

DEVELOPMENT DATA

ZONE: I-1 (Light Industrial)
 GROSS LOT AREA: 4.956 Acres or 215865.9 SF
 100 YR. FLOODPLAIN ELEVATION: 28.0
 100 YR. FLOODPLAIN AREA: 1.69 AC. or 73,614.4 SF
 NET LOT AREA: 3.266 AC. or 142,243.5 SF
 DISTURBED AREA: 1.19 AC. or 51,834.4 SF
 LEGAL DESCRIPTION: Liber 6887 Folio 976
 Weymouth Subdivision Lot 2
 Record Plat NLP 111 at Page 47
 EXISTING USE: Mini-Storage Structures and Office
 PROPOSED USE: Mini-Storage Structures
 PARKING REQUIREMENTS:
 Exterior Access:
 Mini-Storage 4 per 1000 SF office +
 2 per resident manager
 Interior Access:
 Number of Units Having Access from Interior:
 Building A = 144
 Building B = 72
 Total Units = 216

	Existing Buildings	Proposed Buildings
Internal Units	5 P.S.	0 P.S.
Office Space (1000 SF)	4 P.S.	0 P.S.
Resident Manager	2 P.S.	0 P.S.
TOTAL	11 P.S.	0 P.S.

PARKING PROVIDED:
 7 Standard
 3 Compact
 1 Handicap
 LOADING SPACE REQUIREMENTS FOR EXISTING BUILDINGS:
 2 Spaces Per Building for First 10,000 SF
 + 1 Space Per 40,000 Additional SF
 Building A = 27600 SF = 3 LS
 Building B = 18900 SF = 3 LS
 Building C = 4050 SF = 2 LS
 TOTAL = 8 LS
 LOADING SPACE REQUIREMENTS FOR PROPOSED BUILDINGS: None
 LOADING SPACES SPACES PROVIDED: 8

AFFORESTATION MANAGEMENT PLAN

RESIDENT MANAGER OR OWNERS AGENT will field check the afforestation area according to the following schedule:

Year 1: 3 times (March-April), (July-August), (October-November)
 Years 2-3: twice annually (April-May), (September-October)
 Years 4-5: once annually (May-September)

Fertilization or watering during years 1 through 3 will be done on an as needed basis. Field data forms (Condition Check Sheets) will be sent to the client after each visit. We estimate a survival rate of about 70% through 5 years. Special return operations or recommendations will be conducted on an as needed basis. Perimeter fencing and signage will be removed after year 5 based on the date planted.

