SPECIAL EXCEPTION PLAN

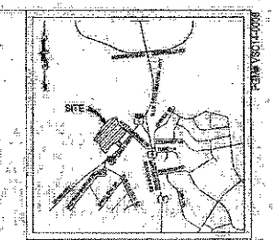
Walmart

STORE #1717-08

MATTAWOMAN DRIVE & CRAIN HIGHWAY (U.S. RT. 301)

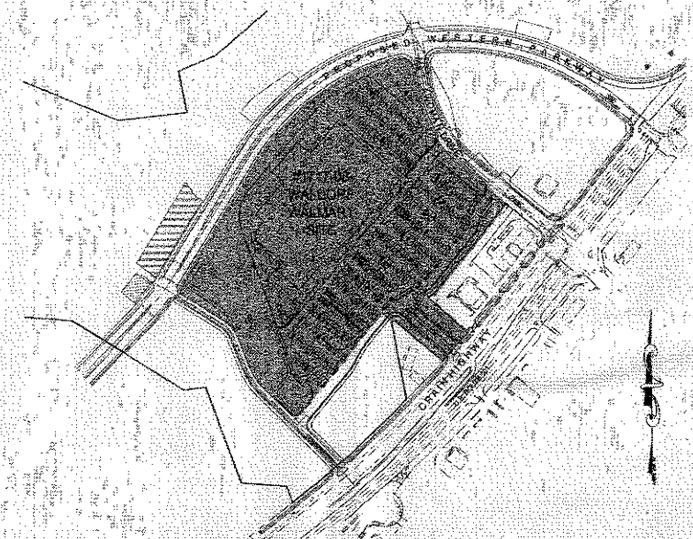
WALDORF

CHARLES COUNTY, MARYLAND



VICINITY MAP

SCALE: 1" = 2,000'



SITE LOCATION MAP

1"=200'

SITE ANALYSIS

TOTAL WALMART SITE AREA:	20.01 AC ±
PRESENT ZONING:	TOD (TRANSIT ORIENTED DEVELOPMENT)
USE OF STRUCTURE:	COMMERCIAL/RETAIL/GENERAL MERCHANDISE
EXISTING FLOOR AREA:	51,530 SF ±
PROPOSED FLOOR AREA:	154,013 SF ± (BUILDING GROSS FLOOR AREA)
	8,452 SF ± (OPEN AIR GARDEN CENTER GROSS FLOOR AREA) ±
EXISTING PARKING COUNT:	380 SPACES ±
PROPOSED PARKING COUNT:	707 SPACES ± (INCLUDES CART CORRALS)
EXISTING PARKING RATIO:	4.70 (SPACES/1000 SF) ±
PROPOSED PARKING RATIO:	4.01 (SPACES/1000 SF) ± (INCLUDES GARDEN CENTER)
LIMIT OF DISTURBANCE:	20.69 AC ±
EXISTING IMPERVIOUS AREA:	7.30 AC ±
EXISTING OPEN SPACE:	12.71 AC ±
PROPOSED IMPERVIOUS AREA:	13.95 AC ±
PROPOSED OPEN SPACE:	6.06 AC ±

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND DETAILS
3. EXISTING CONDITIONS PLAN
4. SPECIAL EXCEPTION PLAN
5. OVERALL GRADING PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE NOTES & DETAILS
8-13. GENERAL DEVELOPMENT PLAN (6) SHEETS (NOT INCLUDED ONLY-NTS)

OWNER/DEVELOPER:
WAL-MART STORES, INC.
2001 SOUTHEAST 10TH STREET, SWDC
BENTONVILLE, AR 72716-0550
CONTACT: DWAYNE DOUGLAS SMITH
PHONE: (479) 273-4000

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Services Department

GRADING	CONSTRUCTION		AS-BUILTS
BONDS	CONSTRUCTION		AS-BUILTS
STORM DRAINAGE	CONSTRUCTION		AS-BUILTS
STORMWATER MANAGEMENT	CONSTRUCTION		AS-BUILTS
WATER	CONSTRUCTION		AS-BUILTS
SEWER	CONSTRUCTION		AS-BUILTS
STREET	CONSTRUCTION		AS-BUILTS
	DATE:		

SHA PERMIT EXPIRES ON: ___/___/___

REVISIONS

NO.	DESCRIPTION	BY	DATE

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. 42700. EXPIRATION DATE: 12-19-2014

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151

Phone: 703-464-1000
Fax: 703-481-9928
www.bowmanconsulting.com
e: bowmanconsulting@bmcg.com

COVER SHEET

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
TAX MAP 0306, GRID 0208 - PARCELS 0002, 0072, 0254, 0335, 0386
DEED: 1811/148, 726/104, 1802/169, 1580/93, 2520/180
5TH ELECTION DISTRICT CHARLES COUNTY, MD

SCALE:	AS SHOWN
DRAWN BY:	DJH
CHECKED BY:	DJH
JOB NO.:	4012-01-001
DATE:	AUGUST 2014
FILE NO.:	
SHEET	1 OF 13

PGMP VSC14-0006

GENERAL NOTES

1. DEVELOPER: WAL-MART STORES, INC.
   2001 SOUTHEAST 10TH STREET
   BENTONVILLE, AR 72716-0550

2. PLAN PREPARED: BOWMAN CONSULTING GROUP, LTD.
   14020 THUNDERBOLT PLACE
   SUITE 340
   CHANTILLY, VIRGINIA 20151

3. SITE DATA:
   A. ELECTION DISTRICT: 6TH
   B. TAX MAP: TAX MAP 0008, GRID 0006, PARCEL 0028
   C. DEED REFERENCES: 1361/165
   D. SITE AREA GROSS:
      AREA OF SITE IMPROVEMENTS: 20.99 ACRES ±
      AREA OF WALMART SITE: 20.01 ACRES ±
   E. ZONING: T.D.O. (TRANSIT ORIENTED DEVELOPMENT)

4. MINIMUM YARD REQUIREMENTS
   T.D.O. ZONES – COMMERCIAL:
   FRONT: 50 FEET
   SIDE: 20 FEET
   REAR: 40 FEET
   REAR: 25 FEET

5. PROPOSED USE (SHOPPING CENTER/COMMERCIAL):
   COMMERCIAL
   192,462 SF ± PROPOSED RETAIL/GENERAL MERCHANDISE
   (184,010 SF BUILDING (INCL 8,452 GARDEN CENTER AREA))

6. FLOOR AREA RATIO:
   PARCEL "A":
   LOT AREA: ±871,796 S.F. ±
   BUILDING AREA: ±186,013 S.F. ±
   F.A.R.: ±0.21 ±

7. PARKING TABULATIONS:
   A. PARKING/LOADING REQUIREMENTS:
      LOADING SPACES: 192,000 TO 255,999 SF = 5 LOADING SPACES
      PARKING: PER ZONING CODE (SEE PARKING TABULATIONS TABLE ON THIS SHEET)
   B. PARKING/LOADING PROVIDED:
      EXISTING PARKING = 285 SPACES
      PROPOSED PARKING = 721 SPACES **
      (TYPICAL DIMENSION 9.0' X 18.0')
      PROPOSED PARKING RATIO = 4.01 SPACES/1,000 SF *
      PROPOSED LOADING SPACES = 5 LOADING SPACES

