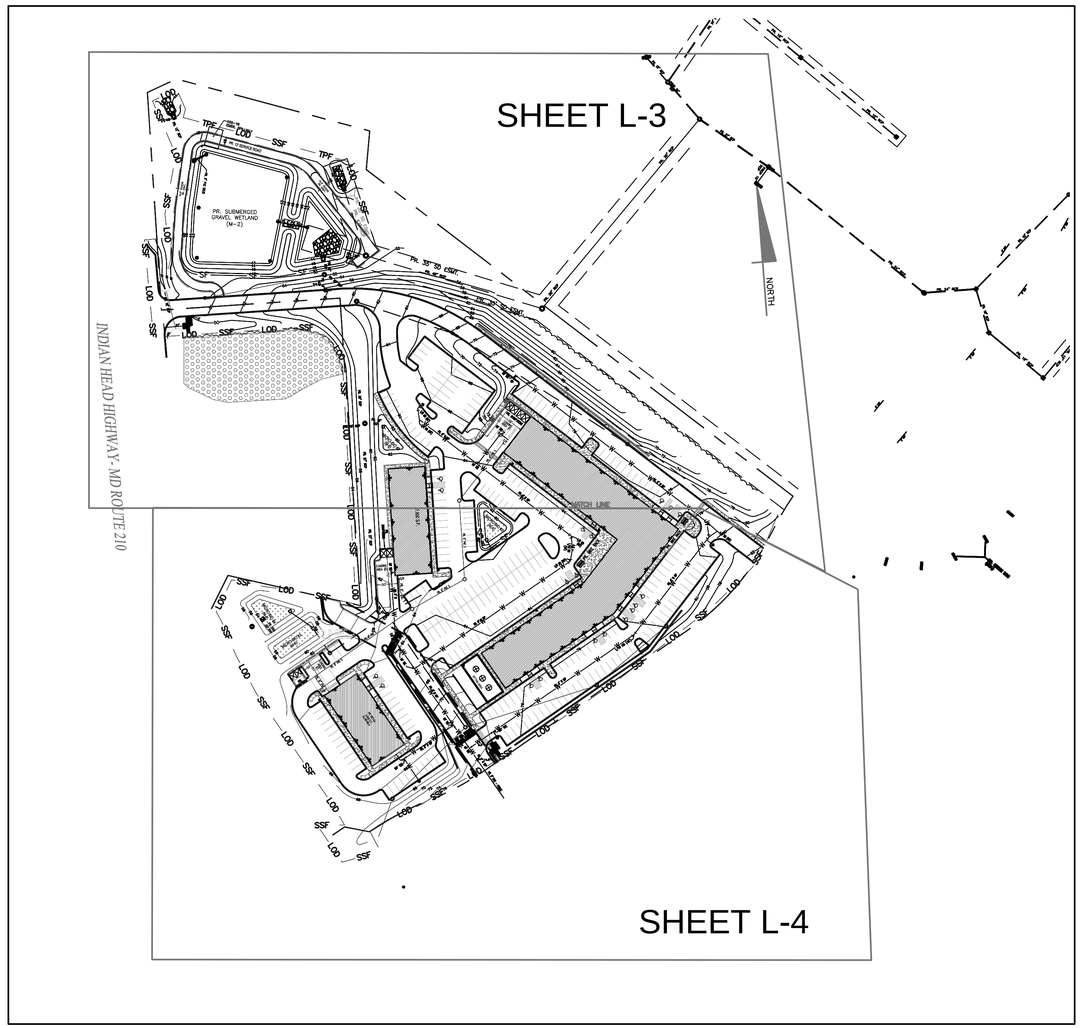
PARKING PROVIDED

STANDARD PARKING (9.5'x 19')	261
HANDICAP PARKING (8'x 19')	19
COMPACT PARKING (8'x 16.5')	18
TOTAL PARKING SPACES PROVIDED	298

LOADING SCHEDULE

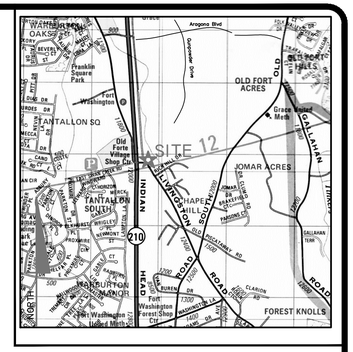
LOADING SPACES REQUIRED	3
LOADING SPACES PROVIDED	3

LOADING SPACE #1 36'x 58'
LOADING SPACE #2 30'x 58'
LOADING SPACE #3 30'x 50'



KEY PLAN

GRAPHIC SCALE
0 50 100
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: ADC MAPS PRINCE GEORGES COUNTY MARYLAND

OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD
ANNAPOLIS, MD 21401
(866)573-4100
EMAIL: REALESTATE24050@GMAIL.COM

SHEET INDEX

SHEET TITLE	SHEET NO.
LANDSCAPE PLAN COVER SHEET	L-1
LANDSCAPE SITE PLAN (SCALE 50)	L-2
LANDSCAPE PLAN (SCALE 30)	L-3
LANDSCAPE PLAN (SCALE 30)	L-4
SCHEDULES, NOTES & DETAILS	L-5
STORMWATER MANGEMENT PLANTINGS	L-6
STORMWATER PLANTING NOTES & DETAILS	L-7

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QR label certifies that this plan meets conditions of final approval by the Planning Board, it's designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE, SUITE 370
GREENBELT, MD. 20770
(240)206-8055

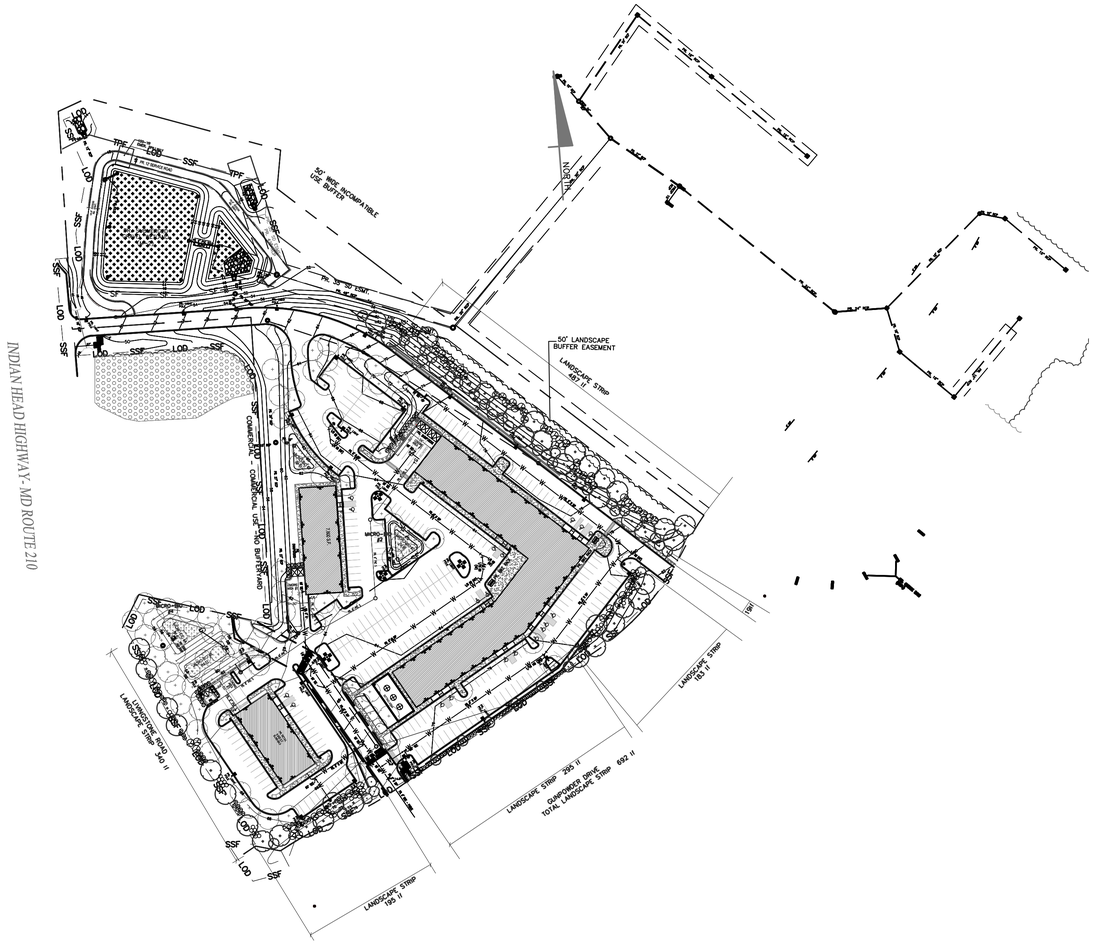
DEBORAH M. SCHWAB
Landscape Architecture
409 Washington Street
Annapolis, MD 21403
Phone:410-268-5291
Fax:410-267-7809
Email:dschwablla@comcast.net

LIVINGSTON OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
LANDSCAPE COVER SHEET
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	11/2022
SCALE	AS SHOWN
DRAWING	L-1

SDCP#56598-2017-0

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EXISTING UTILITY POLE W/ OVERHEAD WIRE

PLANT LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- STORMWATER MANAGEMENT PLANTING

LANDSCAPE SITE PLAN

GRAPHIC SCALE

0 50 100

SCALE: 1" = 50'

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L–3, L–4 for Landscape Plantings, Sheet L–5 for Notes, Details, Schedules & Plant List, Sheet L–6 for SWM Plantings & Sheet L–7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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MARYLAND LICENSED LANDSCAPE ARCHITECT DEBORAH MARGARET SCHWAB REGISTERED LANDSCAPE ARCHITECT

LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING SITE PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID E2
5TH ELECTION DISTRICT

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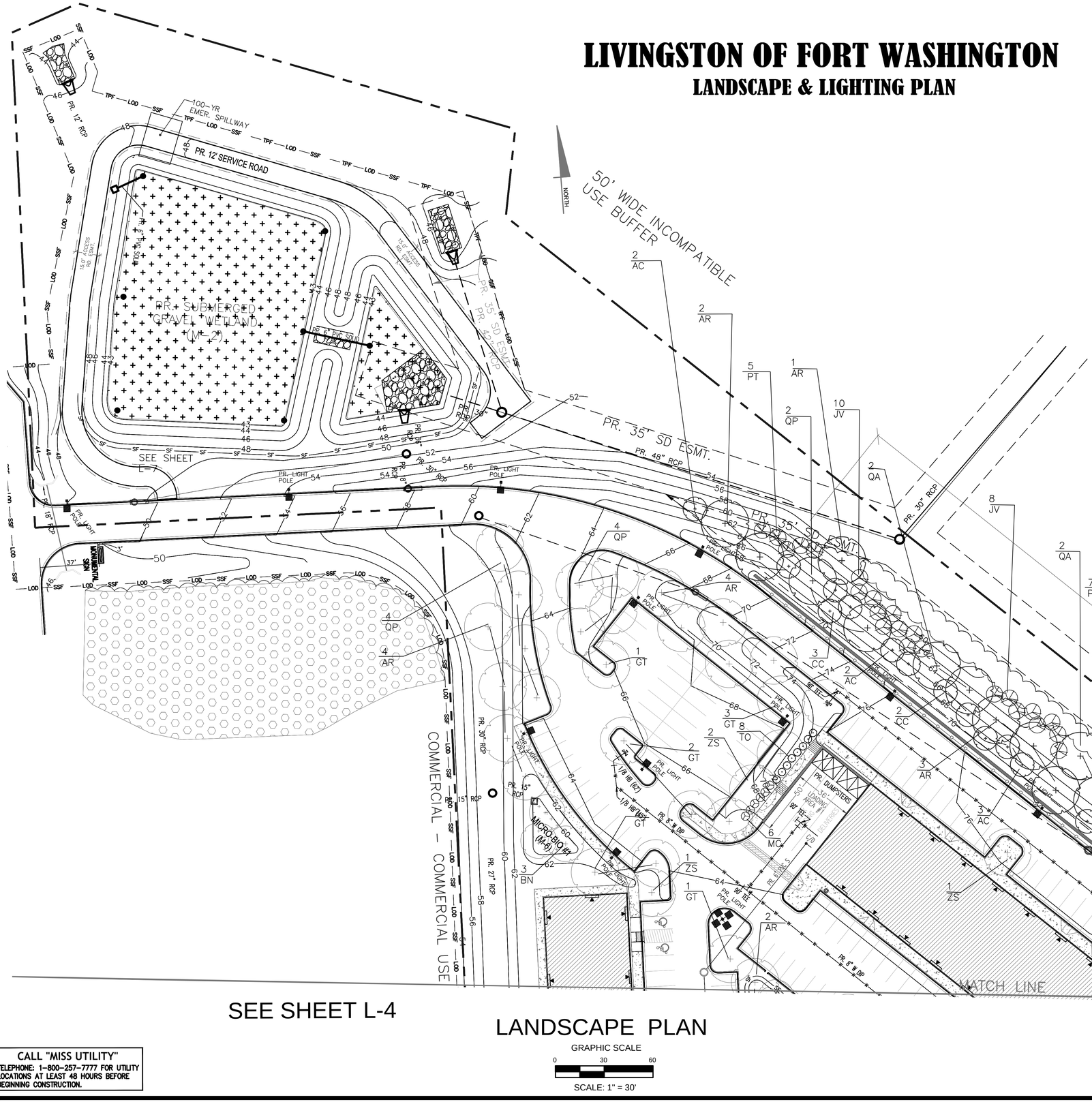
DATE	11/2022
SCALE	AS SHOWN
DRAWING	L-2

SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



EXISTING VEGETATION IN BUFFER

ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
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LANDSCAPE PLAN

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 82
5TH ELECTION DISTRICT

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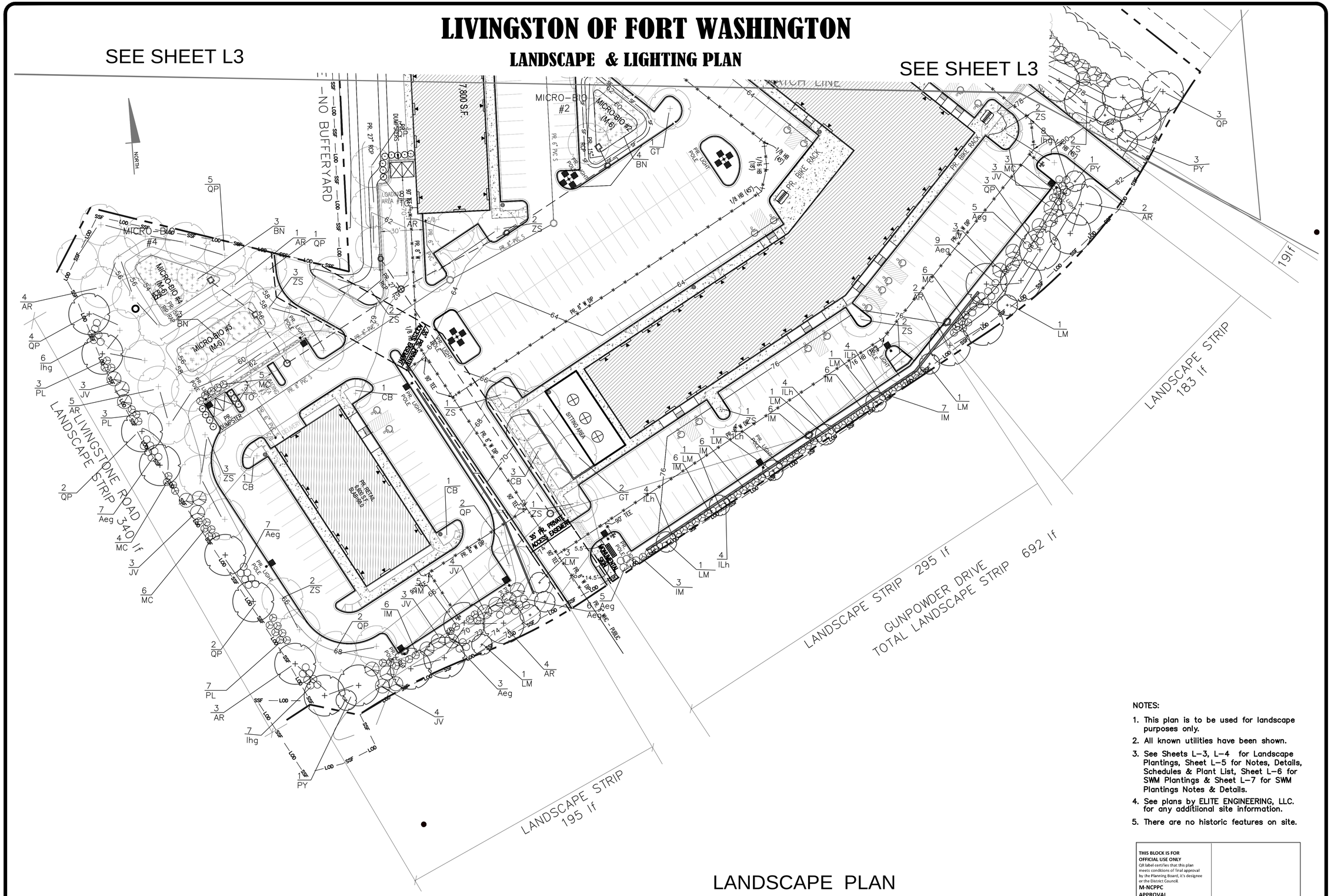
SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



NOTES:

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3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additiional site information.
5. There are no historic features on site.

LANDSCAPE PLAN

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30'

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	11/2022
SCALE	AS SHOWN
DRAWING	L-4

SDCP#56598-2017-0

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
14. If any conflicts are found between the information on the Landscpae PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycrorhzal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

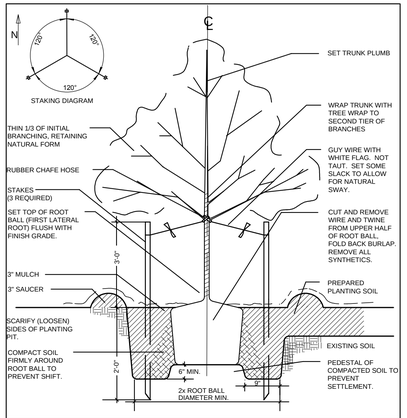
WATERING

15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

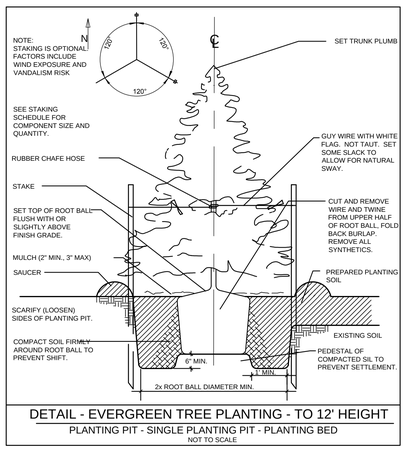
CONTRACTOR / WARRANTY REQUIREMENTS

16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
22. See Sheet 18 for Stormwater Management

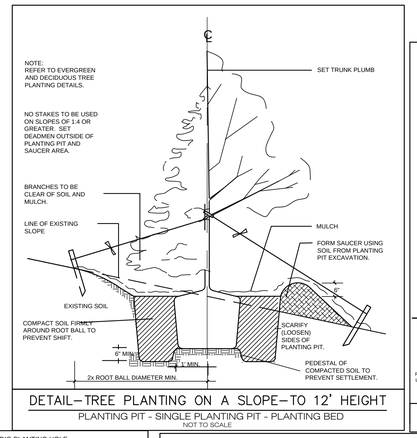
PLanting, Notes & Details



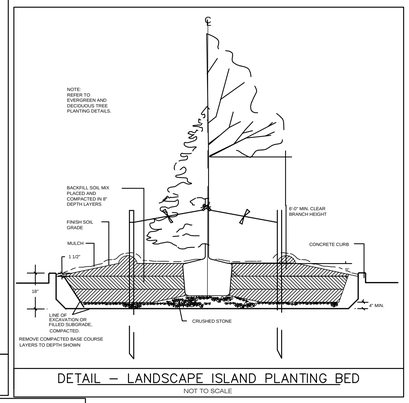
DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL - EVERGREEN TREE PLANTING - TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL—TREE PLANTING ON A SLOPE—TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – LANDSCAPE ISLAND PLANTING BED
NOT TO SCALE

SCHEDULE 4.3-2

Interior Planting for Parking Lots 7,000sf or Larger

Linear feet of parking lot perimeter adjacent to property line:

1) Parking Lot Area (see figure 4.3-7)		210,592 square feet
2) Interior landscaped area required:	15 %	31,518 square feet
3) Interior landscaped area provided:	15.01 %	31,904 square feet
4) Interior landscaped area required (1 per 300sf of interior planting area provided) or (1 per 200sf of interior planting area provided)		105 shade trees shade trees
5) Number of shade trees provided:		105 shade trees
6) Is a minimum of 160sf of contiguous pervious land area provided per shade tree?		Yes √ No
7) Is there a planting island on average every 10 spaces?		Yes √ No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		√ Yes No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9' wide?		√ Yes No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6' wide?		√ Yes No
11) For parking lots 50,000sf or larger: a) Is there a 9' wide planting island perpendicular to for every two bays? or b) Is the number of shade trees required increased? (1 per 200sf of interior planting area provided)		√ Yes No Yes No

PROPOSED PLANTINGS SATISFY ALL PLANTING REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Gunpowder Drive

1) General Plan Designation:	√ Developing Tier	Rural Tier
	Developed Tier Corridor Node or Center	
2) Option Selected:	1, 2, 3 or 4: 2	1 or 2:
3) Is there a public utility easement along the frontage of the property?	Yes	√ No
4) Number of plants REQUIRED:	Landscape Strip 692 lf to be planted	
	20 Shade Tree	Shade Trees
	100 Shrubs	Shrubs
	25' wide strip of existing trees	25' strip of existing trees
5) Number of Plants Provided:	14 Shade Trees	Shade Trees
	25 Ornamental/ Evergreen trees	Ornamental/ Evergreen trees
	100 Shrubs	Shrubs
	25' wide strip of existing trees	25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Livingstone Road

1) General Plan Designation:	√ Developing Tier	Rural Tier
	Developed Tier Corridor Node or Center	
2) Option Selected:	1, 2, 3 or 4: 2	1 or 2:
3) Is there a public utility easement along the frontage of the property?	Yes	√ No
4) Number of plants REQUIRED:	Landscape Strip 340 lf to be planted.	
	10 Shade Tree	Shade Trees
	50 Shrubs	Shrubs
	25' wide strip of existing trees	25' strip of existing trees
5) Number of Plants Provided:	Landscape Strip plantings provided within the Forest Conservation Area.	
	8 Shade Trees	Shade Trees
	6 Ornamental/ Evergreen trees	Ornamental/ Evergreen trees
	50 Shrubs	Shrubs
	25' wide strip of existing trees	25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.9-1

Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees:	total 135 x 50% = 63 total number required	total number provided 104 = 77 % native
Ornamental Trees:	total 38 x 50% = 9 total number required	total number provided 22 = 58 % native
Evergreen Trees:	total 54 x 30% = 18 total number required	total number provided 54 = 100 % native
Shrubs:	total 164 x 30% = 49 total number required	total number provided 71 = 43 % native

2) Are invasive species proposed? Yes √ No

3) Are existing invasive species on-site in areas that are to remain undisturbed? √ Yes No

4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? √ Yes No

5) Are trees proposed to be planted on slopes greater than 3:1 Yes √ No

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

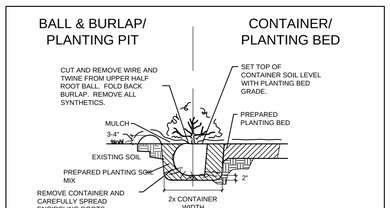
Tree Canopy Coverage Schedule for Sec. 25-128

LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
	056-05	DSP-20050	12.27
Site Calculations:	Zone 1:	GC	12.27
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =	10% 1.23 acres		53578

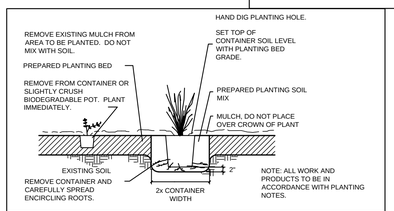
Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	2 -1/2 - 3" = 65		0
	3 - 3 1/2" = 75	5	375
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 - 1-3/4"= 75	22	1,650
	2 - 2 1/2" = 100		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 -1/2 - 3" = 110		0
	2 -1/2 - 3" = 160	13	2,080
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3 - 3 1/2" = 175		0
	2 -1/2 - 3" = 225	115	25,875
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40	23	920
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75	50	3750
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 125	21	2625
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 150		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)		249	37275

PLANT LIST - LANDSCAPE STRIPS & INTERIOR PLANTING

TYPE	Q'TY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
Shade Trees (135)	38	AR	Acer rubrum	Red Maple	2 ½"-3"cal	B & B	Shown	yes
	13	BN	Betula nigra	River Birch	2 ½"-3"cal	B & B	Shown	yes
	5	CB	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2 ½"-3"cal	B & B	Shown	no
	10	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 ½"-3"cal	B & B	Shown	yes
	6	QA	Quercus alba	White Oak	2 ½"-3"cal	B & B	Shown	yes
	37	QP	Quercus phellos	Willow Oak	2 ½"-3"cal	B & B	Shown	yes
	26	ZS	Zelkova serrata	Japanese Zelkova	2 ½"-3"cal	B & B	Shown	no
Ornamental Trees (38)	10	AC	Amelanchier canadensis	Serviceberry	1 ½-1 ¼" cal	Cont.	Shown	yes
	12	CC	Cercis canadensis	Eastern Redbud	1 ½-1 ¼" cal	Cont.	Shown	yes
	11	LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	1 ½-1 ¼" cal	Cont.	Shown	no
	5	PY	Prunus yedoensis 'Yoshino'	Yoshino Cherry	1 ½-1 ¼" cal	Cont.	Shown	no
Evergreen Trees (94)	50	JV	Juniperus virginiana	Eastern Red Cedar	6-8'	B & B	10'	yes
	21	PT	Pinus taeda	Loblolly Pine	6-8'	B & B	10'	yes
	23	TO	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-8'	Cont.	5'	yes
Shrubs (164)	42	Aeg	Abelia 'Edward Goucher'	Edward Goucher Abelia	18-24"	Cont.	4'	no
	45	IM	Ilex 'Mesog'	China Girl Holly	18-24"	Cont.	4'	no
	21	Ihg	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18-24"	Cont.	4'	yes
	20	ILh	Itea virginica 'Little Henry'	Little Henry Sweetspire	18-24"	Cont.	3'	yes
	30	MC	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
	6	PL	Prunus laureocerasus 'Schipkanensis'	Skip Laurel	18-24"	Cont.	4.5'	no



DETAIL - SHRUB PLANTING
NOT TO SCALE



DETAIL - PERENNIAL / GRASS PLANTING
NOT TO SCALE

Tree Size	Stake Q'ty	Stake Size	Wire Size
6 - 10' or 1 - 2" caliper	2	2" x 2" x 6' min.	14 gauge
10 - 12' or 2-2½" caliper	2	2" x 2" x 8' min.	14 gauge
12 - 16' or 2½"-4" caliper	3 deadmen	24" min.	12 gauge
16 - 20' or 4 - 6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen		⅞" with turnbuckles

TREE STAKING SCHEDULE

TREE STAKING NOTES:
1. Tree staking shall be installed in areas of high wind, slopes and potential vandalism. Staking shall be monitored and reset and repaired to prevent damage to tree trunks and branches. All tree stakes shall be removed at end of warranty period.

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206–8055

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
SCHEDULES, NOTES & DETAILS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID #2
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	11/2020
SCALE	AS SHOWN
DRAWING	L-5

SDCP#56598-2017-0

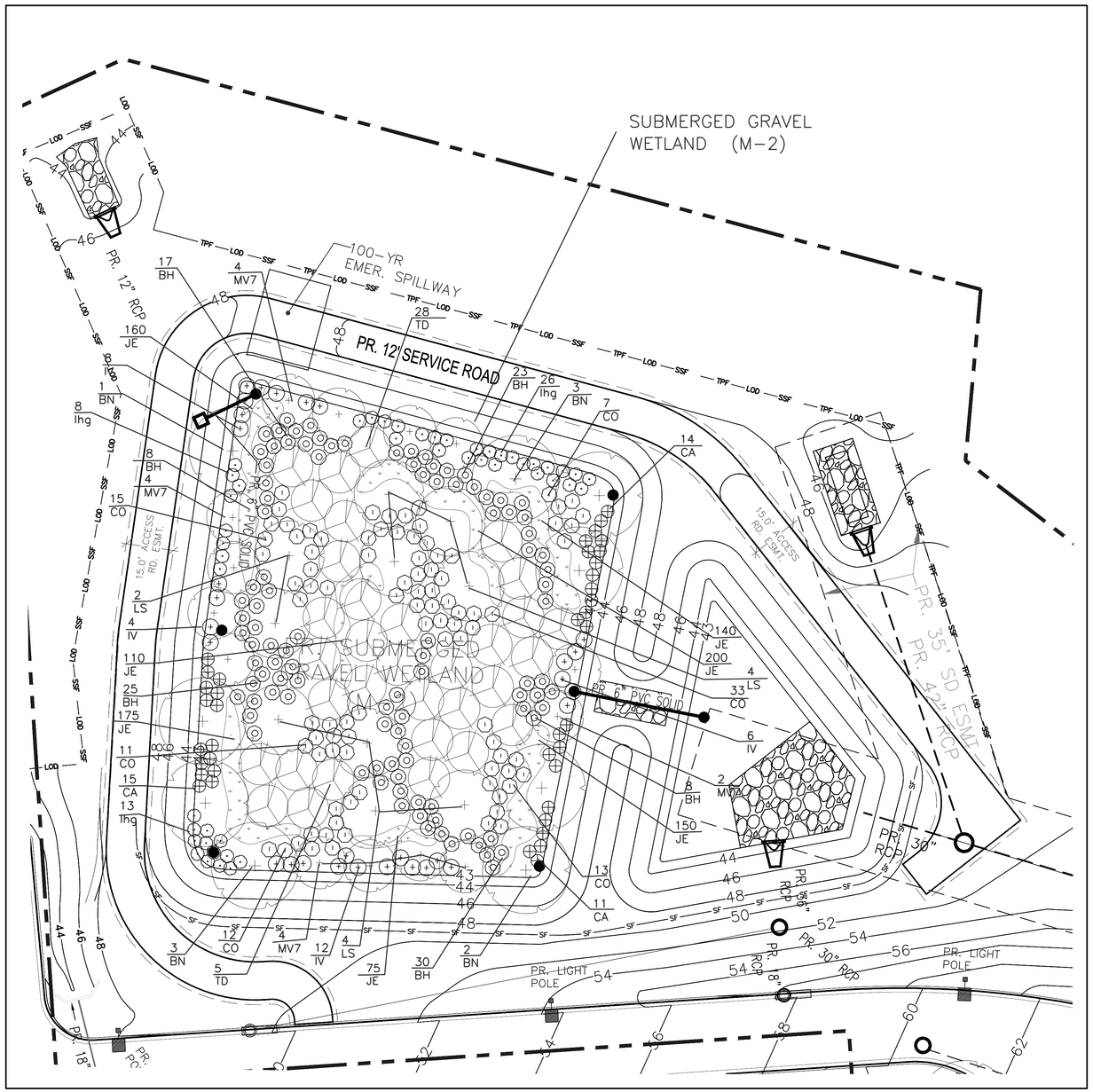
THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, it's designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: LIVINGSTON OF FORT WASHINGTON
PROJECT NUMBER:

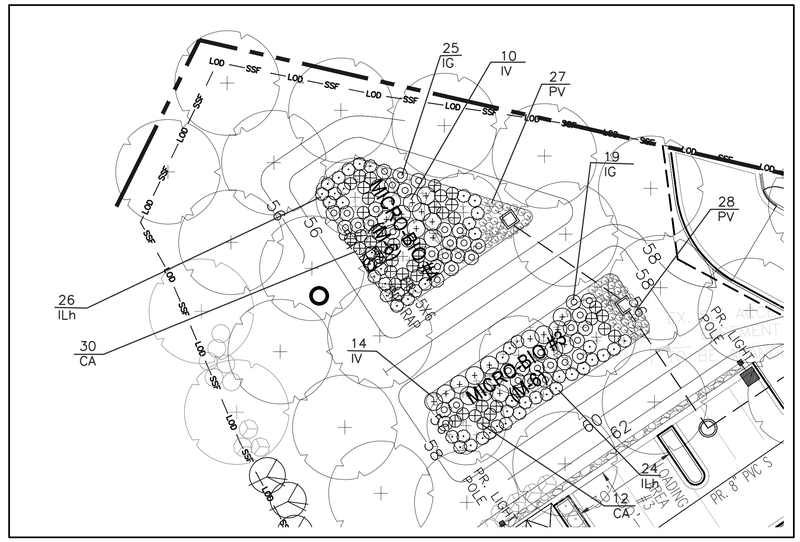
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

LIVINGSTON OF FORT WASHINGTON

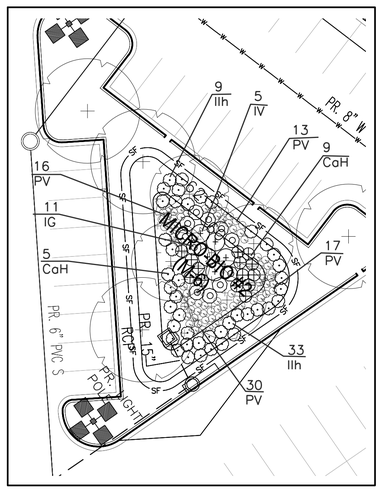
LANDSCAPE & LIGHTING PLAN -STORMWATER MANAGEMENT PLANTING



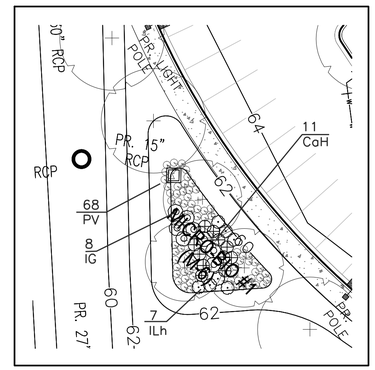
SUBMERGED GRAVEL WETLAND M-2



MICRO-BIO #3 & #4



MICRO-BIO #2



MICRO-BIO #1

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, it's designee or the District Council. **M-NCPPC APPROVAL**	
PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**	
PROJECT NUMBER:	

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
STORMWATER MANAGEMENT PLANTINGS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	11/2022
SCALE	1"= 20'
DRAWING	

L-6

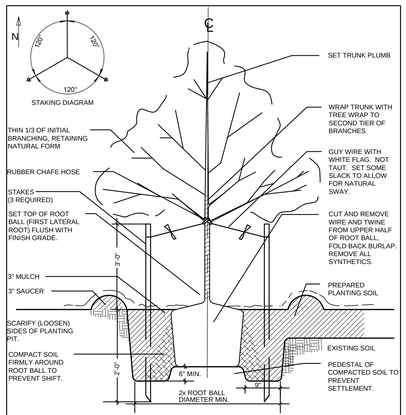
SDCP#56598-2017-0

STORMWATER MANAGEMENT PLANTING
Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect or engineer prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.

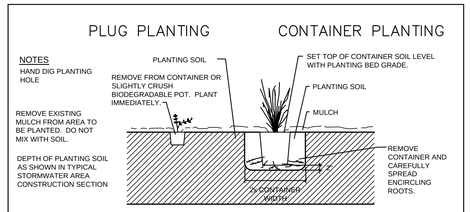
STORMWATER MANAGEMENT PLANTING NOTES:
GENERAL
1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape PLan and that shown on the plant lists, notify the landsape architect prior to submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation
PLANTING
6. No planting of stormwater management areas shall occur until surrounding contributing drainage areas have been stabilized.
7. Edges of stormwater management planting areas shall be neatly hand edged. Repair any stabiliized lawn surfaces immediately abutting planting areas with sod as necessary to prevent erosion into the planting areas.
8. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately. Trees shall not be planted over pipes.
9. Planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
10. New plantings shall be protected from flooding using temporary erosion control for a perios of at least two weeks to prevent dislodgement of the plants prior to the roots having been somewhat established.
11. Contractor shall inspect plantings after the first three rainfall events to ensure that plants have not been dislodged, and replant as needed.
12. At these first three rainfall event inspections, Any silt, soil, gravel, mulch or debris which is deposited on the surface of the stormwater managmement area shall be removed and the surface immediately repaired.
WATERING
13. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds if planted in drought seasons. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.
CONTRACTOR / WARRANTY REQUIREMENTS
14. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
15. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
16. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
17. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
18. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
19. Contractor is responsible for all maintenance until project acceptance and then for a three month period following. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges and sloped surrounds. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

PLANT LIST - STORMWATER

SYM	MB-1	MB-2	MB-3	MB-4	M-2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
AR	-	-	-	1	-	1	Acer rubrum	Red Maple	1-1 ½" cal	Cont.	Shown	yes
BH	-	-	-	-	101	101	Baccharis halimifolia	Goundsel Bush	18-24"	Cont.	5'	yes
BN	-	-	-	-	9	9	Betula nigra	River Birch	7 gal	Cont.	Shown	yes
CaH	11	14	-	-	-	25	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18-24"	Cont.	3'	yes
CA	-	-	12	30	40	82	Clethra alnifolia	Summersweet	18-24"	Cont.	4'	yes
CO	-	-	-	-	76	76	Cephalanthus occidentalis	Buttonbush	18-24"	Cont.	5'	yes
IG	8	11	19	25	-	63	Ilex glabra 'Shamrock'	Shamrock Inkberry	24-36"	Cont.	4'	yes
IV	-	5	14	10	30	59	Ilex verticillata 'Winter Red' (include 15 males)	Winter Red Winterberry	18-24"	Cont.	6'	yes
Ihg	-	-	-	-	47	47	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	18-24"	Cont.	4'	yes
Ilh	7	42	24	26	-	99	Itea virginica 'Little Henry'	Little Henry Itea	18-21"	Cont.	3'	yes
JE	-	-	-	-	1010	1010	Juncus effusus	Smooth Rush	1 qt	Cont.	18"	yes
LS	-	-	-	-	10	10	Liquidambar styraciflua	Sweet Gum	7 Gal	Cont.	20'	yes
MV7	-	-	-	-	14	14	Magnolia virginiana	Sweet Bay Magnolia	7 gal	Cont.	15'	yes
MC	-	-	-	-	-	12	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
PV	68	59	28	27	-	182	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	2'	yes
TD	-	-	-	-	33	33	Taxodium distichum	Bald Cypress	7 gal	Cont.	12'	yes



DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – STORMWATER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L–3, L–4 for Landscape Plantings, Sheet L–5 for Notes, Details, Schedules & Plant List, Sheet L–6 for SWM Plantings & Sheet L–7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additiional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1–800–257–7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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M-NCPPC APPROVAL

PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
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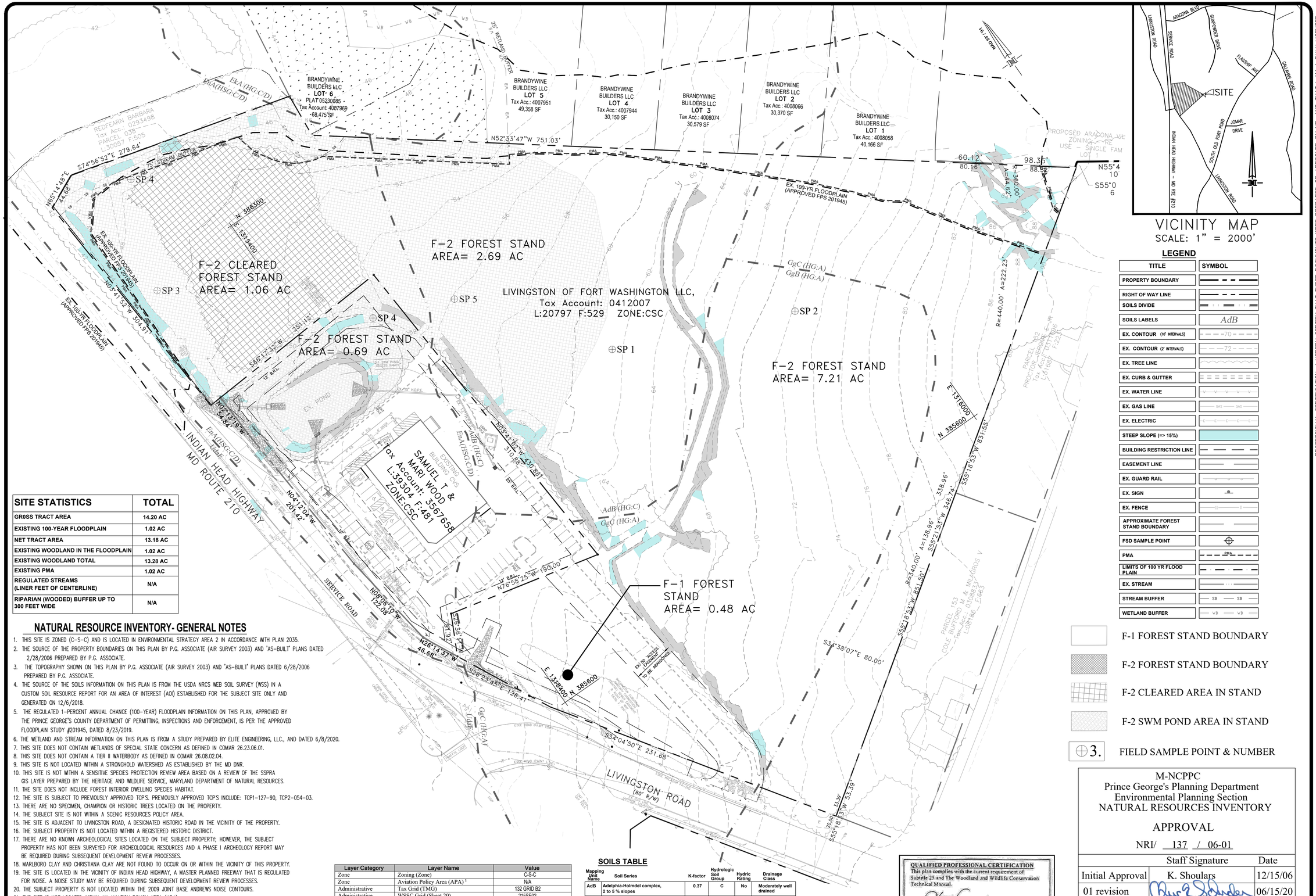
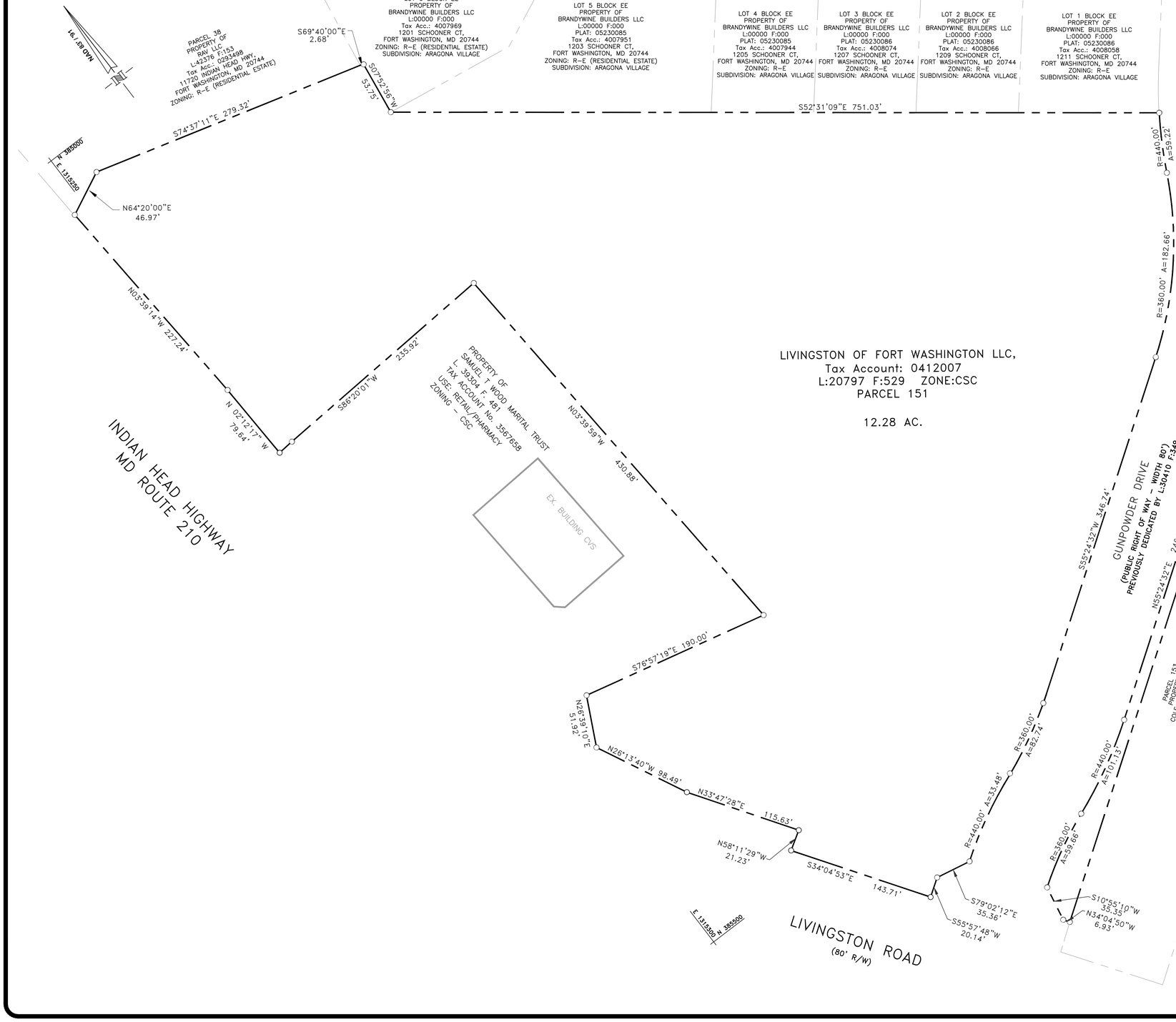
LIVINGSTON OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
STORMWATER PLANTING NOTES & DETAILS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 82
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	11/2022
SCALE	1"= 20'
DRAWING	L-7

SDCP#56598-2017-0


BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 49,358 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,150 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,579 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,370 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,166 SF
REDFEARN BARBARA Tax Acc.: 0293498 PARCEL 038 L:3006 F:505
EkA (HG:C/D)
EkA(HSG:C/D)
25' WETLAND BUFFER
75' STREAM BUFFER
PMA
N52°33'47"W 751.03'
S74°56'52"E 279.64'
N65°14'48"E 44.68'
SP 4
SP 3
SP 5
SP 2
SP 1
N 385300
E 1315400
F-2 CLEARED FOREST STAND AREA= 1.06 AC
F-2 FOREST STAND AREA= 2.69 AC
F-2 FOREST STAND AREA= 0.69 AC
F-2 FOREST STAND AREA= 7.21 AC
F-1 FOREST STAND AREA= 0.48 AC
LIVINGSTON OF FORT WASHINGTON LLC, Tax Account: 0412007 L:20797 F:529 ZONE:CSC
EX. 100-YR FLOODPLAIN (APPROVED FPS 201945)
EX. 100-YR FLOODPLAIN (APPROVED FPS 201845)
N63°51'52"W 304.91'
S86°17'32"W 751.12'
N02°13'19"W 54.84'
N04°12'04"W 201.42'
N63°31'32"W 430.85'
310.25'
N08°06'10"W 122.08'
N76°58'25"W 90.00'
S26°58'25"E 51.12'
N26°14'37"W 46.68'
S26°03'45"E 126.41'
S34°04'50"E 231.68'
S34°38'07"E 80.00'
S55°18'53"W 53.39'
S55°19'53"W 631.55'
S55°21'53"W 651.50'
S55°19'53"W 346.74'
338.96'
P=340.00' A=138.86' S55°21'53"W
R=440.00' A=222.23'
60.12' 80.16'
98.35' 88.52'
N55°4 10
S55°0 6
EX. 50' ACCESS EASEMENT TO BE ABANDONED
PROPOSED ARAGONA VIL ZONING: RE USE - SINGLE FAM LOT 1
EX. POND
EX. 15" HDPE
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SAMUEL T. WOOD AND THE ESTATE OF ROBERT W. AMMANN TO LIVINGSTON OF FORT WASHINGTON, LLC, BY DEED DATED DECEMBER 6, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 20797 AT FOLIO 529.

7/14/2022
DATE

SIGNATURE

REVISIONS	BY

ELITE
Engineering

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
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(240)206-8055

LIVINGSTON OF FORT WASHINGTON
PROPERTY BOUNDARY SURVEY

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

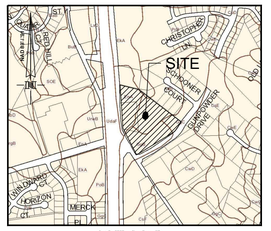
DRAWN	AT
CHECKED	AM
DATE	9/18/2020
SCALE	AS SHOWN
DRAWING	

1 OF 1

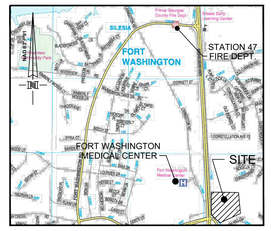
PRELIMINARY PLAN OF SUBDIVISION
LIVINGSTON OF FORT WASHINGTON
#4-07050

LOCATION OF SITE

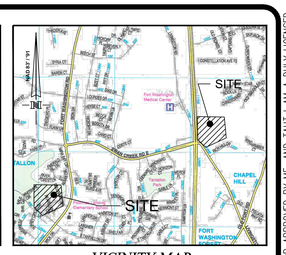
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 1000'



EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6

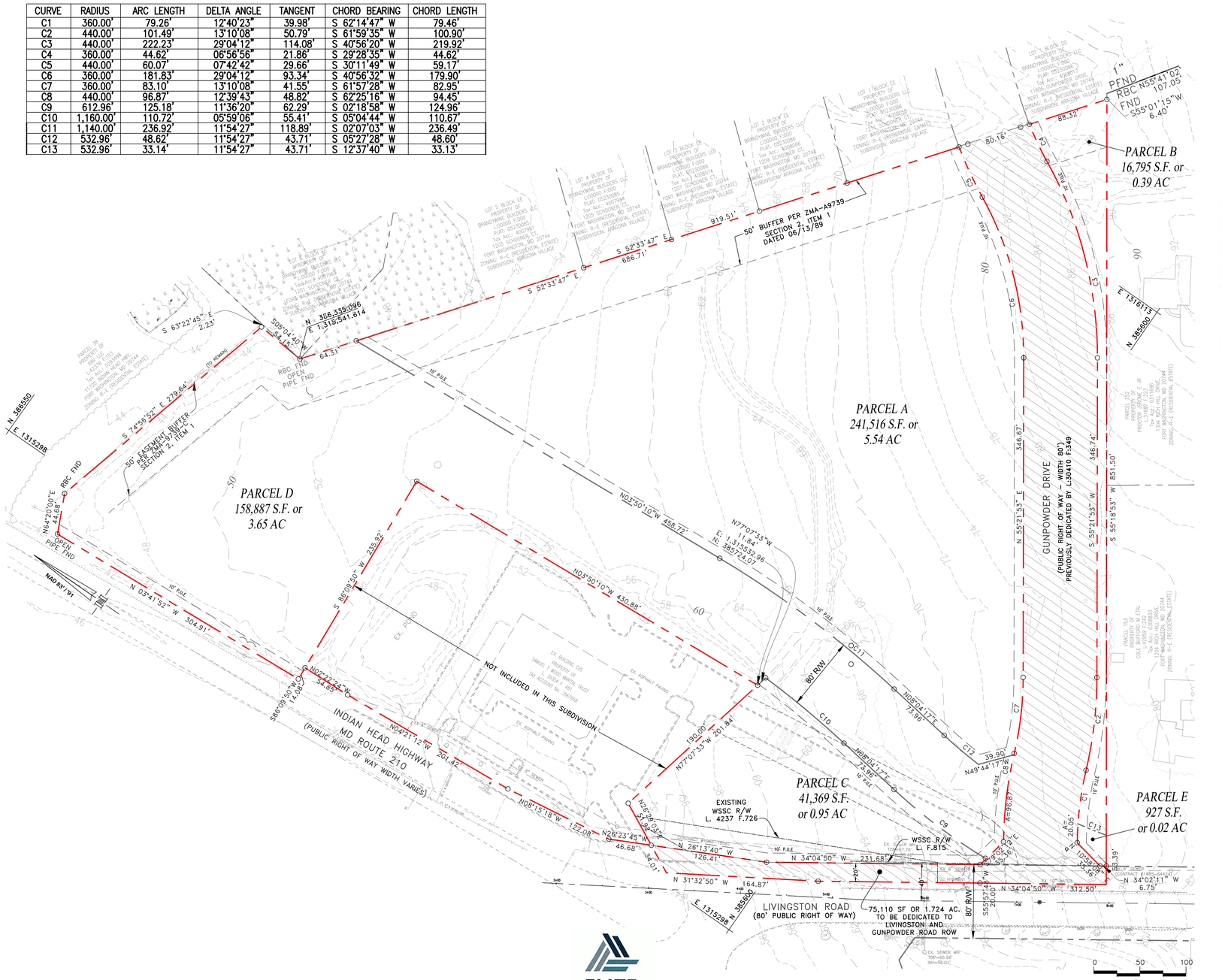


VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51, GRID E-3 TO F-3
SCALE: 1" = 2000'

GENERAL NOTES:

1. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON, LLC
   LIBER 20797, FOLIO 529, PARCEL 151
2. TAX MAP 132, GRID B2
3. WSSC 200 SHEET NO. 215SE01
4. PURPOSE OF SUBDIVISION: COMMERCIAL DEVELOPMENT.
5. PRIOR APPROVALS: SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
6. SITE GROSS AREA: 12.27 ACRES/NET AREA: 10.55 ACRES
7. NET DEVELOPABLE AREA OUTSIDE PMA: 9.53 ACRES
8. 1.02 ACRES OF ENVIRONMENTAL REGULATED FEATURES (FLOODPLAIN).
9. 1.02 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
10. AGREEMENT AND PROPOSAL: N/A
11. DISTANCE TO NEAREST INTERSECTING STREET: 450'
12. NORTH ARROW AND SCALE: NAD83, 1:50 SCALE
13. TOTAL AREA: 12.27 AC.
14. ENTIRE PROPERTY OUTLINED IN RED: YES
15. FLOODPLAIN WAIVER: N/A
16. ACREAGE OF ROAD DEDICATION: 75,110 SF OR 1.724 AC.
17. EXISTING ZONING/USE: CGO (COMMERCIAL, GENERAL, AND OFFICE), THE PROPERTY WAS ZONED CSC AT THE TIME OF PRELIMINARY PLAN APPROVAL.
18. PROPOSED USE: COMMERCIAL
19. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL): N/A
20. DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
21. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
22. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET: N/A
23. SUSTAINABLE GROWTH TIER: YES, 1
24. MILITARY INSTALLATION OVERLAY ZONE: NO
25. CENTER/CORRIDOR LOCATION: NO
26. GROSS FLOOR AREA:
    EXISTING = 0 SF OF COMMERCIAL DEVELOPMENT
    PROPOSED = 80,000 SF OF COMMERCIAL DEVELOPMENT
27. STORMWATER MANAGEMENT CONCEPT:56598-2017-0
28. EXISTING SEWER AND WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER AND WATER CATEGORIES:
    SEWER - 3
    WATER - 3
29. METHOD OF SEWAGE DISPOSAL: PUBLIC
30. AVIATION POLICY AREA: N/A
31. MANDATORY PARK DEDICATION REQUIREMENT: N/A
32. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
33. HISTORIC SITES ON OR IN THE VICINITY: NO
34. TYPE ON CONSERVATION PLAN: TCP1-127-90-01
35. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
36. WETLANDS: NO
37. STREAMS: NO
38. SOILS:
    AdB - ADELPHIA-HOLMDEL COMPLEX, 2% to 5% SLOPES
    CSE - CROOM-HOWELL-COLLINGTON COMPLEX, 15% to 25% SLOPES
    CwE - CROOM-MARR COMPLEX, 15% to 25% SLOPES
    EkA - ELKTON SILT LOAM, 0% to 2% SLOPES
    GgB - GROSSTOWN GRAVELLY SILT LOAM, 5% to 10% SLOPES
39. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	360.00'	79.26'	12°40'23"	39.98'	S 62°14'47" W	79.46'
C2	440.00'	101.49'	13°10'08"	50.79'	S 61°59'35" W	100.90'
C3	440.00'	222.23'	29°04'12"	114.08'	S 40°56'20" W	219.92'
C4	360.00'	44.62'	06°56'56"	21.86'	S 29°28'35" W	44.62'
C5	440.00'	60.07'	07°42'42"	29.66'	S 30°11'49" W	59.17'
C6	360.00'	181.83'	29°04'12"	93.34'	S 40°56'32" W	179.90'
C7	360.00'	83.10'	13°10'08"	41.55'	S 61°57'28" W	82.95'
C8	440.00'	96.87'	12°39'43"	48.82'	S 62°25'16" W	94.45'
C9	612.96'	125.18'	11°36'20"	62.29'	S 02°18'58" W	124.96'
C10	1,160.00'	110.72'	05°59'06"	55.41'	S 05°04'44" W	110.67'
C11	1,140.00'	236.92'	11°54'27"	118.89'	S 02°07'03" W	236.49'
C12	532.96'	48.62'	11°54'27"	43.71'	S 05°27'28" W	48.60'
C13	532.96'	33.14'	11°54'27"	43.71'	S 12°37'40" W	33.13'



OWNER / DEVELOPER
LIVINGSTON OF FORT WASHINGTON, LLC
P.O. BOX 581
RIVA, MD 21140
TEL.: 866-573-4100 x300
EMAIL: realestate2450@gmail.com
CONTACT: MAUREEN E WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: Livingston of Fort Washington
APPLICATION #: 4-07050
TCP #: TCP1-127-90-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #07-233 ADOPTED ON January 5, 2009.
SIGNATURE APPROVAL DATE:
Antoine Heath
Authorized Signature

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. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — ASKO MILJKOVIC — 28003 — PROFESSIONAL ENGINEER
07-29-2022

LIVINGSTON OF FORT WASHINGTON
PRELIMINARY PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	07/29/2022
SCALE	AS SHOWN
DRAWING	

1 OF 1

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LIVINGSTON RD, PARCEL 151 CASE #: 56598-2017-00

APPLICANT'S NAME: LIVINGSTON OF FORT WASHINGTON, LLC

ENGINEER : ELITE ENGINEERING, LLC

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is both PUBLIC and PRIVATE.

These additional approvals are required: None.

These fees apply: None.

These bonds apply: None.

Required water quality controls: See Conditions.

Required water quantity controls: 100 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: SURFACE DRAINAGE, FLOOD PLAIN, STORM DRAIN.

Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

Please see second page.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: August 26, 2022
EXPIRATION DATE: August 26, 2025

FOR OFFICE USE ONLY

ADC MAP: 200' SHEET: 215SE01

STREET NAME: LIVINGSTON RD

WATERSHED: 52-Broad Creek

NUMBER OF DU'S: 0 COST PER DWELLING: 0

CC: APPLICANT, SCD, PERMITS

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: LIVINGSTON RD, PARCEL 151 CASE #: 56598-2017-00

CONDITIONS OF APPROVAL:

1. THIS PROJECT PROPOSES TO DEVELOP COMMERCIAL BUILDINGS AND UTILIZES MICRO-BIORETENTION, PERMEABLE PAVEMENT, SWALES AND SUBMERGED GRAVEL WETLAND AS ESD DEVICES.
2. AT THE TIME OF BUILDING PERMIT REVIEW, PLEASE PROVIDE THE REVIEWER WITH A GEOTECHNICAL REPORT TO DETERMINE UNDERGROUNDWATER TABLE AS PER CB-94-2004.
3. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
4. A FLOODPLAIN STUDY IS REQUIRED FOR AREAS WITH GREATER THAN 50 ACRES OF DRAINAGE.
5. AT THE TIME OF TECHNICAL REVIEWPROVIDE COPY OF EXISTING STORMDRAIN EASEMENT FOR EXISTING STORMDRAIN SYSTEM. IF THE RIGHT-OF-WAY DOES NOT EXIST THEN A RIGHT-OF-WAY MUST BE RECORDED
6. PROPOSED CULVERT TO BE DESIGNED TO CONVEY THE 100 YEAR STORMEVENT.
7. NO STRUCTURES TO BE BUILT WITHIN 25 FEET OF THE 100-YEAR FLOODPLAIN.
8. PROOF OF OFF-SITE GRADING PERMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
9. SITE DEVELOPMENT PERMIT REQUIRED TO INCLUDE ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORMDRAINAGE, STREET TREES AND STREET LIGHTING (AND ON-SITE GRADING).
10. STANDARD DRIVEWAYWITH UTILITY CUT (IF NECESSARY) PRIOR TO BUILDING PERMIT ISSUANCE.
11. ULTIMATE RIGHTS-OF WAY CONVEYANCE IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. 40 FEET FROM THE ULTIMATE CENTERLINE OF LIVINGSTON RD.
12. RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG FRONTAGE OF THE SITE.
13. SHA APPROVAL REQUIRED.
14. THIS PROJECT WILL REQUIRE A SITE DEVELOPMENT FINE GRADING PERMIT.
15. THIS PROJECT WILL REQUIRE A STREET CONSTRUCTION PERMIT.
16. ADEQUACY ANALYSIS OF THE RECEIVING CONVEYANCE SYSTEM IS REQUIRED.
17. PROJECT NEEDS TO BE ADA COMPLIANT.
18. PRIOR TO SDFG PERMIT, PROVIDE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROPOSED CAR-WASH (HOT SPOT).
19. PRIOR TO FINE GRADING PERMIT ISSUANCE, PROVIDE LAND-RECORD DOCUMENTS TO SHOW THE SAME OWNER FOR P1 (CVS LOT) AND P151, OR A PERMISSION FROM P1 OWNERS TO DO WORK AS PROPOSED.
20. ROAD DEDICATION NOT REQUIRED.
21. SITE IS A HOT SPOT. OIL/GRIT SEPARATOR OR SUITABLE EQUIVALENT REQUIRED.

REVIEWED BY MM

--8-26-2022: THIS APPROVAL IS FOR EXTENSION ONLY AND SUPERSEDES ALL OTHER PREVIOUS APPROVALS DATED UP TO AND INCLUDING 8-26-19.
EXTENDED BY MA.

SITE DEVELOPMENT CONCEPT PLAN FOR LIVINGSTON OF FORT WASHINGTON

SUBD #4-7050

SDCP #56598-2017-0

LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
12TH ELECTION DISTRICT

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL, #4-5.5 MILE
5. TAX MAP #132, GRID 62, PARCEL 151
6. OWNER/DEED REF: LIVINGSTON OF FORT WASHINGTON LLC L. 20792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA=10.15 AC ALL IN ZONE C-S-C.
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED : LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 37,981 SF
    RETAIL = 32,206 SF
    CAR WASH = 6,334 SF
    CAR REPAIR = 2,777 SF

TOTAL PROPOSED OFFICE AND RETAIL AREA= 79,298 SF

14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE; 12.27 ACRES NET TRACT AREA(PARCEL "A": 10.15ACRES)
16. BOUNDARY BY CDDI, INC.
17. EX. 2 FT. TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMETERIES WITHIN OR ADJACENT TO THE SITE.
20. THERE ARE NO CEMETERIES ON THE SITE
21. THE SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA.
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E).
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED.

