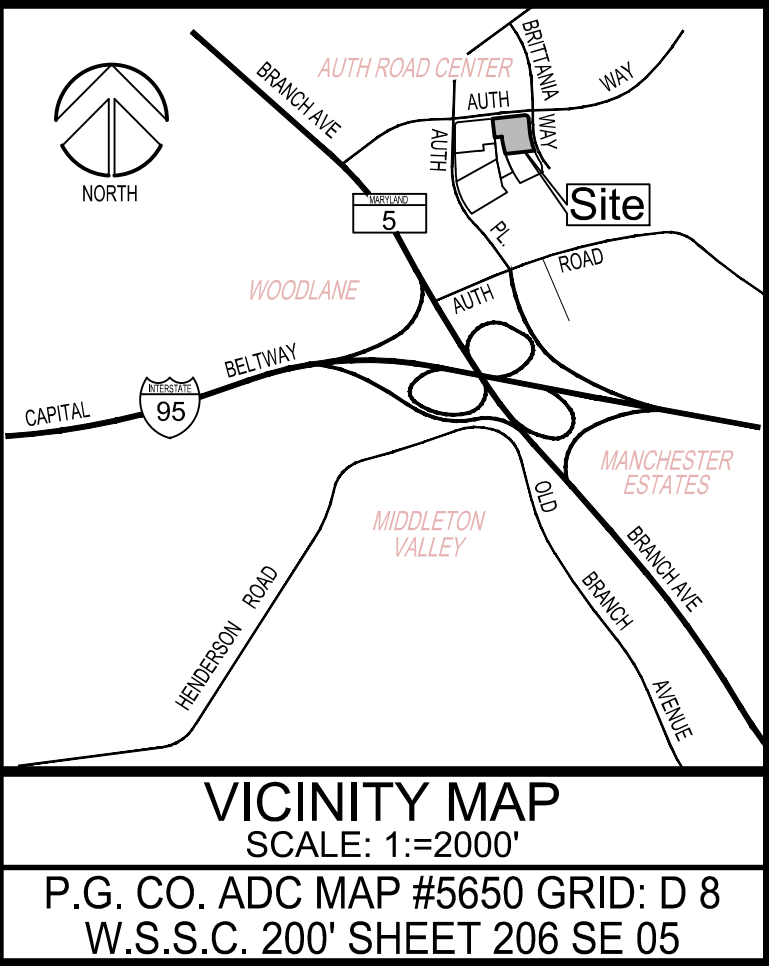


Auth Way  
(80' R/W)

Brittania Way  
(70' R/W)

### Existing Conditions Legend

Property Boundary  
Existing Esmt: Public Utility  
Existing Esmt: Storm Drain  
Existing Contours  
Existing Pavement Bituminous  
Existing Pavement Concrete  
Existing Fence (Wood)  
Existing Building  
Existing Utility Sewer  
Existing Utility Water  
Existing Utility Storm Drain  
Existing Utility Overhead Wire



### Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)			
Zone:	C-S-C		
Gross Tract:	3.00		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	3.00		

TCP Number		Revision #
Property Description or Subdivision Name:	Parcel 440 - 5111 Auth Way	
Is this site subject to the 1989 Ordinance?(y/n)	N	
Is this one (1) single family lot? (y/n)	N	
Are there prior TCP approvals which include a combination of this lot/s? (y/n)	N	
Is any portion of the property in a WC Bank?	N	
Break-even Point (preservation) =	0.33	acres
Clearing permitted w/o reforestation =	1.94	acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
	Column A WCT/AFIT %	Column B Net Tract	Column C Floodplain (1:1)
Existing Woodland		2.87	0.00
Woodland Conservation Threshold (WCT) =	15.00%	0.45	
Smaller of 13 or 14		0.45	
Woodland above WCT		2.42	
Woodland cleared		2.87	0.00
Woodland cleared above WCT (smaller of 16 or 17)		2.42	
Clearing above WCT (0.25 - 1) replacement requirement		0.61	
Woodland cleared below WCT		0.45	
Clearing below WCT (2:1 replacement requirement)		0.90	
Alteration Threshold (AFT) =	15.00%	0.00	
Off-site WCA being provided on this property		0.00	
Woodland Conservation Required		1.91	acres

SECTION III-Meeting the Requirements		
Woodland Preservation		0.00
Afforestation / Reforestation		0.00
Natural Regeneration		0.00
Specimen/Historic Tree Credit (CRZ area * 2.0)		0.00
Forest Enhancement Credit (Area * .25)		0.00
Area approved for fee-in-lieu-PFA		0.00
Area approved for fee-in-lieu-non-PFA		0.00
Credits for Off-site Conservation on another property		1.51
Off-site WCA (preservation) being provided on this property		0.00
Off-site WCA (afforestation) being provided on this property		0.00
Total Woodland Conservation Provided		1.51

