

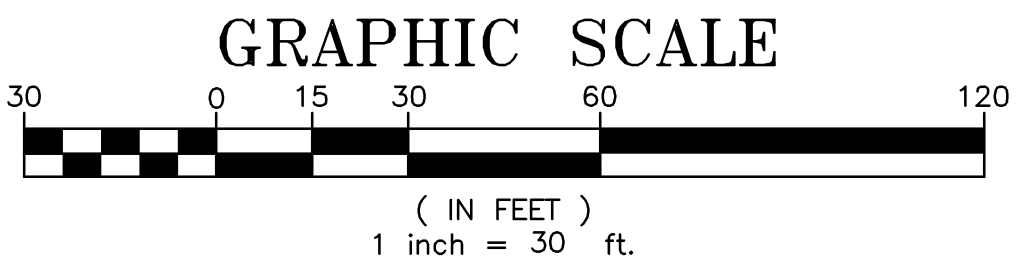
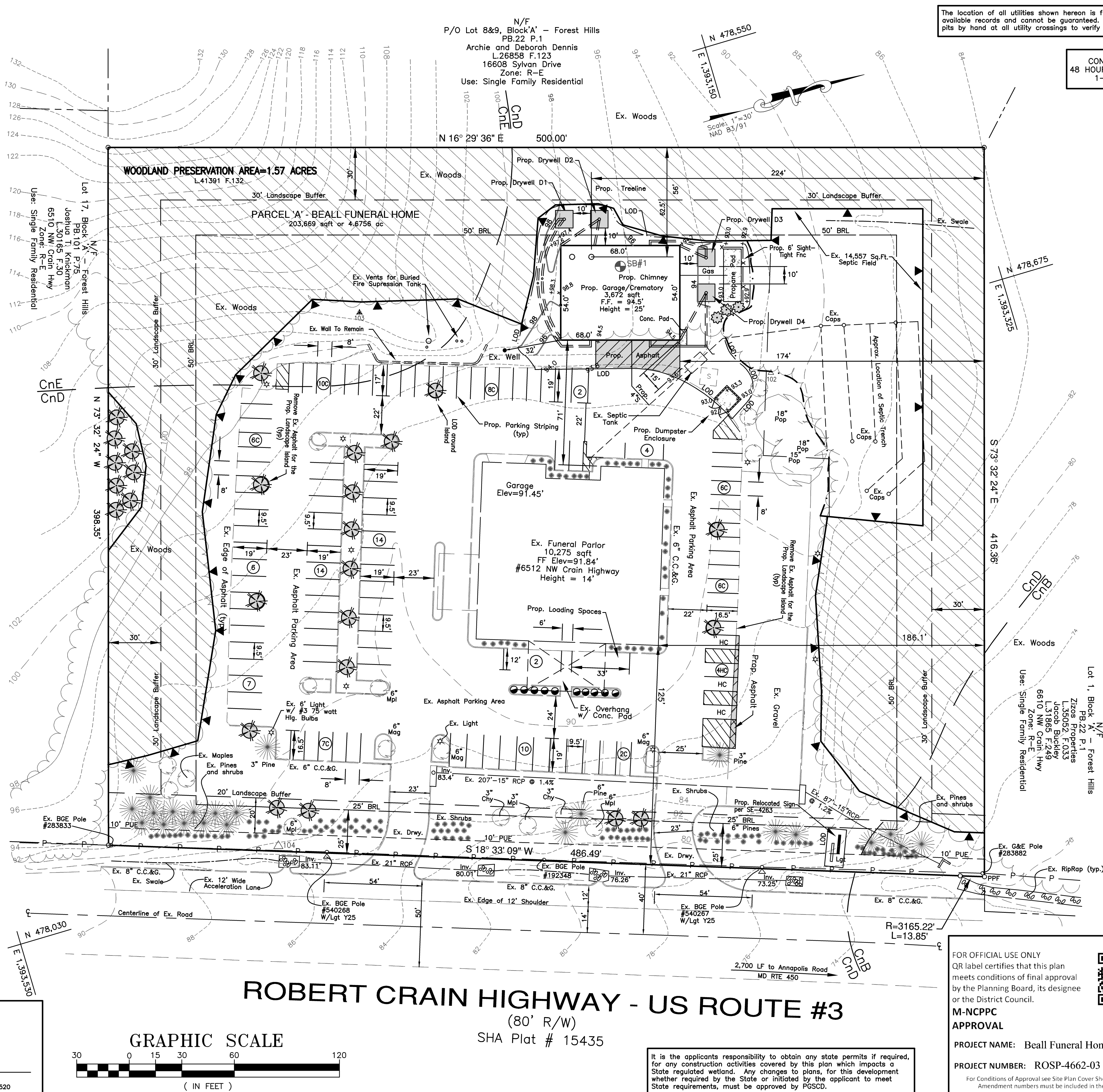
SITE STATISTICS	TOTAL
Gross Tract Area	4.68 ac
Existing 100yr Floodplain	0.00 ac
Net Tract Area	4.68 ac
Existing Woodland in the Floodplain	0.00 ac
Existing Woodland Net Tract	4.43 ac
Existing Woodland Total	4.43 ac
Existing PMA	0.00 ac
Regulated Streams (L.F. of Centerline)	0.00 ft

