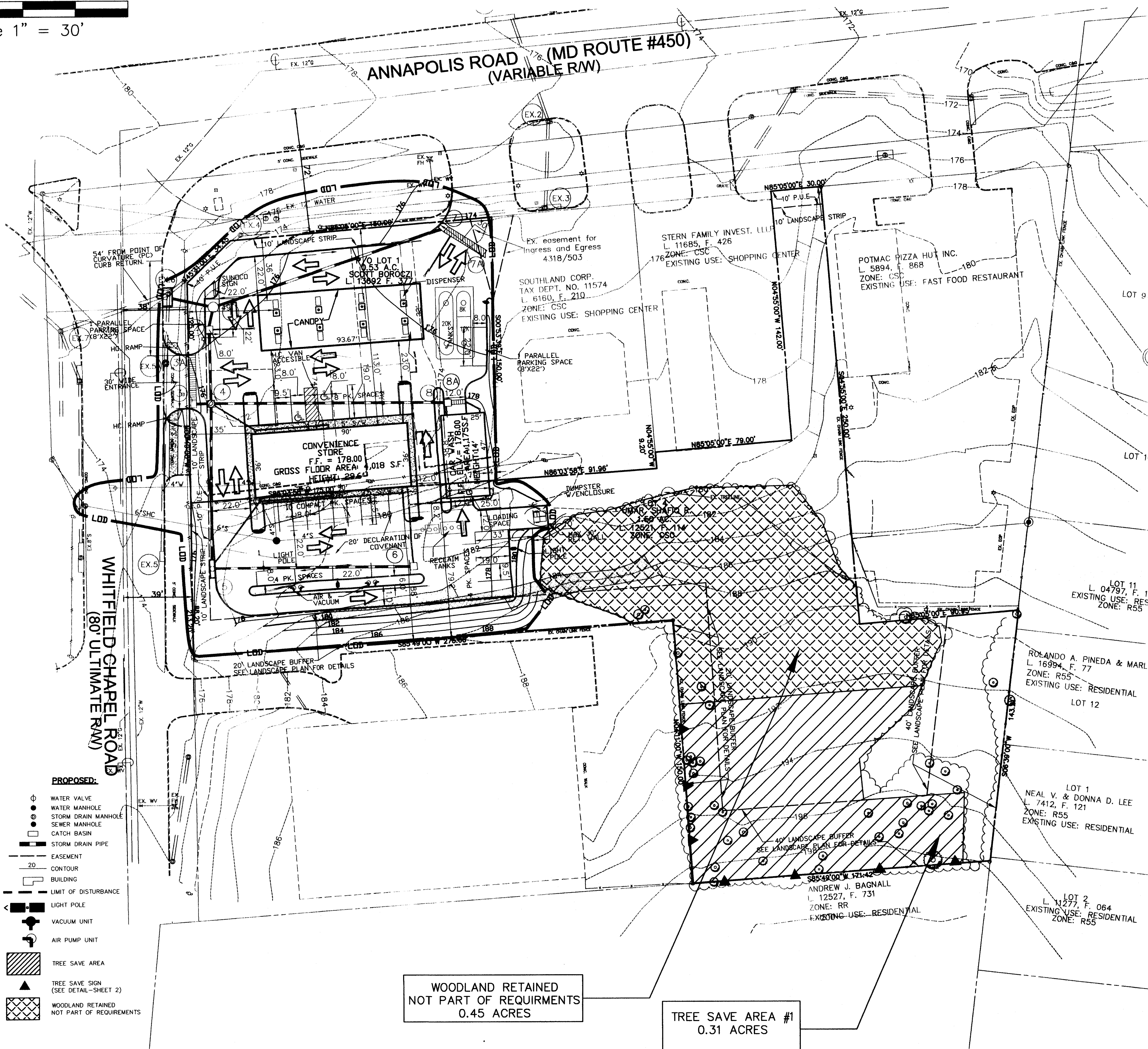


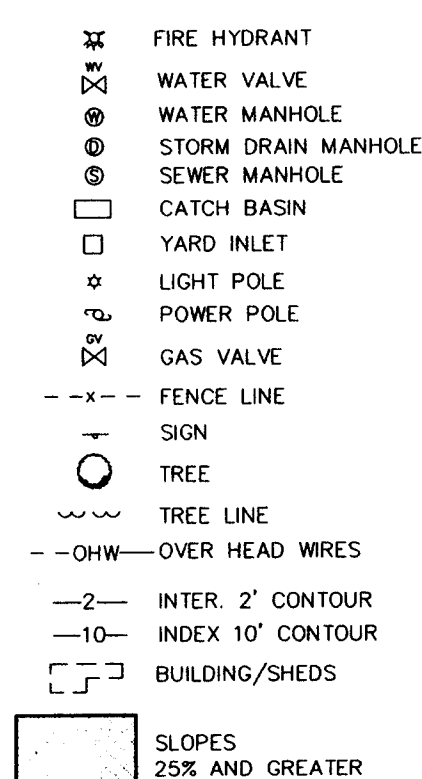


Scale 1" = 30'

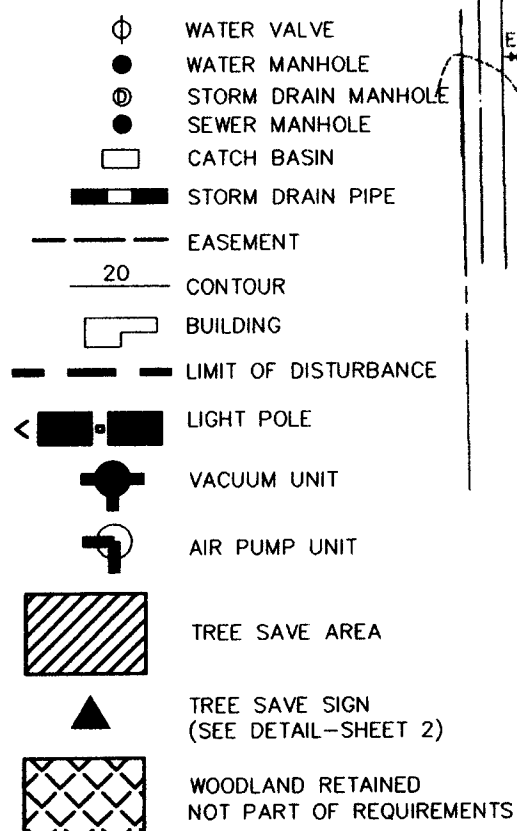


LEGEND:

EXISTING:



PROPOSED:



OWNER/DEVELOPER:
SHAFIQ UMAR
12711 LONGWATER COURT
MITCHELLVILLE, MD 20721
PHONE NO. (301) 580-0154
FAX NO. (301) 577-0498

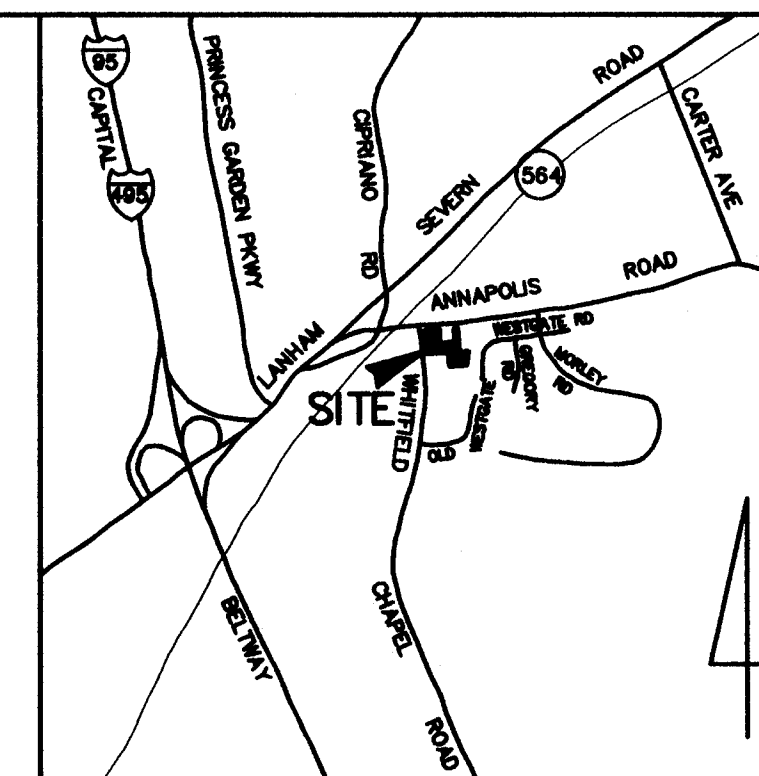
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