PARKING REQUIREMENTS

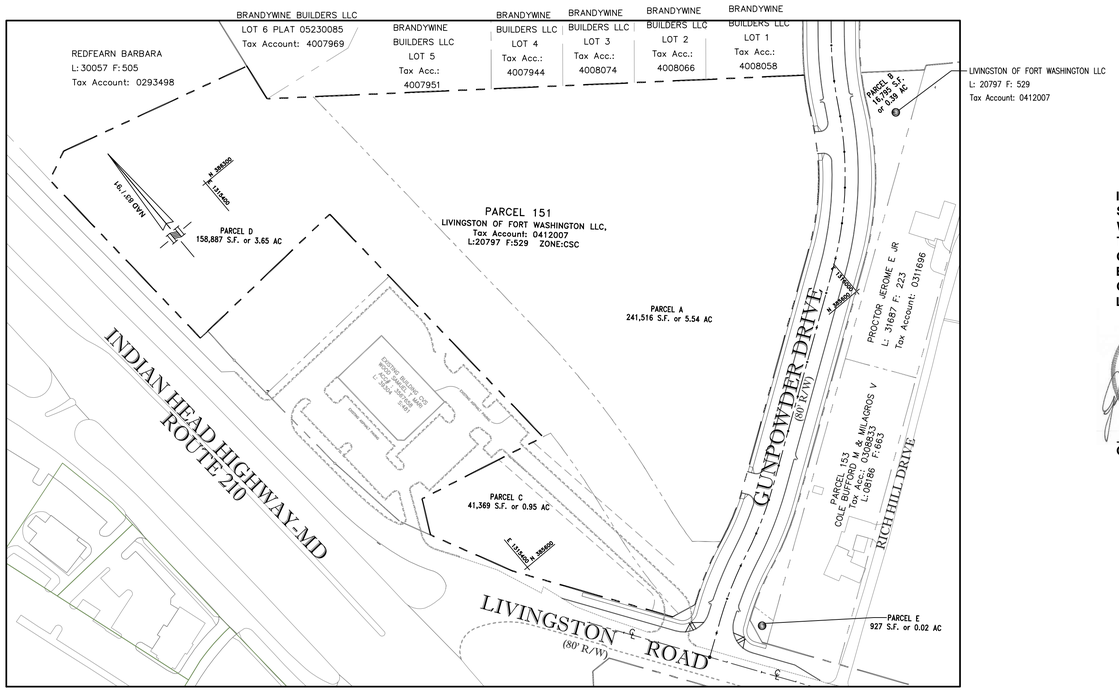
OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 37,981 SF
PARKING REQUIREMENT:
4 SP. PER 1000 SF FOR 1ST 2,000 SF: 2,000/250 = 8
1 SP. PER 400 SF ABOVE 2,000 SF +35,981/400 =90
TOTAL= 98

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 32,206 SF
PARKING REQUIREMENT 32,206 / 1000 X 4.0 = 129

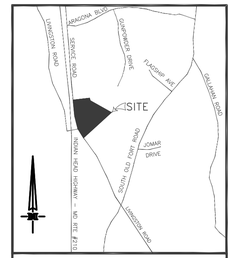
CAR WASH REQUIREMENT 2.0 SP. PER 1000 SF
PROPOSED CAR WASH AREA 6,334 SF
PARKING REQUIREMENT 6,334 / 1000 X 2.0 = 13

AUTO CARE REQUIREMENT
PROPOSED BUILDING AREA 2,777 SF
PARKING REQUIREMENT 3 SP. PER 1 BAY
OFFICE REQUIREMENT 3.5 SP PER 1000 SF
755x3.5/1000 = 3
3 BAY= 9
TOTAL=12

TOTAL PARKING SPACES REQUIRED	252
TOTAL PARKING SPACES PROVIDED	354



LOCATION MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1" = 2000'

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIRMENTS OF SUBTITLTE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND I OR MY STAFF HAVE INSPECTED THIS SITE AND THE DRAINAGE THAT FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE,AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND IS SIGNED, SEALED AND DATED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

GREG KLAR

6-25-2019

SHEET INDEX	
SHEET TITLE	**SHEET #**
COVER SHEET	SDC-1
EXISTING CONDITION AND RECOURSE MAP	SDC-2
SITE DEVELOPMENT CONCEPT PLAN	SDC-3
ESD DRAINAGE AREA MAP AND ESD DETAILS	SDC-4

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

Approved For: Wetlands — Mary Ann Giesmann

DPIE — DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774

SITE DEVELOPMENT BMP SUMMARY TABLE

Revision Date:

Project Name: Livingston Of Fort Washington | Concept No.: | Permit No.: SDCP # 56598-2017-0 | Limit of Disturbance = 9.89 AC

POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P_1 (IN)	TARGET VOL (FT^3)	DESIGN VOL (FT^3) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RCN	ON_OFF_SITE
POI A	SWM-A	Bio-retention	385,836	1,315,725	Commercial	NEWD	0.41	0.32	0.32	0.00	78%	0.75	2.00	2,260	1,169	n/a	3,052	98	On Site
POI A	SWM-B	Bio-retention	386,105	1,315,604	Commercial	NEWD	0.27	0.19	0.19	0.00	69%	0.67	2.00	1,327	1,409	n/a	1,792	98	On Site
POI A	SWM-C	Bio-retention	385,522	1,315,586	Commercial	NEWD	0.07	0.05	0.05	0.00	71%	0.69	2.00	352	392	n/a	475	98	On Site
POI A	SWM-D	Bio-retention	385,538	1,315,500	Commercial	NEWD	0.56	0.22	0.22	0.00	39%	0.40	2.00	1,641	2,197	n/a	2,215	98	On Site
POI A	SWM-E	Bio-retention	385,728	1,315,379	Commercial	NEWD	0.40	0.35	0.35	0.00	88%	0.84	2.00	2,432	1,371	n/a	3,283	98	On Site
POI A	SWM-F	Bio-retention	385,755	1,315,595	Commercial	NEWD	0.26	0.21	0.21	0.00	81%	0.78	2.00	1,467	1,062	n/a	1,980	98	On Site
POI A	SWM-H	Permeable Pavements	386,624	1,315,820	Commercial	NEWD	0.73	0.73	0.73	0.00	100%	0.95	2.00	5,035	6,555	n/a	6,797	98	On Site
POI A	SWM-O	Submerged Gravel Wetlands	386,265	1,315,394	Commercial	NEWD	27.82	11.42	10.24	1.18	41%	0.42	2.00	41,711	49,318	n/a	114,246	80	On Site

0 100 200
SCALE 1" = 100'

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL:
REALESTATE24050@GMAIL.COM

PREPARED BY

ELITE ENGINEERING, LLC
6305 IVY LANE
GREENBELT, MD 20770
Phone: (240) 421-6982
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

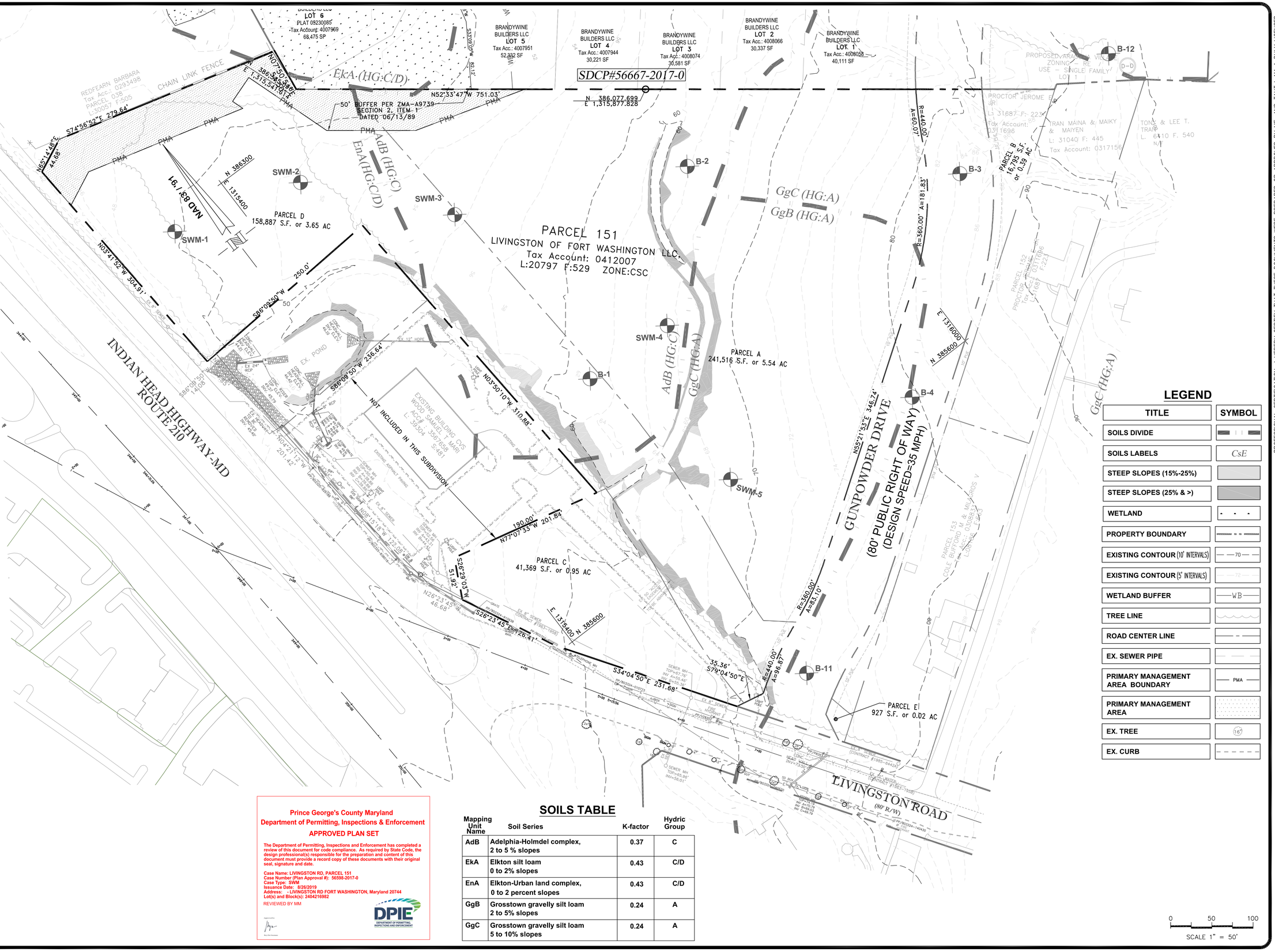
6-25-2019

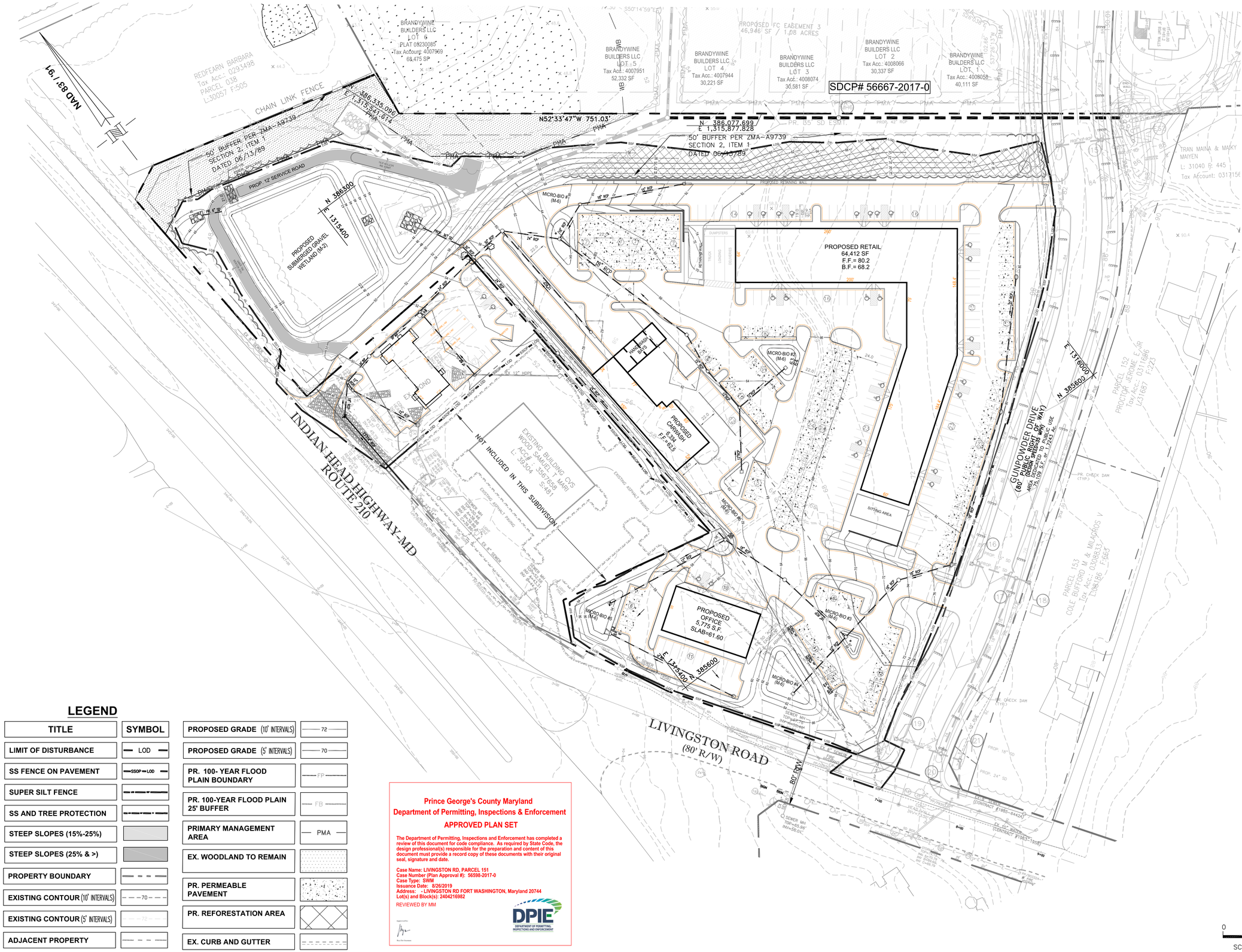
LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

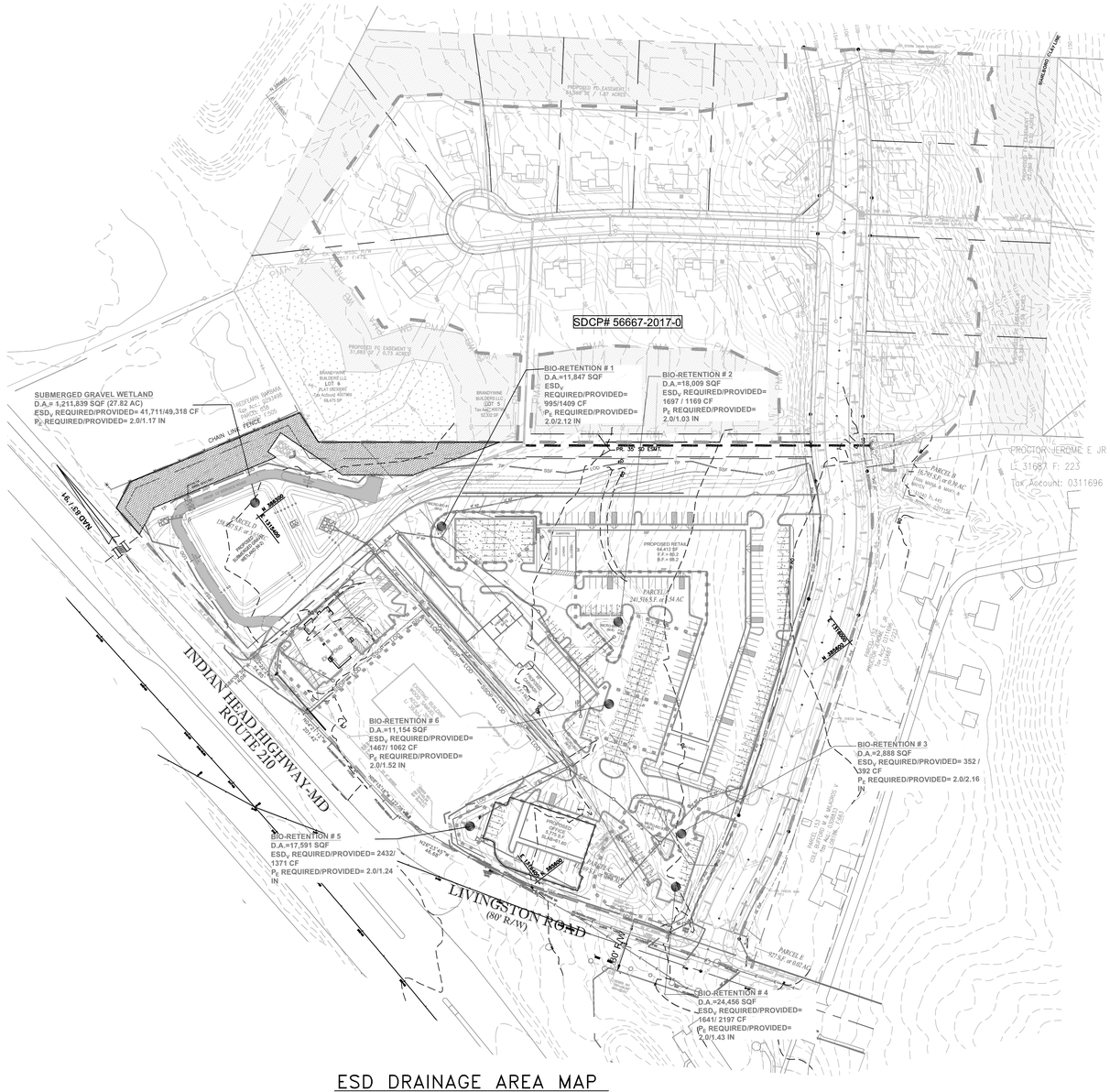
DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	

SDC-1

SDCP #56598-2017-0


SDCP#56667-2017-0
N 386,077.699
E 1,315,877.828
PARCEL 151
LIVINGSTON OF FORT WASHINGTON LLC.
Tax Account: 0412007
L:20797 F:529 ZONE:CSC
PARCEL A
241,516 S.F. or 5.54 AC
PARCEL D
158,887 S.F. or 3.65 AC
PARCEL B
16,795 S.F.
or 0.39 AC
PARCEL C
41,369 S.F. or 0.95 AC
PARCEL E
927 S.F. or 0.02 AC
INDIAN HEAD HIGHWAY-MD
ROUTE 210
GUNPOWDER DRIVE
(80' PUBLIC RIGHT OF WAY)
(DESIGN SPEED=35 MPH)
LIVINGSTON ROAD
(80' R/W)
NOT INCLUDED IN THIS SUBDIVISION
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 52,332 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,221 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,581 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,111 SF
REDFEARN BARBARA Tax Acct: 0293498 PARCEL 038 L:2057 F:505
CHAIN LINK FENCE
PROPOSED ARA VILLAGE ZONING: RE USE - SINGLE FAMILY LOT 1
PROCTOR JEROME F JR L: 31687 F: 223 Tax Account: 0311696
TRAN MAINA & MAIKY & MAIYEN L: 31040 F: 445 Tax Account: 0317156
TONG & LEE T. TRAN L. 6410 F. 540
PARCEL 152 PROCTOR JEROME F JR Tax Acct: 0317696 L:31687 F:223
PARCEL 153 COLE BUFFORD M & MILDRED V Tax Acct: 0308622 L:1078 F:243
EXISTING BUILDING CVS WOOD SAMUEL T MARY Acct# 39304 L: 39304 F: 491
EX. POND
SWM-1
SWM-2
SWM-3
SWM-4
SWM-5
B-1
B-2
B-3
B-4
B-11
B-12
AdB (HG:C)
EnA(HG:C/D)
EkA-(HG:C/D)
GgC (HG:A)
GgB (HG:A)
N 386300
E 1315400
N 385600
E 1316000
R=440.00' A=60.07'
R=360.00' A=181.83'
R=360.00' A=83.10'
R=440.00' A=96.87'
N65°14'46"E 44.68'
S74°56'52"E 279.64'
N00°50'38"E 386.48'
E 1,315,541.61'
N52°33'47"W 751.03'
50' BUFFER PER ZMA-A9739 SECTION 2, ITEM 1 DATED 06/13/89
PMA
NAD 83 / 91
N03°41'52"W 304.91'
S86°09'50"W 250.0'
S86°09'50"W 14.06'
S86°09'50"W 236.64'
N03°50'10"W 310.88'
N77°07'33"W 201.84'
N04°21'12"W 120.00'
N26°27'45"W 46.68'
S26°29'03"W 51.92'
S26°23'45"E 26.41'
S34°04'50"E 231.68'
35.36' S79°04'50"E
N55°21'53"E 346.24'
S 13°16'00" W 181.83'
N 13°16'00" E 181.83'
N 385600
E 1315400
N 386300
E 1315400
N 385600
E 1316000
N 385600
E 1315400


SDCP# 56667-2017-0
N 386,077.699
E 1,315,877.828
50' BUFFER PER ZMA-A9739
SECTION 2, ITEM 1
DATED 06/13/89
N52°33'47"W 751.03'
PROPOSED RETAIL
64,412 SF
F.F.= 80.2
B.F.= 68.2
PROPOSED OFFICE
5,775 S.F.
SLAB=61.60
PROPOSED CARWASH
6,334 S.F.
F.F.= 62.5
PROPOSED SUBMERGED GRAVEL WETLAND (M-3)
PROP. 12' SERVICE ROAD
EXISTING BUILDING CVS
WOOD SAMUEL, MARI
ACCT #: 3567658
L: 39304 S:481
NOT INCLUDED IN THIS SUBDIVISION
INDIAN HEAD HIGHWAY-MD
ROUTE 210
LIVINGSTON ROAD
(80' R/W)
GUNPOWDER DRIVE
(80' PUBLIC SHARED USE WAY)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 AC.
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acct.: 4007951 52,332 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acct.: 4007944 30,221 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acct.: 4008074 30,581 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acct.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acct.: 4008058 40,111 SF
PROPOSED FC EASEMENT 3
46,946 SF / 1.08 ACRES
REDFEARN BARBARA
Tax Acc.: 0293498
PARCEL 038
L:30057 F:505
PROCTOR JEROME E JR
L: 31687 F: 223
Tax Account: 0311696
TRAN MAINA & MARY MAIYEN
L: 31040 F: 445
Tax Account: 0317156
PARCEL 152
PROCTOR JEROME E JR
Tax Acc.: 0311696
L:31687 F:223
PARCEL 153
COLE BUFFORD M & MILAGROS V
Tax Account: 0308383
L:39686 F:643
N 386300
E 1315400
N 385600
E 1316000
E 1315400
N 385600
NAD 83 / '91
CHAIN LINK FENCE
SILT FENCE
SSOP
LOD
PMA
FP
FB
RETAINING WALL
DUMPSTERS
TRUCK LOADING
SITTING AREA
MICRO-BIO #1 (M-6)
MICRO-BIO #2 (M-6)
MICRO-BIO #3 (M-6)
MICRO-BIO #4 (M-6)
MICRO-BIO #5 (M-6)
MICRO-BIO #6 (M-6)
INLET #1 TOP=82.00 INV=78.50
INLET #2 TOP=82.00 INV=78.50
INLET #3 TOP=82.00 INV=78.50
INLET #4 TOP=82.00 INV=78.50
INLET #5 TOP=82.00 INV=78.50
INLET #6 TOP=82.00 INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96'



ESD DRAINAGE AREA MAP

SCALE: 1"=100'

LEGEND

TITLE	SYMBOL
LIMIT OF DISTURBANCE	LOD
SOILS LABELS	CsE
STEEP SLOPES (15%-25%)	
STEEP SLOPES (25% & >)	
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	70
EXISTING CONTOUR	71
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
FOREST CONSERVATION AREA	
PR. PERMEABLE PAVEMENT	
SS FENCE ON PAVEMENT	SSOF LOD
SUPER SILT FENCE	
SS AND TREE PROTECTION	

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Figure 5.10 Submerged Gravel Wetland

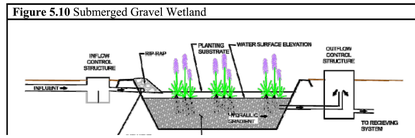
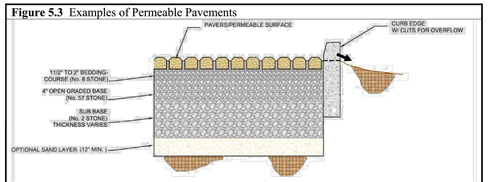
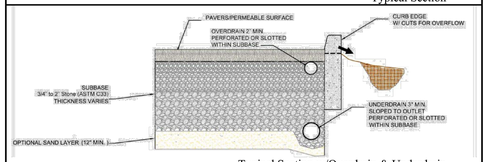


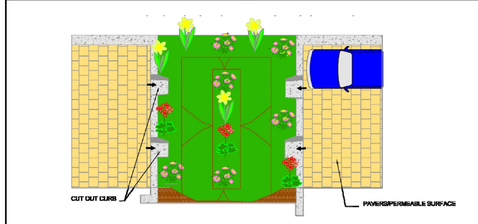
Figure 5.3 Examples of Permeable Pavements



Typical Section

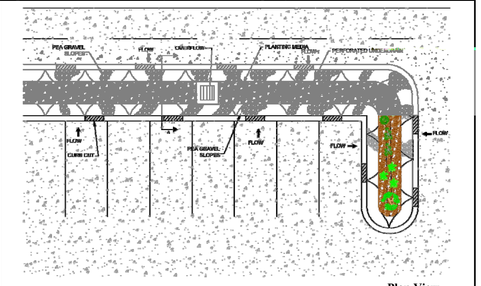


Typical Section w/Overdrain & Underdrain

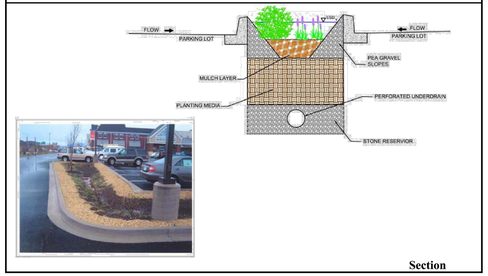


Permeable Pavement w/Micro-Bioretention - Plan View

Figure 5.14 Micro-Bioretention (Variation 1 - Parking Lot)



Plan View



Section

0 100 200
SCALE 1" = 100'

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD. 20770
(240)206-8055

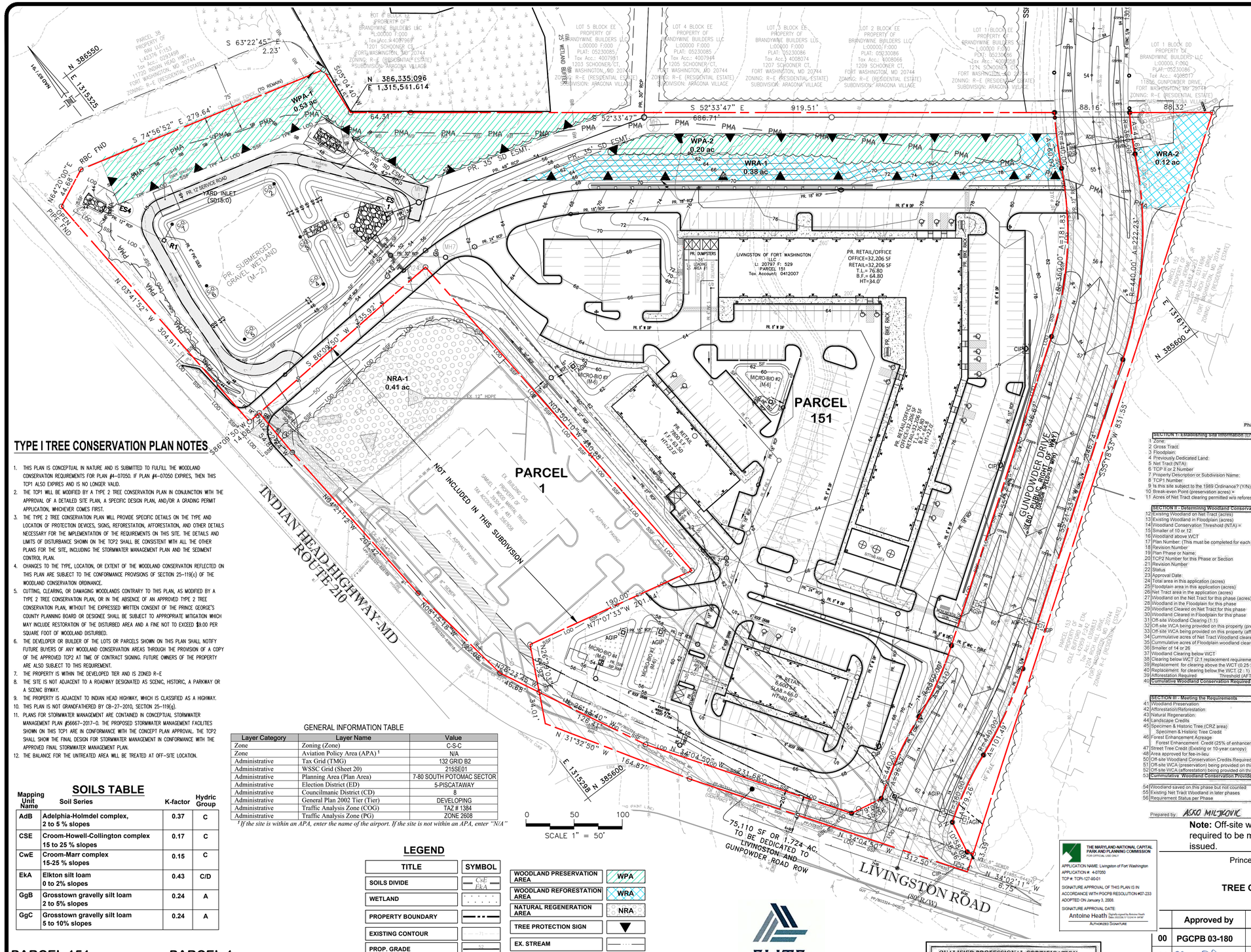
STATE OF MARYLAND — No. 11432 — PROFESSIONAL ENGINEER
6-25-2019

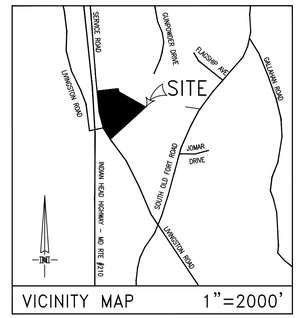
LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
ESD DRAINAGE AREA MAP AND ESD DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	SDC-4

SDCP #56598-2017-0





SITE STATISTICS	TOTAL
GR0SS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.96 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

TYPE I TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PLAN #4–07050. IF PLAN #4–07050 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
2. THE TCP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
3. THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TCP2 SHALL BE CONSISTENT WITH ALL THE OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE SEDIMENT CONTROL PLAN.
4. CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25–119(c) OF THE WOODLAND CONSERVATION ORDINANCE.
5. CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED $9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
6. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
7. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R–E
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
9. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY, WHICH IS CLASSIFIED AS A HIGHWAY.
10. THIS PLAN IS NOT GRANDFATHERED BY CB–27–2010, SECTION 25–119(g).
11. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN #56667–2017–0. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TCP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TCP2 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
12. THE BALANCE FOR THE UNTREATED AREA WILL BE TREATED AT OFF–SITE LOCATION.

SOILS TABLE

Mapping Unit Name	Soil Series	K-factor	Hydric Group
AdB	Adelphia-Holmdel complex, 2 to 5 % slopes	0.37	C
CSE	Croom-Howell-Collington complex 15 to 25 % slopes	0.17	C
CwE	Croom-Marr complex 15-25 % slopes	0.15	C
EkA	Elkton silt loam 0 to 2% slopes	0.43	C/D
GgB	Grosstown gravelly silt loam 2 to 5% slopes	0.24	A
GgC	Grosstown gravelly silt loam 5 to 10% slopes	0.24	A

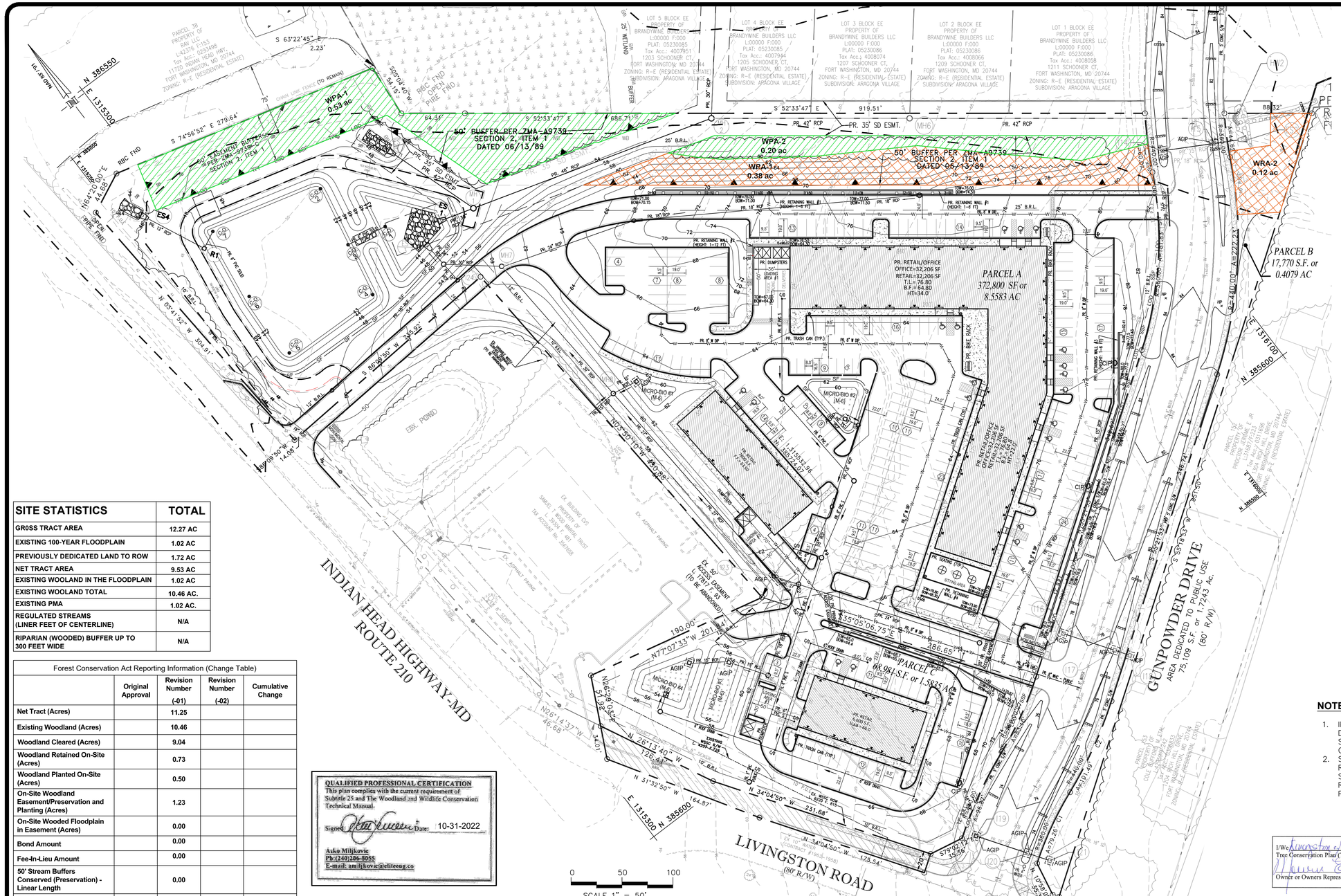
GENERAL INFORMATION TABLE

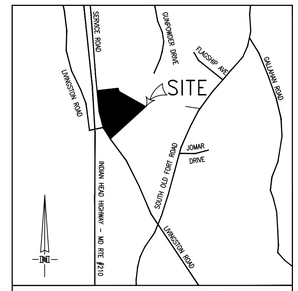
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA) [1]	N/A
Administrative	Tax Grid (TMG)	132 GRID B2
Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	7-80 SOUTH POTOMAC SECTOR
Administrative	Election District (ED)	5-PISCATAWAY
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] *If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"*

LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE / EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
PROPOSED TREE LINE	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
NATURAL REGENERATION AREA	NRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
PR. LIMIT OF DISTURBANCE	LOD
PR. SILT FENCE	SF
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. LOD & TEMP TREE PROTECTION	LOD TP
RIGHT OF WAY RO





LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CsE EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
EXISTING TREE LINE (LOGGED FOREST)	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
EX. STEEP SLOPE 15-25%	
WOODLAND PRESERVATION AREA OFF SITE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
WETLAND BUFFER	WB
PR. LIMIT OF DISTURBANCE	
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. SILT FENCE	SF
FOREST INTERIOR DWELLING SPECIES	FIDS FIDS
EX. STEEP SLOPE 25% AND OVER	

NOTES:

1. INSTALLATION OF ALL TREE PROTECTION DEVICES IS SCHEDULED TO TAKE PLACE AS STEP 4 OF ROUGH GRADING SEQUENCE OF CONSTRUCTION IN WEEKS 2 AND 3.
2. SIGNS FOR PLANTED AREAS ARE TO REMAIN IN PERPETUITY AND THAT THE SINGS FOR PRESERVATION AREAS MAY BE REMOVED AFTER USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.

SITE STATISTICS	TOTAL
GROSS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.46 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

Forest Conservation Act Reporting Information (Change Table)

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)		11.25		
Existing Woodland (Acres)		10.46		
Woodland Cleared (Acres)		9.04		
Woodland Retained On-Site (Acres)		0.73		
Woodland Planted On-Site (Acres)		0.50		
On-Site Woodland Easement/Preservation and Planting (Acres)		1.23		
On-Site Wooded Floodplain in Easement (Acres)		0.00		
Bond Amount		0.00		
Fee-In-Lieu Amount		0.00		
50' Stream Buffers Conserved (Preservation) - Linear Length		0.00		
50' Stream Buffers Conserved (Preservation) - Acreage		0.00		
50' Stream Buffers Newly Established (Afforestation) - Linear Length		0.00		
50' Stream Buffers Newly Established (Afforestation) - Acreage		0.00		
On-Site Wooded Conservation Credits Required (Acres)		0.00		
On-Site Wooded Conservation Credits Provided (Acres)		0.00		

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 10-31-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

PARCEL 151
OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL: realestate24050@gmail.com

PARCEL 1
OWNER
SAMUEL T. WOOD MARITAL TRUST
2450 RIVA ROAD
ANNAPOLIS, MD 21401
OFFICE TEL: 866-573-4100 Ext. 300
realestate2450@gmail.com
CONTACT: MAUREEN EARP WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

SOILS TABLE

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Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Property Owners Awareness Certificate

I/We Livingston of Fort Washington LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Maureen Earp Wood, Manager 09/16/2020
Owner or Owners Representative Date

Prince George's County Planning Department
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-054-03

	Approved by	Date	DRD#	Reason for Revision
00	J Stasz	10/21/2003	4-90115	---
01			4-07050	Design changes
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
PLAN VIEW
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/11/2022
SCALE AS SHOWN
DRAWING

TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT.
2. 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 $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTION AND ENFORCEMENT, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-E.
7. THE PROPERTY IS ADJACENT TO LIVINGSTON ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g)
10. WOODLAND PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF THE WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASMENT

TREE PRESERVATION AND RETENTION NOTES

11. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
12. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
13. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING, UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

16. THE DEVELOPER AND/OR BUILDER IS 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 COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
17. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
18. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREE ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

19. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

20. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN 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.
21. 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 LABEL INSTRUCTIONS.
22. 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.
23. WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

AFFORESTATION AND REFORESTATION NOTES

A. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.

B. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGE CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.

C. 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 2 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 OR BUILDER 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 COUNTY.

D. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.

E. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.

F. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.

G. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.

H. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.

RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.

I. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.

   PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

   PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

   IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.
4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL. THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE DIFFERENT SOIL TYPE (IF ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE pH, MAGNESIUM, PHOSPHORUS, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAILS SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRED VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)

YEAR 2-3: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRED VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1	Zone:		C-S-C			
2	Gross Tract:		14.43			Include acreages only in columns for which there is a corresponding zone.
3	Floodplain:		1.02			
4	Previously Dedicated Land:		1.72			
5	Net Tract (NTA):		11.69	0.00	0.00	
6	TCP II or 2 Number			Revision	1	
7	Property Description or Subdivision Name:		Livingston of Fort Washington			
8	TCP1 Number		127-90-01			
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N	Within PFA (Y/N)	Y
10	Break-even Point (preservation acres) =	3.49				
11	Acres of Net Tract clearing permitted w/o reforestation=	6.97				

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12	Existing Woodland on Net Tract (acres)		10.46					
13	Existing Woodland in Floodplain (acres)		1.02					
14	Woodland Conservation Threshold (NTA) =	15.00%	1.75					
15	Smaller of 10 or 12		1.75					
16	Woodland above WCT		8.71					
17	Plan Number: (This must be completed for each phase)		054-03	054-03-01				
18	Revision Number		0	1				
19	Plan Phase or Name:		CVS	LFW				
20	TCP2 Number for this Phase or Section							
21	Revision Number							
22	Status		10/21/2003	Pending				
23	Approval Date							
24	Total area in this application (acres)		2.16	12.27				
25	Floodplain area in this application (acres)		0.00	1.02				
26	Net Tract area in the application (acres)		2.16	11.25				
27	Woodland on the Net Tract for this phase (acres)		0.69	9.77				
28	Woodland in the Floodplain for this phase		0.00	1.02				
29	Woodland Cleared on Net Tract for this phase		0.69	9.04				
30	Woodland Cleared in Floodplain for this phase		0.00	0.45				
31	Off-site Woodland Clearing (1:1)		0.00	0.00				
32	Off-site WCA being provided on this property (preservation)		0.00	0.00				
33	Off-site WCA being provided on this property (afforeforestation)		0.00	0.00				
34	Cummulative acres of Net Tract Woodland cleared		0.69	9.73				
35	Cummulative acres of Floodplain woodland cleared		0.00	0.45				
36	Smaller of 14 or 26		0.69	8.71				
37	Woodland Clearing below WCT		0.00	1.02				
38	Clearing below WCT (2:1 replacement requirement)		0.00	2.05				
39	Replacement for clearing above the WCT (0.25: 1)		0.17	2.18				
40	Replacement for clearing below the WCT (2: 1)		0.00	2.05				
	Afforestation Required Threshold (AFT) =	15.00%	0.00	0.00				
	Cumulative Woodland Conservation Required		**1.93**	**5.40**				

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Requirements

41	Woodland Preservation		0.00	0.73				
42	Afforestation/Reforestation		0.00	0.50				
43	Natural Regeneration		0.41	0.00				
44	Landscape Credits		0.00	0.00				
45	Specimen & Historic Tree (CRZ area)		0.00	0.00				
	Specimen & Historic Tree Credit							
46	Forest Enhancement Acreage		0.00	0.00				
	Forest Enhancement Credit (25% of enhancement area)							
47	Street Tree Credit (Existing or 10-year canopy)		0.00	0.00				
48	Area approved for fee-in-lieu		0.00	0.00				
50	Off-site Woodland Conservation Credits Required		0.00	3.76				
51	Off-site WCA (preservation) being provided on this property		0.00	0.00				
52	Off-site WCA (afforestation) being provided on this property		0.00	0.00				
53	**Cummulative Woodland Conservation Provided**		**0.41**	**5.40**				
54	Woodland saved on this phase but not counted		0.00	0.00				
55	Existing Net Tract Woodland in later phases		9.77	0.00				
56	Requirement Status per Phase							

Prepared by: ASKO MILJKOVIC Signature 10-31-2022 Date

PLANT SCHEDULE (WRA-1)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS/REMARKS
RB	19	RIVER BIRCH	BETULA NIGRA	2 1/2" - 3" CAL.	B & B
SR	19	QUERCUS FALCATA	SOUTHERN RED OAK	2 1/2" - 3" CAL.	B & B
WO	19	QUERCUS PHELLOS	WILLOW OAK	2 1/2" - 3" CAL.	B & B

PLANT SCHEDULE (WRA-2)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS/REMARKS
RB	6	RIVER BIRCH	BETULA NIGRA	2 1/2" - 3" CAL.	B & B
SR	6	QUERCUS FALCATA	SOUTHERN RED OAK	2 1/2" - 3" CAL.	B & B
WO	6	QUERCUS PHELLOS	WILLOW OAK	2 1/2" - 3" CAL.	B & B

Property Owners Awareness Certificate

I/We Livingston of Fort Washington LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative — 09/6/2022 Date

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed Date: 10-31-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-054-03

	Approved by	Date	DRD#	Reason for Revision
00	J Stasz	10/21/2003	4-90115	—
01			4-07050	Design changes
02				
03				
04				
05				
06				

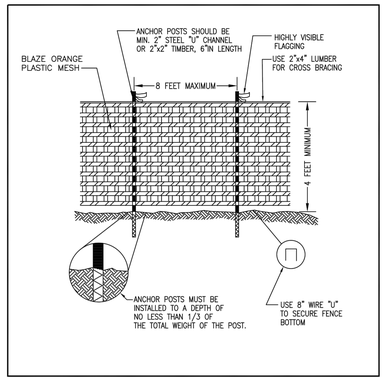
REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
DETAILS AND NOTES
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/11/2022
SCALE AS SHOWN

DRAWING
2 OF 3

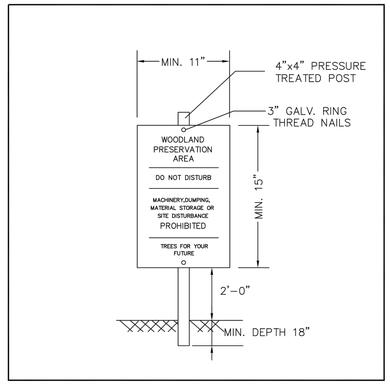


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

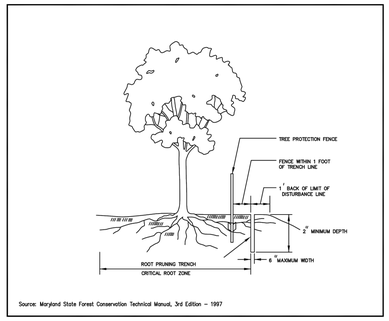


NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

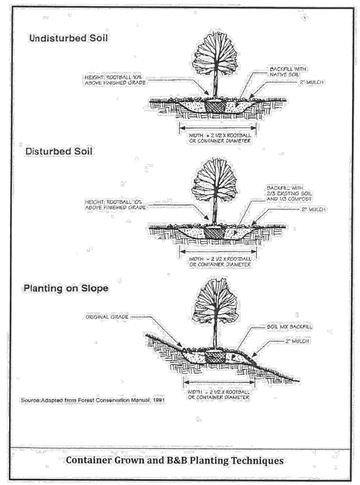
NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010 A-4, DET-10

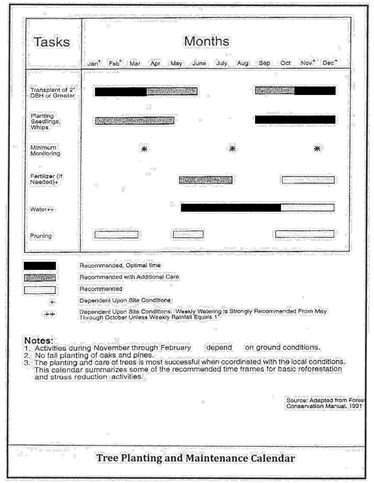
TCP-30.Container Grown and B&B Planting Techniques



Source:Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques

TCP-29.Tree Planting and Maintenance Calendar



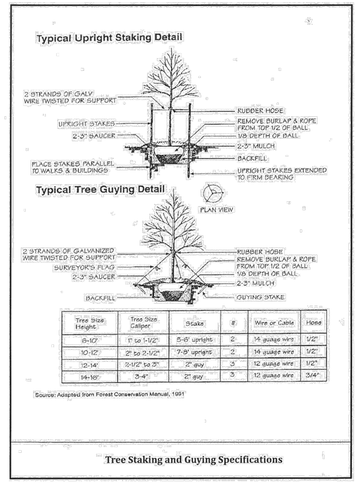
Notes:

1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

TCP-34.Tree Staking and Guying Specifications



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
6'-10"	1" to 1-1/2"	5'-6" uprights	2	14 guage wire	1/2"
10'-12"	2" to 2-1/2"	7'-9" uprights	2	14 guage wire	1/2"
12'-14"	2-1/2" to 3"	2" guy	3	12 guage wire	1/2"
14-16"	3-4"	2" guy	3	12 guage wire	3/4"

Source: Adapted from Forest Conservation Manual, 1991

Tree Staking and Guying Specifications

TCP-35.Site Stocking

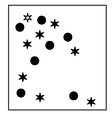
Size	Number Required per Acre	Approximate Spacing feet on center	Survivability Requirement At the end of the second growing season	
Bare Root Seedlings or Whips	700	8 x 8	75%	525
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	500	10 x 10	75%	375
Container Grown 1, 2, 3 Gallon	400	12 x 12	75%	300
Container Grown 5, 7 Gallon or 1" Caliper B & B	300	15 x 15	85%	255
Container Grown 15, 25 Gallon or 1.5 - 2" Caliper B & B	150	20 x 20	100%	150

Notes:

1. These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
2. In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved TCP. They will be evaluated on a case-by-case basis by the approving authority.
3. Spacing does not imply that trees or shrubs must be planted in a grid pattern.

Site Stocking

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



RANDOM

✶ SPECIES 1 ● SPECIES 2

NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSE SITE THAT MIMIC NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERNS

Property Owners Awareness Certificate

I/We Livingston of Fort Washington LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative — Date: 09/16/2020

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed: Date: 10-31-2022

Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-054-03				
	Approved by	**Date**	**DRD#**	**Reason for Revision**
00	**J Stasz**	**10/21/2003**	**4-90115**	**—**
01			**4-07050**	**Design changes**
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON

TREE CONSERVATION PLAN 2

DETAILS AND NOTES

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/11/2022
SCALE AS SHOWN

DRAWING

3 OF 3

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I- Establishing Site Information (Enter acres for each zone)

1	Zone:		C-S-C			
2	Gross Tract:		14.43			Include acreages only in columns
3	Floodplain:		1.02			for which there is a corresponding zone.
4	Previously Dedicated Land:		1.72			
5	Net Tract (NTA):		11.69	0.00	0.00	
6	TCP II or 2 Number			Revision	1	
7	Property Description or Subdivision Name:		Livingston of Fort Washington			
8	TCP1 Number		127-90-01			
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N	Within PFA (Y/N)	Y
10	Break-even Point (preservation acres) =	3.49				
11	Acres of Net Tract clearing permitted w/o reforestion=	6.97				

SECTION II - Determinng Woodland Conservation Requirements (Enter acres for each corresponding column)

12	Existing Woodland on Net Tract (acres)		10.46					
13	Existing Woodland in Floodplain (acres)		1.02					
14	Woodland Conservation Threshold (NTA) =	15.00%	1.75					
15	Smaller of 10 or 12		1.75					
16	Woodland above WCT		8.71					
17	Plan Number: (This must be completed for each phase)		054-03	054-03-01				
18	Revision Number		0	1				
19	Plan Phase or Name:		CVS	LFW				
20	TCP2 Number for this Phase or Section							
21	Revision Number							
22	Status		10/21/2003	Pending				
23	Approval Date							
24	Total area in this application (acres)		2.16	12.27				
25	Floodplain area in this application (acres)		0.00	1.02				
26	Net Tract area in the application (acres)		2.16	11.25				
27	Woodland on the Net Tract for this phase (acres)		0.69	9.77				
28	Woodland in the Floodplain for this phase		0.00	1.02				
29	Woodland Cleared on Net Tract for this phase		0.69	9.04				
30	Woodland Cleared in Floodplain for this phase		0.00	0.45				
31	Off-site Woodland Clearing (1:1)		0.00	0.00				
32	Off-site WCA being provided on this property (preservation)		0.00	0.00				
33	Off-site WCA being provided on this property (aff/reforestation)		0.00	0.00				
34	Cummulative acres of Net Tract Woodland cleared		0.69	9.73				
35	Cummulative acres of Floodplain woodland cleared		0.00	0.45				
36	Smaller of 14 or 26		0.69	8.71				
37	Woodland Clearing below WCT		0.00	1.02				
38	Clearing below WCT (2:1 replacement requirement)		0.00	2.05				
39	Replacement for clearing above the WCT (0.25 : 1)		0.17	2.18				
40	Replacement for clearing below the WCT (2 : 1)		0.00	2.05				
39	Afforestation Required Threshold (AFT) =	15.00%	0.00	0.00				
40	**Cumulative Woodland Conservation Required**		**1.93**	**5.40**				

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Requirements

41	Woodland Preservation	0.00	0.73				
42	Afforestation/Reforestation	0.00	0.50				
43	Natural Regeneration	0.41	0.00				
44	Landscape Credits	0.00	0.00				
45	Specimen & Historic Tree (CRZ area)	0.00	0.00				
	Specimen & Historic Tree Credit						
46	Forest Enhancement Acreage	0.00	0.00				
	Forest Enhancement Credit (25% of enhancement area)						
47	Street Tree Credit (Existing or 10-year canopy)	0.00	0.00				
48	Area approved for fee-in-lieu	0.00	0.00				
50	Off-site Woodland Conservation Credits Required	0.00	3.76				
51	Off-site WCA (preservation) being provided on this property	0.00	0.00				
52	Off-site WCA (afforestation) being provided on this property	0.00	0.00				
53	**Cummulative Woodland Conservation Provided**	**0.41**	**5.40**				

54	Woodland saved on this phase but not counted	0.00	0.00				
55	Existing Net Tract Woodland in later phases	9.77	0.00				
56	Requirement Status per Phase						

Prepared by: ASKO MILJKOVIC

Signature

10-31-2022

Date

LIVINGSTON OF FORT WASHINGTON

Detailed Site Plan

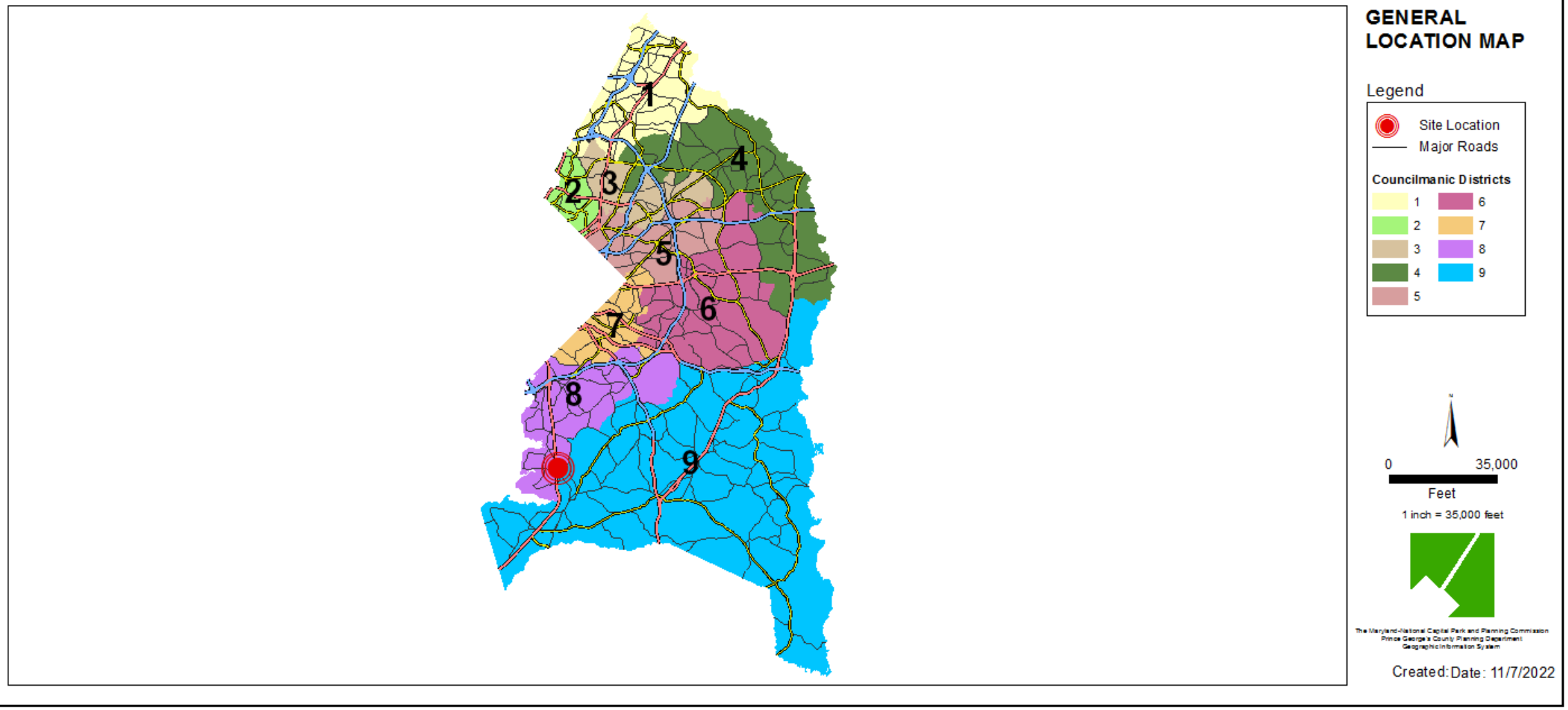
Staff Recommendation: APPROVAL with conditions



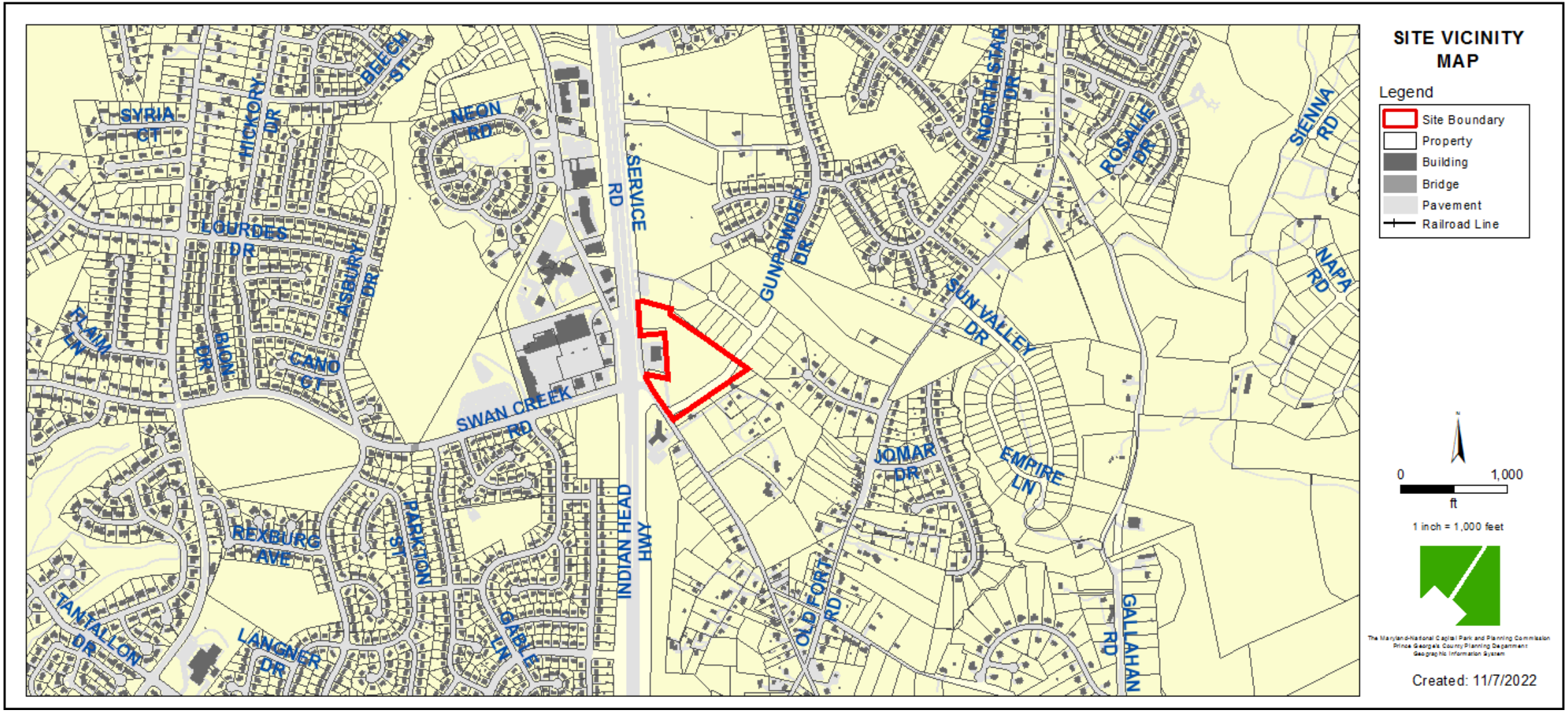
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



