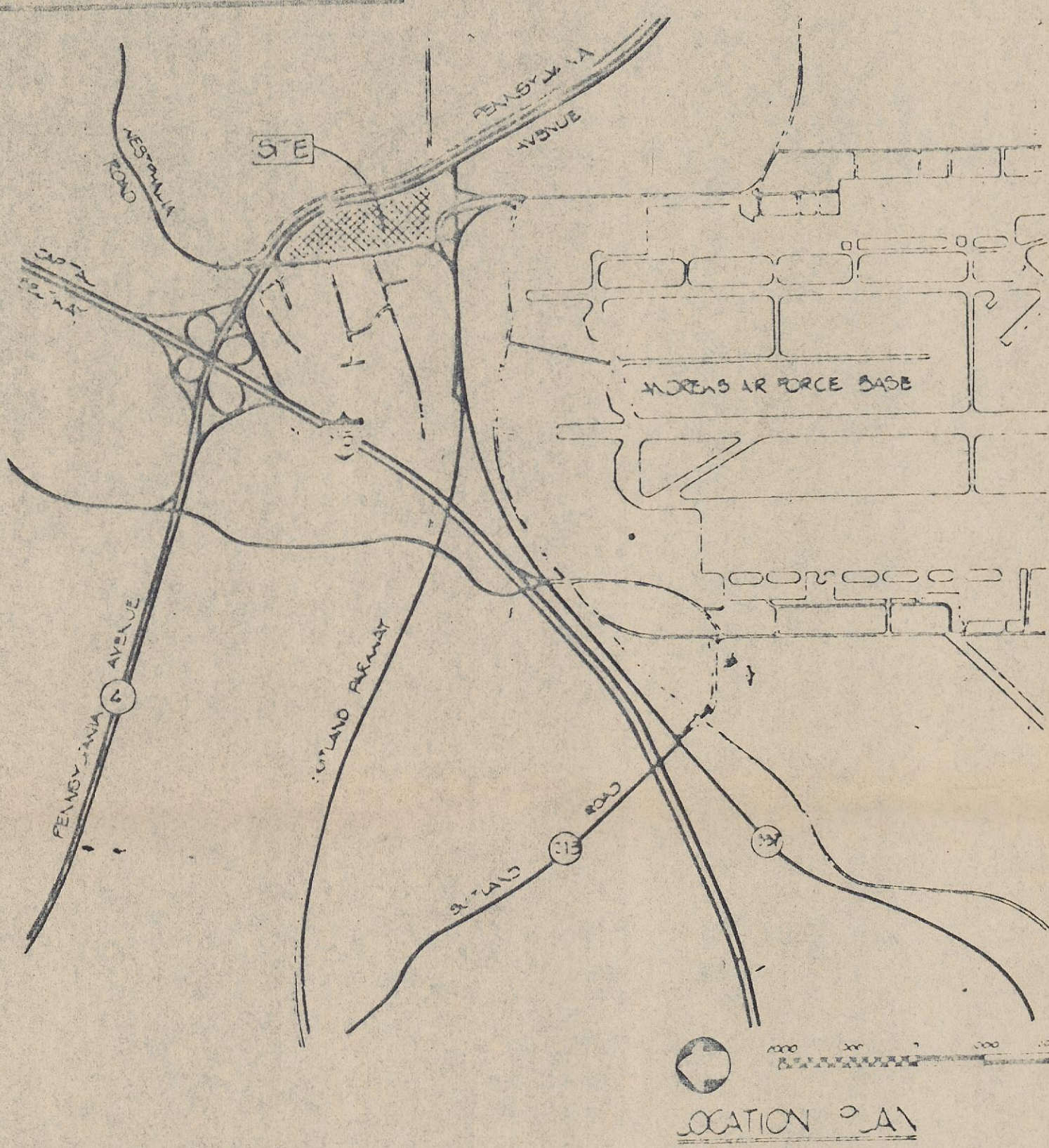


7E-SCP-595

REV



- WOODLAND CONSERVATION PLAN
GENERAL NOTES
- Owner: Potomac Electric Power Company
1900 Pennsylvania Ave. NW
Washington, D.C. 20006
 - Subject property: Forestville Service Center
800 Old Marlboro Pike
Upper Marlboro, Maryland 20772
Tax map 90
Zoned R-2
Plat 4342 and Parcels 130 and 134
 - 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 \$1.20 per square foot mitigation fee.
 - The Department of Natural Resources, Forest Resources Unit, shall be contacted at 301-975-5820 prior to the initiation of any construction on the site.
 - Upon sale of the property the Potomac Electric Power Company or its representative shall notify the purchaser of the property of any Woodland Conservation Areas located on the property and the associated fines for unauthorized disturbances to these areas.
 - Existing chain link fences shown on this plan will act as Tree Protective Devices.

