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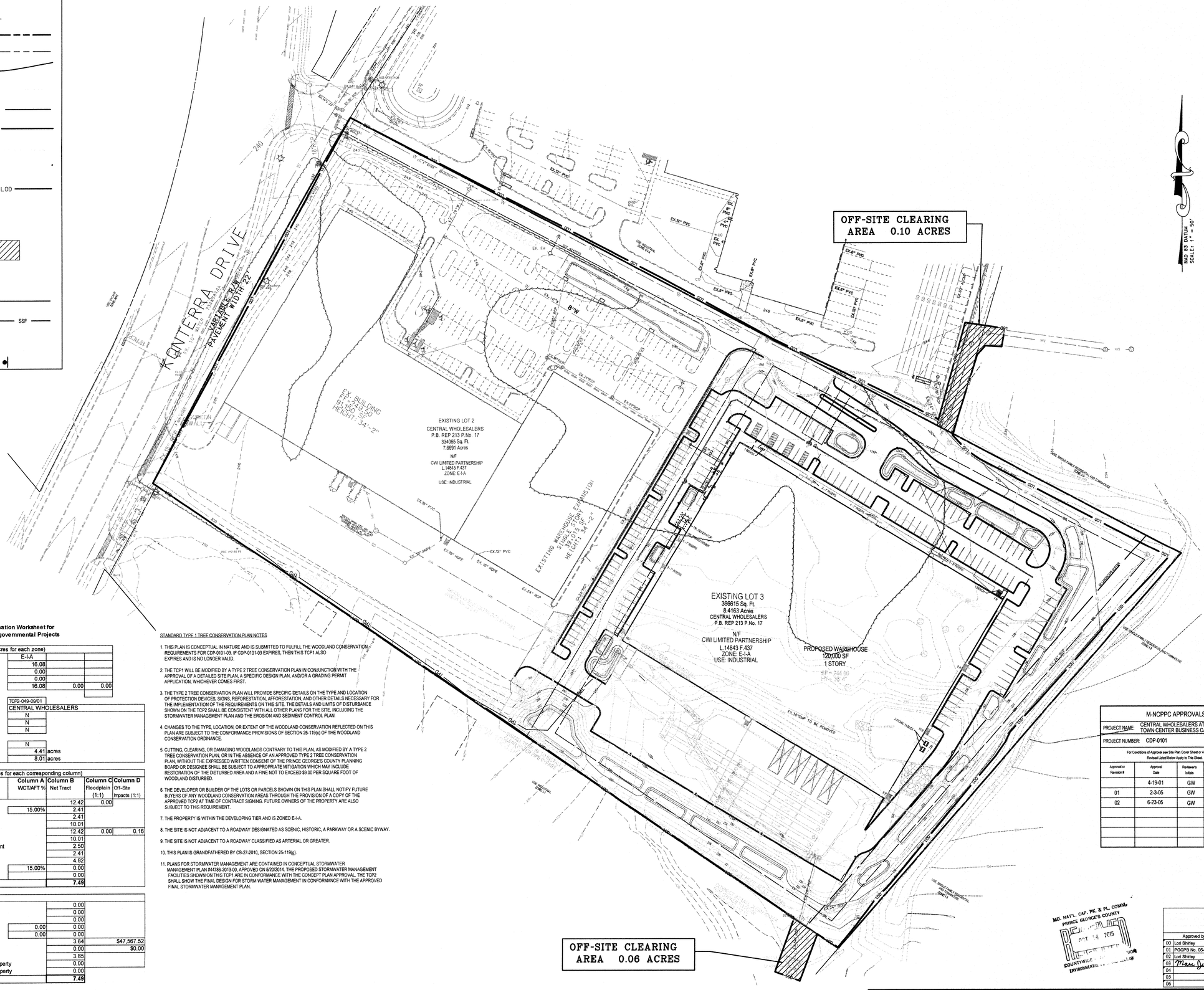
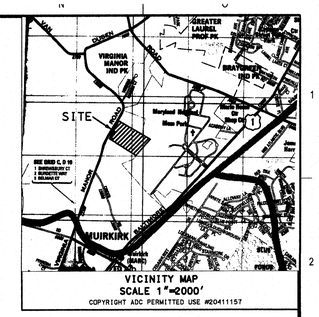
LEGEND

- BOUNDARY LINE
- PARCEL LINE
- PROP. CONTOUR 205
- EXIST. CONTOUR
- STREAM BUFFER — SB —
- EXPANDED BUFFER — EB —
- EX. TREES
- LIMIT OF DISTURBANCE — LOD —
- OFF-SITE TREE CLEARING
- SILT FENCE — SF —
- SUPER SILT FENCE — SSF —





NAD 83 DATUM
SCALE 1" = 50'

Standard Woodland Conservation Worksheet for Prince George's County Non-governmental Projects

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone:	E-I-A		
Gross Tract:	16.08		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	16.08	0.00	0.00

TCP Number	TCP2-049-09/01
Property Description or Subdivision Name:	CENTRAL WHOLESALERS
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) =	4.41 acres
Clearing permitted w/o reforestion=	8.01 acres