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-E
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	38 E-4
Administrative	WSSC Grid (Sheet 20)	209NE14
Administrative	Policy Analysis Zone (PAZ)	N/A
Administrative	Planning Area (Plan Area)	71A Bowie
Administrative	Election District (ED)	7-Queen Anne
Administrative	Councilmanic District (CD)	4-Todd Turner
Administrative	General Plan 2002 Tier (Tier)	Rural
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1152
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2375

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING WOODLINE	
PROPOSED LOD	
PROPOSED SPOT ELEVATIONS	
EXISTING DECIDUOUS TREE	
EXISTING EVERGREEN TREE	
EXISTING SHRUB	
EXISTING SOIL BOUNDARIES	
PROP. CURB AND GUTTER	
WOODLAND PRESERVATION	
WOODLAND RETAINED	
TREE PROTECTION SIGN	
PROPOSED SHADE TREE	
PROPOSED ASPHALT	

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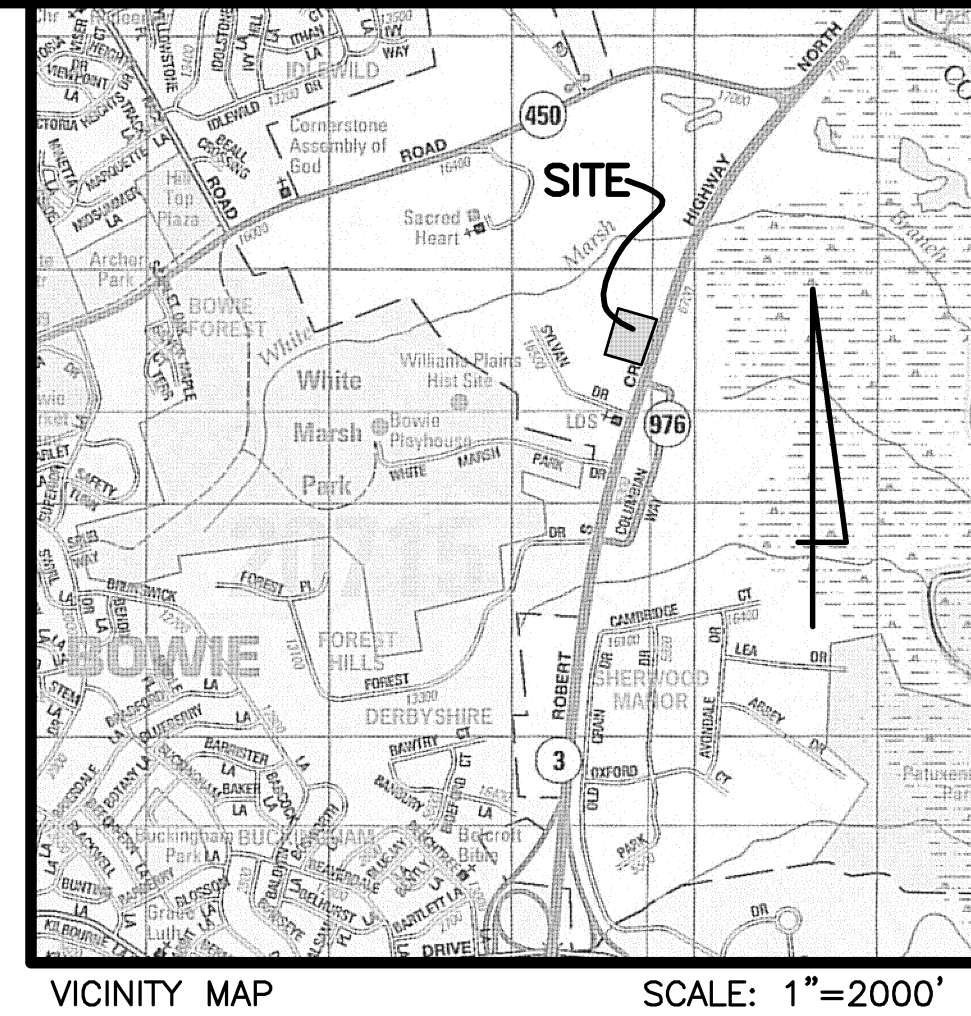
TYPE 2 TREE CONSERVATION PLAN  
CERTIFIED BY:   
DATE: 5-23-18  
Michael S. Nagy  
Register Maryland Landscape Arch. #520



