

SITE LOCATION MAP  
SCALE: 1:24,000

### ENVIRONMENTAL FEATURES

1. THERE ARE NO FOREST STANDS ON THIS SITE.
2. THERE ARE NO SPECIMEN TREES ON THIS SITE.
3. SOILS: (U2) URBAN LAND.
4. THERE ARE NO SOIL STRUCTURAL LIMITATIONS ON THIS SITE.
5. THERE ARE NO HYDRIC SOILS ON THIS SITE.
6. THERE ARE SOILS WITH K VALUE >0.35 ON THIS SITE.
7. THERE ARE NO STEEP SLOPES >15% ON THIS SITE.
8. THERE ARE NO HIGHLY ERODIBLE OR PRONE AGRICULTURAL SOILS ON THIS SITE.
9. THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. THERE ARE NO NONTIDAL OR TIDAL WETLANDS, OR BUFFER AREAS ON THIS SITE.
11. THERE ARE NO INTERMITTENT OR PERENNIAL STREAMS ON THIS SITE.
12. THERE ARE NO STREAM BUFFERS (50-FOOT WIDTH) ON THIS SITE.
13. THERE ARE NO 100-YEAR NONTIDAL FLOODPLAINS ON THIS SITE.
14. THERE ARE NO GEOLOGIC FEATURES ON THIS SITE.
15. THERE ARE NO MARINE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES ON THIS SITE.
16. THERE ARE NO HISTORIC OR CULTURAL FEATURES ON THIS SITE.
17. THERE ARE NO FORESTED AREAS OR UNFORESTED AREAS EXTENDING OFFSITE.
18. THERE ARE NO FORESTED AREAS ADJACENT TO THIS SITE.
19. PAST AND PRESENT USE OF THIS SITE IS UNFORESTED PAVED COMMERCIAL USE.

### SITE INFORMATION

1. PARCEL ID: PARCEL 1 & PARCEL 2
2. TOTAL TRACT AREA: 41,472.22 SF (0.952 AC)
3. NET TRACT AREA: 41,472.22 SF (0.952 AC)
4. TOTAL EXISTING FOREST AREA: 0 SF (0 AC)
5. LAND USE CATEGORY: COMMERCIAL; THRESHOLD: 20%
6. AREA OF PROPOSED CLEARING: 0 SF (0 AC)
7. AREA OF RETENTION: 0 SF (0 AC)
8. AREA FOR PLANTING: 4,484 SF (0.10 AC)
9. TOTAL PLANTING REQUIREMENT: 0.19 AC
10. FEE IN LIEU REQUIRED: 0.09 AC

### LEGEND OF SYMBOLS

|   |        |        |   |  |
|---|--------|--------|---|--|
| Limit of Disturbance (LOD)                      | LOD    | LOD    | Iron pin w/cap set (Unless otherwise noted) |  |
| Proposed Water Line                             | W      | W      | Iron Pin Found                              |  |
| Proposed Gas Line                               | G      | G      | Gas Meter                                   |  |
| Proposed Sanitary Line                          |        |        | Gas Valve                                   |  |
| Proposed Underground Electric & Telephone Lines | UE/T   | UE/T   | Water Valve                                 |  |
| Proposed Storm Inlet                            |        |        | Water Meter                                 |  |
| Proposed Sanitary Cleanout                      |        |        | Fire Hydrant                                |  |
| Proposed Contour Line                           |        |        | Electric Meter                              |  |
| Proposed High Point                             | H.P.   | H.P.   | Utility Pole                                |  |
| Contour Line                                    | 65     | 65     | Guy Wire                                    |  |
| Water Line                                      | W      | W      | Traffic Flow Arrow                          |  |
| Gas Line  | G      | G      | Asphalt                                     |  |
| Overhead Electric, Telephone & Cable Line       | E/T/C  | E/T/C  | Concrete                                    |  |
| Overhead Electric Line                          | E      | E      | Landscaping                                 |  |
| Overhead Telephone Line                         | T      | T      | Sanitary Manhole                            |  |
| Underground Electric Line                       | UE     | UE     | Cleanout                                    |  |
| Storm Sewer                                     | ST     | ST     | Storm Manhole                               |  |
| Sanitary Sewer                                  | SA     | SA     | Storm Inlet                                 |  |
| Depressed Curb                                  |        |        | Sign  |  |
| Chain Link Fence                                | X      | X      | Illuminated Signs                           |  |
| Wooden/Vinyl Fence                              |        |        | Spot Elevation                              |  |
| Bollard   |        |        | Existing Curb Elevations:                   |  |
| Trees   |        |        | TC=Top of Curb                              |  |
| Benchmark                                       |        |        | FC=Bottom of Curb                           |  |
| Right-of-Way                                    | R/W    | R/W    | Existing Wall Elevations:                   |  |
| Finished Floor Elevation                        | F.F.E. | F.F.E. | TW=Top of Wall                              |  |
|   |        |        | FW=Bottom of Wall                           |  |