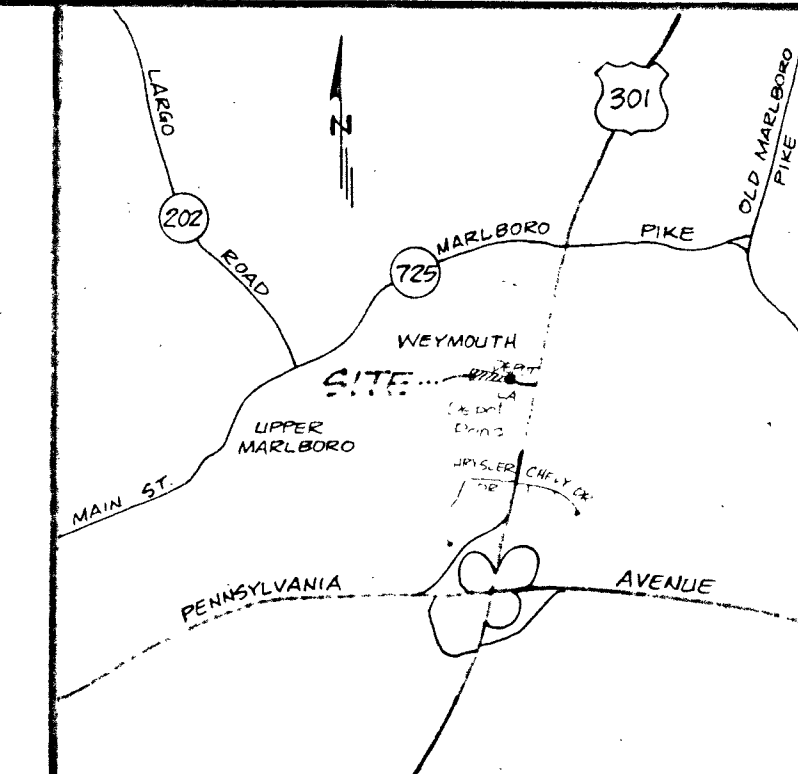
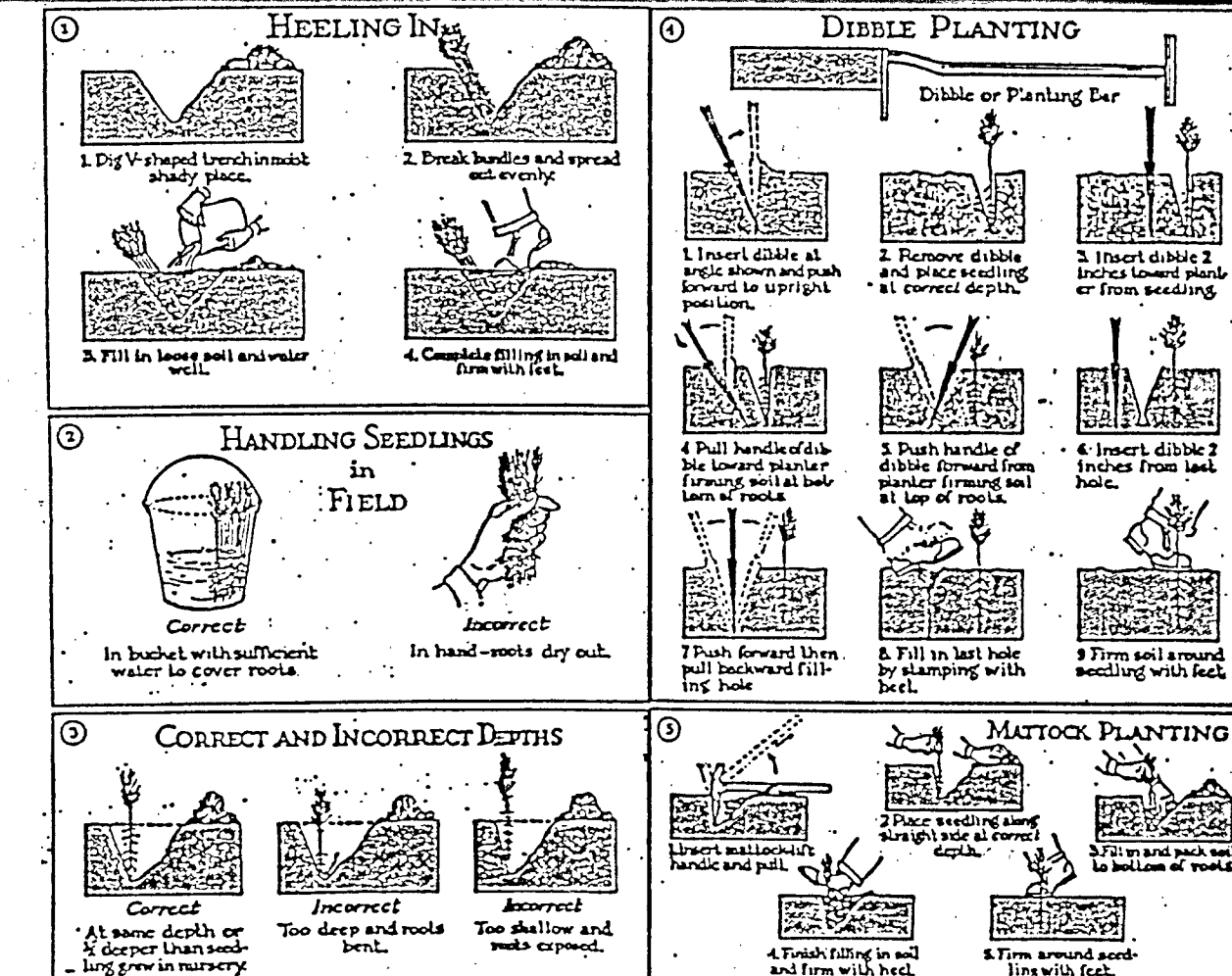
CONDITION CHECK SHEET

PROJECT NAME:	DATE:
SPECIES	CONDITION
SPECIAL NOTES:	
RECOMMENDATIONS:	