ROBERT CRAIN HIGHWAY - US ROUTE #3  
(80' R/W)  
SHA Plat # 15435

It is the applicant's responsibility to obtain any state permits if required, for any construction activities covered by this plan which impacts a State regulated wetland. Any changes to plans, for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGSCD.

FOR OFFICIAL USE ONLY  
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.  
M-NCPPC  
APPROVAL  
PROJECT NAME: Beall Funeral Home  
PROJECT NUMBER: ROSP-4662-03  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number.



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1) Zone	R-E	4.68		
2) Gross Tract	0.00			
3) Floodplain	0.00			
4) Previously Dedicated Land	0.00			
5) Net Tract (NTA)	4.68	0.00	0.00	
6) TCP Number				
7) Property Description or Subdivision Name	Beall Funeral Home	Revision #	2	
8) Is this site subject to the 1989 or 1991 Ordinance	Y			
9) Is this site subject to the 1991 Ordinance	Y			
10) Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11) Is this one (1) single family lot? (Y or N)	N			
12) Are there prior TCP approvals which include a	Y			
13) combination of this lot? (Y or N)	N			
14) Is any portion of the property in a WC Bank? (Y or N)	N			
15) Break-even Point (preservation) =	1.82	acres		
16) Clearing permitted w/o reforestation =	2.81	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
17) Existing Woodland	4.43	1.17		
18) Woodland Conservation Threshold (WCT) =	25.00%	1.17		
19) Smaller of 17 or 18	1.17			
20) Woodland above WCT	3.26			
21) Woodland cleared	2.86	0.00	0.00	
22) Woodland cleared above WCT (smaller of 18 or 17)	2.86			
23) Clearing above WCT (0.25 - 1) replacement requirement	0.72			
24) Woodland cleared below WCT	0.00			
25) Clearing below WCT (2-1 replacement requirement)	0.00			
26) Aforestation Required	Threshold (AFT) =	20.00%	0.00	
27) Off-site WCA being provided on this property	0.00			
28) Woodland Conservation Required	1.88	acres		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29) Woodland Preservation	1.57			
30) Aforestation / Reforestation	0.00	Bond amount:	\$	
31) Natural Regeneration	0.00			
32) Landscape Credits	0.00			
33) Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00			
34) Forest Enhancement Credit (Area * 25)	0.00			
35) Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36) Area approved for fee-in-lieu	0.00			
37) Off-site Woodland Conservation Credits Required	0.00			
38) Off-site WCA (preservation) being provided on this property	0.00			
39) Off-site WCA (aforestation) being provided on this property	0.00			
40) Woodland Conservation Provided	1.88	acres		
41) Area of woodland not cleared	1.57	acres		
42) Net tract woodland retained not part of requirements:	0.00	acres		
43) 100-footplain woodland retained	0.00	acres		
44) On-site woodland conservation provided	1.57	acres		
45) On site woodland conservation alternatives provided	0.00	acres		
46) On-site woodland retained not credited	0.00	acres		
47) Prepared by:  Date: 5-23-18				
*** The "Existing Woodland" is based upon the original Woodland approved under the TCP approved in 1988.				
*** The "Woodland Cleared" is based upon the original woodland cleared (4.43 acres) and the area cleared under this Revision (0.17 acres); however, since the original clearing, 0.18 acres of woodland has naturally regenerated. Therefore, 0.18 acres is removed from the original quantity of clearing. Please Note, this revision is the third (3rd) revision to the Tree Conservation; the second revision to the site did not occur and is ignored.				