8. ADDITIONAL NOTES:
   A. OUTLINES SHOWN HEREON ARE BASED ON BOUNDARY INFORMATION PROVIDED BY BOWMAN CONSULTING GROUP, LTD.
   B. TOPOGRAPHY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD.
   C. TOPOGRAPHY SUPPLEMENTED WITH ADDITIONAL PRELIMINARY GRADING FOR PROPOSED OFF-SITE PUBLIC IMPROVEMENTS PROVIDED BY BOHLER ENGINEERING, DATED 12/3/13.
   D. ALL HAZARDOUS MATERIALS ON THE DEVELOPMENT SITE HAVE BEEN DOCUMENTED IN THE PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED BY BOWMAN CONSULTING GROUP, LTD.
   E. THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES ON THE SITE.
   F. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, WELLS OR SEPTIC SYSTEMS ON THE PROPERTY.
   G. ALL PUBLIC UTILITIES SHOULD HAVE A 20' MINIMUM EASEMENT.
   H. STORM WATER MANAGEMENT:
      IT IS THE UNDERSTANDING OF BOWMAN CONSULTING GROUP, LTD. THAT THERE ARE NO EXISTING UNDERGROUND STORMWATER MANAGEMENT FACILITIES ON-SITE.
   I. NO PARKING SPACES ARE WITHIN 15' OF THE PUBLIC STREET RIGHT OF WAY.
   J. OFF STREET LOADING AREAS COMPLY WITH CODE OF CHARLES COUNTY SECTION 297-343.
   K. PARKING FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION ARTICLE XX OF THE CHARLES COUNTY ZONING REGULATIONS AND SHALL COMPLY WITH THE PARKING REGULATIONS AS SET FORTH IN AND DOT STATION PRELIMINARY PLAN PREPARED BY BOHLER ENGINEERING AND DATED 11-7-13.
   L. PER CHARLES COUNTY ZONING REGULATIONS, ARTICLE XX 297-335 PART C: AS THE SHOPPING CENTER IS PART OF THE TRANSIT ORIENTED DEVELOPMENT AND IS NOT SPECIFICALLY COVERED BY THE TABLE OF OFF STREET PARKING REQUIREMENTS THE COUNTY ZONING OFFICER IS AUTHORIZED TO ADMINISTRATIVELY APPROVE REDUCED PARKING SUPPLY REQUIREMENTS. PER THE WITCO SHOPPING CENTER PARKING JUSTIFICATION LETTER DATED 9/6/2012 THIS PLAN IS REQUESTING AN ADMINISTRATIVE APPROVAL FOR 3.46 SPACES PER 1,000 SF OF GROSS FLOOR AREA.
   M. HANDICAPPED PARKING SPACES COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05. 01.07
   N. THERE ARE NO KNOWN WETLANDS, FLOODPLAINS OR STREAMS ON THE SITE. THERE IS AN EXISTING RESOURCE PROTECTION ZONE LOCATED ALONG THE WESTERN SIDE OF THE PROPERTY THAT WILL REMAIN WITH THIS PROJECT.
   O. THE GARDEN DISPLAY AREA IN FRONT OF WALMART SHOULD INCLUDE MASONRY PIERS AND DECORATIVE OR BLACK VINYL FENCING. STORAGE OF MATERIALS WILL BE FULLY SCREENED. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
   P. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH:
      1. CHARLES COUNTY DETAIL MANUAL
      2. NATURAL RESOURCES CONSERVATION SERVICE OF MARYLAND STANDARDS AND SPECIFICATIONS, POND, CODE 378, JANUARY 2000.
      3. MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION, JULY 2008, STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIAL.
   Q. STORM WATER MANAGEMENT MAINTENANCE RESPONSIBILITIES ARE PRIVATE.
   R. THIS PLAN IS SCALED AND CENTERED AS BEING IN GENERAL CONFORMANCE WITH THE APPROVED GENERAL DEVELOPMENT PLAN (PROVIDED FOR INFORMATIONAL PURPOSES ONLY IN THIS PLAN SET).
   S. STORMWATER MANAGEMENT AND STORMWATER QUALITY DESIGNS TO BE FINALIZED FOR FINAL STORMWATER MANAGEMENT AND SITE PLANS.
   T. PROPOSED LANDSCAPING SHOWN ON THIS PLAN IS IN COMPLIANCE WITH CHARLES COUNTY CODE AND REGULATIONS SET FORTH IN THE APPROVED "WALDORF CROSSING DESIGN GUIDELINES AND STANDARDS." LANDSCAPE DESIGN TO BE FINALIZED WITH FINAL SITE PLAN.

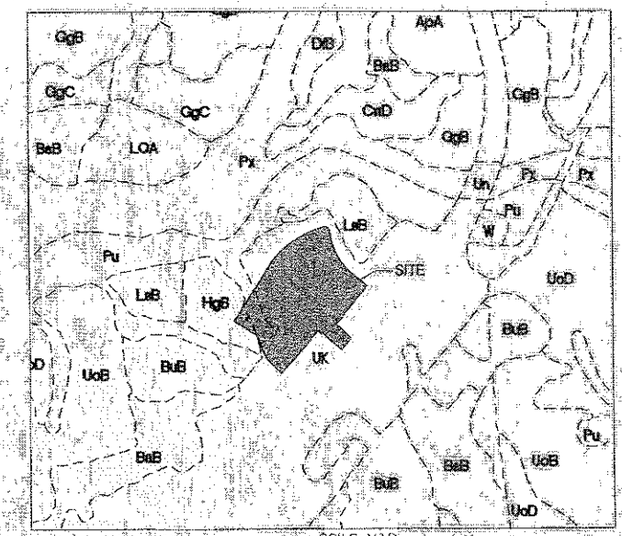
NOTE:
* TOTAL BUILDING SQUARE FOOTAGE INCLUDES 8,452 SF GARDEN CENTER
** TOTAL PARKING COUNT INCLUDES 18 CART CORRALS (36 SPACES)

THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO THE MARYLAND COORDINATE SYSTEM (MCS), NAD83, NSRS 2007 AND IS REFERENCED IN U.S. SURVEY FEET AND THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
THE MCS MONUMENTS USED TO ESTABLISH THE HORIZONTAL AND VERTICAL DATUM WERE:
(1) UNITED STATES NAVAL OBSERVATORY CORS ARP, DESIGNATED "USNO" PID: AI7400, AND
(2) MCS MONUMENT, DESIGNATED "17442 WSSC 1970" PID: HV7440.
THE COMBINED SCALE FACTOR IS 0.999952067020438180054 FOR GRID TO GROUND CONVERSION. THE BASE POINT FOR THE PROJECT IS IDENTIFIED WITH COORDINATES OF N. 358,877.043 E. 1,346,872.132 ELEV. 203.754 AND THIS COORDINATE IS THE SAME FOR BOTH GRID AND GROUND.

PROPOSED PARKING TABULATIONS

Per Zoning Regulation Figure 297-335(B) Parking Requirements, and witco Shopping Center Parking Justification Letter Dated 9/6/2012

Use Description	Parking Requirements	Per Square Foot	Building Use Square Footage	Parking Spaces Required
Per Administrative Approval in Preference to witco Shopping Center Parking Justification Letter Dated 9/6/2012				
Shoppers Merchandise Stores (Discount Mechandise Store)	3.46 Spaces Per 1,000 SF of Gross Floor Area	1000	184,010	637
Per Section 6.61.130 General Merchandise: Exterior Open Air Garden Center Sales Area (8,452)	1 space per 2,000 SF of sales/display area (Use 1 space per wind/area)	2000	8,452	5
	Total Parking Spaces Required:		724	Spaces
	Parking Spaces Provided:		721*	Spaces



SOILS MAP
SCALE: 1"=500'

SOIL CHART

SOIL SERIES	SEPTIC SYSTEMS LIMITATIONS	HOMESITE LIMITATIONS WITH BASEMENT	HOMESITE LIMITATIONS WITHOUT BASEMENT	LIMITATIONS STREET AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	SOIL ERODIBILITY K FACTOR	SLOPES > 15%
BEECH LAND	NOT RATED	NOT RATED	NOT RATED	NOT RATED	N/A	N/A	N/A	NO
HYDRAULIC FILL	VERY LIMITED	VERY LIMITED	VERY LIMITED	VERY LIMITED	YES	D	0.32	YES
HYDRAULIC-STRUCTURAL FILL	VERY LIMITED	NOT RATED	NOT RATED	MANAGMENT LIMITED	N/A	B	0.17	YES

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Services Department

SIGNATURE		CONSTRUCTION	AS-BUILTS
ROADS		CONSTRUCTION	AS-BUILTS
FINAL DRAINAGE		CONSTRUCTION	AS-BUILTS
STORMWATER MANAGEMENT		CONSTRUCTION	AS-BUILTS
WATER		CONSTRUCTION	AS-BUILTS
SEWER		CONSTRUCTION	AS-BUILTS
TURNS		CONSTRUCTION	AS-BUILTS
		NOTE	

Conditions and/or Comments:

THIS PERMIT EXPIRES ON: /

REVISIONS

NO.	DESCRIPTION	BY	DATE

STATE OF MARYLAND
MATTHEW J. SLOAN
LICENSED PROFESSIONAL ENGINEER

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 340
Chantilly, Virginia 20151
Phone: 703-464-1000
Fax: 703-481-9310
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GENERAL NOTES AND DETAILS

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CHAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
TAX MAP 0008, GRID 0006 - PARCELS 0005, 0017, 0254, 0256, 0258
DEED 1361/165, 7251/124, 2021/58, 1582/85, 2630/150
6TH ELECTION DISTRICT — CHARLES COUNTY, MD