SITE VICINITY MAP

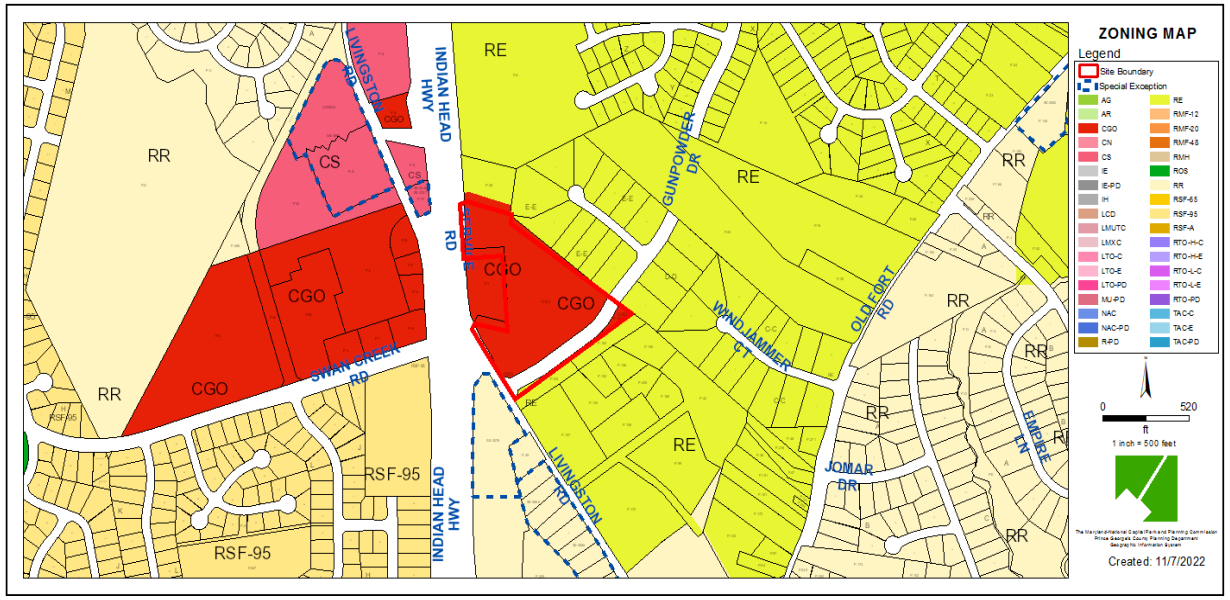


ZONING MAP (CURRENT & PRIOR

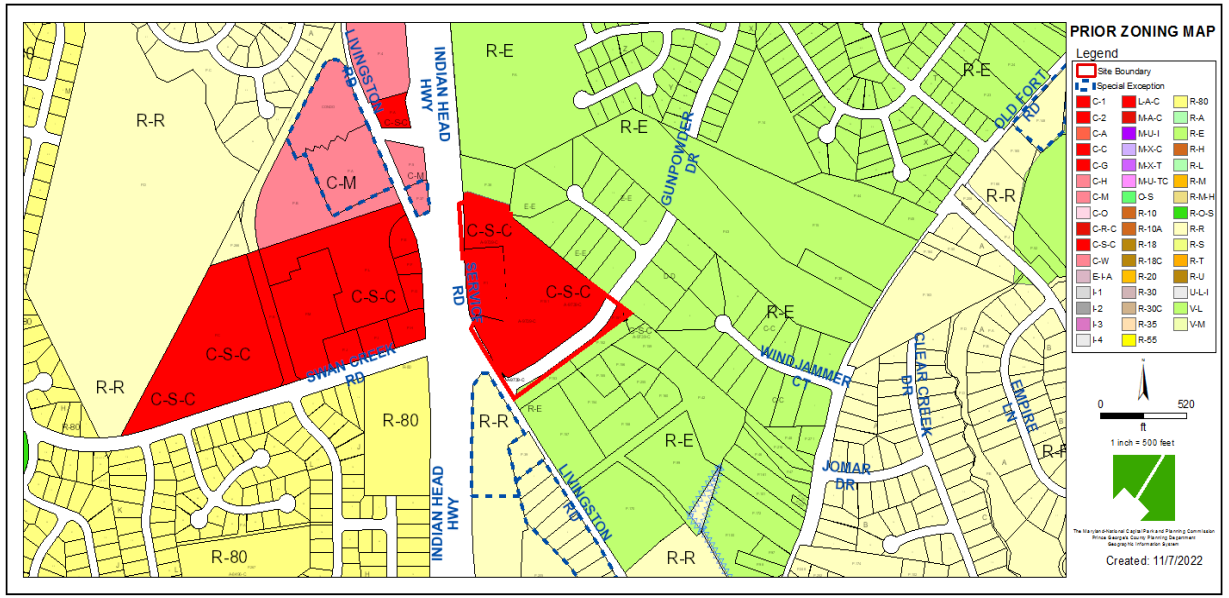
Property Zone: CGO

Prior Zone: C-S-C

CURRENT ZONING MAP

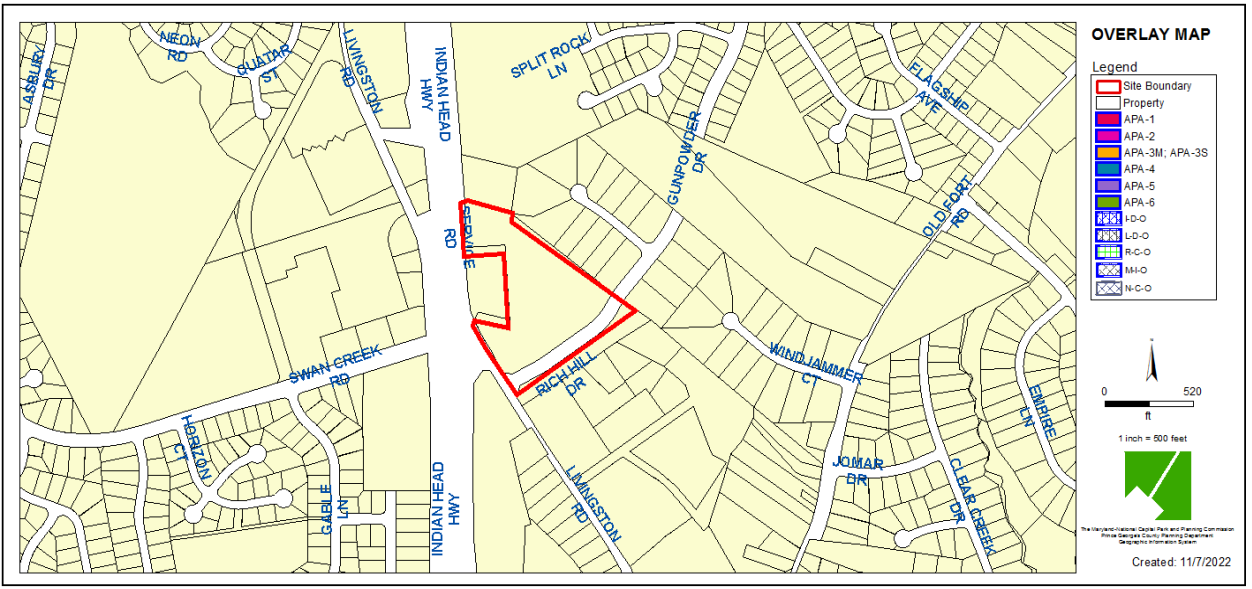


PRIOR ZONING MAP

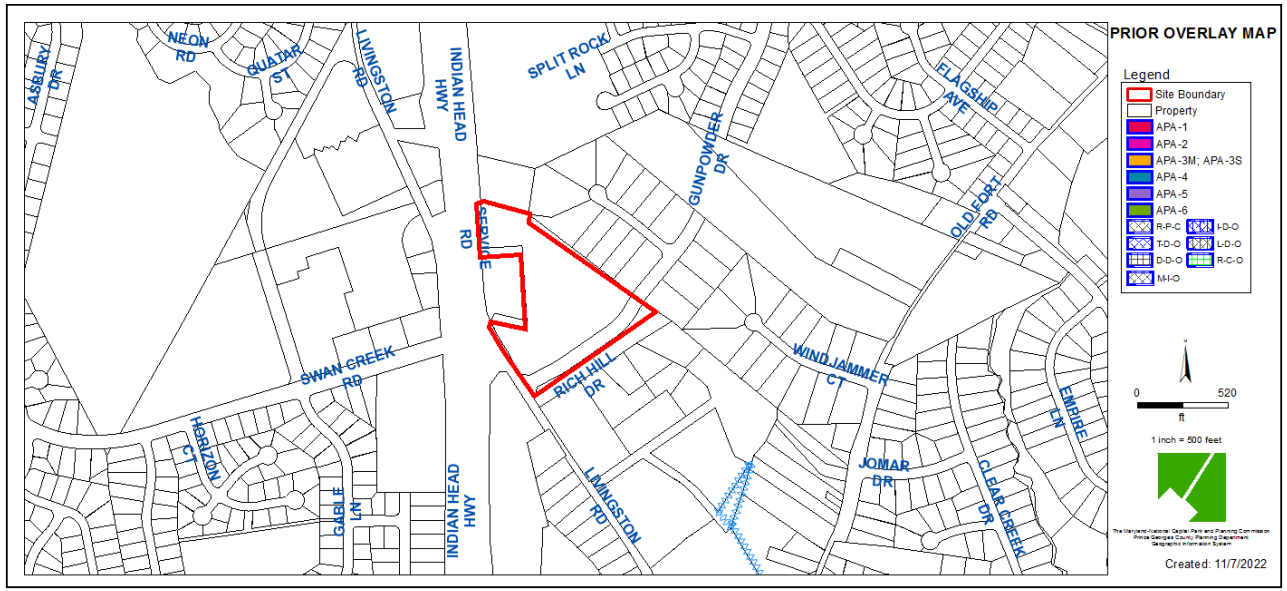


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



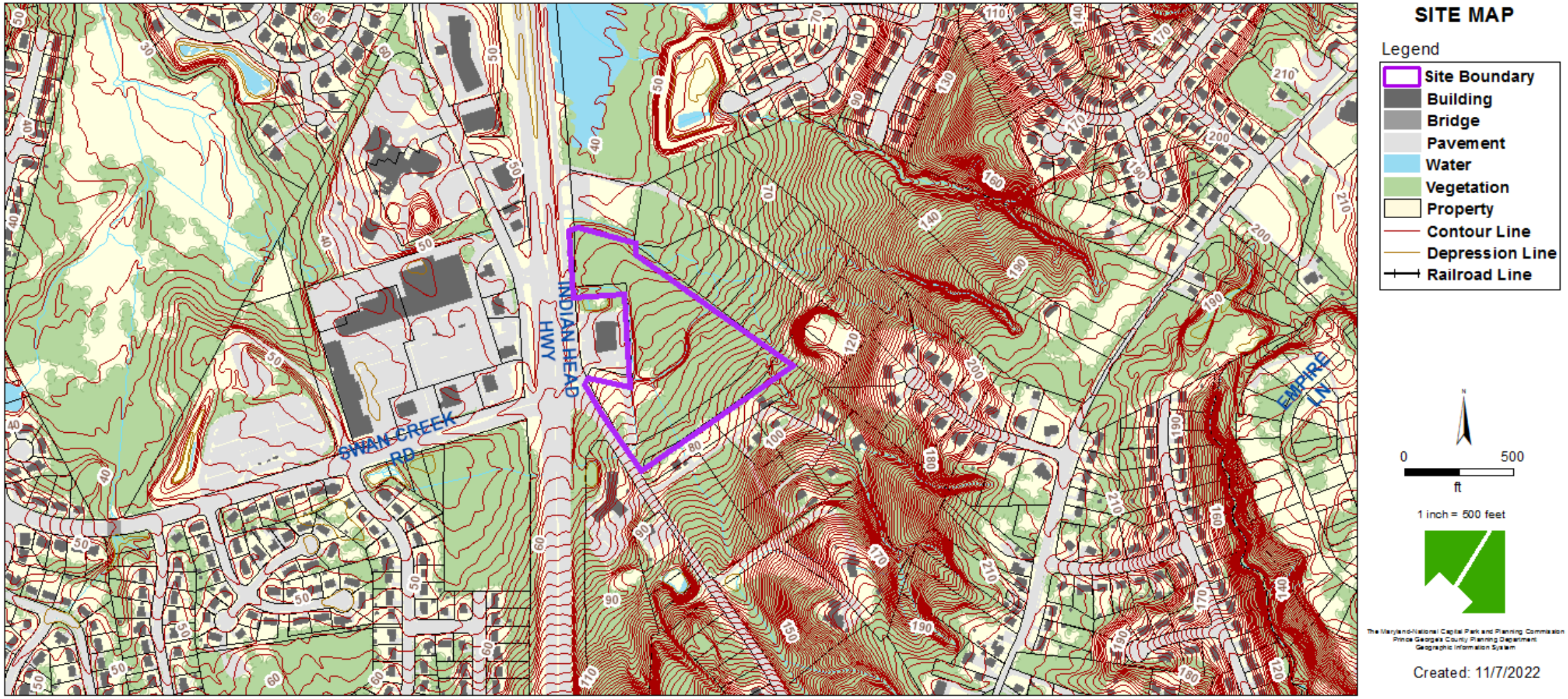
PRIOR OVERLAY MAP



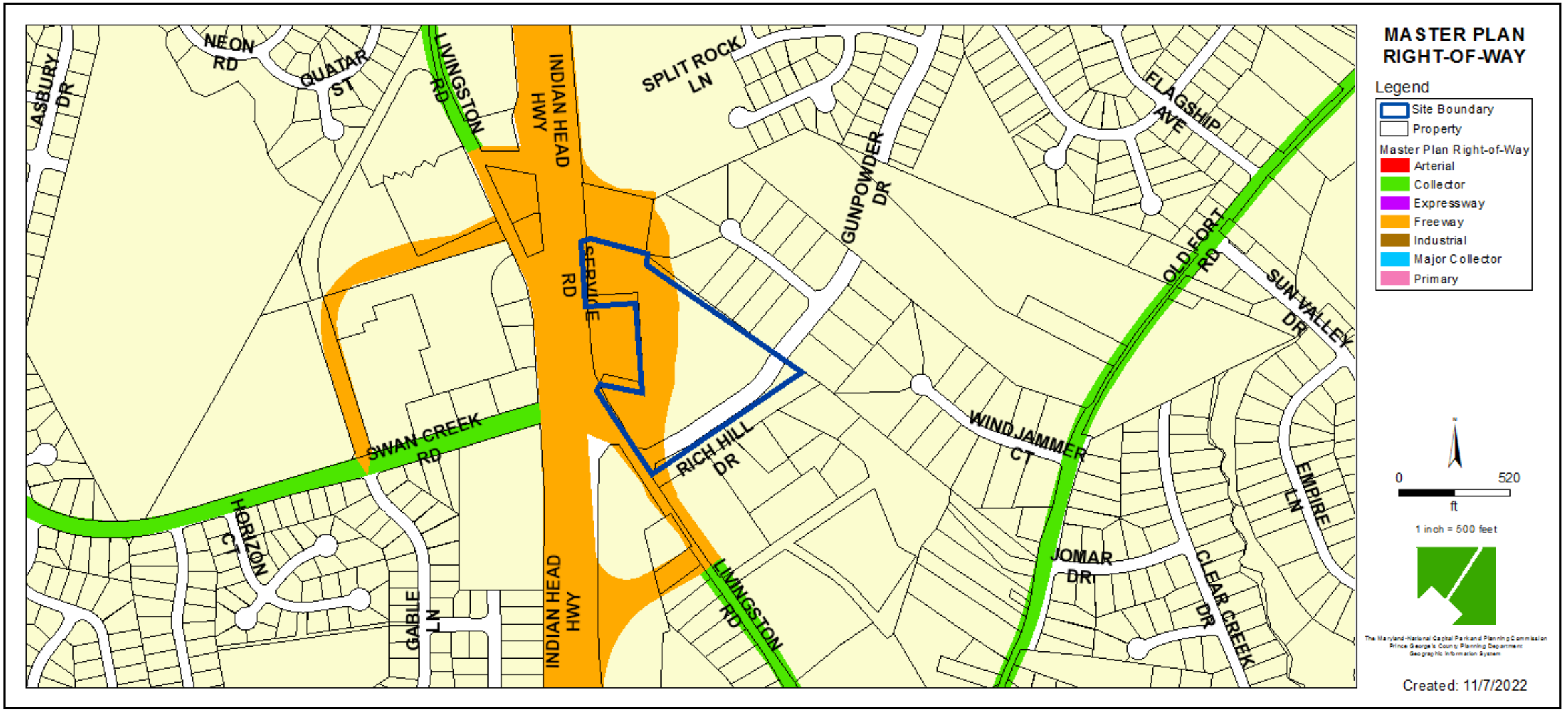
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2021
0
500
ft
1 inch = 500 feet
Created: 11/7/2022
ASBURY DR
NEON RD
QUATAR ST
LIVINGSTON RD
INDIAN HEAD HWY
SPLIT ROCK LN
REDWOOD DR
FLAGSHIP AVE
OLD FORT RD
SWAN CREEK RD
RICH HILL DR
WINDJAMMER CT
EMPIRE LN
HORIZON CT
CABLE LN
JOMAR DR
CLEAR CREEK DR
LIVINGSTON RD

SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
INDIAN HEAD HWY
SWAN CREEK RD
EMPIRE LN
0
500
ft
1 inch = 500 feet
Created: 11/7/2022

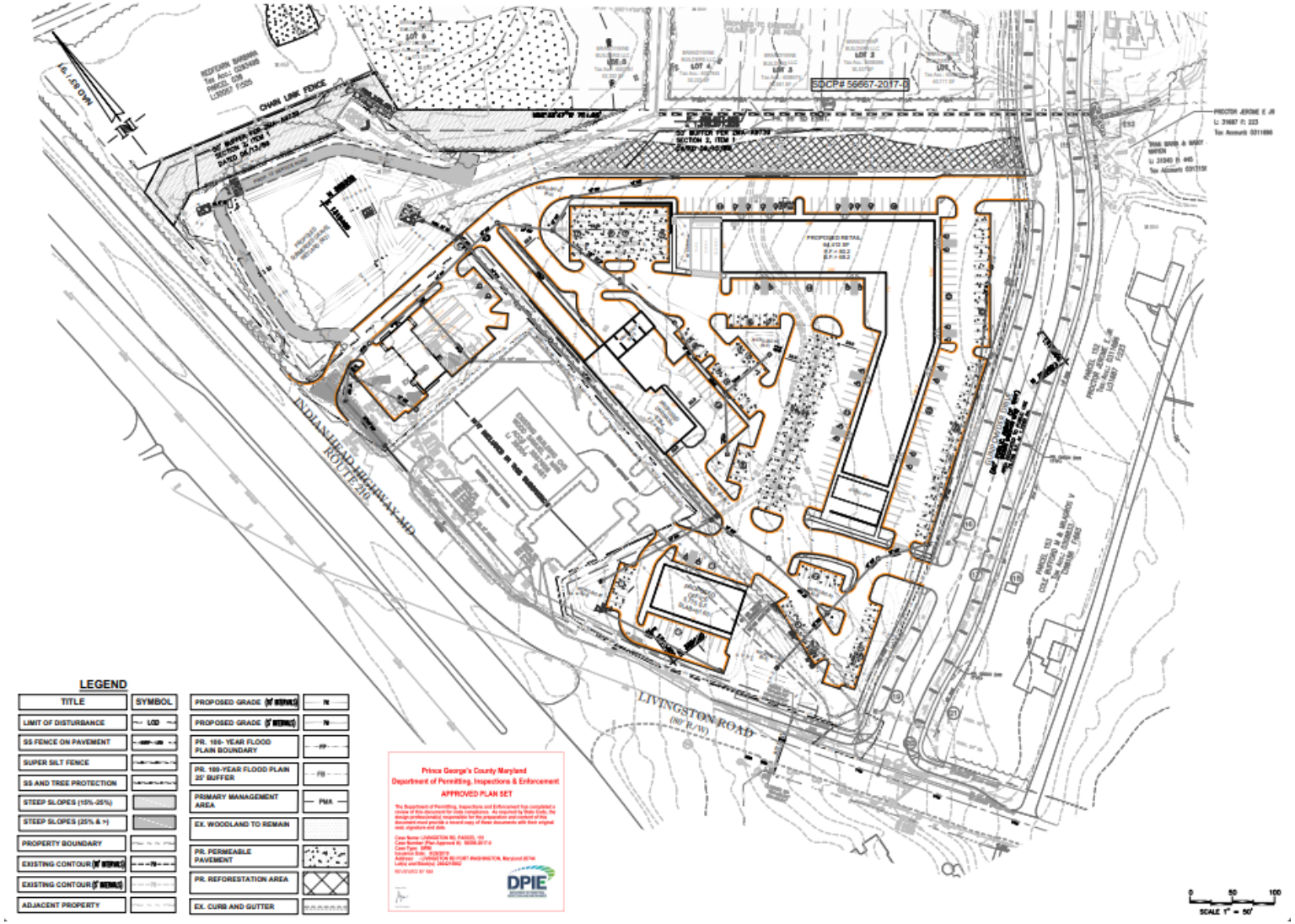
MASTER PLAN RIGHT-OF-WAY MAP



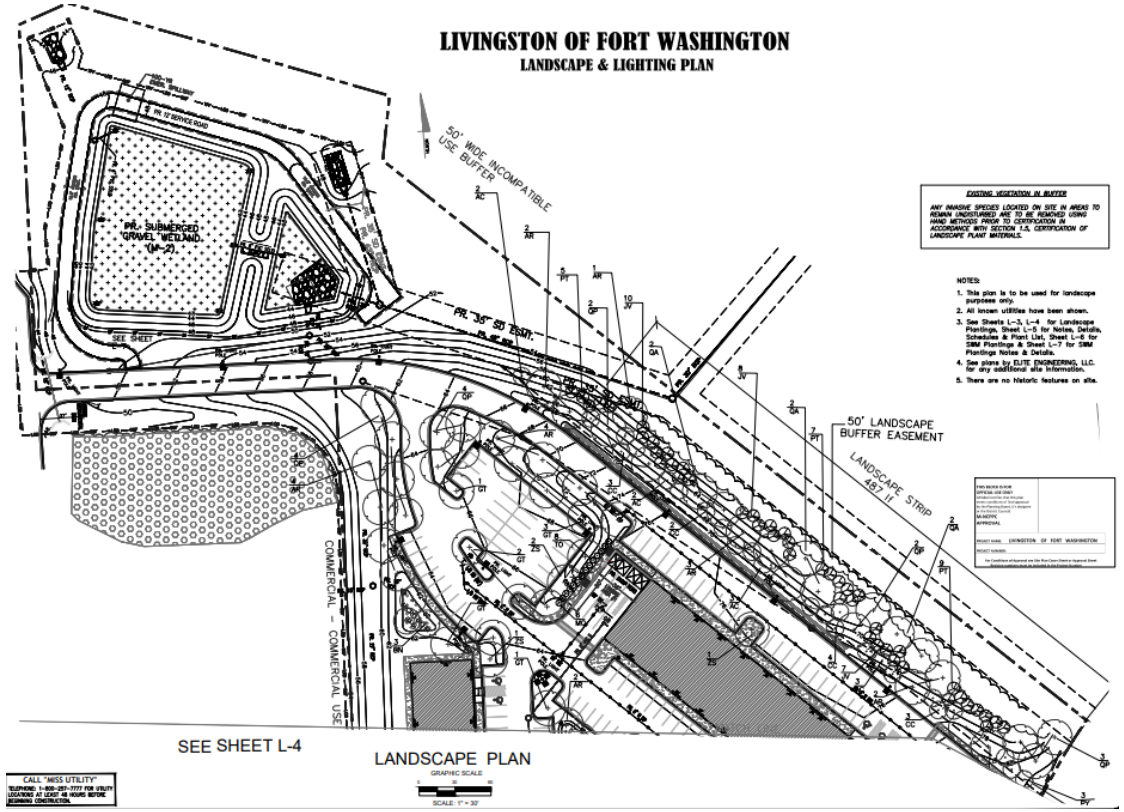
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

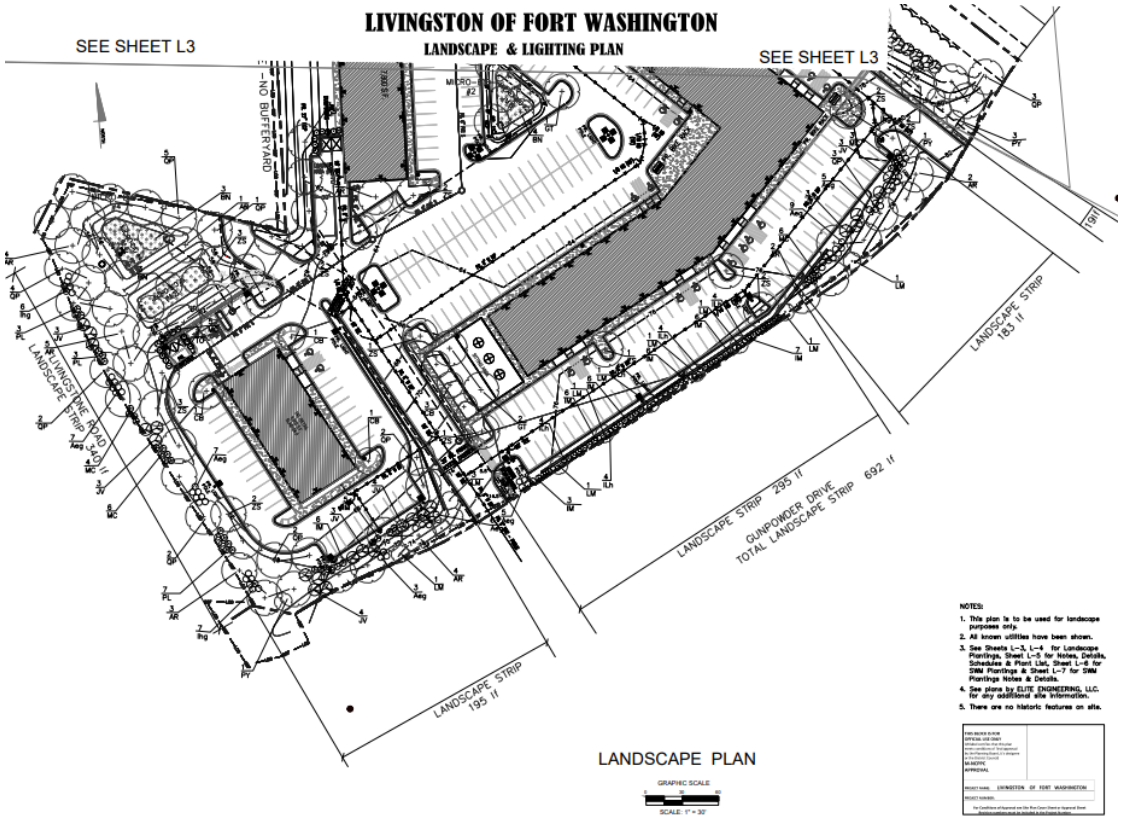


DETAILED SITE PLAN

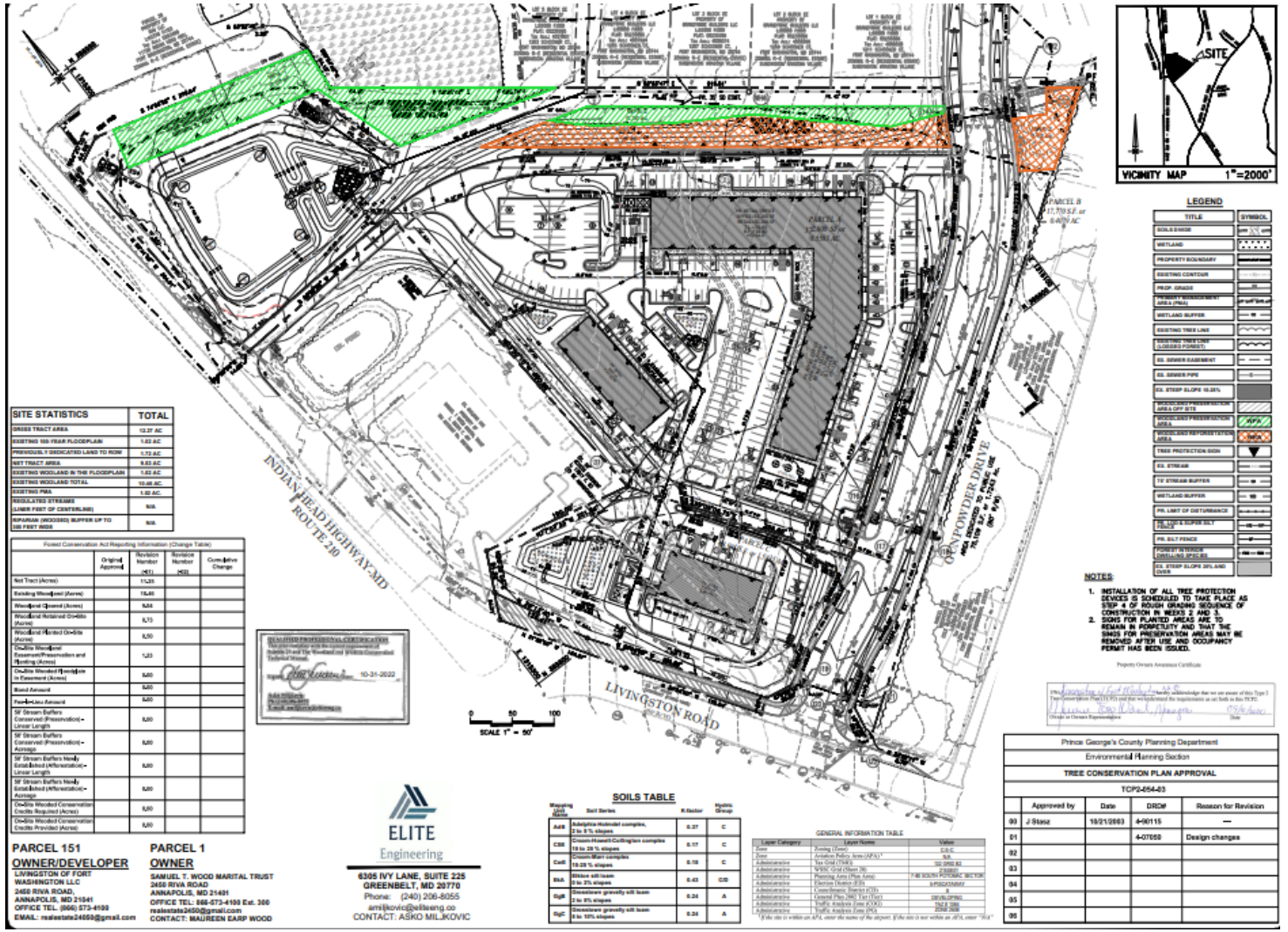


LANDSCAPE PLAN

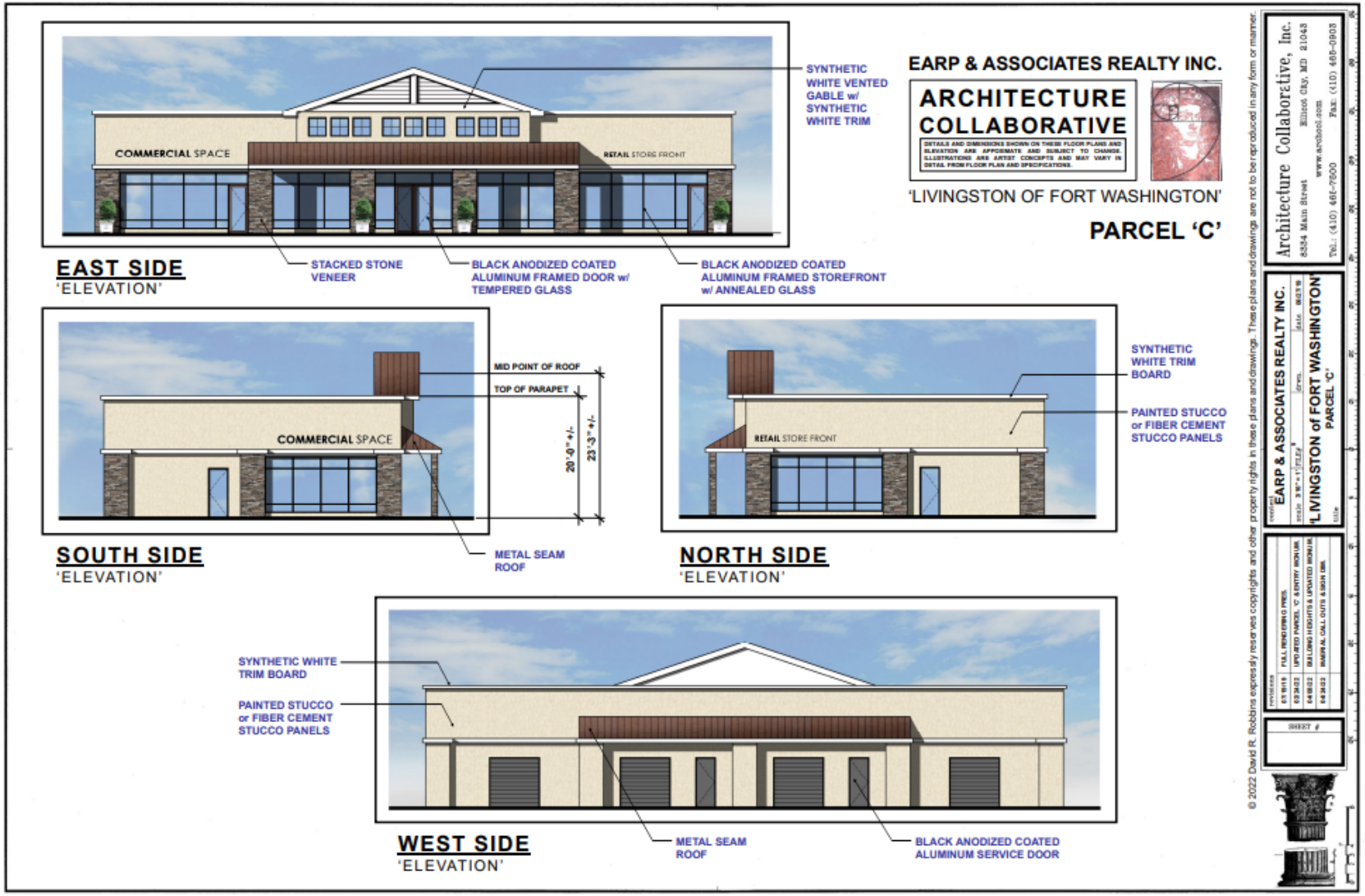




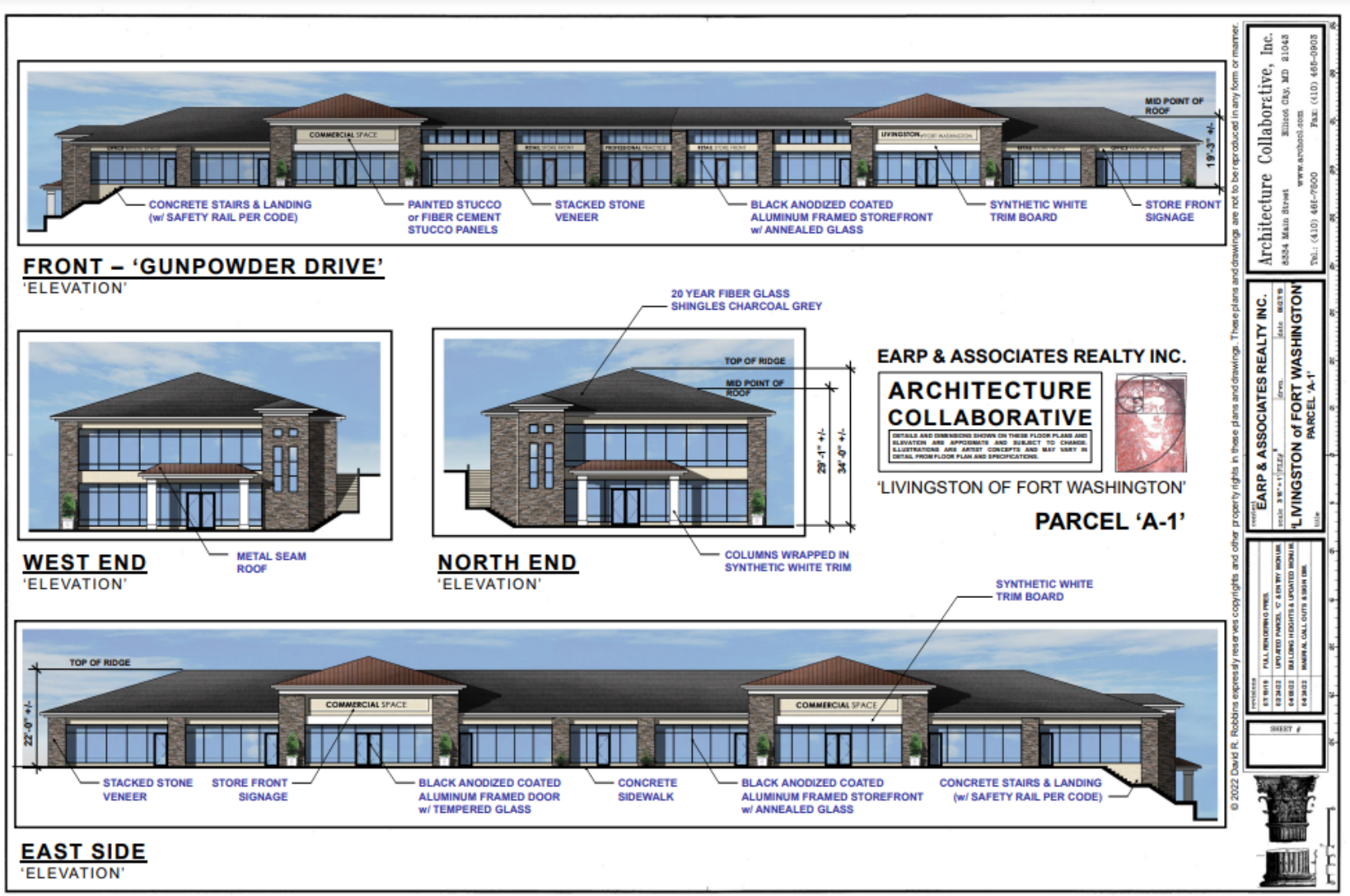
TYPE II TREE CONSERVATION PLAN



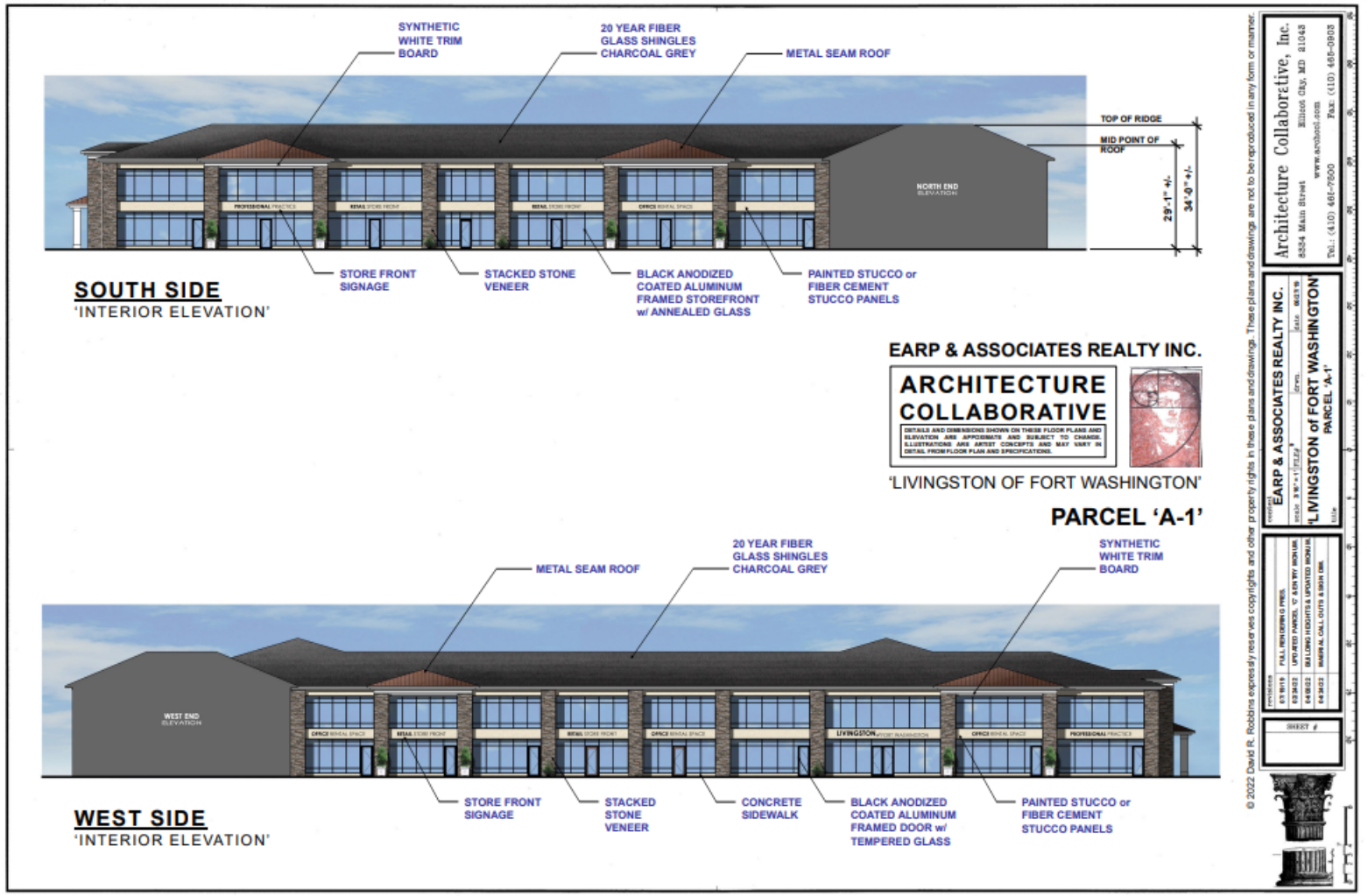
EXTERIOR ARCHITECTURE ELEVATIONS



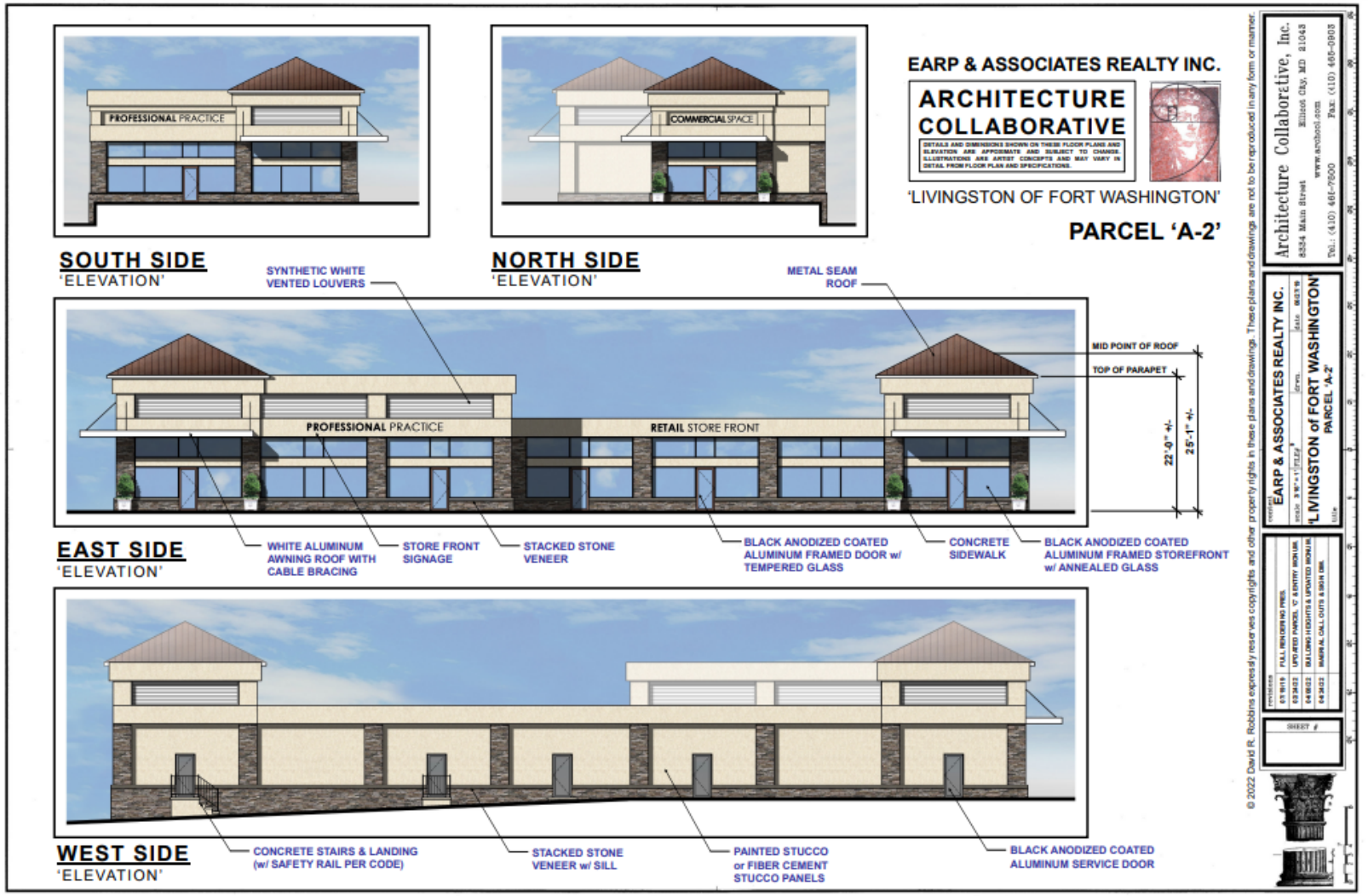
EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

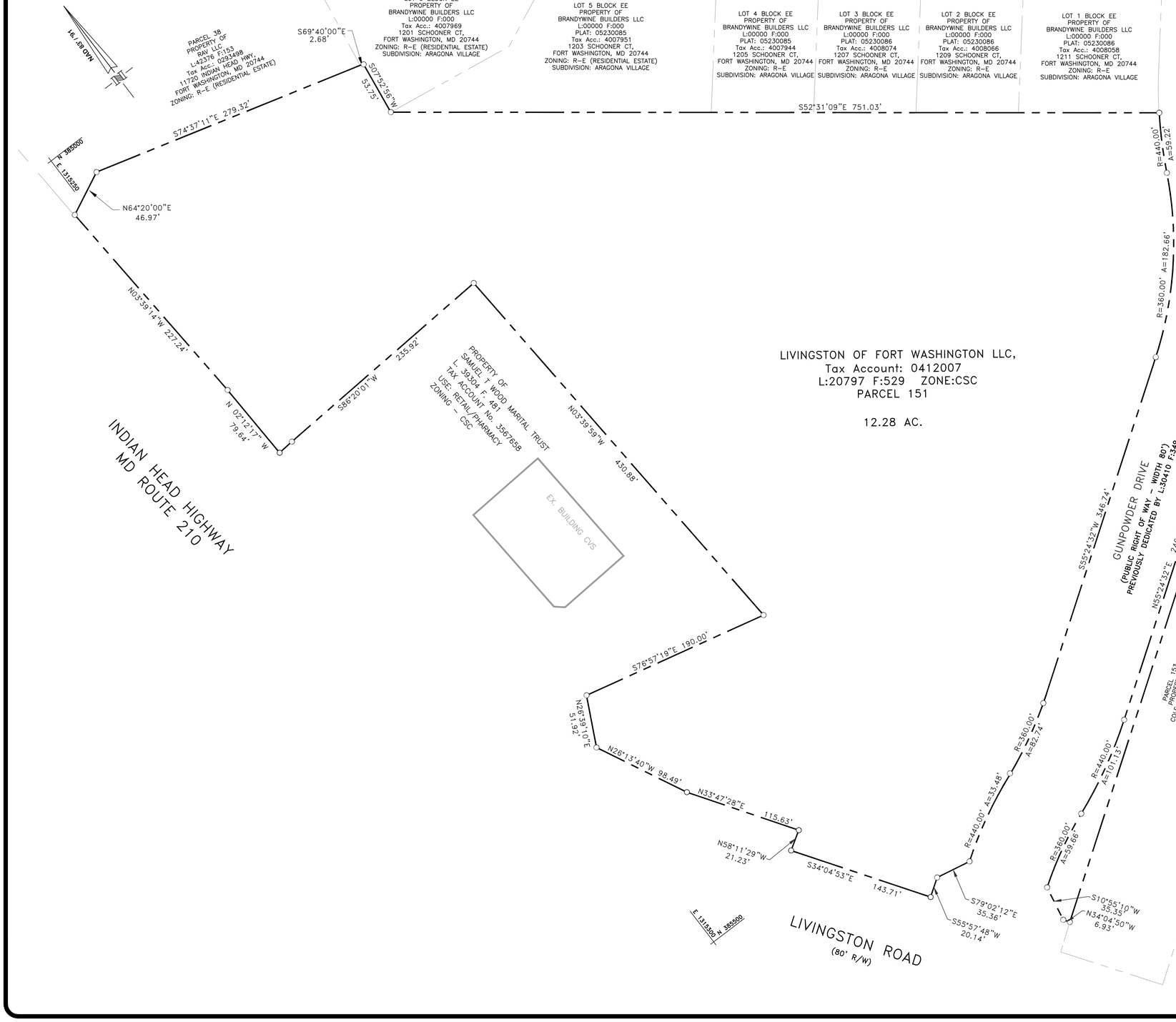
- DSP- Conditions
- TCPII-Conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 5/16/20
- Acceptance Mailing 10/7/20



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SAMUEL T. WOOD AND THE ESTATE OF ROBERT W. AMMANN TO LIVINGSTON OF FORT WASHINGTON, LLC, BY DEED DATED DECEMBER 6, 2004 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 20797 AT FOLIO 529.

7/14/2022
DATE

SIGNATURE

REVISIONS	BY

ELITE
Engineering

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD. 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
PROPERTY BOUNDARY SURVEY

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

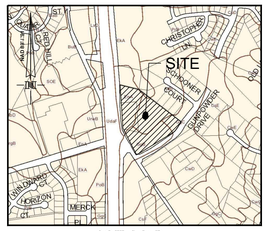
DRAWN	AT
CHECKED	AM
DATE	9/18/2020
SCALE	AS SHOWN
DRAWING	

1 OF 1

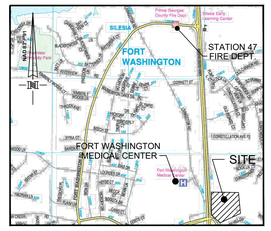
PRELIMINARY PLAN OF SUBDIVISION
LIVINGSTON OF FORT WASHINGTON
#4-07050

LOCATION OF SITE

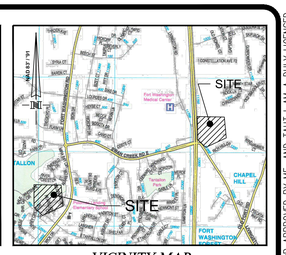
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 1000'



EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6

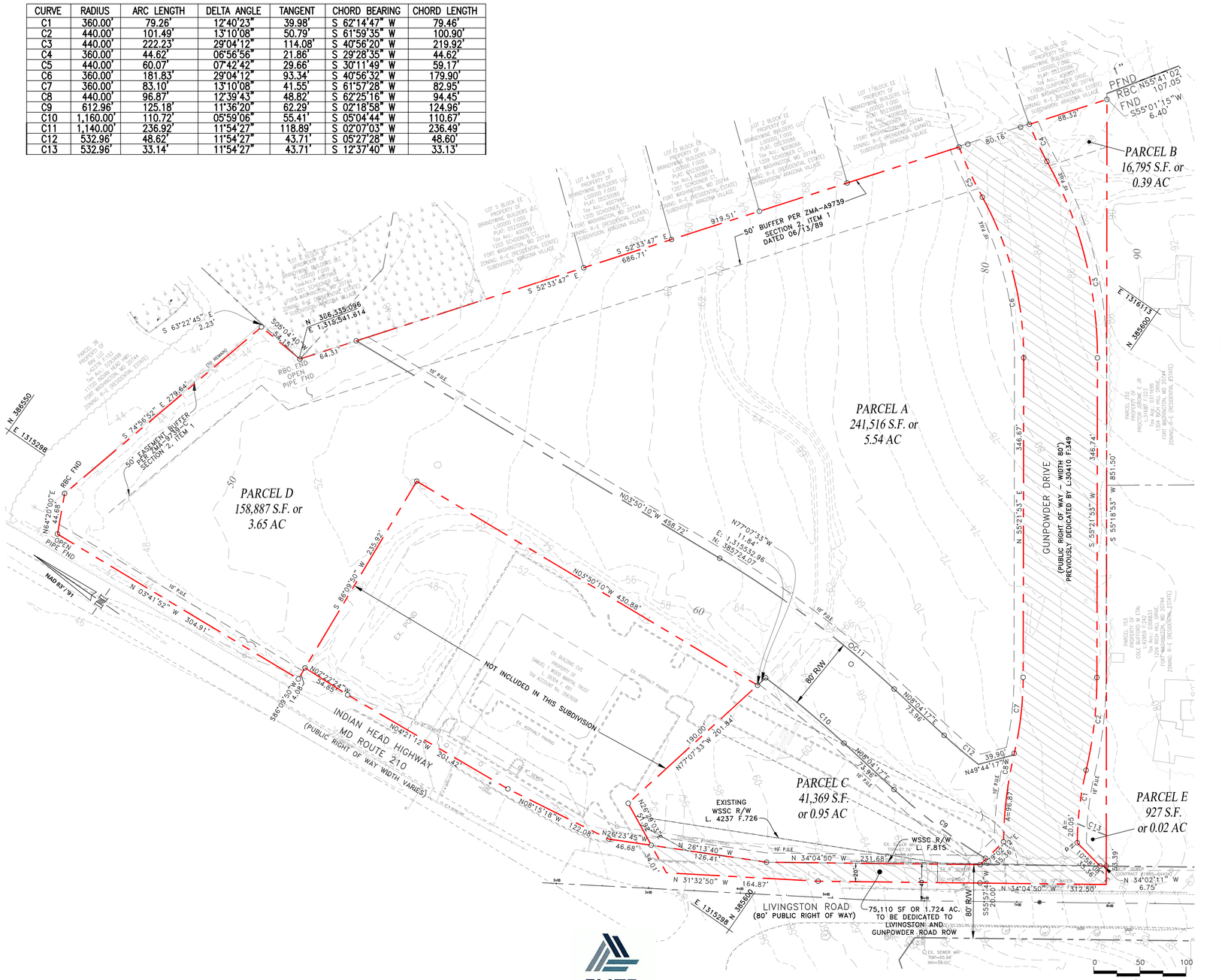


VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51, GRID E-3 TO F-3
SCALE: 1" = 2000'

GENERAL NOTES:

1. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON, LLC
   LIBER 20797, FOLIO 529, PARCEL 151
2. TAX MAP 132, GRID B2
3. WSSC 200 SHEET NO. 215SE01
4. PURPOSE OF SUBDIVISION: COMMERCIAL DEVELOPMENT.
5. PRIOR APPROVALS: SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
6. SITE GROSS AREA: 12.27 ACRES/NET AREA: 10.55 ACRES
7. NET DEVELOPABLE AREA OUTSIDE PMA: 9.53 ACRES
8. 1.02 ACRES OF ENVIRONMENTAL REGULATED FEATURES (FLOODPLAIN).
9. 1.02 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
10. AGREEMENT AND PROPOSAL: N/A
11. DISTANCE TO NEAREST INTERSECTING STREET: 450'
12. NORTH ARROW AND SCALE: NAD83, 1:50 SCALE
13. TOTAL AREA: 12.27 AC.
14. ENTIRE PROPERTY OUTLINED IN RED: YES
15. FLOODPLAIN WAIVER: N/A
16. ACREAGE OF ROAD DEDICATION: 75,110 SF OR 1.724 AC.
17. EXISTING ZONING/USE: CGO (COMMERCIAL, GENERAL, AND OFFICE), THE PROPERTY WAS ZONED CSC AT THE TIME OF PRELIMINARY PLAN APPROVAL.
18. PROPOSED USE: COMMERCIAL
19. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL): N/A
20. DENSITY CALCULATION (RESIDENTIAL ONLY): N/A
21. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
22. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET: N/A
23. SUSTAINABLE GROWTH TIER: YES, 1
24. MILITARY INSTALLATION OVERLAY ZONE: NO
25. CENTER/CORRIDOR LOCATION: NO
26. GROSS FLOOR AREA:
    EXISTING = 0 SF OF COMMERCIAL DEVELOPMENT
    PROPOSED = 80,000 SF OF COMMERCIAL DEVELOPMENT
27. STORMWATER MANAGEMENT CONCEPT:56598-2017-0
28. EXISTING SEWER AND WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER AND WATER CATEGORIES:
    SEWER - 3
    WATER - 3
29. METHOD OF SEWAGE DISPOSAL: PUBLIC
30. AVIATION POLICY AREA: N/A
31. MANDATORY PARK DEDICATION REQUIREMENT: N/A
32. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
33. HISTORIC SITES ON OR IN THE VICINITY: NO
34. TYPE ON CONSERVATION PLAN: TCP1-127-90-01
35. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
36. WETLANDS: NO
37. STREAMS: NO
38. SOILS:
    AdB - ADELPHIA-HOLMDEL COMPLEX, 2% to 5% SLOPES
    CSE - CROOM-HOWELL-COLLINGTON COMPLEX, 15% to 25% SLOPES
    CwE - CROOM-MARR COMPLEX, 15% to 25% SLOPES
    EkA - ELKTON SILT LOAM, 0% to 2% SLOPES
    GgB - GROSSTOWN GRAVELLY SILT LOAM, 5% to 10% SLOPES
39. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	360.00'	79.26'	12°40'23"	39.98'	S 62°14'47" W	79.46'
C2	440.00'	101.49'	13°10'08"	50.79'	S 61°59'35" W	100.90'
C3	440.00'	222.23'	29°04'12"	114.08'	S 40°56'20" W	219.92'
C4	360.00'	44.62'	06°56'56"	21.86'	S 29°28'35" W	44.62'
C5	440.00'	60.07'	07°42'42"	29.66'	S 30°11'49" W	59.17'
C6	360.00'	181.83'	29°04'12"	93.34'	S 40°56'32" W	179.90'
C7	360.00'	83.10'	13°10'08"	41.55'	S 61°57'28" W	82.95'
C8	440.00'	96.87'	12°39'43"	48.82'	S 62°25'16" W	94.45'
C9	612.96'	125.18'	11°36'20"	62.29'	S 02°18'58" W	124.96'
C10	1,160.00'	110.72'	05°59'06"	55.41'	S 05°04'44" W	110.67'
C11	1,140.00'	236.92'	11°54'27"	118.89'	S 02°07'03" W	236.49'
C12	532.96'	48.62'	11°54'27"	43.71'	S 05°27'28" W	48.60'
C13	532.96'	33.14'	11°54'27"	43.71'	S 12°37'40" W	33.13'



OWNER / DEVELOPER
LIVINGSTON OF FORT WASHINGTON, LLC
P.O. BOX 581
RIVA, MD 21140
TEL.: 866-573-4100 x300
EMAIL: realestate2450@gmail.com
CONTACT: MAUREEN E WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY
APPLICATION NAME: Livingston of Fort Washington
APPLICATION #: 4-07050
TCP #: TCP1-127-90-01
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #07-233 ADOPTED ON January 5, 2009.
SIGNATURE APPROVAL DATE:
Antoine Heath
Authorized Signature

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. 28003, EXPIRATION 10/16/2022

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
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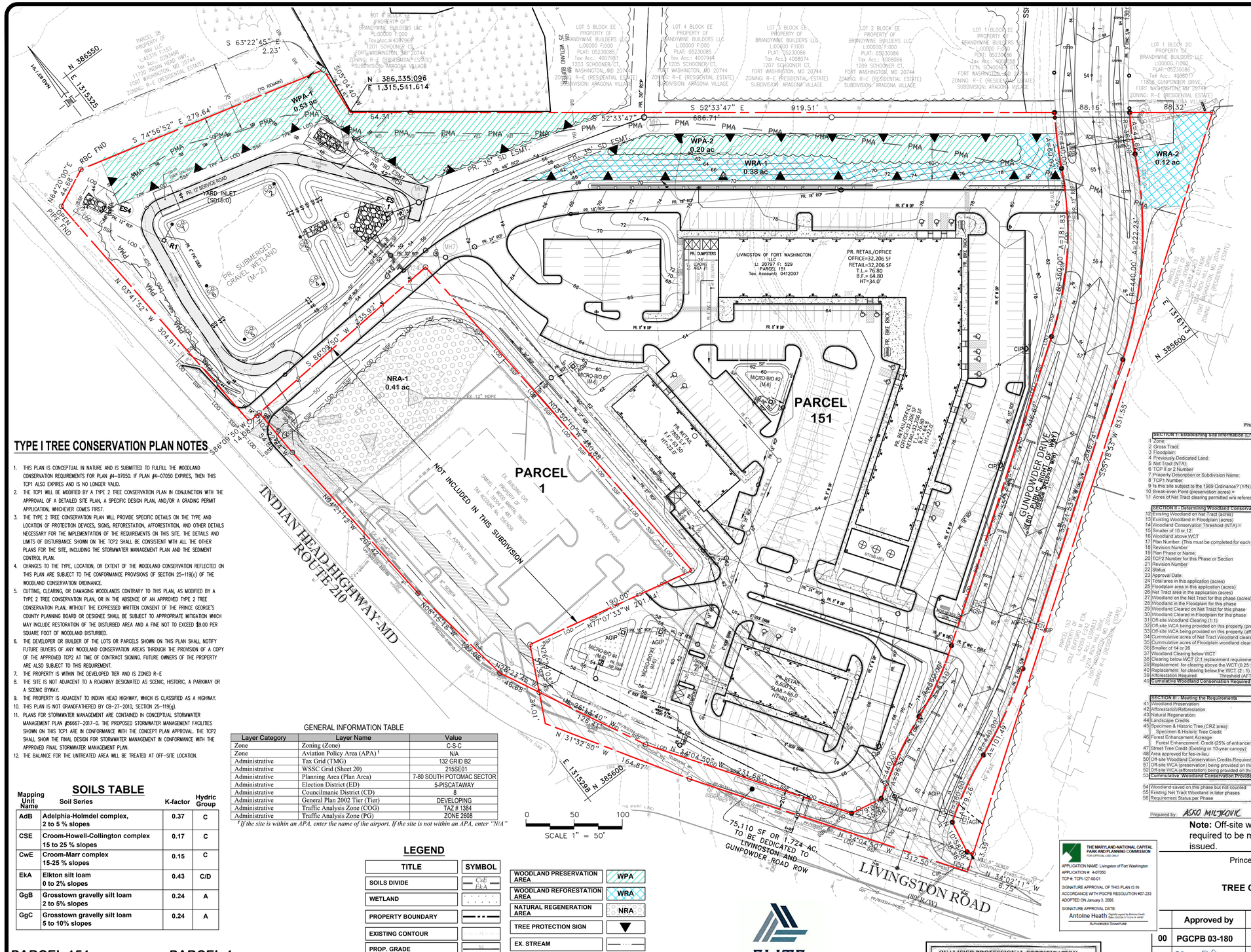
GREENBELT, MD, 20770
(240)206-8055

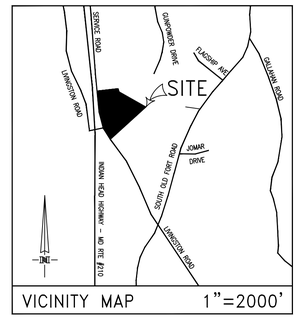
STATE OF MARYLAND — ASKO MILJKOVIC — 28003 — PROFESSIONAL ENGINEER
07-29-2022

LIVINGSTON OF FORT WASHINGTON
PRELIMINARY PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	07/29/2022
SCALE	AS SHOWN
DRAWING	

1 OF 1





SITE STATISTICS	TOTAL
GR0SS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.96 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

TYPE I TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PLAN #4–07050. IF PLAN #4–07050 EXPIRES, THEN THIS TCP1 ALSO EXPIRES AND IS NO LONGER VALID.
2. THE TCP1 WILL BE MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN IN CONJUNCTION WITH THE APPROVAL OF A DETAILED SITE PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT APPLICATION, WHICHEVER COMES FIRST.
3. THE TYPE 2 TREE CONSERVATION PLAN WILL PROVIDE SPECIFIC DETAILS ON THE TYPE AND LOCATION OF PROTECTION DEVICES, SIGNS, REFORESTATION, AFFORESTATION, AND OTHER DETAILS NECESSARY FOR THE IMPLEMENTATION OF THE REQUIREMENTS ON THIS SITE. THE DETAILS AND LIMITS OF DISTURBANCE SHOWN ON THE TCP2 SHALL BE CONSISTENT WITH ALL THE OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE SEDIMENT CONTROL PLAN.
4. CHANGES TO THE TYPE, LOCATION, OR EXTENT OF THE WOODLAND CONSERVATION REFLECTED ON THIS PLAN ARE SUBJECT TO THE CONFORMANCE PROVISIONS OF SECTION 25–119(c) OF THE WOODLAND CONSERVATION ORDINANCE.
5. CUTTING, CLEARING, OR DAMAGING WOODLANDS CONTRARY TO THIS PLAN, AS MODIFIED BY A TYPE 2 TREE CONSERVATION PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 2 TREE CONSERVATION PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD OR DESIGNEE SHALL BE SUBJECT TO APPROPRIATE MITIGATION WHICH MAY INCLUDE RESTORATION OF THE DISTURBED AREA AND A FINE NOT TO EXCEED $9.00 PER SQUARE FOOT OF WOODLAND DISTURBED.
6. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THE APPROVED TCP2 AT TIME OF CONTRACT SIGNING. FUTURE OWNERS OF THE PROPERTY ARE ALSO SUBJECT TO THIS REQUIREMENT.
7. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R–E
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
9. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY, WHICH IS CLASSIFIED AS A HIGHWAY.
10. THIS PLAN IS NOT GRANDFATHERED BY CB–27–2010, SECTION 25–119(g).
11. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN #56667–2017–0. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS TCP1 ARE IN CONFORMANCE WITH THE CONCEPT PLAN APPROVAL. THE TCP2 SHALL SHOW THE FINAL DESIGN FOR STORMWATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.
12. THE BALANCE FOR THE UNTREATED AREA WILL BE TREATED AT OFF–SITE LOCATION.