Property Owner's Awareness Certificate  
I, Thomas P. Zizos hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TCP2) and that I understand the requirements as set forth in this TCP2.  
  
Thomas P. Zizos  
(Managing Member of Zizos Properties)  
Date: 5-11-18

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL				
Approved by	Date	DRD #	Reason for Revision	
00 John Markovich	2/2/1998	N/A	Reduction of Gar./ reduced woodland cleared	
01 Megan K. Reiser	4/10/2009	N/A	Different Gar. and grading/reduced woodland cleared	
02 Megan K. Reiser	6/6/2011	SE-4662	Remove Chapel and Parking/reduced woodland cleared	
03	11/14/2018	SE-4662-03	add garage and crematory, reduce gfa	
04				
05				
06				
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 41391 Folio 132. Revisions to this TCP2 may require a revision to the recorded easement.				

DATE	REVISION
6-23-17	Reduce Development to Garage and Crematory Construction
5-11-18	Address Envir. Comments
5-23-18	Address Envir. Comments



**Landesign**  
ENGINEERS \* SURVEYORS \* PLANNERS  
2905 MITCHELLVILLE ROAD SUITE NO. 111  
BOWIE, MARYLAND 20716  
(301) 249-8802

OWNER/DEVELOPER  
Zizos Properties, LLC  
6512 NW Crain Hwy  
Bowie, Maryland 20715  
301-805-5544  
Attn: Tom Zizos

TYPE II TREE CONSERVATION PLAN

Parcel 'A'  
**BEALL FUNERAL HOME**  
6512 N.W. Crain Highway  
Plat Book: VJ 183 Plat: 72  
Queen Anne (7th) Election District  
Prince George's County, Maryland

DATE: JUNE, 2017	SCALE: 1"=30'
DESIGN BY: JF	DRAWN BY: JF/DH
CHECKED BY: JF	SHEET No: 1 of 2
FIELD BOOK: 135	JOB No: 07-017



TYPE II TREE  
CONSERVATION PLAN  
NOTES

- This plan is submitted to fulfill the woodland conservation requirements for ROSP 4662-03. If ROSP 4662-03 expires, then this TCP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance or grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the rural tier (Environmental Strategy Area 3) and is zoned R-E.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is adjacent to a roadway classified as arterial or higher (Maryland Route 3).
- This plan is grandfathered under CB-27-2010, Section 25-117(g).
- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP II.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPF's) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the County Inspector, installation of the TPF's may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

REMOVAL OF HAZARDOUS  
TREES OR LIMBS BY  
DEVELOPERS OR BUILDERS

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the County as dead, dying or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a certified arborist or licensed tree expert to believe that the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the County Inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a certified arborist or licensed tree expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage. If corrective pruning may alleviate a hazardous condition, the certified arborist or a licensed tree expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II TCP on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-552-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas but not part of the Woodland Conservation requirements offer all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

OFF-SITE CONSERVATION NOTE:

Though no off-site woodland conservation is required by this plan, prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the Land Records of Prince George's County, Maryland. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

FEE-IN-LIEU NOTE:

All required fee-in-lieu payments shall be made to the Woodland Conservation Fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