SCALE: AS SHOWN
DRAWN BY: DJH
CHECKED BY: DJH
JOB NO.: 4012-01-001
DATE: AUGUST 2014
FILE NO.:
SHEET: 2 OF 13

PGM# VSC14-008

PROPOSED WALMART PROPERTY LINE

EXISTING RESOURCE PROTECTION ZONE

PROPOSED WALMART PROPERTY LINE

PROPOSED WALMART PROPERTY LINE

CRAIN HIGHWAY

CRAIN HIGHWAY

MATTAWOMAN DRIVE

LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
MON	MONUMENT
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
CH	CHISELED
RCP	REINFORCED CONCRETE PIPE
OHWL	ELECTRIC OVERHEAD WIRE
	GROUND SHOT ELEVATION
	BOLLARD
	PARKING TURNAROUND
	HANDICAP SYMBOL
HC	HC RAMP
	SIGN
	WHEEL STOP
	ELECTRIC BOX
	ELECTRIC MANHOLE
	POWER POLE
	LIGHT POLE
	GUY WIRE
	TRAFFIC LIGHT
GM	GAS METER
	GAS VALVE
	GAS MANHOLE
	STORM DRAIN MANHOLE
	STORM GRATE
	CMP SECTION
	SANITARY MANHOLE
	VENT PIPE
	TELECOMMUNICATIONS BOX
	FIRE HYDRANT
	INLETS VALVE
	WELL
	BENCHMARK
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC (FIELD FOUND)
UGE	UNDERGROUND ELECTRIC (PER PLAN)
	UNDERGROUND GAS LINE
	UNDERGROUND GAS LINE (PER PLAN)
	FENCE LINE
	UNDERGROUND WATERLINE
	TREE LINE
	BRUSH LINE
	EX. BUILDING/STRUCTURE
	EX. SLOPE ARROW

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Services Department

SIGNAL		CONSTRUCTION			AS-BUILT
STREET		CONSTRUCTION			AS-BUILT
STORM DRAINAGE		CONSTRUCTION			AS-BUILT
STORMWATER MANAGEMENT		CONSTRUCTION			AS-BUILT
WATER		CONSTRUCTION			AS-BUILT
SEWER		CONSTRUCTION			AS-BUILT
OTHER		CONSTRUCTION			AS-BUILT

Comments which Remain:

NO POINT OFFERS OF

GRAPHIC SCALE

1 IN. = 100 FT.

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. 42700
EXPIRATION DATE: 12-06-2014

STATE OF MARYLAND
PROFESSIONAL ENGINEER

REVISIONS			
NO.	DESCRIPTION	BY	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151

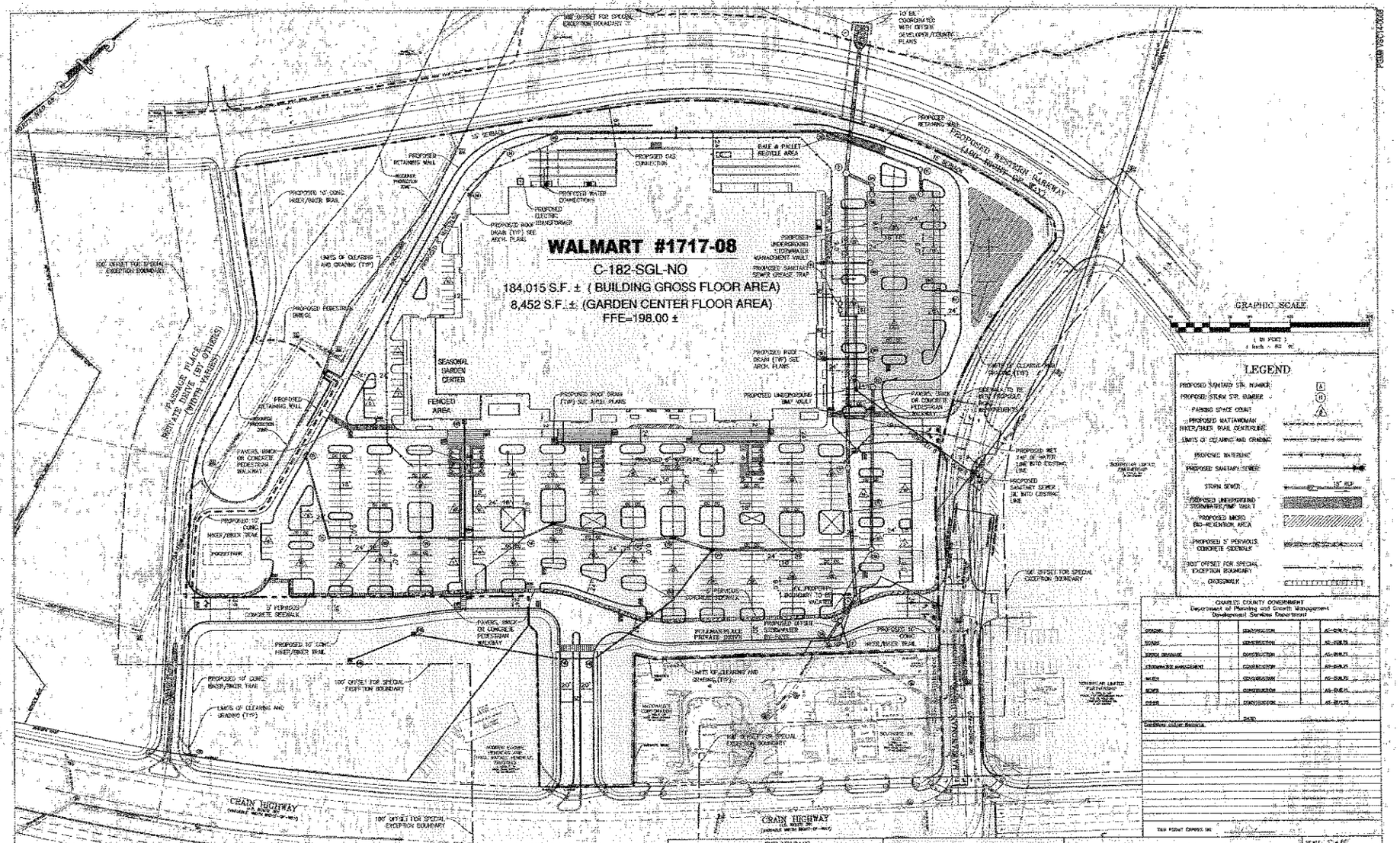
Phone: 703-464-1000
Fax: 703-481-5720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS PLAN

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20603
COMMERCIAL DEVELOPMENT
TAX MAP 0208, GRID 0906 - PARCELS 0806, 0817, 0954, 0208, 0894
DEED 1811/186, 7291/104, 1821/108, 1562/01, 2002/108
8TH ELECTION DISTRICT
CHARLES COUNTY, MD