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
Existing Woodland		12.42	0.00	
Woodland Conservation Threshold (WCT) =	15.00%	2.41		
Smaller of 13 or 14		2.41		
Woodland above WCT		10.01		
Woodland cleared		12.42	0.00	0.16
Woodland cleared above WCT (smaller of 16 or 17)		10.01		
Clearing above WCT (0.25 : 1) replacement requirement		2.50		
Woodland cleared below WCT		2.41		
Clearing below WCT (2:1 replacement requirement)		4.82		
Afforestation Threshold (AFT) =	15.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		**7.49**		

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	0.00	
Forest Enhancement Credit (Area * 1.25)	0.00	0.00	
Area approved for fee-in-lieu/PFA		3.64	$47,567.52
Area approved for fee-in-lieu/non-PFA		0.00	$0.00
Credits for Off-site Conservation on another property		3.85	
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		**7.49**	

Area of woodland not cleared 0.00 acres
Woodland retained not part of requirements: 0.00 acres

Prepared by: Signed 10.13.15 Date

STANDARD TYPE 1 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR CDP-0101-03. IF CDP-0101-03 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 OTHER PLANS FOR THE SITE, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND 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(d) 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 $0.00 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 DEVELOPING TIER AND IS ZONED E-I-A.
8. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
9. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
10. THIS PLAN IS GRANDFATHERED BY CB-27-2010, SECTION 25-119(g).
11. PLANS FOR STORMWATER MANAGEMENT ARE CONTAINED IN CONCEPTUAL STORMWATER MANAGEMENT PLAN #44786-2013-00, APPOVED ON 5/20/2014. 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 STORM WATER MANAGEMENT IN CONFORMANCE WITH THE APPROVED FINAL STORMWATER MANAGEMENT PLAN.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: CENTRAL WHOLESALERS
PROJECT NUMBER: CDP-0101 - 03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

M-NCPPC APPROVALS

PROJECT NAME: CENTRAL WHOLESALERS AT TOWN CENTER BUSINESS CAMPUS
PROJECT NUMBER: CDP-0101
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revised Listed Below Apply to This Sheet.

Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date
	4-19-01	GW	6-14-01
01	2-3-05	GW	4-11-05
02	6-23-05	GW	9-13-05

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: CENTRAL WHOLESALERS
PROJECT NUMBER: 4-14010
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

MD. NATL. CAP. PK. & PL. COMM. PRINCE GEORGE'S COUNTY
RECEIVED OCT 14 2015
COUNTYWIDE ENVIRONMENTAL PLANNING SECTION

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP1 / 04 / 01

	Approved by	Date	DRD #	Reason for Revision
00	Lori Shirley	12/8/2004	CDP-0101	
01	PGCPB No. 05-64	12/14/2004	4-04026	
02	Lori Shirley	4/7/2005	CDP-0101-01	
03	Marc Juba	10/15/2015	CDP-0101-03	
04				
05				
06				

SOLTESZ
Engineering Planning Environmental Sciences
Rockville Lanham Waldorf Leonardtown Frederick
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesz.com

NO.	REVISIONS	BY	DATE
7	REVISE PLAN TO INCLUDE BOTH PHASES OF DEVELOPMENT	BCG	1/31/14
6	REVISED LOD TO MATCH APPROVED GRADING, EROSION, AND SEDIMENT CONTROL PLAN	WKD	4/21/06
5	AMENDED FOR WAREHOUSE EXPANSION, REVISED TREE PROTECTION SIGNS, REMOVED WATERS OF US LABEL, CORRECTED DETAILS	BCG	12/1/05
4	REVISED TABULATION CHART TO MOVE 0.42 ACRES OF EXISTING WOODLAND FROM FLOODPLAIN TO NET TRACT	MAM	2/08/05
3	REVISE PER CDP REVISION	MAM	12/13/04
2	ADD STOCKPILE PER EPS		
1	OFFSITE CONS. ADDED; SWM PARCEL ELIMINATED; RESIDENCE, EASE'T, W&S ADDED	RHG	2/22/01

DATE: OCTOBER 2013 | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: LN | TECHNICIAN: LN | CHECKED: XY

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

CWI LIMITED PARTNERSHIP
13401 KONTERRA DRIVE
LAUREL, MD 20707
PHONE # 301-419-2239
DOUG SHERMAN

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MAP 5168	GRID J9
TAX MAP 009E3	ZONING CATEGORY: XXXX
WSSC 200' SHEET 217NE06, 217NE07	XXXX: XXXX
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	XXXX: XXXX

STATE OF MARYLAND TIMOTHY HARTMAN DAVIS No. 21032 10.13.15 REGISTERED LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN TYPE I

CENTRAL WHOLESALERS AT TOWN CENTER BUSINESS CAMPUS

LAUREL (10TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 50'
SHEET 1
OF 1
PROJECT NO. 1257-00

P:\1257-00\Phase2\ENGINEER\ENVI\TCP1.sht Scale= 50.0000 ft / in. User= bgillette PLTdrv= Color.pltcfg PenIbl= TEXT_SUB.tbl 10/13/2015 12:39:27 PM