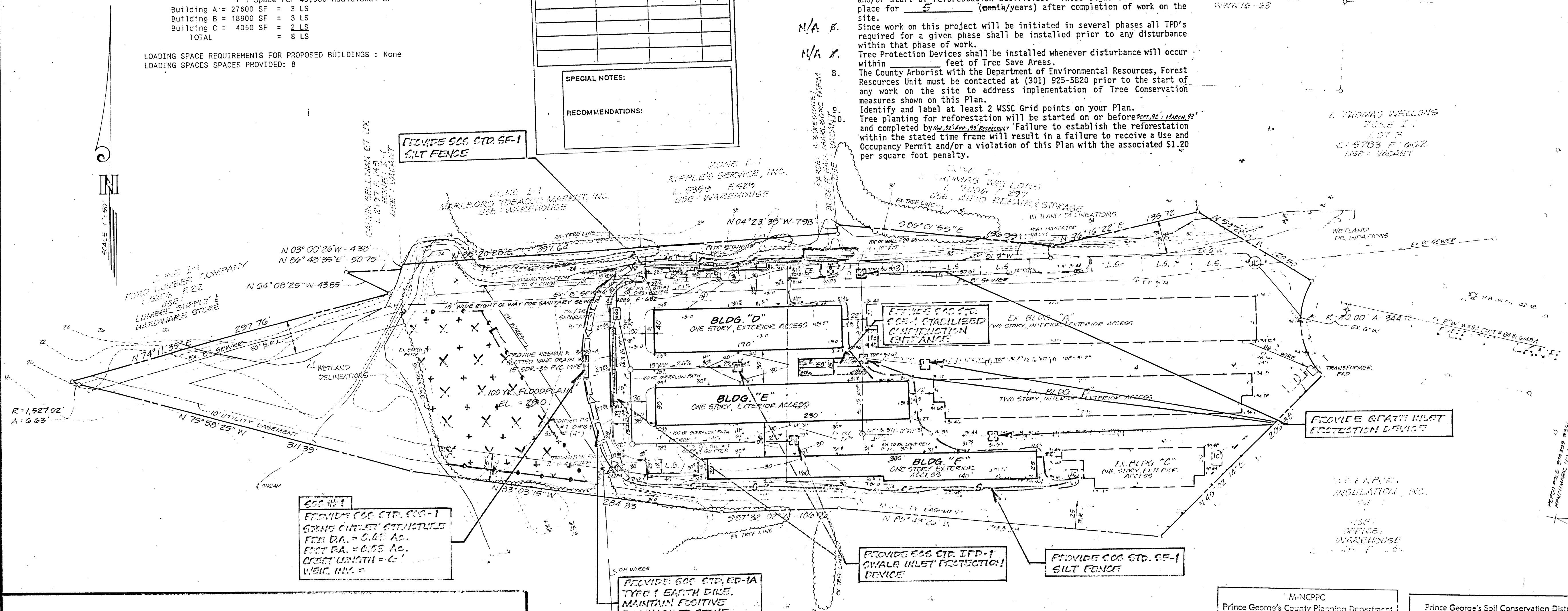
Woodland Conservation Notes

Zone: I-1
 Gross Tract: 4.96 AC.
 minus Floodplain - 1.69 AC.
 minus Dedicated Land - 0.00 AC.
 Net Tract: 3.27 AC.
 Woodland on Site: 0.00 AC.
 SCD Plan #
 Woodland Conservation Required: 10 % 0.327 sq. ft. / acres
 Woodland Conservation Provided: 10 % 0.327 sq. ft. / acres
 Tree Save Areas: 0.00 AC.
 Reforestation Areas: 0.327 AC.
 Offsite reforestation/ afforestation or mitigation proposed: Yes (No)

- 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 location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the County Arborist and / or Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the County Arborist installation of the TPD's shall be completed prior to cutting or clearing of any trees on the site.
- No TPD's are required for this Plan since an undisturbed buffer area at least 50 feet (50 feet minimum) wide is being maintained between all disturbed areas and the Tree Save Area.
- Should it become necessary to change the limits of disturbance to within 50 feet of the Tree Save Area the County Arborist shall be contacted to evaluate the change and specify additional TPD's that will be required.
- 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 for 5 (month/years) after completion of work on the site.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- Tree Protection Devices shall be installed whenever disturbance will occur within 50 feet of Tree Save Areas.
- The County Arborist with the Department of Environmental Resources, Forest Resources Unit must be contacted at (301) 925-5820 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Identify and label at least 2 WSSC Grid points on your Plan.
- Tree planting for reforestation will be started on or before 03/31/91 and completed by 04/30/91. Failure to establish the reforestation within the stated time frame will result in a failure to receive a Use and Occupancy Permit and/or a violation of this Plan with the associated \$1.20 per square foot penalty.