SOILS TABLE

Mapping Unit Name	Soil Series	K-factor	Hydric Group
AdB	Adelphia-Holmdel complex, 2 to 5 % slopes	0.37	C
CSE	Croom-Howell-Collington complex 15 to 25 % slopes	0.17	C
CwE	Croom-Marr complex 15-25 % slopes	0.15	C
EkA	Elkton silt loam 0 to 2% slopes	0.43	C/D
GgB	Grosstown gravelly silt loam 2 to 5% slopes	0.24	A
GgC	Grosstown gravelly silt loam 5 to 10% slopes	0.24	A

GENERAL INFORMATION TABLE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA) [1]	N/A
Administrative	Tax Grid (TMG)	132 GRID B2
Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	7-80 SOUTH POTOMAC SECTOR
Administrative	Election District (ED)	5-PISCATAWAY
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] *If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"*

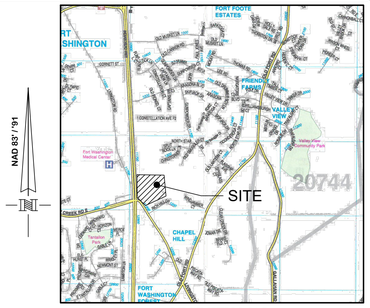
LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE / EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
PROPOSED TREE LINE	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
NATURAL REGENERATION AREA	NRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
PR. LIMIT OF DISTURBANCE	LOD
PR. SILT FENCE	SF
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. LOD & TEMP TREE PROTECTION	LOD TP
RIGHT OF WAY RO

DETAILED SITE PLAN
FOR
LIVINGSTON OF FORT WASHINGTON
SUBD #4-07050
DSP #20030

LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
5TH ELECTION DISTRICT



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 51&52, GRID E-2 TO E-5
SCALE: 1" = 2000'

GENERAL NOTES

1. SUBDIVISION: LIVINGSTON OF FORT WASHINGTON
2. OWNER / DEED REFERENCE
   LIVINGSTON OF FORT WASHINGTON
   LIBER: 20797 , FOLIO: 529, PARCEL: 151
3. GROSS TRACT AREA: 12.27 AC.
4. DEDICATED TO PUBLIC R-O-W (GUNPOWDER DRIVE): 1.56 AC.
5. NET TRACT AREA: 10.55 AC
6. EXISTING ZONING: CGO (COMMERCIAL, GENERAL AND OFFICE)
7. TOTAL PARCELS = 3 (A,B,AND C)
8. PROPOSED OFFICE AND RETAIL AREA

TOTAL PROPOSED OFFICE =	32,206 SF (PARCEL A)
TOTAL PROPOSED RETAIL =	32,206 SF (PARCEL A)
	7,800 SF (PARCEL A)
	6,600 SF (PARCEL C)
TOTAL PROPOSED=	78,812 SF

9. WSSC 200 SHEET NO. 215SE01 & 215SE02
10. TAX MAP #132, GRID B2, PARCEL 151
11. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA
12. EXISTING SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    PROPOSED SEWER & WATER CATEGORIES:
    SEWER - 3
    WATER - 3
13. SITE DEVELOPMENT CONCEPT APPROVAL #56598-2017-0
14. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
15. THERE ARE NO CEMETERIES WITHIN OR ADJACENT TO THE SITE.
16. LIVINGSTON ROAD IS A HISTORIC ROAD.
17. THERE IS NO EXISTING STREAM OR WETLANDS ON SITE
18. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA.
19. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
20. EX. 2 FT. TOPO BY GOODE SURVEYS, LLC., DATED JUNE 2019.
21. APPLICANT: LIVINGSTON OF FORT WASHINGTON LLC, 2450 RIVA ROAD, ANNAPOLIS, MD 21041 (OWNER)

PARKING REQUIREMENTS

OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 32,206 SF
PARKING REQUIREMENT:
4 SP. PER 1000 SF FOR 1ST 2,000 SF: 2,000/250 = 8
1 SP. PER 400 SF ABOVE 2,000 SF +30,206/400 = 76
TOTAL = 84

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 46,606 SF
PARKING REQUIREMENT 46,606 / 1000 X 4.0 = 187

TOTAL PARKING SPACES REQUIRED 271
HANDICAP SPACES REQUIRED 7

PARKING PROVIDED

STANDARD PARKING (9.5' X 19') 261
HANDICAP PARKING (8' X 19') 19
COMPACT PARKING (8' X 16.5') 18
TOTAL PARKING SPACES PROVIDED 298

LOADING SCHEDULE

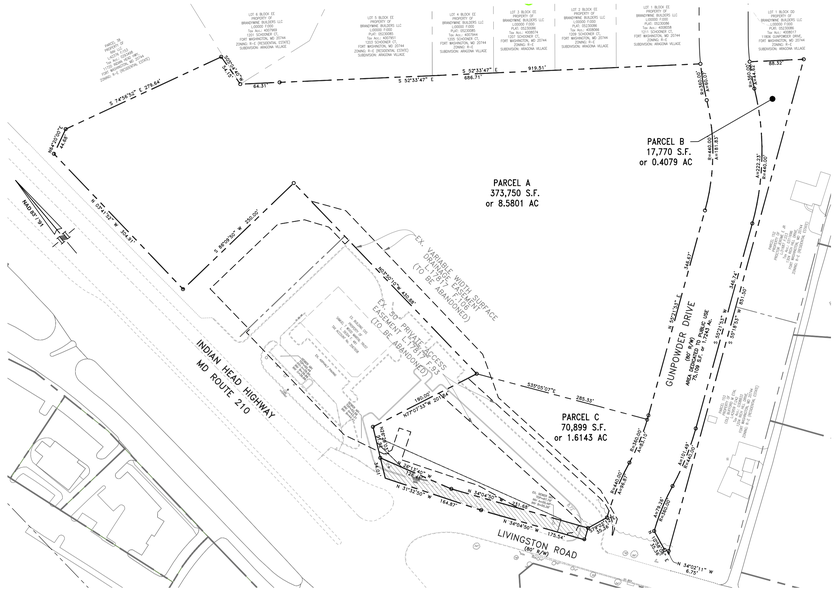
LOADING SPACES REQUIRED 3

LOADING SPACES PROVIDED 3

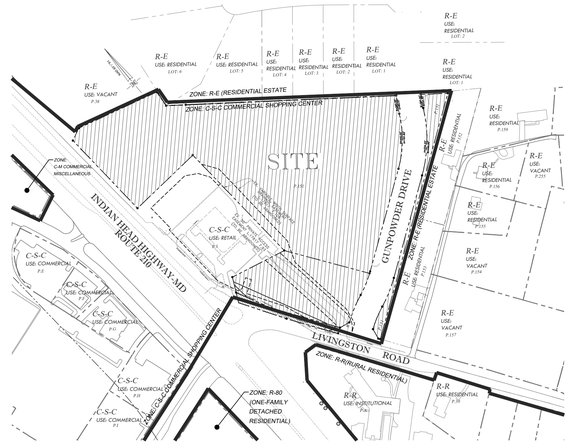
DIM #1 36' x 58'
DIM #2 30' x 58'
DIM #3 30' x 50'

SETBACKS

FRONT=10 FT.
SIDE= 12 FT.
BACK= 25 FT.



LOCATION MAP
SCALE: 1"=100'



ZONING AND USE MAP OF ADJACENT PROPERTIES
SCALE: 1"=200'

SHEET INDEX	
SHEET TITLE	SHEET #
COVER SHEET	DSP-1
APPROVAL SHEET	DSP-2
DETAILED SITE PLAN	DSP-3
DETAILS	DSP-4
PHOTOMETRIC PLAN	DSP-5
DETAILS	DSP-6
TREE CONSERVATION PLAN (TCP 2)	TCP-2
LANDSCAPE / LIGHTING PLAN	L1-L7

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
CONTACT: MAUREEN EARP WOOD
OFFICE TEL. (866) 573-4100
EMAIL: REALESTATE24050@GMAIL.COM

ELITE
Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFICATION

REVISIONS	BY

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. 28003, EXPIRATION 10/16/2022

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND · AMIR KHALIL · 28003 · PROFESSIONAL ENGINEER

07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DIST RICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	DSP-1

DSP-2

DRAWN
AS
CHECKED
AM
DATE
07/14/2022
SCALE
AS SHOWN
DRAWING

LIVINGSTON OF FORT WASHINGTON

DETAILED SITE PLAN # 20030

APPROVAL SHEET

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

07-14-2022

ELITE ENGINEERING, LLC
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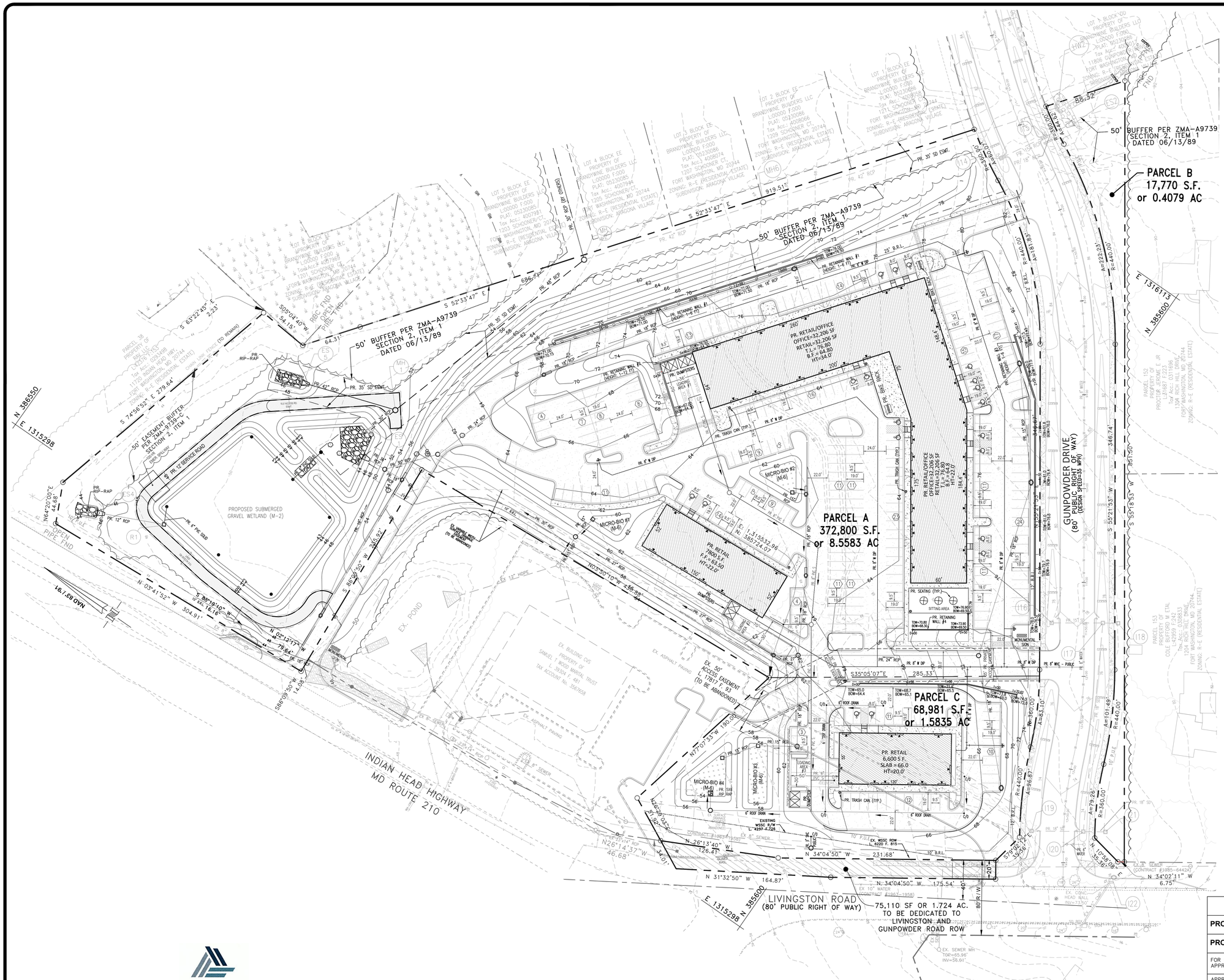

LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	
EXISTING CONTOUR	
ADJACENT PROPERTY	
PR. GRADE (2' INTERVALS)	
PR. CONC. SIDEWALK	
PR. HANDICAP ACCESSIBLE PARKING SPACE	
EXISTING TREE LINE	
PR. TREE LINE	
EX. CURB AND GUTTER	
PR. CHECK DAM	
PR. RIPRAP	
PR. STORM DRAIN	
PR. SEWER	
PR. WATER	
PR. TABLE W/ SEATING	
PR. TRASH CAN	

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFATION

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Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

0 40 80
SCALE 1" = 40'

REVISIONS	BY

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STATE OF MARYLAND — ASKO MILJKOVIC — 28003 — PROFESSIONAL ENGINEER

07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
SITE PLAN

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP: 132, GRID: B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	

DSP-3



Global Industrial™ 46" ROUND PICNIC TABLE W/ 6 SEATS, EXPANDED METAL, BLACK

ITEM#: T9F277590BK

✓CHAIR AND TABLE CORNERS ARE BEVELED FOR SAFETY
✓CORROSION-RESISTANT BLACK POWDER COAT GALVANIZED STEEL
✓ THERMOPLASTIC TABLE TOP & SEAT COATING RESIST FADING, MOLD AND VANDALISM
✓1-1/2" UMBRELLA HOLE WITH INCLUDE RETENTION SETSCREW

THE BLACK GLOBAL INDUSTRIAL™CAROUSEL PICNIC TABLE IS IDEAL FOR HIGH-TRAFFIC SEATING AREAS IN PARKS, SCHOOLS, PATIOS, POLLS AND MORE. EACH CHAIR IS SPACED 3-FEET A ADJUSTMENT FOR SEAT DISTANCE FROM TABLE ENSURING COMFORTABLE ACCESS AND SEATING FOR UP TO SIX. THIS OUTDOOR PICNIC TABLE IS MADE OF HEAVY-GAUGE METAL MEW DURABLE HIGH-GLOSS THERMOPLASTIC COATING ON THE CHAIRS AND TABLE TOP THAT STAYS COOL TO THE TOUCH EVEN IN THE SUN. ITS GALVANIZED STEEL FRAME IS TREATED WITH A BLACK POWER COAT FINISH FOR RUST-PREVENTION AND RESILIENCE TO THE ELEMENTS, AND A ZIN-RICH LAYER ON THE FINISH PROVIDES CORROSION-RESISTANCE. MOUNTING TABS ON THE BASE ALLOW FOR ANCHORING TO GROUND TO ADD STABILITY AND SECURITY. TABLE TOP FEATURES AND OPENING TO ACCEPT AN UMBRELLA 1/2" DIAMETER WITH A SETSCREW INCLUDED TO HOLD THE UMBRELLA IN PLACE. 7-YEAR LIMITED WARRANTY.

- OVERALL DIMENSIONS: 98". X 98"W X 32"H
- TABLE DIMENSIONS: 46" DIA X 29"H
- SEAT DIMENSIONS: 21"L X 16"W X 18"H
- WEIGH CAPACITY: TABLE - 1600 LBS. SEAT - 450 LBS.
- STAINLESS STEEL HARDWARE
- PORTABLE OR PERMANENT SURFACE MOUNT OPTIONS

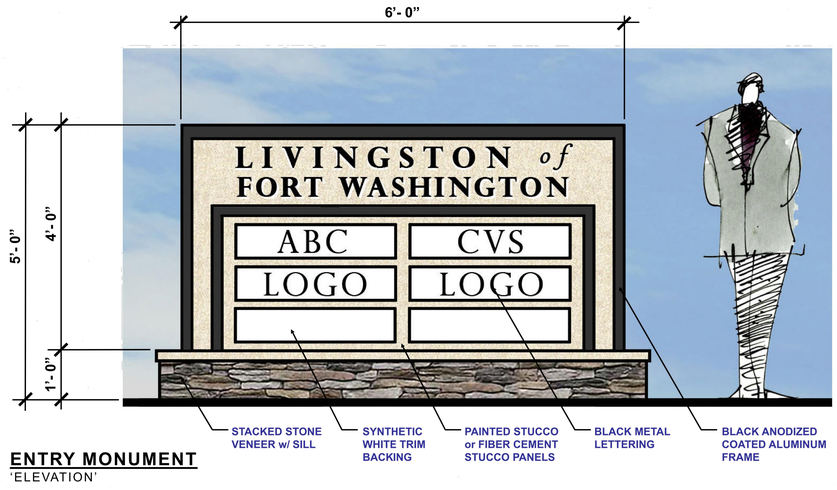


Global Industrial™ Steel Planter, Black

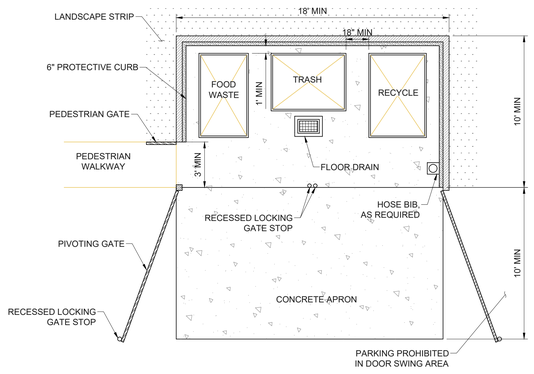
ITEM#: WB695738BK

FULLY WELDED COMMERCIAL GRADE STEEL PLANTER IS A GREAT ADDITION TO ANY OUTDOOR AREA. POWDER COATED STEEL IS RESILIENT AND CAN STAND UP TO EXTREME WEATHER CONDITIONS. 2" THICK SLATS REINFORCE THE STABILITY OF THE PLANTER. INCLUDED IS A BLACK HEAVY DUTY LINER WHICH HAS A 14 GALLON CAPACITY (BAGS SOLD SEPARATELY). HOLES ON THE UNDERSIDE OF THE LINER ALLOW FOR PROPER WATER DRAINAGE. COMES WITH 4 ADJUSTABLE LEVELING FEET GLIDES.

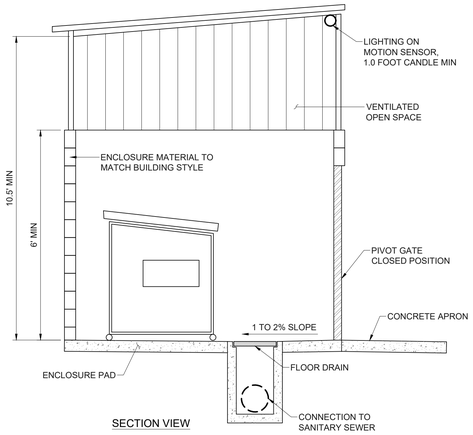
OUTER DIAMETER OF TOP RING: 30"
INNER DIAMETER OF TOP RING: 28"
DIAMETER OF BASE: 22"
TOTAL OVERALL DIMENSIONS: 30"W X 30"D X 26"H



ENTRY MONUMENT
'ELEVATION'

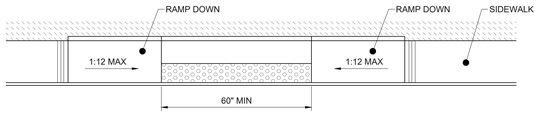


PLAN VIEW

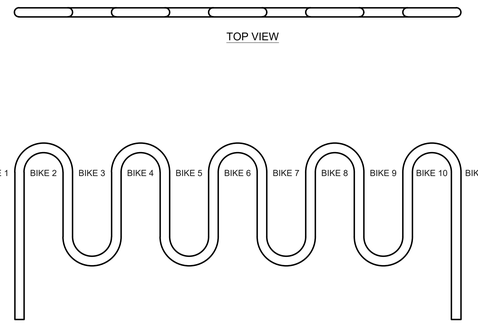


SECTION VIEW

DUMPSTER ENCLOSURE
NOT TO SCALE

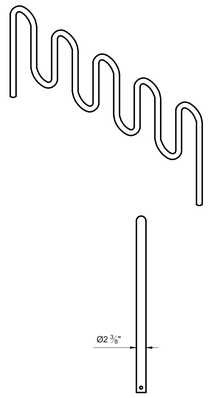


PARALLEL CURB RAMP
NOT TO SCALE



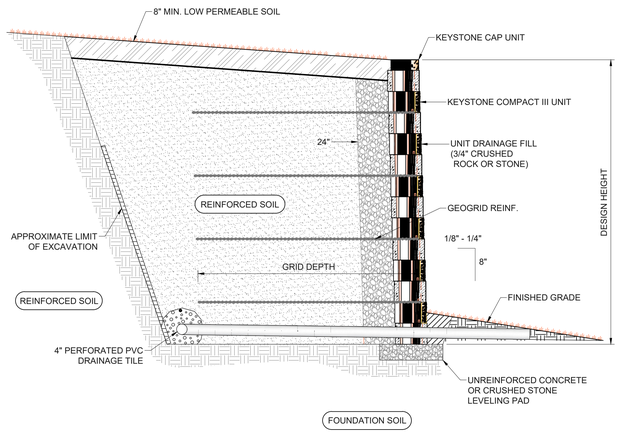
TOP VIEW

FRONT VIEW



RIGHT SIDE VIEW

BIKE RACK DETAIL
NOT TO SCALE

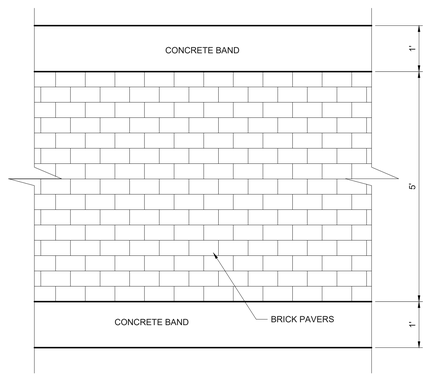


NOTE:

WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.

TYPICAL REINFORCED WALL SECTION
NOT TO SCALE

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



AT-GRADE CROSS-WALK:
NOT TO SCALE

PAVING TYPE: HANOVER PREST BRICK PAVERS
COLOR: QUARRY RED
FINISH: NATURAL
SIZE: 4"X8"
INSTALLATION STYLE: RUNNING BOND
*OR APPROVED EQUIVALENT

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: LIVINGSTON OF FORT WASHINGTON			
PROJECT NUMBER: DSP-20030			
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 SIGNATURE	CERTIFATION

REVISIONS	BY

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. 28003, EXPIRATION 10/16/2022

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND — BIJAN KHALILI — 28003 — PROFESSIONAL ENGINEER

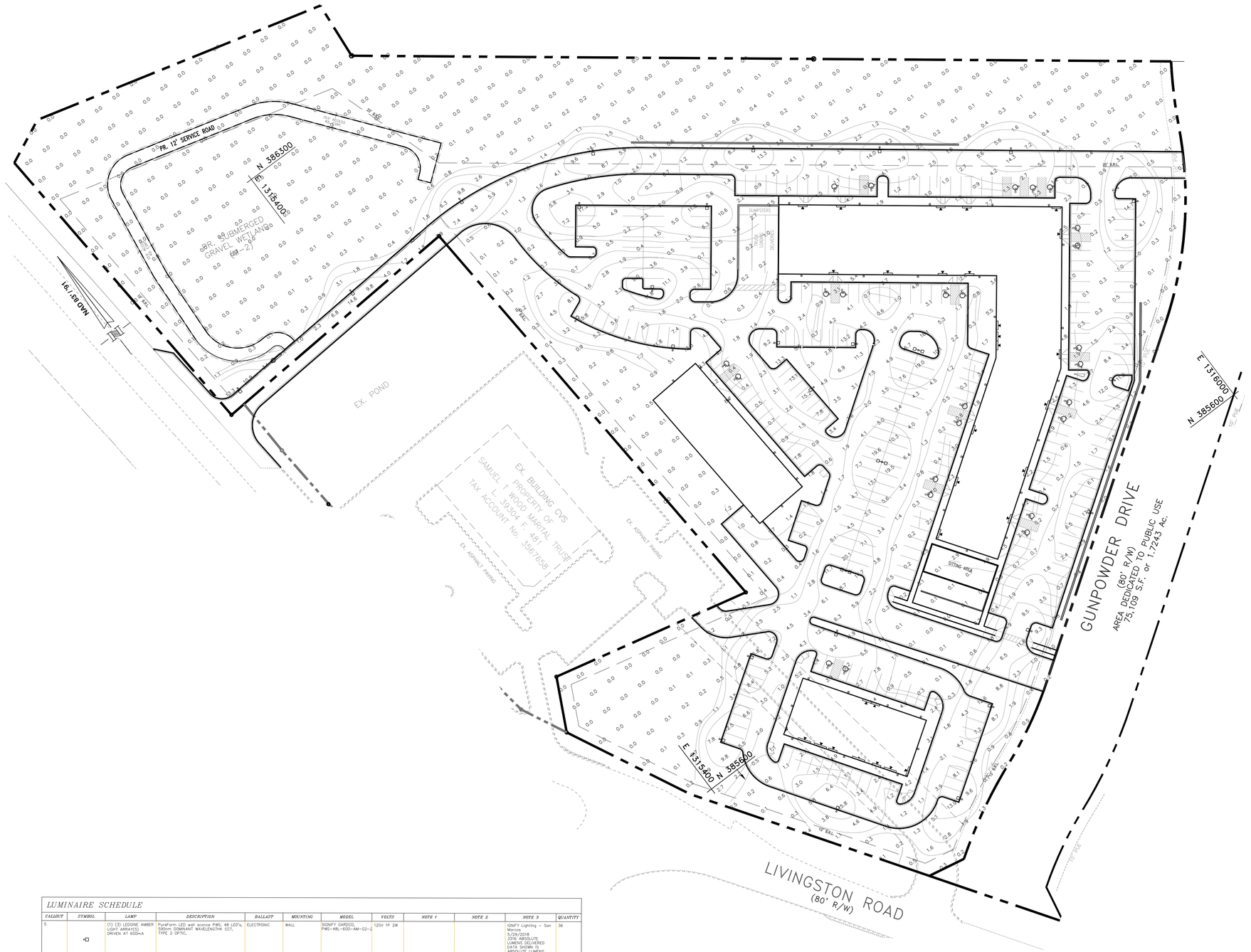
07-14-2022

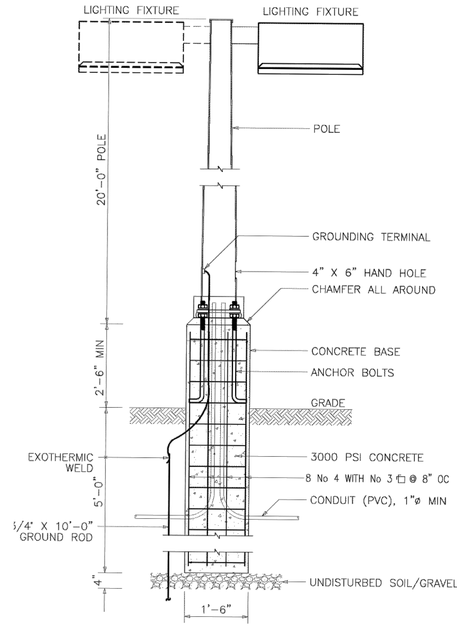
LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	AP
CHECKED	AM
DATE	07/14/2022
SCALE	AS SHOWN
DRAWING	

DSP-4


PR. 12' SERVICE ROAD
N 386500
E 1315400
SBR. SUBMERGED GRAVEL WETLAND (SW-2)
EX. POND
EX. BUILDING CVS
PROPERTY OF
SAMUEL T WOOD MARITAL TRUST
L. 39304 F. 451
TAX ACCOUNT No. 3567658
EX. ASPHALT PAVING
EX. ASPHALT PAVING
DUMPSTERS
SITTING AREA
E 1316000
N 385600
GUNPOWDER DRIVE
(80' R/W)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 Ac.
E 1315400 N 385600
LIVINGSTON ROAD
(80' R/W)



2 ES0.2 POLE DETAIL
SCALE: NONE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
S		(1) (3) LEDGINE AMBER LIGHT ARRAY(S) DRIVEN AT 600mA	PureForm LED wall sconce PWS, 48 LED's, 595nm DOMINANT WAVELENGTHK CCT, TYPE 2 OPTIC,	ELECTRONIC	WALL	SIGNIFY GARDCO, PWS-48L-600-AM-G2-C	120V 1P 2W			IGNIFY Lighting – San Marcos 5/29/2018 3516 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	36
SP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/19/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	25
DP		(1) (3) LEDgine .3.1 ARRAY(S) DRIVEN AT 650mA	Form Ten Square Area LED, 96 LED's, 4000K CCT, TYPE 2 OPTIC, GLASS LENS	ELECTRONIC	POLE	SIGNIFY GARDCO, EHTSL-96L-650-NW-G2-2 HE-2019	120V 1P 2W			IGNIFY Lighting – San Marcos 12/16/2016 24474 ABSOLUTE LUMENS DELIVERED DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79	3

0 40 80
SCALE 1" = 40'

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

PROJECT NAME:

PROJECT NUMBER:

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 SIGNATURE	CERTIFATION

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REVISIONS	BY

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6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND
BIJAN KHALILI
28003
PROFESSIONAL ENGINEER
07-14-2022

LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
PHOTOMETRIC PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN AP
CHECKED AM
DATE 07/14/2022
SCALE AS SHOWN

DRAWING

DSP-5

GARDCO by Signify

Wall Mount
PureForm
LED wall sconce



Gardco PureForm LED wall sconce PWS features narrow spectrum amber LEDs combined with special shielding, making it a wildlife friendly lighting solution. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PWS-48L-500-AM-G2-2-UNV-FWC-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Voltage	Options: Dimming controls	Options: Motion-sensing lens	Options: Photo-sensing	Options: Electrical & Shield	Finish
PWS										
PWS Pure-Form wall sconce	**48L** 48 LEDs **64L** 64 LEDs	**400** 400mA **600** 600mA **600** 600mA	**AM-G2** Direct Amber (590nm) Generation 2 [2]	**2** Type 2 **3** Type 3 **4** Type 4	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V External dimming (controls by others) [3] **DCC** Dual Circuit Control [3,4,5,8] **FAWS** Field Adjustable Wattage Selector [3,4] **BL** Bi-level functionality [3,9] **DynaDimmer: Automatic Profile Dimming** [3,6] **CS50** Security 50% Dimming, 7 hours **CM50** Median 50% Dimming, 8 hours **CE50** Economy 50% Dimming, 9 hours **DA50** All Night 50% Dimming **CS30** Security 30% Dimming, 7 hours **CM30** Median 30% Dimming, 8 hours **CE30** Economy 30% Dimming, 9 hours **DA30** All Night 30% Dimming	**IMRI2** [10] Integral with #2 lens **IMRI3** [10] Integral with #3 lens	**PCB** Photocontrol Button [6,7,8]	**Fusing** **F1** Single (120, 277, 347VAC) [7] **F2** Double (208, 240, 480VAC) [7] **F3** Canadian Double Pull (208, 240, 480VAC) [7] **Surge Protection (10kA is standard)** **SP2** Increased 20kA **FWC** Wildlife Friendly External House side shield [1]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. External shield shipped with luminaire.
2. Extended lead times apply. Contact factory for details.
3. Not available with other dimming control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Not available in 347 or 480V.
7. Must specify input voltage.
8. Not available with 64L.
9. Must specify a motion sensor lens.
10. Not available with DD, DCC, and FAWS dimming control options.

GARDCO by Signify

Site & Area
Form 10 LED
Square arm mount



Gardco Form 10 LED square arm mount luminaires are cutoff area luminaires featuring LED arrays. These products provide performance excellence and feature advanced Gardco LED thermal management technology. High performance Class 1 LED systems offer the potential for energy savings up to 50 % when compared to HID systems. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. Form 10 LED square luminaires provide full cutoff performance and feature a flat glass lens.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: EH14L-32L-450-NW-G3-AR1-2-120-DD-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distr.	Voltage	Controls	Electrical	Luminaire	Finish
									HIS	
EH14L 14" Square Extruded Luminaire LED **EH19L** 19" Square Extruded Luminaire LED	**32L** 32 LEDs **48L** 48 LEDs **48L** 48 LEDs **96L** 96 LEDs	**450** 450mA **900** 900mA **700** 700mA **900** 900mA **560** 560mA **650** 650mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3 **WW-G3** Warm White 3000K, 70CRI Generation 3 **CW-G3** Cool White 5700K, 70CRI Generation 3	**Arm mounts** **AR1** for 3"-4.5" round pole [1] **AR2** for 4.5"+ round pole [1] **AR3** for square pole [1] **Wall mount** **WM1** with arm [1] **WM2** without arm [1] **Mast Arm Fitter** **MA** Mounts to a 2-3/8" O.D. mast arm [1]	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver **Photoelectric/ Receptacle Systems (Twist Lock Receptacle)** **TLRD5** Twist Lock Receptacle 5 Pin [4] **TLRPC** Twist Lock Receptacle with Photocell [3,4]	**Fusing** **F1** Single (120, 277, 347VAC) [3] **F2** Double (208, 240, 480VAC) [3] **F3** Canadian Double Pull (208, 240, 480VAC) [3] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [3] **FP2** Double (208, 240, 480VAC) [3] **FP3** Canadian Double Pull (208, 240, 480VAC) [3] **Surge Protection** SP1 Standard 10KVA **SP2** Increased 20KVA	**HIS** Internal House Side Shield [5]	**BRA** Bronze Anodized **BLA** Black Anodized **NA** Natural Anodized **BK** Black paint **BZ** Bronze paint **WH** White paint **MGY** Medium Gray paint **RAL** Specify optional color (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Retrofit kit ordering guide

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distr. [2]	Voltage	Controls	Electrical
EH/H14L-RK 14" Square Retrofit Kit **EH/H19L-RK** 19" Square Retrofit Kit	**32L** 32 LEDs **48L** 48 LEDs **96L** 96 LEDs	**450** 450mA **900** 900mA **900** 900mA **560** 560mA	**NW-G3** Neutral White 4000K, 70CRI Generation 3 **WW-G3** Warm White 3000K, 70CRI Generation 3 **CW-G3** Cool White 5700K, 70CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**DD** 0-10V Dimming Driver	**Surge Protection** SP1 Standard 10KVA **SP2** Increased 20KVA

1. Ordered and shipped with the luminaire.
2. Types 2,3, and 4 optics are field rotatable.
3. Must specify input voltage.
4. Works with 3-pin or 5-pin NEMA photocell/dimming device.
5. Not available in Type 5.

PWS PureForm LED wall sconce

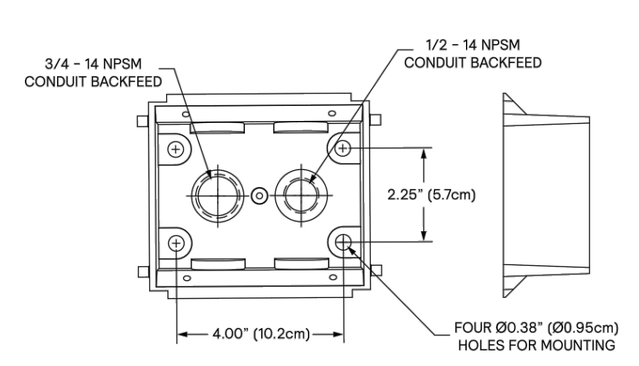
wall mount

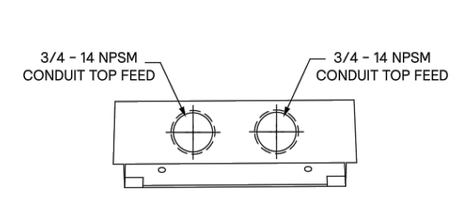
Luminaire Accessories (order separately)

Mounting Accessories	
Wall Mount	
PWS-WS-G2	Wall Mounted Box for Surface Conduit Painted Black

System accessories
Wireless system remote mount module
LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

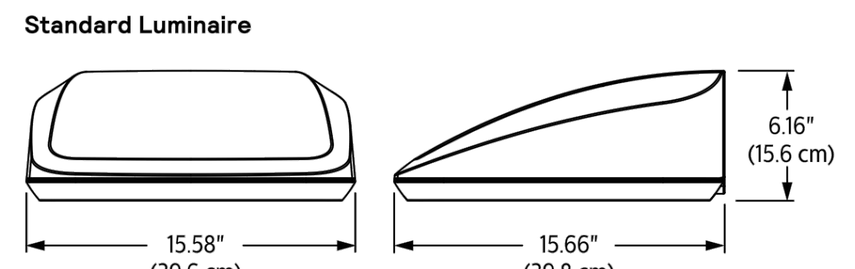
Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows connection to a Limelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.



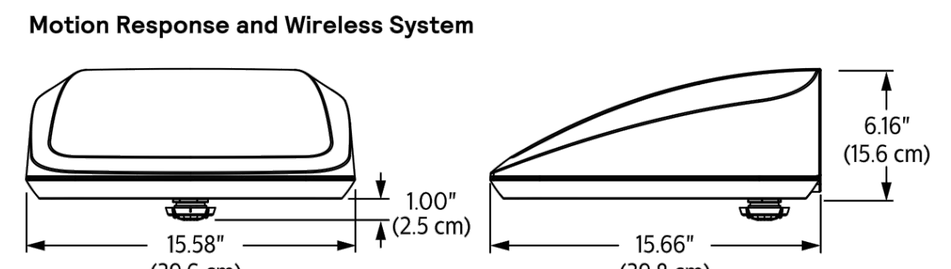


Dimensions

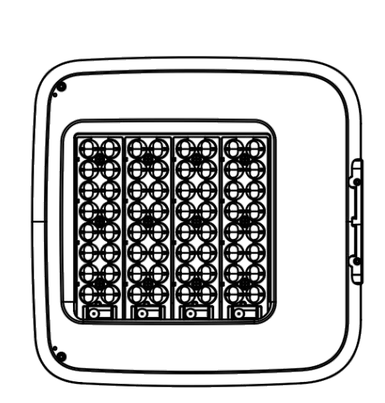
Standard Luminaire

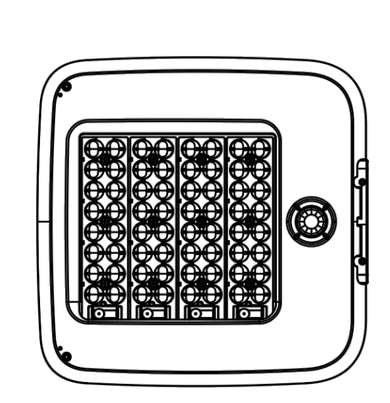


Motion Response and Wireless System

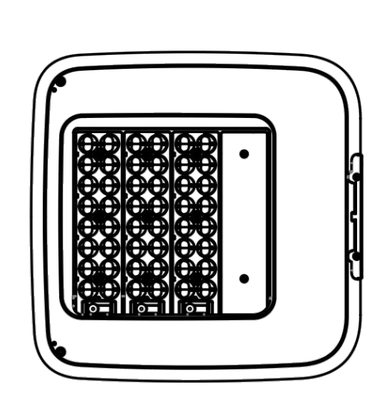


4 modules





3 modules



Luminaire Weights	
PureForm LED wall sconce PWS	**Weight**
Luminaire	24 lbs

EH14L & EH19L Form Ten LED luminaires

Site & Area – Square Arm Mount

Accessories (order separately)

Pole top fitters (one per pole):

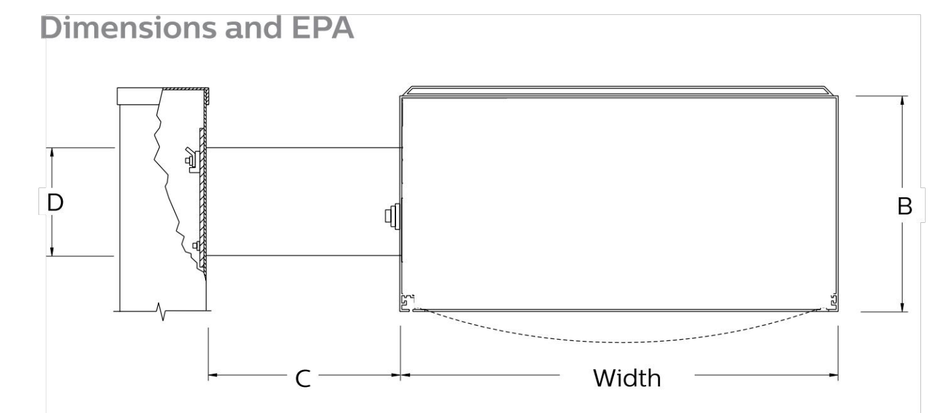
PTF2-(F)
Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR1.

PTF3-(F)
Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

PTF4-(F)
Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°. Requires AR2.

(F) Specify finish

Dimensions and EPA



Size	Effective Projected Area (EPA): Single	Twin	3/4	Approx. Weight: Single
14"	1.1 ft²/.10 m²	2.3 ft²/.21 m²	2.9 ft²/.27 m²	30 lbs / 13.61 kg
19"	2.1 ft²/.20 m²	4.0 ft²/.37 m²	5.5 ft²/.51 m²	55 lbs / 24.95 kg

Size	Width	B	C	D
EH14	14" / 35.56 cm	7" / 17.78 cm	6" / 15.24 cm	5" / 12.70 cm
EH19	19" / 48.26 cm	10" / 5.40 cm	9" / 22.86 cm	5" / 12.70 cm

LED Wattage and Lumen Values Form 10 EH14L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH14L-32L-450-NW-G3-x	32	450	4000	44	5887	B1-U0-G1	133	5642	B1-U0-G1	127	5827	B1-U0-G1	131	5758	B3-U0-G1	130
EH14L-32L-900-NW-G3-x	32	900	4000	90	10450	B2-U0-G2	116	10015	B2-U0-G2	112	10344	B2-U0-G2	115	10221	B4-U0-G2	114
EH14L-48L-700-NW-G3-x	48	700	4000	103	12822	B2-U0-G2	124	12288	B2-U0-G2	119	12692	B2-U0-G2	123	12541	B4-U0-G2	122

LED Wattage and Lumen Values Form 10 EH14L with Internal House Side Shield

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2-HIS Lumen Output	Type 2-HIS BUG Rating	Type 2-HIS Efficacy (lm/W)	Type 3-HIS Lumen Output	Type 3-HIS BUG Rating	Type 3-HIS Efficacy (lm/W)	Type 4-HIS Lumen Output	Type 4-HIS BUG Rating	Type 4-HIS Efficacy (lm/W)
EH14L-32L-450-NW-G3-x-HIS	32	450	4000	44	4910	B1-U0-G1	111	4627	B1-U0-G1	104	4444	B1-U0-G1	100
EH14L-32L-900-NW-G3-x-HIS	32	900	4000	90	8717	B1-U0-G2	97	8214	B1-U0-G2	92	7889	B1-U0-G2	88
EH14L-48L-700-NW-G3-x-HIS	48	700	4000	103	10695	B1-U0-G2	104	10078	B1-U0-G2	98	9679	B1-U0-G2	94

LED Wattage and Lumen Values Form 10 EH19L

Order Code	LED Qty	System Current (mA)	Color Temp (K)	Ave System Watts (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (lm/W)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (lm/W)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (lm/W)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (lm/W)
EH19L-48L-900-NW-G3-x	48	900	4000	135	16054	B3-U0-G2	119	15501	B2-U0-G2	115	15689	B2-U0-G2	116	15981	B4-U0-G2	118
EH19L-96L-560-NW-G3-x	96	560	4000	160	21587	B3-U0-G2	135	20843	B3-U0-G3	130	21096	B3-U0-G3	132	21489	B5-U0-G3	134
EH19L-96L-650-NW-G3-x	96	650	4000	186	24474	B3-U0-G3	131	23631	B3-U0-G3	127	23918	B3-U0-G3	128	24363	B5-U0-G3	131

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

PROJECT NAME:

PROJECT NUMBER:

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 SIGNATURE	CERTIFATION

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REVISIONS	BY

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Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND IBRAHIM KHALIL KHAIR 28003 PROFESSIONAL ENGINEER
07-14-2022

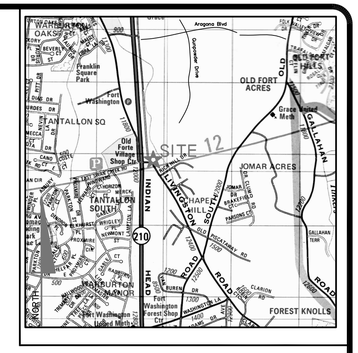
LIVINGSTON OF FORT WASHINGTON
DETAILED SITE PLAN # 20030
DETAILS
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN
AP
CHECKED
AM
DATE
07/14/2022
SCALE
AS SHOWN

DRAWING
DSP-6

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON

LOCATION OF SITE
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151, 12th DISTRICT



VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: ADC MAPS PRINCE GEORGES COUNTY MARYLAND

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D-10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL #4 - 5.5 MILE
5. TAX MAP #132, GRID B2, PARCEL 151
6. OWNER/DEED REF: LIVNINGSTON OF FORT WASINGTON LLC L. 207792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA = 10.15ac ALL IN ZONE C-S-C
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED: LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 37,981sf
    RETAIL = 32,206sf
    CAR WASH = 6,334sf
    CAR REPAIR = 2,777sf
    TOTAL PROPOSED OFFICE AND RETAIL AREA = 79,298sf
14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE: 12.27 ACRES NET TRACT AREA (PARCEL "A": 10.15 ACRES)
16. BOUNDARY BY CDDI, INC.
17. EXISTING 2ft TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMENTERIES WITHIN OR ADJACENT TO THE SITE
20. THERE ARE NO CEMENTERIES ON SITE
21. THIS SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THIS SITE IS NOT WITHIN ANY AVIATION POLICY AREAS
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E)
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED

PARKING REQUIREMENTS

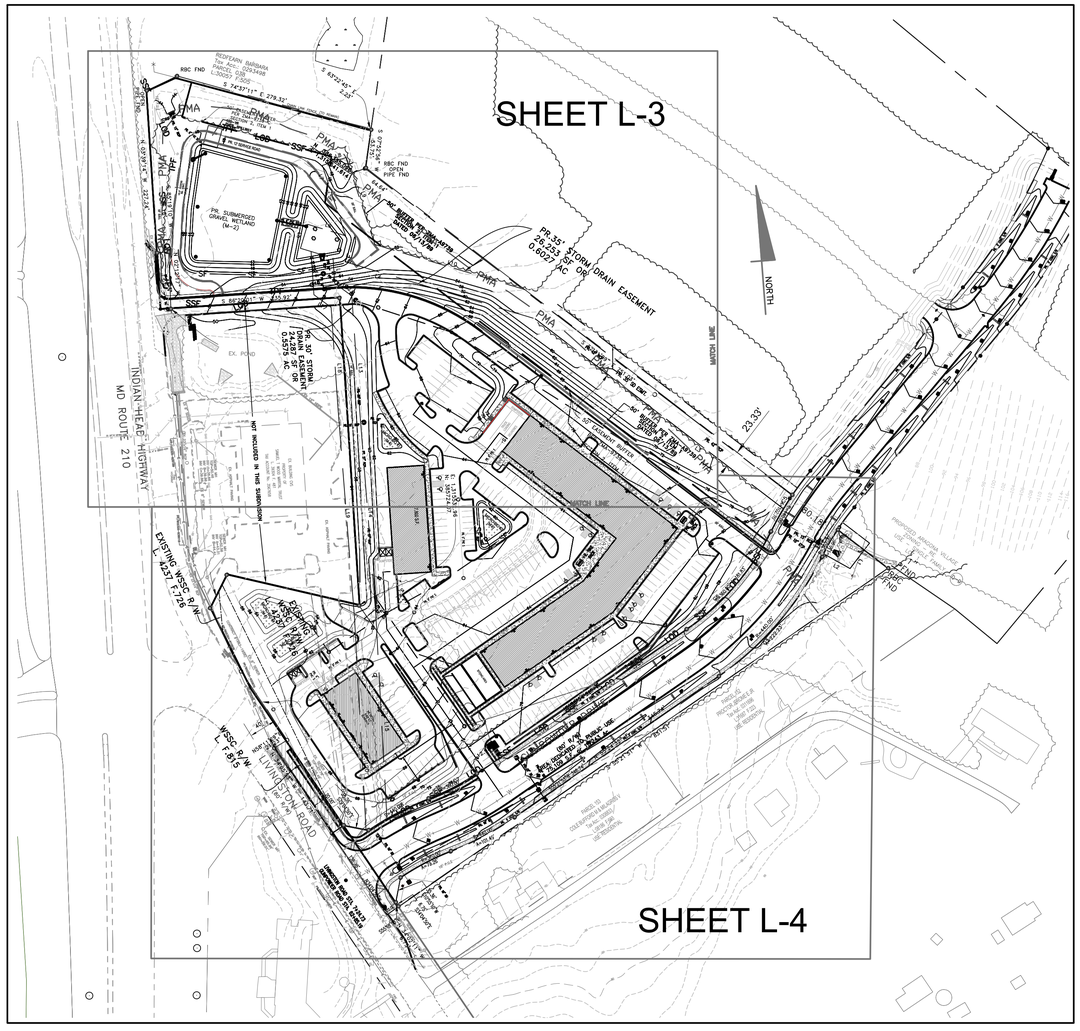
OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 37,981sf
PARKING REQUIREMENT:
4 SP. per 1,000sf FOR 1st 2,000sf: 2,000/250 = 8
1 SP. per 400sf ABOVE 2,000sf: +35,981/400 = 90
TOTAL = 98

RETAIL REQUIREMENT 4 SP. per 1,000sf
PROPOSED RETAIL AREA: 32,206sf
PARKING REQUIREMENT: 32,206/1,000 X 4.0 = 129

CAR WASH REQUIREMENT 2.0 SP. per 1,000sf
PROPOSED CAR WAS AREA: 6,334sf
PARKING REQUIREMENT: 6,334/1,000 X 2.0 = 13

AUTO CARE REQUIREMENT
PROPOSED BUIKDING AREA 2,777sf
PARKING REQUIREMENT 3 SP. per BAY , 3 BAYS = 9
OFFICE REQUIREMENT (AREA 755sf)
3.5 SP. per 1,000sf, 755 X 3.5/1,000 = 3
TOTAL = 12

TOTAL PARKING SPACES REQUIRED	252
TOTAL PARKING SPACES PROVIDED	252



KEY PLAN

GRAPHIC SCALE
0 50 100
SCALE: 1" = 100'

OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD
ANNAPOLIS, MD 21401
(866)573-4100
EMAIL: REALESTATE24050@GMAIL.COM

SHEET INDEX

SHEET TITLE	SHEET NO.
LANDSCAPE PLAN COVER SHEET	L-1
LANDSCAPE SITE PLAN (SCALE 50)	L-2
LANDSCAPE PLAN (SCALE 30)	L-3
LANDSCAPE PLAN (SCALE 30)	L-4
SCHEDULES, NOTES & DETAILS	L-5
STORMWATER MANGEMENT PLANTINGS	L-6
STORMWATER PLANTING NOTES & DETAILS	L-7

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

PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

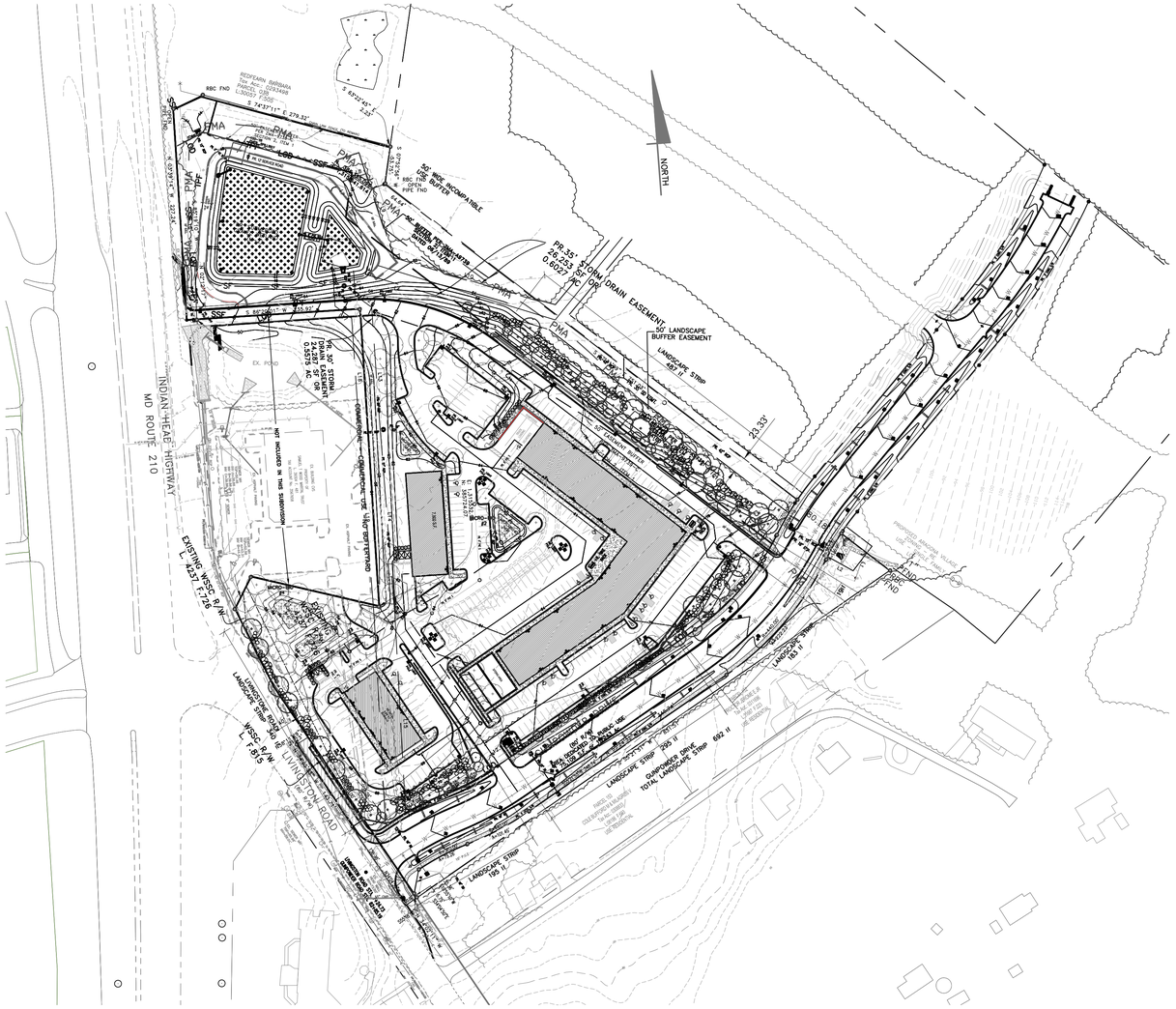
DEBORAH M. SCHWAB
Landscape Architecture
409 Washington Street
Annapolis, MD 21403
Phone:410-268-5291
Fax:410-267-7809
Email:dschwabla@comcast.net

LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
LANDSCAPE COVER SHEET
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN: lmm
CHECKED: DS
DATE: 5/2022
SCALE: AS SHOWN
DRAWING: *L-1*

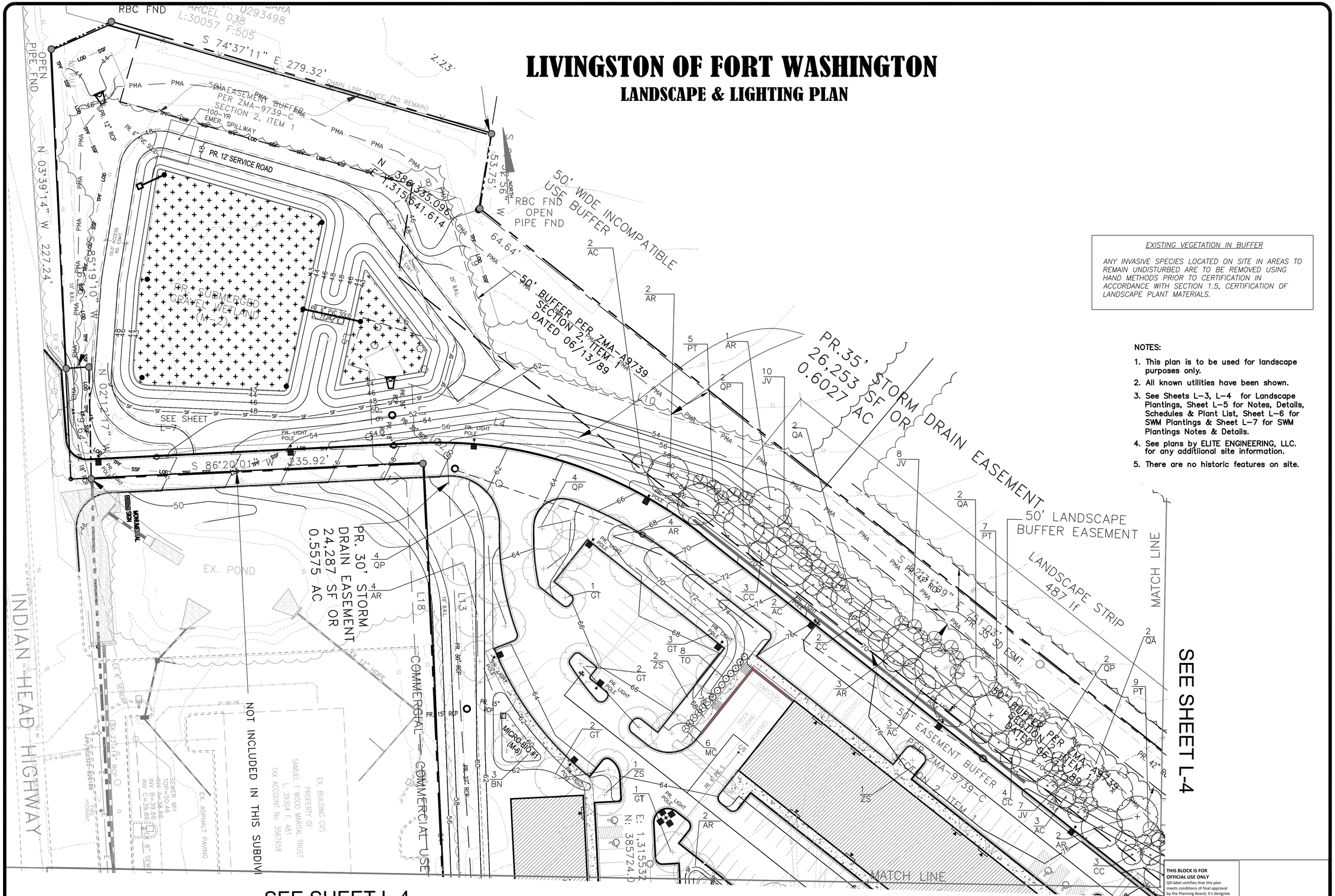
SDCP#56598-2017-0

LANDSCAPE & LIGHTING PLAN
FOR
LIVINGSTON OF FORT WASHINGTON



LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



LANDSCAPE PLAN

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30'

EXISTING VEGETATION IN BUFFER

ANY INVASIVE SPECIES LOCATED ON SITE IN AREAS TO REMAIN UNDISTURBED ARE TO BE REMOVED USING HAND METHODS PRIOR TO CERTIFICATION IN ACCORDANCE WITH SECTION 1.5, CERTIFICATION OF LANDSCAPE PLANT MATERIALS.

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additiional site information.
5. There are no historic features on site.

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

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PROJECT NAME: **LIVINGSTON OF FORT WASHINGTON**
PROJECT NUMBER:

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE, SUITE 370
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(240)206-8055

DEBORAH M. SCHWAB
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409 Washington Street
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Phone:410-268-5291
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Email:dschwabla@comcast.net

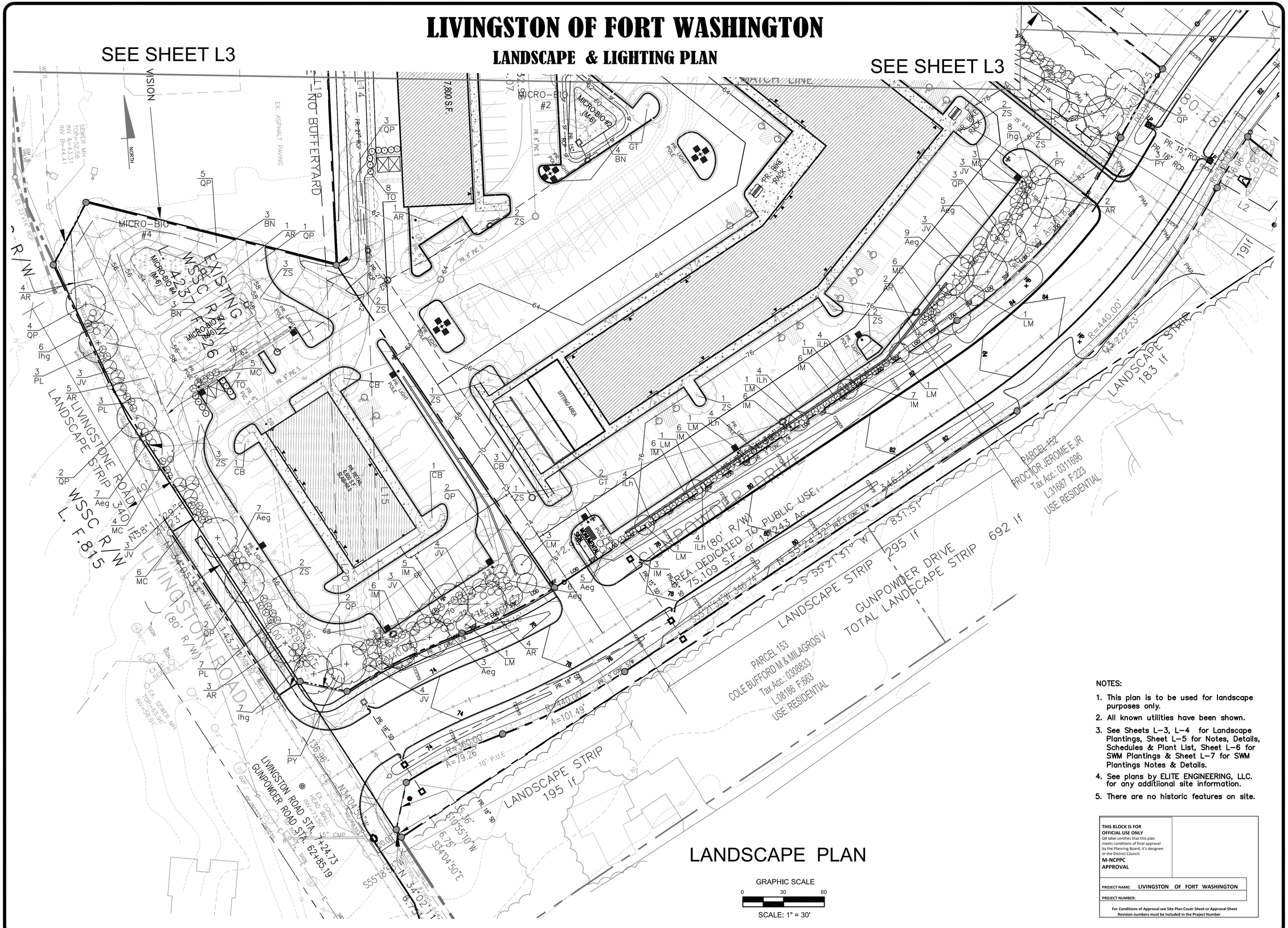
LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 02
8TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	AS SHOWN
DRAWING	L-3

SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

LANDSCAPE & LIGHTING PLAN



LANDSCAPE PLAN

NOTES:

1. This plan is to be used for landscape purposes only.
2. All known utilities have been shown.
3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additional site information.
5. There are no historic features on site.

