

[illegible]

AREA STATEMENT

AREA STATEMENT		
SITE AREA	-	30.18 AC.
UNDISTURBED SITE AREA	-	30.14 AC.
DISTURBED SITE AREA	-	0.04 AC.
DISTURBED PUBLIC SPACE	-	0.0 AC.
TOTAL DISTURBED AREA	-	0.04 AC.

TOTAL FENCE LENGTH = 2361 LF (INCL 4 GATES @ 15')

	<u>BLOGS ALGA</u>	<u>BLOGS XL:</u>
OFFICE BLDG.	47,650 SF	678,775 SF - 2 STORY
NOTES TRANS.	33,265 SF	678,880 SF - 1 STORY
VAREHOUSE	31,600 SF	553,850 SF - 1 STORY
FUEL/NAOH	1,605 SF	23,970 SF - 1 STORY
NEW - RADIO REPAIR SHOP	981 SF	15,912 SF - 1 STORY

ORIGINAL PERMITS

	<u>BIDS PERMIT NO</u>	<u>DATE ISSUED</u>	<u>OCCUPANCY PERMIT ISSUED</u>
OFFICE BLDG.	50075-81	4-28-81	12-17-82
MOTOR TRANSP	50077-81	4-28-81	11-9-82
WAREHOUSE	50076-81	4-28-81	8-26-82
FUEL/WASH	50078-81	5-7-81	11-9-82

NOVOTENAD CONSERVATION PLAN
CSPAL/NOVA

1. Owner: Pot-nac Electric Power Company
1905 Pennsylvania Avenue, N.W.
Washington, D.C. 20006

2. Subject Property: Pot-nacville Service Center
8300 Old Marlboro Pike
Upper Marlboro, Maryland 20772

3. Tax map 90
-rid B - 2
-lot 452 and Parcels 130 and 134

4. Cutting or clearing of woodland not in conformance with the
Plan or without the approval written consent of the Planning
Director or designee shall be subject to a \$1.20 per square
foot excise fee.

5. The Department of Natural Resources, Forest Resources Unit
shall be contacted at 701-925-6202 prior to the initiation
of any construction of the site.

6. Upon sale of the property the Pot-nac Electric Power Company
or its representative shall notify the purchaser of the
ownership of any woodlands and the associated taxes levied on the
woodlands and the associated fines for unauthorized
disturbances to these areas.

7. Existing chain link fences shown on this Plan will act as
the effective boundary of the property.

PARKING TABULATION

OFFICE BLDG :	$47,650 \div 250$	=	190
MOVER TRAMP :	$33,260 \div 500$	=	67
WAREHOUSE :	$31,600 \div 1,500$	=	21
FUEL/WATER :	$1,605 \div 500$	=	3
			<hr/>
			281 REQUIRED

PARKING PROVIDED
REGULAR SPACES • 335 (94 COMPACT)
HANDICAP SPACES • 10
345 PROVIDED

WOODLAND CONSERVATION PLAN		
SITE NOTES		
1.	ZONE	2 - 1
2.	GROSS TRACT AREA:	10.18 ACRES
	MINUS FLOODPLAIN	0.00 ACRES
	MINUS DEDICATED LAND	0.00 ACRES
	NET TRACT:	10.18 ACRES
3.	WOODLAND CONSERVATION REQUIRED	3.02 ACRES
		(10% OF NET TRACT)
4.	WOODLAND CONSERVATION PROVIDED	3.02 ACRES
		(10% OF NET TRACT)
5.	WOODLAND CLEARED	0.00 ACRES

