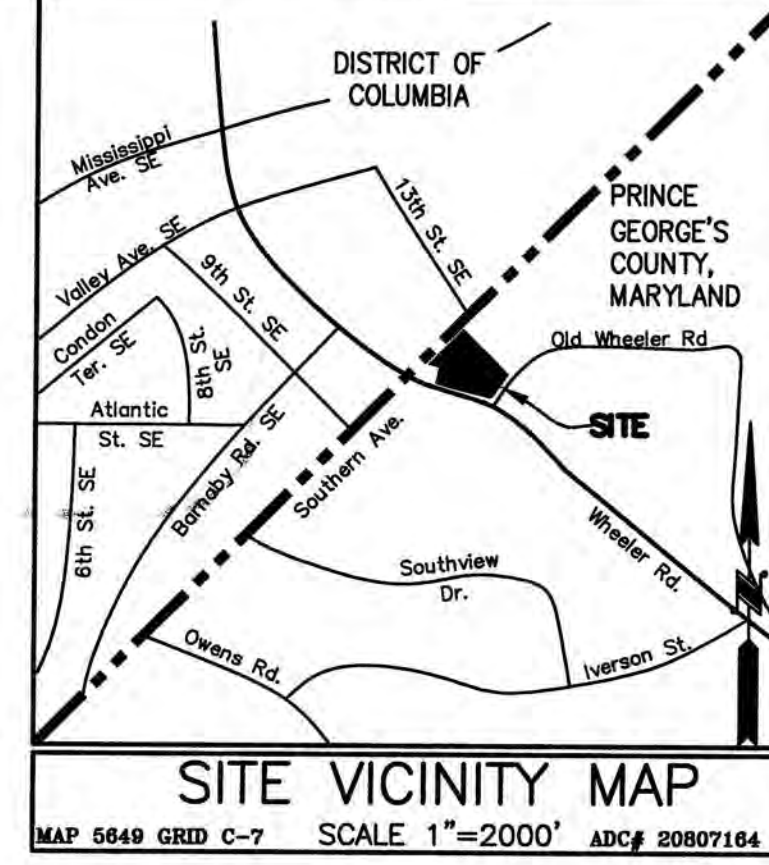
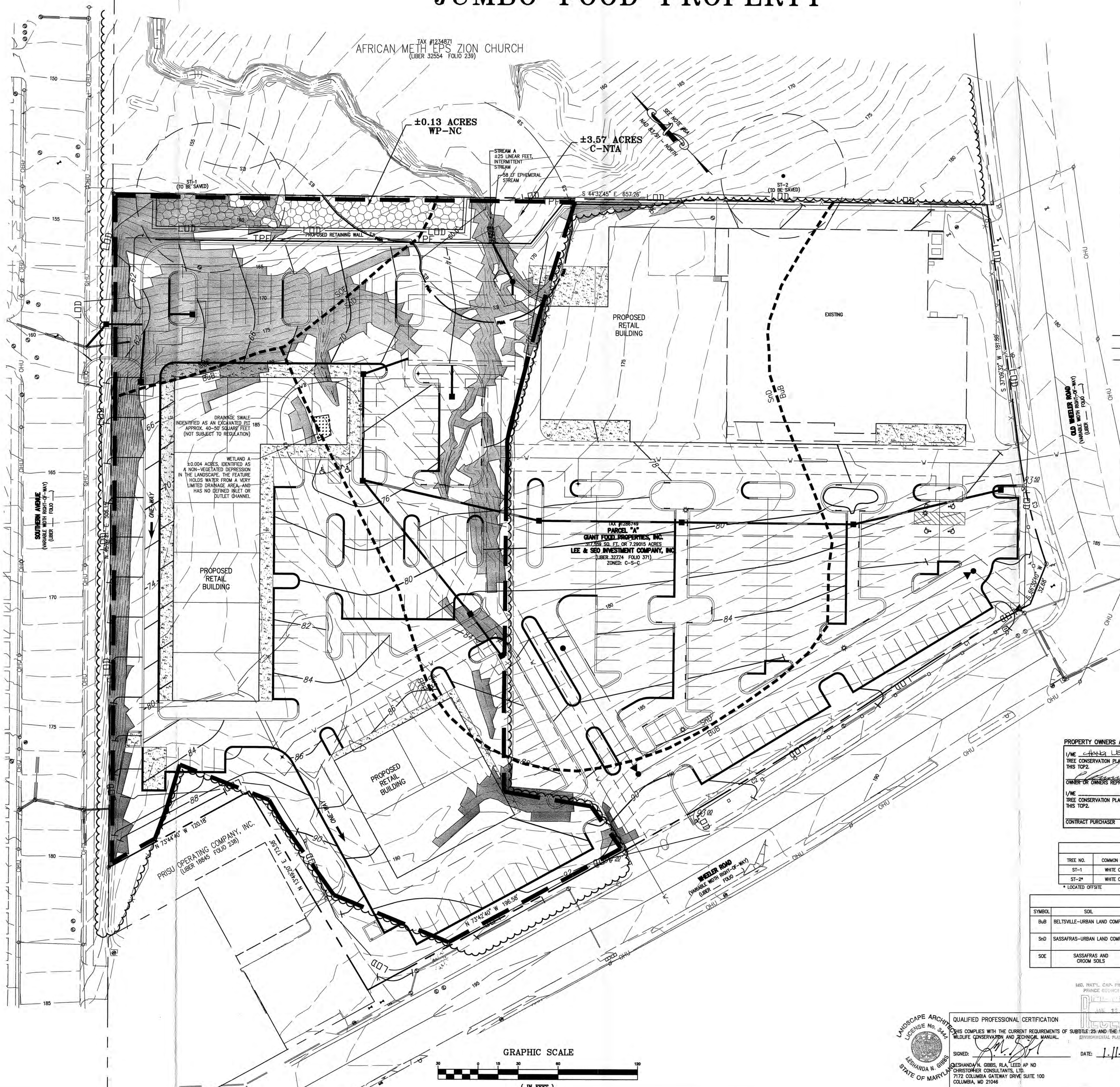