WOODLAND RETAINED
NOT PART OF REQUIREMENTS
0.45 ACRES

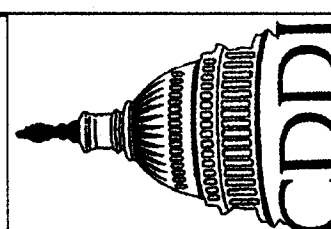
TREE SAVE AREA #1
0.31 ACRES

WESTGATE CONVENIENCE NOTES:

- PROPERTY ZONED: CSC
- PROPOSED USE OF PROPERTY: GAS STATION, CAR WASH & CONVENIENCE STORE.
- GROSS TRACT AREA:
AREA OF P/O LOT 1: 0.5342 A.C. OR 12,130.7 SQ. FT.
AREA OF LOT 4: 1.5011 A.C. OR 65,340 SQ. FT.
TOTAL: 2.0353 A.C. OR 88,658 SQ. FT.
- PREVIOUS SPECIAL EXCEPTION APPROVALS: #1042, 2225 ND 3910.
- PROPOSED DWELLING UNITS BY TYPE ARE NOT APPLICABLE
- TOTAL LOTS SHOWN: 2
- SETBACK REQUIREMENTS:
MIN. FRONT NORTH: 10'
MIN. REAR: 30'
MIN. STREET SIDE: 10'
MIN. ADJACENT PROP. SIDE: 0.0
- BOUNDARY FROM RECORDED DEEDS: 31970, F. 155, AND L.31970, F. 149
- THERE ARE NO PERENNIAL STREAMS, WETLANDS, OR FLOODPLAIN ON SITE
- PLEASE SEE APPROVED TCPII/104/00-01 FOR 25 % SLOPES AND GREATER.
- THIS SITE IS NOT WITH IN THE CHESAPEAKE BAY CRITICAL AREA.
- 2 FT. TOPO FROM M.N.C.P.&P.C.
- NO CEMENTARIES OR HISTORIC SITES FOUND ON OR IN THE VICINITY.
- TAX MAP #44, GRID C-3.
- ADC MAP #13, GRID G-2
- 200 SHEET NO.: 207 NE 08
- SEWER CATEGORY: 3
- WATER CATEGORY: 3
- FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
- SWM CONCEPT APPROVAL #30028-2003 APPROVED ON 9/16/04
- SOILS FOUND ON SITE:
ShC2 - Sassafras sandy loam
StC2 - Sunnyside fine sandy loam
SvC3 - Sunnyside sandy clay loam
- AVIATION POLICY AREA IS NOT APPLICABLE.
- ALL HANDICAP AND REGULAR PARKING SPACES TO BE PAINTED PER COUNTY REQUIREMENTS (4" WHITE PAINT)
- THE INSTALLATION AREA OF THE PROPOSED VACUUM AND AIR PUMP UNITS ARE SHOWN ON THE SITE PLAN.
- THERE WILL BE NO PARKING OR STORAGE OF JUNKED/WRECKED VEHICLES ON SITE
- THERE WILL BE NO DISPLAY OR RENTAL OF CARGO TRAILERS, TRUCKS, OR SIMILAR USES ON SITE.
- THERE WILL BE NO AUTO REPAIRS DONE ON SITE.
- THE APPLICANT WILL REMOVE ALL STRUCTURES USED FOR THE GAS STATION UPON ABANDONMENT THEREOF.
- LOT COVERAGE DOES NOT APPLY TO C-S-C ZONE.
- THIS GAS STATION COMPLIES WITH THE REQUIREMENTS OF SECTION 27-358 (a) (1), (2) AND (4):
(1) THIS PROPERTY HAS AT LEAST 150 FEET OF FRONTAGE ON AND DIRECT VEHICULAR ACCESS TO A STREET WITH A RIGHT-OF-WAY WIDTH OF AT LEAST SEVENTY FEET.
(2) THIS PROPERTY IS LOCATED AT LEAST 300 FEET FROM ANY LOT ON WHICH A SCHOOL, OUTDOOR PLAYGROUND, LIBRARY, OR HOSPITAL IS LOCATED.
(4) THE STORAGE OR JUNKING OR WRECKED MOTOR VEHICLES (WHETHER CAPABLE OF MOVEMENT OR NOT) IS PROHIBITED.
- THE GROSS FLOOR AREA OF THE IMPROVEMENTS TO BE CONSTRUCTED ON P/O LOT 1 IS 4,988 S.F. THE GROSS FLOOR AREA OF THE IMPROVEMENTS TO BE CONSTRUCTED ON LOT 4 IS 205 S.F. DEVELOPMENT OF MORE THAN 5,000 SQUARE FEET OF GROSS FLOOR AREA ON P/O LOT 1 REQUIRES THE APPROVAL OF A PRELIMINARY PLAN OF SUBDIVISION PURSUANT TO SECTION 24-107 (c)(7)(C). DEVELOPMENT ON LOT 4 IS LIMITED TO 16,000 SQUARE FEET OR EQUIVALENT DEVELOPMENT PURSUANT TO CONDITION 3 FILE 4-88230 (PGCPB RESOLUTION NO. 88-609).



