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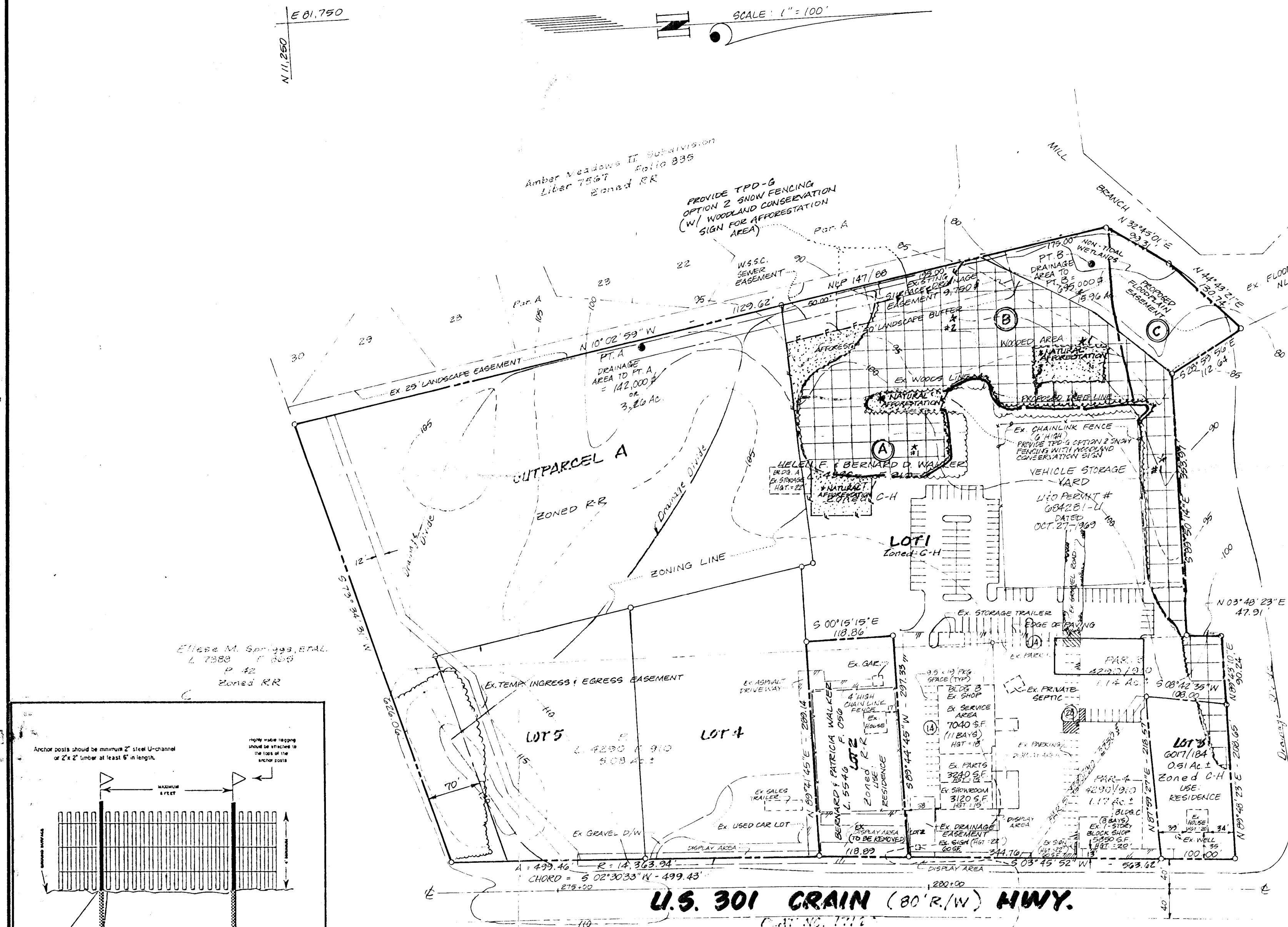
WOODLAND CONSERVATION NOTES  
FOR WASHINGTON SUBURBAN SANITARY COMMISSION EASEMENT

Area within W.S.S.C. easement to be removed from existing tree preservation area = 0.069 AC

Afforestation area to be provided = 0.069 AC

Number of seedlings to be provided in afforestation area = 1000  
seedlings/AC X 0.069 AC = 69 seedlings

**Afforestation Note:** The Washington Suburban Sanitary Commission is to plant 49 Sweetgum (*Liquidambar, styraciflua*) seedlings between September 1992 and October 1992 or, at the latest, between March 1993 and April 1993. The seedlings are to be planted in the location shown on this plan and surrounded by snow fencing for a 5 year period. W.S.S.C. is to maintain the seedlings for a 5 year period in accordance with the Afforestation Management Plan shown on this plan. The survival rate at the end of 5 years is to be 70%. If survival rate is less than 70% the additional seedlings are to be planted to increase rate to 70%.