SCALE:	1"=50'
DRAWN BY:	CDG
CHECKED BY:	DJM
JOB NO.:	4613-01-001
DATE:	AUGUST 2014
FILE NO.:	
SHEET	3 OF 13

PGM# VSC14-0006


WALMART #1717-08
C-182-SGL-NO
184,015 S.F. ± (BUILDING GROSS FLOOR AREA)
8,452 S.F. ± (GARDEN CENTER FLOOR AREA)
FFE=198.00 ±
SEASONAL GARDEN CENTER
FENCED AREA
PROPOSED RETAINING WALL
PROPOSED 10' CONC. HIKER/BIKER TRAIL
PROPOSED PEDESTRIAN BRIDGE
PAVERS, BRICK OR CONCRETE PEDESTRIAN WALKWAY
PROPOSED 10' CONC. HIKER/BIKER TRAIL
PROPOSED 10' CONC. HIKER/BIKER TRAIL
UNITS OF CLEARING AND GRADING (TYP)
100' OFFSET FOR SPECIAL EXCEPTION BOUNDARY
5' PERVIOUS CONCRETE SIDEWALK
PASSAGE PLACE
PRIVATE DRIVE (BY OTHERS)
PULLMAN PLACE
PRIVATE DRIVE
CRAIN HIGHWAY
PROPOSED BERTRAN SUBWAY
PROPOSED RETAINING WALL
PROPOSED GAS CONNECTION
PROPOSED WATER CONNECTIONS
PROPOSED ELECTRIC
PROPOSED ROOF TRANSFORMER
BALE & PALLET RECYCLE AREA
PROPOSED UNDERGROUND STORMWATER MANAGEMENT VAULT
PROPOSED SANITARY SEWER GREASE TRAP
PROPOSED ROOF DRAIN (TYP) SEE ARCH. PLANS
PROPOSED ROOF DRAIN (TYP) SEE ARCH. PLANS
PROPOSED UNDERGROUND SWM VAULT
PAVERS, BRICK OR CONCRETE PEDESTRIAN WALKWAY
PROPOSED WET TAP OF WATER LINE INTO EXISTING LINE
PROPOSED SANITARY SEWER TIE INTO EXISTING LINE
PROPOSED 10' CONC. HIKER/BIKER TRAIL
100' OFFSET FOR SPECIAL EXCEPTION BOUNDARY
GRAPHIC SCALE
LEGEND
PROPOSED SANITARY STR. NUMBER
PROPOSED STORM STR. NUMBER
PARKING SPACE COUNT
PROPOSED MATTAWOMAN HIKER/BIKER TRAIL CENTERLINE
UNITS OF CLEARING AND GRADING
PROPOSED WATERLINE
PROPOSED SANITARY SEWER
STORM SEWER
PROPOSED UNDERGROUND STORMWATER/SWM VAULT
PROPOSED MICRO BIO-RETENTION AREA
PROPOSED 5' PERVIOUS CONCRETE SIDEWALK
100' OFFSET FOR SPECIAL EXCEPTION BOUNDARY
CROSSWALK
CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Services Department
REVISIONS
NO. | DESCRIPTION | BY | DATE
Bowman CONSULTING
SPECIAL EXCEPTION PLAN
WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
6TH ELECTION DISTRICT
CHARLES COUNTY, MD
SCALE: 1"=40'
DRAWN BY: CDL
CHECKED BY: DJM
JOB NO.: 4615-01-001
DATE: AUGUST 2012
FILE NO.:
SHEET 4 OF 13
FORM USC14-0008

WALMART #1717-08

C-182-SGL-NO

184,015 S.F. ± (BUILDING GROSS FLOOR AREA)

8,452 S.F. ± (GARDEN CENTER FLOOR AREA)

FFE=198.00 ±

SEASONAL GARDEN CENTER

FENCED AREA

PROPOSED WESTERN PARKWAY (100' RIGHT-OF-WAY)

PASSAGE PLACE PRIVATE DRIVE (BY OTHERS) (WIDTH VARIES)

PULLMAN PLACE PRIVATE DRIVE

CRAIN HIGHWAY

MATTAWOMAN DRIVE

LEGEND

PROPOSED SANITARY STR. NUMBER	A
PROPOSED STORM STR. NUMBER	B
PARKING SPACE COUNT	4
PROPOSED MATTAWOMAN HIKER/BIKER TRAIL CENTERLINE	
LIMITS OF CLEARING AND GRADING	
PROPOSED WATERLINE	
PROPOSED SANITARY SEWER	
STORM SEWER	18" RCP
PROPOSED UNDERGROUND STORMWATER/BMP VAULT	
PROPOSED MICRO BIO-RETENTION AREA	
PROPOSED 5' PEROUS CONCRETE SIDEWALK	
PROPOSED CROSSWALK	

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Review Department

GRADING	CONSTRUCTION		AS-BUILTS
ROADS	CONSTRUCTION		AS-BUILTS
STORM DRAINAGE	CONSTRUCTION		AS-BUILTS
STORMWATER MANAGEMENT	CONSTRUCTION		AS-BUILTS
WATER	CONSTRUCTION		AS-BUILTS
SEWER	CONSTRUCTION		AS-BUILTS
OTHER	CONSTRUCTION		AS-BUILTS
	DATE		

CONDITIONS AND/OR COMMENTS

THIS PERMIT EXPIRES ON: / /

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151

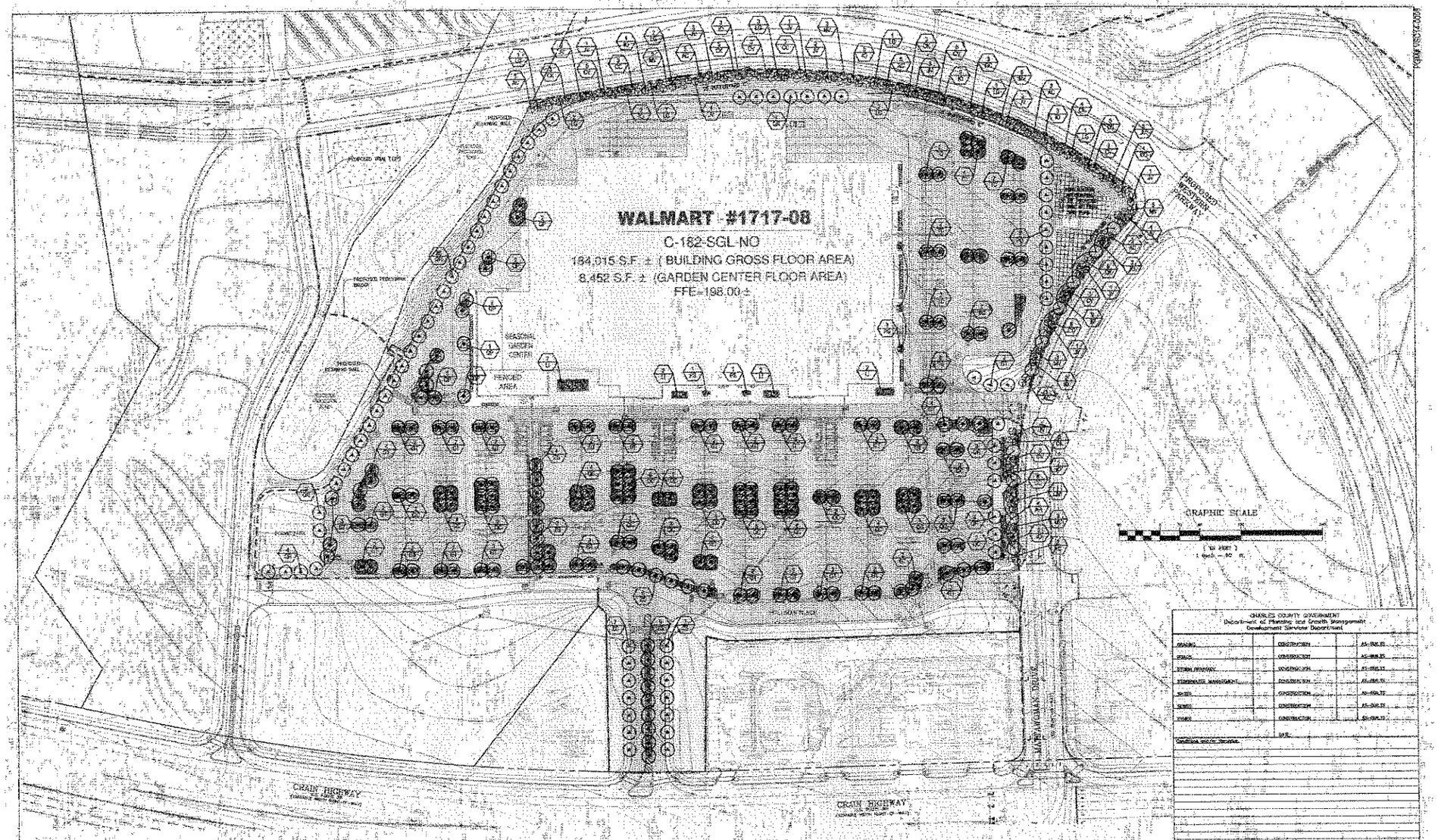
Phone: 703-464-1000
Fax: 703-481-5782
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

OVERALL GRADING PLAN

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
TAX MAP 0606, GRID 0606 - PARCELS 0026, 0017, 0054, 0200, 0095
DEED 161/169, 226/104, 160/153, 159/223, 2030/100
6TH ELECTION DISTRICT CHARLES COUNTY, MD.

SCALE:	1"=50'
DRAWN BY:	CRL
CHECKED BY:	DJH
JOB NO.:	4610-01-001
DATE:	AUGUST 2014
FILE NO.:	
SHEET	5 OF 13

PGM# VSC14-0018



CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Service Department

GRADING		CONSTRUCTION	AS-BUILTS
PONDS		CONSTRUCTION	AS-BUILTS
STORM DRAINAGE		CONSTRUCTION	AS-BUILTS
STORMWATER MANAGEMENT		CONSTRUCTION	AS-BUILTS
SEWER		CONSTRUCTION	AS-BUILTS
SEWER		CONSTRUCTION	AS-BUILTS
WATER		CONSTRUCTION	AS-BUILTS

DATE

THIS PERMIT EXPIRES ON:

REVISIONS		
NO.	DESCRIPTION	BY	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

Phone: 703-464-1030
Fax: 703-464-9200
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LANDSCAPE PLAN

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
TAX MAP 0009, GRID 0000 - PARCELS 0020, 0017, 0054, 0036, 0000
DEED 1818/58, 735/154, 1862/152, 1949/299, 2030/152
4TH ELECTION DISTRICT CHARLES COUNTY, MD.