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M-NCPPC APPROVAL

PROJECT NAME: LIVINGSTON OF FORT WASHINGTON

PROJECT NUMBER:

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

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	AS SHOWN
DRAWING	L-4

SDCP#56598-2017-0

PLANTING NOTES:

GENERAL

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
I4. If any conflicts are found between the information on the Landscpae PLan and that shown on the plant lists, notify the landsape architect prior tp submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation

PLANTING

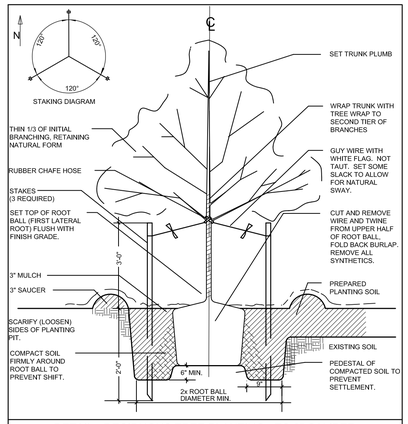
6. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand–edged planting beds.
7. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
8. A minimum of 2" depth 'Leaf–Gro' or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
9. A suitable slow–release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on–site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow–released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments. A mycrorhzal such as 'Roots' shall be used for all tree plantings, per manufacturer's recommendations.
10. Soil mix for planting pits shall consist of 3 parts by volume of existing on–site soil, one part 'Leaf Gro', or equivalent and slow–release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
11. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3"maximum depth of composted, aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. Any plantings to occur in formerly paved or compacted areas shall be in conformance with planting detail entitled Landscape Island Planting Bed".

WATERING

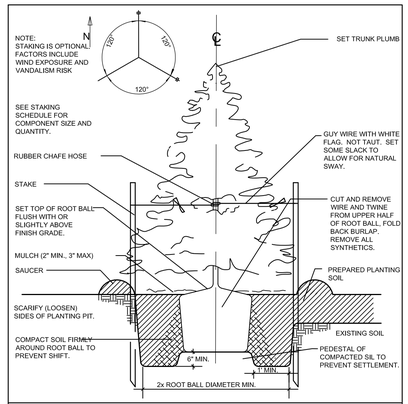
15. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.

CONTRACTOR / WARRANTY REQUIREMENTS

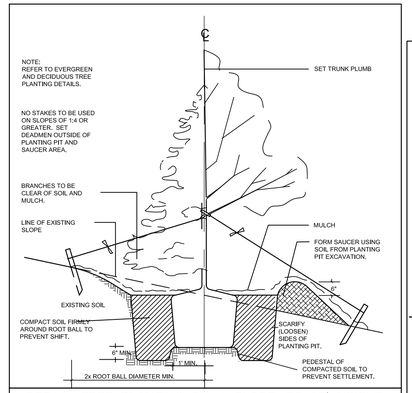
16. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
17. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
18. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
19. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
20. All plant material shall be warranted for one year starting form the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
21. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
22. See Sheet 18 for Stormwater Management PLanting, Notes & Details



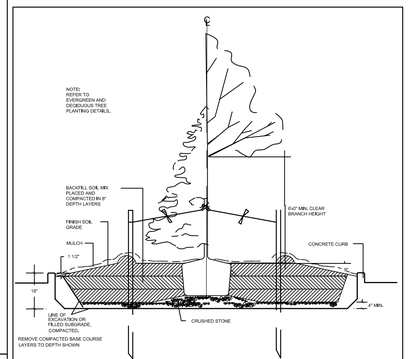
DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



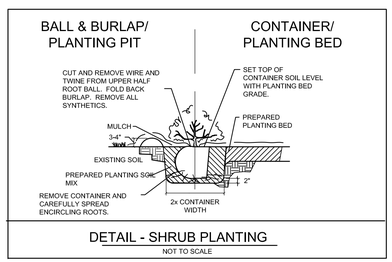
DETAIL - EVERGREEN TREE PLANTING - TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



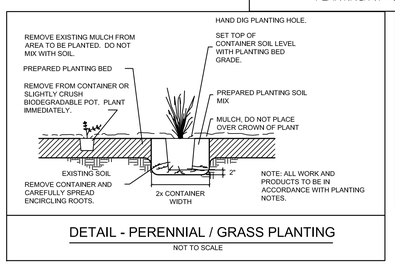
DETAIL—TREE PLANTING ON A SLOPE—TO 12' HEIGHT
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – LANDSCAPE ISLAND PLANTING BED
NOT TO SCALE



DETAIL - SHRUB PLANTING
NOT TO SCALE



DETAIL - PERENNIAL / GRASS PLANTING
NOT TO SCALE

Tree Size	Stake Q'ty	Stake Size	Wire Size
6 - 10' or 1 - 2" caliper	2	2" x 2" x 6' min.	14 gauge
10 - 12' or 2-2½" caliper	2	2" x 2" x 8' min.	14 gauge
12 - 16' or 2½"-4" caliper	3 deadmen	24" min.	12 gauge
16 - 20' or 4 - 6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen		¼" with turnbuckles

TREE STAKING SCHEDULE

TREE STAKING NOTES:
1. Tree staking shall be installed in areas of high wind, slopes and potential vandalism. Staking shall be monitored and reset and repaired to prevent damage to tree trunks and branches. All tree stakes shall be removed at end of warranty period.

SCHEDULE 4.3-2

Interior Planting for Parking Lots 7,000sf or Larger

Linear feet of parking lot perimeter adjacent to property line:

1) Parking Lot Area (see figure 4.3-7) 210,592 square feet
2) Interior landscaped area required: 15 % 31,518 square feet
3) Interior landscaped area provided: 15.01 % 31,904 square feet
4) Interior landscaped area required
(1 per 300sf of interior planting area provided) 105 shade trees
or
(1 per 200sf of interior planting area provided) _____ shade trees
5) Number of shade trees provided: 105 shade trees
6) Is a minimum of 160sf of contiguous pervious land area provided per shade tree? ____ Yes ___√__ No
7) Is there a planting island on average every 10 spaces? ____ Yes ___√__ No
8) Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? ___√__ Yes _____ No
9) Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9' wide? ___√__ Yes _____ No
10) Is a planting island that is perpendicular to parking spaces on one side a minimum of 6' wide? ___√__ Yes _____ No
11) For parking lots 50,000sf or larger:
a) Is there a 9' wide planting island perpendicular to for every two bays? ___√__ Yes _____ No
or
b) Is the number of shade trees required increased? (1 per 200sf of interior planting area provided) ____ Yes _____ No

PROPOSED PLANTINGS SATISFY ALL PLANTING REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Gunpowder Drive

1) General Plan Designation: ___√___ Developing Tier _____ Rural Tier
_____ Developed Tier Corridor Node or Center
2) Option Selected: 1, 2, 3 or 4: ___2___ 1 or 2: _____
3) Is there a public utility easement along the frontage of the property? _____ Yes ___√___ No
4) Number of plants REQUIRED: Landscape Strip 692 lf to be planted
__20__Shade Tree _____ Shade Trees
_100__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees
5) Number of Plants Provided: __14__ Shade Trees _____ Shade Trees
__25_ Ornamental/ Evergreen trees _____ Ornamental/ Evergreen trees
_100__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.2-1

Requirements for Landscape Strip along Livingstone Road

1) General Plan Designation: ___√___ Developing Tier _____ Rural Tier
_____ Developed Tier Corridor Node or Center
2) Option Selected: 1, 2, 3 or 4: ___2___ 1 or 2: _____
3) Is there a public utility easement along the frontage of the property? _____ Yes ___√___ No
4) Number of plants REQUIRED: Landscape Strip 340 lf to be planted.
__10__Shade Tree _____ Shade Trees
_ 50__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees
5) Number of Plants Provided: Landscape Strip plantings provided within the Forest Conservation Area.
__8__ Shade Trees _____ Shade Trees
___6___ Ornamental/ Evergreen trees _____ Ornamental/ Evergreen trees
__50__ Shrubs _____ Shrubs
_____ 25' wide strip of existing trees _____ 25' strip of existing trees

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

SCHEDULE 4.9-1

Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:
Shade Trees: total 135 x 50% = 63 total number required
total number provided 104 = 77 % native
Ornamental Trees: total 38 x 50% = 9 total number required
total number provided 22 = 58 % native
Evergreen Trees: total 54 x 30% = 18 total number required
total number provided 54 = 100 % native
Shrubs: total 164 x 30% = 49 total number required
total number provided 71 = 43 % native
2) Are invasive species proposed? _____Yes ___√__ No
3) Are existing invasive species on-site in areas that are to remain undisturbed? ___√__Yes _____No
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? ___√__ Yes _____ No
5) Are trees proposed to be planted on slopes greater than 3:1 _____Yes ___√__ No

PROPOSED PLANTINGS SATISFY ALL REQUIREMENTS NO ALTERNATIVE COMPLIANCE IS REQUIRED.

Tree Canopy Coverage Schedule for Sec. 25-128

LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	**2 -1/2 - 3" = 65**		0
	3 - 3 1/2" = 75	5	375
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	**1-1/2 - 1-3/4"= 75**	22	1,650
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**	13	2,080
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	115	25,875
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8' = 40**	23	920
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8' = 75**	50	3750
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8' = 125**	21	2625
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8' = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		249	37275
(Manually enter information/figures into shaded areas)			

PLANT LIST - LANDSCAPE STRIPS & INTERIOR PLANTING

TYPE	Q'TY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
Shade Trees (135)	38	AR	Acer rubrum	Red Maple	2 ½"-3"cal	B & B	Shown	yes
	13	BN	Betula nigra	River Birch	2 ½"-3"cal	B & B	Shown	yes
	5	CB	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2 ½"-3"cal	B & B	Shown	no
	10	GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 ½"-3"cal	B & B	Shown	yes
	6	QA	Quercus alba	White Oak	2 ½"-3"cal	B & B	Shown	yes
	37	QP	Quercus phellos	Willow Oak	2 ½"-3"cal	B & B	Shown	yes
	26	ZS	Zelkova serrata	Japanese Zelkova	2 ½"-3"cal	B & B	Shown	no
Ornamental Trees (38)	10	AC	Amelanchier canadensis	Serviceberry	1 ½-1 ¾" cal	Cont.	Shown	yes
	12	CC	Cercis canadensis	Eastern Redbud	1 ½-1 ¾" cal	Cont.	Shown	yes
	11	LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	1 ½-1 ¾" cal	Cont.	Shown	no
	5	PY	Prunus yedoensis 'Yoshino'	Yoshino Cherry	1 ½-1 ¾" cal	Cont.	Shown	no
Evergreen Trees (94)	50	JV	Juniperus virginiana	Eastern Red Cedar	6-8'	B & B	10'	yes
	21	PT	Pinus taeda	Loblolly Pine	6-8'	B & B	10'	yes
	23	TO	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6-8'	Cont.	5'	yes
Shrubs (164)	42	Aeg	Abelia 'Edward Goucher'	Edward Goucher Abelia	18-24"	Cont.	4'	no
	45	IM	Ilex 'Mesog'	China Girl Holly	18-24"	Cont.	4'	no
	21	Ihg	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18-24"	Cont.	4'	yes
	20	ILh	Itea virginica 'Little Henry'	Little Henry Sweetspire	18-24"	Cont.	3'	yes
	30	MC	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
	6	PL	Prunus laureocerasus 'Schipkanensis'	Skip Laurel	18-24"	Cont.	4.5'	no

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M-NCPPC APPROVAL

PROJECT NAME: LIVINGSTON OF FORT WASHINGTON
PROJECT NUMBER:

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

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206–8055

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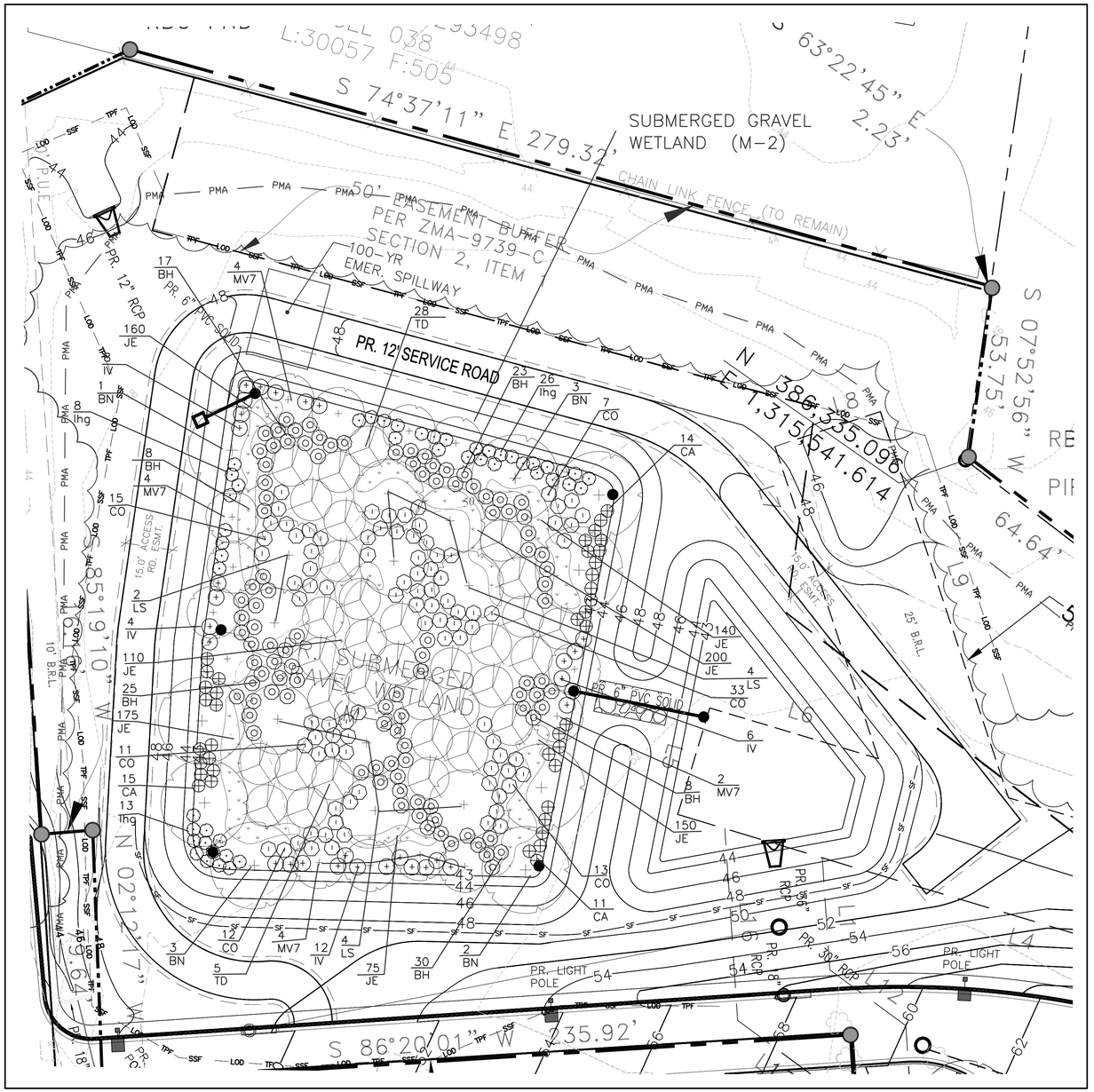
LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
SCHEDULES, NOTES & DETAILS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2020
SCALE	AS SHOWN
DRAWING	L-5

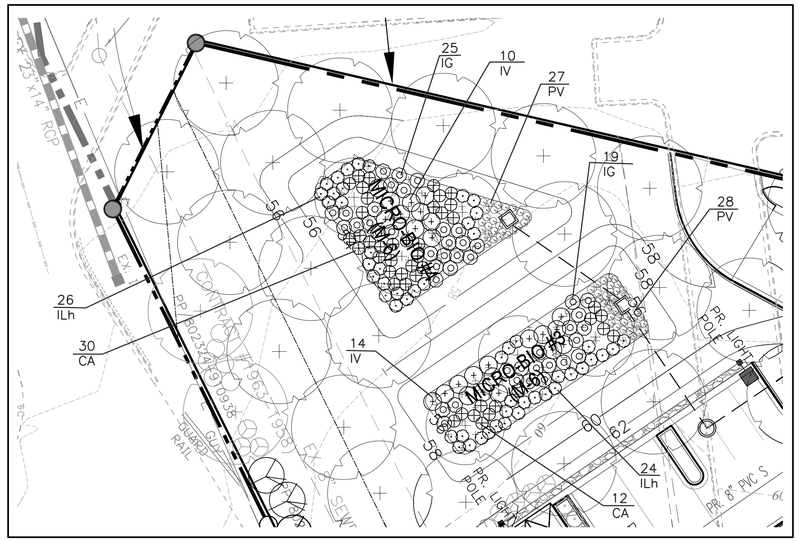
SDCP#56598-2017-0

LIVINGSTON OF FORT WASHINGTON

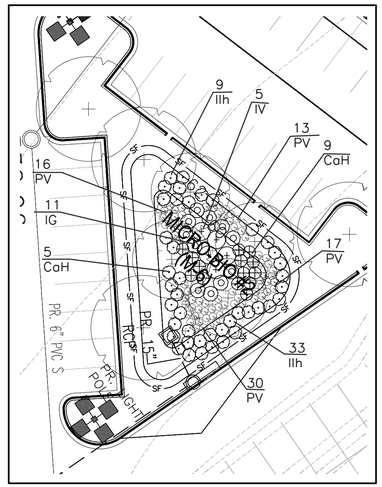
LANDSCAPE & LIGHTING PLAN -STORMWATER MANAGEMENT PLANTING



SUBMERGED GRAVEL WETLAND M-2



MICRO-BIO #3 & #4



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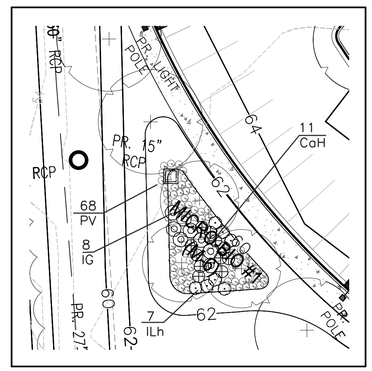

MICRO-BIO #1

NOTES:

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3. See Sheets L-3, L-4 for Landscape Plantings, Sheet L-5 for Notes, Details, Schedules & Plant List, Sheet L-6 for SWM Plantings & Sheet L-7 for SWM Plantings Notes & Details.
4. See plans by ELITE ENGINEERING, LLC. for any additional site information.
5. There are no historic features on site.

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LIVINGSTONE OF FORT WASHINGTON
LANDSCAPE & LIGHTING PLAN
STORMWATER MANAGEMENT PLANTINGS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	1"= 20'
DRAWING	L-6

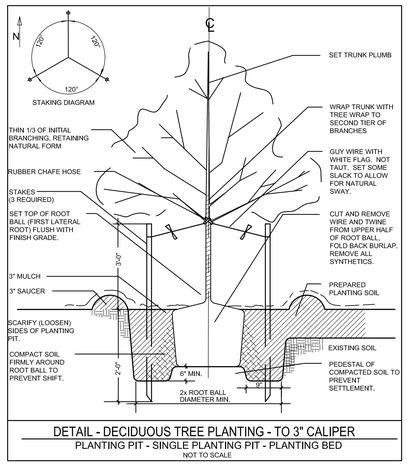
SDCP#56598-2017-0

STORMWATER MANAGEMENT PLANTING
Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect or engineer prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.

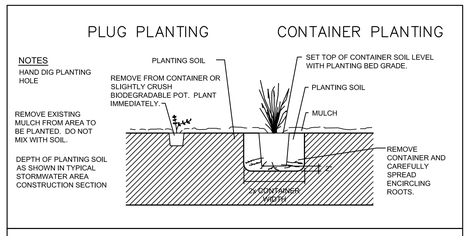
STORMWATER MANAGEMENT PLANTING NOTES:
GENERAL
1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. If any conflicts are found between the information on the Landscape PLan and that shown on the plant lists, notify the landsape architect prior to submission of bid.
5.Landscape architect shall be notified in writing five work days in advance for inspection and approval of all plants prior to any installation
PLANTING
6. No planting of stormwater management areas shall occur until surrounding contributing drainage areas have been stabilized.
7. Edges of stormwater management planting areas shall be neatly hand edged. Repair any stablilized lawn surfaces immediately abutting planting areas with sod as necessary to prevent erosion into the planting areas.
8. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately. Trees shall not be planted over pipes.
9. Planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
10. New plantings shall be protected from flooding using temporary erosion control for a perios of at least two weeks to prevent dislodgement of the plants prior to the roots having been somewhat established.
11. Contractor shall inspect plantings after the first three rainfall events to ensure that plants have not been dislodged, and replant as needed.
12. At these first three rainfall event inspections, Any silt, soil, gravel, mulch or debris which is deposited on the surface of the stormwater managmement area shall be removed and the surface immediately repaired.
WATERING
13. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on–site, Contractor will include a water supply cost in his / her bid. 'Gator–bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall. Also, install soaker hose with connections left uncovered for ease or watering plant beds if planted in drought seasons. Loop hose around any trees that do not have watering bags installed. A minimum of 1" depth of water shall be applied any week where that amount of rainfall has not occurred after a 2 month period of installation. During the first two months all plants shall be watered daily for two weeks, 3 times a week for 4 weeks and 2 times a week for 2 weeks.
CONTRACTOR / WARRANTY REQUIREMENTS
14. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
15. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
16. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
17. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
18. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
19. Contractor is responsible for all maintenance until project acceptance and then for a three month period following. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges and sloped surrounds. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.

PLANT LIST - STORMWATER

SYM	MB-1	MB-2	MB-3	MB-4	M-2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G O.C.	NATIVE
AR	-	-	-	1	-	1	Acer rubrum	Red Maple	1-1 ½" cal	Cont.	Shown	yes
BH	-	-	-	-	101	101	Baccharis halimifolia	Goundsel Bush	18-24"	Cont.	5'	yes
BN	-	-	-	-	9	9	Betula nigra	River Birch	7 gal	Cont.	Shown	yes
CaH	11	14	-	-	-	25	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18-24"	Cont.	3'	yes
CA	-	-	12	30	40	82	Clethra alnifolia	Summersweet	18-24"	Cont.	4'	yes
CO	-	-	-	-	76	76	Cephalanthus occidentalis	Buttonbush	18-24"	Cont.	5'	yes
IG	8	11	19	25	-	63	Ilex glabra 'Shamrock'	Shamrock Inkberry	24-36"	Cont.	4'	yes
IV	-	5	14	10	30	59	Ilex verticillata 'Winter Red' (include 15 males)	Winter Red Winterberry	18-24"	Cont.	6'	yes
Ihg	-	-	-	-	47	47	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	18-24"	Cont.	4'	yes
Ilh	7	42	24	26	-	99	Itea virginica 'Little Henry'	Little Henry Itea	18-21"	Cont.	3'	yes
JE	-	-	-	-	1010	1010	Juncus effusus	Smooth Rush	1 qt	Cont.	18"	yes
LS	-	-	-	-	10	10	Liquidambar styraciflua	Sweet Gum	7 Gal	Cont.	20'	yes
MV7	-	-	-	-	14	14	Magnolia virginiana	Sweet Bay Magnolia	7 gal	Cont.	15'	yes
MC	-	-	-	-	-	12	Morella cerifera	Southern Wax Myrtle	18-24"	Cont.	5'	yes
PV	68	59	28	27	-	182	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	2'	yes
TD	-	-	-	-	33	33	Taxodium distichum	Bald Cypress	7 gal	Cont.	12'	yes



DETAIL - DECIDUOUS TREE PLANTING - TO 3" CALIPER
PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED
NOT TO SCALE



DETAIL – STORMWATER PLANTING DETAIL
NOT TO SCALE

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STORMWATER PLANTING NOTES & DETAILS
PROPOSED DEVELOPMENT PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	lmm
CHECKED	DS
DATE	5/2022
SCALE	1"= 20'
DRAWING	L-7

SDCP#56598-2017-0



SYNTHETIC WHITE VENTED GABLE w/ SYNTHETIC WHITE TRIM

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS

EAST SIDE
'ELEVATION'

EARP & ASSOCIATES REALTY INC.

ARCHITECTURE COLLABORATIVE

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'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'C'



MID POINT OF ROOF

TOP OF PARAPET

20'-0" +/-

23'-3" +/-

METAL SEAM ROOF

SOUTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

NORTH SIDE
'ELEVATION'



SYNTHETIC WHITE TRIM BOARD

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

METAL SEAM ROOF

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

WEST SIDE
'ELEVATION'

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8334 Main Street Ellicot City, MD 21043
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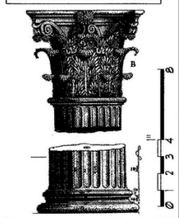
scale 3/16" = 1' | FILE# 9 | drwn. | date 06/27/19
title 'LIVINGSTON of FORT WASHINGTON' PARCEL 'C'

revisions	
07/19/19	FULL RENDERING PRES.
02/24/22	UPDATED PARCEL 'C' & ENTRY MONUM.
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #



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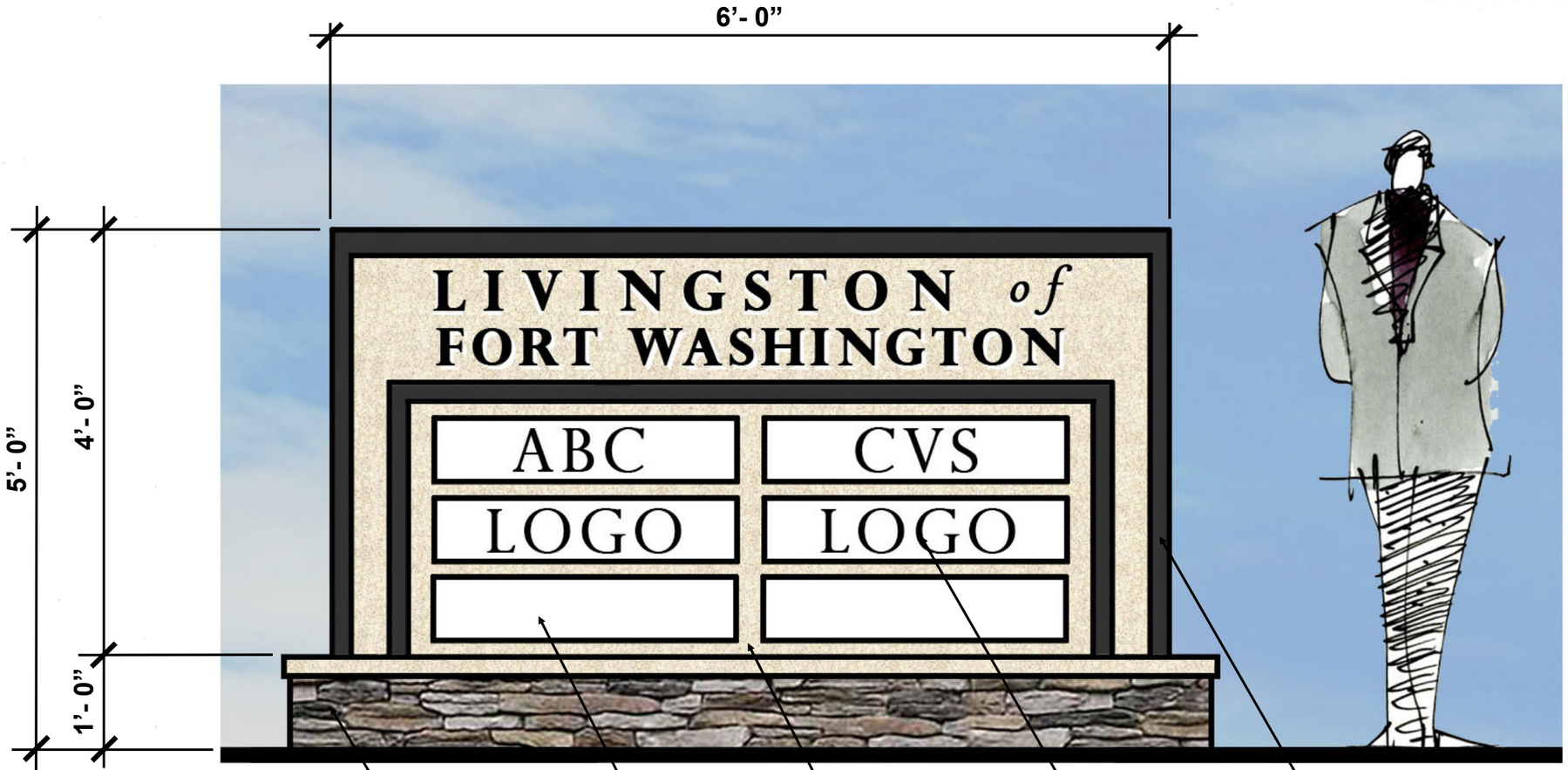
'LIVINGSTON OF FORT WASHINGTON'

ENTRY MONUMENT



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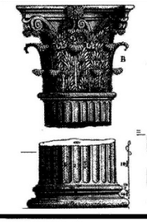




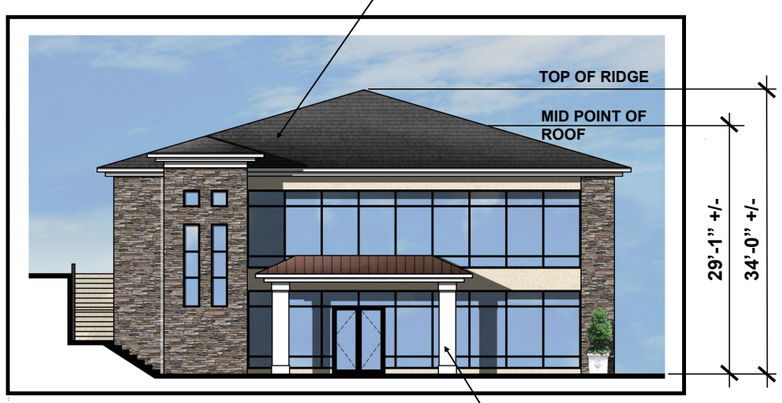
FRONT – 'GUNPOWDER DRIVE'

'ELEVATION'



WEST END

'ELEVATION'



NORTH END

'ELEVATION'

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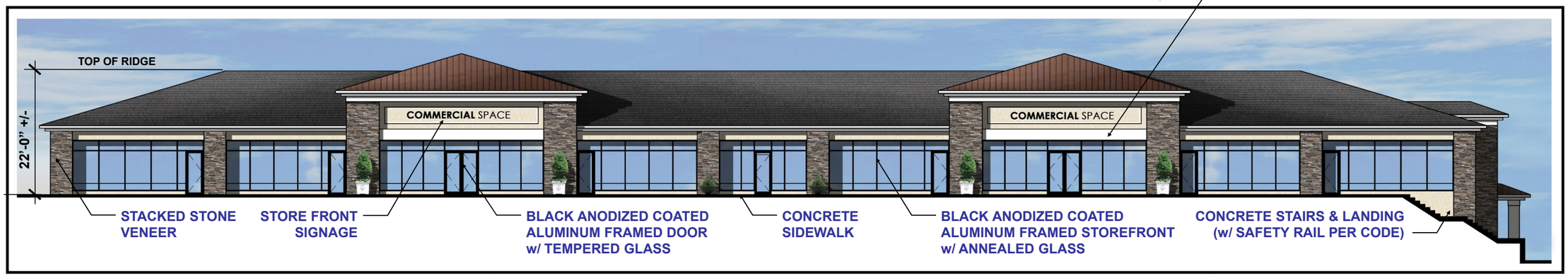
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



EAST SIDE

'ELEVATION'

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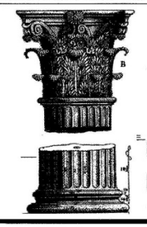



SOUTH SIDE
'INTERIOR ELEVATION'

EARP & ASSOCIATES REALTY INC.

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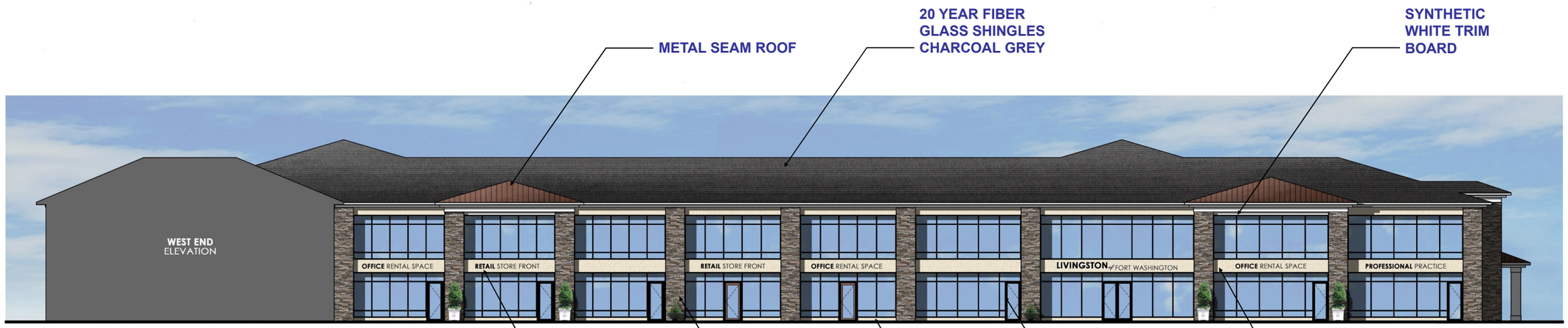
'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-1'



WEST SIDE
'INTERIOR ELEVATION'

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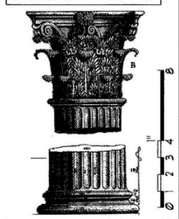



SOUTH SIDE
'ELEVATION'



NORTH SIDE
'ELEVATION'

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'LIVINGSTON OF FORT WASHINGTON'

PARCEL 'A-2'

SYNTHETIC WHITE VENTED LOUVERS

METAL SEAM ROOF



EAST SIDE
'ELEVATION'

WHITE ALUMINUM AWNING ROOF WITH CABLE BRACING

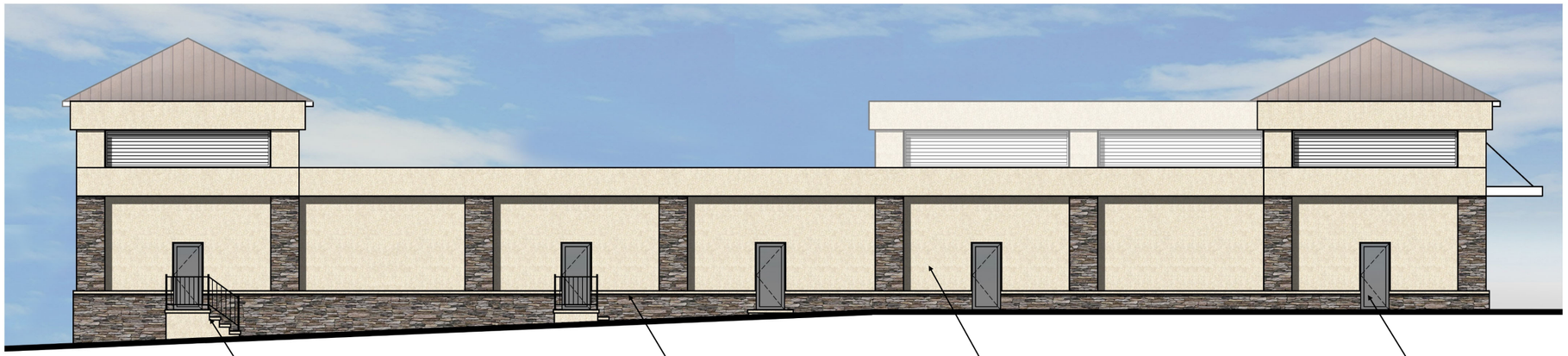
STORE FRONT SIGNAGE

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

CONCRETE SIDEWALK

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS



WEST SIDE
'ELEVATION'

CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)

STACKED STONE VENEER w/ SILL

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

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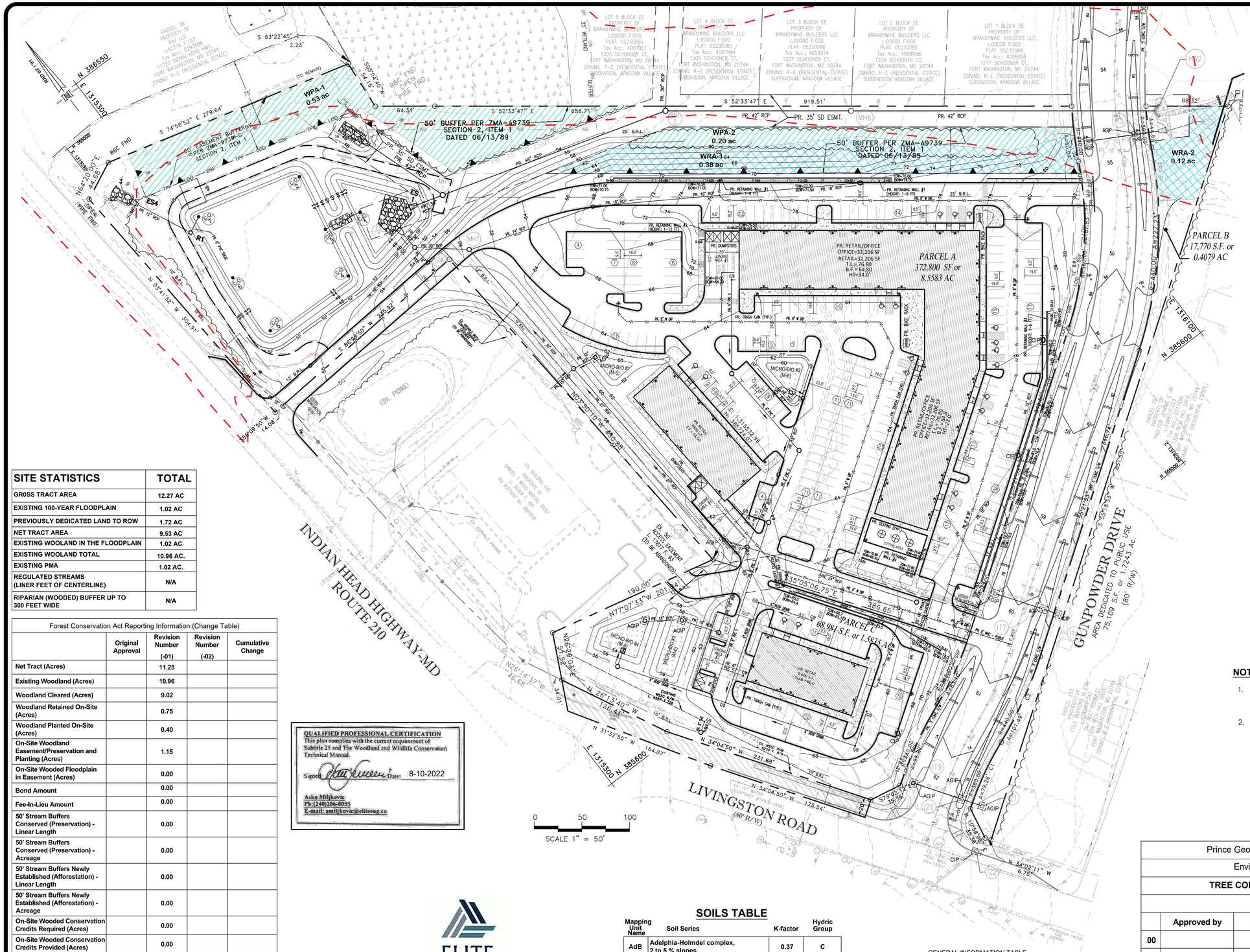
'LIVINGSTON of FORT WASHINGTON'
PARCEL 'A-2'

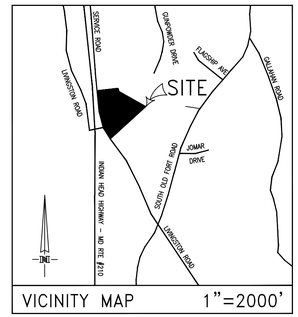
title

scale 3/16" = 1' | FILE# 9 | drwn. | date 06/27/19

revisions	
07/19/19	FULL RENDERING PRES.
02/24/22	UPDATED PARCEL 'C' & ENTRY MONUM.
04/08/22	BUILDING HEIGHTS & UPDATED MONUM.
04/24/22	MAERIAL CALL OUTS & SIGN DIM.

SHEET #





LEGEND

TITLE	SYMBOL
SOILS DIVIDE	CSE / EkA
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	
PROP. GRADE	
PRIMARY MANAGEMENT AREA (PMA)	PMA
WETLAND BUFFER	WB
EXISTING TREE LINE	
EXISTING TREE LINE (LOGGED FOREST)	
EX. SEWER EASEMENT	
EX. SEWER PIPE	
EX. STEEP SLOPE 15-25%	
WOODLAND PRESERVATION AREA OFF SITE	
WOODLAND PRESERVATION AREA	WPA
WOODLAND REFORESTATION AREA	WRA
TREE PROTECTION SIGN	
EX. STREAM	
75' STREAM BUFFER	SB
WETLAND BUFFER	WB
PR. LIMIT OF DISTURBANCE	
PR. LOD & SUPER SILT FENCE	LOD SSF
PR. SILT FENCE	SF
FOREST INTERIOR DWELLING SPECIES	FIDS FIDS
EX. STEEP SLOPE 25% AND OVER	

SITE STATISTICS	TOTAL
GROSS TRACT AREA	12.27 AC
EXISTING 100-YEAR FLOODPLAIN	1.02 AC
PREVIOUSLY DEDICATED LAND TO ROW	1.72 AC
NET TRACT AREA	9.53 AC
EXISTING WOOLAND IN THE FLOODPLAIN	1.02 AC
EXISTING WOOLAND TOTAL	10.96 AC.
EXISTING PMA	1.02 AC.
REGULATED STREAMS (LINER FEET OF CENTERLINE)	N/A
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	N/A

Forest Conservation Act Reporting Information (Change Table)

	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)		11.25		
Existing Woodland (Acres)		10.96		
Woodland Cleared (Acres)		9.02		
Woodland Retained On-Site (Acres)		0.75		
Woodland Planted On-Site (Acres)		0.40		
On-Site Woodland Easement/Preservation and Planting (Acres)		1.15		
On-Site Wooded Floodplain in Easement (Acres)		0.00		
Bond Amount		0.00		
Fee-In-Lieu Amount		0.00		
50' Stream Buffers Conserved (Preservation) - Linear Length		0.00		
50' Stream Buffers Conserved (Preservation) - Acreage		0.00		
50' Stream Buffers Newly Established (Afforestation) - Linear Length		0.00		
50' Stream Buffers Newly Established (Afforestation) - Acreage		0.00		
On-Site Wooded Conservation Credits Required (Acres)		0.00		
On-Site Wooded Conservation Credits Provided (Acres)		0.00		

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed: Date: 8-10-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

NOTES:

1. INSTALLATION OF ALL TREE PROTECTION DEVICES IS SCHEDULED TO TAKE PLACE AS STEP 4 OF ROUGH GRADING SEQUENCE OF CONSTRUCTION IN WEEKS 2 AND 3.
2. SIGNS FOR PLANTED AREAS ARE TO REMAIN IN PERPETUITY AND THAT THE SINGS FOR PRESERVATION AREAS MAY BE REMOVED AFTER USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.

Property Owners Awareness Certificate

I/We Livingston of Fort Washington, LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.
Owner or Owners Representative — Date 09/6/2022

PARCEL 151
OWNER/DEVELOPER
LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL: realestate24050@gmail.com

PARCEL 1
OWNER
SAMUEL T. WOOD MARITAL TRUST
2450 RIVA ROAD
ANNAPOLIS, MD 21401
OFFICE TEL: 866-573-4100 Ext. 300
realestate2450@gmail.com
CONTACT: MAUREEN EARP WOOD

ELITE Engineering
6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

SOILS TABLE

Mapping Unit Name	Soil Series	K-factor	Hydric Group
AdB	Adelphia-Holmdel complex, 2 to 5 % slopes	0.37	C
CSE	Croom-Howell-Collington complex 15 to 25 % slopes	0.17	C
CwE	Croom-Marr complex 15-25 % slopes	0.15	C
EkA	Elkton silt loam 0 to 2% slopes	0.43	C/D
GgB	Grosstown gravelly silt loam 2 to 5% slopes	0.24	A
GgC	Grosstown gravelly silt loam 5 to 10% slopes	0.24	A

GENERAL INFORMATION TABLE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA) [1]	N/A
Administrative	Tax Grid (TMG)	132 GRID B2
Administrative	WSSC Grid (Sheet 20)	215SE01
Administrative	Planning Area (Plan Area)	7-80 SOUTH POTOMAC SECTOR
Administrative	Election District (ED)	5-PISCATAWAY
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	TAZ # 1384
Administrative	Traffic Analysis Zone (PG)	ZONE 2608

[1] If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-054-03				
	Approved by	**Date**	**DRD#**	**Reason for Revision**
00				
01				
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
PLAN VIEW
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	7/11/2022
SCALE	AS SHOWN
DRAWING	

1 OF 3

TYPE II TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR GRADING PERMIT.
2. 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 $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTION AND ENFORCEMENT, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED R-E.
7. THE PROPERTY IS ADJACENT TO LIVINGSTON ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO INDIAN HEAD HIGHWAY WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.
9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (g)
10. WOODLAND PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF THE WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT

TREE PRESERVATION AND RETENTION NOTES

11. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
12. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
13. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFs) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

16. THE DEVELOPER AND/OR BUILDER IS 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 COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
17. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR 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.
18. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREE ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    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.

    TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

19. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT "GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS", THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. 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.

    IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

    TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

20. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN 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.
21. 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 LABEL INSTRUCTIONS.
22. 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.
23. WOODLANDS PRESERVED, PLANTED OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER_____FOLIO_____. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

AFFORESTATION AND REFORESTATION NOTES

A. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.

B. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING WITH LARGE CALIPER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.

C. 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 2 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 OR BUILDER 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 COUNTY.

D. REFORESTATION AREAS SHALL NOT BE MOWED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.

E. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.

F. AFFORESTATION/REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.

G. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SOIL PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.

H. AT TIME OF ISSUANCE OF THE FIRST PERMIT, THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME; BUSINESS NAME (IF DIFFERENT); ADDRESS; AND PHONE NUMBER.

RESULTS OF ANNUAL SURVIVAL CHECKS FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC, PLANNING DEPARTMENT.

I. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED $9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.

    PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

    PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.

    IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATERING, UNTIL THE TIME OF PLANTING.

4. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
5. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL. THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHOULD NOT BE TWISTED, BALLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
8. SOIL: UPON THE COMPLETION OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE DIFFERENT SOIL TYPE (IF ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY), AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE pH, MAGNESIUM, PHOSPHORUS, CALCIUM AND ORGANIC MATTER.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAILS SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUNDCOVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
16. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) (SEE NOTE 1)
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRED VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)

YEAR 2-3: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRED VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY, REPLACE WITH AN ALTERNATIVE PLANT TYPE.
3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS NEEDED BASIS.

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1	Zone:		C-S-C				
2	Gross Tract:		14.43				Include acreages only in columns
3	Floodplain:		1.02				for which there is a corresponding zone.
4	Previously Dedicated Land:		1.72				
5	Net Tract (NTA):		11.69	0.00	0.00		
6	TCP II or 2 Number			Revision	2		
7	Property Description or Subdivision Name:		4-07050				
8	TCP1 Number		TCP1-127-90				
9	Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	N		Within PFA (Y/N)	Y
10	Break-even Point (preservation acres) =	3.49					
11	Acres of Net Tract clearing permitted w/o reforestation=	6.97					

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12	Existing Woodland on Net Tract (acres)		10.46					
13	Existing Woodland in Floodplain (acres)		1.02					
14	Woodland Conservation Threshold (NTA) =	15.00%	1.75					
15	Smaller of 10 or 12		1.75					
16	Woodland above WCT		8.71					
17	Plan Number: (This must be completed for each phase)		2-054-04	1-127-90				
18	Revision Number		0	1				
19	Plan Phase or Name:		CVS	Remainder				
20	TCP2 Number for this Phase or Section							
21	Revision Number							
22	Status		10/21/2003	Pending				
23	Approval Date							
24	Total area in this application (acres)		2.16	12.27				
25	Floodplain area in this application (acres)		0.00	1.02				
26	Net Tract area in the application (acres)		2.16	11.25				
27	Woodland on the Net Tract for this phase (acres)		0.69	9.77				
28	Woodland in the Floodplain for this phase		0.00	1.02				
29	Woodland Cleared on Net Tract for this phase		0.69	9.02				
30	Woodland Cleared in Floodplain for this phase		0.00	0.45				
31	Off-site Woodland Clearing (1:1)		0.00	0.00				
32	Off-site WCA being provided on this property (preservation)		0.00	0.00				
33	Off-site WCA being provided on this property (afforiforestation)		0.00	0.00				
34	Cummulative acres of Net Tract Woodland cleared		0.69	9.71				
35	Cummulative acres of Floodplain woodland cleared		0.00	0.45				
36	Smaller of 14 or 26		0.69	8.71				
37	Woodland Clearing below WCT		0.00	1.00				
38	Clearing below WCT (2:1 replacement requirement)		0.00	2.01				
39	Replacement for clearing above the WCT (0.25 :1)		0.17	2.18				
40	Replacement for clearing below the WCT (2 :1)		0.00	2.01				
41	Afforestation Required. Threshold (AFT) =	15.00%	0.00	0.00				
42	**Cumulative Woodland Conservation Required**		**1.93**	**5.38**				

Latest phase indicates cumulative requirement through that phase of work.

SECTION III - Meeting the Requirements

43	Woodland Preservation	0.00	0.75				
44	Afforestation/Reforestation	0.00	0.40				
45	Natural Regeneration	0.41	0.00				
46	Landscape Credits	0.00	0.00				
47	Specimen & Historic Tree (CRZ area)	0.00	0.00				
	Specimen & Historic Tree Credit						
48	Forest Enhancement Acreage	0.00	0.00				
	Forest Enhancement Credit (25% of enhancement area)						
49	Street Tree Credit (Existing or 10-year canopy)	0.00	0.00				
50	Area approved for fee-in-lieu	0.00	0.00				
51	Off-site Woodland Conservation Credits Required	0.00	3.82				
52	Off-site WCA (preservation) being provided on this property	0.00	0.00				
53	Off-site WCA (afforestation) being provided on this property	0.00	0.00				
54	Cummulative Woodland Conservation Provided	**0.41**	**5.38**				

54	Woodland saved on this phase but not counted	0.00	0.00				
55	Existing Net Tract Woodland in later phases	9.77	0.00				
56	Requirement Status per Phase						

Prepared by: ASKO MILJKOVIC Signature 8-12-2022 Date

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS/REMARKS
RB	19	RIVER BIRCH	BETULA NIGRA	2 1/2" – 3" CAL.	B & B
SR	19	QUERCUS FALCATA	SOUTHERN RED OAK	2 1/2" – 3" CAL.	B & B
WO	19	QUERCUS PHELLOS	WILLOW OAK	2 1/2" – 3" CAL.	B & B

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.
Signed Date: 8-10-2022
Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-054-03

	Approved by	Date	DRD#	Reason for Revision
00				
01				
02				
03				
04				
05				
06				

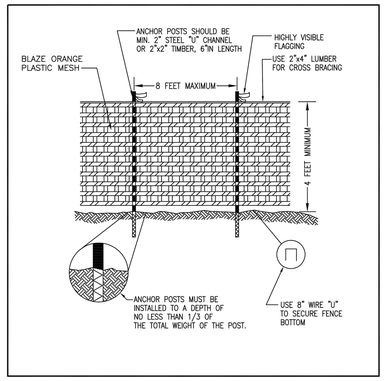
REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON
TREE CONSERVATION PLAN 2
DETAILS AND NOTES

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	7/11/2022
SCALE	AS SHOWN
DRAWING	2 OF 3

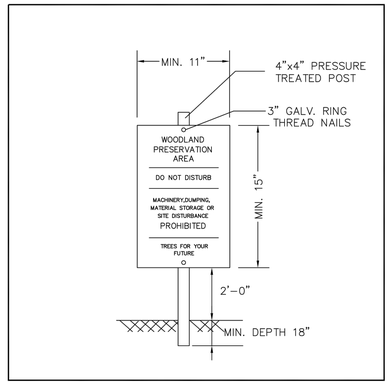


NOTES: (MUST BE INCLUDED WITH DETAIL)

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

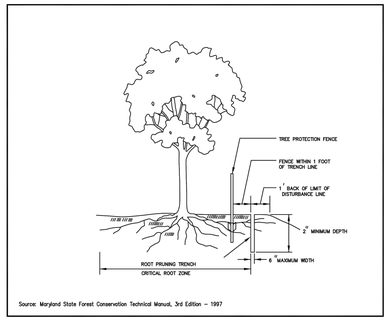


NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1



Source: Maryland State Forest Conservation Technical Manual, 3rd Edition – 1997

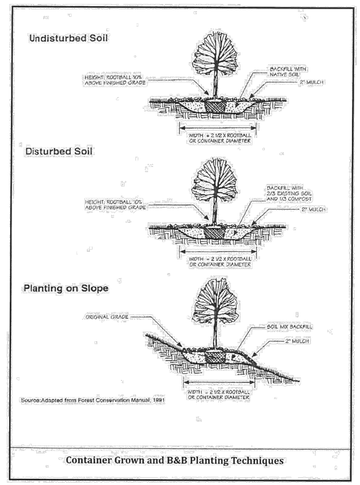
NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIALTEY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

August 2010 A-4, DET-10

TCP-30.Container Grown and B&B Planting Techniques



Source:Adapted from Forest Conservation Manual, 1991

Container Grown and B&B Planting Techniques

Prince George's County Planning Department Appendix A-55

TCP-29.Tree Planting and Maintenance Calendar

Tasks	Months											
	Jan*	Feb*	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov*	Dec*
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring				*						*		
Fertilizer (if Needed)+												
Water++												
Pruning												

Recommended, Optimal time

Recommended with Additional Care

Recommended

\+ Dependent Upon Site Conditions

++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:

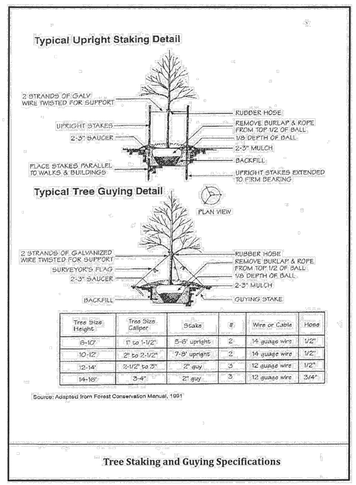
1. Activities during November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

Tree Planting and Maintenance Calendar

Appendix A-54 Environmental Technical Manual

TCP-34.Tree Staking and Guying Specifications



Tree Size Height	Tree Size Caliper	Stake	#	Wire or Cable	Hose
6'-10"	1" to 1-1/2"	5'-6" uprights	2	14 guage wire	1/2"
10'-12"	2" to 2-1/2"	7'-9" uprights	2	14 guage wire	1/2"
12'-14"	3-1/2" to 5"	2" guy	3	12 guage wire	1/2"
14-16"	5'-4"	2" guy	3	12 guage wire	3/4"

Source: Adapted from Forest Conservation Manual, 1991

Tree Staking and Guying Specifications

Prince George's County Planning Department Appendix A-59

TCP-35.Site Stocking

Size	Number Required per Acre	Approximate Spacing feet on center	Survivability Requirement At the end of the second growing season	
Bare Root Seedlings or Whips	700	8 x 8	75%	525
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	500	10 x 10	75%	375
Container Grown 1, 2, 3 Gallon	400	12 x 12	75%	300
Container Grown 5, 7 Gallon or 1" Caliper B & B	300	15 x 15	85%	255
Container Grown 15, 25 Gallon or 1.5 - 2" Caliper B & B	150	20 x 20	100%	150

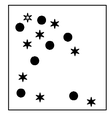
Notes:

1. These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
2. In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved TCP. They will be evaluated on a case-by-case basis by the approving authority.
3. Spacing does not imply that trees or shrubs must be planted in a grid pattern.

Site Stocking

Appendix A-60 Environmental Technical Manual

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



RANDOM

✶ SPECIES 1 ● SPECIES 2

NOTE:
NATURALLY OCCURRING POPULATIONS OF TREES TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSE SITE THAT MIMIC NATURAL PATTERNS.

PLANTING DISTRIBUTION PATTERNS

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirement of Subtitle 25 and The Woodland and Wildlife Conservation Technical Manual.

Signed Date: 8-10-2022

Asko Miljkovic
Ph:(240)206-8055
E-mail: amiljkovic@eliteeng.co

Prince George's County Planning Department				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-054-03				
	Approved by	**Date**	**DRD#**	**Reason for Revision**
00				
01				
02				
03				
04				
05				
06				

REVISIONS	BY

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MARYLAND 20770
(240)206-8055

LIVINGSTON OF FORT WASHINGTON

TREE CONSERVATION PLAN 2

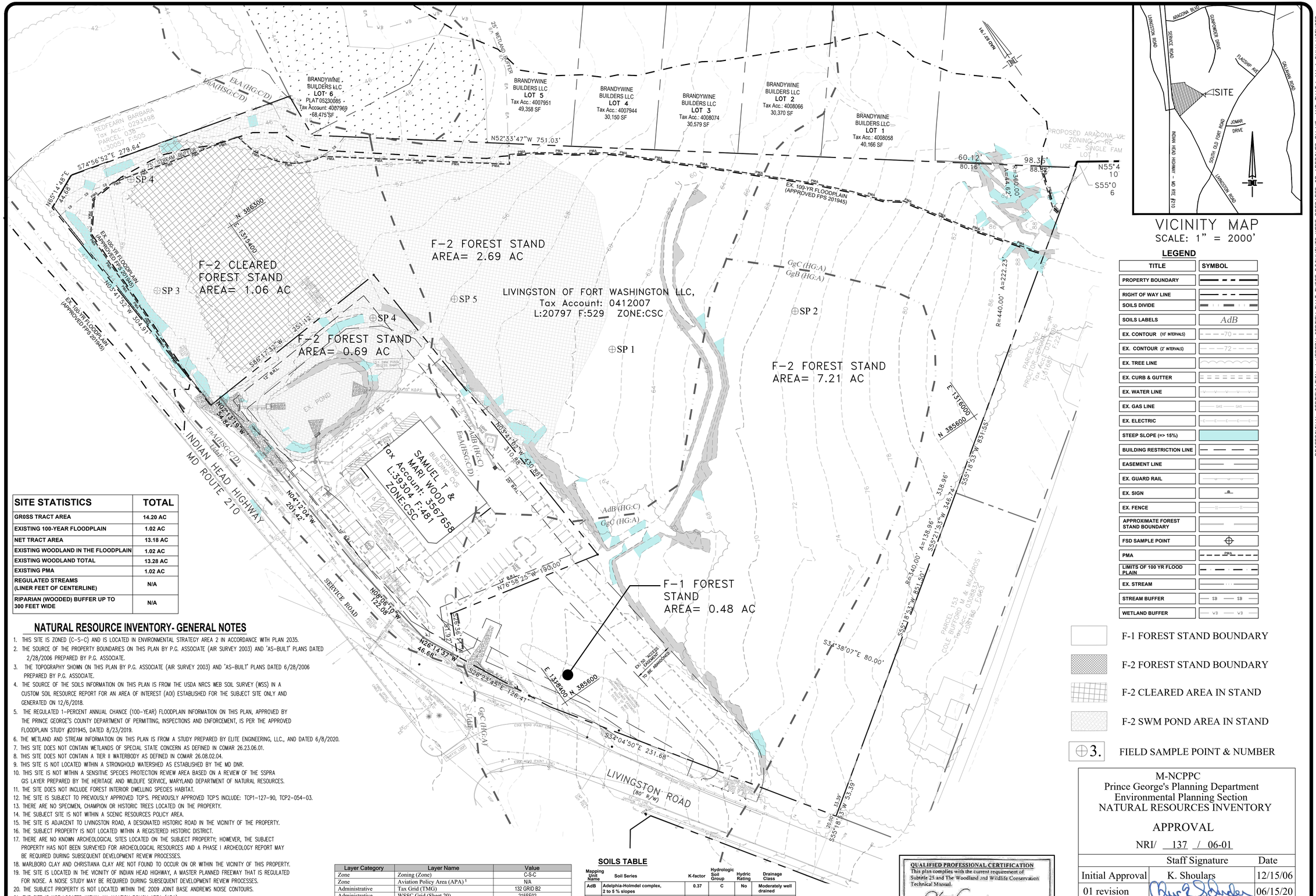
DETAILS AND NOTES

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/11/2022
SCALE AS SHOWN

DRAWING

3 OF 3


BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 49,358 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,150 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,579 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,370 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,166 SF
REDFEARN BARBARA Tax Acc.: 0293498 PARCEL 038 L:3006 F:505
EkA (HG:C/D)
EkA(HSG:C/D)
25' WETLAND BUFFER
75' STREAM BUFFER
PMA
N52°33'47"W 751.03'
S74°56'52"E 279.64'
N65°14'48"E 44.68'
SP 4
SP 3
SP 5
SP 2
SP 1
N 385300
E 1315400
F-2 CLEARED FOREST STAND AREA= 1.06 AC
F-2 FOREST STAND AREA= 2.69 AC
F-2 FOREST STAND AREA= 0.69 AC
F-2 FOREST STAND AREA= 7.21 AC
F-1 FOREST STAND AREA= 0.48 AC
LIVINGSTON OF FORT WASHINGTON LLC, Tax Account: 0412007 L:20797 F:529 ZONE:CSC
EX. 100-YR FLOODPLAIN (APPROVED FPS 201945)
EX. 100-YR FLOODPLAIN (APPROVED FPS 201845)
N63°51'52"W 304.91'
S86°17'32"W 751.12'
N02°13'19"W 54.84'
N04°12'04"W 201.42'
N63°31'32"W 430.85'
310.25'
N08°06'10"W 122.08'
N76°58'25"W 90.00'
S26°58'25"E 51.12'
N26°14'37"W 46.68'
S26°03'45"E 126.41'
S34°04'50"E 231.68'
S34°38'07"E 80.00'
S55°18'53"W 53.39'
S55°19'53"W 631.55'
S55°21'53"W 651.50'
S55°19'53"W 346.74'
338.96'
P=340.00' A=138.86' S55°21'53"W
R=440.00' A=222.23'
60.12' 80.16'
98.35' 88.52'
N55°4 10
S55°0 6
EX. 50' ACCESS EASEMENT TO BE ABANDONED
PROPOSED ARAGONA VIL ZONING: RE USE - SINGLE FAM LOT 1
EX. POND
EX. 15" HDPE
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX.

SITE DEVELOPMENT CONCEPT PLAN FOR LIVINGSTON OF FORT WASHINGTON

SUBD #4-7050

SDCP #56598-2017-0

LOCATION OF SITE

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2, PARCEL 151
12TH ELECTION DISTRICT

GENERAL NOTES

1. ADC MAP #25, GRID D-9 & D10
2. 200 SHEET NO. 215SE01 & 215SE02
3. POLICE: OXON HILL - 1.1 MILE
4. FIRE: OXON HILL, #4-5.5 MILE
5. TAX MAP #132, GRID 62, PARCEL 151
6. OWNER/DEED REF: LIVINGSTON OF FORT WASHINGTON LLC L. 20792 F. 529
7. TAX ACCOUNT: 05-0412007
8. ELECTION DISTRICT: 5
9. COUNCIL DISTRICT: 8
10. EXISTING ZONING: C-S-C
11. TOTAL AREA=10.15 AC ALL IN ZONE C-S-C.
12. SEWER & WATER CATEGORIES:
    SEWER - 4
    WATER - 4
    FOR PUBLIC SEWER & WATER SYSTEMS ONLY
13. PROPOSED : LIVINGSTON OF FORT WASHINGTON RETAIL CENTER
    OFFICE = 37,981 SF
    RETAIL = 32,206 SF
    CAR WASH = 6,334 SF
    CAR REPAIR = 2,777 SF

TOTAL PROPOSED OFFICE AND RETAIL AREA= 79,298 SF

14. NO EXISTING WETLANDS ON SITE
15. GROSS TRACT AREA OF SITE; 12.27 ACRES NET TRACT AREA(PARCEL "A": 10.15ACRES)
16. BOUNDARY BY CDDI, INC.
17. EX. 2 FT. TOPO BY McKENZIE SNYDER, INC.
18. STORMWATER MANAGEMENT CONCEPT #124982007, APPROVED: 5/22/2007
19. THERE ARE NO APPARENT HISTORIC RESOURCES OR CEMETERIES WITHIN OR ADJACENT TO THE SITE.
20. THERE ARE NO CEMETERIES ON THE SITE
21. THE SITE IS IN WATERSHED WITH TMDL FOR SEDIMENT NITROGEN
22. THE SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
23. THE SITE IS NOT WITHIN ANY AVIATION POLICY AREA.
24. THIS SITE IS NOT WITHIN 100 YEAR FLOODPLAIN AREA (24033C0330E).
25. THIS SITE IS NOT LOCATED IN TIER II WATERSHED.