POST DEVELOPMENT NOTES

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

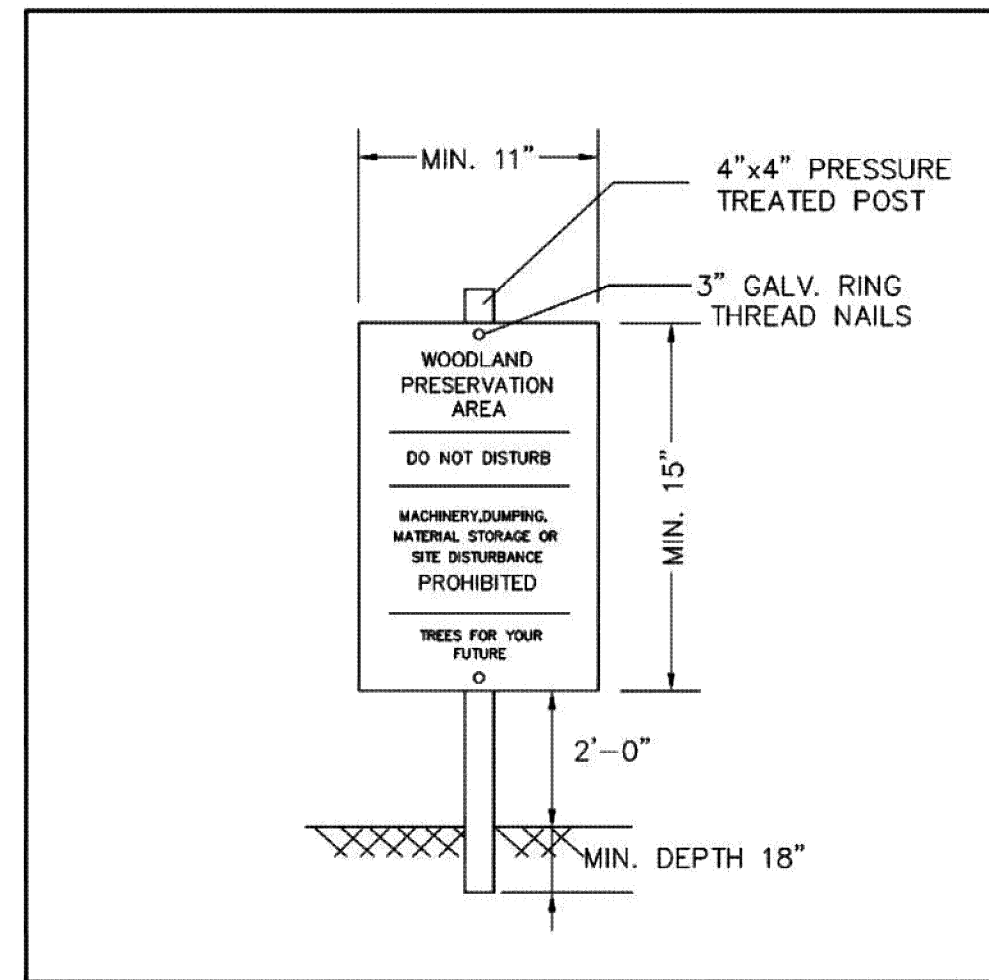
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.

- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

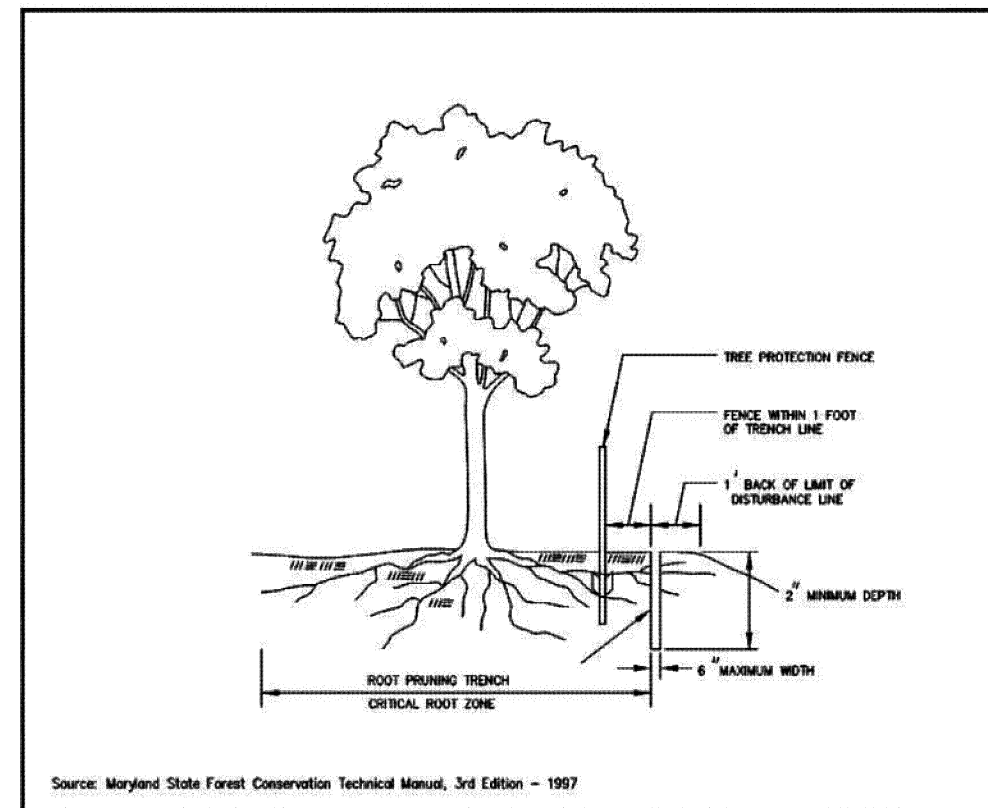
- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.