SCALE: 1"=50'
DRAWN BY: GE
DESIGNED BY: DJH
JOB NO.: 4813-01-001
DATE: AUGUST 2014
FILE NO.:
SHEET 5 OF 13

PGM# VSC14-0008

PLANTING TABULATIONS

INTERIOR PARKING LOT COVERAGE REQUIREMENTS

PARKING LOT AREA:	418,443 S.F.
INTERIOR PARKING LOT LANDSCAPE AREA REQUIRED:	10% OR 41,845 S.F.
INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED:	11% OR 46,005 S.F.

15' BUFFERYARD 'C' REQUIREMENTS

LINEAR FEET OF BUFFER ALONG WESTERN PARKWAY:	958 L.F.
PLANT UNITS REQUIRED:	4 CANOPY TREES/100 L.F. OR 39 TREES 8 UNDERSTORY TREES/100 L.F. OR 77 TREES 12 SHRUBS/100 L.F. OR 116 SHRUBS
PLANT UNITS PROVIDED:	54 UNDERSTORY EVERGREEN TREES (*SEE NOTE BELOW) 77 UNDERSTORY TREES 136 SHRUBS
LINEAR FEET OF BUFFER ALONG MATTAWOMAN DRIVE:	567 L.F.
PLANT UNITS REQUIRED:	4 CANOPY TREES/100 L.F. OR 23 TREES 8 UNDERSTORY TREES/100 L.F. OR 46 TREES 12 SHRUBS/100 L.F. OR 69 SHRUBS
PLANT UNITS PROVIDED:	26 CANOPY TREES (16 SMALL EVERGREEN & 10 LARGE DECIDUOUS) 46 UNDERSTORY TREES 75 SHRUBS

*NOTE: PER CHARLES COUNTY ZONING ORDINANCE SECTION 297-303, IN BUFFERYARD 'C' EVERGREEN CANOPY TREES OR EVERGREEN UNDERSTORY TREES CAN BE SUBSTITUTED FOR DECIDUOUS CANOPY FOREST TREES WITHOUT LIMITATION.

LANDSCAPE ISLAND REQUIREMENTS

TOTAL PROPOSED PARKING SPACES:	232 SPACES
LANDSCAPE ISLANDS REQUIRED:	1 PER 10 SPACES OR 24 ISLANDS
LANDSCAPE ISLANDS PROVIDED:	1 PER 10 SPACES OR 24 ISLANDS

PARKING AREA SHADING REQUIREMENTS

(1) INCLUDING PARKING SPACES, DRIVEWAYS, LOADING AREAS, SIDEWALKS AND OTHER CIRCULATION AREAS AND NOT INCLUDING BUILDING AREA OR ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED, CALCULATE SQUARE FOOTAGE OF THE VEHICLE ACCOMMODATION AREA:	415,343 S.F.
(2) MULTIPLY	X .35 (OR 35%)
(3) AREA TO BE SHADED =	145,455 S.F.
(4) AREA SHADED BY EXISTING TREES TO BE RETAINED IN AND AROUND THE VEHICLE ACCOMMODATION AREA:	0 S.F.
(5) AREA SHADED BY REQUIRED SCREENING TREES, IF ANY:	25,488 S.F. (72 SHADE TREES)
(6) AREA SHADED BY REQUIRED STREET TREES, IF ANY:	0 S.F.
(7) SUBTOTAL =	25,488 S.F.
IF LINE (7) IS GREATER THAN LINE (3), THEN THE SHADING REQUIREMENT HAS BEEN MET. IF NOT, GO TO LINE (8).	
(8) ENTER THE DIFFERENCE BETWEEN LINE (7) AND LINE (3):	120,967 S.F.
(9) SHADE UNIT (S):	707 S.F.
(10) TOTAL NUMBER OF SHADE TREES REQUIRED WITHIN THE VEHICLE ACCOMMODATION AREA =	172 TREES
TOTAL NUMBER OF SHADE TREES PROVIDED WITHIN THE VEHICLE ACCOMMODATION AREA =	182 TREES
TOTAL PROPOSED AREA SHADED 25,488 S.F. + (182 TREES X 707 S.F.)	154,162 S.F. OR 37%

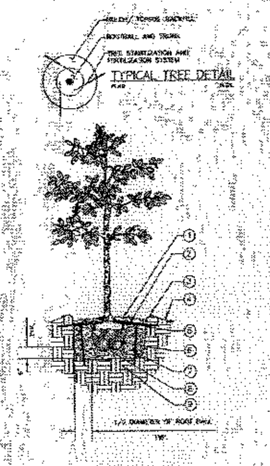
PROPOSED TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION/ REMARKS
LARGE DECIDUOUS TREES						
AR	4	ACER RUBRUM	RED MAPLE		2.5" CAL. MIN.	B&B
GT	90	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST		2.5" CAL. MIN.	B&B
PO	6	PLANTANUS OCCIDENTALIS	SYCAMORE		2.5" CAL. MIN.	B&B
QC	64	QUERCUS COCCINEA	SCARLET OAK		2.5" CAL. MIN.	B&B
QP	13	QUERCUS PHELLOS	WILLOW OAK		2.5" CAL. MIN.	B&B
QR	45	QUERCUS RUBRA	RED OAK		2.5" CAL. MIN.	B&B
TC	15	TILIA CORDATA	LITTLELEAF LINDEN		2.5" CAL. MIN.	B&B
ZS	40	ZELKOVA SERRATA	JAPANESE ZELKOVA		2.5" CAL. MIN.	B&B
SMALL DECIDUOUS TREES						
AC	24	AMELANCHIER CANADENSIS	SERVICEBERRY		1.5" CAL. MIN.	B&B
CK	24	CORNUS KOUSA	KOUSA DOGWOOD		1.5" CAL. MIN.	B&B
CV	20	CHIONANTHUS VIRGINICUS	FRINGE TREE		1.5" CAL. MIN.	B&B
CC	20	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN		1.5" CAL. MIN.	B&B
LI	13	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE		1.5" CAL. MIN.	B&B
MV	25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA		1.5" CAL. MIN.	B&B
PS	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY		1.5" CAL. MIN.	B&B
SMALL EVERGREEN TREES						
IO	25	ILEX OPACA	AMERICAN HOLLY	6'-8' MIN.		B&B
LG	20	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' MIN.		B&B
JV	25	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6'-8' MIN.		B&B

SUGGESTED SHRUB LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION/ REMARKS
SHRUBS						
CS	N/A	CORNUS STOLONIFERA	REDOSIER DOGWOOD	24"-30"		CONT.
IG	N/A	ILEX GLABRA	INKBERRY HOLLY	12"-22"		CONT.
IL	N/A	ILEX VERTICILLATA	WINTERBERRY	24"-30"		CONT.
IV	N/A	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	15"-24"		CONT.
KL	N/A	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24"-30"		CONT.
MP	N/A	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24"		CONT.
NC	N/A	NANDINA DOMESTICA 'COMPACTA NANA'	HEAVENLY BAMBOO	24"-30"		CONT.
PL	N/A	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	CHERRY LAUREL	18"-24"		CONT.
RP	N/A	RHODODENDRON PERICLYMENOIDES	PINK AZALEA	18"-24"		CONT.
RR	N/A	ROSA 'RADRAZZ'	KNOCKOUT ROSE	18"-24"		CONT.
VP	N/A	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	18"-24"		CONT.
GRASSES						
JE	N/A	JUNCUS EFFUSUS	COMMON RUSH	18"-24"		CONT.
PA	N/A	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	18"-24"		CONT.
PV	N/A	PANICUM VIRGATUM	SWITCH GRASS	24"-36"		CONT.
SS	N/A	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18"-24"		CONT.