Area of woodland not cleared	0.00	acres
Net tract woodland retained not part of requirements:	0.00	acres
100-floodplain woodland retained	0.00	acres
On-site woodland conservation provided	0.00	acres
On-site woodland retained not credited	0.00	acres

John Markovich  
Prepared by: Signed: 2/8/2017  
Date:

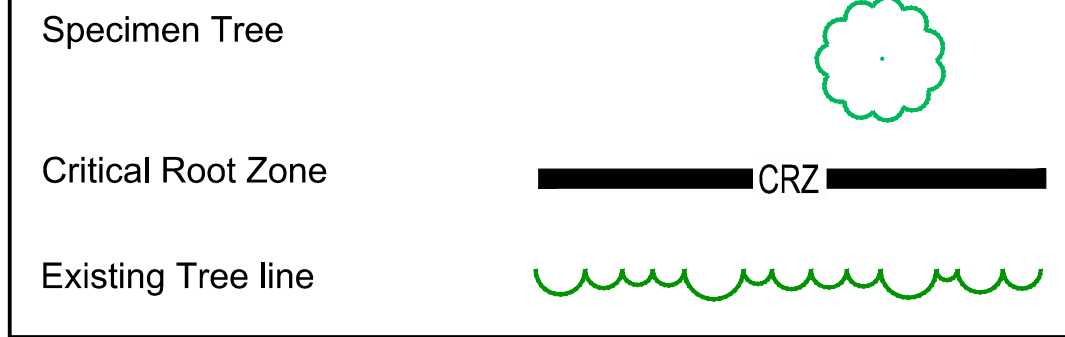
### Natural Resources Inventory Site Statistics Table

Site Statistics	Total <sup>1</sup> (acres)
Gross tract area	3.00
Existing 100-year floodplain	0.00
Net tract area	3.00
Existing woodland in the floodplain	0.00
Existing woodland net tract	2.87
Existing woodland total	2.87
Existing FMA	0.00
Regulated streams (linear feet of centerline)	0'
Riparian (wooded) buffer up to 300 feet wide <sup>2</sup>	0.00

<sup>1</sup> Figures are to be provided in acres rounded to the nearest 1/100<sup>th</sup> of an acre unless otherwise indicated.  
<sup>2</sup> Acreage of the onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated streams.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-S-C
Zone	Aviation Policy Area (APA)	None
Administrative	Tax Grid (TMG)	88 F-4
Administrative	WSSC Grid (Sheet 20)	206SE05
Administrative	Policy Analysis Zone (PAZ)	248L
Administrative	Planning Area (Plan Area)	76A
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	828
Administrative	PG Traffic Analysis Zone (TAZ-PG)	922

### Type 2 Environmental Legend



SPECIMEN TREE TABLE				
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating
1	American Elm	Ulmus Americana	35	Good (84)

NOTE: This plan is approved in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Director on March 30, 2017:  
a. The removal of one specimen tree (Section 25-122(b)(1)(G)), the 35 inch DBH American Elm (Ulmus Americana).

Attention:  
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777  
www.missutility.net/tics

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE DATE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE, RESTRICTIONS, JOINT ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MARKS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY REQUIRED UTILITY MARKS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

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### Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for DP/IE Permit. If DP/IE Permit expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands 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.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the ESA-1 (formerly the Developed) Tier and is zoned C-S-C.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered by CB27-2010, Section 25-119(g).

### When off-site woodland conservation is proposed:

- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.

### Developer/Applicant:

Everett A. III and Robin Z. Hellmuth  
C/o Passport BMW  
5000 Auth Way  
Suitland, Maryland 20745  
Phone: 301-423-8400



Type 2 Tree Conservation Plan  
Parcel 440  
Liber: 15925 @ Folio: 508  
5111 Auth Way  
Spaulding Election District Number 6  
Prince George's County, Maryland

REVISIONS:			
Original	Approved By: J. Markovich	Date: 3/30/2017	DRD#
01 Revision			
02 Revision			
03 Revision			
04 Revision			

Layer Category	Layer Name	Value
DESIGN:	WAJ	DATE: FEB. 2017
DRAFT:	HAL	COMP: JEC
CHECK:	JEC	SURVEY: CW-JRLC
JOB No.:	016007	SCALE: 1"=30'
SHEET:	1 OF 1	TAZ-COG

TCP No.:	PENDING
SCD No.:	PENDING
SDCP No.:	60528-2016-00



TYPE-2  
TCP