Dig Serial No.: 23210996  
Design Serial No.: 23211159

### CALL BEFORE YOU DIG !

MISS UTILITY PARTICIPANTS REQUEST  
3 WORKING DAYS NOTICE BEFORE YOU DIG,  
DRILL, OR BLAST - STOP CALL  
Miss Utility of Maryland, Inc.

1-800-257 7777

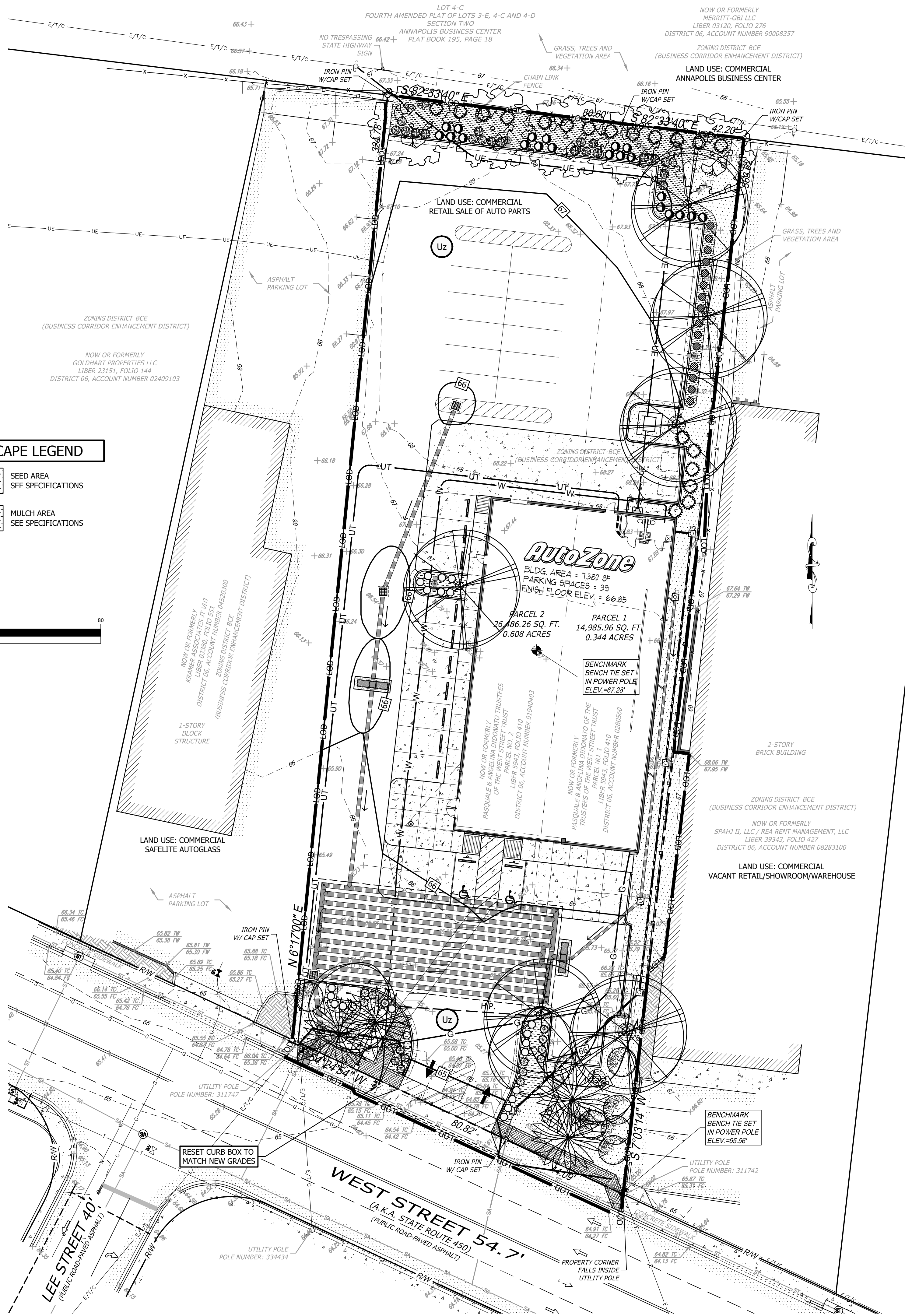
### MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF THE EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF THE EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

