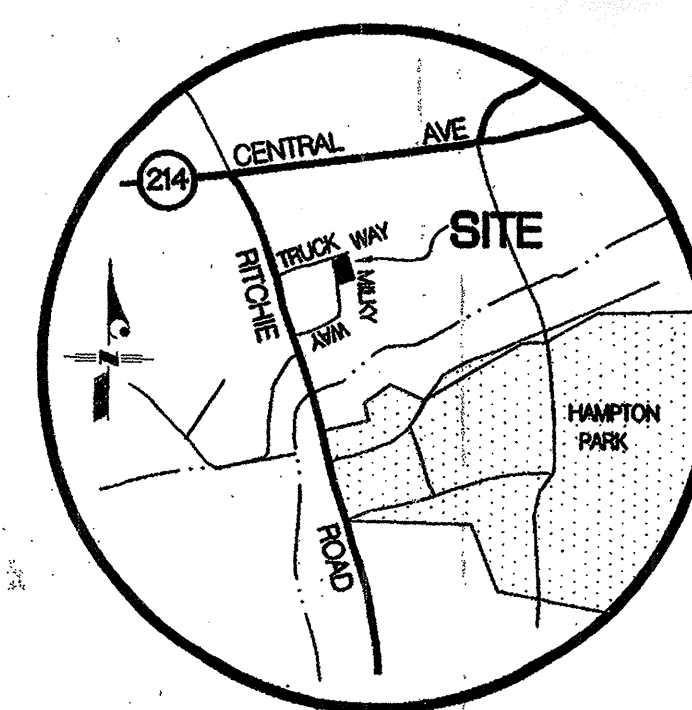
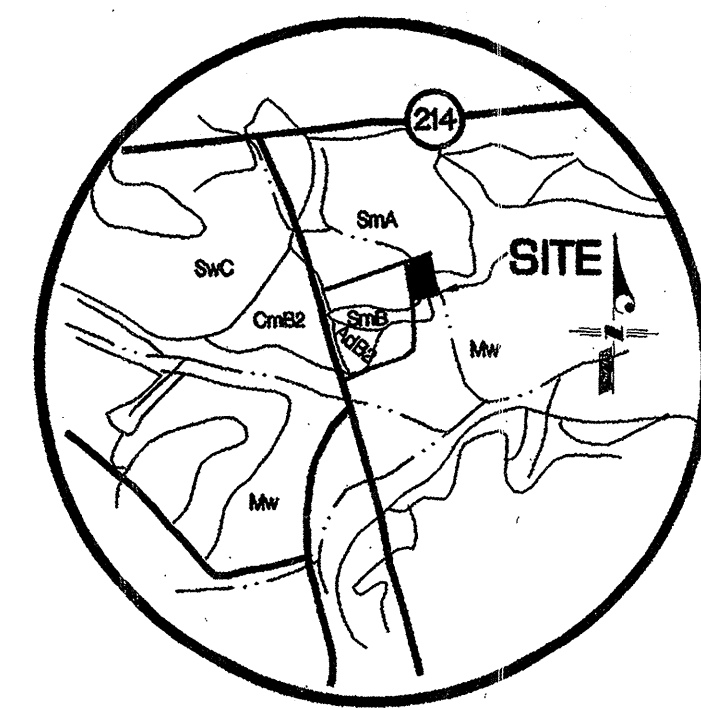
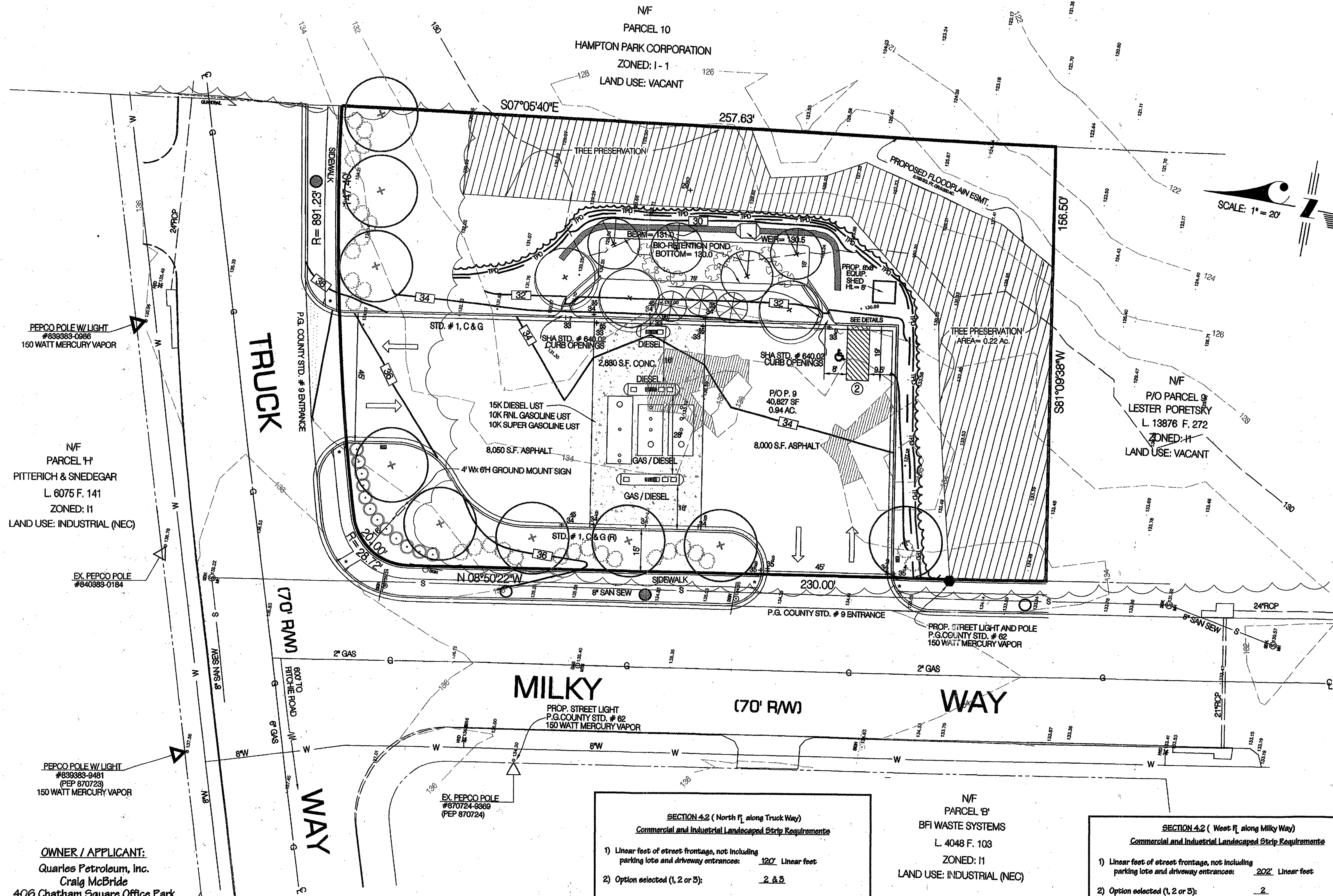




