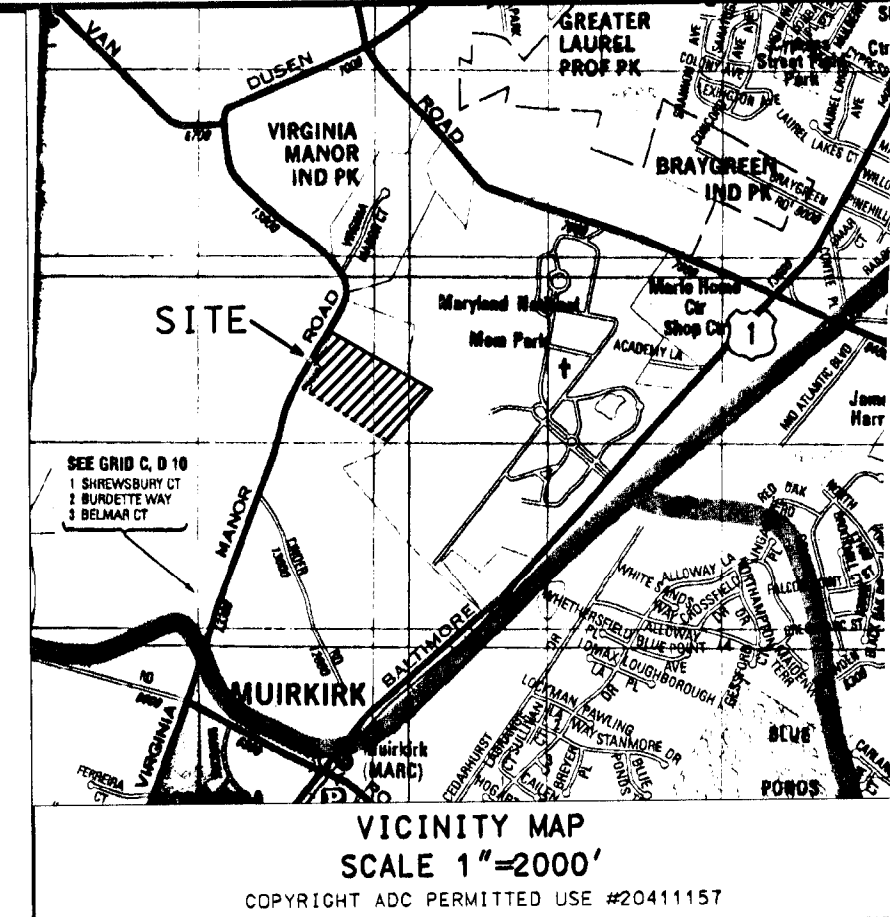


BUILDING
RESTRICTION LINE



GENERAL NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPD 0102 IF SPD 0102 APPLIES. THEN THIS T022 ALSO APPLIES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE WRITTEN CONSENT OF THE PLANNING DIRECTOR OR ORDENING SHALL BE SUBJECT TO A \$50.00 PER SQUARE FOOT MITIGATION FEE.
3. PRE CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE MEETING SHALL BE HELD WITHIN 14 DAYS OF THE PERMITTING. PARTICIPATION SHALL BE COMPLETED 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.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY TREE BUYERS OF ANY WOODLAND AND CONSERVATION AREAS THROUGH THE PROVISION OF A PRE CONSTRUCTION PLAN AT TIME OF CONTRACT SIGNING. TREE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE PRESERVATION PLAN ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS CONVEYED BY THIS PLAN.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL DESIGNATED AREA (EA) 2 AND IS ZONED E4A.
7. THE SITE IS NOT ADJACENT TO A ROADWAY CATEGORIZED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO KONTERRA DRIVE WHICH IS CLASSIFIED AS AN ARTERIAL ROADWAY.

4. **FEE-IN-LIEU NOTES:**

ALL REQUIRED FEE-IN-LIEU PAYMENTS SHALL BE MADE TO THE WOOLDLAND CONSERVATION FUND. PROOF OF DEPOSIT OF PAYMENTS SHALL BE SUBMITTED TO THE ISSUANCE OF PERMITS RELATED TO THIS TOP22 UNLESS THE PROJECT IS A PHASED PROJECT. PHASED PROJECTS SHALL PAY THE FEE-IN-LIEU AMOUNT* FOR EACH PHASE PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THAT PHASE AND SHOWN IN THE FEE-IN-LIEU BREAKDOWN ON THIS TOP22.

OFF-SITE WOOLDLAND CONSERVATION:

PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TOP22, ALL OFF-SITE WOOLDLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TOP22 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECOGNITION OF THE OFF-SITE CONSERVATION SHALL BE SUBMITTED TO THE MANCOPC PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT RELATED PLAN.