VICINITY MAP
SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

WESTGATE CONVENIENCE
LOT 4 - L. 12521, F. 114
P/O LOT 1 L.13692, F. 377
LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN TYPE II

REVISIONS

DATE	REV. PER	COMMENTS
6/5/07	REV. PER	
5/7/07	REV. PER	
11/1/11	REV. PER	
11/1/11	REV. PER	

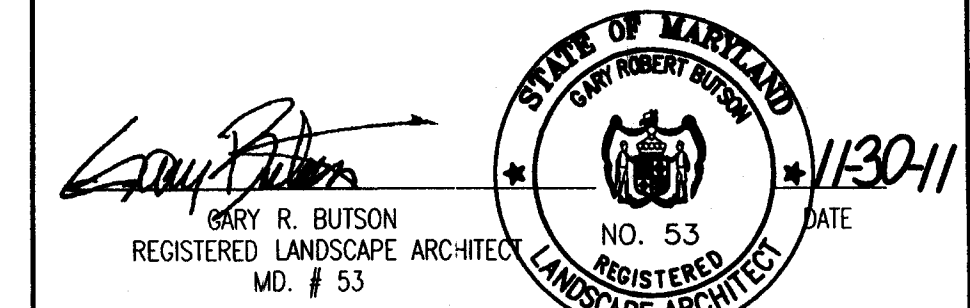
DATE: NOV., 2011
DWN. DS
CHECKED GB

SCALE: 1"=30'

PROJECT/FILE NO.
03-027

SHEET NO.
1 OF 2

TREE CONSERVATION PLAN CERTIFIED BY:



M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II/104/00-01	
Approved by	
John P. Markovich	9/13/00
Lori Shirley	6/29/07
Megan K. Reiser	12/1/11
01	
02	
03	
04	
05	
06	

STANDARD TCP-II NOTES

1. 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 \$1.50 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) shall be contacted prior to the start of any work on the address implementation of woodland conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds shall be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. All required off-site mitigation shall be identified on an approved TCP-II for the offsite location and shall be recorded as an off-site easement in the land records of Prince George's County prior to issuance of any permits for the subject property.

Optional Notes

1. The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
4. Woodland Conservation-Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place.
5. All tree planting for woodland replacement, reforestation, afforestation and the location of all Tree Protection Devices (TPDs) shown on this plan shall be completed prior to Use and Occupancy Permit. Failure to establish the woodland replacement, reforestation, afforestation, and (TPDs) within the prescribed time frame will result in the forfeiture of the Reforestation Bond and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by the DER Inspector.
6. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
7. Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site and-MNCPPC, Environmental Planning Section.
8. Prior to the issuance on any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name
Business Name
Address
Phone Number

WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

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 Department of Environmental Resources as dead, dying, or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a Licensed Tree Expert to believe that the tree or 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.
2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A-300 Pruning Standards (Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices).
3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval by the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch, or other materials that would inhibit sprouting.
4. 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, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, or Non- Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