SOILS MAP
SCALE: 1" = 1320'
SOIL SURVEY SHEET No. 22
PREDOMINANT SOIL TYPES:
SmA, SmB - Shrewsbury fine sandy loam, 0 - 5% slopes
Mw - Mixed alluvial land

VICINITY MAP
SCALE: 1" = 2000'
A.D.C. STREET MAP No. 19, GRID F - 3
W.S.S.C. 201 SE 8
TAX MAP No. 74, GRID C - 1

SECTION 4.7 SCHEDULE (East & South R.) Bufferyard Planting

- 1) Use category of proposed (non-residential) development:
Gas Station
- 2) Impact of proposed development (H, M, or L): H
- 3) Use category of adjoining (non-residential) development: Vacant - Existing Woods
- 4) Impact of adjoining development (H, M, L): H
- 5) Minimum required bufferyard (A, B, C, or D): 0
- 6) Minimum building setback: 0
- 7) Minimum width of landscaped yard: 0
- 8) Linear feet of buffer strip required along property line and right-of-way:
0
- 9) Percentage of required bufferyard occupied by existing woodland: 100%
- 10) Six-foot fence or wall or five foot berm employed in bufferyard:
_ Yes _X No
- 11) Total number of plant units required in buffer strip: 0 p.u.
- 12) Number of shade trees provided: 0
Number of evergreen trees provided: 0
Number of ornamental trees provided: 0
Number of shrubs provided: 0
- 13) Total number of plant units provided in buffer strip: 0

