



SITE LOCATION MAP
SCALE: 1"=2000'

Standard 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:	1.75		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	1.75	0.00	0.00

6 TCP Number: Auto Zone #6477
7 Property Description or Subdivision Name: N
8 Is this site subject to the 1989 Ordinance?(Y/N) N
9 Is this one (1) single family lot?(Y/N) N
10 Are there prior TCP approvals which include a combination of this lots? (Y/N) N
11 Is any portion of the property in a WC Bank? N
12 Break-even Point (preservation) = 0.33 acres
13 Clearing permitted w/o reforestation = 0.26 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)
15 Existing Woodland		0.59	0.00	
16 Woodland Conservation Threshold (WCT) =	15.00%	0.26		
17 Smaller of 13 or 14		0.26		
18 Woodland above WCT		0.33		
19 Woodland cleared		0.37	0.00	0.00
20 Woodland cleared above WCT (smaller of 16 or 17)		0.33		
21 Clearing above WCT (0.25 : 1) replacement requirement		0.08		
22 Woodland cleared below WCT		0.04		
23 Clearing below WCT (2:1 replacement requirement)		0.08		
24 Afforestation Required	Threshold (AFT) = 15.00%	0.00		
25 Off-site WCA being provided on this property		0.00		
26 Woodland Conservation Required		0.39		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

27 Woodland Preservation	0.00	Bond amount: \$ -
28 Afforestation / Reforestation	0.00	
29 Natural Regeneration	0.00	
30 Landscape Credits	0.00	
31 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	
32 Forest Enhancement Credit (Area * .25)	0.00	
33 Street Tree Credit (Existing or 10-year canopy coverage)	0.00	
34 Area approved for fee-in-lieu-PFA	0.00	Fee amount: \$0.00
35 Off-site Woodland Conservation Credit Required	0.39	Fee amount: \$0.00
36 Off-site WCA (preservation) being provided on this property	0.00	
37 Off-site WCA (afforestation) being provided on this property	0.00	
38 Woodland Conservation Provided	0.39	

39 Area of woodland not cleared 0.22 acres
40 Net tract woodland retained not part of requirements: 0.22 acres
41 100-floodplain woodland retained 0.00 acres
42 On-site woodland conservation provided 0.00 acres
43 On-site woodland retained not credited 0.22 acres

44 Prepared by: _____ Signed: _____ Date: _____

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	C-S-C
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMG)	096 B-4
ADMINISTRATIVE	WSSC GRID (SHEET 20)	20BSE02
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	76B; SUBREGION 7
ADMINISTRATIVE	ELECTION DISTRICT (ED)	12; OXON HILL
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	8
ADMINISTRATIVE	GENERAL PLAN 2035 ESA & 2002 TIER (TIER)	ESA1/DEVELOPED
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG) (TAZ-COG)	789
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (TAZ-PG)	2564

THE 0.39 ACRE WOODLAND CONSERVATION REQUIREMENT FOR THIS SITE IS BEING SATISFIED BY THE USE OF AN OFF-SITE WOODLAND CONSERVATION BANK. THE REQUIREMENTS ARE BEING SATISFIED BY TCP2-2018 AS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT BOOK _____ PAGE _____

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, M-NCPPC
ENVIRONMENTAL PLANNING SECTION

TREE CONSERVATION PLAN APPROVAL

TCP2-019-2018

00 Revision	Approved By	Date	DRD #	Reason for Revision
01 Revision	<i>David Bentley</i>	10/31/2018	NA	
02 Revision				
03 Revision				
04 Revision				
05 Revision				

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE ENVIRONMENTAL TECHNICAL MANUAL

DATE: 10/12/2018
SIGNED: *John P. Markovich*
JOHN P. MARKOVICH - J.M. FORESTRY SERVICES, LLC
11552 TIMBERBROOK DRIVE
MEMPHIS, TN 38115
PHONE: (901) 445-4977
EMAIL: JPMARKOVICH@COMCAST.NET

TCP2

AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-7017

MDM
McLIVRE, DIDIANO, & MOX, LLC
Site Planners, Engineers, Surveyors
8851 Kind Drive
Memphis, TN 38115
Ph: (726) 884-2810 Fax: (726) 884-2811
mdmccad@mdmllc.com
www.mdmllc.com

PREPARED FOR: AutoZone STORE DEVELOPMENT
Store No.: 6477
6246 OXON HILL ROAD
12TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY
STATE OF MARYLAND

SCALE: 1" = 30'

REVISIONS

1.	
2.	

DRAFTSMAN: CDD
CHECKED BY: JPM
DATE: 09-01-18

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TCP2