NOTE: SPECIFIC SHRUB TYPES, LOCATIONS AND QUANTITIES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

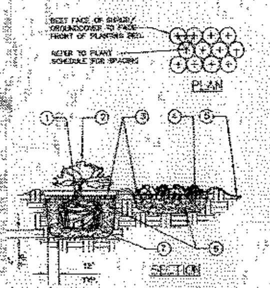


STAKING NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. REMOVE BURLAP, TIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWING ON UPPER 1/3 OF ROOTBALL.
3. SEE LANDSCAPE SPECIFICATIONS FOR THE TYPE OF MULCH MATERIAL TO USE.
4. PRUNE TREE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
5. BRANCHING HEIGHT TO A.A.N. STANDARDS.

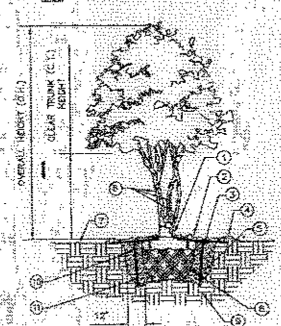
1. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
2. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 3" HIGH SOIL BERM TO HOLD WATER.
4. FINISHED GRADE (SEE GRADING PLAN).
5. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
6. B & B OR CONTAINERIZED. (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.

TREE PLANTING (24" OR GREATER)



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES - PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD BARK MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOTBALL - ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

MULTI-TRUNK TREE PLANTING

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

GENERAL NOTES:

1. PLANS HAVE BEEN PREPARED UNDER THE SUPERVISION OF GREGG D. EBERLY REGISTERED LANDSCAPE ARCHITECT #3309 IN THE STATE OF MARYLAND.

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management
Development Services Department

GRADING		CONSTRUCTION		AS-BUILTS	
ROADS		CONSTRUCTION		AS-BUILTS	
STORM DRAINAGE		CONSTRUCTION		AS-BUILTS	
STORMWATER MANAGEMENT		CONSTRUCTION		AS-BUILTS	
WATER		CONSTRUCTION		AS-BUILTS	
SEWER		CONSTRUCTION		AS-BUILTS	
OTHER		CONSTRUCTION		AS-BUILTS	
		DATE			

Conditions and/or Remarks:

THIS PERMIT EXPIRES ON

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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. 42786, EXPIRATION DATE: 12-10-2014

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151
Phone: 703-464-1000
Fax: 703-481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LANDSCAPE NOTES & DETAILS

WALMART #1717-08
SPECIAL EXCEPTION PLAN
MATTAWOMAN DRIVE & CRAIN HIGHWAY, WALDORF, MARYLAND 20601
COMMERCIAL DEVELOPMENT
TAX MAP 0008, GRID 0000 - PARCELS 0026, 0017, 0254, 0000, 0000
DEED 1511/168, 728/104, 182/159, 158/280, 2630/185
6TH ELECTION DISTRICT CHARLES COUNTY, MD

SCALE:	AS SHOWN
DRAWN BY:	GE
CHECKED BY:	DJH
JOB NO.:	4613-01-001
DATE:	AUGUST 2014
FILE NO.:	
SHEET	7 OF 13

PGM# VSC14-0006

CHARLES COUNTY PLANNING COMMISSION
ZONING & PEDA 06-07
MASTER PLAN DATE OF APPROVAL: 10/27/94
AMENDED DECISION AND ORDER DATE OF APPROVAL: 12/05/06

GENERAL DEVELOPMENT PLAN
WALDORF CROSSING

FOR

Chaney Enterprises

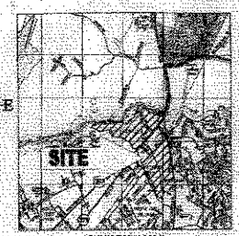
STANDARD DRAWING LEGEND

STANDARD ABBREVIATIONS

LOCATION OF SITE

U.S. ROUTE 301 AND MATTAWOMAN BEANTOWN RD
TAX MAP 3, PARCEL 1; TAX MAP 8 PARCELS 3, 17, 25, 26, 59, 221, 249, 254, 287, 339, 350, 587 AND 588
6TH ELECTION DISTRICT
WALDORF, CHARLES COUNTY, MARYLAND

N
W E
S



LOCATION MAP

APPLICANT

PREPARED BY

BOHLER ENGINEERING
15900 SCIENCE DRIVE, SUITE 104
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com
CONTACT: RENNIE FRIEDMAN, P.E.

SHEET INDEX

REFERENCES:

GENERAL NOTES:

FOR INFORMATIONAL PURPOSES ONLY.
NOT TO SCALE.

BOHLER ENGINEERING

REVISIONS

NOT APPROVED FOR CONSTRUCTION

WALDORF CROSSING

FOR

Chaney Enterprises

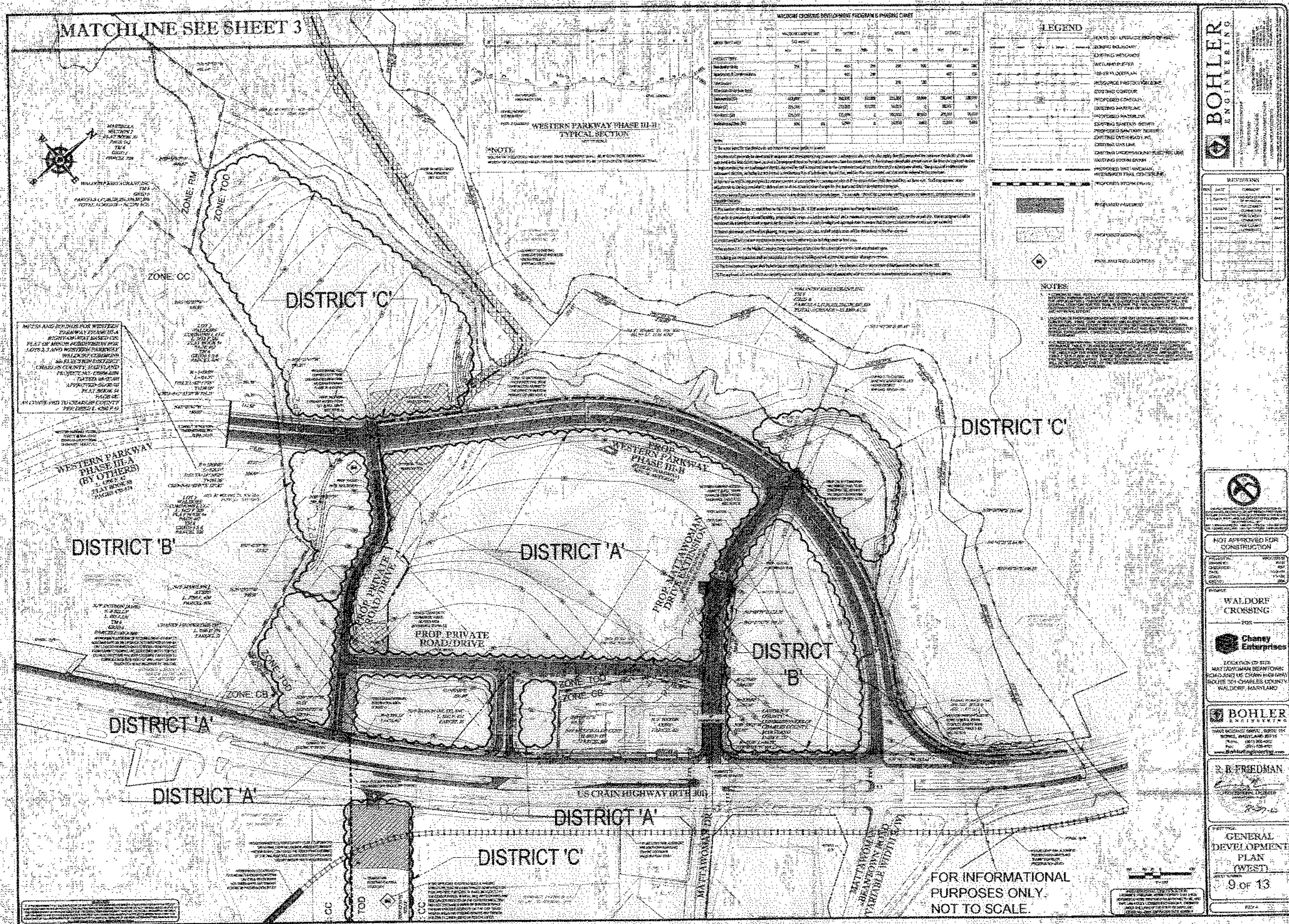
LOCATION OF SITE: MATTAWOMAN BEANTOWN ROAD AND US 301 DRAIN HIGHWAY ROUTE 301, CHARLES COUNTY WALDORF, MARYLAND