- SITE DATA
1. APPLICANT/OWNER: LEE & SEO INVESTMENT CO INC
3301 BOWLEY RD
TEMPLE HILLS, MD 20748
 2. PROPERTY ADDRESS: 4508 WHEELER ROAD
OXON HILL, MD 20745
 3. PRINCE GEORGE'S COUNTY TAX MAP NO. 87, GRID C3
LOT/PARCEL: PARCEL A
ELECTION DISTRICT NUMBER 12
LIBER 32774/FOLIO 0371
PLAT A-5122
 4. ZONING: C-S-C (COMMERCIAL SHOPPING CENTER)
 5. PLANNING AREA: 76A
 6. 200 FOOT MAP REFERENCE (WSSC): 208502
 7. WATER/SEWER CATEGORY DESIGNATION
(EXISTING): W-3 (WATER) / S-3 (SEWER)
 8. GENERAL PLAN TIER: DEVELOPED

GENERAL NOTES:

1. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY christopher consultants, inc. (BETWEEN JANUARY 6, 2012 AND JANUARY 20, 2012).
2. TOPOGRAPHY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY christopher consultants, inc. (BETWEEN JANUARY 6, 2012 AND JANUARY 20, 2012). HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AND 83/81 AS ESTABLISHED FROM A CURRENT GPS FIELD SURVEY. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NAVD 29).
3. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON JANUARY 26, 2012.
4. NO COUNTY REGULATED 100-YEAR FLOODPLAIN LOCATED ON-SITE PER DPW&T LETTER OF VERIFICATION DATED SEPTEMBER 19, 2012.
5. ON FEBRUARY 28, 2012, PASSAGE CREEK ENVIRONMENTAL CONDUCTED A WETLAND PRESENCE/ABSENCE DETERMINATION FOR 4508 WHEELER ROAD. THE WETLAND PRESENCE/ABSENCE DETERMINATION WAS CONDUCTED IN ACCORDANCE WITH 1987 US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND ATLANTIC AND GULF COASTAL PLAIN REGIONAL SUPPLEMENT (NOVEMBER 2010). AN EPHEMERAL STREAM AND A WETLAND HAVE BEEN IDENTIFIED. PLEASE SEE WETLAND REPORT (FEBRUARY 26, 2012) FOR INFORMATION.
6. DOCUMENTATION WAS RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES ON FEBRUARY 28, 2012 STATING THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE SUBJECT PROPERTY. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED WHILE PERFORMING THE WETLAND DELINEATION AND FOREST STAND DELINEATION FIELD WORK.
7. THERE ARE 2 SPECIMEN TREES LOCATED IN THE PROJECT AREA. THESE TREES WERE LOCATED USING FIELD OBSERVATIONS AND SURVEYED LOCATIONS.
8. MARLBORO CLAY AND CHRISTIANA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
9. THIS PROJECT AREA DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
10. THIS PROJECT AREA DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04.
11. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
12. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THE PROJECT AREA.
13. THE PROJECT AREA IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT. THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES WITHIN THE PROJECT AREA, ADDITIONAL ARCHEOLOGICAL AND HISTORICAL STUDIES WILL NEED TO BE COMPLETED.
14. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE PROJECT AREA. THE PROJECT AREA IS NOT LOCATED IN THE VICINITY OF ANY MASTER PLANNED ROADWAY DESIGNATED AS ARTERIAL OR HIGHWAY. THE PROJECT AREA IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE. THE PROJECT AREA IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA). THE PROJECT AREA IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
15. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
16. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR A GRADING PERMIT. IF THIS GRADING PERMIT EXPIRES, THEN TCP2-035-12 ALSO EXPIRES AND IS NO LONGER VALID.
17. CUTTING OR CLEARING OF WOODLAND 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.
18. 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.
19. 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.
20. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
21. THE PROPERTY IS WITHIN THE DEVELOPED TIER AND IS ZONED C-S-C.
22. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
23. THIS PLAN IS/IS NOT GRANDFATHERED UNDER 09-27-2010, SECTION 25-117 (G).
24. 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 TOP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF REDEMPTION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NRPPS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.