Woodland Conservation Worksheet for Prince George's County, Maryland			
1 Zone:	E-1A		
2 Gross Tract:	18.08		include acreages only in columns
3 Floodplain:	0.00		for which there is a corresponding zone.
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	16.08	0.00	0.00
6 Property Description or Subdivision Name:	Central Wholesalers		
7 Is this site subject to the 1999 Ordinance?	N	4.41	
8 Break-even Point (preservation acre) =	4.41		
9 Acres of Net Tract clearing permitted w/o reforest	8.01		
Woodland Conservation Requirement Calculations:			
10 Existing Woodland on Net Tract (acres)	12.42		
11 Existing Woodland in Floodplain (acres)	0.00		
12 Woodland Conservation Threshold (NTA) =	15.00%	2.41	
13 Smaller of 10 or 12		2.41	
14 Woodland above WCT		10.01	
15 Plan Number: (this number completed for each phase)	SDP-0102	SDP-0102-04	
16 Plan Phase or Name:	Phase 1	Phase 2	Total
17 Total area in this application (acres)	7.67	8.41	0.00
18 Floodplain area in this application (acres)	0.00	0.00	0.00
19 Net Tract area in the application (acres)	7.67	8.41	16.08
20 Woodland on the Net Tract for this phase (acres)	11.87	0.55	12.42
21 Woodland in the Floodplain for this phase	0.00	0.00	0.00
22 Woodland Cleared on Net Tract for this phase	11.87	0.55	12.42
23 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00
24 Off-site Woodland Clearing (1:1)	0.16	0.00	0.16
25 Off-site Conservation being provided on this property	0.00	0.00	0.00
26 Cumulative acres of Net Tract Woodland cleared	11.87	12.42	
27 Cumulative acres of Floodplain woodland cleared	0.00	0.00	
28 Smaller of 14 or 26	10.01	10.01	
29 Woodland Clearing below WCT	1.98	2.41	
30 Clearing below WCT (2:1 replacement requirement)	3.72	4.82	
31 Replacement for clearing above the WCT (0.25:1)	2.50	2.50	
32 Replacement for clearing below the WCT (2:1)	3.72	4.82	
33 Afforestation Threshold (AFT) =	15.00%	0.00	0.00
34 Cumulative Woodland Conservation Required	6.94	7.49	
Latest phase indicates cumulative requirement brought that phase of work			
Woodland Conservation Provided:			
35 Preservation	0.00	0.00	0.00
36 Reforestation	0.00	0.00	0.00
37 Afforestation	0.00	0.00	0.00
38 Area approved for fee-in-lieu	3.64	0.00	3.64
39 Credit for Off-site Mitigation on another property	2.75	1.10	3.85
40 Off-site Mitigation provided on this property	0.00	0.00	0.00
41 Total Woodland Conservation Provided	6.39	7.49	7.49
42 Woodland saved on this phase but not counted	0.50	0.00	0.00
43 Existing Net Tract Woodland in later phases	0.55	0.00	0.00
44 Existing Net Tract Woodland in later phases			

DATA IN THIS CHART IS COMBINATION OF A PREVIOUS APPROVAL (TCP2-25-02) AS WELL AS THE NEW CONSTRUCTION BEING PROPOSED WITH THIS PLAN REVISION. 6.39 ACRES OF WOODLAND CONSERVATION HAS ALREADY BEEN PROVIDED UNDER TCP2-25-02. PHASE 2 (SDP-0102-04) INCREASES THE WOODLAND CONSERVATION REQUIRED TO 7.49 ACRES, A DIFFERENCE OF 1.10 ACRES. THIS 1.10 ACRE INCREASE IS TO BE PROVIDED FOR BY OFF-SITE CONSERVATION ON ANOTHER PROPERTY.

OFF-SITE CLEARING
AREA 0.06 ACRES
PART OF PHASE 1

GRAPHIC SCALE

0 50 100

1" = 50'

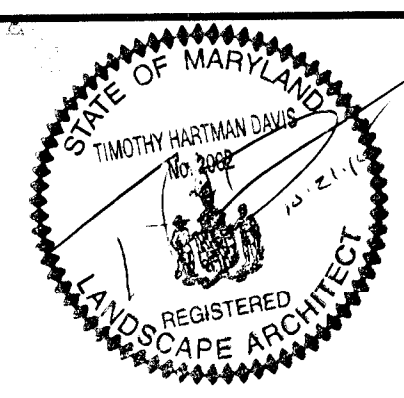
MISS UTILITY NOTE

OWNER/DEVELOPER/APPLICANT

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.

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

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001210	
MAP	5168 GRID J9
TAX MAP 009E3	ZONING CATES XXXX
WSSC 200' SHEET 217NE06, 217NE07	XXXX
SITE DATUM HORIZONTAL XXXXXX VERT CAL XXXXXX	XXXX XXXX




TREE CONSERVATION PLAN TYPE II

**CENTRAL WHOLESALERS
AT
TOWN CENTER BUSINESS CAMPUS**

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

P:\1257-00\Phase2\ENGINEER\ENV\TCP2.sht Scale= 50.0000 ft / in. User= bqillette PLTdrv= Color.plt cfbg Pentbi= TEXT.SUB.tbl 10/21/2015 4:43:14 PM

THE FEE-IN-LIEU AMOUNT IS GRANDFATHERED AND WAS PREVIOUSLY \$100,000 PER ACRE.

 **SOLTESZ**

Engineering
Planning
Environmental Sciences

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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

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8	REVISE PER WNCPPC
7	REVISE PLAN TO IN
6	REVISED LOD TO MA
5	AMENDED FOR WARE
4	REVISED TABULA

DATE: OCTOBER 2013

- 2000

CHECKED: YV


SOLTESZ

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