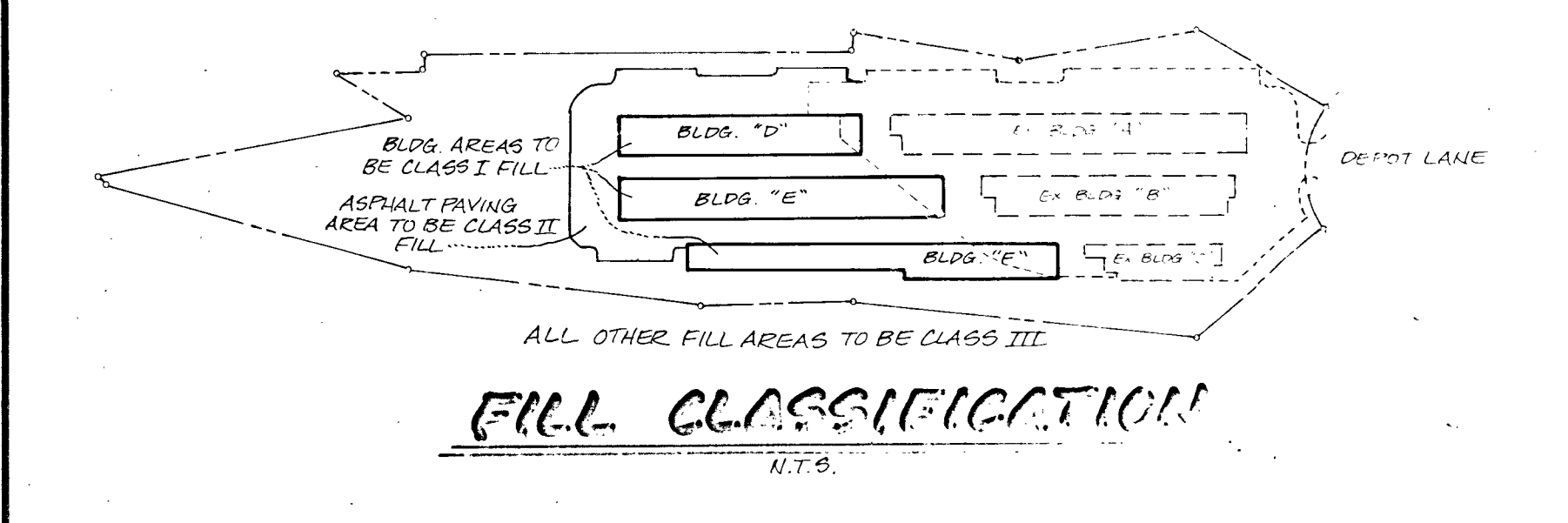


VICINITY MAP
 SCALE 1"=2,000'



WOODLAND
 CONSERVATION
 AREA
 REFORESTATION
 PROJECT

WOODLAND
 CONSERVATION
 SIGN DETAIL
 NO SCALE



BOUNDARY CREDITED TO:
 ADVANCED SURVEYS, INC.
 5443 SOUTHERN MD BLVD
 LOTHIAN, MD 20711
 TELE (301) 741-9530
 TOPOGRAPHY CREDITED TO
 STEHLE ENGINEERING CORP
 14400 OLD MILL RD SUITE 101
 UPPER MARLBORO, MD 20772
 TELE (301) 627-6700

SEEDLING PLANTING
 Δ = BLACK GUM (NYSSA SYLVATICA)
 400/AC = 132
 □ = LOCALLY PINE (PINUS TAEDA)
 400/AC = 132

LEGEND
 - POSTS W/ SMOOTH WIRE FENCING (10' O.C.)
 - WOODLAND CONSERVATION AREA SIGN
 - AFFORESTATION/REFORESTATION AREA
 - SILT FENCE (SF-1)
 - EARTH DIKE (ED-1)
 - INLET PROTECTION (IPD-1)
 - STONE OUTLET STRUCTURE (SOS-1)