- Legend
- PROPERTY LINE
 - EXISTING INTER CONTOUR
 - EXISTING INDEX CONTOUR
 - EXISTING WETLAND
 - 25' WETLAND BUFFER
 - REGULATED STREAM (INTERMITTENT)
 - NON-REGULATED STREAM (EPHEMERAL)
 - 60' STREAM BUFFER
 - PRIMARY MANAGEMENT AREA (PMA)
 - FOREST STAND BOUNDARY
 - EXISTING TREELINE
 - SOILS
 - STEEP SLOPES (15% OR GREATER)
 - PROPOSED CONTOUR
 - TREE PROTECTION FENCE
 - LIMITS OF DISTURBANCE
 - SPECIMEN TREE (TO BE SAVED) TO BE SAVED (WITH CRITICAL ROOT ZONE)
 - WOODLAND PRESERVED - NOT CREDITED WP-NC

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE CHANG LEE HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE: 2013-01-11 DATE

I/WE _____ HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

CONTRACT PURCHASER: _____ DATE: _____

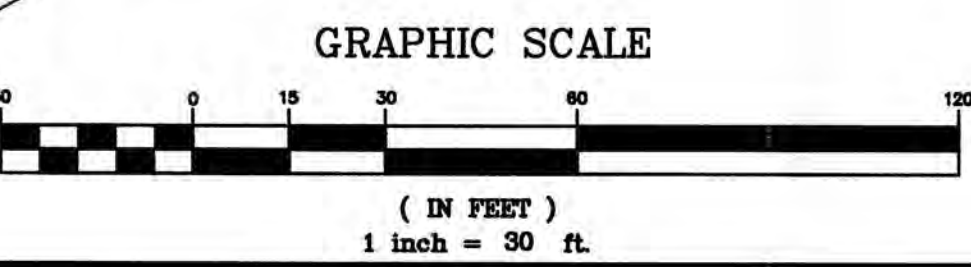
SPECIMEN TREE TABLE

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION RATING	DISPOSITION
ST-1	WHITE OAK	QUERCUS ALBA	36"	GOOD	SAVE
ST-2*	WHITE OAK	QUERCUS ALBA	30"	GOOD	SAVE

* LOCATED OFFSITE

SOIL ANALYSIS

SYMBOL	SOIL	SLOPE	HYDRC	K-FACTOR	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
BUB	BELTSVILLE-URBAN LAND COMPLEX	0-5%	YES	.37	D	WELL DRAINED
SD	SASSAFRAS-URBAN LAND COMPLEX	8-15%	NO	.28	D	MODERATELY WELL DRAINED
SOE	SASSAFRAS AND CROOM SOILS	15-25%	YES	.37	B	WELL DRAINED



QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION AND RESTORATION MANUAL.

SIGNED: Eschanda N. Gibbs DATE: 1/11/2013

ESCHANDA N. GIBBS, RLA, LEED AP ND
CHRISTOPHER CONSULTANTS, LTD.
7172 COLUMBIA GATEWAY DRIVE SUITE 100
COLUMBIA, MD 21046



M-NRPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP2-035-12

Approved by: Chang LEE Date: 1/17/13

01	
02	
03	
04	
05	

christopher consultants
engineering · surveying · land planning
christopher consultants, inc.
17170 maine gateway drive suite 100 · columbia, md 21046-2990
410.873.2886 · fax 410.873.1746 · email info@ccinc.com

APPLICANT/OWNER:
LEE & SEO INVESTMENTS
CO INC.
3301 BOWLEY RD
TEMPLE HILLS, MD 20748
410.873.2886

DATE	BY	REVISIONS
01.11.13	ING	UPDATE TCP2 PER MNCPPC COMMENTS

JUMBO FOOD PROPERTY
TYPE 2 TREE CONSERVATION PLAN
PARCEL A
ELECTION DISTRICT NO. 12
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'
DATE: 01.11.2013
DESIGN: LING
DRAWN: DAM
CHECKED: LING
PROJECT: 12008.001.00
SHEET No. 1 OF 2