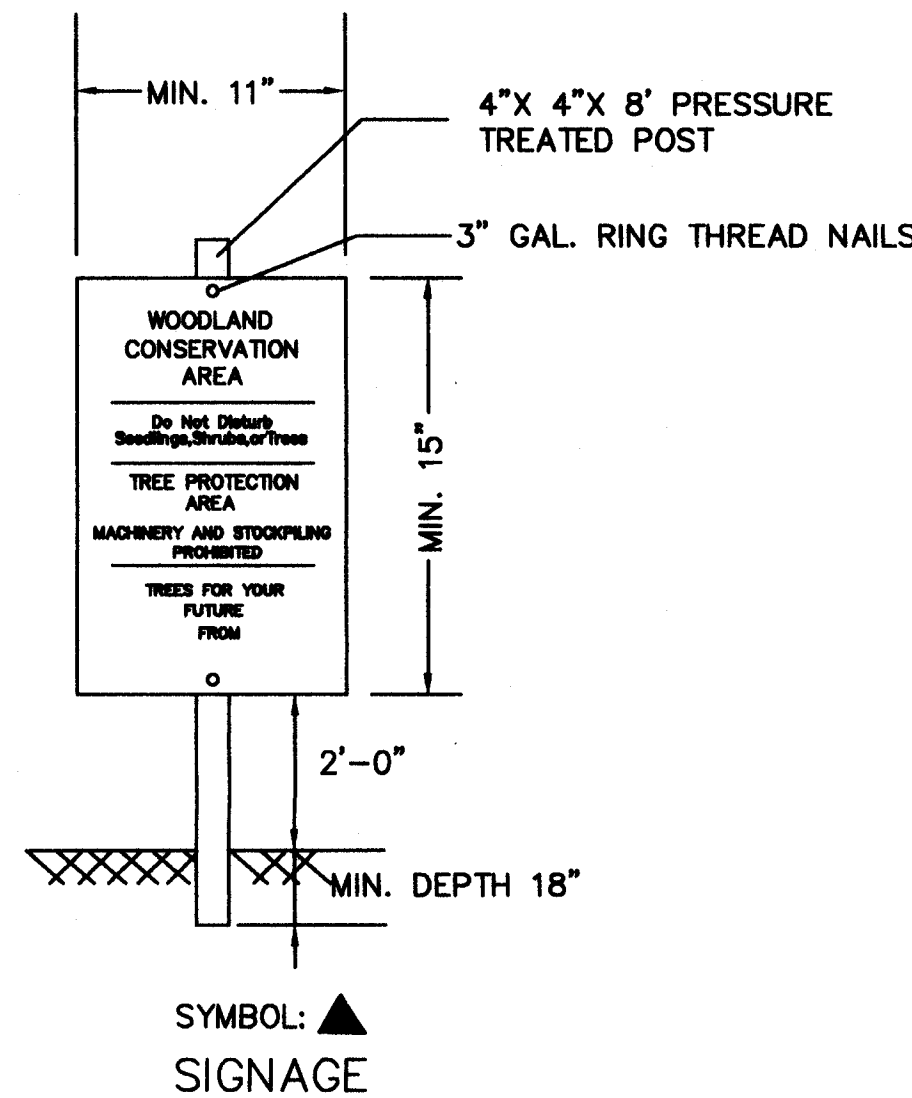
1. If the developer or builder no longer has an interest in the property, the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only, such as pruners or a chain saw. These plants may be cut near the ground and the 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, thus encouraging decomposition.
3. 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 chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done accordance with the label instructions.

Note: 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.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

1. A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation Plan (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building located at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
2. Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

WOODLAND CONSERVATION SIGN



SIGNAGE NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
West Gate Convenience	104/00-01	SE-4519/02	
Site Calculations:	Zone 1:	C-S-C	2.04
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		2.04
		TCC Required	TCC Required
		(Acres)	in (SF)
Total Acres (gross acres)	% of TCC required	0.20	8866
2.04	10.0%		
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.31 acres		13503.6
B. TOTAL AREA EXISTING TREES (non-WC acres) =	0.45 acres		19602
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			33106
E. TOTAL SQUARE FOOTAGE REQUIRED =			8866
		Requirement Satisfied	

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2 - 1/2 - 3" = 65 3 - 3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7 - 9' in height	1 - 1/2 - 1-3/4" = 75 2 - 2 1/2" = 100 2 - 1/2 - 3" = 110		0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 - 1/2 - 3" = 160 3 - 3 1/2" = 175		0
Deciduous - major shade tree (50' or greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 - 1/2 - 3" = 225 3 - 3 1/2" = 250		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8" = 40 8 - 10" = 50 10 - 12" = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8" = 75 8 - 10" = 100 10 - 12" = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6 - 8" = 150 8 - 10" = 175 10 - 12" = 200		0
Evergreen - large tree (50' height or greater with spread of over 30')	6 - 8" = 150 8 - 10" = 200 10 - 12" = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0