## AFFORESTATION MANAGEMENT PLAN

W.S.G.C. will field check the afforestation area according to the following schedule:

Year 1: 3 times (March-April), (July-August),  
(October-November)  
Years 2-3: twice annually (April-May), (September-  
October)  
Years 4-5: once annually (May-September)

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Field data forms (Condition Check Sheets) will be sent to the client after each visit. We estimate a survival rate of about 70% through 5 years. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.

# CONDITION CHECK SHEET

PROJECT NAME:		DATE:	
SPECIES	AVERAGE PHASED LEFT SWIM	AVERAGE PHASED TRAIL SWIM	ECONOMY

**SPECIAL NOTES:**

**RECOMMENDATIONS:**

M-NCP2C  
Prince George's County Planning Department  
Natural Resources Division

APPROVAL  
E CONSERVATION PLAN

TCP- 11/11/92

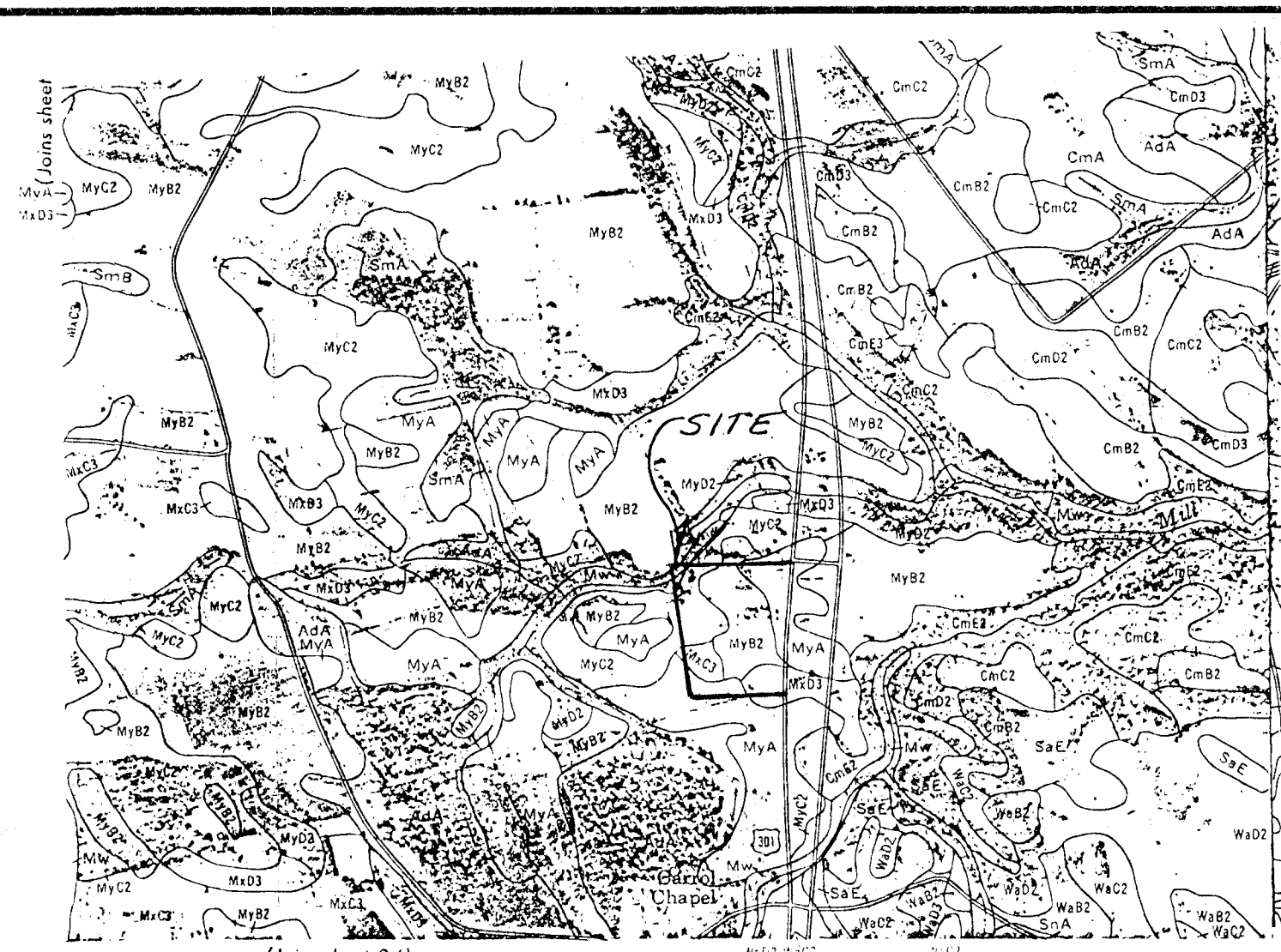
J. P. Malyon  
 Received 6/2/92 BY J. P. Malyon DATE 2/2/97  
 Received 2/2/92 J. P. Malyon  
 Received 2/2/97 J. P. Malyon  
 HELEN F. AND  
 BERNARD D. WAG  
 2404 CRAIN HWY.  
 BOWIE, MD 20716  
 TEL: (301) 249-100