BOHLER ENGINEERING

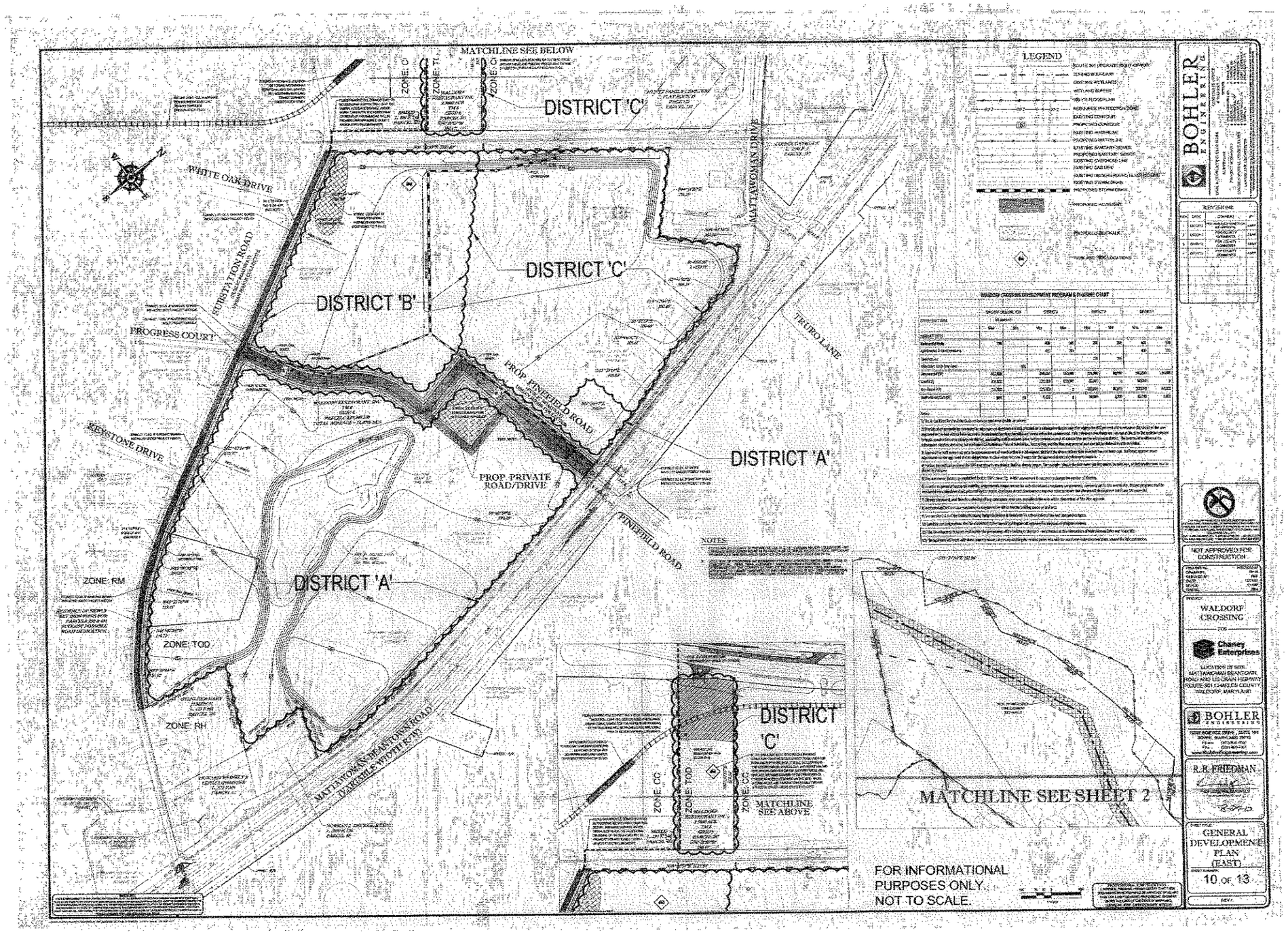
R. B. FRIEDMAN

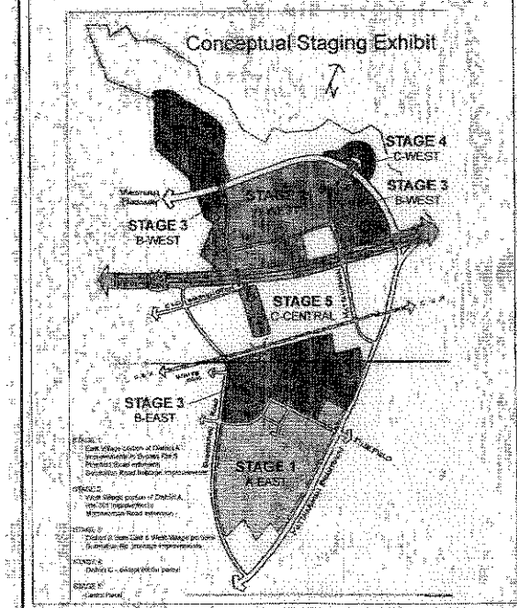
COVER SHEET

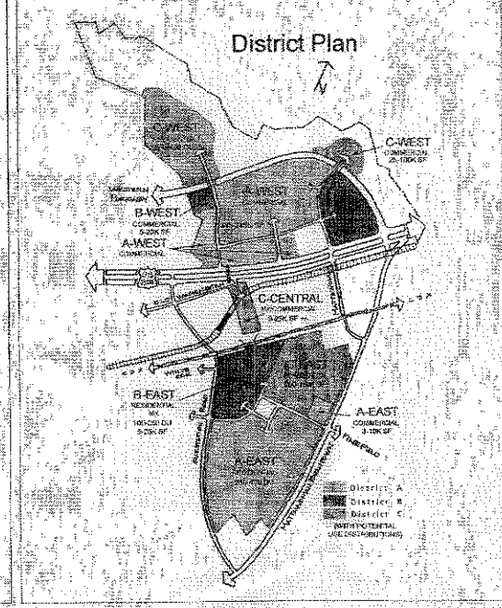
8 OF 13

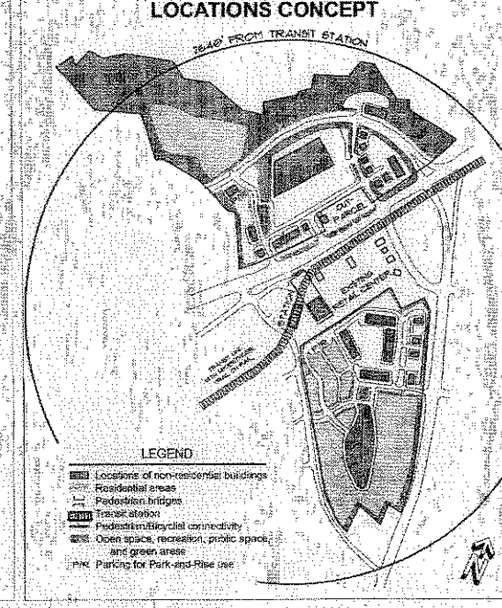


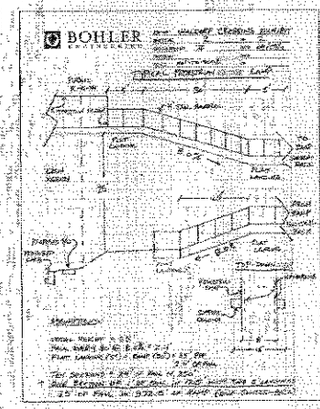
MATCHLINE SEE SHEET 3
WESTERN PARKWAY PHASE III-B TYPICAL SECTION
NOTE:
LEGEND
NOTES:
ZONE: RM
ZONE: TOD
ZONE: CC
DISTRICT 'C'
DISTRICT 'C'
WESTERN PARKWAY PHASE III-A (BY OTHERS)
PROP. WESTERN PARKWAY PHASE III-B
DISTRICT 'B'
DISTRICT 'A'
PROP. PRIVATE ROAD/DRIVE
PROP. PRIVATE ROAD/DRIVE
DISTRICT 'B'
ZONE: TOD
ZONE: CB
ZONE: TOD
ZONE: CB
DISTRICT 'A'
DISTRICT 'A'
US CRAIN HIGHWAY (RTE 301)
DISTRICT 'A'
DISTRICT 'C'
CC
TOD
CC
FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE.
BOHLER ENGINEERING
NOT APPROVED FOR CONSTRUCTION
WALDORF CROSSING
Chaney Enterprises
BOHLER ENGINEERING
R. B. FRIEDMAN
GENERAL DEVELOPMENT PLAN (WEST)
9 OF 13


MATCHLINE SEE BELOW
DISTRICT 'C'
DISTRICT 'C'
DISTRICT 'B'
DISTRICT 'A'
DISTRICT 'A'
DISTRICT 'C'
WHITE OAK DRIVE
SUBSTATION ROAD
PROGRESS COURT
KEYSTONE DRIVE
PROP. PINEFIELD ROAD
PROP. PRIVATE ROAD/DRIVE
PINEFIELD ROAD
MATTAWOMAN DRIVE
TRURO LANE
ZONE: RM
ZONE: TOD
ZONE: RH
MATTAWOMAN-BEASTOWN ROAD (DARKBLE WIDTH R/W)
ZONE: CC
ZONE: TOD
ZONE: CC
MATCHLINE SEE ABOVE
MATCHLINE SEE SHEET 2
LEGEND
NOTES
FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE.
BOHLER ENGINEERING
REVISIONS
NOT APPROVED FOR CONSTRUCTION
WALDORF CROSSING
Chaney Enterprises
BOHLER ENGINEERING
R.B. FRIEDMAN
GENERAL DEVELOPMENT PLAN (EAST)
10 OF 13









FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE.

