

VICINITY MAP

The Maryland-National Capital Park and Planning Commission
Preliminary Plat 4-01023
TOP 1/16/01
Planning Board Action Approved
Per PGCPB Resolution # 01-140
Adoption Date Sept. 6, 2001
JL Shaw
Authorized Signature

Woodland Conservation Worksheet for Non-Governmental Projects

Owner: Sheehy Auto Stores, Inc.
Address: 13450 Fairman Drive, Suite 500
Phone: 703.749.4545
Tax Map: 120 (B-152)
Permit #: 4-01023
Subdivision/Block/Lot: Parcel 9, 182 Parcel 56

Woodland Conservation Calculations:

Existing Woodland	Net Tract (acres)	Floodplain (acres)
WCT (a x Net tract):	a. <u>0.27</u>	k. <u>0</u>
Smaller of a. or b.	b. <u>1.43</u>	
Woodland above WCT (a - b); 0 if < 0	c. <u>1.16</u>	
Woodland Cleared	d. <u>0.64</u>	l. <u>0</u>
Smaller of c. or e.	e. <u>0</u>	
Clearing below WCT (a - f); 0 if < 0	f. <u>0</u>	
Replacement (f x 0.25)	g. <u>0</u>	
Afforestation (if applicable) (net tract x .2 - g); 0 if < 0	h. <u>0</u>	
Woodland Conservation Required: (c+h-i+j-g)	j. <u>0</u>	
Woodland Conservation Provided:	k. <u>1.43</u>	
Reforestation / Replacement	l. <u>0</u>	
Afforestation	m. <u>0.30</u>	
Area approved for fee-in-lieu	n. <u>0.30</u>	
Off-site Credits	o. <u>0</u>	
Woodland Conservation Provided (must equal or exceed item "n" above)	p. <u>1.43</u>	

Additional woodland retained but not part of any requirements: 0.84 acres

Plan Certified by: Name Christopher M. Carbaugh
Address 13450 Fairman Drive, Suite 500
License 18001

1. WCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document.
2. All entries in parentheses are mathematical formulas.

NOTES:

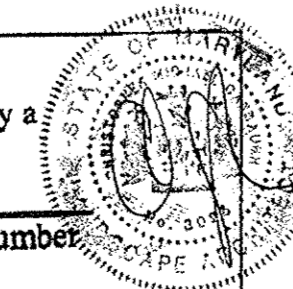
TCP-1 GENERAL SITE INFORMATION

EXISTING ZONING	PARCEL A	182 PARCEL 56	TOTAL
C-M	5.18AC	5.53AC	10.71AC
LESS FLOOD PLAIN AREA	1.07AC	0.14AC	1.21AC
NET TRACT AREA	4.11AC	5.39AC	9.50AC

WOODLAND CONSERVATION REQUIRED - PERCENTAGE	15%	15%	15%
REQUIRED - ACREAGE	0.62AC	0.81AC	1.43AC
WOODLAND CONSERVATION PROVIDED - ACREAGE	0.6AC	2.27AC	2.27AC
PROVIDED - SQ.FT.	0.05F	98881.20SF	98881.20SF

- THERE WILL BE NO DEDUCTIONS FROM THE REQUIRED OR PROVIDED WOODLAND CONSERVATION AREA DUE TO THE PROPOSED PROJECT. THE PROPOSED ACTIVITY WILL RESULT IN AN INCREASE IN PERVIOUS AREA AND THE SWM REQUIREMENTS FOR WATER QUALITY AND QUANTITY ARE WAIVED AS PER CASE NUMBER 8329131-2000-00, APPROVED DECEMBER 11, 2000.
- NO PROPOSED PROJECT IMPROVEMENTS ARE CLOSER THAN 25 FEET TO THE WOODLAND CONSERVATION AREA. PLANTING A 2 1/2" CALIPER SHADE TREE AS PART OF THE LANDSCAPE PLAN IS THE ONLY ACTION PLANNED OR PROPOSED. NO TREE PROTECTION IS ANTICIPATED OR PLANNED. IF SUCH A DETAIL BECOMES A REQUIREMENT OF THE PRELIMINARY PLAT, SUCH A DETAIL WILL BE ADDED.
- WOODLAND CONSERVATION WORKSHEETS ARE ATTACHED.
- RESIDUE PARCEL "A," PENN.-301 INDUSTRIAL CENTER IS EXEMPT FROM THE REFORESTATION AND AFFORESTATION REQUIREMENTS BECAUSE IT WAS PLANTED PRIOR TO NOVEMBER 21, 1992.
- CONSERVATION EASEMENT(S) WILL BE SHOWN ON FINAL PLAT.
- THIS TREE CONSERVATION PLAN IS CONCEPTUAL IN NATURE AND IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PRELIMINARY PLAT PERMIT # 4-01023. SPECIFIC DETAILS AND THE TYPE II TCP WILL BE REVIEWED AT THE FINAL PLAT PHASE.
- NO TREE CUTTING OR CLEARING SHALL TAKE PLACE ON THIS SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PRINCE GEORGE'S COUNTY PLANNING BOARD, ITS DESIGNEE, OR THE APPROVAL OF A TYPE II TCP.
- ANY TREE CUTTING OR CLEARING ON THIS SITE WITHOUT THE AFOREMENTIONED APPROVAL SHALL BE SUBJECT TO A MITIGATION FEE OF \$1.20 PER SQUARE FOOT.

CERTIFICATION: This Tree Conservation Plan has been prepared by
licensed, Landscape Architect, registered in the State of Maryland.
Date 8/2/01 Christopher M. Carbaugh License Number 2826



SHEEHY

AUTO STORES

DODGE / CHEVROLET / ISUZU
5300 Crain Highway
Upper Marlboro, Maryland

M-1: CPCC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP-1/137/01
JL Shaw
BY 18 Oct 01 DATE

Revisions

Sheet Title
TCP-1 TREE CONSERVATION PLAN
Date 08/22/01 Scale 1" = 40'
Job No. 496-00 File
Drawing No.