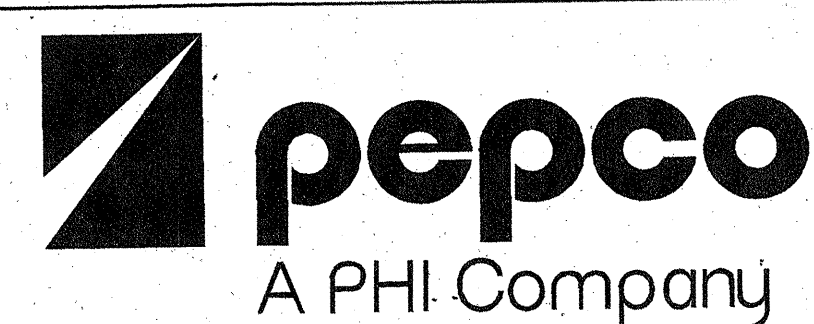
ZONED I-1 ~~SECRET~~ ZONED I-1 CONDITIONAL PETITION NO. A-8944

OWNER: POTOMAC ELECTRIC POWER CO
1900 PENNSYLVANIA AVE. N.W.
WASHINGTON, DC. 20068

DIRECT INQUIRIES TO: A. G. MERLENE
CIVIL & SUBSTATION ENG DEPT. RM. 311
TEL: (302) 872-2730

CODE DATA: EXISTING BUILDING - 2C CONSTRUCTION FULLY SPRINKLERED
W/ FIRE WALLS
PROPOSED NEW CONSTRUCTION - 2C - FULLY SPRINKLERED

FORESTVILLE SERVICE CENTER

[illegible]

1 OF 2
SHEET

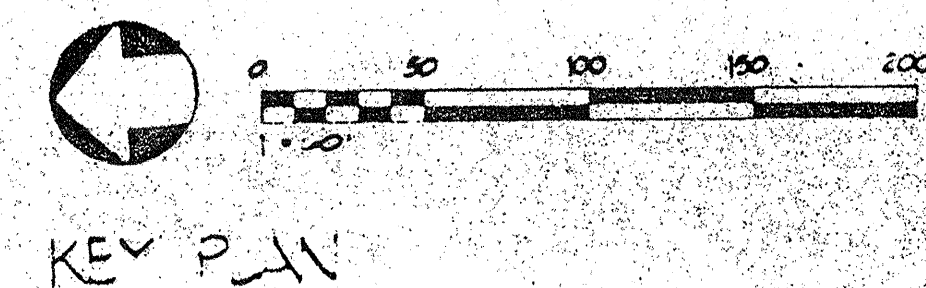
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH-107-92

	Approved by	Date
	John P. Markovich	6/4/92
01	<i>[Signature]</i>	10/10/11
02		
03		
04		
05		

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-11/107/92

John P. Markom 6/4/92
BY DATE

MD. NAT'L CAP. PK. & PL. COM.
PRINCE GEORGE'S COUNTY
OCT 3 2012
COUNTYWIDE PLANNING DIVISION



DCMM
Duane, Cahill, Mullineaux & Mullineaux PA
Architecture, Planning, Interiors, Consultants
2001, Md. 301-224-1690, Leverage, Pa. 302-645-5556, Ocean City, Md. 301-524-1887

JOB NO. 59637

FORESTVILLE SERVICE CENTER

WOODLAND CONSERVATION PLAN

POTOMAC ELECTRIC POWER CO.

CHKD	APPD	APPD	APPD	APPD	APPD	DR BY	ENGR
						DATE	SCALE

7E-SCP-595

MICROFILM TITLE

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

Zone: I-1

Gross Tract: 30.18

Floodplain: 0.00

Previously Dedicated Land: 0.00

Net Tract (NTA): 30.18

TCP Number: 10/10/92

Property Description or Subdivision Name: Y

Is this site subject to the 1989 Ordinance? (y/n): Y

Are there prior TCP approvals which include a combination of this lot? (y/n): Y

Is any portion of the property in a WC Bank? N

Break-even Point (preservation) = 3.02 acres

Clearing permitted w/o reforestation = 0.00 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)
Existing Woodland		3.02		0.00
Woodland Conservation Threshold (WCT) =	10.00%	3.02		
Smaller of 13 or 14		0.00		
Woodland above WCT		0.00	0.00	0.00
Woodland cleared		0.00		
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25 - 1) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2:1 replacement requirement)		0.00		
Afforestation Threshold (AFT) =	10.00%	0.00		
Off-site WCA being provided on this property		0.00		
Woodland Conservation Required		3.02		

SECTION III-Meeting the Requirements

Woodland Preservation	3.02		
Afforestation / Reforestation	0.00		
Natural Regeneration	0.00	0.00	
Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00	
Forest Enhancement Credit (Area * .25)	0.00	0.00	\$0.00
Area approved for fee-in-lieu-PFA	0.00		\$0.00
Area approved for fee-in-lieu-PFA	0.00		
Credits for Off-site Conservation on another property	0.00		
Off-site WCA (preservation) being provided on this property	0.00		
Off-site WCA (afforestation) being provided on this property	0.00		
Total Woodland Conservation Provided		3.02	