PARKING TABULATION

OFFICE BLDG	47,650 ÷ 250	=	190
MOTOR TRANSP	33,265 ÷ 500	=	67
WAREHOUSE	31,600 ÷ 1,000	=	31
FUEL/WASH	1,065 ÷ 500	=	3
281 REQUIRED			

PARKING PROVIDED

REGULAR SPACES	335 (34 COMPACT)
HANDICAP SPACES	10
345 PROVIDED	

EXISTING ZONING - I-1 INDUSTRIAL

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 = 2301 LF (INCL 4 GATES @ 15')

	BLDG AREA	BLDG VOL.	BLDG USE
OFFICE BLDG	47,650 SF	632,715 CF - 2 STORY	ADMINISTRATIVE OFFICES
MOTOR TRANSP	33,265 SF	478,880 CF - 1 STORY	COMPANY VEHICLE REPAIR
WAREHOUSE	31,600 SF	553,650 CF - 1 STORY	STORAGE
FUEL/WASH	1,065 SF	29,770 CF - 1 STORY	COMPANY VEHICLE FUEL
NEW - RADIO REPAIR SHOP	181 SF	15,912 CF - 1 STORY	

ORIGINAL PERMITS

	BLDG PERMIT NO.	DATE ISSUED	OCCUPANCY PERMIT ISSUED
OFFICE BLDG	50076-B1	4-18-81	12-17-82
MOTOR TRANSP	50077-B1	4-28-81	11-9-82
WAREHOUSE	50078-B1	4-28-81	8-26-82
FUEL/WASH	50078-B1	5-7-81	11-9-82

PROPERTY LINE

GREEN ENGINE DR.

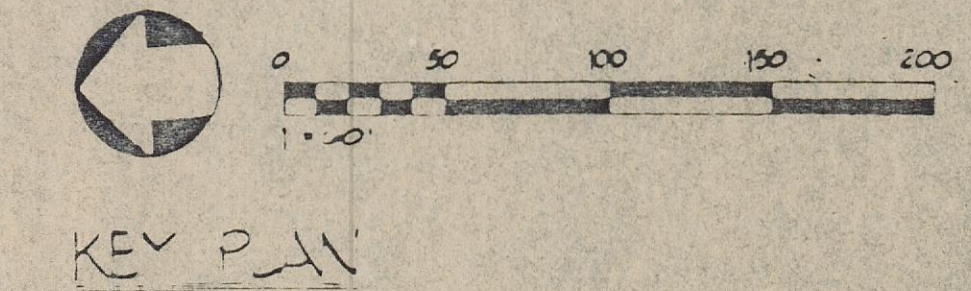
OWNER: POTOMAC ELECTRIC POWER CO.
1900 PENNSYLVANIA AVE. NW
WASHINGTON, DC 20006

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

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-25/107/92
John P. Mullineux
DATE 6/4/92



KEY PLAN

WOODLAND CONSERVATION PLAN
SITE NOTES

1. ZONE	I-1
2. GROSS TRACT AREA:	30.18 ACRES
MINUS FLOODPLAIN	0.00 ACRES
MINUS DISTURBED LAND	0.00 ACRES
NET TRACT	30.18 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

DCMM
Duane, Cahill, Mullineux & Mullineux PA
Architecture, Planning, Interiors, Consultants
Rockville, Md. 301-424-1680, Leesville, De. 302-645-5556, Ocean City, Md. 301-524-1887

JOB NO. 59687

FORESTVILLE SERVICE CENTER
WOODLAND CONSERVATION PLAN

POTOMAC ELECTRIC POWER CO.

CHKD	APPD	APPD	APPD	APPD	APPD	DR BY	ENGR
						DATE	SCALE
7E-SCP-595							REV

DESCRIPTION	CORR	CHKD	APPD	APPD	APPD	APPD	APPD
REVISIONS							