### SURVEYOR'S CERTIFICATION

William C. Rice, Sr. P.L.S. N° 523 Date

WOODLAND  
CONSERVATION  
AREA

WOODLAND  
CONSERVATION  
SIGN DETAIL



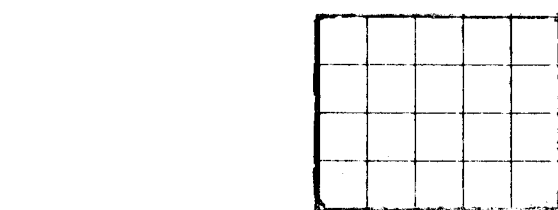
## SOILS MAP

## DEVELOPMENT DATA

1. Currently zoned CH & RR. The master plan shows the entire subdivision to be zoned CM.
2. Existing uses: Single family homes and Auto Dealership.
3. Gross Area of Subdivision = 19.09 Acres
4. Floodplain & Wetlands = 0.61 Acres
5. Net Lot Area = 18.48 Acres
6. Deed references: L. 4290 F. 910  
L. 5546 F. 056  
L. 6107 F. 184  
L. 7173 F. 810
7. Water and sewer service area is 4.
8. The existing buildings are being serviced by an existing well and septic fields.
9. This preliminary plan was initially approved on 3-24-88 under #4-88003.
10. There are three lots being created by this preliminary plan; Lots 1, 2, & 3. The remaining parcels created by L. 4290 F. 910 and L. 5546 F. 056 are to be eliminated.
11. There is to be no proposed stormwater management, per Prince George's County Department of Environmental Resources Approval# CSD 900781-00.
12. Some of the site are predominantly Monmouth fine sandy loam (No Marlboro clay outcrops are present).
13. See attached Forest Stand Delineation Plan for trees to be preserved.
14. According to the Historic Site & District Plan of Prince George's County there are no historic resources within or adjacent to this proposed preliminary plat. There are also no existing cemeteries within this plan.

Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Zoned: CH Use: Auto dealership	Zoned: RR Use: Single family residence	Zoned: CH Use: Single family residence
Area = 17.79 Acres	Area = 0.79 Acres	Area = 0.51 Acres
Gross floor area =	Gross floor area =	Gross floor area =
Bldg A = 2,200 s.f.	1040 s.f.	1700 s.f.
Bldg B = 13,400 s.f.	Floor area ratio =	Floor area ratio =
Number service bays= 11	0.03 = 3%	0.076 = 7.6%
Bldg C = 5550 s.f.	Green area =	Green area =
Number service bays = 8	25,035 s.f. = 73%	19,750 s.f. = 89%
Floor area ratio = .028	* Display Area =	
= 2.8%	4,600 s.f.	
Green area = 15.9 Acres		
= 69,378 s.f.		
= 89 %		
* Display Area = 12,800 s.f.		
* Existing parking count		
= 56 spaces		

\* NOTE: Since there are no parking space lines painted on the asphalt these figures are approximate and change on a weekly basis.



WOODLAND  
PRESERVATION  
AREA

NATURAL  
- AFFORESTATION  
AREA

- |  |                |
|--|----------------|
| A. UPLAND WITH WELL DRAINED SOILS              | (B2a) .39 AC.  |
| B. NORTH FACING SLOPES WITH WELL DRAINED SOILS | (B2a) .155 AC. |
| C. BOTTOMLAND WITH WELL DRAINED SOILS          | (B2a) .79 AC.  |

TCP I / 40 / 2!

# WALKER PONTIAC

QUEEN ANNE (7th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

DATE	REVISIONS	
6/1/97	REVISED LOTS	1
11/17/93	REVISED LOT 2 PRESERVATION AREA AND ADDED NATURAL AFForestation	1
4/6/92	ADDED NOTE TO REMOVE EX DSEF ST ON LOT 2	7
9/11/92	REVISED WOODLAND PRESERV. AREA AT 1/33C. SEWER EASEMENT, ADDED ADDITIONAL AFForestation	1
6/1/97	REVISED REAR AFForestation AREA FOR addition of stormwater management pond. Added new building and parking.	7

# STEHLÉ ENGINEERING CORPORATION

14400 OLD MILL ROAD SUITE 101 UPPER MARLBORO,MD. 20772 (301) 627-6700

SCALE: 1" = 100'  
DATE: MAY '91  
JOB NO.:

TCP II

DESIGNED BY:  
DRAWN BY: MAP  
DRAWING #:

45 TREE CONSERVATION: FOREST STAND DELINEATION PLAN