TREE PRESERVATION AND RETENTION NOTES: **A. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.** **B. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.** **C. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE ROAD IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TOP2.** **D. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPF MAY BEGIN.** **E. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.** **F. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.** **G. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO ROAD RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE, OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.** **H. CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.** **I. DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING RECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.** **J. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.** **K. WHEN WOODLANDS AND/OR SPECIAL, HISTORIC OR CHAMPION TREES ARE TO REMAIN:** **A. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED FOR THE HANDOUT SURVIVANCE FOR PRINCE GEORGES COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS, THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMP IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.** **L. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE, THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TOP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.** **M. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAINSAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THIS ENCOURAGING RECOMPOSITION.** **N. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE HERBICIDE DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.** **O. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.**

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE CHANG LEE HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TOP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TOP2.

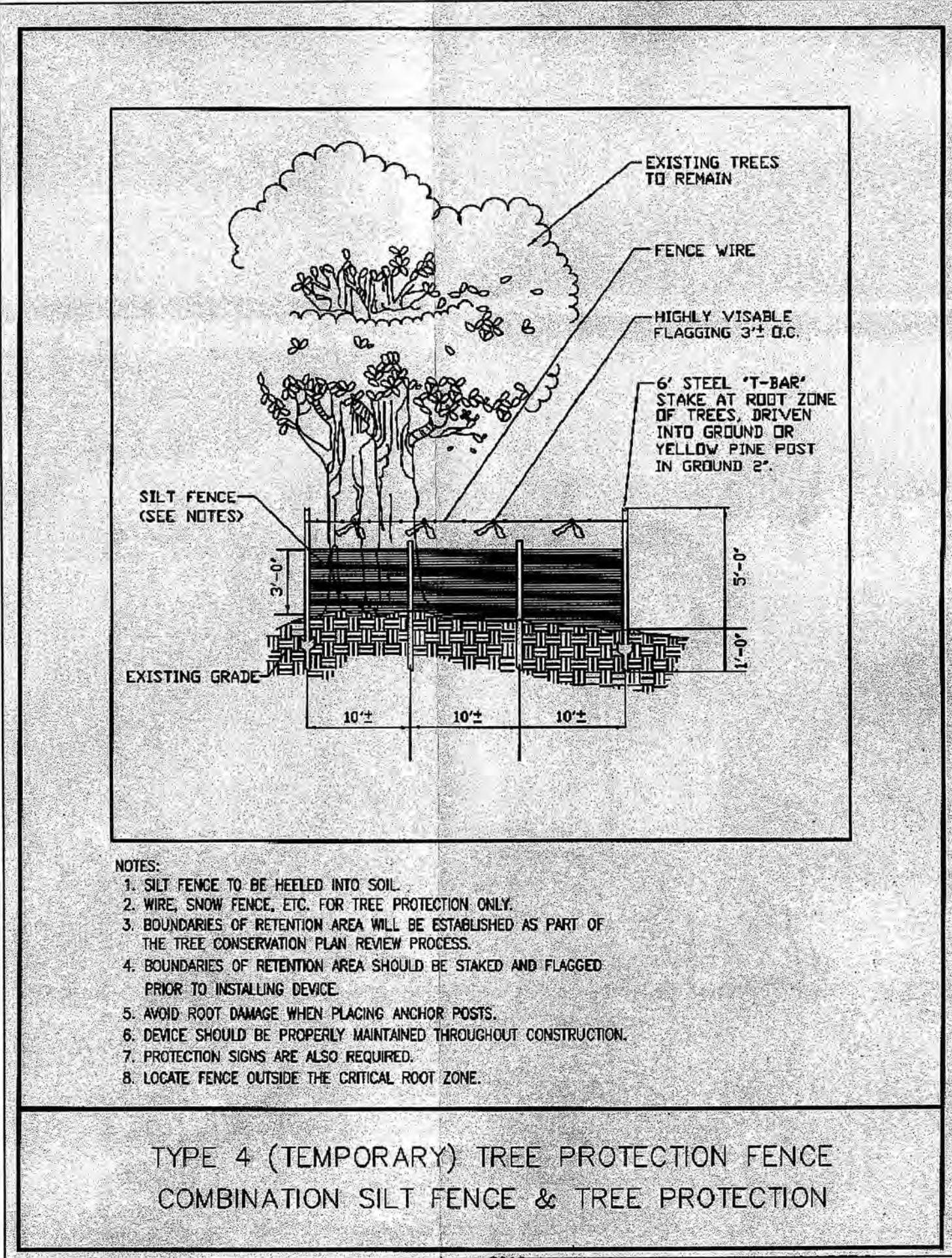
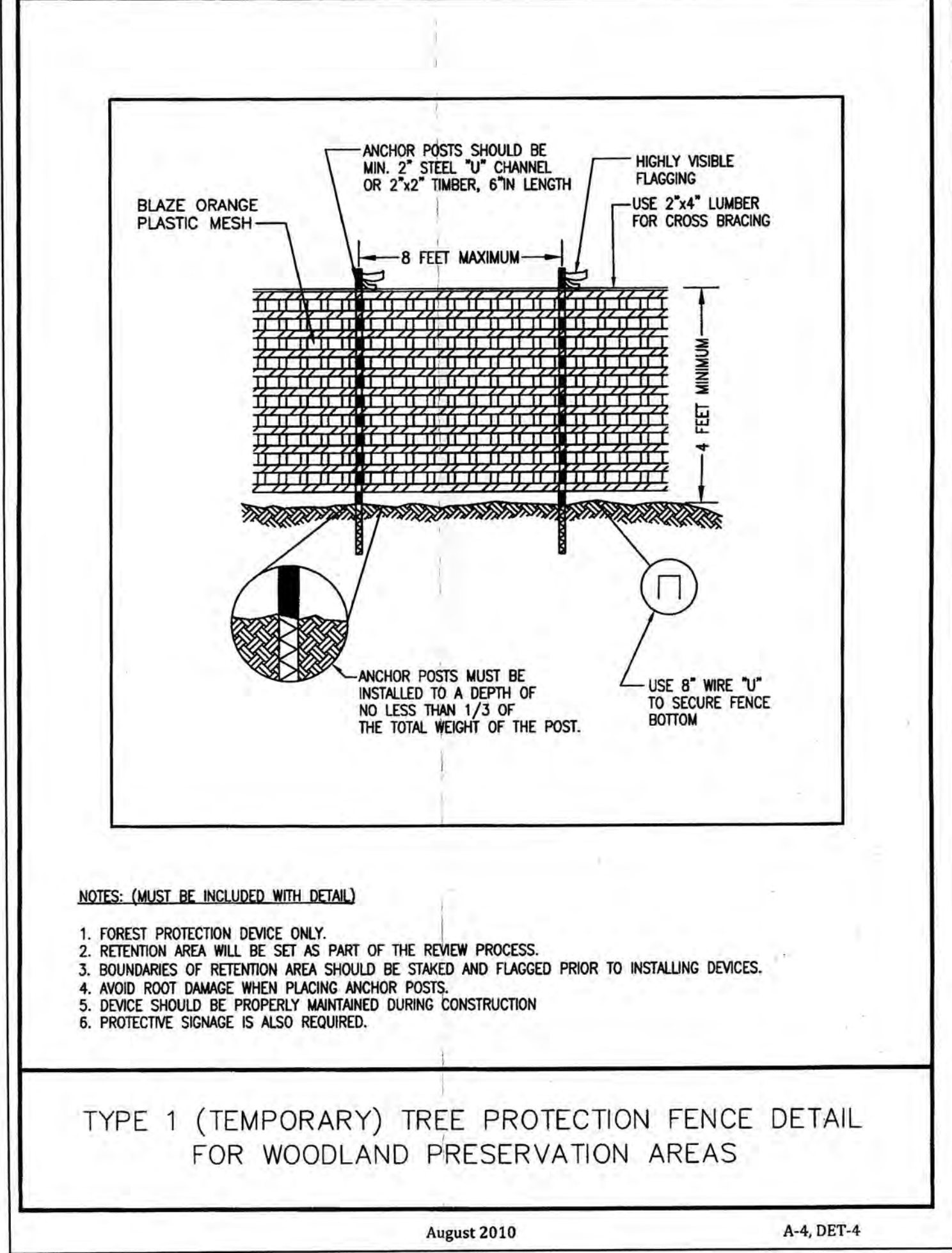
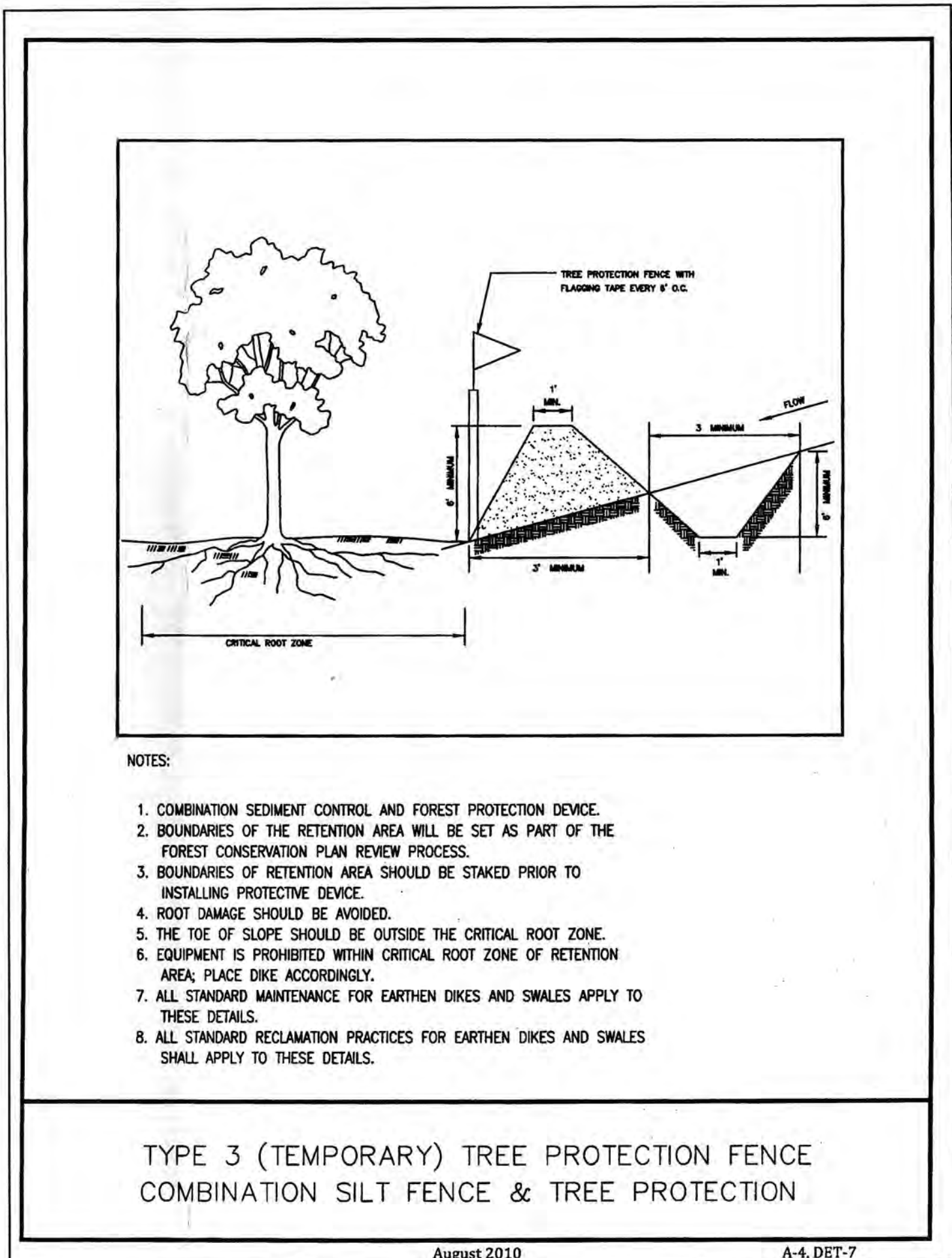
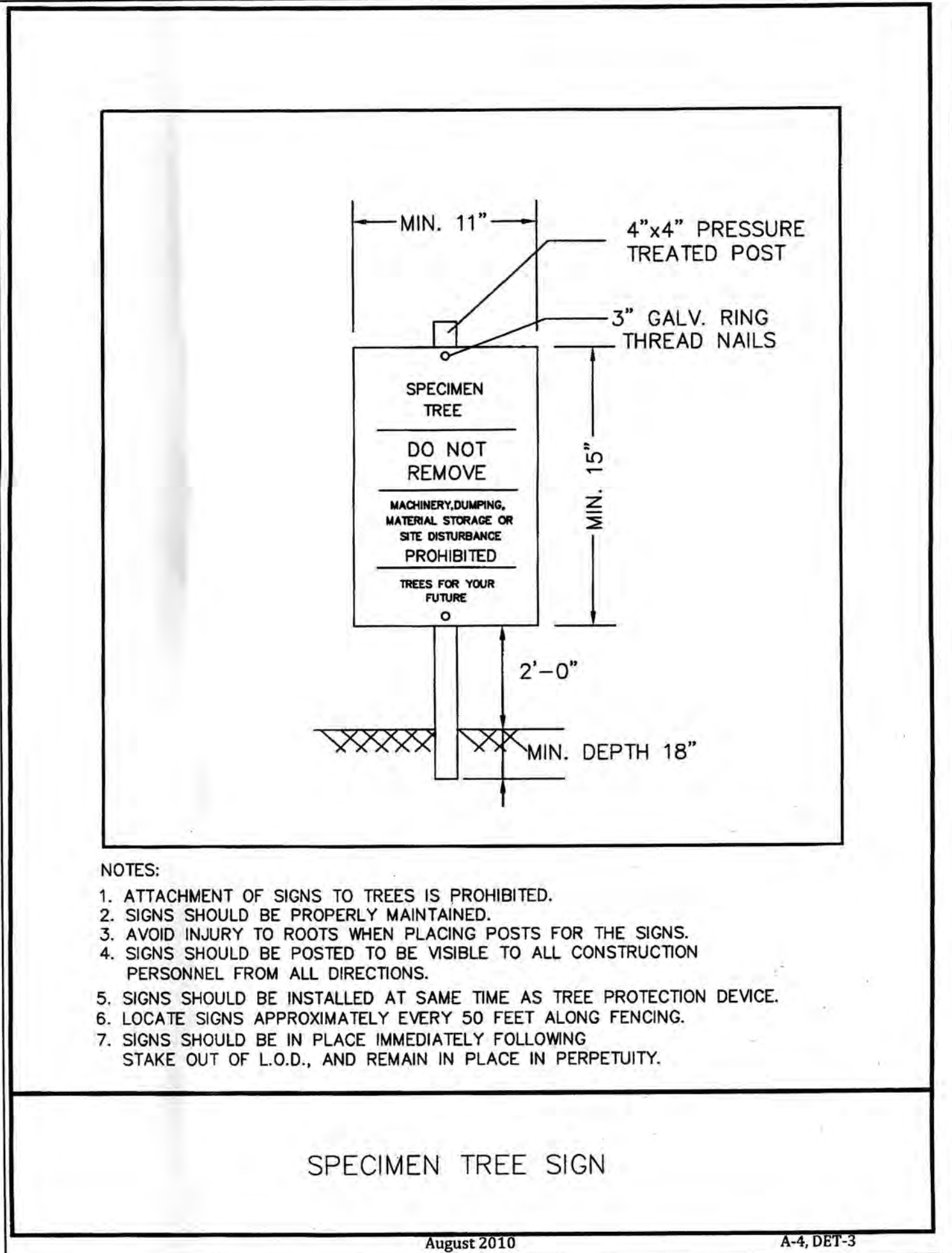
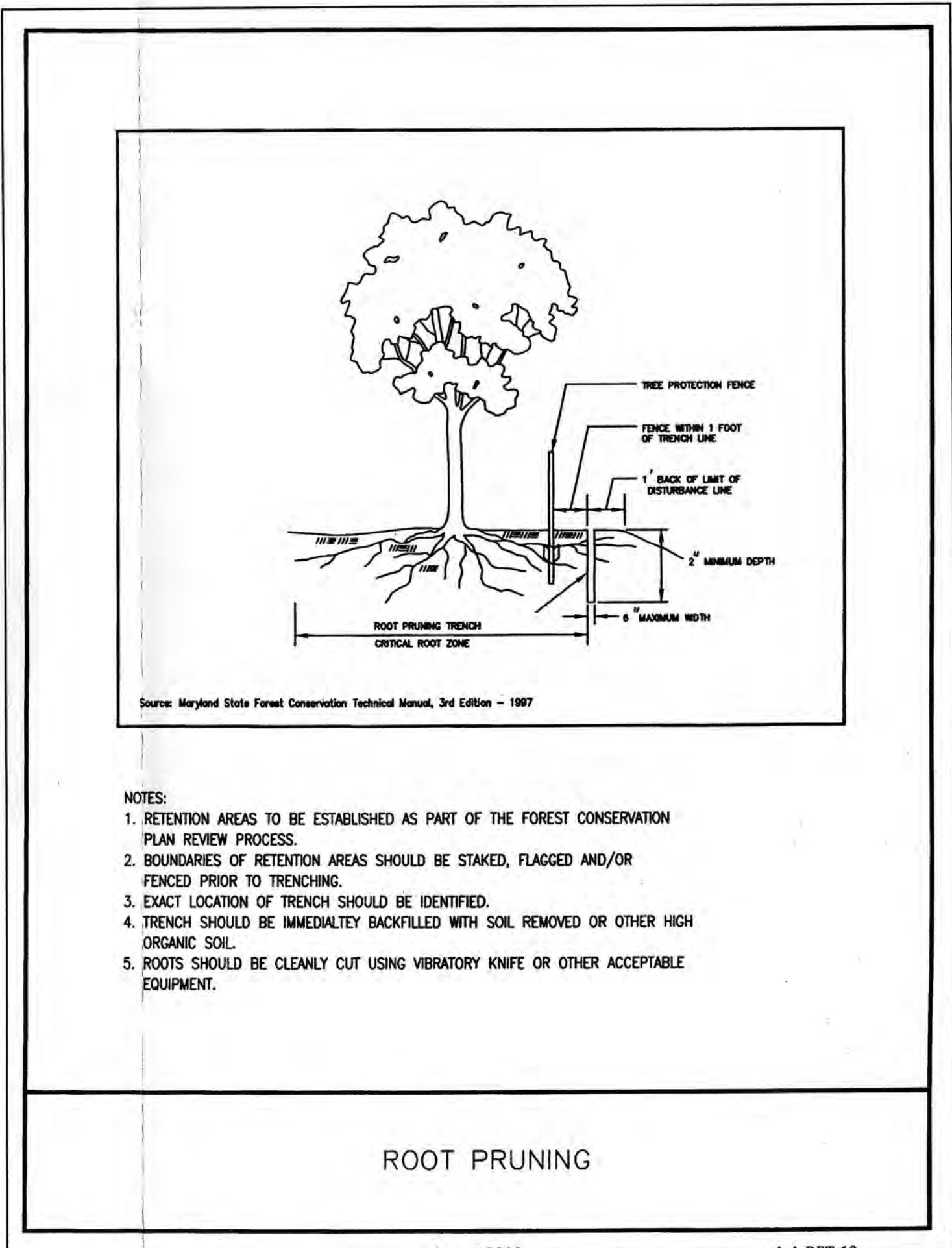
OWNER OR OWNERS REPRESENTATIVE: [Signature] DATE: 2/3-11