PARKING REQUIREMENTS

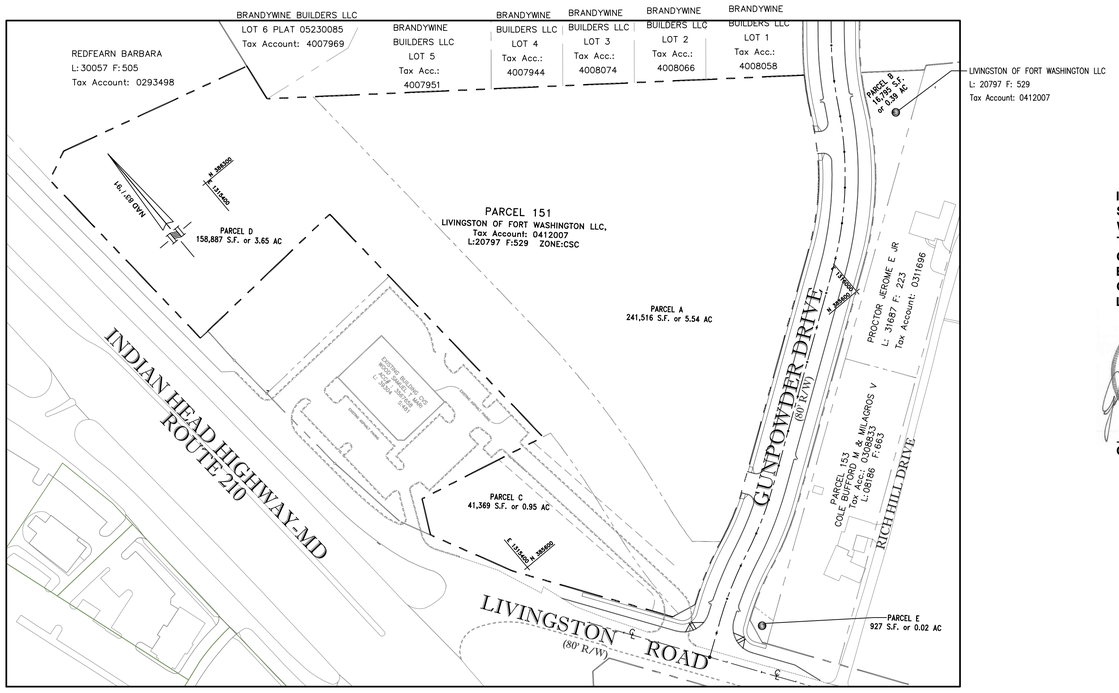
OFFICE REQUIREMENT
PROPOSED OFFICE AREA: 37,981 SF
PARKING REQUIREMENT:
4 SP. PER 1000 SF FOR 1ST 2,000 SF: 2,000/250 = 8
1 SP. PER 400 SF ABOVE 2,000 SF +35,981/400 =90
TOTAL= 98

RETAIL REQUIREMENT 4.00 SP. PER 1000 SF
PROPOSED RETAIL AREA 32,206 SF
PARKING REQUIREMENT 32,206 / 1000 X 4.0 = 129

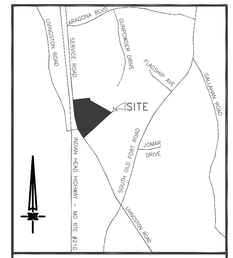
CAR WASH REQUIREMENT 2.0 SP. PER 1000 SF
PROPOSED CAR WASH AREA 6,334 SF
PARKING REQUIREMENT 6,334 / 1000 X 2.0 = 13

AUTO CARE REQUIREMENT
PROPOSED BUILDING AREA 2,777 SF
PARKING REQUIREMENT 3 SP. PER 1 BAY
OFFICE REQUIREMENT 3.5 SP PER 1000 SF
755x3.5/1000 = 3
3 BAY= 9
TOTAL=12

TOTAL PARKING SPACES REQUIRED	252
TOTAL PARKING SPACES PROVIDED	354



LOCATION MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1" = 2000'

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIRMENTS OF SUBTITLTE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND I OR MY STAFF HAVE INSPECTED THIS SITE AND THE DRAINAGE THAT FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE,AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES AND IS SIGNED, SEALED AND DATED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

GREG KLAR

6-25-2019

SHEET INDEX	
SHEET TITLE	**SHEET #**
COVER SHEET	SDC-1
EXISTING CONDITION AND RECOURSE MAP	SDC-2
SITE DEVELOPMENT CONCEPT PLAN	SDC-3
ESD DRAINAGE AREA MAP AND ESD DETAILS	SDC-4

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

Approved For: Wetlands — Mary Ann Giesmann

DPIE — DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division
9400 Peppercorn Place, Suite 420
Largo, Maryland 20774

SITE DEVELOPMENT BMP SUMMARY TABLE

Revision Date:

Project Name: Livingston Of Fort Washington | Concept No.: | Permit No.: SDCP # 56598-2017-0 | Limit of Disturbance = 9.89 AC

POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	Rv	TARGET P_1 (IN)	TARGET VOL (FT^3)	DESIGN VOL (FT^3) USING ESD PRACTICES	DESIGN VOLUME (CF) USING STRUCTURAL PRACTICES	MAX ESD VOL (ESD max) (CF)	RCN	ON_OFF_SITE
POI A	SWM-A	Bio-retention	385,836	1,315,725	Commercial	NEWD	0.41	0.32	0.32	0.00	78%	0.75	2.00	2,260	1,169	n/a	3,052	98	On Site
POI A	SWM-B	Bio-retention	386,105	1,315,604	Commercial	NEWD	0.27	0.19	0.19	0.00	69%	0.67	2.00	1,327	1,409	n/a	1,792	98	On Site
POI A	SWM-C	Bio-retention	385,522	1,315,586	Commercial	NEWD	0.07	0.05	0.05	0.00	71%	0.69	2.00	352	392	n/a	475	98	On Site
POI A	SWM-D	Bio-retention	385,538	1,315,500	Commercial	NEWD	0.56	0.22	0.22	0.00	39%	0.40	2.00	1,641	2,197	n/a	2,215	98	On Site
POI A	SWM-E	Bio-retention	385,728	1,315,379	Commercial	NEWD	0.40	0.35	0.35	0.00	88%	0.84	2.00	2,432	1,371	n/a	3,283	98	On Site
POI A	SWM-F	Bio-retention	385,755	1,315,595	Commercial	NEWD	0.26	0.21	0.21	0.00	81%	0.78	2.00	1,467	1,062	n/a	1,980	98	On Site
POI A	SWM-H	Permeable Pavements	386,624	1,315,820	Commercial	NEWD	0.73	0.73	0.73	0.00	100%	0.95	2.00	5,035	6,555	n/a	6,797	98	On Site
POI A	SWM-O	Submerged Gravel Wetlands	386,265	1,315,394	Commercial	NEWD	27.82	11.42	10.24	1.18	41%	0.42	2.00	41,711	49,318	n/a	114,246	80	On Site

0 100 200
SCALE 1" = 100'

OWNER\DEVELOPER

LIVINGSTON OF FORT WASHINGTON LLC
2450 RIVA ROAD,
ANNAPOLIS, MD 21041
OFFICE TEL. (866) 573-4100
EMAIL:
REALESTATE24050@GMAIL.COM

PREPARED BY

ELITE ENGINEERING, LLC
6305 IVY LANE
GREENBELT, MD 20770
Phone: (240) 421-6982
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

ELITE Engineering
ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055

STATE OF OREGON — GREGORY K. KLAR — NO. 11432 — REGISTERED PROFESSIONAL ENGINEER

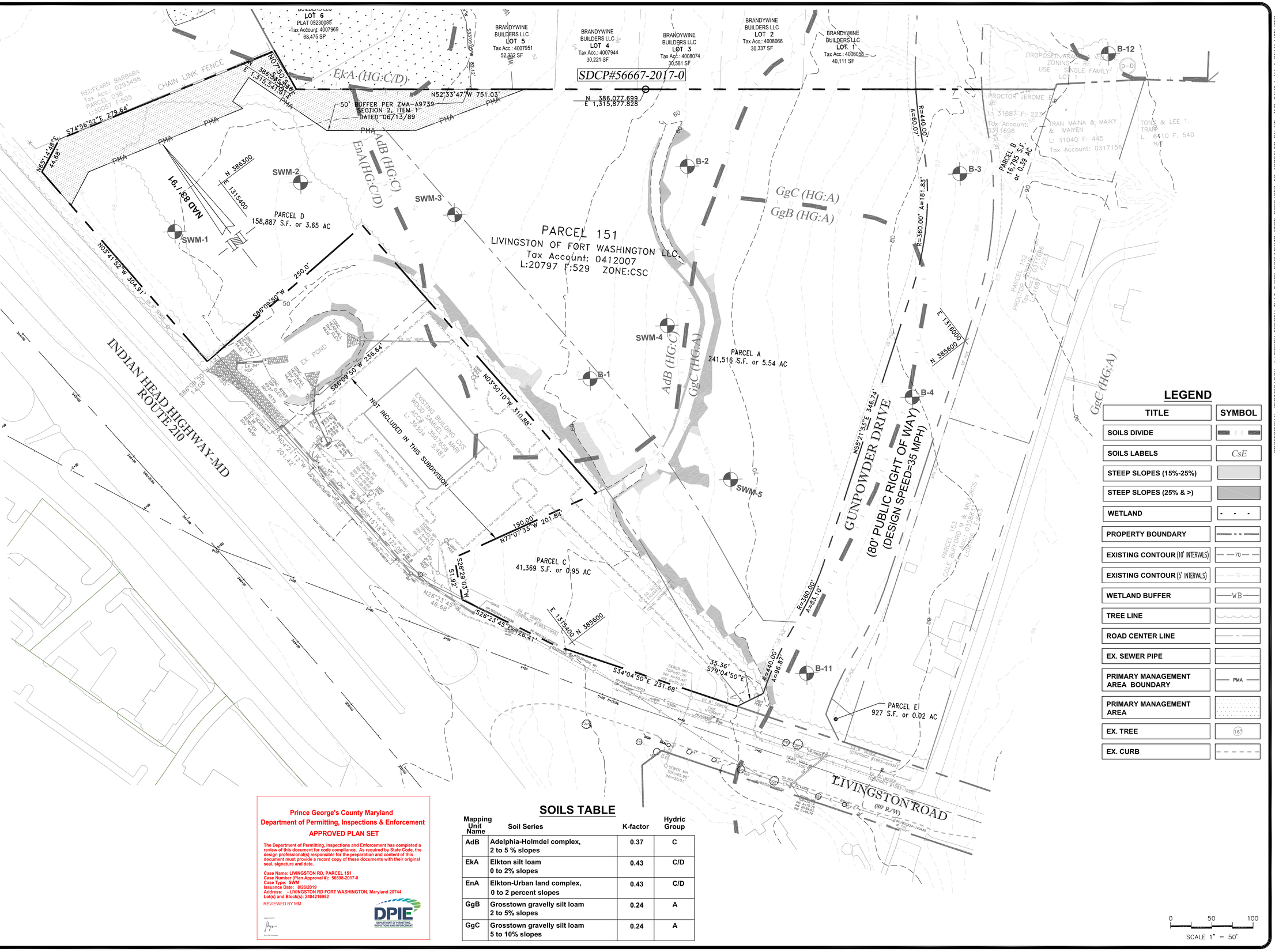
6-25-2019

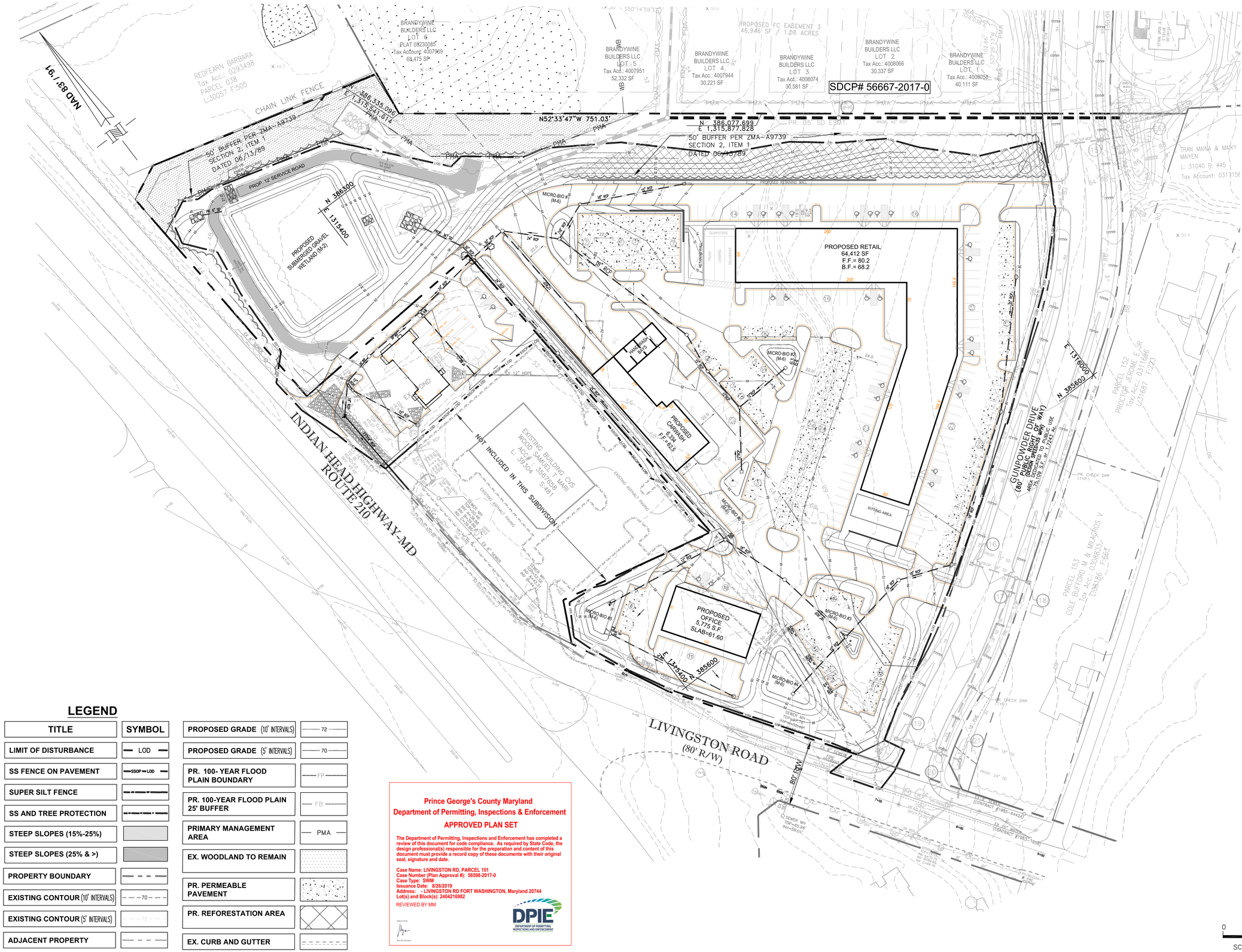
LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
COVER SHEET
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	

SDC-1

SDCP #56598-2017-0


SDCP#56667-2017-0
N 386,077.699
E 1,315,877.828
PARCEL 151
LIVINGSTON OF FORT WASHINGTON LLC.
Tax Account: 0412007
L:20797 F:529 ZONE:CSC
PARCEL A
241,516 S.F. or 5.54 AC
PARCEL D
158,887 S.F. or 3.65 AC
PARCEL B
16,795 S.F.
or 0.39 AC
PARCEL C
41,369 S.F. or 0.95 AC
PARCEL E
927 S.F. or 0.02 AC
INDIAN HEAD HIGHWAY-MD
ROUTE 210
GUNPOWDER DRIVE
(80' PUBLIC RIGHT OF WAY)
(DESIGN SPEED=35 MPH)
LIVINGSTON ROAD
(80' R/W)
NOT INCLUDED IN THIS SUBDIVISION
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acc.: 4007951 52,332 SF
BRANDYWINE BUILDERS LLC LOT 4 Tax Acc.: 4007944 30,221 SF
BRANDYWINE BUILDERS LLC LOT 3 Tax Acc.: 4008074 30,581 SF
BRANDYWINE BUILDERS LLC LOT 2 Tax Acc.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acc.: 4008058 40,111 SF
REDFEARN BARBARA Tax Acct: 0293498 PARCEL 038 L:2057 F:505
CHAIN LINK FENCE
PROPOSED ARA VILLAGE ZONING: RE USE - SINGLE FAMILY LOT 1
PROCTOR JEROME F JR L: 31687 F: 223 Tax Account: 0311696
TRAN MAINA & MAIKY & MAIYEN L: 31040 F: 445 Tax Account: 0317156
TONG & LEE T. TRAN L. 6410 F. 540
PARCEL 152 PROCTOR JEROME F JR Tax Acct: 0317696 L:31687 F:223
PARCEL 153 COLE BUFFORD M & MILDRED V Tax Acct: 0308622 L:1078 F:243
EXISTING BUILDING CVS WOOD SAMUEL T MARY Acct# 39304 L: 39304 F: 491
EX. POND
SWM-1
SWM-2
SWM-3
SWM-4
SWM-5
B-1
B-2
B-3
B-4
B-11
B-12
AdB (HG:C)
EnA(HG:C/D)
EkA-(HG:C/D)
GgC (HG:A)
GgB (HG:A)
N 386300
E 1315400
N 385600
E 1316000
R=440.00' A=60.07'
R=360.00' A=181.83'
R=360.00' A=83.10'
R=440.00' A=96.87'
N65°14'46"E 44.68'
S74°56'52"E 279.64'
N00°50'38"E 386.48'
E 1,315,541.61'
N52°33'47"W 751.03'
50' BUFFER PER ZMA-A9739 SECTION 2, ITEM 1 DATED 06/13/89
PMA
NAD 83 / 91
N03°41'52"W 304.91'
S86°09'50"W 250.0'
S86°09'50"W 14.06'
S86°09'50"W 236.64'
N03°50'10"W 310.88'
N77°07'33"W 201.84'
N04°21'12"W 120.00'
N26°27'45"W 46.68'
S26°29'03"W 51.92'
S26°23'45"E 26.41'
S34°04'50"E 231.68'
35.36' S79°04'50"E
N55°21'53"E 346.24'
S 13°16'00" W 181.83'
N 13°16'00" E 181.83'
N 385600
E 1315400
N 386300
E 1315400
N 385600
E 1316000
N 385600
E 1315400


SDCP# 56667-2017-0
N 386,077.699
E 1,315,877.828
50' BUFFER PER ZMA-A9739
SECTION 2, ITEM 1
DATED 06/13/89
N52°33'47"W 751.03'
PROPOSED RETAIL
64,412 SF
F.F.= 80.2
B.F.= 68.2
PROPOSED OFFICE
5,775 S.F.
SLAB=61.60
PROPOSED CARWASH
6,334 S.F.
F.F.= 62.5
PROPOSED SUBMERGED GRAVEL WETLAND (M-3)
PROP. 12' SERVICE ROAD
EXISTING BUILDING CVS
WOOD SAMUEL, MARI
ACCT #: 3567658
L: 39304 S:481
NOT INCLUDED IN THIS SUBDIVISION
INDIAN HEAD HIGHWAY-MD
ROUTE 210
LIVINGSTON ROAD
(80' R/W)
GUNPOWDER DRIVE
(80' PUBLIC SHARED USE WAY)
AREA DEDICATED TO PUBLIC USE
75,109 S.F. or 1.7243 AC.
BRANDYWINE BUILDERS LLC LOT 6 PLAT 05230085 Tax Account: 4007969 68,475 SF
BRANDYWINE BUILDERS LLC LOT 5 Tax Acct.: 4007951 52,332 SF
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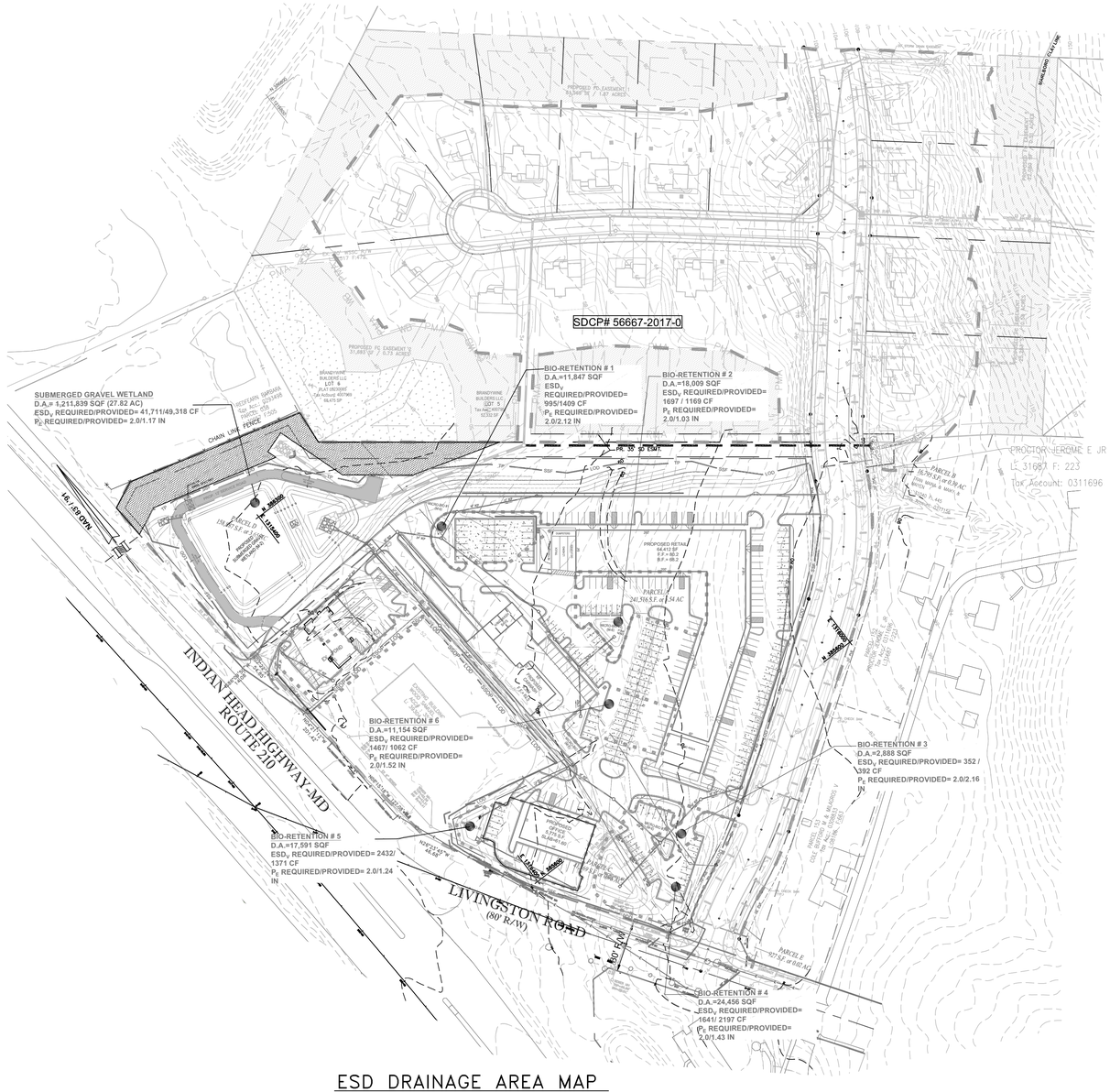
BRANDYWINE BUILDERS LLC LOT 2 Tax Acct.: 4008066 30,337 SF
BRANDYWINE BUILDERS LLC LOT 1 Tax Acct.: 4008058 40,111 SF
PROPOSED FC EASEMENT 3
46,946 SF / 1.08 ACRES
REDFEARN BARBARA
Tax Acc.: 0293498
PARCEL 038
L:30057 F:505
PROCTOR JEROME E JR
L: 31687 F: 223
Tax Account: 0311696
TRAN MAINA & MARY MAIYEN
L: 31040 F: 445
Tax Account: 0317156
PARCEL 152
PROCTOR JEROME E JR
Tax Acc.: 0311696
L:31687 F:223
PARCEL 153
COLE BUFFORD M & MILAGROS V
Tax Account: 0308383
L:39686 F:643
N 386300
E 1315400
N 385600
E 1316000
E 1315400
N 385600
NAD 83 / '91
CHAIN LINK FENCE
SILT FENCE
SSOP
LOD
PMA
FP
FB
RETAINING WALL
DUMPSTERS
TRUCK LOADING
SITTING AREA
MICRO-BIO #1 (M-6)
MICRO-BIO #2 (M-6)
MICRO-BIO #3 (M-6)
MICRO-BIO #4 (M-6)
MICRO-BIO #5 (M-6)
MICRO-BIO #6 (M-6)
INLET #1 TOP=82.00 INV=78.50
INLET #2 TOP=82.00 INV=78.50
INLET #3 TOP=82.00 INV=78.50
INLET #4 TOP=82.00 INV=78.50
INLET #5 TOP=82.00 INV=78.50
INLET #6 TOP=82.00 INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96' INV=78.50
SEWER MH TOP=85.96'



ESD DRAINAGE AREA MAP

SCALE: 1"=100'

LEGEND

TITLE	SYMBOL
LIMIT OF DISTURBANCE	LOD
SOILS LABELS	CsE
STEEP SLOPES (15%-25%)	
STEEP SLOPES (25% & >)	
WETLAND	
PROPERTY BOUNDARY	
EXISTING CONTOUR	70
EXISTING CONTOUR	71
WETLAND BUFFER	WB
PRIMARY MANAGEMENT AREA	PMA
FOREST CONSERVATION AREA	
PR. PERMEABLE PAVEMENT	
SS FENCE ON PAVEMENT	SSOF LOD
SUPER SILT FENCE	
SS AND TREE PROTECTION	

Prince George's County Maryland
Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: LIVINGSTON RD, PARCEL 151
Case Number (Plan Approval #): 56598-2017-0
Case Type: SWM
Issuance Date: 8/26/2019
Address: - LIVINGSTON RD FORT WASHINGTON, Maryland 20744
Lot(s) and Block(s): 2404216982

REVIEWED BY MM

DPIE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

Figure 5.10 Submerged Gravel Wetland

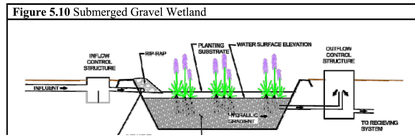
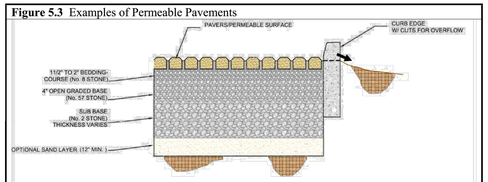
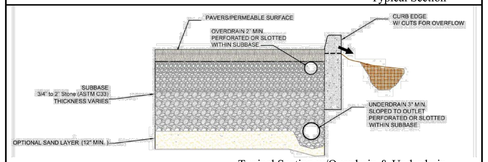


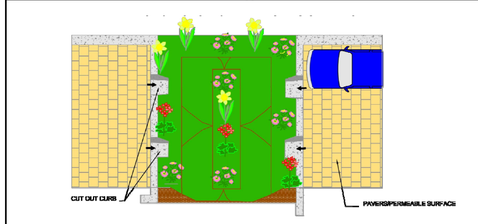
Figure 5.3 Examples of Permeable Pavements



Typical Section

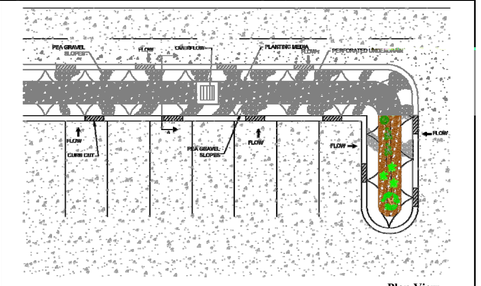


Typical Section w/Overdrain & Underdrain

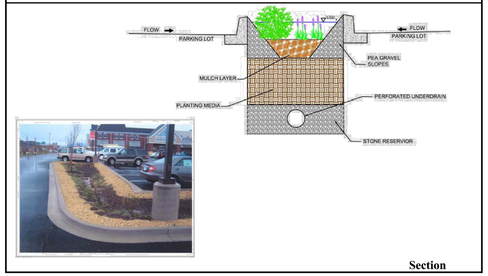


Permeable Pavement w/Micro-Bioretention - Plan View

Figure 5.14 Micro-Bioretention (Variation 1 - Parking Lot)



Plan View



Section

0 100 200
SCALE 1" = 100'

REVISIONS	BY
6/18/2019	SH
6/25/2019	SH

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND TAHT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

ELITE Engineering
ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD. 20770
(240)206-8055

STATE OF MARYLAND — No. 11432 — PROFESSIONAL ENGINEER
6-25-2019

LIVINGSTON OF FORT WASHINGTON
SITE DEVELOPMENT CONCEPT PLAN
ESD DRAINAGE AREA MAP AND ESD DETAILS

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID 62
5TH ELECTION DISTRICT

DRAWN	SRH
CHECKED	AM
DATE	6/25/2019
SCALE	AS SHOWN
DRAWING	SDC-4

SDCP #56598-2017-0

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

Sign Posting Affidavit

I, Dino Miljkovic, hereby certify that the subject property was posted with
(print or type name)

2 sign(s) on 11-15-2022.
(specify number) (date)

I further certify that the signs were inspected on 11-28-2022 (7 to 15 days after site was posted) and were maintained in a reasonable manner.

Signature: Dino M.

DO NOT SUBMIT THIS AFFIDAVIT UNTIL THE SITE HAS BEEN INSPECTED

Application Number: DSP#20030 Application Name: Livingston of Fort Washington

Contact Person & Telephone: Dino Miljkovic

Company Name & Address: Elite Engineering

Capacity in which you are acting: Agent (Engineer)
(owner, applicant, agent)

Note: **Attach legible, close-up photograph(s) showing sign(s) in place and at least one additional photograph from a distance sufficient to show physical improvements or natural characteristics to identify the subject property.**

Return this affidavit and photographs saved as one PDF and emailed to PGCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and "Posting Affidavit" not later than 14 days prior to the Planning Board hearing date.


M-NCPPC
Prince George's County
Planning Department
PLANNING BOARD
HEARING
Proposed Development
CONSTRUCTION OF AN INTEGRATED SHOPPING CENTER WITH A 79,298 SQUARE FOOT 2-STORY BUILDING WITH RETAIL AND OFFICE SPACES AND A 5,775 SQUARE FOOT 1-STORY BUILDING
Application: LIVINGSTON of FORT WASHINGTON DSP-20030
Applicant Contact Name: ASKO MILJKOVIC
Phone: 240-206-8055
Email: AMILJKOVIC@ELITEENG.CO
Planning Board Hearing Information
12/15/2022 (Date)
10:00 AM (Time)
VIRTUAL HEARING (Location)
For more information about this project or to share comments:
301-699-CALL
or email PGCPB@mncppc.org
Reset Form
Become a Party of Record
To become a party of record submit your request online at https://bit.ly/2M2DV2h or by mail to:
Prince George's County Planning Department
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Any member of the public is welcome to attend the public hearing and speak either in support or opposition to the public hearing.
For more information:
Case Information: https://www.mncppcapps.org/planning/damsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
To view the meeting, please visit: https://www.mncppc.org/883/Watch-Meetings


HEARING
301-699-CALL

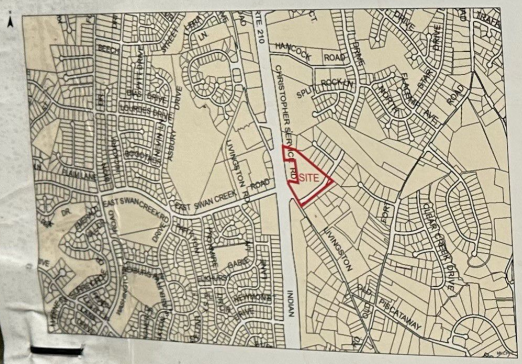
Planning Board case: DSP-20030
Reviewer: TIERRE BUTLER Date: 12/15/2022 Time: 10:00 AM

2 *single-sided signs (Yellow) for a total of 2 physical signs*



M-NCPPC
Prince George's County
Planning Department

PLANNING BOARD HEARING



Proposed Development

CONSTRUCTION OF AN INTEGRATED SHOPPING CENTER WITH A 79,298 SQUARE FOOT 2-STORY BUILDING WITH RETAIL AND OFFICE SPACES AND A 5,775 SQUARE FOOT 1-STORY BUILDING

Application: LIVINGSTON of FORT WASHINGTON DSP-20030

Applicant Contact
Name: ASKO MILJKOVIC
Phone: 240-206-8055
Email: AMILJKOVIC@ELITEENG.CO

Planning Board Hearing Information

12/15/2022	10:00 AM	VIRTUAL HEARING
(Date)	(Time)	(Location)

For more information about this project or to share comments:

301-699-CALL

or email **PGCPB@mncppc.org**

Become a Party of Record

To become a party of record submit your request online at https://bit.ly/2M2DV2h or by mail to:

Prince George's County Planning Department
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Any member of the public is welcome to attend the public hearing and speak either in support or opposition to the public hearing.

For more information:

Case Information: https://www.mncppcapps.org/planning/damsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
To view the meeting, please visit: https://www.mncppc.org/883/Watch-Meetings


RIGHT LANE
MUST
TURN RIGHT
AT MD 210
M-NCPPC
Prince George's County
Planning Department
PLANNING BOARD
HEARING
Proposed Development
CONSTRUCTION OF AN INTEGRATED SHOPPING CENTER WITH A 79,298 SQUARE FOOT 2-STORY BUILDING WITH RETAIL AND OFFICE SPACES AND A 5,775 SQUARE FOOT 1-STORY BUILDING
Application: LIVINGSTON of FORT WASHINGTON DSP-20030
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12/15/2022
10:00 AM
VIRTUAL HEARING
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301-699-CALL
or email PGCPB@mncppc.org
For more information:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

January 10, 2023

RECEIVED
January 10, 2023
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

Livingston of Fort Washington, LLC
2450 Riva Road
Annapolis, MD 21401)

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-20030
Livingstone Of Fort Washington

Dear Applicant:

This is to advise you that, on **January 5, 2023,** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290 of the Prince George's County Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice **January 10, 2023** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291 of the Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: _____
Reviewer

Attachment: PGCPB Resolution No. **2022-135**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2022-135 File No. DSP-20030

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Commercial, General and Office (CGO); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, certain development applications may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on December 15, 2022, regarding Detailed Site Plan DSP-20030 for Livingston of Fort Washington, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) requests construction of a 78,812-square-foot integrated shopping center.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	CGO(Prior C-S-C)	CGO (Prior C-S-C)
Use(s)	Vacant	Retail/Office
Total Gross Acreage	12.27	12.27
Total Gross Floor Area (GFA)		78,812 sq. ft.

Parking Spaces

	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES APPROVED
Total	271	298

Loading Spaces

	Required	APPROVED
Total	3	3

3. **Location:** The subject site is located at the northeast corner of Livingston Road, at its intersection with MD 210, in Planning Area 80 and Council District 08. The site is zoned Commercial, General and Office (CGO) and was previously zoned Commercial Shopping Center (C-S-C).

4. **Surrounding Uses:** The site is surrounded by single-family vacant lots zoned Residential Estate (RE), to the north and east. Located across MD 210 is other CGO-zoned property and the Olde Fort Village Shopping Center.

5. **Previous Approvals:** The subject property is 12.28 acres in area and is located on Tax Map 132 in Grid B2. It consists of one deed parcel known as Parcel 151, recorded in Prince George's County Land Records in Liber 20797 at folio 529. The property is zoned CGO; however, this DSP was submitted for review under the prior Prince George's County Zoning Ordinance. The property is the subject of Preliminary Plan of Subdivision (PPS) 4-07050, which was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS approved five parcels for development of 80,000 square feet of commercial, retail, and bank use. There are no final plats for the property recorded at this time. Final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022.

6. **Design Features:** This application is for development of a 78,812-square-foot integrated shopping center consisting of three buildings. There will be a two-story building with 32,206 square feet of retail space and 32,206 square feet of office space above located on Parcel A. There will be a one-story 7,800-square-foot building for retail use located on Parcel B, and a 6,600-square-foot building for retail use located on Parcel C. The site will be accessed from Gunpowder Drive. There will be a total of 298 surface parking spaces, to include 7 handicap-accessible spaces. The site will contain three 36-foot by 50-foot loading spaces. The building architecture will be constructed of high-quality building material and will include a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. A 5-foot-tall, 6-foot-wide entry monument sign is proposed with painted stucco, black coated aluminum frame, black metal lettering, and stone veneer at the base. Building-mounted signage is also being proposed as storefront signage for future tenants. The site lighting will utilize full cut-off fixtures to limit light spill-over into adjacent properties.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone of the prior Zoning Ordinance. The 2006 *Approved Master Plan and Sectional Map Amendment (SMA) for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA) recommends

commercial land use for the subject property within the C-S-C Zone. This application is for a commercial use, which is consistent with the master plan and SMA.

a. Conformance with Section 27-281 for the purpose of detailed site plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

A. To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

The development conforms to the *Approved Plan Prince George's 2035 General Plan* (Plan 2035) and the approved Henson Creek-South Potomac Master Plan and SMA. This site proposes a commercial use that is consistent with the General Plan.

B. To help fulfill the purposes of the zone in which the land is located;

The subject property is located in the C-S-C Zone. The purposes of the C-S-C Zone are found in Section 27-454, C-S-C Zone (Commercial Shopping Center), of the prior Zoning Ordinance, which states:

(a) Purposes.

(1) The purposes of the C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

The integrated shopping center has been reviewed and is in conformance with the purposes of the zone, as described below.

C. To provide for development in accordance with the site design guidelines established in this Division;

The development is designed in accordance with the site design guidelines in this Division, as described below.

Section 27-283. - Site design guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

The development has been designed to conform to the requirements of the design guidelines outlined in Section 27-274, as described below.

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

The development is consistent with the character and purpose of the C-S-C Zone, as described below.

(c) These guidelines may be modified in accordance with Section 27-286.

This development has been designed in conformance with the guidelines and no modifications have been requested.

b. Conformance with the requirements of Section 27-454 of the Zoning Ordinance, as permitted uses in the C-S-C Zone.

(A) To provide locations for predominantly retail commercial shopping facilities;

The development is for an integrated shopping center and the primary use will be for retail commercial use, which satisfies this requirement.

(B) To provide locations for compatible institutional, recreational, and service uses;

The development is for a shopping center for commercial use. Institutional and recreational services uses are not proposed, and this requirement does not apply.

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

This development is only for a retail and commercial use. All incompatible uses have been excluded.

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

This development is located in the C-S-C Zone, which has taken the place of prior zones C-1, C-2, and C-C. This application is being reviewed under the prior Zoning Ordinance, which allows it to be reviewed under the prior C-S-C Zone.

This development is for office and retail use within an integrated shopping center, which is a use permitted by-right, and the project will be in conformance with all of the above requirements for permitted uses in the zone.

c. Conformance with the applicable design guidelines, as referenced in Sections 27-283 and 27-274 of the Zoning Ordinance.

- Parking, loading, and circulation
- Lighting
- Views
- Green area
- Site and streetscape amenities
- Grading
- Service areas
- Public spaces
- Architecture

The project meets the setback and height requirements of the zone and is consistent with the characteristics of the surrounding area. The development has safe and efficient vehicular and pedestrian circulation and exceeds the amount of required parking spaces. The site contains landscaping and buffering that will minimize the visual impact to surface parking and adjacent residential-zoned properties. There is adequate lighting being provided and the buildings will be constructed with high-quality building materials, including a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. There are easily accessible public spaces provided to enhance the commercial development. Service areas are not visible from public views. Slopes visible

on the site will appear natural with the site layout. Streetscape and site amenities enhance the use and enjoyment of the development. As such, the development will conform with the applicable design guidelines.

8. **Preliminary Plan of Subdivision 4-07050:** On December 6, 2007, the Planning Board approved PPS 4-07050, with 18 conditions (PGCPB Resolution No. 07-233). The relevant conditions are discussed, as follows:

3. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 12498-2007-00, and any subsequent revisions.

A copy of the stormwater management concept plan and letter, approved on August 26, 2019, was submitted with the subject DSP.

5. The following note shall be placed on the final plat of subdivision:

> **"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

This requirement will be further reviewed at the time of final plat.

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

This application has been submitted, in order to meet this condition. Following approval of the DSP by the Planning Board, it should be reviewed by the Prince George's County District Council, in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

This development proposal includes 32,206 square feet of office space and 46,606 square feet of retail space, totaling 78,812 square feet of development. The Planning Board has reviewed the subject project and determined that this proposed development is within the trip cap established with the PPS. It was determined that the subject application would be reviewed as an integrated shopping center, and pass-by rates would be considered. It was also determined that the site did not exceed the trip cap, as established in the PPS.

14. **Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**

    c. **At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property and install it within a timeframe directed by that agency.**

    The Planning Board has reviewed the subject project and determined that the signalized intersection of Livingston Road is not warranted.

15. **At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.**

    The submitted DSP shows right-of-way dedication of 40 feet from the centerline, along Livingston Road.

16. **Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:**

    a. **The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The**

reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the landowners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner. Parcel D is shown incorporated into proposed Parcels A and C in the DSP for development, and Parcel E has been incorporated into Parcel B.

The Planning Board has reviewed the subject project and determined that the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the Land Use Map to be affected by the Maryland State Highway Administration (SHA) interchange concept design, that needs further verification on its status.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

The development with this DSP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

9. **2010 Prince George's County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements;

Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual.* The landscape plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements. The PPS required a 50-foot-wide buffer line along the entire perimeter of Parcel A.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan (TCPII-054- 03-01) was submitted with the current application.

    Based on the submitted TCPII, the application area was previously cleared for the original phase of the project for the existing CVS development. The original TCPII showed 0.69 acre and the proposed development will clear 9.02 acres of woodland in the net tract area and 0.45 acre within the wooded floodplain. The original phase provided 0.41 acre of natural regeneration and the current phase proposes to preserve 0.75 acre and reforest 0.40 acre, to meet the woodland conservation requirement of 5.38 acres. Technical revisions are required to the TCPII, which are included herein as conditions.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through new plantings on the subject property. The percentage required should be included in the Tree Canopy Coverage schedule on the plan. A condition is included herein, requiring the applicant to add the percentage of TCC to the Tree Canopy Coverage schedule on the plans.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

    a. **Subdivision Review**—The Planning Board has reviewed and adopts the memorandum dated November 14, 2022 (Vatandoost to Butler), in which the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. It was also stated that there are no final plats for the property recorded at this time and final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022. Technical corrections are included herein as conditions.

    b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated November 21, 2022 (Patrick to Butler), in which the Transportation Planning Section determined that this plan is acceptable, with conditions that are included herein.

c. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated November 14, 2022 (Schneider to Butler), in which the Environmental Planning Section stated the subject property has been preserved, to the fullest extent possible, and there are no new regulated environmental features as part of this application.

d. **Historic Preservation**—The Planning Board has reviewed and adopts the email dated November 14, 2022 (Stabler to Butler), which noted that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

e. **Permit Review**—The Planning Board has reviewed and adopts the memorandum dated November 14, 2022 (Jacobs to Butler), which noted that the plan was acceptable.

f. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated November 10, 2022 (Umeozulu to Bishop), which noted the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the land use map to be affected by the SHA interchange concept design, that needs further verification on its status.

13. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:

> **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type II Tree Conservation Plan TCPII-054-03-01, and further APPROVED Detailed Site Plan DSP-20030 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall:

    a. Show and label the 10-foot-wide public utility easement along the entire frontage of Parcel A with MD 210, in conformance with Preliminary Plan of Subdivision 4-07050.

    b. Provide striped crosswalks along the internal site entrances along Gunpowder Drive.

    c. Provide a striped crosswalk along Gunpowder Drive at Livingston Road.

    d. Provide bicycle racks at both proposed retail pad sites.

    e. Revise the site plan coversheet and the landscape plan coversheet to be consistent and reflect the correct use, parking calculations, and square footage.

    f. Revise the Tree Canopy Coverage Schedule to include the acreage and the percentage required.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised to correct the sheet numbering.

    a. Revise all TCP numbers to "II," instead of "2."

    b. On the revised plans, add a note in the revision block and update signatures.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, and Shapiro voting in favor of the motion, and with Commissioners Bailey and Geraldo absent at its regular meeting held on Thursday, December 15, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of January 2022.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:TB:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: January 4, 2023

AGENDA ITEM: 9
AGENDA DATE: 12/15/2022

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx

Detailed Site Plan DSP-20030
Livingston of Fort Washington

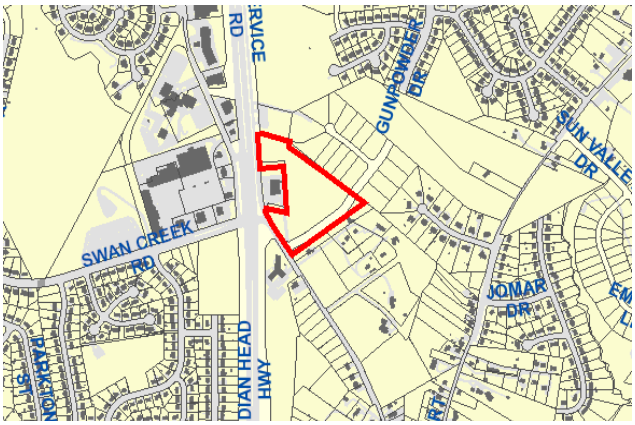
REQUEST	STAFF RECOMMENDATION
Construction of a 78,812-square-foot integrated shopping center.	With the conditions recommended herein: •Approval of Detailed Site Plan DSP-20030 •Approval of Type II Tree Conservation Plan TCPII-054-03-01

Location: At the northeast corner of Livingston Road, at its intersection with MD 210.

Gross Acreage:	12.27
Zone:	CGO
Zone Prior:	C-S-C
Reviewed per Zoning Ordinance:	Section 27-1704 (b)
Dwelling Units:	N/A
Gross Floor Area:	76,521 sq. ft.
Planning Area:	80
Council District:	08
Municipality:	N/A

Applicant/Address:
Livingston of Fort Washington, LLC
2450 Riva Road
Annapolis, MD 21401

Staff Reviewer: Tierre Butler
Phone Number: 301-780-2458
Email: Tierre.Butler@ppd.mncppc.org



Planning Board Date:	12/15/2022
Planning Board Action Limit:	12/16/2022
Staff Report Date:	11/29/2022
Date Accepted:	10/13/2022
Informational Mailing:	05/16/2020
Acceptance Mailing:	10/07/2022
Sign Posting Deadline:	11/15/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3
FINDINGS 3
1. Request 4
2. Development Data Summary 4
3. Location 4
4. Surrounding Uses 4
5. Previous Approvals 4
6. Design Features 5
COMPLIANCE WITH EVALUATION CRITERIA 6
7. Prince George's County Zoning Ordinance 6
8. Preliminary Plan of Subdivision 4-07050 9
9. 2010 Prince George's County Landscape Manual 12
10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance 12
11. Prince George's County Tree Canopy Coverage Ordinance 12
12. Referral Comments 13
RECOMMENDATION 14

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20030
Type II Tree Conservation Plan TCPII-054-03-01
Livingston of Fort Washington

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

The property is within the Commercial, General and Office (CGO) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1704 (b) of the Zoning Ordinance, which allows for an approved project to continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

a. The requirements of the Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone;

b. The requirements of Preliminary Plan of Subdivision 4-07050;

c. The requirements of the *2010 Prince George's County Landscape Manual;*

d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and

f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. Request: This detailed site plan (DSP) requests construction of a 78,812-square-foot integrated shopping center.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	CGO(Prior C-S-C)	CGO (Prior C-S-C)
Use(s)	Vacant	Retail/Office
Total Gross Acreage	12.27	12.27
Total Gross Floor Area (GFA)		78,812 sq. ft.

Parking Spaces

	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
Total	271	298

Loading Spaces

	Required	Provided
Total	3	3

3. Location: The subject site is located at the northeast corner of Livingston Road, at its intersection with MD 210, in Planning Area 80 and Council District 08. The site is zoned Commercial, General and Office (CGO) and was previously zoned Commercial Shopping Center (C-S-C).

4. Surrounding Uses: The site is surrounded by single-family vacant lots zoned Residential Estate (RE), to the north and east. Located across MD 210 is other CGO-zoned property and the Olde Fort Village Shopping Center.

5. Previous Approvals: The subject property is 12.28 acres in area and is located on Tax Map 132 in Grid B2. It consists of one deed parcel known as Parcel 151, recorded in Prince George's County Land Records in Liber 20797 at folio 529. The property is zoned CGO; however, this DSP was submitted for review under the prior Prince George's County Zoning Ordinance. The property is the subject of Preliminary Plan of Subdivision (PPS) 4-07050, which was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS approved five parcels for development of 80,000 square feet of commercial, retail, and bank use. There are no final plats for the property recorded at this time. Final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022.

6. **Design Features:** The application proposes a 78,812-square-foot integrated shopping center consisting of three buildings. There will be a two-story building with 32,206 square feet of retail space and 32,206 square feet of office space above located on Parcel A. There will be a one-story 7,800-square-foot building for retail use located on Parcel B, and a 6,600-square-foot building for retail use located on Parcel C. The site will be accessed from Gunpowder Drive. There will be a total of 298 surface parking spaces, to include 7 handicap-accessible spaces. The site will contain three 36-foot by 50-foot loading spaces. The building architecture will be constructed of high-quality building material and will include a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. A 5-foot-tall, 6-foot-wide entry monument sign is proposed with painted stucco, black coated aluminum frame, black metal lettering, and stone veneer at the base. Building-mounted signage is also being proposed as storefront signage for future tenants. The site lighting will utilize full cut-off fixtures to limit light spill-over into adjacent properties.

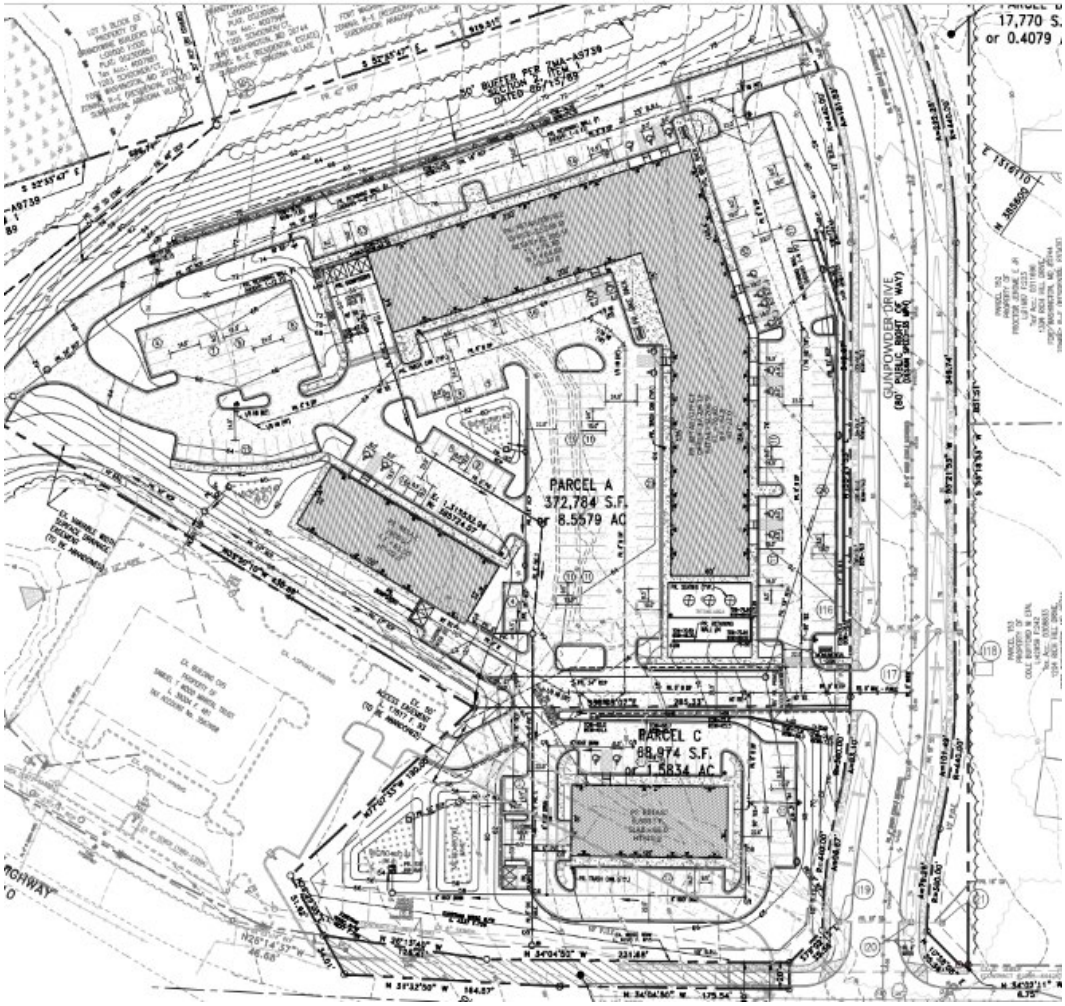


Figure 1: Site Plan



Figure 2: Architecture Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone of the prior Zoning Ordinance. The 2006 *Approved Master Plan and Sectional Map Amendment (SMA) for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA) recommends commercial land use for the subject property within the C-S-C Zone. This application proposes a commercial use, which is consistent with the master plan and SMA.

a. Conformance with Section 27-281 for the purpose of detailed site plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

A. To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

The proposed development conforms to the *Approved Plan Prince George's 2035 General Plan* (Plan 2035) and the approved Henson Creek-South Potomac Master Plan and SMA. This site proposes a commercial use that is consistent with the General Plan.

B. To help fulfill the purposes of the zone in which the land is located;

The subject property is located in the C-S-C Zone. The purposes of the C-S-C Zone are found in Section 27-454, C-S-C Zone (Commercial Shopping Center), of the prior Zoning Ordinance, which states:

(a) Purposes.

(1) The purposes of the C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

The proposed integrated shopping center has been reviewed and is in conformance with the purposes of the zone, as described below.

C. To provide for development in accordance with the site design guidelines established in this Division;

The proposed development is designed in accordance with the site design guidelines in this Division, as described below.

Section 27-283. - Site design guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

The proposed development has been designed to conform to the requirements of the design guidelines outlined in Section 27-274, as described below.

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

The proposed development is consistent with the character and purpose of the C-S-C Zone, as described below.

(c) These guidelines may be modified in accordance with Section 27-286.

This development has been designed in conformance with the guidelines and no modifications have been requested.

b. Conformance with the requirements of Section 27-454 of the Zoning Ordinance, as permitted uses in the C-S-C Zone.

(A) To provide locations for predominantly retail commercial shopping facilities;

The development proposed is for an integrated shopping center and the primary use will be for retail commercial use, which satisfies this requirement.

(B) To provide locations for compatible institutional, recreational, and service uses;

The development proposes a shopping center for commercial use. Institutional and recreational services uses are not proposed, and this requirement does not apply.

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

This development only proposed retail and commercial uses. All incompatible uses have been excluded.

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

This development is located in the C-S-C Zone, which has taken the place of prior zones C-1, C-2, and C-C. This application is being reviewed under the prior Zoning Ordinance, which allows it to be reviewed under the prior C-S-C Zone.

This development proposes office and retail use within an integrated shopping center, which is a use permitted by-right, and the project will be in conformance with all of the above requirements for permitted uses in the zone.

c. Conformance with the applicable design guidelines, as referenced in Sections 27-283 and 27-274 of the Zoning Ordinance.

- Parking, loading, and circulation
- Lighting
- Views
- Green area
- Site and streetscape amenities
- Grading
- Service areas
- Public spaces
- Architecture

The proposed project meets the setbacks and height requirements of the zone and is consistent with the characteristics of the surrounding area. The proposed development has safe and efficient vehicular and pedestrian circulation and exceeds the amount of required parking spaces. The site proposes landscaping and buffering that will minimize the visual impact to surface parking and adjacent residential zoned properties. There is adequate lighting being proposed and the buildings will be constructed with high-quality building materials, including a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. There are easily accessible public spaces provided to enhance the commercial development. Service areas are not visible from public views. Slopes visible on the site will appear natural with the proposed site layout. Streetscape and site amenities enhance the use and enjoyment of the development. As such, the proposed development will conform with the applicable design guidelines.

8. Preliminary Plan of Subdivision 4-07050: On December 6, 2007, the Planning Board approved PPS 4-07050, with 18 conditions (PGCPB Resolution No. 07-233). The relevant conditions are discussed, as follows:

3. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 12498-2007-00, and any subsequent revisions.

A copy of the stormwater management concept plan and letter, approved on August 26, 2019, was submitted with the subject DSP.

5. The following note shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the

notification provisions of CB-60- 2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

This requirement will be further reviewed at the time of final plat.

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

This application has been submitted, in order to meet this condition. Following approval of the DSP by the Planning Board, it should be reviewed by the District Council, in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

This development proposal includes 32,206 square feet of office space and 46,606 square feet of retail space, totaling 78,812 square feet of development. The Transportation Planning Section has reviewed the subject project and determined that this proposed development is within the trip cap established with the PPS. It was determined that the subject application would be reviewed as an integrated shopping center, and pass-by rates would be considered. It was also determined that the site did not exceed the trip cap, as established in the PPS.

14. Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within

the subject property and install it within a timeframe directed by that agency.

The Transportation Planning Section has reviewed the subject project and determined that the signalized intersection of Livingston Road is not warranted.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

The submitted DSP shows right-of-way dedication of 40 feet from the centerline, along Livingston Road.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the landowners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner. Parcel D is shown incorporated into proposed Parcels A and C in the DSP for development, and Parcel E has been incorporated into Parcel B.

The Community Planning Section has reviewed the subject project and determined that the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the Land Use Map to be affected by the Maryland State Highway Administration (SHA) interchange concept design, that needs further verification on its status.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

The development proposed with this DSP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

9. 2010 Prince George's County Landscape Manual: The application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual.* The landscape plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements. The PPS required a 50-foot-wide buffer line along the entire perimeter of Parcel A.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan (TCPII-054- 03-01) was submitted with the current application.

Based on the submitted TCPII, the application area was previously cleared for the original phase of the project for the existing CVS development. The original TCPII showed 0.69 acre and the proposed development will clear 9.02 acres of woodland in the net tract area and 0.45 acre within the wooded floodplain. The original phase provided 0.41 acre of natural regeneration and the current phase proposes to preserve 0.75 acre and reforest 0.40 acre, to meet the woodland conservation requirement of 5.38 acres. Technical revisions are required to the TCPII, which are included as conditions in this technical staff report.

11. Prince George's County Tree Canopy Coverage Ordinance: The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through new plantings on the subject property. The percentage required should be included in the Tree Canopy Coverage schedule on the plan. A condition has been included in this technical staff

report requiring the applicant to add the percentage of TCC to the Tree Canopy Coverage schedule on the plans.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

a. **Subdivision Review**—In a memorandum dated November 14, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Staff also stated that there are no final plats for the property recorded at this time and final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022. Technical corrections are included in this technical staff report as conditions.

b. **Transportation Planning**—In a memorandum dated November 21, 2022 (Patrick to Butler), the Transportation Planning Section determined that this plan is acceptable, with conditions that are included herein.

c. **Environmental Planning**—In a memorandum dated November 14, 2022 (Schneider to Butler), the Environmental Planning Section stated the subject property has been preserved, to the fullest extent possible, and there are no new regulated environmental features as part of this application.

d. **Historic Preservation**—In an email dated November 14, 2022 (Stabler to Butler), it was noted that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

e. **Permit Review**—In a memorandum dated November 14, 2022 (Jacobs to Butler), it was noted that the plan was acceptable.

f. **Community Planning**—In a memorandum dated November 10, 2022 (Umeozulu to Bishop), it was noted the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the Land Use Map to be affected by the SHA interchange concept design, that needs further verification on its status.

13. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:

> **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20030 and Type II Tree Conservation Plan TCPII-054-03-01 for Livingston of Fort Washington, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall:

    a. Show and label the 10-foot-wide public utility easement along the entire frontage of Parcel A with MD 210, in conformance with Preliminary Plan of Subdivision 4-07050.

    b. Provide striped crosswalks along the internal site entrances along Gunpowder Drive.

    c. Provide a striped crosswalk along Gunpowder Drive at Livingston Road.

    d. Provide bicycle racks at both proposed retail pad sites.

    e. Revise the site plan coversheet and the landscape plan coversheet to be consistent and reflect the correct use, parking calculations, and square footage.

    f. Revise the Tree Canopy Coverage Schedule to include the acreage and the percentage required.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised to correct the sheet numbering.

    a. Revise all TCP numbers to "II," instead of "2."

    b. On the revised plans, add a note in the revision block and update signatures.