M-NCPPC
 Prince George's County Planning Department
 Natural Resources Division
 APPROVAL
 TREE CONSERVATION PLAN
 BY: [Signature] DATE: 11/15/91
 BY: SP-85093/12

Prince George's Soil Conservation District
 APPROVAL
 SEDIMENT CONTROL POND
 SC: _____ P: _____
 SUPERVISOR DATE

WEYMOUTH SUBDIVISION
 LOT 2
 2nd ELECTION DISTRICT ROUTE 201 UPPER MARLBORO
 PRINCE GEORGE'S COUNTY, MARYLAND

STEHLER ENGINEERING
 CORPORATION
 14400 OLD MILL RD SUITE 101 UPPER MARLBORO, MD 20772 (301) 627-6700
 PHASE II
 TREE CONSERVATION II & SEDIMENT CONTROL PLAN
 DESIGNED BY: TW
 DRAWN BY: MAP
 DRAWING #

DESIGNED BY: TW
DRAWN BY: MAP
DRAWING #:

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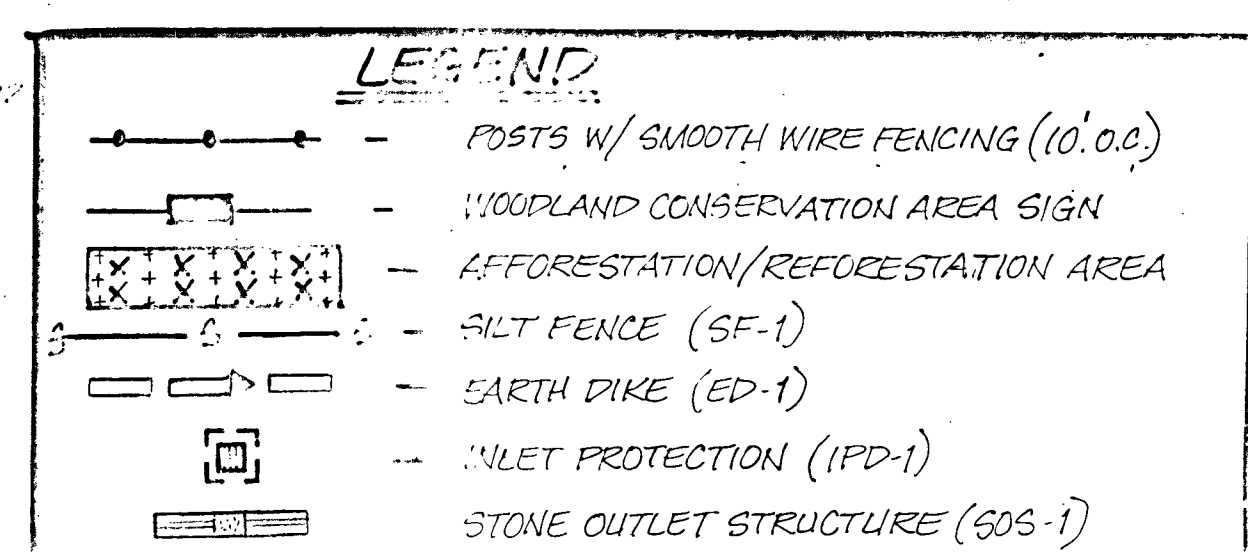
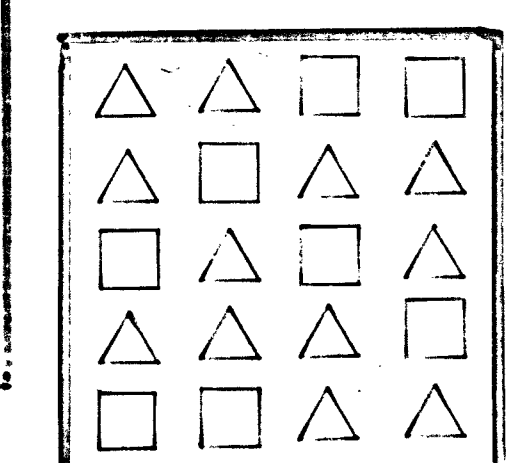
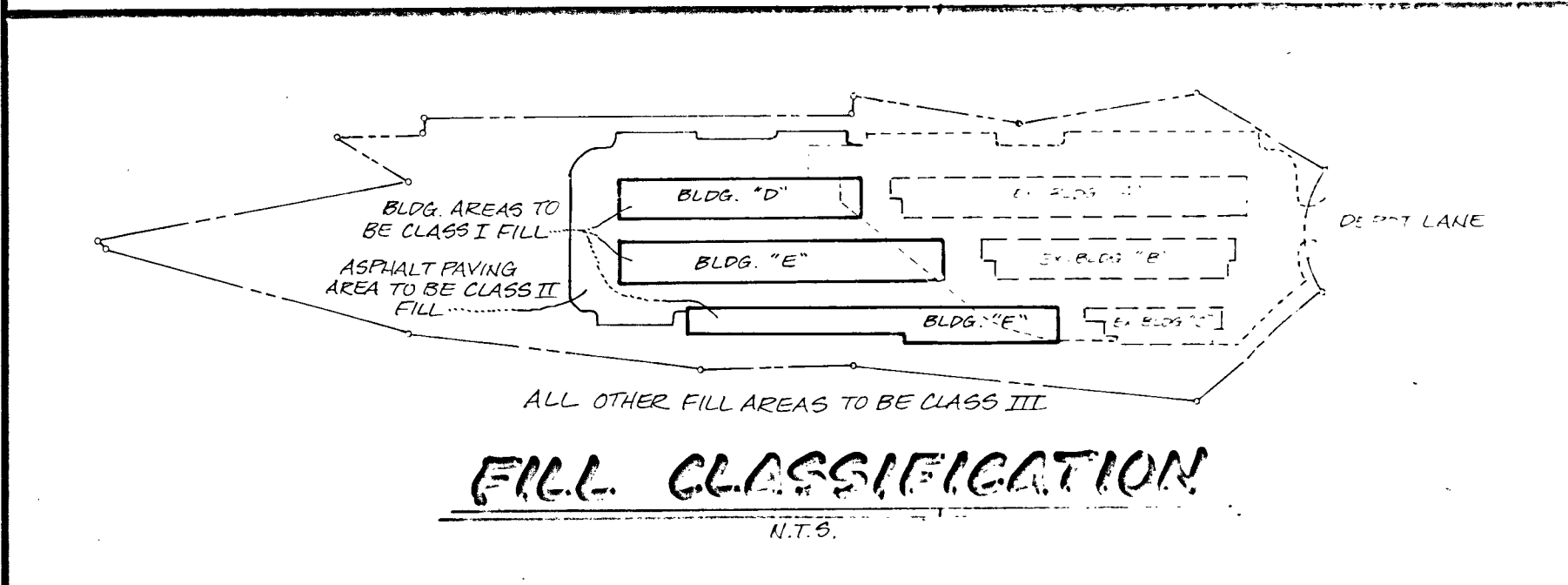
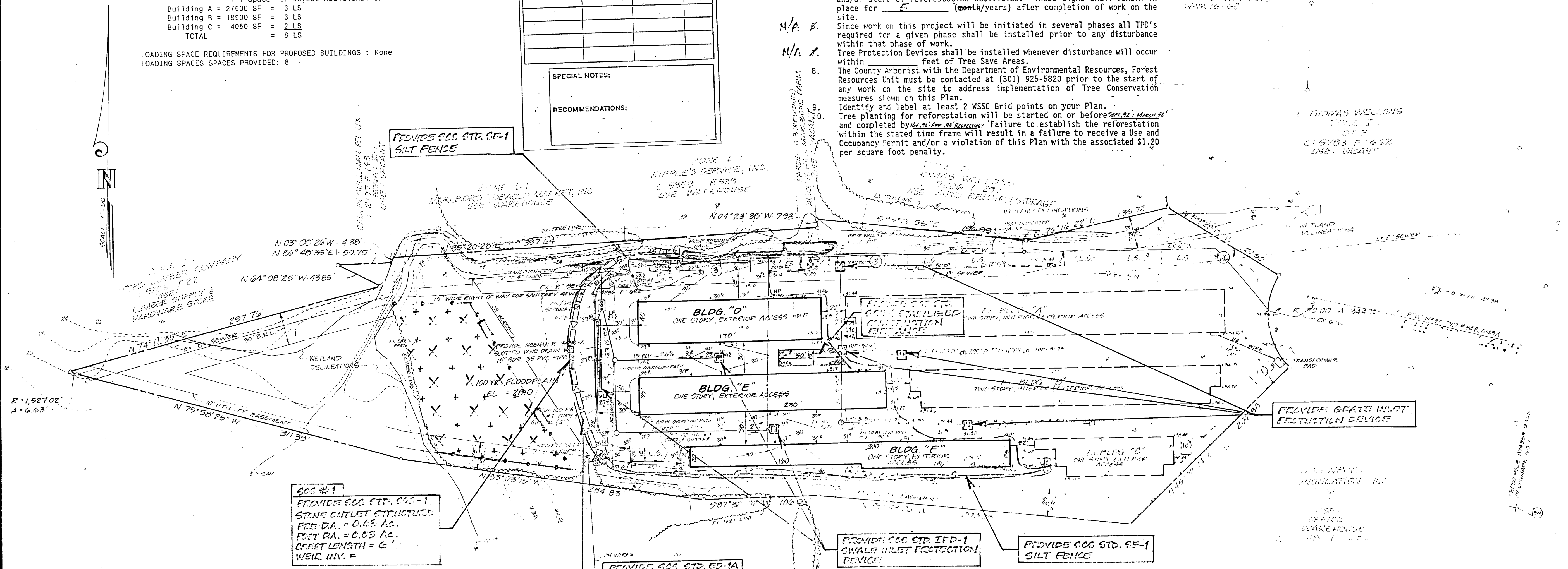