### LANDSCAPE LEGEND

|            |                    |
|------------|--------------------|
| SEED AREA  | SEE SPECIFICATIONS |
| MULCH AREA | SEE SPECIFICATIONS |

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.



### FOREST CONSERVATION WORKSHEET

|                               |  |  |
|-------------------------------|--|--|
| Net Tract Area                | A. Total Tract Area<br>B. Deductions (Critical Area, area restricted by local ordinance or program)<br>C. Net Tract Area = Total Tract Area (A) - Deductions (B)   | A = 0.952 ac<br>B = 0<br>C = 0.952 ac  |
| Land Use Category:            | D. Afforestation Threshold (Net Tract Area (C) x 20 %)<br>E. Conservation Threshold (Net Tract Area (C) x 20 %)  | D = 0.19<br>E = 0.19                   |
| Existing Forest Cover         | F. Existing Forest Cover within the Net Tract Area<br>G. Area of Forest Above Conservation Threshold<br>If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E; otherwise G = 0.  | F = 0<br>G = 0                         |
| Proposed Forest Clearing      | H. Total Area of Forest to be Cleared<br>I. Total Area of Forest to be Retained<br>J = Existing Forest Cover (F) - Forest to be Cleared (H)  | H = 0<br>I = 0                         |
| Planting Requirements         | K. Reforestation for Clearing Above the Conservation Threshold<br>(1) If the Total Area of Forest to be Retained (I) is greater than the Conservation Threshold (E), then J = the Area of Forest to be Cleared (H) x 1;<br>(2) If the Forest to be Retained (I) is less than or equal to the Conservation Threshold (E), then J = Area of Forest Above Conservation Threshold (G) x 1<br>L. Total Reforestation Required L = J + K<br>M. Total Afforestation Required<br>If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then M = Afforestation Threshold (D) - Existing Forest Cover (F) | J = 0<br>K = 0<br>L = 0<br>M = 0.19 ac |
| Total Planting Requirement    | N = L + M  | N = 0.19 ac                            |
| Forest Conservation Worksheet |  | C:1                                    |

### GENERAL NOTES

1. THIS SITE IS ZONED BCE, BUSINESS CORRIDOR ENHANCEMENT.
2. THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM DEED OF RECORD FOR PARCEL 2 OF THE PREMISES, RECORDED IN LIBER 3943, FOLIO 110.
3. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM GPS OBSERVATIONS TAKEN ON APRIL 3-5, 2023 AND ARE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (GEOID 12a).
4. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON SEPTEMBER 25, 2023.
5. NO REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.
6. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY HOWARD G. MCILVRIED, PLS OF MDM SURVEYORS & ENGINEERS, LLC BASED ON FIELD WORK DONE FOR SURVEY ON APRIL 3-5, 2023.
7. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
8. THIS SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. THIS SITE IS LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOCATED FOR SEDIMENT, WHICH IS AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY, OTHER TMDLS EXIST FOR THIS WATER BODY, INCLUDING FECAL COLIFORM BACTERIA, NITROGEN (NUTRIENTS), PHOSPHORUS (NUTRIENTS) AND PCB'S.
9. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
10. THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED ON A REVIEW OF THE LIVING RESOURCES GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICE, MARYLAND DEPARTMENT OF NATURAL RESOURCES. THE PARCEL IS LOCATED IN THE MD AMPHIBIAN REPTILE ATLAS GRID #1412.
11. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
12. THERE ARE NO SPECIMEN, CHAMPION AND/OR HISTORIC TREES LOCATED ON THE PROPERTY.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT. THERE ARE NO HISTORIC SITES OR RESOURCES ON OR ADJACENT TO THE PROPERTY.
14. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHAEOLOGICAL RESOURCES AND A PHASE I ARCHAEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
15. MARLBORO CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. CHRISTIANA CLAY IS NOT FOUND TO OCCUR WITHIN THE VICINITY OF THIS PROPERTY. SITE SOILS INCLUDE URBAN LAND.