LIVINGSTON OF FORT WASHINGTON

Detailed Site Plan

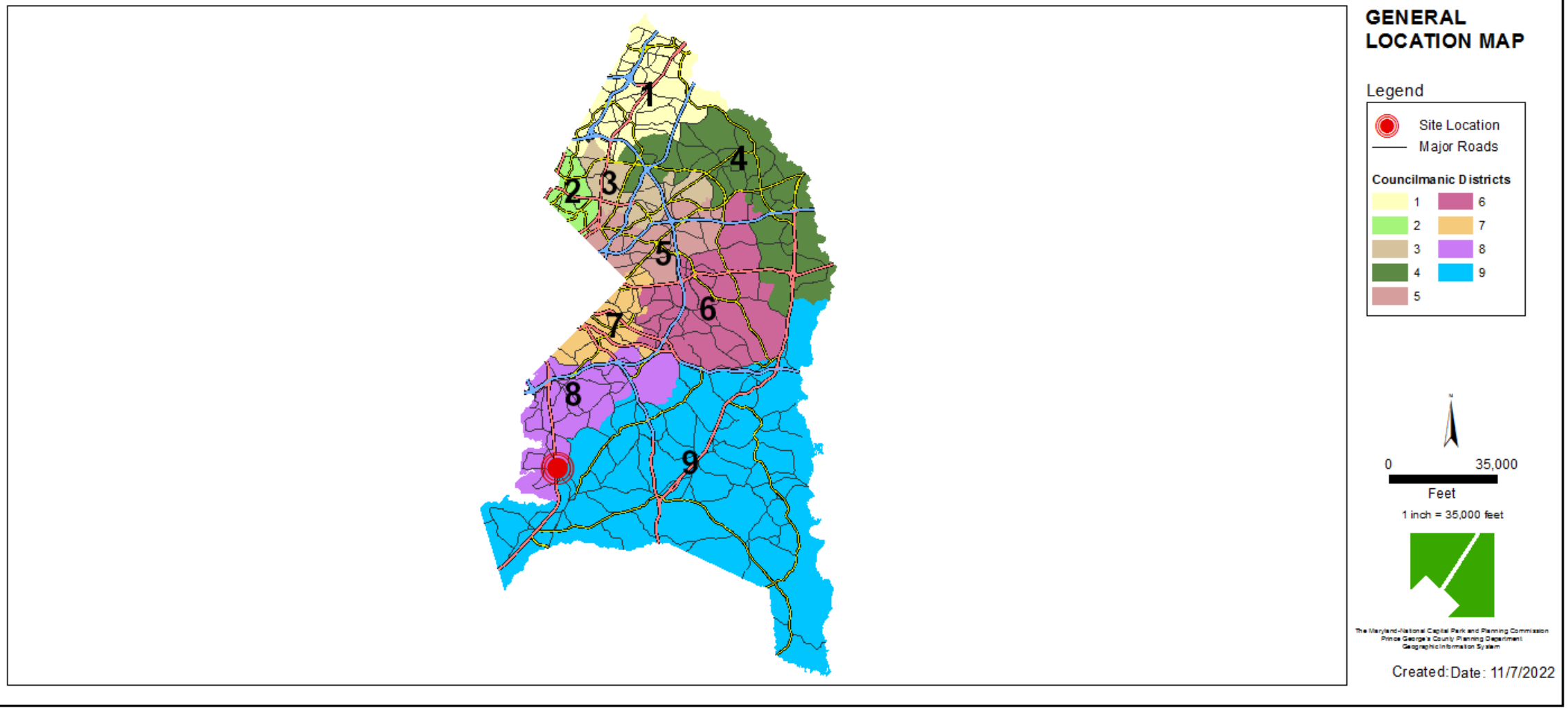
Staff Recommendation: APPROVAL with conditions



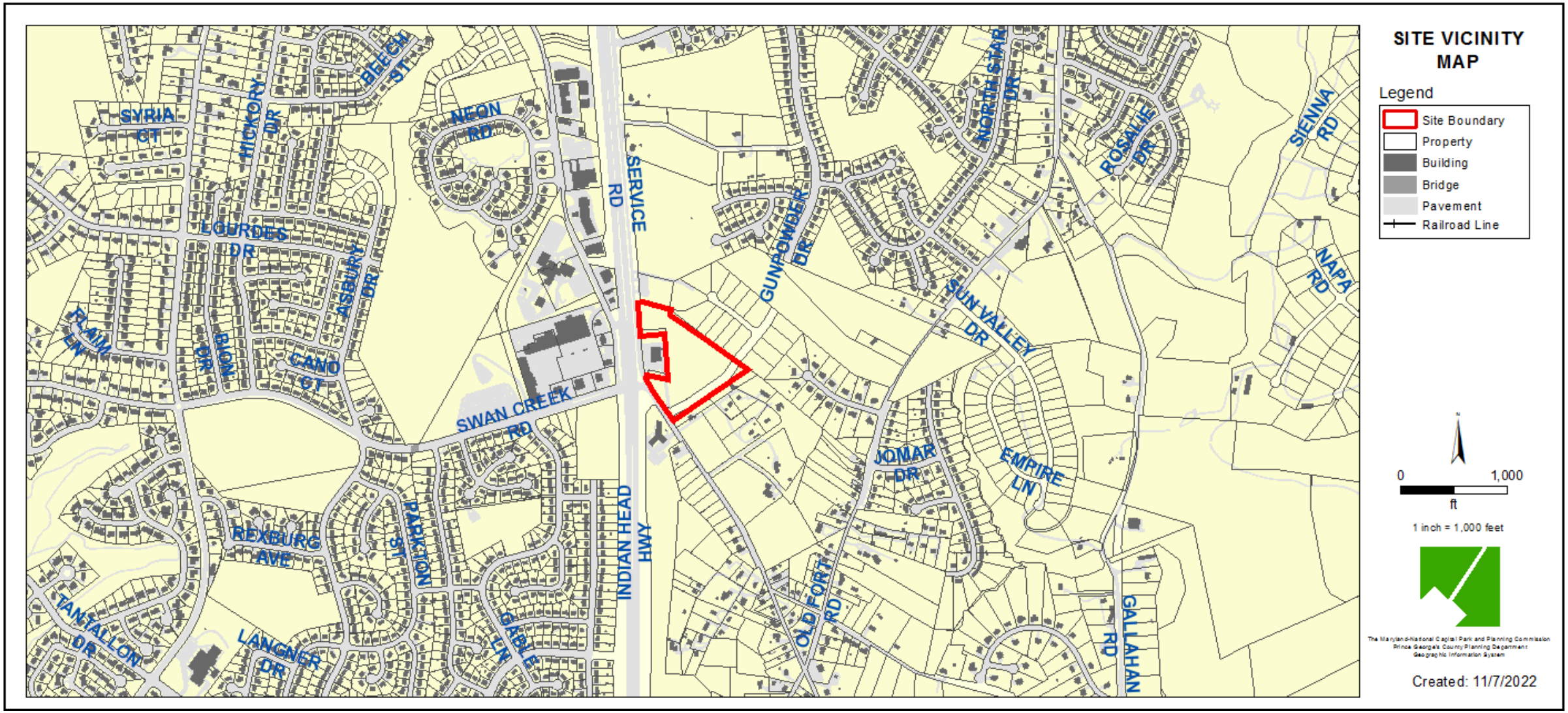
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



SITE VICINITY MAP

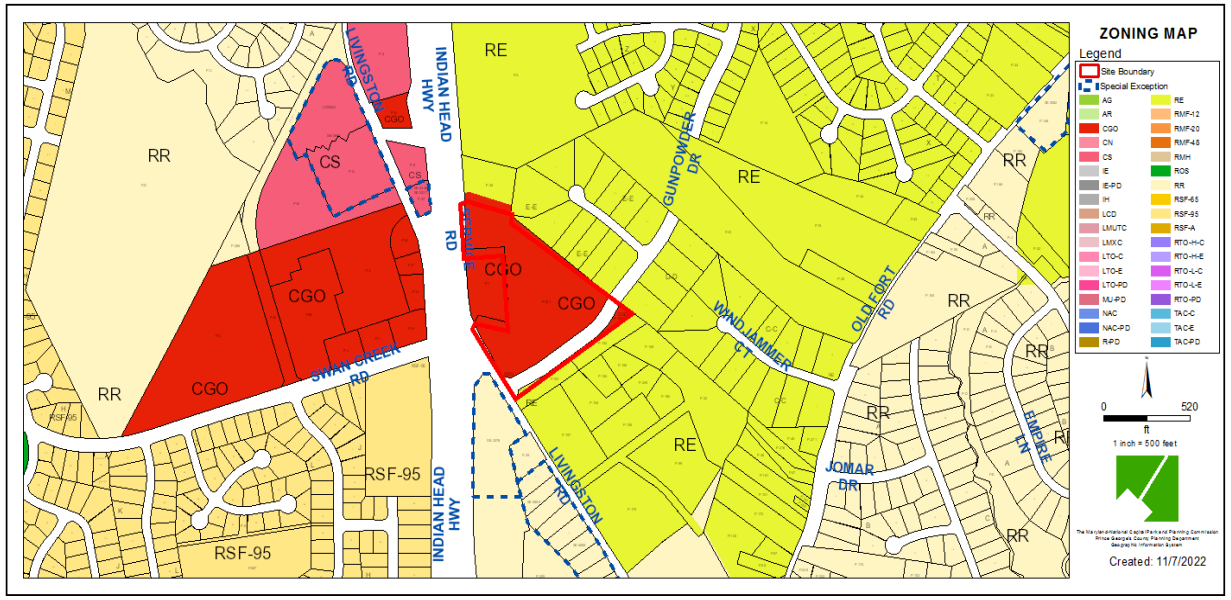


ZONING MAP (CURRENT & PRIOR

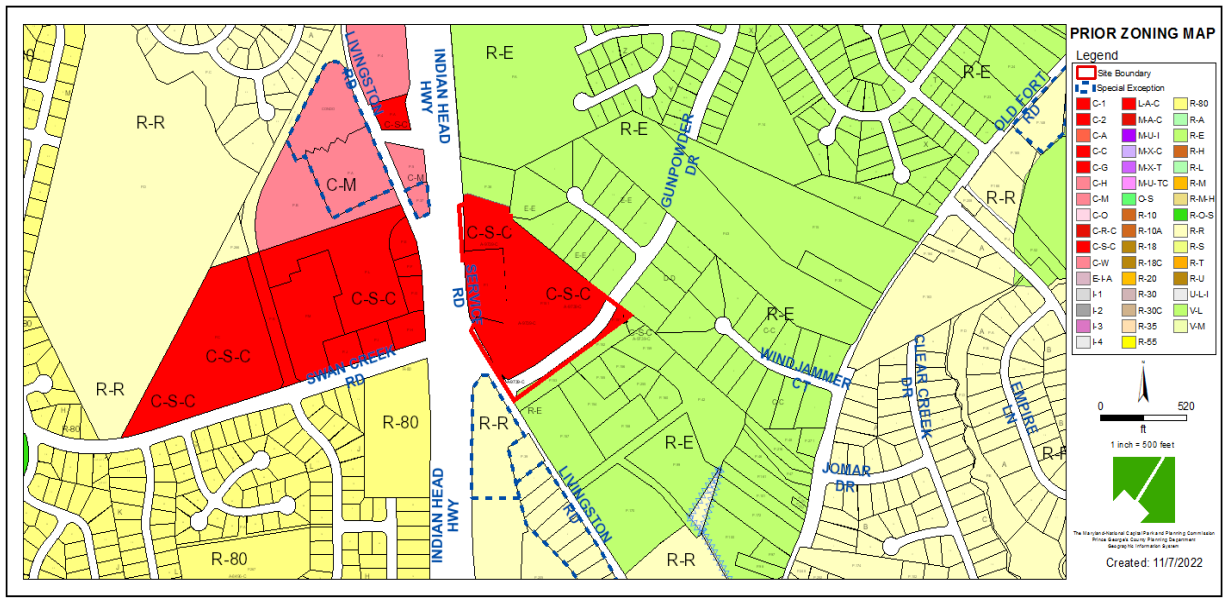
Property Zone: CGO

Prior Zone: C-S-C

CURRENT ZONING MAP

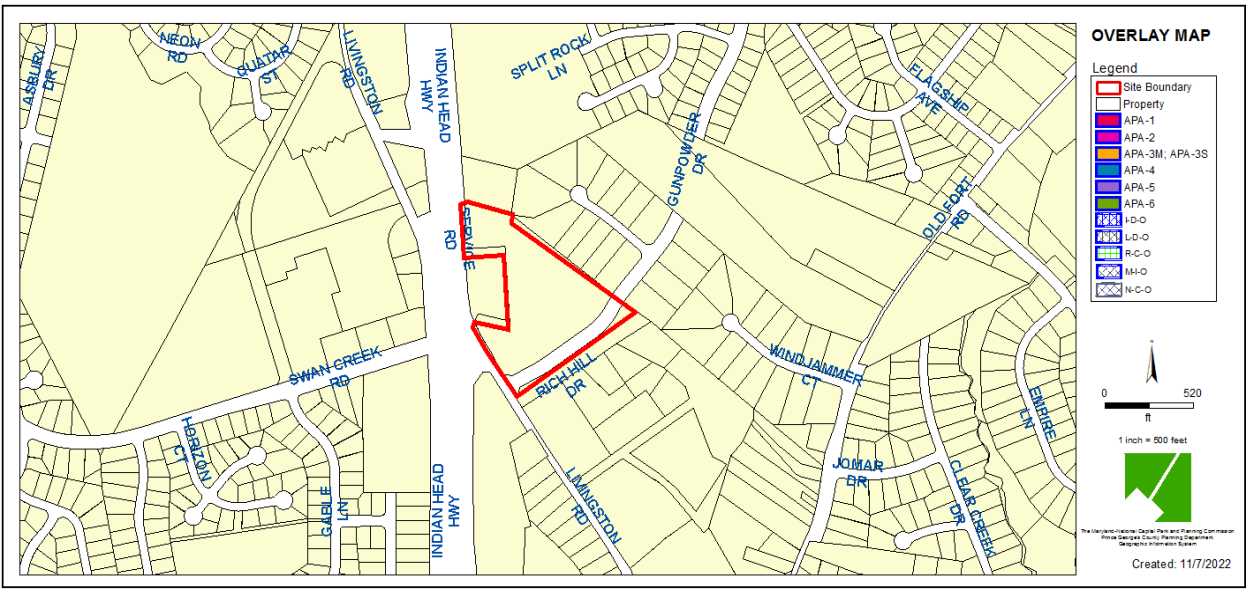


PRIOR ZONING MAP

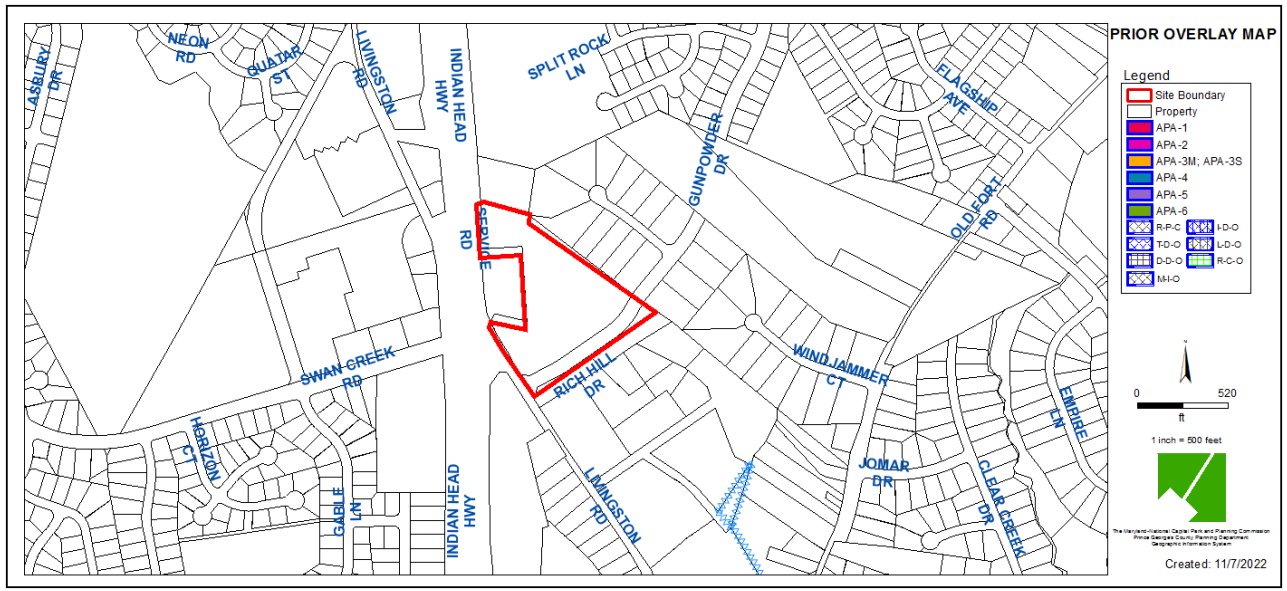


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



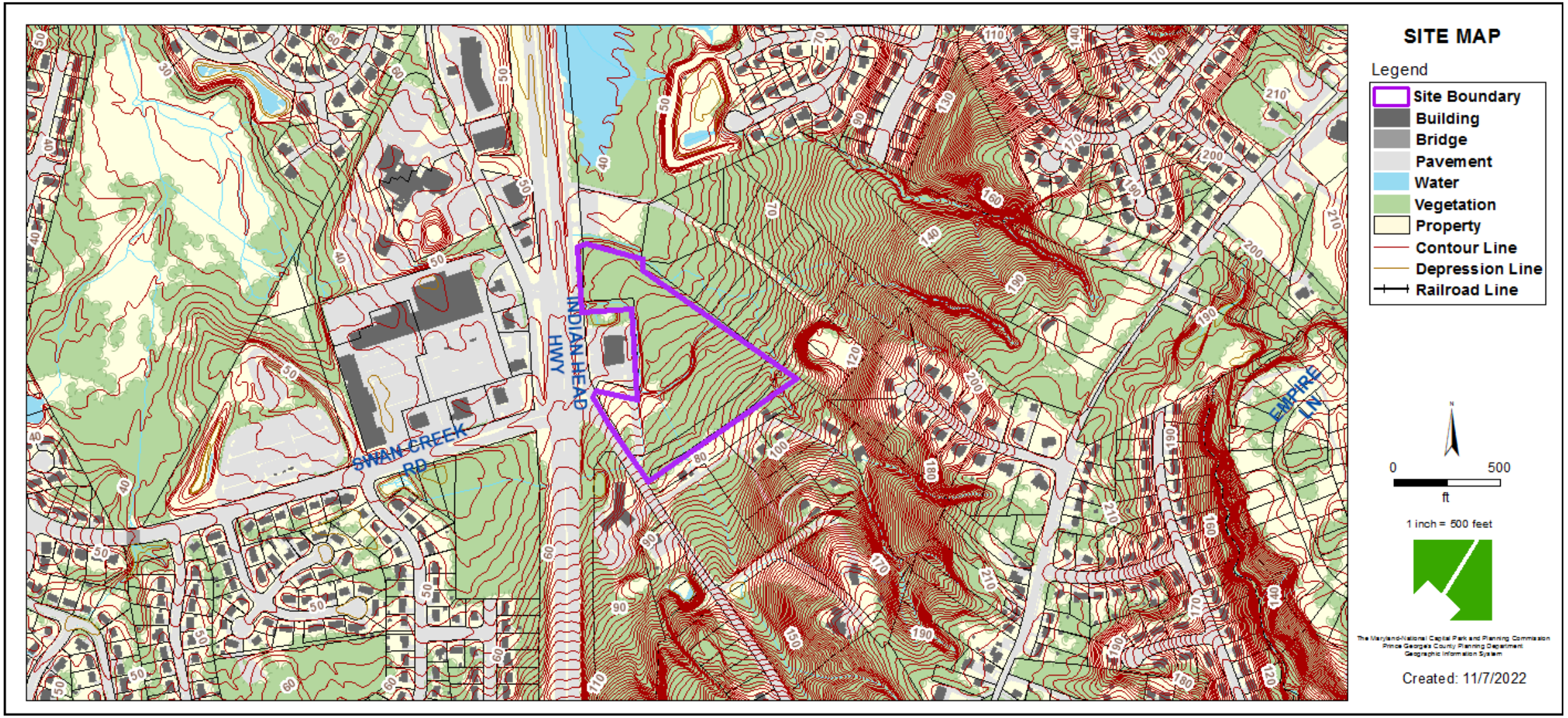
PRIOR OVERLAY MAP



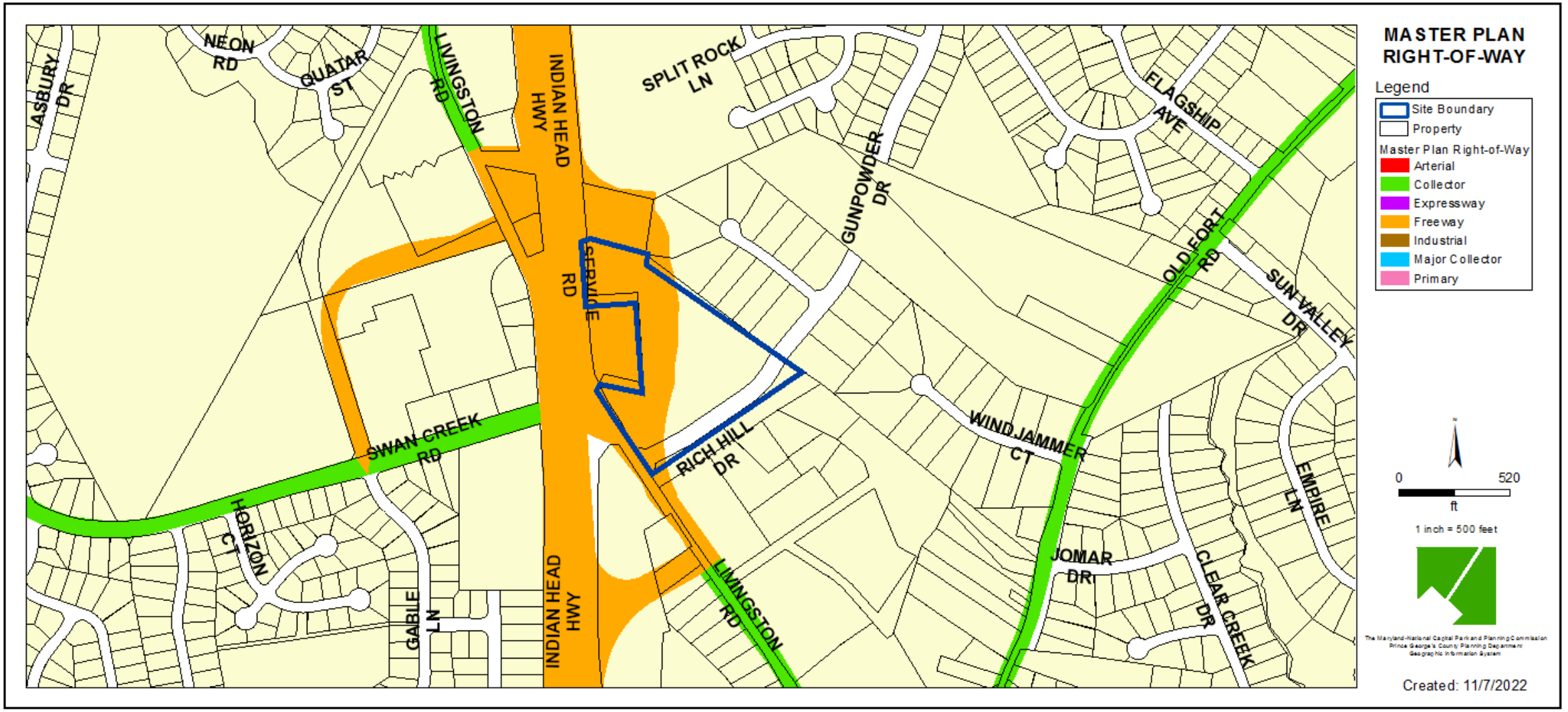
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2021
0
500
ft
1 inch = 500 feet
Created: 11/7/2022
ASBURY DR
NEON RD
QUATAR ST
LIVINGSTON RD
INDIAN HEAD HWY
SPLIT ROCK LN
REDWOOD DR
FLAGSHIP AVE
OLD FORT RD
SWAN CREEK RD
RICH HILL DR
WINDJAMMER CT
HORIZON CT
CABLE LN
LIVINGSTON RD
JOMAR DR
CLEAR CREEK DR
EMPIRE LN

SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
INDIAN HEAD HWY
SWAN CREEK RD
EMPIRE LN
0
500
ft
1 inch = 500 feet
Created: 11/7/2022

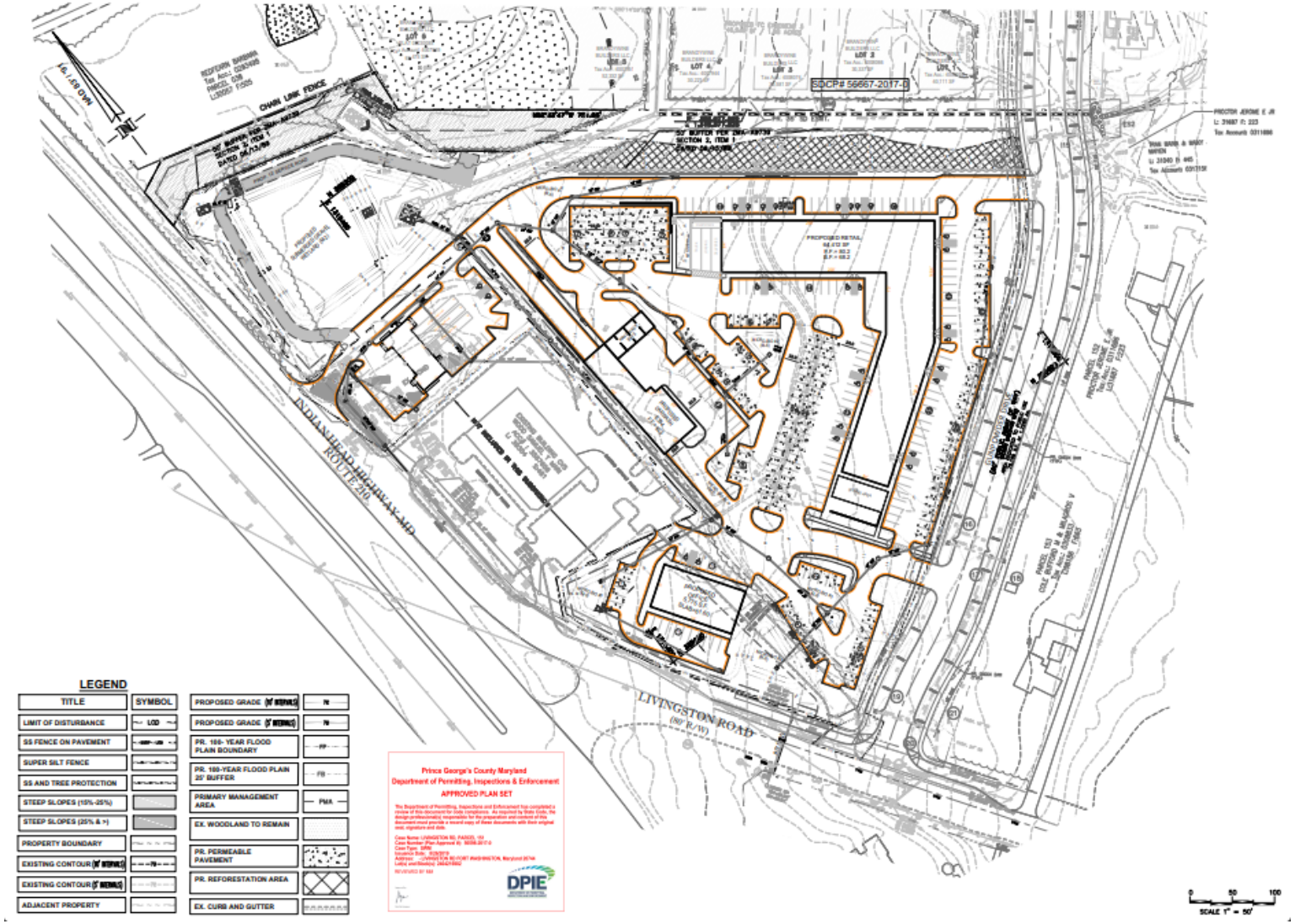
MASTER PLAN RIGHT-OF-WAY MAP



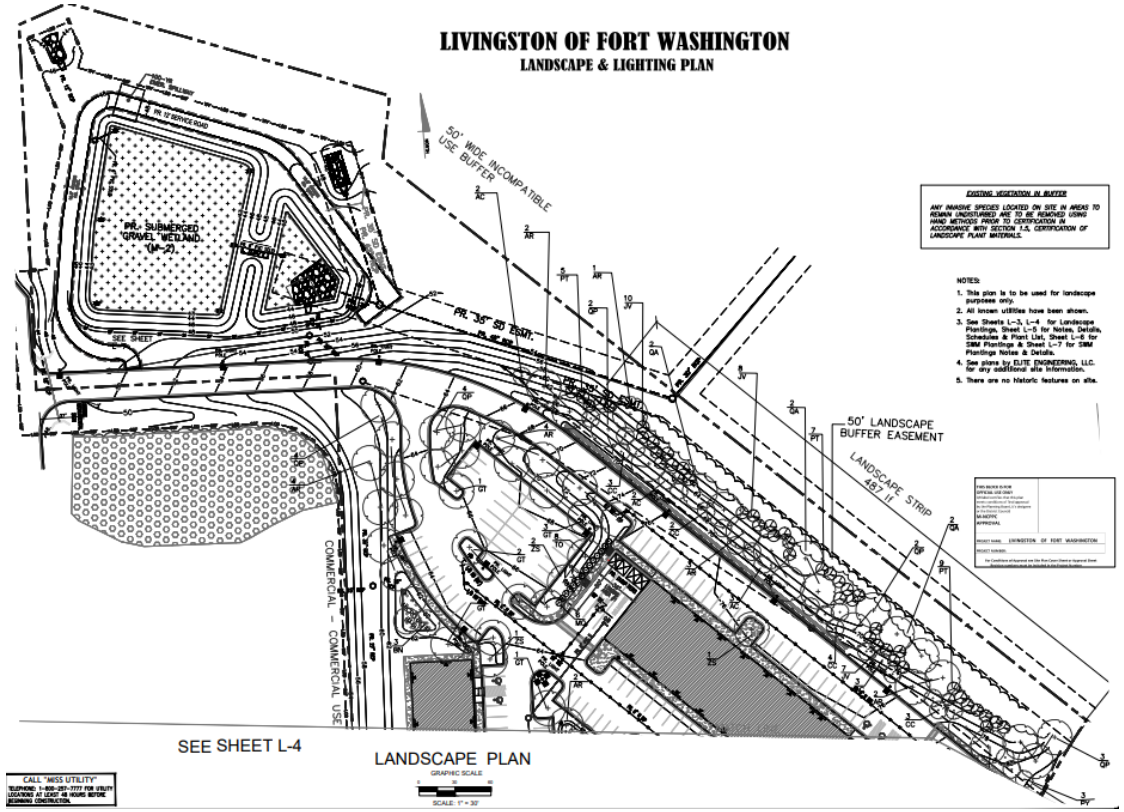
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

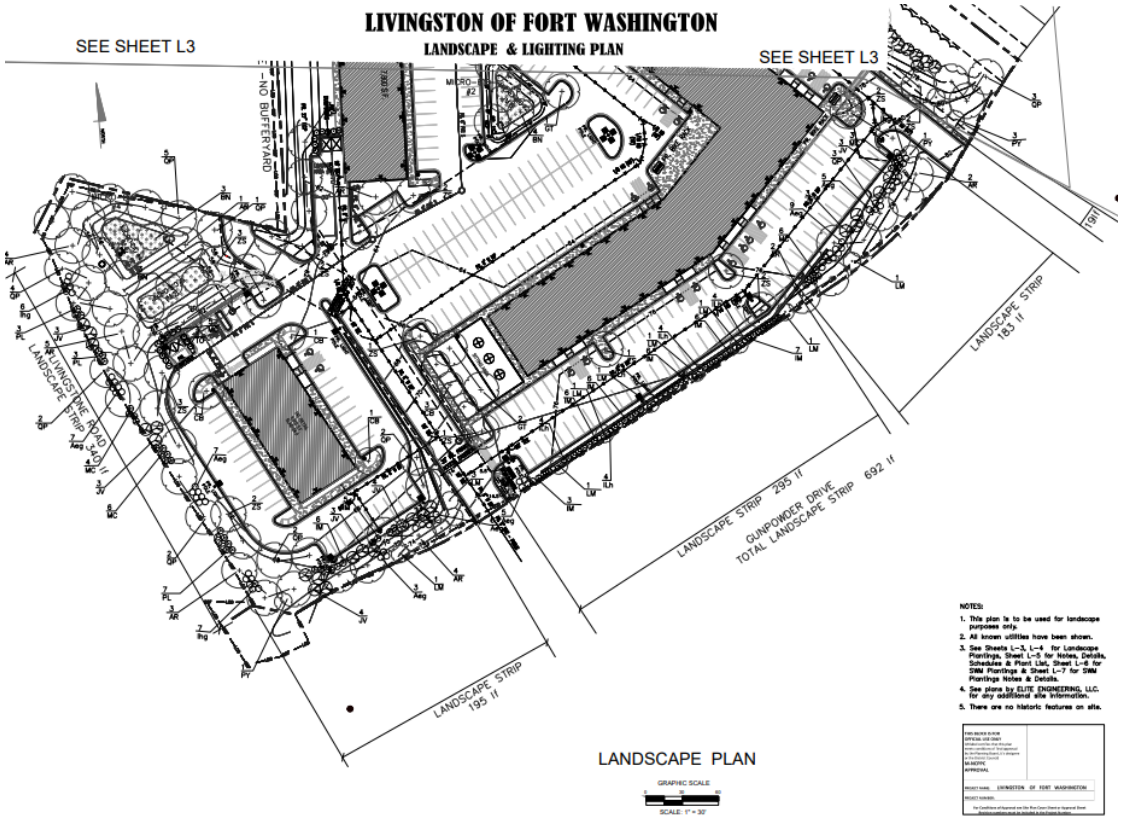


DETAILED SITE PLAN

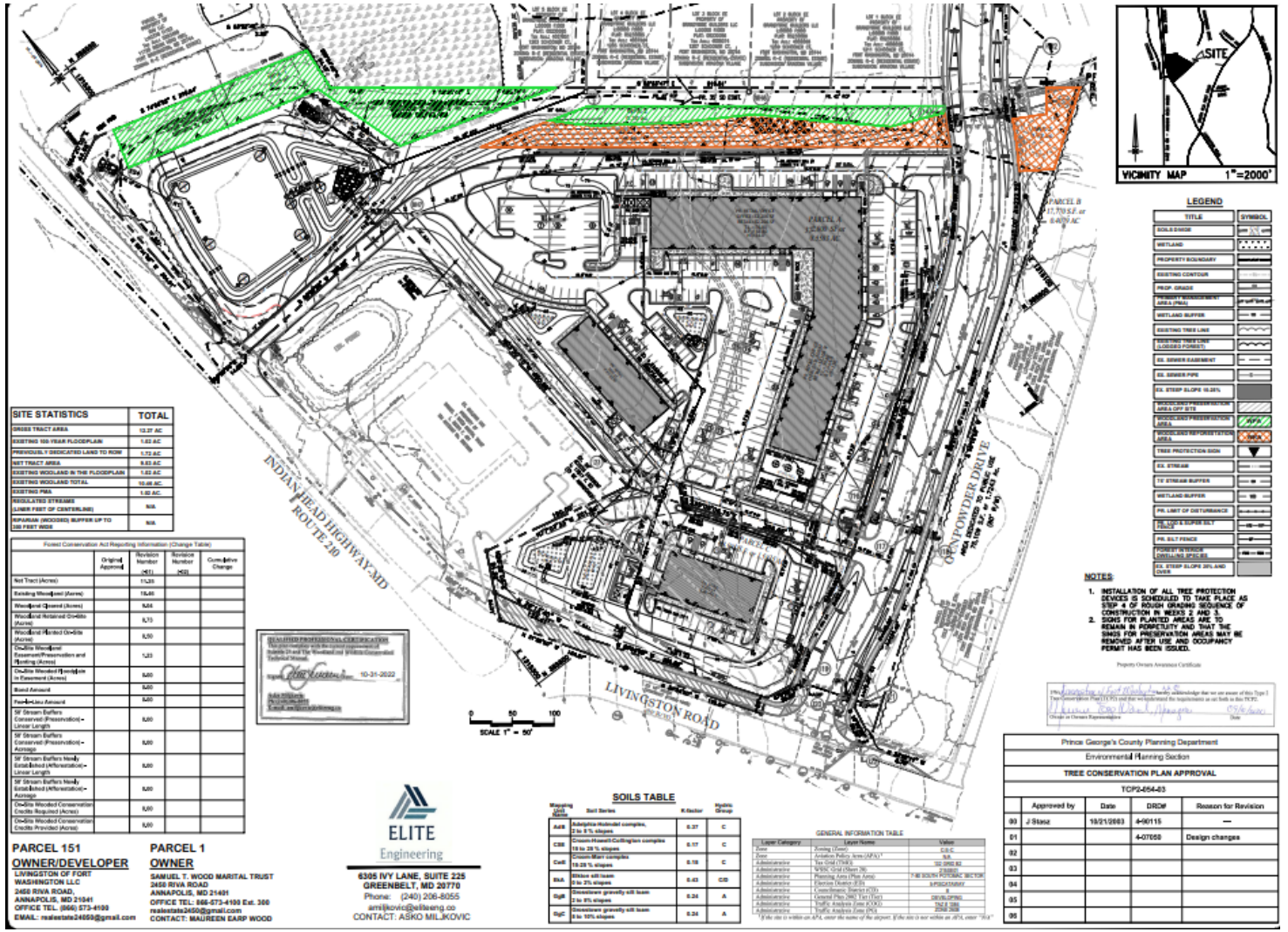


LANDSCAPE PLAN

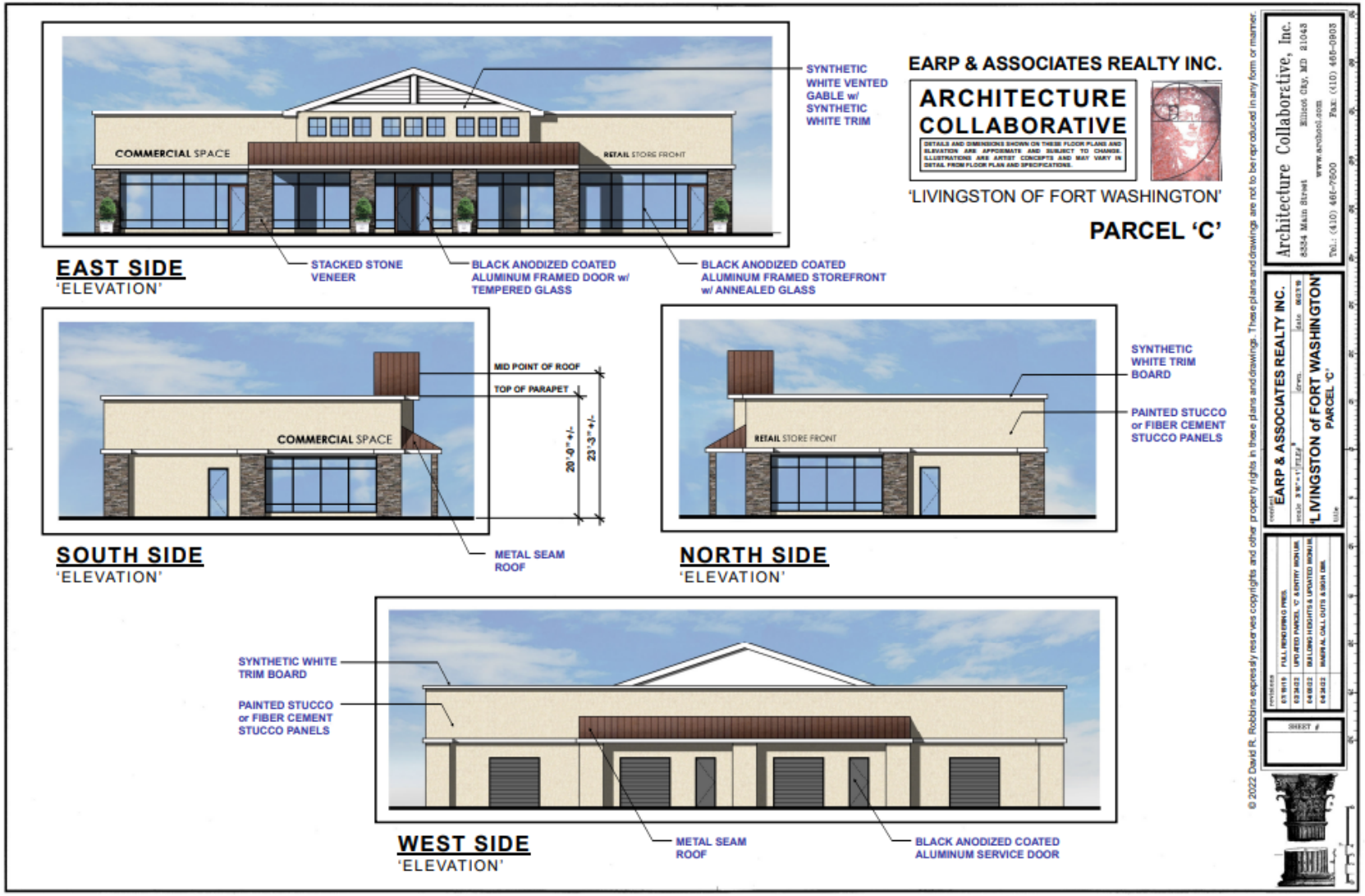




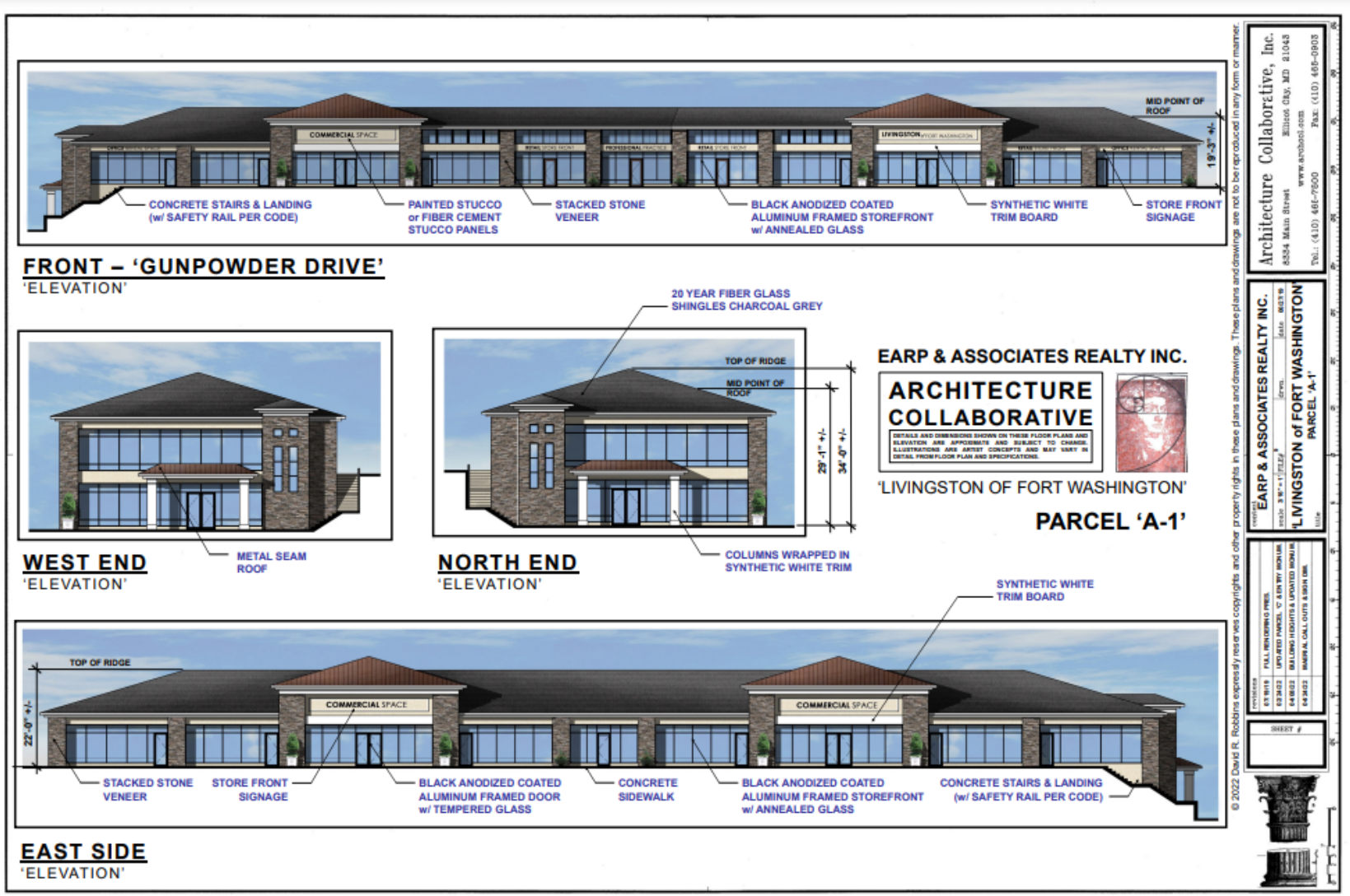
TYPE II TREE CONSERVATION PLAN



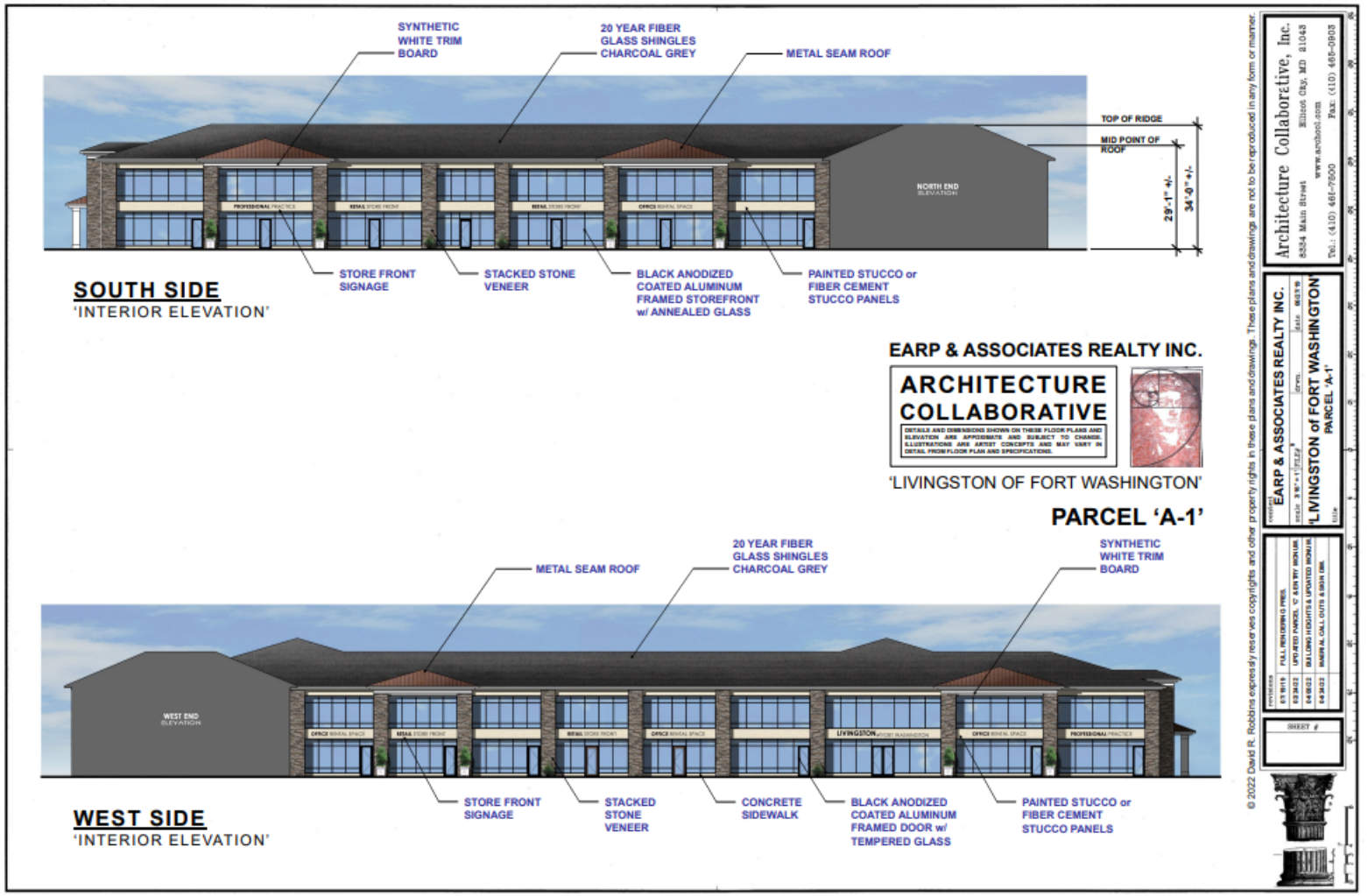
EXTERIOR ARCHITECTURE ELEVATIONS



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



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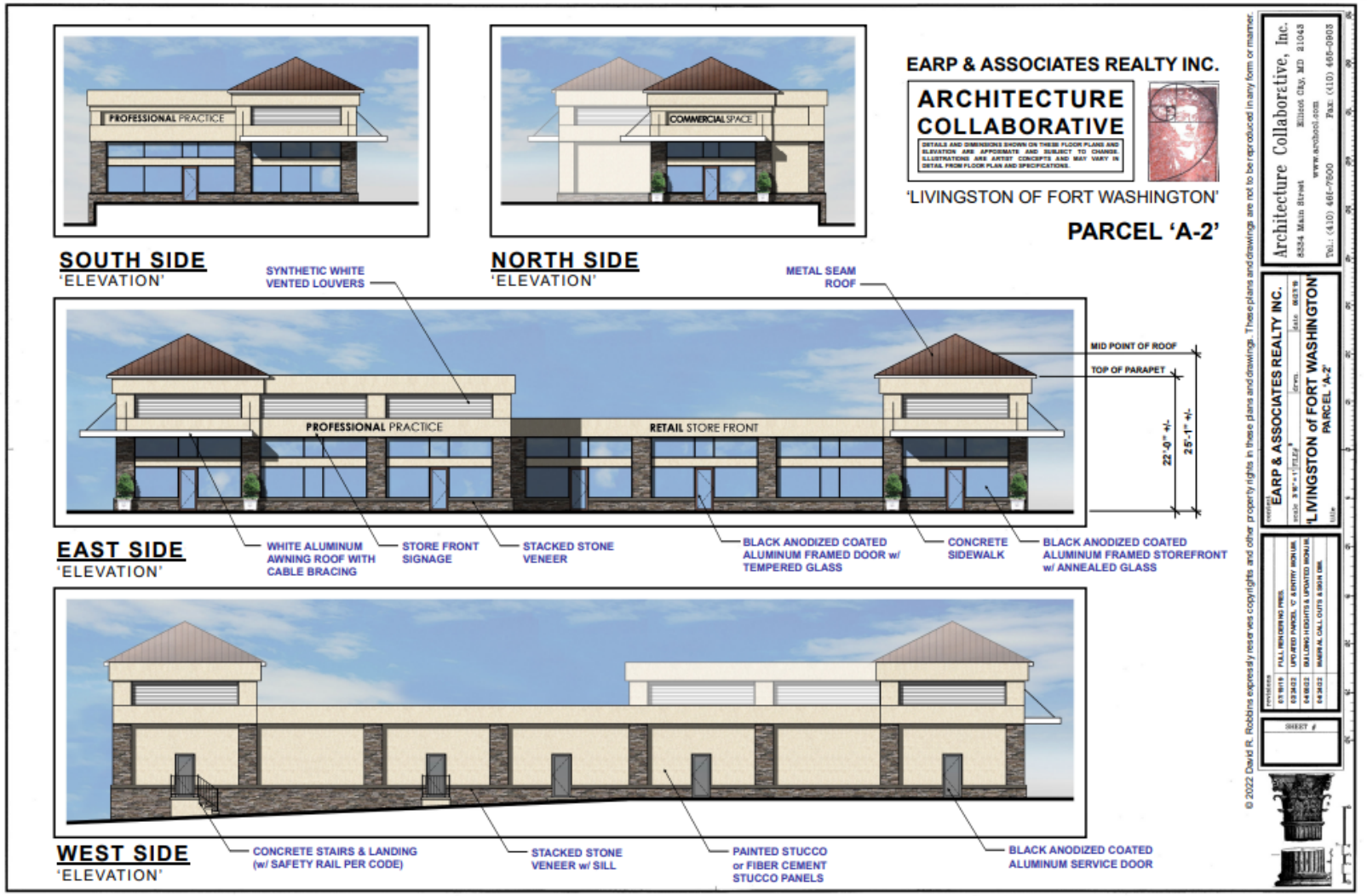

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP- Conditions
- TCPII-Conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 5/16/20
- Acceptance Mailing 10/7/20

LAW OFFICES
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Largo, Maryland 20774
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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
*Also admitted in the District of Columbia

June 14, 2022
Revised: October 28, 2022

VIA HAND DELIVERY
Ms. Tierre Butler
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan (DSP-20030)
Livingston of Fort Washington

Dear Ms. Butler,

On behalf of our client, Livingston of Fort Washington, LLC ("Applicant"), Arthur J. Horne, Jr., and Shipley and Horne, P.A., hereby submit this Statement of Justification in support of a proposed Detailed Site Plan (DSP) for the above captioned subject property. The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The Livingston of Fort Washington shopping center development is permitted on the subject property consistent with the December 6, 2007, Planning Board 4-07050 (PGCPB No. 07-233) Preliminary Plan of Subdivision approval. The Application is submitted pursuant to Zoning Ordinance Section 27-281 (Purpose of Detailed Site Plans), and 27-285 (Planning Board procedures) Prince George's County Code.

I. Election to Utilize the C-S-P Zoning Procedures (Section 27-1704 (b)):

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the property to the newly created CGO Zone. Notwithstanding, the Applicant elects to amend DSP-19023 utilizing the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(b), which states in the pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance

(b) Until and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process

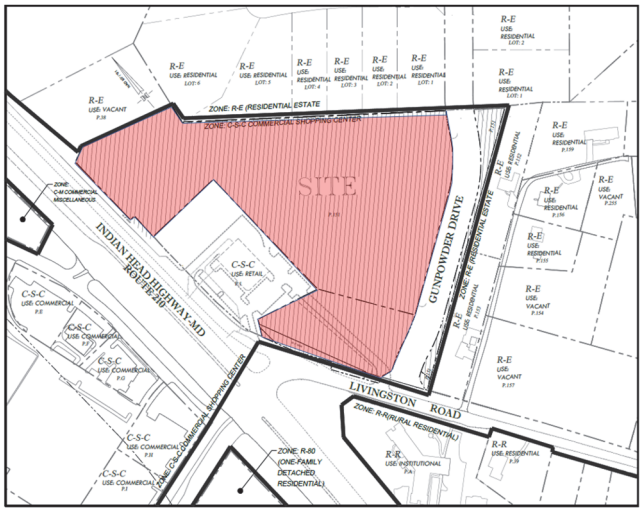
(including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.

The Preliminary Plan of Subdivision (PPS), 4-07050, and Type I Tree Conservation Plan (TCPI/127/90-01)was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS was approved for five parcels and is valid through December 31, 2021, due to prior legislative extensions of the validity period. The Planning Board approved a one-year (1) extension to the PPS on January 13, 2022. Since these underlying approvals are currently valid, the Applicant can proceed with applications utilizing the provisions of the zoning ordinance that existed prior to April 1, 2022, per Section 27-1704(b) of the New Zoning Ordinance. The Applicant hereby elects to pursue an amendment of DSP-20030 using the provisions of the former zoning ordinance.

6. ***Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.***

II. Nature of Request and Description of Subject Property:

The Applicant is requesting the approval of a Detailed Site Plan (DSP-20030) to allow for the construction of an integrated retail, office space commercial center on the subject property. The property is currently undeveloped except for a paved access road from Livingston Road to the adjacent 11,094 square foot CVS pharmacy (i.e., constructed in 2003) and site. The Applicant is proposing to construct a 78,812 total square foot integrated shopping center in three (3) building that will contain 46,606 first floor square feet of retail space, and 32,206 square feet of second floor office space.



ZONING AND USE MAP OF ADJACENT PROPERTIES

Exhibit *(not to scale)*

III. Neighborhood and Surrounding Uses:

The property is located at the northeast corner of Livingston Road at its intersection with Indian Head Highway (MD 210), and is surrounded by the following uses:

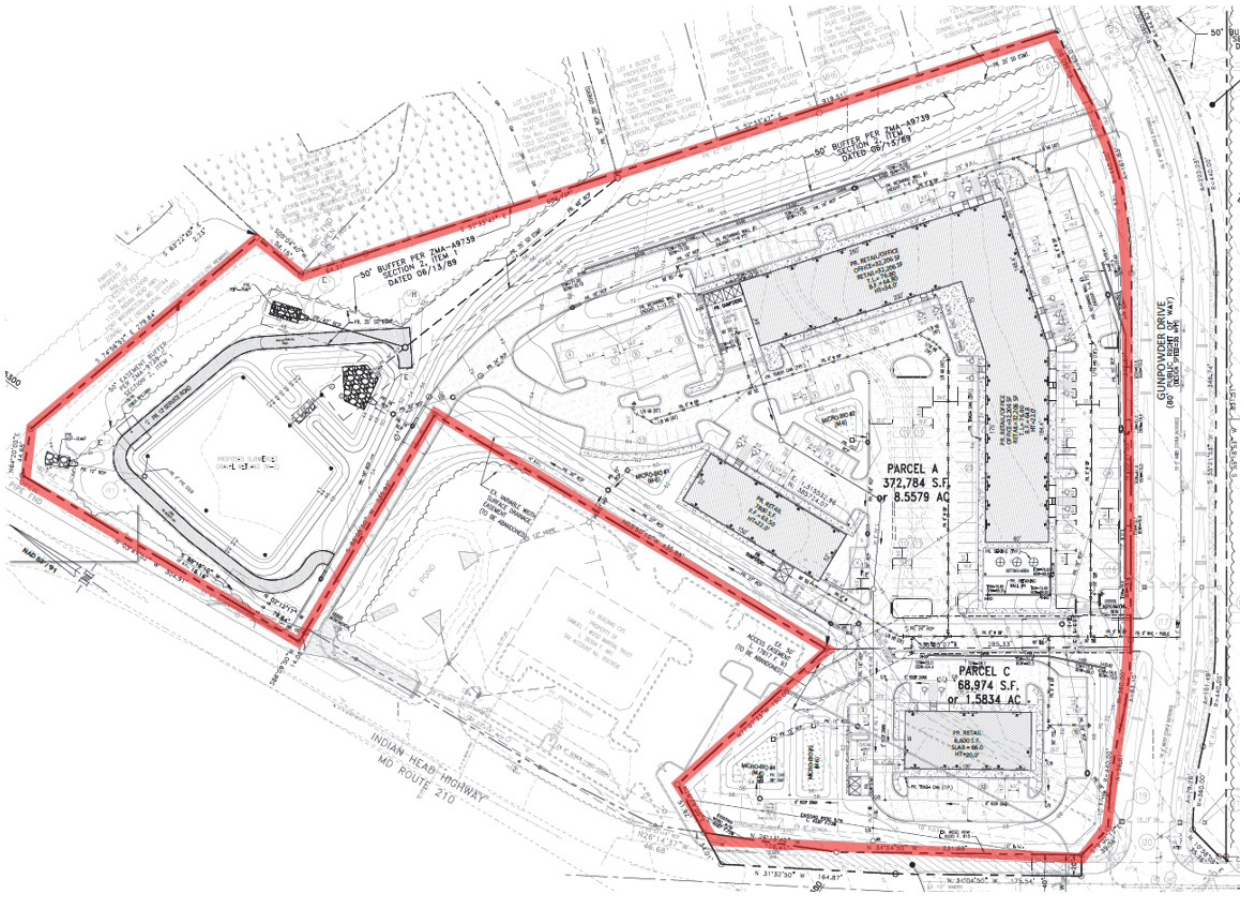
North and East – Vacant wooded single-family lots in the R-E Zone.

South – Unimproved Gunpowder Drive right-of-way.

West – Livingston Road at its signalized intersection with Indian Head Highway (MD 210). On the opposite side of Indian Head Highway is the approximately 143,600 square-foot Olde Fort Village Shopping Center.

IV. Development Data Summary:

The Applicant is proposing an Integrated Shopping Center that is permitted by right in the C-S-C Commercial Shopping Center Zone.



Site Plan *(not to scale)*

1. Zoning: C-S-C Commercial Shopping Center Zone.
2. Tax Map: 132 Grid: B2 Parcel: 151
3. Zoning Map: 215 SE 01 and 215 SE 02
4. Fire: Oxon Hill #4 5.5
5. Prior approvals: Preliminary Plan 4-07050
6. Total Acreage: 12.27-Acres
7. Net developable area outside PMA: 12.27 Acres
8. Acreage of Environmental Regulated Features: 0 acres.
9. Tax Account: 0412007
10. Owner/Deed Ref: Livingston of Fort Washington, LLC
    Liber: 20792 Folio: 529
11. Existing use: Vacant.
12. Proposed use of property: Integrated Shopping Center
13. The site is subject to the following setbacks:
    From Street: 25'
    Side setback: 8’ min. 17’ total
    Rear setback: 20’
14. Proposed: Integrated Shopping Center
    Office = 32,206 SF

    Retail = 32,206 SF (Parcel A)
    7,800 SF (Parcel B)
    6,600 SF (Parcel C)
    Total Retail = 46,606 SF
    Total = 78,812 SF
15. No existing wetlands on site
16. Stormwater Management Concept number and approval date: 56598-2017-0, Approved on 08/26/2019
17. Water/Sewer Category Designation Existing: W-4/S-4
    Proposed: W-3/S-3
18. Is the site within an Aviation Policy Area: No
19. Mandatory Park Dedication Requirement: N/A
20. Cemeteries on or contiguous to the property: No
21. Historic site on or in the vicinity of the property: No
22. Is the site within the Chesapeake Bay Critical Area: No
23. The Site is Not within 100 year Floodplain Area (Map: 24033C330E)
24. The site is Not located in Tier II Watershed
25. Parking Requirements: 252 spaces

Use	Rate	
Office Requirement	4 space / 1000 SF for 1st 2,000 SF =	8
(32,206 SF)	1 space / 400 SF over 2,000 SF =	76
	Total =	84
Retail Requirement	4 space / 1000 SF	
(40,006 SF)	40,006 / 1000 x 4.0 =	160
Other Use Requirement	4 space / 1000 SF	
(6,600 SF)	6,600 / 1000 x 4.0 =	27

Of the total 271 required spaces, at least 2/3 or 181 spaces shall be non-compact. A total of seven (7) handicapped parking spaces are required, of which at least two (2) shall be van accessible.

26. Parking Provided: 298 total parking spaces have been provided.

Standard (9.5' x 19'):	261
Compact: (8’ x 16.5’ min):	18
Standard Handicap:	0
(8’ x 19’ w/5’ wide access aisle)	
Handicap Van Accessible:	19
(8’ x 19’ w/8’ wide access aisle)	
Total	298

27. Loading Requirements: 3 spaces

a. Required Loading Spaces: 3 spaces

Use	**Rate**	**Spaces Required**
Integrated Shopping Center	3 space <100,000 s.f. GLA +	= 3
(78,812 sf. GLA)	1 space per 100,000 sf >100,000 sf. GLA	= 0

28. Loading Spaces Provided: 3 (three) 36’ x 50’ loading spaces provided.

V. Relationship to County Plans and Policies:

General Plan:

The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George’s 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for “context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the General Plan.

2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area:

The subject property is located in Planning Area 80 in Subregion 7 in the South Potomac Community, and is within the limits of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The master plan recommends a commercial land use for the subject property within the C-S-C Commercial Shopping Center Zone. This application proposes a commercial land use which is consistent with the land use recommendation within the 2006 Henson Creek-South Potomac Master Plan and SMA.

Approved Countywide Green Infrastructure Plan:

According to the Environmental Planning Section, there are no rare, threatened, or endangered species found on or adjacent to this site. The entire site is located within the Evaluation Area of the 2017 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan).

Stormwater Management:

The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that onsite stormwater management is required. A stormwater management concept plan (No. 56598-2017-00 has been submitted and approved by the Department of Permitting, Inspections, and Enforcement.

Woodland Conservation Ordinance:

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland.

Based on the submitted TCP1, the overall site contains a total of 10.32 acres of net tract woodlands and 1.02 acres of wooded floodplain. The plan proposes to clear 8.61 acres of net tract woodlands, 0.45 acres of wooded floodplain, 0.0 acres of off-site woodlands.

Environmental Review:

Per the NRI-137-06 approved on December 15, 2006, there are no streams, wetlands or 100-year floodplain on the property. A simplified forest stand delineation (FSD) showing four sample areas, one forest stand, and no specimen trees has been reviewed and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. A revised NRI-137-06-01 was approved on June 15, 2020. No further action regarding sensitive environmental features is required.

This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because it has previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this application.

2009 Master Plan of Transportation:

The Transportation Planning Section reviewed the prior 4-07050 preliminary plan of subdivision application for the Livingston of Fort Washington Property. The Transportation Planning Division staff reviewed the Applicant's proposed commercial subdivision consisting of five parcels and proposes the development of approximately 80,000 square feet of retail space. Due to the uses proposed, the Transportation Planning Section requested that a traffic study be done. The resulting study was referred to the Department of Public Works and Transportation (DPW&T), and the Maryland State Highway Administration (SHA), and comments have been received from both agencies. Therefore, the findings and recommendations outlined in the 4-07050 (PGCPB No. 07-233) Planning Board resolution of approval are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

***Parks and Recreation*:**

In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, this Application is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

***Schools*:**

The Historic Preservation and Public Facilities Planning Section have concluded that the review of this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003 and CR-23-2003 is not necessary because the development is for a commercial use.