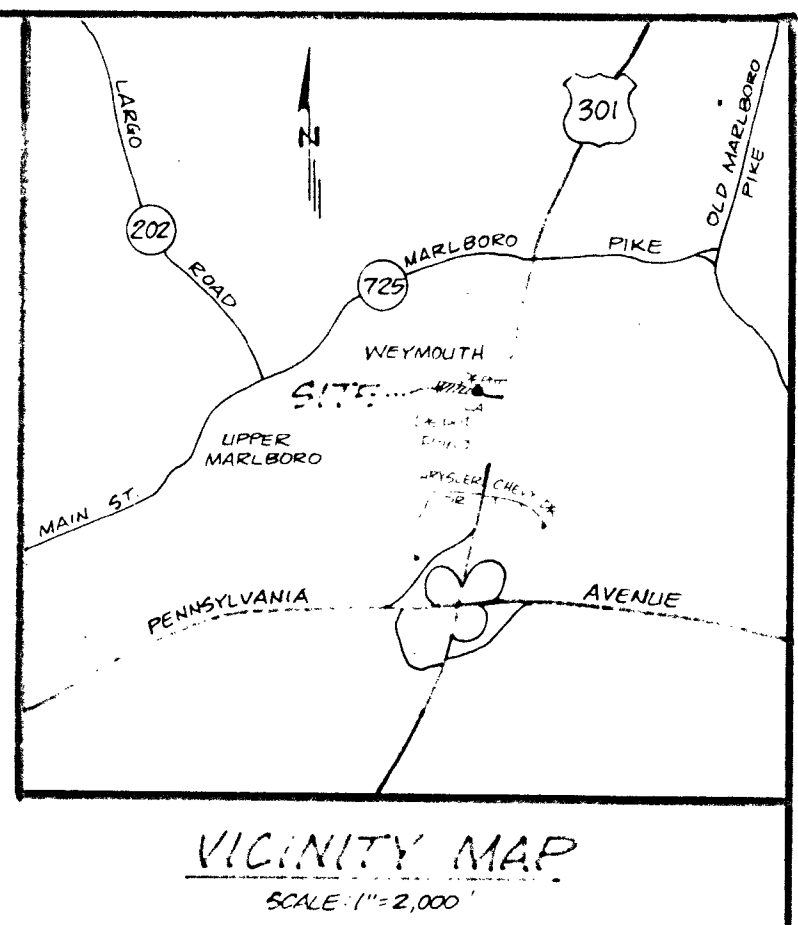
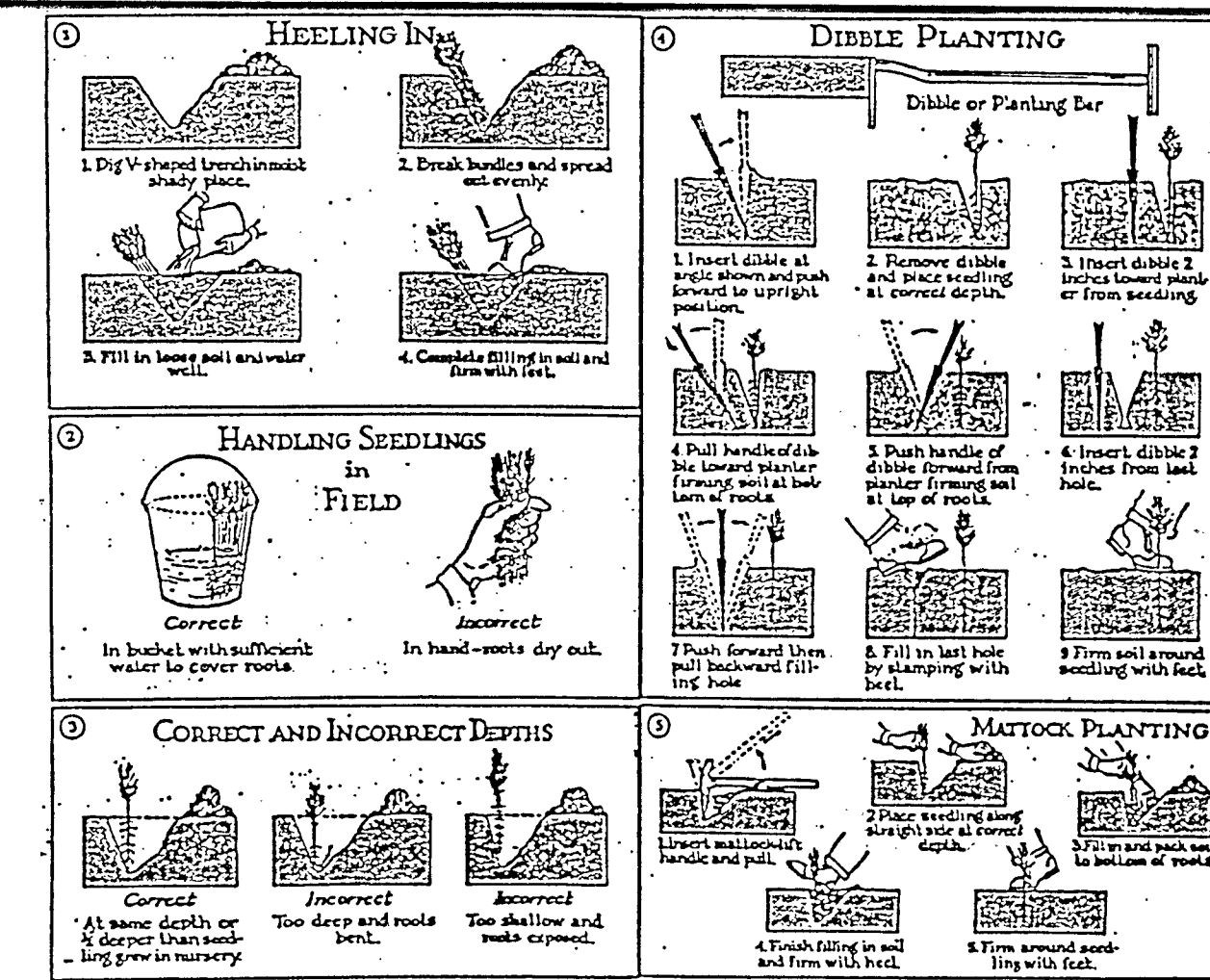
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PROJECT NAME:		DATE:
SPECIES	NUMBER PLANT LAST YEAR	NUMBER PLANT THIS YEAR
SPECIAL NOTES:		
RECOMMENDATIONS:		

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MANCPD
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCF: 11/12/91
BY: SP-85093/92
DATE: 11/12/91

Prince George's Soil Conservation District
APPROVAL
SEDIMENT CONTROL POND
SC: P:
SUPERVISOR DATE

WEYMOUTH! SUBDIVISION
LOT 2

STEHLE ENGINEERING CORPORATION
144 W. MAIN ST. 2ND FLOOR MARLBOROUGH, MD 20772 (301) 627-6700
DESIGNED BY: TW
DRAWN BY: MAP
DRAWING #
PHASE II
TREE CONSERVATION II & SEDIMENT CONTROL PLAN

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BY: SP-85093/92
CHECKED BY: SP-85093/92
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