BOHLER ENGINEERING

NOT APPROVED FOR CONSTRUCTION

WALDORF CROSSING

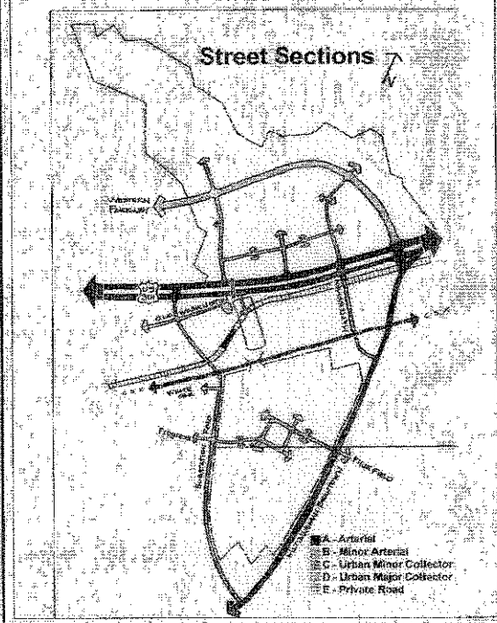
Cheney Enterprises

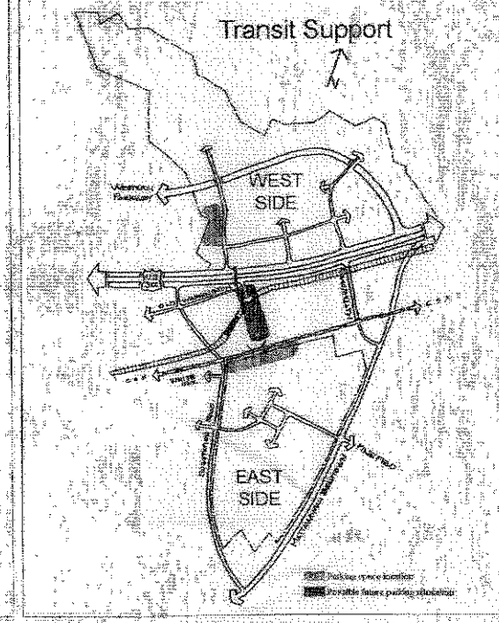
BOHLER ENGINEERING

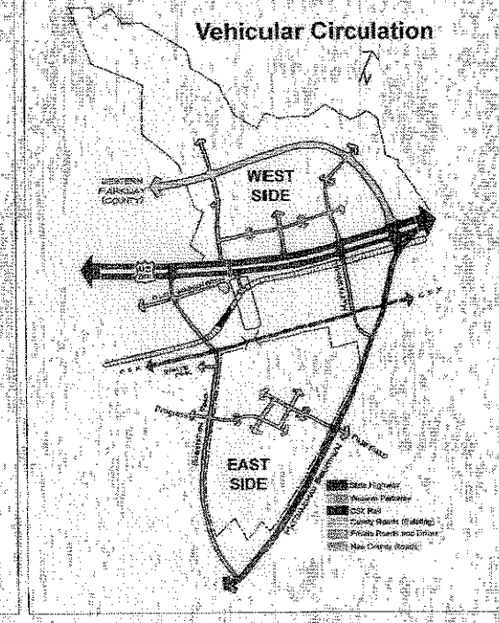
R. B. FRIEDMAN

EXHIBITS

11 OF 13







FOR INFORMATIONAL PURPOSES ONLY NOT TO SCALE.

BOHLER ENGINEERING

REVISIONS

NOT APPROVED FOR CONSTRUCTION

WALDORF CROSSING

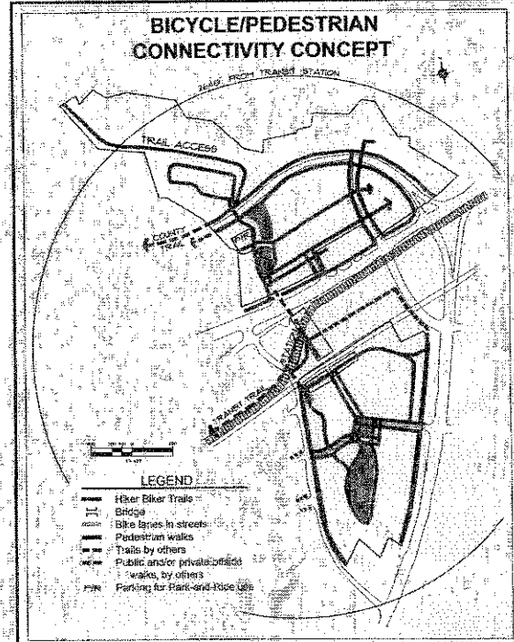
Chaney Enterprises

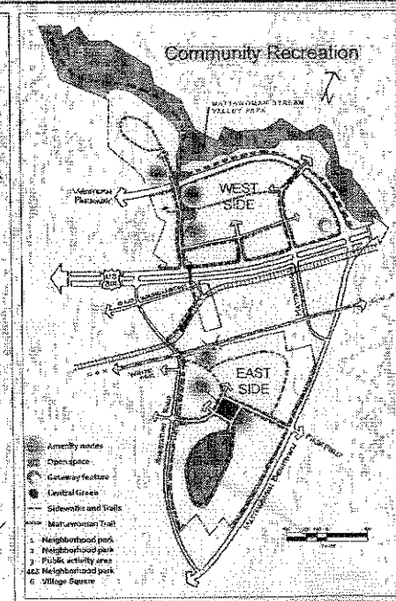
BOHLER ENGINEERING

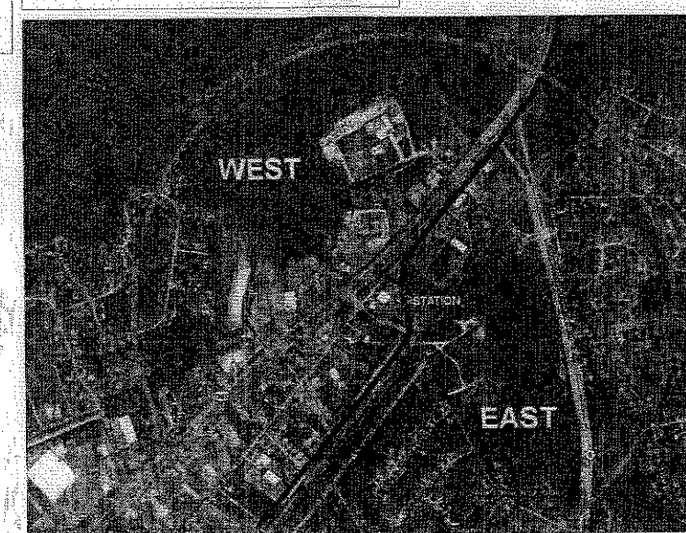
R.B. FRIEDMAN

EXHIBITS

12 of 13







FOR INFORMATIONAL PURPOSES ONLY
NOT TO SCALE

BOHLER ENGINEERING

REVISIONS

NOT APPROVED FOR CONSTRUCTION

WALDORF CROSSING

Chaney Enterprises

LOCATION OF SITE: MATTAWOMAN BEAVERTOWN ROAD AND US CHAIN HIGHWAY ROUTE 301 CHARLES COUNTY WALDORF, MARYLAND

BOHLER ENGINEERING

R. B. FRIEDMAN

EXHIBITS

13 OF 13