Fire and Rescue:

The Historic Preservation and Public Facilities Planning Section have reviewed the preliminary plan application for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01 (e)(1)(B)-(E) of the Subdivision Ordinance.

The existing engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 1.79 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Oxon Hill Fire Station, Company 21, located at 7600 Livingston Road, has a service travel time of 6.65 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the Adopted and Approved Public Safety Master Plan, 1990 and the Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

Police Facilities:

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline. The proposed development is within the service area for Police District IV, Oxon Hill.

VI. Relationship to Requirements in the Zoning Ordinance:

Section 27-281 - Purposes of Detailed Site Plans:

(b) General DSP Purposes:

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

Response: The subject Application is in conformance with the recommendations of the *Plan Prince George's 2035 Approved General Plan* (Prince George's 2035 General Plan), and the approved 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Under this Plan, the vision is for "context-sensitive infill and low-to-medium density residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. development. This application proposes a commercial center and employment area that is consistent with the general plan.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the R-R Zone are found in Section 27-428 and include the following:

Section 27-454. C-S-C Zone (Commercial Shopping Center)

(a) Purposes.

(1) The purposes of C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

Response: The proposed approximately 80,000 square foot integrated 2-story shopping center building conforms with the purposes of the C-S-C Zone.

Section 27-281(b) - Purposes of Detailed Site Plans - Continued:

(C) To provide for development in accordance with the site design guidelines established in this Division; and

Response: The proposed development is designed in accordance with site design guidelines in this Division. The "general" site design guidelines are found in Section 27-283 and require the following:

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

(c) These guidelines may be modified in accordance with Section 27-286.

Response: The subject DSP-20030 site plan has been developed in accordance with the site plan design guidelines contained in Section 27-274 that pertain to the following relevant design elements:

Section 27-274 – Design Guidelines

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

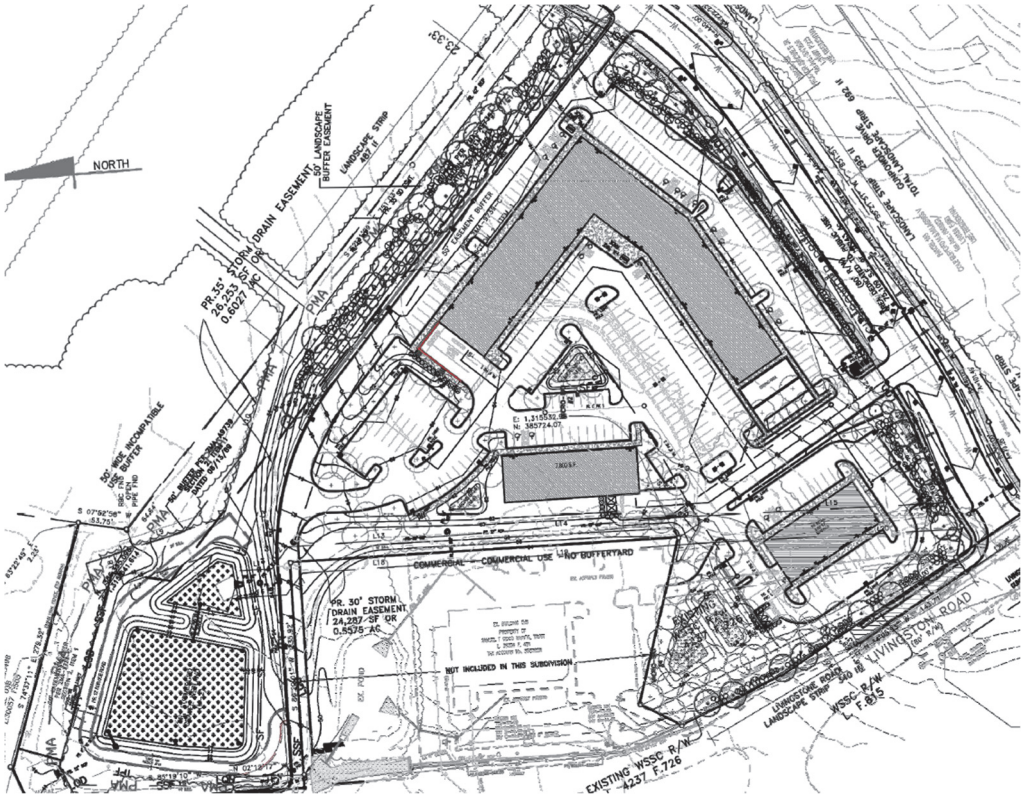
Response: This finding does not apply to the subject application. There is no underlying conceptual design plan associated with the subject property.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;
(ii) Parking spaces should be located as near as possible to the uses they serve;
(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;
(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and
(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

Response: The proposed parking compound is designed so that all loading requirements for the storage facility can be fully met onsite without creating the need for a departure. All parking and loading space sizes and driveway aisles have been designed in accordance with Part 11 of the Zoning Ordinance.



Landscape Plan *(not to scale)*

Furthermore, the Applicant understands the importance of minimizing the visual impact of surface parking, and has taken every measure practicable to create a strong landscape buffer for the nearby residentially zoned properties. The 50-feet wide buffer designed in compliance with this standard is outlined with a red cloud in the below **Exhibit**.

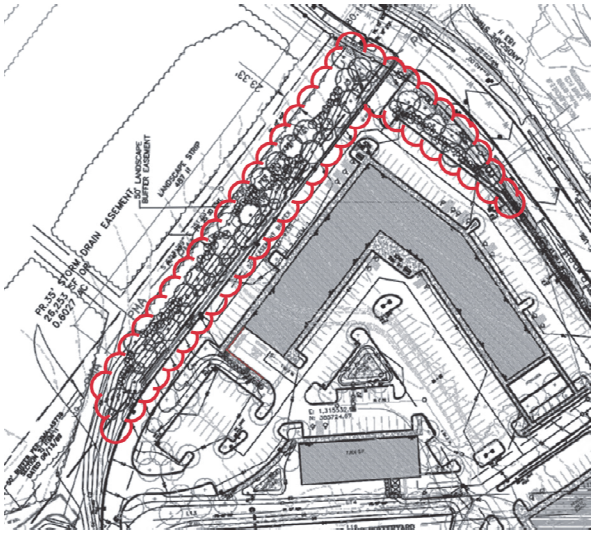


Exhibit *(not to scale)*

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

Response: The submitted landscape plan demonstrates compliance with the above two design standards.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;
(ii) Entrance drives should provide adequate space for queuing;
(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;
(iv) Parking areas should be designed to discourage their use as through-access drives;
(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;
(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;
(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;
(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Response: The limits of the parking compound and onsite circulation driveway aisle widths and parking spaces sizes have been fully designed in accordance with the requirements of Part 11 of the Zoning Ordinance and will provide safe, efficient onsite circulation for both pedestrians and drivers. All crosswalks along pedestrian sidewalks routes are prominently identified/marked and ADA compliant to accommodate access into the buildings for the physically handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;
(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;
(iii) The pattern of light pooling should be directed on-site;
(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;
(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and
(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Response: The lighting proposed in this DSP meets all of the above requirements. All prominent onsite elements, such as the main entrance to the building, will be consistently lit throughout the appropriate portions of the day LED light fixtures. The site also utilized full cut-off optics to limit light spill-over into adjacent properties. Details are provided within the DSP-20030 Landscape and Lighting plan set submitted with the Application herein.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

Response: There are no onsite or adjacent public scenic view areas or incompatible uses associated with the submitted DSP-20030 property's development.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;
(ii) Green area should link major site destinations such as buildings and parking areas;
(iii) Green area should be well-defined and appropriately scaled to meet its intended use;
(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;
(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;
(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and
(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

Response: The subject application has also been designed to meet all applicable requirements of the *Landscape Manual* and Tree Canopy Coverage Ordinance. The below Tree Canopy Coverage Schedule for the DSP-20030 confirms that the proposed development has a Tree Canopy Requirement of 0.98 acres, and will satisfy this requirement by providing 0.98 acres of tree canopy.

Tree Canopy Coverage Schedule for Sec. 25-128			
LINGSTONE OF FORT WASHINGTON	TCP2#:	DRD Case #:	Area (acres)
Site Calculations:	Zone 1:		
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		0.00
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
A. TOTAL ON-SITE WC PROVIDED (acres) =		acres	0.98
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			39,360
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			39361
E. TOTAL SQUARE FOOTAGE REQUIRED =			0
			Requirement Satisfied

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;
(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;
(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;
(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;
(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;
(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and
(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

Response: The submittal demonstrates an interconnected pedestrian system that is convenient and designed to encourage pedestrian activity and connect to amenities within the development. Adequate attention has been paid to human scale, high-quality urban design, and other amenities, such as the types of paving materials, landscaping, street furniture, signage, and pedestrian-scale lighting of the public areas.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;
(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;
(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and
(v) Drainage devices should be located and designed so as to minimize the view from public areas.

Response: All grading will conform to the above regulations and the approved Stormwater Management Concept number and approval date: 56598-2017-0, Approved on August 26, 2019.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;
(ii) Service areas should be located conveniently to all buildings served;
(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and
(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

Response: The submitted landscape plan demonstrates that loading spaces are visually screened from Livingston Road, Indian Head Highway (MD 210), and the vacant residential lots located north of the subject property.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;
(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;
(iv) Public spaces should be readily accessible to potential users; and
(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

Response: The subject site's development plan complies with the above guidelines.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stacked Stone Veneer, Stucco Architectural banding, architectural trim, combination of standing seam metal and architectural grade fiberglass roofs.

Section 27-281(c) – Specific Purposes of Detailed Site Plans:

(c) Specific Purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

Response: The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building is to be constructed of high-quality materials to create variations in facades to break up the overall building massing. Materials used include Stone Veneer, Architectural banding, a combination of standing seam metal, and architectural grade fiberglass roofs.

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

RESPONSE: The attached plan sheets, General Notes, Plan Legends, and attached sediment control and stormwater management approval plans promote this Purpose. The plan sheets show the location of all environmental features and proposed mitigation measures. The landscaped areas are in accordance with the Landscape Manual, and the green areas are designed in accordance with the above guidelines to provide well-defined outdoor passive recreation spaces, screening of unpleasant views, shaded areas, and stormwater bioretention. The diverse pallet of native plants with minimal lawn provides for increased ecosystem function, limited maintenance requirements, and reduced chemical/petroleum inputs. The below screen clip showing the stormwater management feature rain garden feature designed to be planted native plan varieties demonstrates compliance with this condition (see **Exhibit).**



SUBMERGED GRAVEL WETLAND M-2

Exhibit *(not to scale)*

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

RESPONSE: The above two standards do not apply to the proposed C-S-C Zoned integrated shopping center use.

F. Section 27-285. - Planning Board procedures

(b) Required Findings

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

Response: This Application is in harmony with the site design guidelines in Section 27-274.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

Response: A conceptual site plan was not required for this project.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Response: The Applicant is not proposing an infrastructure-only DSP. Therefore, the above finding is not applicable to the Application.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Response: A review of the site's environmental features was conducted for the Preliminary Plan of Subdivision 4-07050 case that was heard and approved at a public hearing before the Prince George's County M-NCPPC Planning Board on December 6, 2007.

Based on the level of design information available at the present time, there are no onsite regulated environmental features on the subject property.

VII. Previous Approvals:

Preliminary Plan of Subdivision 4-07050: Pursuant to the provisions of Subtitle 24, on December 6, 2007, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCPI/127/90-01, and APPROVED Preliminary Plan of Subdivision 4-07050, including a Variation from Section 24-122(b)(1)(G), for Proposed Parcels A through E with the following conditions: ***highlighted in italic bold.***

1. ***Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:***

    a. ***Provide the height for all proposed buildings on the TCPI.***

Response: The Applicant acknowledges this condition. However, based on measurements conducted on the M-NCPPC PGAtlas GIS website, the JLUS Interim Land Use Controls area neither impacts nor applies to the subject property.

    b. ***Provide a deed reference for the 50-foot wide, private access easement currently serving Parcel 1 (CVS Pharmacy).***

Response: Acknowledged.

    c. ***Continue the 50-foot buffer required by A-9739-C along the eastern corner of the property (east side of Gunpowder Drive where reforestation is proposed).***

Response: The Applicant acknowledges this condition by including a densely planted 50-foot landscape buffer designed in compliance with the Landscape Manual. The buffer designed in compliance with this condition is outlined with a red cloud in the below **Exhibit**.

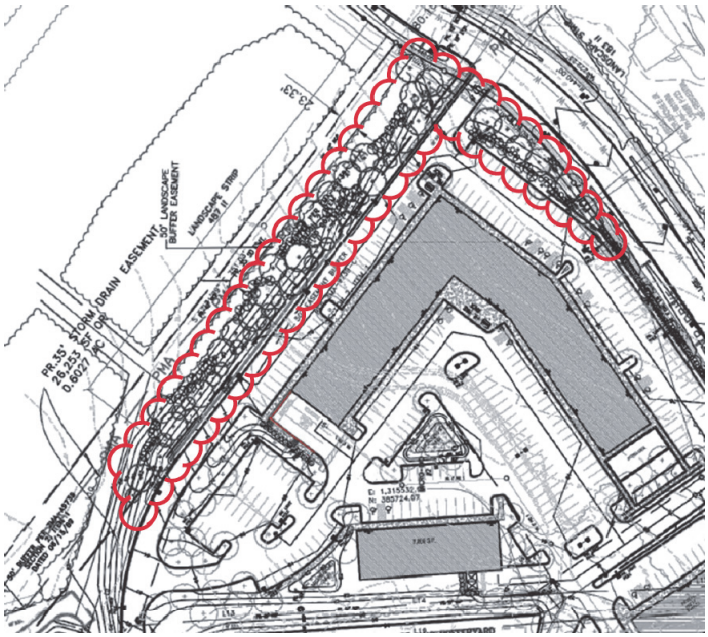


Exhibit *(not to scale)*

2. ***Prior to the issuance of permits, a Type II tree conservation plan shall be approved.***

Response: The Applicant acknowledges this condition. The Type II Tree Conservation Plan TCPII/054/03 was approved as part of a grading permit for the property. Revised Type I Tree Conservation Plan TCPI/127/90-01 was submitted with this Application.

3. ***Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.***

Response: The Applicant acknowledges and the submitted DSP-20030 development plan is designed in compliance with the Stormwater Management Concept Plan.

4. ***Prior to signature of the preliminary plan, the Type I TCP shall be revised to:***

   a. ***Provide the height for all proposed buildings on the TCPI.***

   b. ***Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.***

   c. ***Add a symbol for the existing tree line.***

   d. ***Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.***

   e. ***Provide all woodland conservation off-site.***

f. Revise the worksheet as needed.

g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

Response: The Applicant acknowledges and will comply with the above conditions 4. a.- g. prior to signature approval of the final plat of subdivision.

5. The following note shall be placed on the final plat of subdivision:

> ***"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."***

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

Response: The Applicant acknowledges and submits this DSP-20030 Application herein in compliance with this condition.

7. Prior to signature approval of the preliminary plan of subdivision the applicant shall submit two copies of the stormwater management concept plan, signed by DPW&T, and two copies of the approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI. The plan shall conform to the layout shown on the preliminary plan and be consistent with the grading shown on the TCPI.

Response: The Applicant acknowledges and will comply with this instant condition prior to signature approval of the final plat of subdivision.

8. Prior to the issuance of building permits, the applicant, his heirs, successors and or assignees shall provide a financial contribution of $210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Livingston Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.

Response: The Applicant acknowledges this condition.

9. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of the Indian Head Highway Service Lane unless modified by the State Highway Administration at the time of issuance of street construction permits.

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

10. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

11. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

13. MD 210 and Livingston Road/East Swan Creek Road: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. On the eastbound East Swan Creek Road approach, widen the approach to provide four lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and exclusive through and right-turn lanes.

b. On the westbound Livingston Road approach, widen the approach to provide three lanes, with an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right- turn lane.

Response: The Applicant acknowledges and will develop the site in accordance with this condition.

14. Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. Provision of a southbound left-turn lane along the Livingston Road approach.

b. Provision of two approach lanes along the Gunpowder Drive approach.

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

Response: The Applicant acknowledges and will comply with the above conditions of approval.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

Response: The Applicant acknowledges this instant.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the land owners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

Response: On or around July 10, 2015, the Applicant's attorney at that time discussed the role that the SHA Reservation has played in preventing the development of parcels with Whitney Chellis, Supervisor, Subdivision Section, which included a review of Sections 24-139, 24-140, and 24-141 of the County Code. Following a recommendation from Ms. Chellis, Applicant submitted a written request to the Department's Principal and Senior Counsel to obtain a formal legal opinion, in the form of an e-mail addressed to both Ms. Debra Borden, Principal Counsel, and Mr. Matthew Mills, Senior Counsel, with a copy to you and Mr. Alan Hirsch, Division Chief, Development Review Division. The conclusion of Applicant's efforts with the Department's Principal and Senior Counsel is that Ms. Chellis confirmed that she agreed that the reservation of Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange has expired, and therefore, no longer has any force or effect on 4-07050/PGCPB No. 07-233 (see attached correspondence).

Despite M-NCPPC's concurrence, SHA did not immediately concur, nor address the Applicant's request and reached out continually to SHA for SHA's decision. The Applicant had experienced extensive delays in obtaining a Right-of-Way (ROW) dedication determination for the subject property's Indian Highway (MD Rte. 210) frontage. Finally, the SHA has issued a favorable determination late this past Summer 2021 that SHA is not requesting any further ROW dedication (see attached letter). As such, the Planning Board approved a one-year (1) extension to the PPS on January 13, 2022.

17. ***Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.***

Response: The DSP-20030 application and development plan does not include a residential element.

18. ***An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.***

Response: The proposed structure is to be fully-sprinkled by the National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

VIII. Conclusion:

In light of the analysis and findings presented above, the Applicant respectfully requests approval of the Detailed Site Plan DSP-20030 for the proposed construction of an integrated retail, office space commercial center on the subject property

The Applicant submits that this request complies with the Preliminary Plan of Subdivision 4-07050 findings of fact and related conditions of approval for the adopted by the Planning Board. The Livingston of Fort Washington commercial center development is consistent with the purposes of the C-S-C Zone and is consistent with the various recommendations of the Plan Prince George's 2035 General Plan and the goals of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, where applicable. In addition, the proposed Detailed Site Plan application is in accordance with the applicable regulations and procedures found in the Subtitles 24 and 27 of the Prince George's County Code.

Please call me if additional information is required.

Sincerely,

Arthur J. Horne, Jr.

AJH/fms

cc: Maureen Wood
Asko Miljkovic

N:\Wood, Maureen Earp\DSP-20030\DSP-20030 SOJ\DSP-20030 Livingston of Fort Washington SOJ 11-23-2022.docx

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
Community Planning Division
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3972

November 10, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division

FROM: Chidy Umeozulu, Planner IV, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: **DSP-20030 – Livingston of Fort Washington**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Location: Northeast quadrant of the intersection of Indian Head Highway (MD-210) and Livingston Road

Size: 12.28 acres

Existing Uses: Wooded

Proposal: Construction of an integrated shopping center with a 79,298 square foot 2-story building with retail and office spaces and a 5,775 square foot 1-story building with office spaces

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is context sensitive infill and low- to medium-density development.

Master Plan: The 2006 Approved Henson Creek-South Potomac Master Plan recommends Commercial land use on the subject property.

Planning Area: 80
Community: South Potomac

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from C-S-C (Commercial Shopping Center) Zone to the CGO (Commercial, General and Office) Zone effective April 1, 2022.

ADDITIONAL INFORMATION

The Henson Creek-South Potomac Master Plan recommends Commercial land use on the subject property. However, part of the property is shown on the Land Use Map to be affected by the State Highway Administration (SHA) interchange concept design that needs further verification on its status.

c: Long-range Agenda Notebook
Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
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Countywide Planning Division
Environmental Planning Section

November 14, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section, DRD

VIA: Maria Martin, Acting Supervisor, Environmental Planning Section, CWPD *MM*

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD CS

SUBJECT: **LIVINGSTON AT FORT WASHINGTON; DSP-20030 and TCPII-054-03-01**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-20030 and a Type II Tree Conservation Plan (TCPII-054-03-01) accepted on October 7, 2022. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on October 28, 2022. Revised information was received on November 14, 2022. The EPS recommends approval of DSP-20030 and TCPII-054-03-01, subject to the findings and conditions listed at the end of this memorandum.

BACKGROUND

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-03052	TCPI-127-90	Planning Board	Approved	9/4/2003	03-180
N/A	TCPII-054-03	EPS Staff	Approved	10/21/2003	N/A
NRI-137-06-01	N/A	EPS Staff	Approved	6/15/2020	N/A
4-07050	TCPI-127-90-01	Planning Board	Approved	1/13/2022	07-233
DSP-20030	TCPII-054-03-01	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The applicant is requesting approval of a DSP to construct an integrated shopping center for retail and office space.

The current zoning for the site is Commercial, General and Office (CGO); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Commercial Shopping Center (C-S-C) zone.

GRANDFATHERING
The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27, because the application has a recently approved preliminary plan of subdivision (PPS).

SITE DESCRIPTION

The subject application is a combination of two parcels (1 and 151) located at the northeast corner of MD 210 and Livingston Road in Fort Washington. The application area is 14.43 acres and bounded to the north by wooded lots, to the east by wooded lots, to the south by Livingston Road and a residential lot, and to the west by MD 210. There are streams, wetlands, associated buffer, and 100-year floodplain within the application area. The site is within the Broad Creek watershed and drains into the Potomac River. A substantial portion of the site has been cleared under an approved grading permit in conformance with the previously approved TCPII. Livingston Road is a designated historic road and identified as a master planned freeway roadway. Nearby MD 210 is designated as a freeway and is a source of traffic-generated noise. The development associated with this DSP is not a noise generator. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or near this property. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's* 2035 *Approved General Plan*. The approved 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan* shows the site contains both Regulated and Evaluation Areas.

PREVIOUSLY APPROVED CONDITIONS

The following text addresses previously approved environmental conditions to be considered with this application.

Preliminary Plan of Subdivision 4-03052

Preliminary Plan of Subdivision 4-03052 was approved by the Planning Board on September 4, 2003. The following environmental conditions of approval found in PGCPB No. 03-180 were addressed prior to signature approval.

1. a. The Type I Tree Conservation Plan shall be revised to:

(1) Replace TCP Note 1 with:
"This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for 4-03052. The TCPI will be modified by a Type II Tree Conservation Plan in conjunction with the approval of a Detailed Site Plan, a Specific Design Plan, and/or a grading permit application."

(2) Replace TCP Note 2 with:
"Significant changes to the type, location, or extent of the woodland conservation reflected on this plan will require approval of a revised Type I Tree Conservation Plan by the Prince George's County Planning Board."

(3) Show the existing topography for the area of the TCP.

(4) Show a proposed limit of disturbance for all planned development.

(5) Revise the woodland conservation areas as needed.

(6) Revise the worksheet as needed.

(7) Have the revised plan signed and dated by the qualified professional who prepared the plan.

This condition was met at the time of TCPI certification.

2. The following note shall be placed on the Final Plat of Subdivision:

> **"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/127/90), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."**

The condition shall be met at the time of final plat.

3. A Type II Tree Conservation Plan shall be approved prior to the issuance of any permits.

Stand-alone TCPII-054-03 was approved for the permitting and construction of the existing on-site CVS building and stormwater management (SWM) pond.

Preliminary Plan of Subdivision 4-07050
Preliminary Plan of Subdivision 4-07050 was approved by the Planning Board on January 13, 2022. The following environmental conditions of approval found in PGCPB No. 07-233 were addressed prior to signature approval.

2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.

The subject DSP-20030 and TCPII-054-03-01 will be approved for all future permits for the proposed application area.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 12498-2007-00 and any subsequent revisions.

The subject application has been reviewed with the current approved SWM Concept Plan (#56598-2017) and is in conformance with the approved design.

4. Prior to signature of the preliminary plan, the Type I TCP shall be revised to:

- **a. Correct the preliminary plan number in TCP notes 1 and 6.**
- **b. Remove the symbol for the proposed tree line and include a symbol for the proposed limit of disturbance.**
- **c. Add a symbol for the existing tree line.**
- **d. Ensure that the proposed limit of disturbance is adequate for the installation of the stormwater management pond and all required stormdrains.**
- **e. Provide all woodland conservation off-site.**

f. Revise the worksheet as needed.

g. Have the revised plan signed and dated by the qualified professional who prepared the plan.

This condition was met at the time of TCPI certification.

5. The following note shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

The condition shall be met at the time of final plat.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

A Natural Resource Inventory (NRI-137-06-01) plan, approved on June 15, 2020, was provided with this application. The TCP2 and the DSP show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland. A TCPII (TCPII-054-03-01) was submitted with the current application.

Based on the submitted TCPII, the application area was previously cleared for the original phase of the project for the existing CVS development. The original TCPII showed 0.69 acres and the proposed development will clear 9.02 acres of woodland in the net tract area and 0.45 acres within the wooded floodplain. The original phase provided 0.41 acres of natural regeneration and the current phase proposes to preserve 0.75 acres, and reforest 0.40 acres to meet the woodland conservation requirement of 5.38 acres.

Technical revisions are required to the TCPII which are included in the conditions listed at the end of the memorandum.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The application area contains no specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features (REF) have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5)."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The on-site PMA impacts were previously approved by the Planning Board with PPS 4-03052. No new PMA impacts are proposed with this application.

Soils

The soils found to occur on this site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are Adelphia-Holmdel complex, Croom-Howell-Collington complex, Croom-Marr complex, Elkton silt loam, and Grosstown gravelly silt loam soils. Marlboro clays or Christiana complexes are not identified on or in the vicinity of this property.

According to AGAtlas.com, Marlboro Clay is mapped near the site. Hillis-Carnes Engineering Associates submitted a soils report dated October 4, 2018, titled Geotechnical Engineering Study, Livingston Site, Fort Washington, Maryland. This report was reviewed by a M-NCPPC geotechnical reviewer. Based on the submitted geotechnical study, fifteen (15) soil borings at depths between 5 feet and 12 feet have been performed, and no Marlboro Clay has been encountered within the depths of the borings. However, deeper borings and additional geotechnical analysis may be required by DPIE at the time of grading and/or building permit reviews if deemed necessary.

Stormwater Management

The site has an approved SWM concept plan (#56598-2017) that was submitted with the subject application. The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This application proposes submerged gravel wetland, permeable pavement, and six micro-bioretention facilities. A SWM fee-in-lieu of on-site attenuation/quality control measures is not required. No further action regarding SWM is required with this DSP review.

SUMMARY OF RECOMMENDED FINDINGS

The Environmental Planning Section recommends approval of DSP-20030 and TCPII-054-03-01, subject to the following findings and conditions:

Recommended Findings:

1. No specimen trees are proposed for removal with this application.

2. The regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCPII. All REF impacts were previously approved with 4-03052, and no new REF impacts are part of this application.

Recommended Conditions:

1. Prior to certification of the detailed site plan, the TCPII shall be revised as follows:

    a. Revise all TCP numbers to "II" instead of "2".

    b. On the revised plans, add a note in the revision block and update signatures.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

November 14, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section

SUBJECT: DSP-20030 – Livingston of Fort Washington

1. Is there any building signage proposed for the buildings shown on the detailed site plan? If so, it needs to be part of the approval.

2. The site plan cover sheet and the landscape plan coversheet do not match. They differ in proposed uses, parking calculations required and provided, and square footages proposed with this application.

3. The Tree Canopy Coverage Schedule is missing information.

4. The Permit Review Section offers no additional comments on this development application.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

November 14, 2022

MEMORANDUM

TO: Tierre Butler, Planner II, Urban Design Section

VIA: Mridula Gupta, Planner III, Subdivision Section MG

FROM: Mahsa Vatandoost, Planner II, Subdivision Section MV

SUBJECT: DSP-20030; Livingston of Fort Washington

The subject property is 12.28 acres in area, and is located on Tax Map 132 in Grid B2. It consists of one deed parcel known as Parcel 151, recorded in the Prince George's County Land Records in Liber 20797 at folio 529. The property is zoned Commercial, General and Office (CGO); however, this detailed site plan (DSP) was submitted for review under the prior Zoning Ordinance. Therefore, the property is reviewed pursuant to the prior Commercial Shopping Center (C-S-C) zoning of the subject property and pursuant to the prior Zoning Ordinance and Subdivision Regulations.

This application proposes three parcels (Parcels A, B, and C) for the construction of a 78,812 square foot integrated retail and office space commercial center. The property is currently undeveloped except for the paved access road from Livingston Road to an adjacent property, known as Parcel 1, to the west.

The property is the subject of Preliminary Plan of Subdivision (PPS) 4-07050 which was approved by the Prince George's Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS approved five parcels for the development of 80,000 square feet of commercial, retail, and bank use.

There are no final plats for the property recorded at this time. Final plats for the property should be accepted prior to the expiration of the PPS, which is December 31, 2022.

PPS 4-07050 was approved with 18 conditions, of which the conditions relevant to the review of this DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

3. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 12498-2007-00, and any subsequent revisions.

A copy of an approved Stormwater Management (SWM) Concept Plan and letter were submitted with the subject DSP. The proposed layout of buildings on DSP does not match

the approved SWM concept plan. The Environmental Planning Section should further evaluate the SWM Concept Plan and the subject DSP for consistency.

5. The following note shall be placed on the final plat of subdivision:

> **"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

This requirement will be further reviewed at the time of the final plat.

6. Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

This application has been submitted in order to meet this condition. Following the approval of the DSP by the Planning Board, it should be reviewed by the District Council in accordance with Condition 2 of the Zoning Map Amendment A-9739-C. The Urban Design Section should determine conformance with this condition.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

This development proposal includes 32,206 square feet of office space and 46,606 square feet of retail space, totaling 78,812 square feet of development. The Transportation Planning Section should evaluate whether the proposal is within the trip cap established with the PPS.

14. Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

c. At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant

study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within the subject property, and install it within a timeframe directed by that agency.

The Transportation Planning Section should determine whether this condition is met.

15. At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.

The submitted DSP shows right-of-way dedication along Livingston Road of 40 feet from the centerline.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the *Henson Creek-South Potomac Master Plan*, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the landowners.

c. With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

Parcel D is shown incorporated into proposed Parcels A and C in the DSP for development, and Parcel E has been incorporated into Parcel B. The Transportation Planning Section should review the DSP and determine if Condition 16 is met.

17. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

The development proposed with this DSP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

Additional Comments:

1. The DSP proposes a 10-foot-wide public utility easement (PUE) along a portion of the subject property's frontage on MD 210. However, the PUE is not shown along the entire frontage of Parcel A. In addition, the DSP does not show the required PUE adjacent to Parcel C's property line along MD 210 in conformance with the PPS. The PUE is shown parallel to an existing WSSC right-of-way, which is located adjacent to MD 210. The applicant will be required to file a variation request to Section 24-122(a) of the prior Subdivision Regulations with the final plat for approval of non-standard location of a PUE.

2. PPS 4-07050 has a validity date of December 31, 2022, after which the plan will expire. The final plat for the property should be accepted prior to the expiration date of the PPS following approval of this subject DSP.

3. Zoning Map Amendment A-9739-C, which rezoned the subject property from the R-E Zone to the C-S-C Zone, was approved with three conditions. Condition 1 required that a 50-foot-wide buffer to be maintained, in perpetuity, along adjacent R-E zoned property, and that all setbacks and other design criteria begin at the internal edge of the 50-foot-wide buffer, and shall be calculated exclusive of this 50-foot-wide buffer. This 50-foot-wide buffer is shown on the DSP per Condition 1 of A-9739-C and per approved PPS along most of the property line. The buffer line is, however, missing from the northern-most portion of the site (near the proposed stormwater management facility). The 50-foot-wide bufferline should be continued along the entire perimeter of the property as shown on the approved PPS.

Recommended Conditions:

1. Prior to signature approval of the detailed site plan, the following corrections shall be made to the plans:

    a. Show and label the 10-foot-wide public utility easement along the entire frontage of Parcel A with MD 210 in conformance with preliminary plan of subdivision 4-07050.

b. Extend the 50-foot-wide bufferline along the entire perimeter of Parcel A in conformance with the preliminary plan of subdivision.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

November 21, 2022

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

FROM: BHP Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: WJC William Capers III., PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-20030: Livingston of Fort Washington

Proposal:
The subject application proposes the construction of a 78,812 square-foot integrated shopping center with a 64,412 square-foot 2-story building with retail and office spaces and two 1-story retail buildings that total 14,400 square feet. The subject property comprises 12.28 acres and is in the northwest quadrant of the intersection of Livingston Road and MD-210. The current zoning for the site is Commercial, General and Office (CGO) however, the applicant has elected to have the application reviewed under the prior zoning ordinance for the Commercial Shopping Center (C-S-C) zone. The transportation planning review of the referenced DSP application was evaluated under Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval:
Preliminary Plan of Subdivision 4-07050

10. The applicant, his heirs, successors, and or assignees shall provide standard sidewalks along the property's entire street frontage of Livingston Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

11. The applicant, his heirs, successors, and or assignees shall provide standard sidewalks along both sides of Gunpowder Drive unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

Comment: Sidewalks are proposed along both sides of Gunpowder Drive and the site's frontage on Livingston Road. Staff recommends that striped crosswalks be provided at the two access points along Gunpowder Road and the site entrance of Livingston Road and Gunpowder Drive.

12. Total development within the subject property shall be limited to 80,000 square feet of retail space or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by

rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: In order to make a determination on conformance with the trip cap established with condition 12 of 4-07050 staff evaluated the site based on the uses proposed with this application. As directed by the Transportation Review Guidelines and Institute of Transportation Engineer (ITE) Trip Generation manual this application was evaluated with office and retail uses and trip generation was calculated for each separate use as stated in the ITE handbook. The table below summarizes the trips calculated for the site.

Table 1- DSP-20030 Livingston of Fort Washington									
			AM				PM		
Land Use	Quantity	Unit	In	Out	Total		In	Out	Total
Office[1]	32,206	SF	**58**	**6**	**64**		**11**	**48**	**59**
Retail[2]	46,606	SF	102	63	165		295	181	476
less pass by for retail[3]	60%		-61	-38	-99		-177	-109	-286
Total Retail			**41**	**25**	**66**		**118**	**72**	**190**
Total New Trips for DSP-20030[4]			***99***	***31***	***130***		***129***	***120***	***249***
Trip Cap-PPS 4-07050									
Retail	80,000	SF	**85**	**55**	**140**		**480**	**480**	**960**
less pass by for retail[3]	60%		-51	-33	-84		-288	-288	-576
Total Trip Cap 4-07050			***34***	***22***	***56***		***192***	***192***	***384***

1. Calculated using County Rates
2. Calculated using ITE 11th edition rates for Shopping Plaza-No Supermarket (821)
3. Pass-by rates assumptions for retail uses based on PPS resolution
4. Total combined trips for Office and Retail

As determined in PPS 4-07050 a pass-by rate of 60% was applied to the retail portion of the site however, the office is not eligible for a pass-by rate as the trips generated from an office building should be evaluated as new trips to the network. Given the uses proposed it was determined that the site would exceed the trip cap largely due to the square footage of the office proposed.

Trip generation rates for the retail proposed were calculated using the ITE 11th Edition Trip Generation Manual under Land Use Code 821 for a shopping plaza with a square footage of 40,000-150,000 square feet. Land Use Code 821 or shopping plaza is defined as an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. The

definition goes further and states that a shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

While office space is identified in the definition of a shopping plaza this is typically recognized as an accessory used for retail tenants and not intended for two different tenants. This accessory office use should represent a very small percentage of the total gross floor area (GFA) however, this application is proposing roughly 40% of the total GFA as office use which is the primary reason the trip cap was exceeded.

As stated in the PPS the site was approved for 80,000 square feet of retail space or equivalent development. The applicant submitted a trip generation memo indicating the application should be evaluated as an integrated shopping center and that the pass-by rate should be considered as part of the trip generation calculation as seen below.

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Shopping Plaza between 40-150 ksf (ITE-821, No Supermarket, ksf)	80,000 sq.ft.	86	52	138	203	212	415
Pass-by Trips for Shopping Center (60% AM & PM Peak Hour per 2002 Prince George's County Guidelines)		-52	-31	-83	-122	-127	-249
Total Primary (Offsite) Trips:		**34**	**21**	**55**	**81**	**85**	**166**

Trip Cap from Resolution 07-233 (PPS 4-07050): **AM Trip Cap =** **56** **PM Trip Cap =** **384**

As mentioned above, the applicant reiterated that the current application was being filed as an integrated shopping center and provided justification referencing the ITE Trip Generation Manual. The ITE manual states that if the development includes more than one land use, each component should be identified and classified, however, it goes further and calls out several exceptions. One of these exceptions is for a shopping center (Land Use Code 820) that may contain a retail, restaurant, and office components. In this case, a shopping center would be treated as a single land use because the ITE manual data was collected for entire shopping centers, not for individual land uses.

ITE does not make available the specifics of these data points for each of the sites where the data was collected. There is no data available for the percentage of GFA designated as office space based on the total GFA for the development, however, the intent is that these office components would be an accessory used for the retail space. Based on the description for a shopping center that may contain an office component the industry recognizes this as a very small percentage of the total site.

However, after staff reviewed the site plan and the overall layout of the site it was determined that the subject application would be reviewed as an integrated shopping center and pass-by rates would be considered. With that consideration, it was determined that the site did not exceed the trip cap as established in the PPS. Staff accepts the position of the applicant based on an assessment of similar site layouts that have received the same consideration as this particular land use. Because of this staff believes that the application for an integrated shopping center does not exceed the trip cap.

16. Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the *Henson Creek-South Potomac Master Plan*, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:

    a. The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.

    b. At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods (not less than one year) if agreeable to the land owners.

    c. except for the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads, and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.

    d. All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.

    e. If, before the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.

Comment: Condition 16 addresses the right-of-way identified for a planned interchange at MD 201 and Livingston Road. Section 24-139 (c) of the subdivision regulations states that a reservation shall be established concurrently with the approval of the preliminary plan. The condition also determined that a reservation plat should be prepared prior to the final plat approval, however, the applicant did not pursue final plat approval based on the impacts of the reservation area and its impact to the site. Although a final plat was not recorded, the applicant submitted a letter from Maryland State Highway Administration (SHA) indicating that SHA had no plans to acquire the right-of-way that was meant to be placed into the reservation. Based on the timing of the

preliminary plan approval and a letter from the operating agency indicating they have no intention of pursuing an interchange at this location, staff finds that condition 16 of 4-07050 has been satisfied.

Master Plan Compliance:

Master Plan Right of Way

The site is adjacent to Livingston Road, which is shown as a master plan collector facility as identified in 2009 *Approved Countywide Master Plan of Transportation*. The plan shows a future dedication of 40 feet from the centerline along Livingston Road. Staff is not seeking any additional right-of-way as part of this application.

Master Plan Pedestrian and Bicycle Facilities

There are no master planned bicycle and pedestrian facilities that impact the subject site. However, as previously mentioned, sidewalks are provided along both sides of Gunpowder Road and sidewalks are present along Livingston Road consistent with conditions 10 and 11 of the PPS which staff finds acceptable. Staff recommends that bicycle parking be provided at a location near the entrance of each of the stand-alone retail buildings.

Zoning Ordinance Compliance

Section 27-283 provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular routes should generally be separate and marked.

Comment: The subject application proposes two access points to the site via Gunpowder Road and MD 210. Surface parking is provided throughout the site near the entrance to the proposed buildings. Sidewalks are provided along the buildings adjacent to the proposed surface parking lots. The internal vehicle circulation and sidewalk connections allow for adequate pedestrian and vehicular movements on site.

Transportation Planning Review:

The applicant is requesting approval from the subject DSP to construct an integrated shopping center for retail and office space. After the analysis of trip generation for the site, staff finds that the current application satisfies the applicable conditions as outlined in PPS 4-07050. Access is provided from Gunpowder Road and MD 210 and multiple drive aisles within the site promote acceptable vehicular circulation to the proposed buildings. While sidewalks and ADA ramps are proposed staff recommends that striped crosswalks be provided at all drive aisles to facilitate safe pedestrian movement within the site.

The applicant is proposing a total of 298 parking spaces and three loading spaces which exceeds the required 278 parking spaces and is acceptable to staff. Bicycle parking is proposed at the retail/office building however, there is no bicycle parking proposed at the stand-alone retail buildings. Staff recommends that bicycle racks be provided at the main entrance to these buildings as a condition of approval.

In consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with previously approved development applications and Section 27 of the prior zoning ordinance if the following condition is met:

Prior to the certification of the DSP, the applicant and the applicant's heir shall:

1. Provide striped crosswalks along the internal site entrances along Gunpowder Drive.
2. Provide a striped crosswalk along Gunpowder Drive at Livingston Road.
3. Provide bicycle racks at both proposed retail pad sites.

Additional Back-up

For

DSP-20030
Livingston Of Fort Washington

Yvonne Myers
2712 Cedar Drive
Riva, Maryland 21140

December 7, 2022

Mr. Peter A. Shapiro, Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

pgcpb@mncppc.org

Re: Livingston of Ft. Washington
11906 Livingston Rd
DSP-20030

Dear Chairman Shapiro:

I am writing this letter as a partner of the Livingston of Ft. Washington LLC., to request for your support in approving DSP-20030 on December 15, 2022. When DSP-20030 is approved we are also asking for Plat Approval by December 31, 2022 or an extension for final approval.

The LLC has worked diligently through the developmental process of this property. We have received approvals for a regional storm water management pond which is located on this property to service multiuse users. We have also received approvals from Transpiration Planning, Environmental Planning, Historic Preservation, Permit Review and Community Planning.

I am providing a copy of the DSP-20030 request that will be presented to the Planning Board on December 15, 2022. Thank you in advance for your support in approving and allowing for an extension of the detailed site plan for the project if needed.

Sincerely,

Yvonne Myers
Partner

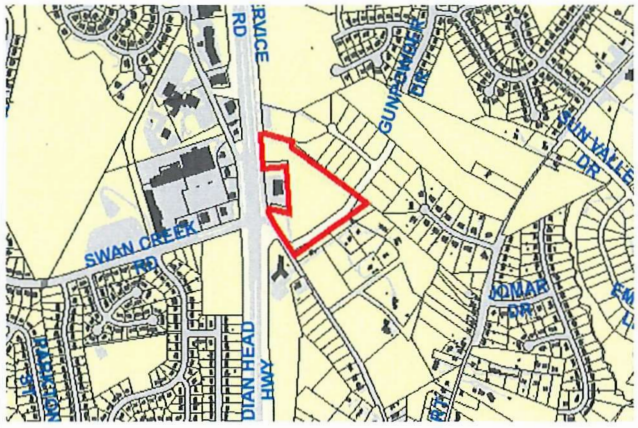
enclosuer

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx

Detailed Site Plan DSP-20030
Livingston of Fort Washington

REQUEST	STAFF RECOMMENDATION
Construction of a 78,812-square-foot integrated shopping center.	With the conditions recommended herein: •Approval of Detailed Site Plan DSP-20030 •Approval of Type II Tree Conservation Plan TCPII-054-03-01

Location: At the northeast corner of Livingston Road, at its intersection with MD 210.	
Gross Acreage:	12.27
Zone:	CGO
Zone Prior:	C-S-C
Reviewed per Zoning Ordinance:	Section 27-1704 (b)
Dwelling Units:	N/A
Gross Floor Area:	76,521 sq. ft.
Planning Area:	80
Council District:	08
Municipality:	N/A
Applicant/Address: Livingston of Fort Washington, LLC 2450 Riva Road Annapolis, MD 21401	
Staff Reviewer: Tierre Butler **Phone Number:** 301-780-2458 **Email:** Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	12/15/2022
Planning Board Action Limit:	12/16/2022
Staff Report Date:	11/29/2022
Date Accepted:	10/13/2022
Informational Mailing:	05/16/2020
Acceptance Mailing:	10/07/2022
Sign Posting Deadline:	11/15/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3
FINDINGS 3
1. Request 4
2. Development Data Summary 4
3. Location 4
4. Surrounding Uses 4
5. Previous Approvals 4
6. Design Features 5
COMPLIANCE WITH EVALUATION CRITERIA 6
7. Prince George's County Zoning Ordinance 6
8. Preliminary Plan of Subdivision 4-07050 9
9. 2010 Prince George's County Landscape Manual 12
10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance 12
11. Prince George's County Tree Canopy Coverage Ordinance 12
12. Referral Comments 13
RECOMMENDATION 14

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20030
Type II Tree Conservation Plan TCPII-054-03-01
Livingston of Fort Washington

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

The property is within the Commercial, General and Office (CGO) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1704 (b) of the Zoning Ordinance, which allows for an approved project to continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

a. The requirements of the Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone;

b. The requirements of Preliminary Plan of Subdivision 4-07050;

c. The requirements of the *2010 Prince George's County Landscape Manual;*

d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and

f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** This detailed site plan (DSP) requests construction of a 78,812-square-foot integrated shopping center.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	CGO(Prior C-S-C)	CGO (Prior C-S-C)
Use(s)	Vacant	Retail/Office
Total Gross Acreage	12.27	12.27
Total Gross Floor Area (GFA)		78,812 sq. ft.

Parking Spaces

	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
Total	271	298

Loading Spaces

	Required	Provided
Total	3	3

3. **Location:** The subject site is located at the northeast corner of Livingston Road, at its intersection with MD 210, in Planning Area 80 and Council District 08. The site is zoned Commercial, General and Office (CGO) and was previously zoned Commercial Shopping Center (C-S-C).

4. **Surrounding Uses:** The site is surrounded by single-family vacant lots zoned Residential Estate (RE), to the north and east. Located across MD 210 is other CGO-zoned property and the Olde Fort Village Shopping Center.

5. **Previous Approvals:** The subject property is 12.28 acres in area and is located on Tax Map 132 in Grid B2. It consists of one deed parcel known as Parcel 151, recorded in Prince George's County Land Records in Liber 20797 at folio 529. The property is zoned CGO; however, this DSP was submitted for review under the prior Prince George's County Zoning Ordinance. The property is the subject of Preliminary Plan of Subdivision (PPS) 4-07050, which was approved by the Prince George's County Planning Board on December 6, 2007, and the resolution of approval was adopted on January 3, 2008 (PGCPB Resolution No. 07-233). The PPS approved five parcels for development of 80,000 square feet of commercial, retail, and bank use. There are no final plats for the property recorded at this time. Final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022.

6. **Design Features:** The application proposes a 78,812-square-foot integrated shopping center consisting of three buildings. There will be a two-story building with 32,206 square feet of retail space and 32,206 square feet of office space above located on Parcel A. There will be a one-story 7,800-square-foot building for retail use located on Parcel B, and a 6,600-square-foot building for retail use located on Parcel C. The site will be accessed from Gunpowder Drive. There will be a total of 298 surface parking spaces, to include 7 handicap-accessible spaces. The site will contain three 36-foot by 50-foot loading spaces. The building architecture will be constructed of high-quality building material and will include a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. A 5-foot-tall, 6-foot-wide entry monument sign is proposed with painted stucco, black coated aluminum frame, black metal lettering, and stone veneer at the base. Building-mounted signage is also being proposed as storefront signage for future tenants. The site lighting will utilize full cut-off fixtures to limit light spill-over into adjacent properties.

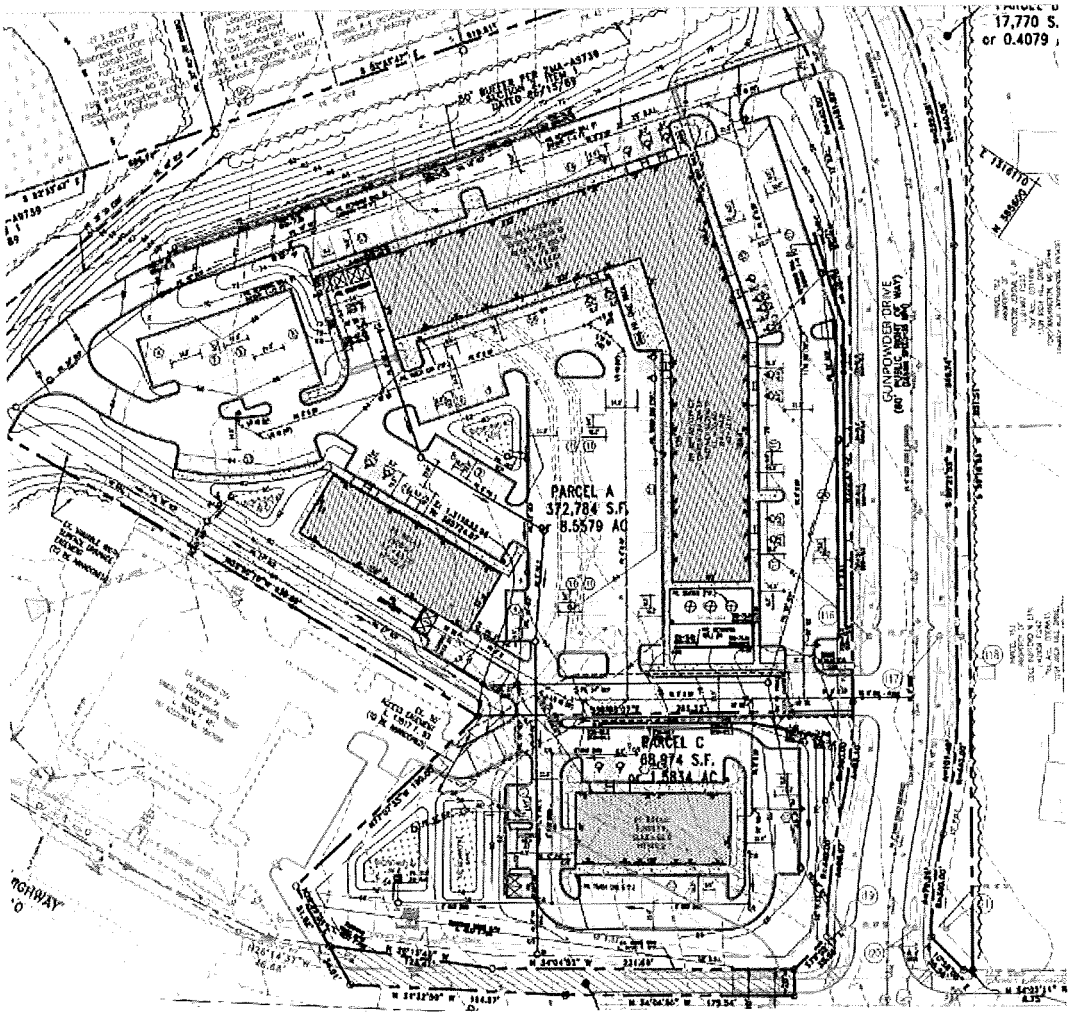


Figure 1: Site Plan

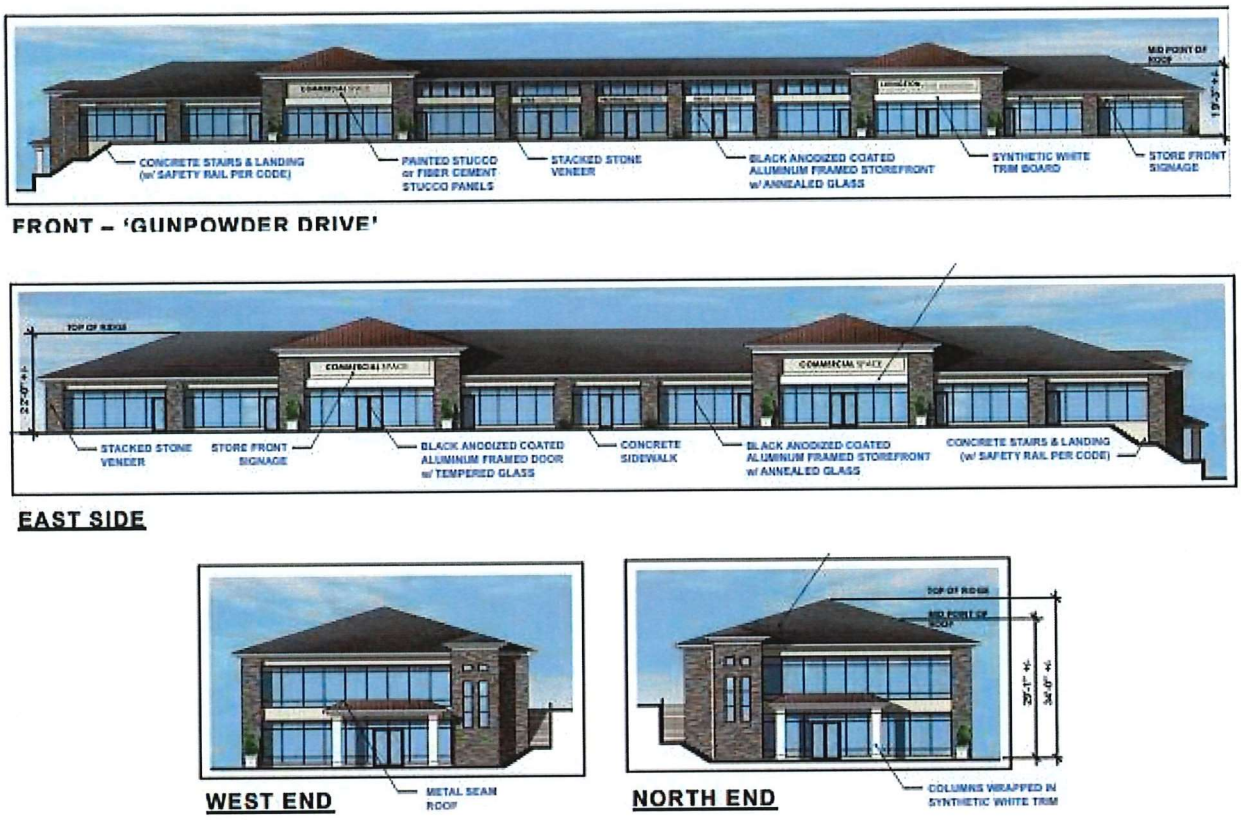


Figure 2: Architecture Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone of the prior Zoning Ordinance. The 2006 *Approved Master Plan and Sectional Map Amendment (SMA) for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA) recommends commercial land use for the subject property within the C-S-C Zone. This application proposes a commercial use, which is consistent with the master plan and SMA.

a. Conformance with Section 27-281 for the purpose of detailed site plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

A. To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

The proposed development conforms to the *Approved Plan Prince George's 2035 General Plan* (Plan 2035) and the approved Henson Creek-South Potomac Master Plan and SMA. This site proposes a commercial use that is consistent with the General Plan.

B. To help fulfill the purposes of the zone in which the land is located;

The subject property is located in the C-S-C Zone. The purposes of the C-S-C Zone are found in Section 27-454, C-S-C Zone (Commercial Shopping Center), of the prior Zoning Ordinance, which states:

(a) Purposes.

(1) The purposes of the C-S-C Zone are:

(A) To provide locations for predominantly retail commercial shopping facilities;

(B) To provide locations for compatible institutional, recreational, and service uses;

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

The proposed integrated shopping center has been reviewed and is in conformance with the purposes of the zone, as described below.

C. To provide for development in accordance with the site design guidelines established in this Division;

The proposed development is designed in accordance with the site design guidelines in this Division, as described below.

Section 27-283. - Site design guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

The proposed development has been designed to conform to the requirements of the design guidelines outlined in Section 27-274, as described below.

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

The proposed development is consistent with the character and purpose of the C-S-C Zone, as described below.

(c) These guidelines may be modified in accordance with Section 27-286.

This development has been designed in conformance with the guidelines and no modifications have been requested.

b. Conformance with the requirements of Section 27-454 of the Zoning Ordinance, as permitted uses in the C-S-C Zone.

(A) To provide locations for predominantly retail commercial shopping facilities;

The development proposed is for an integrated shopping center and the primary use will be for retail commercial use, which satisfies this requirement.

(B) To provide locations for compatible institutional, recreational, and service uses;

The development proposes a shopping center for commercial use. Institutional and recreational services uses are not proposed, and this requirement does not apply.

(C) To exclude uses incompatible with general retail shopping centers and institutions; and

This development only proposed retail and commercial uses. All incompatible uses have been excluded.

(D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

This development is located in the C-S-C Zone, which has taken the place of prior zones C-1, C-2, and C-C. This application is being reviewed under the prior Zoning Ordinance, which allows it to be reviewed under the prior C-S-C Zone.

This development proposes office and retail use within an integrated shopping center, which is a use permitted by-right, and the project will be in conformance with all of the above requirements for permitted uses in the zone.

c. Conformance with the applicable design guidelines, as referenced in Sections 27-283 and 27-274 of the Zoning Ordinance.

- Parking, loading, and circulation
- Lighting
- Views
- Green area
- Site and streetscape amenities
- Grading
- Service areas
- Public spaces
- Architecture

The proposed project meets the setbacks and height requirements of the zone and is consistent with the characteristics of the surrounding area. The proposed development has safe and efficient vehicular and pedestrian circulation and exceeds the amount of required parking spaces. The site proposes landscaping and buffering that will minimize the visual impact to surface parking and adjacent residential zoned properties. There is adequate lighting being proposed and the buildings will be constructed with high-quality building materials, including a combination of stone veneer, stucco banding, architectural trim, seam metal, and fiberglass roofs. There are easily accessible public spaces provided to enhance the commercial development. Service areas are not visible from public views. Slopes visible on the site will appear natural with the proposed site layout. Streetscape and site amenities enhance the use and enjoyment of the development. As such, the proposed development will conform with the applicable design guidelines.

8. **Preliminary Plan of Subdivision 4-07050:** On December 6, 2007, the Planning Board approved PPS 4-07050, with 18 conditions (PGCPB Resolution No. 07-233). The relevant conditions are discussed, as follows:

3. Development of the site shall be in conformance with the Stormwater Management Concept Plan, 12498-2007-00, and any subsequent revisions.

A copy of the stormwater management concept plan and letter, approved on August 26, 2019, was submitted with the subject DSP.

5. The following note shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan TCPI/127/90-01, or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation and Tree Preservation Ordinance. This property is subject to the

notification provisions of CB-60- 2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

This requirement will be further reviewed at the time of final plat.

6. **Prior to final plat, the applicant, his heirs, successors, and or assignees, shall have a detailed site plan approved in accordance with Part 3, Division 9 of the Prince George's County Zoning Ordinance. The detailed site plan shall be reviewed by both the Planning Board, and the District Council in accordance with Condition 2 of Zoning Map Amendment A-9739-C.**

This application has been submitted, in order to meet this condition. Following approval of the DSP by the Planning Board, it should be reviewed by the District Council, in accordance with Condition 2 of Zoning Map Amendment A-9739-C.

12. **Total development within the subject property shall be limited to 80,000 square feet of retail space, or equivalent development which generates no more than 56 AM peak hour and 384 PM peak hour new vehicle trips, in consideration of pass-by rates for retail centers. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This development proposal includes 32,206 square feet of office space and 46,606 square feet of retail space, totaling 78,812 square feet of development. The Transportation Planning Section has reviewed the subject project and determined that this proposed development is within the trip cap established with the PPS. It was determined that the subject application would be reviewed as an integrated shopping center, and pass-by rates would be considered. It was also determined that the site did not exceed the trip cap, as established in the PPS.

14. **Livingston Road and Gunpowder Drive: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**

c. **At the time of detailed site plan submission, the applicant, his heirs, successors, and or assignees shall submit an acceptable traffic signal warrant study to DPW&T for signalization at the intersection of Livingston Road and Gunpowder Drive. The applicant shall utilize a new 12-hour count, and shall analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If a signal, or other traffic control improvements are deemed warranted at that time, the applicant shall bond the signal with the appropriate agency, prior to the release of any building permits within**

the subject property and install it within a timeframe directed by that agency.

The Transportation Planning Section has reviewed the subject project and determined that the signalized intersection of Livingston Road is not warranted.

15. **At the time of final plat approval, the applicant shall dedicate right-of-way along existing Livingston Road of 40 feet from centerline.**

The submitted DSP shows right-of-way dedication of 40 feet from the centerline, along Livingston Road.

16. **Prior to final plat approval, the applicant, his heirs, successors, and or assigns shall prepare a plat of reservation and shall place in reservation Parcels D and E, as right-of-way for the proposed MD 210 and Livingston Road/East Swan Creek Road interchange, as recommended in the Henson Creek-South Potomac Master Plan, per the requirements of Sections 24-139, 24-140, and 24-141 of the Subdivision Regulations. This reservation shall be subject to the following requirements:**

a. **The reservation period shall continue for three years and commence with the recordation of a reservation plat recorded with the final plat of subdivision. The reservation area shall also be shown on the final plat. The reservation plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.**

b. **At the end of the reservation period, if the reservation has not been renewed, or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all land owners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the landowners.**

c. **With the exception of the applicant's stormwater management facility, as per the approved stormwater management concept plan, during the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.**

d. **All reserved land shall be maintained by the owner as required by county law. The Planning Board shall be notified immediately upon the sale of any land so reserved.**

e. **If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner. Parcel D is shown incorporated into proposed Parcels A and C in the DSP for development, and Parcel E has been incorporated into Parcel B.**

The Community Planning Section has reviewed the subject project and determined that the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the Land Use Map to be affected by the Maryland State Highway Administration (SHA) interchange concept design, that needs further verification on its status.

17. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

The development proposed with this DSP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

9. **2010 Prince George's County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual.* The landscape plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements. The PPS required a 50-foot-wide buffer line along the entire perimeter of Parcel A.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan (TCPII-054- 03-01) was submitted with the current application.

Based on the submitted TCPII, the application area was previously cleared for the original phase of the project for the existing CVS development. The original TCPII showed 0.69 acre and the proposed development will clear 9.02 acres of woodland in the net tract area and 0.45 acre within the wooded floodplain. The original phase provided 0.41 acre of natural regeneration and the current phase proposes to preserve 0.75 acre and reforest 0.40 acre, to meet the woodland conservation requirement of 5.38 acres. Technical revisions are required to the TCPII, which are included as conditions in this technical staff report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through new plantings on the subject property. The percentage required should be included in the Tree Canopy Coverage schedule on the plan. A condition has been included in this technical staff

report requiring the applicant to add the percentage of TCC to the Tree Canopy Coverage schedule on the plans.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

a. **Subdivision Review**—In a memorandum dated November 14, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Staff also stated that there are no final plats for the property recorded at this time and final plats for the property should be accepted, prior to expiration of the PPS, which is December 31, 2022. Technical corrections are included in this technical staff report as conditions.

b. **Transportation Planning**—In a memorandum dated November 21, 2022 (Patrick to Butler), the Transportation Planning Section determined that this plan is acceptable, with conditions that are included herein.

c. **Environmental Planning**—In a memorandum dated November 14, 2022 (Schneider to Butler), the Environmental Planning Section stated the subject property has been preserved, to the fullest extent possible, and there are no new regulated environmental features as part of this application.

d. **Historic Preservation**—In an email dated November 14, 2022 (Stabler to Butler), it was noted that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

e. **Permit Review**—In a memorandum dated November 14, 2022 (Jacobs to Butler), it was noted that the plan was acceptable.

f. **Community Planning**—In a memorandum dated November 10, 2022 (Umeozulu to Bishop), it was noted the Henson Creek-South Potomac Master Plan recommends commercial land use on the subject property. The property is shown on the Land Use Map to be affected by the SHA interchange concept design, that needs further verification on its status.

13. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:

> **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20030 and Type II Tree Conservation Plan TCPII-054-03-01 for Livingston of Fort Washington, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall:

    a. Show and label the 10-foot-wide public utility easement along the entire frontage of Parcel A with MD 210, in conformance with Preliminary Plan of Subdivision 4-07050.

    b. Provide striped crosswalks along the internal site entrances along Gunpowder Drive.

    c. Provide a striped crosswalk along Gunpowder Drive at Livingston Road.

    d. Provide bicycle racks at both proposed retail pad sites.

    e. Revise the site plan coversheet and the landscape plan coversheet to be consistent and reflect the correct use, parking calculations, and square footage.

    f. Revise the Tree Canopy Coverage Schedule to include the acreage and the percentage required.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised to correct the sheet numbering.

    a. Revise all TCP numbers to "II," instead of "2."

    b. On the revised plans, add a note in the revision block and update signatures.