Site Analysis & General Notes

1. Gross Tract Area = 0.94 Ac.
2. 100-Year Floodplain = 0.05 Ac.
3. Net Tract Area = 0.89 Ac.
4. Zoning: I-1
5. Zoning Standards:
Front Yard: 25'
Rear Yard: None
Lot Area: N.A.
Lot Coverage: 90%
Lot Width: N.A.
6. Proposed Use: Petroleum Fuel Station for Commercial Vehicles
7. Parking Required @ 1.0 per employee (for 2 employees) = 2
8. Parking Provided = 2
9. HC Parking Required = 1
HC Parking Provided = 1 (Van Accessible-19'x8' & 19'x8' striped)
10. Loading Spaces Required = None
Loading Spaces Provided = Loading space is available on proposed paving area
11. Street Frontage = 316 lf
12. Building Coverage = 64 sf
13. Parking Coverage = 352 sf
14. Total Lot Coverage = 14,025 sf
15. Total Green Area = 26,302 sf
16. Facility to be served by Public Water and Sewer.
17. This property is not located within 300' of any lot on which a school, playground, library or hospital is located, in accordance with Section 27-358 (a) (2).
18. The use shall not include the display or rental of cargo trailers, trucks or similar uses except as a special exception in accordance with the provisions of Sections 27-358 (a)(3) and 27-417.
19. No storage or junking of wrecked motor vehicles (whether capable of movement or not) shall occur on the property in accordance with Section 27-358 (a) (4).
20. In accordance with Sec. 27-358(c), upon the abandonment of this gas station, if approved, the Special Exception shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of compliance with Section 27-358 (c), the term "abandonment" shall mean nonoperation as a gas station for a period of fourteen (14) months after the retail services cease.

SECTION 4.2 (North R. along Truck Way) Commercial and Industrial Landscaped Strip Requirements			
1) Linear feet of street frontage, not including parking lots and driveway entrances:	120'	Linear feet:	
2) Option selected (1, 2 or 3):	2 & 3		
3) Number of plants required:	4 shade trees (or equivalent ornamental or evergreen trees)		
	12 shrubs		
4) Number of plants provided:	4 shade trees		
	12 shrubs		

SECTION 4.2 (West R. along Milky Way) Commercial and Industrial Landscaped Strip Requirements			
1) Linear feet of street frontage, not including parking lots and driveway entrances:	202'	Linear feet:	
2) Option selected (1, 2 or 3):	2		
3) Number of plants required:	6 shade trees (or equivalent ornamental or evergreen trees)		
	22 shrubs		
4) Number of plants provided:	45' of existing woodlands		
	Along remaining 157':		
	5 shade trees		
	22 shrubs		

STREET TREE PLANT LIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
○	2	Acer Rubrum	Red Maple	1-3/4" - 2"	10 - 12' Max.
●	2	Gerstroemia Indica	Crape Myrtle	3/4" - 1"	6 - 8' (10' Max)

LIGHTING SCHEDULE			
SYMBOL	QTY.	TYPE	SPACING
○	2	400 Watt, Luminaire, Single 8.25" x 14.68" x 23.51"	As Shown
●	3	400 Watt, Luminaire, Double 8.25" x 14.68" x 23.51"	As Shown
△	1	Colonial Post - Top Type IV HPS, 100 Watt	150'-170' Staggered
△	2	Ex. PEPCO POLE with - Watt - (HPS or MV)	(Existing) (Existing)
△	2	Ex. PEPCO POLE w/no Light	(Existing) (Existing)



CERTIFICATE OF COMPLIANCE

I hereby certify that this plan has been designed in accordance with the requirements of Subtitle 4, Division 3 of the Code of Prince George's County, Maryland; and that I or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

Chander S. Dhaliwal
Chander S. Dhaliwal, P.E. Maryland Registration No. 8231

9/30/01
Date

PROP. PLANT LIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
○	9	Fraxinus americana 'Autumn Purple'	Autumn Purple white ash	2.5" cal.	35' o.c. or as shown	B&B
○	12	Foraythia x Intermedia 'Spectabilis'	Spectabilis Border Forsythia	24-30" high	5' o.c.	Container
○	29	Taxus baccata 'Repandens'	Dwarf English yew	24-30" high	5' o.c.	B&B
○	3	Liquidambar styraciflua	Sweetgum	1.5" cal.	As shown	
○	4	Fraxinus pennsylvanica	Green ash	1.0" cal.	As shown	
○	10	Clethra alnifolia	Sweet Pepperbush	12-18" high	6' o.c.	
○	3	Cupressocyparis leylandii	Leyland Cypress	3-4" high	As shown	
○		Agrostis alba	Red top	seed	pure live seed @ 5 lb. per acre	

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TOP 11/25/01
2/19/02
BY [Signature] DATE

S.E. # 4410

ENGINEERS
LAND PLANNERS
LAND SURVEYORS
IRDA
14403 MAIN STREET - UPPER MARLBORO, MD. 20772
PRINCE GEORGE'S COUNTY, MARYLAND
(410) 557-3107 (410) 557-4200 (410) 557-8800
www.irda.com

REVISIONS

JOB NO. W-560
SCALE: 1" = 20'
DRAWN BY: ALH
CHECKED BY: C90
DATE: FEBRUARY, 2001

SITE, LANDSCAPE & TOP II PLAN
P/O PARCEL 9
QUARLES PETROLEUM FUEL STATION
KENT (13th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 of 3