(Manually enter information/figures into shaded areas)

Prepared by

11/30/2011
Date

Revised June 2011

Woodland Conservation Worksheet
for
Prince George's County

Zone:	C-S-C		
Gross Tract:	2.04		
Floodplain:	0.00		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	2.04	0.00	0.00

*Include acreage in the corresponding columns for each zone.

Property Description or Subdivision Name: WESTGATE CONVENIENCE

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) Y

Is this a Mitigation Bank N

Break-even Point (preservation) = 0.40 acres

Clearing permitted w/o reforestation = 0.36 acres

Woodland Conservation Calculations:	Net Tract (acres)	Off-site Floodplain Impacts (acres)
Existing Woodland	0.76	0.00
Woodland Conservation Threshold (NTA) =	15.00%	0.31
Smaller of a or b		0.31
Woodland above WCT		0.45
Woodland cleared		0.00
Smaller of d or e		0.00
Clearing above WCT (0.25 : 1) replacement requirement		0.00
Clearing below WCT (2:1 replacement requirement)		0.00
Afforestation Threshold (AFT) =	15.00%	0.00
Off-site Mitigation being provided on this property		0.00
Woodland Conservation Required		0.31

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.31
Afforestation / Reforestation	0.00
Area approved for fee-in-lieu	0.00
Credits for Off-site Mitigation on another property	0.00
Off-site Mitigation being provided on this property	0.00
Total Woodland Conservation Provided	0.31

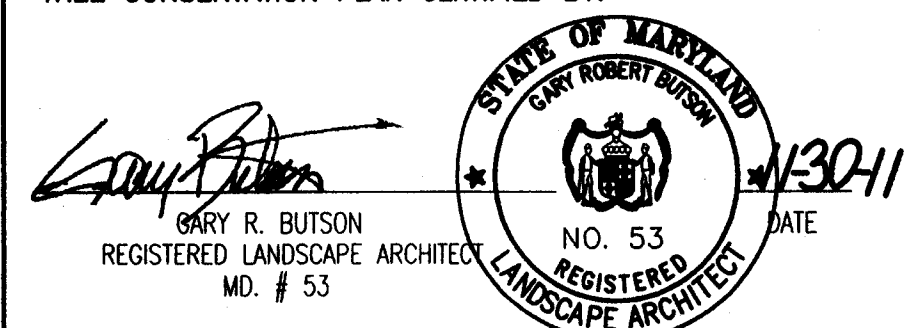
Area of woodland not cleared 0.76 acres
Woodland retained not part of requirements: 0.45 acres

Prepared by:

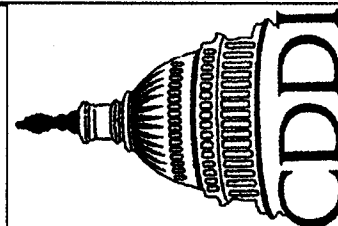
11/30/2011
Date

OWNER/DEVELOPER:
SHAFIQ UMAR
12711 LONGWATER COURT
MITCHELLVILLE, MD 20721
PHONE NO. (301) 580-0154
FAX NO. (301) 577-0498

TREE CONSERVATION PLAN CERTIFIED BY:



M.N.C.P.F.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL TREE CONSERVATION PLAN TCP II/104/00-01		
Approved by	Lori Shirley	8/29/07
01		
02	Magnum K. Reiser	12/1/11
03		
04		
05		
06		



CAPITAL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

WESTGATE CONVENIENCE
LOT 4 - L 12521, F. 114
P/O LOT 1 L 13692 F. 377
LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE II-DETAIL SHEET

REVISIONS

6/5/07 REV. PER	
COMMENTS DATED 5/7/07	D.S.
11/1/11 REV. PER	
COUNTY'S REQUEST	F.B.H.

DATE: NOV., 2011
DWN: DS CHECKED: GB

SCALE: 1"=30'

PROJECT/FILE NO. 03027
SHEET NO. 2 OF 2