I/WE _____ HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TOP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TOP2.

CONTRACT PURCHASER: _____ DATE: _____



Woodland Conservation Worksheet			
for Prince George's County			
Zone:	C-S-C		
Gross Tract:	7.29		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	7.29	0.00	0.00
*Include acreage in the corresponding columns for each zone.			
Property Description or Subdivision Name: Jumbo Food			
Is this site subject to the 1989 Ordinance? N			
Reforestation Requirement Reduction Questions			
Is this one (1) single family lot? (y,n) N			
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n) N			
Is this a Mitigation Bank N			
Break-even Point (preservation) = 1.59 acres			
Clearing permitted w/o reforestation = 1.98 acres			
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
Existing Woodland		3.57	0.00
Woodland Conservation Threshold (NTA) =		15.00%	
Smaller of a or b		1.09	
Woodland above WCT		2.48	
Woodland cleared		3.57	0.00
Smaller of d or e		2.48	
Clearing above WCT (0.25 : 1) replacement requirement		0.62	
Clearing below WCT (2:1 replacement requirement)		1.09	
Afforestation Threshold (AFT) =		15.00%	
Off-site Mitigation being provided on this property		0.00	
Woodland Conservation Required		2.81	
Woodland Conservation Provided:		(acres)	
Woodland Preservation		0.00	
Afforestation / Reforestation		0.00	
Area approved for fee-in-lieu		0.00	\$0.00
Credits for Off-site Mitigation on another property		2.81	
Off-site Mitigation being provided on this property		0.00	
Total Woodland Conservation Provided		2.81	
Area of woodland not cleared		0.00 acres	
Woodland retained not part of requirements:		0.00 acres	
Prepared by:	LANDSCAPE ARCHITECT LESHANDA N. GIBBS STATE OF MARYLAND	Signed: <u>[Signature]</u> Date: <u>1-11-2013</u>	



LANDSCAPE ARCHITECT
 LICENSE NO. 3444
 LESHANDA N. GIBBS
 STATE OF MARYLAND

QUALIFIED PROFESSIONAL CERTIFICATION
 THIS COMPLES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION AND TECHNICAL MANUAL.
 SIGNED: [Signature] DATE: 1-11-2013
 LESHANDA N. GIBBS, RLA, LEED AP ND
 CHRISTOPHER CONSULTANTS, LTD.
 7172 COLUMBIA GATEWAY DRIVE SUITE 100
 COLUMBIA, MD 21046

M-NCPPC
 Prince George's County Planning Department
 Environmental Planning Section
 APPROVAL
 TREE CONSERVATION PLAN
 TCP2-035-12
 Approved by: [Signature] Date: 1/17/13
 01
 02
 03
 04
 05

christopher consultants
engineering · surveying · land planning
christopher consultants, inc.
7172 columbia gateway drive (suite 100) · columbia, md 21046-6980
410.922.8860 · mdo.301.881.0118 · fax.410.922.8860

APPLICANT/OWNER:
LEE & SON, INC.
3301 BRINKLEY RD
TEMPLE HILLS, MD 20748

REVISIONS

DATE	BY	UPDATE TOP2 PER MNCPPC COMMENTS
01.11.13	LNG	

**JUMBO FOOD PROPERTY
 TYPE 2 TREE CONSERVATION PLAN**
 PARCEL A
 ELECTION DISTRICT NO. 12
 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: NO SCALE

DATE: 01.11.2013

DESIGN: LNG
DRAWN: DAM
CHECKED: LNG
PROJECT: 12008.001.00

SHEET No. 2 OF 2