Area of woodland not cleared: 3.02 acres

Net tract woodland retained not part of requirements: 0.00 acres

100-floodplain woodland retained: 0.00 acres

On-site woodland conservation provided: 3.02 acres

On-site woodland retained not credited: 0.00 acres

Prepared by: Signed: Date:

Last Revised: January 20, 2012

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name: Forestville Service Center

TCP2#: TCPH-107-92

DRD Case #: I-1

Area (acres): 30.18

Site Calculations:

Zone	Area (acres)
Zone 1:	
Zone 2:	
Zone 3:	
Zone 4:	
Total Acres:	30.18

Total Acres (gross acres): 30.18

% of TCC required: 10.0%

TCC Required (Acres): 3.02

TCC Required in (SF): 131464

A. TOTAL ON-SITE WC PROVIDED (acres) = 3.02 acres

B. TOTAL AREA EXISTING TREES (non-WC acres) = 0

C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES = 131551.2

D. TOTAL TREE CANOPY COVERAGE PROVIDED = 131551.2

E. TOTAL SQUARE FOOTAGE REQUIRED = 131464

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		0
	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		0
	2 - 2 1/2" = 100		0
	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		0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3 - 3 1/2" = 175		0
	2 - 1/2" - 3" = 225		0
	3 - 3 1/2" = 250		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8" = 40		0
	8 - 10" = 50		0
	10 - 12" = 75		0
	6 - 8" = 75		0
	8 - 10" = 100		0
Evergreen - small tree (30-40' height with spread of 15-20')	10 - 12" = 125		0
	6 - 8" = 125		0
	8 - 10" = 150		0
Evergreen - medium tree (40-50' height with spread of 20-30')	10 - 12" = 175		0
	6 - 8" = 150		0
Evergreen - large tree (50' height or greater with spread of over 30')	8 - 10" = 200		0
	10 - 12" = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0

(Manually enter information/figures into shaded areas)

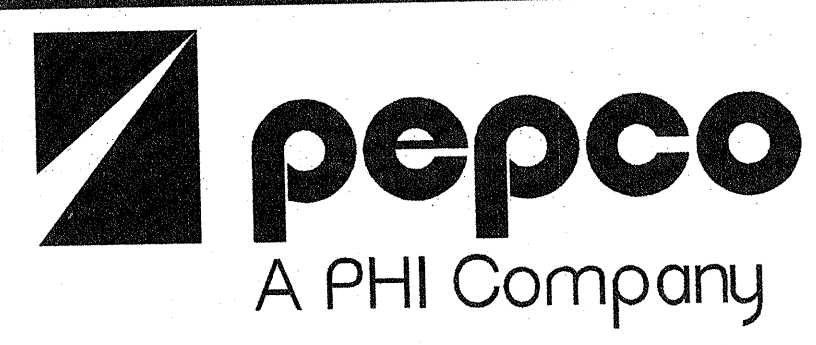
Prepared by: Date:

TYPE 2 TREE CONSERVATION PLAN NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
 - 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.
 - 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.
 - 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.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developing Tier and is zoned I-1 (Light Industrial).
 - The property is adjacent to Sultland Parkway which is a designated parkway roadway.
 - The property is adjacent to Pennsylvania Avenue which is classified as a Freeway roadway.
 - This plan is grandfathered under CB-27-2010, Section 25-117 (g).
 - Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land /or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.
- Tree Preservation and Retention Notes
- A. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- B. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- C. The location of all temporary tree protection fencing (TPFs) 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 TPFs may begin. (NOT REQUIRED)
- D. 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 bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- E. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity. (NOT REQUIRED)
- Removal of Hazardous Trees or Limbs by Developers or Builders
- F. 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 as dead, dying, or hazardous may be removed.
- G. 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.
- H. 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.
- I. If a tree or trees become hazardous prior to bond 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.
- If 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.

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.

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 TCP2. The work is required to be conducted by a Licensed Tree Expert.



TYPE 2 TREE CONSERVATION PLAN
FORESTVILLE SERVICE CENTER

SPAUDINGS (6th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPH-107-92

Checked by	Date
John P. Markovich	6/4/92
01	
02	
03	
04	
05	

DESIGN	SCALE
	NO SCALE

DRAWN	SHEET
	2 OF 2

CHECKED	DATE	PROJ No.	FILE No.
	SEPT. 2012	072284	