### SOIL AND SLOPE INFORMATION

| MAP UNIT SYMBOL | MAP UNIT NAME | K-FACTOR (EROSION FACTORS) | HYDRIC RATING   | HYDROLOGIC SOIL GROUP RATING | DRAINAGE CLASS |
|-----------------|---------------|----------------------------|-----------------|------------------------------|----------------|
| U2              | URBAN LAND    | Kw<br>NOT RATED            | Kf<br>NOT RATED | NOT HYDRIC (0%)              | D<br>NOT RATED |

### PLANT LIST

| SYMBOL | QTY. | KEY | BOTANICAL/COMMON NAME         | SIZE                     | ROOT TYPE | REMARKS                           |
|--------|------|-----|-------------------------------|--------------------------|-----------|-----------------------------------|
|        | 5    | AR  | ACER RUBRUM 'RED SUNSET'      | 3" CAL. MIN. OR 12' HGT. | B & B     | SHADE TREE<br>NATIVE SPECIES      |
|        | 3    | TA  | TILIA AMERICANA               | 3" CAL. MIN. OR 12' HGT. | B & B     | SHADE TREE<br>NATIVE SPECIES      |
|        | 6    | QP  | QUERCUS PALUSTRIS             | 3" CAL. MIN. OR 12' HGT. | B & B     | SHADE TREE<br>NATIVE SPECIES      |
|        | 4    | CB  | CARPINUS BETULUS 'FASTIGIATA' | 3" CAL. MIN. OR 12' HGT. | B & B     | MINOR SHADE TREE<br>STREET TREE   |
|        | 6    | MV  | MAGNOLIA VIRGINIANA           | 2" CAL. MIN.             | B & B     | ORNAMENTAL TREE<br>NATIVE SPECIES |
|        | 19   | TO  | THUJA OCCIDENTALIS NIGRA      | MIN. 4" @ PLANTING       | B & B     | EVERGREEN TREE<br>NATIVE SPECIES  |
|        | 15   | AG  | ABELIA GRANDIFLORA            | 24" MIN. @ PLANTING      | 3 GAL.    | DECIDUOUS SHRUB                   |
|        | 15   | VA  | VIBURNUM ACERIFOLIUM          | 24" MIN. @ PLANTING      | 3 GAL.    | DECIDUOUS SHRUB<br>NATIVE SPECIES |
|        | 20   | WV  | WEIGELA 'VICTORIA'            | 24" MIN. @ PLANTING      | 3 GAL.    | DECIDUOUS SHRUB                   |
|        | 22   | KL  | KALMIA LATIFOLIA              | 24" MIN. @ PLANTING      | 3 GAL.    | EVERGREEN SHRUB<br>NATIVE SPECIES |
|        | 21   | PJ  | PIERIS JAPONICA               | 24" MIN. @ PLANTING      | 3 GAL.    | EVERGREEN SHRUB                   |

Owner / Developer:  
**AutoZone Inc.**  
123 South Front Street, 3rd Floor  
Memphis, Tennessee 38103  
Tel: (901) 495-8709 Fax: (901) 495-8969  
For Bidding & Contractor Information Contact:  
F.W. Dodge Plan Room Tel: (615) 884-1017

**MDM**  
SURVEYORS & ENGINEERS, PLLC  
Surveyors • Engineers • Site Planners  
1550 Shady Grove Road, Suite 100  
Wheat Ridge, PA 15086  
Ph: (724) 934-2810 Fax: (724) 934-2811  
www.mdmllc.com

PREPARED FOR:  
**AutoZone** STORE DEVELOPMENT  
Store No.: 5884  
1942 WEST STREET  
CITY OF ANNAPOLIS, COUNTY OF ANNE ARUNDEL  
STATE OF MARYLAND  
FOREST CONSERVATION PLAN

SCALE: 1"=20'-0"

### REVISIONS

1.  
2.  
DRAFTSMAN: CWT  
CHECKED BY: ESD

DATE  
7-15-2024

QUALIFIED PROFESSIONAL CERTIFICATION  
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL  
AND THE ENVIRONMENTAL TECHNICAL MANUAL  
SIGNED: *James H. Hines*  
JAMES HINES, LICENSED FORESTER  
20 NORTH BEAUMONT STREET  
CATONSVILLE, MD 21228  
DATE: 11/02/2024  
EMAIL: jhines@gmail.com

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