NOTES:

- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- SIGNS SHOULD BE PROPERLY MAINTAINED.
- AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
- SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
- SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
- LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
- SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

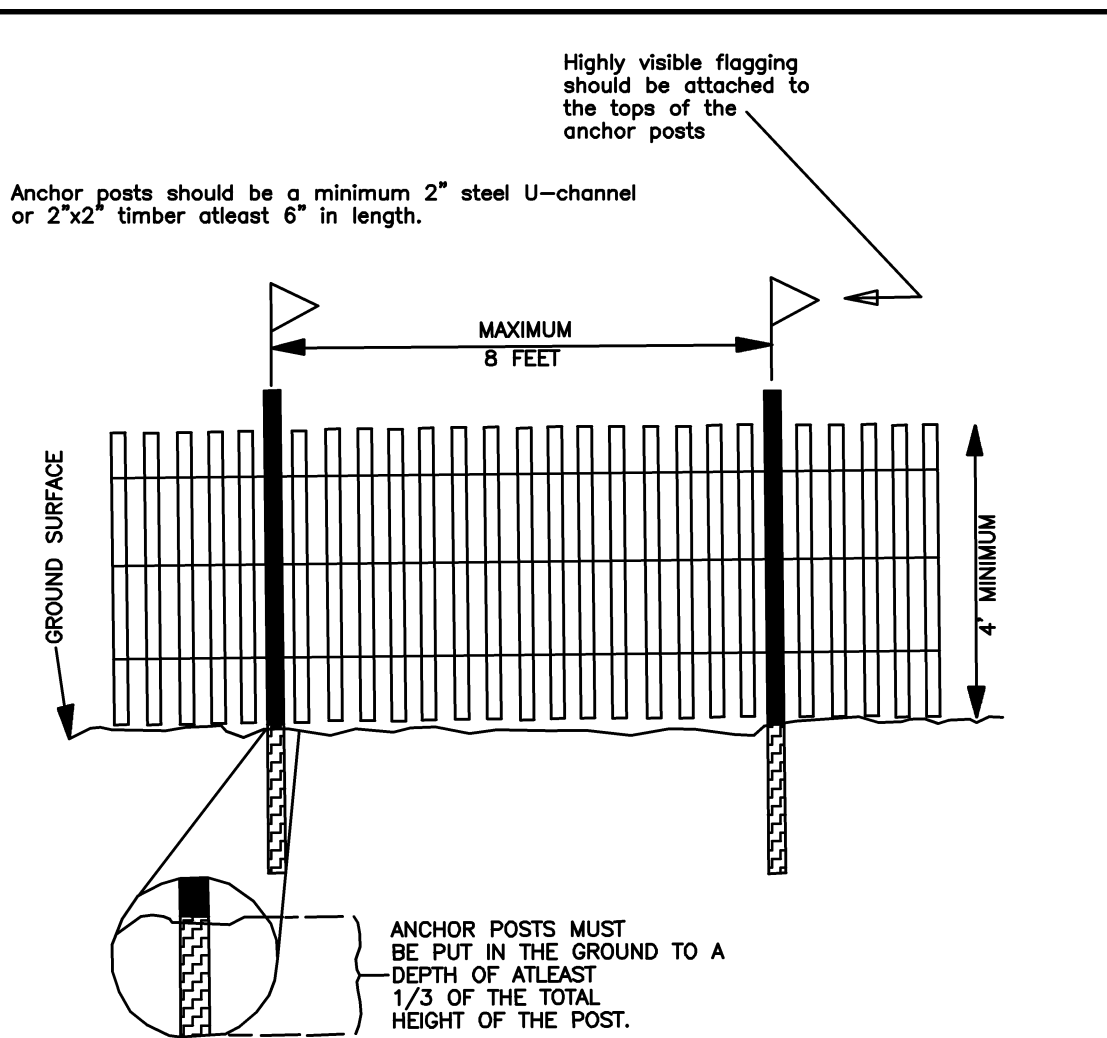


Source: Maryland State Forest Conservation Technical Manual, 3rd Edition - 1997

NOTES:

- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
- EXACT LOCATION OF TRENCHING SHOULD BE IDENTIFIED.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
- ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING



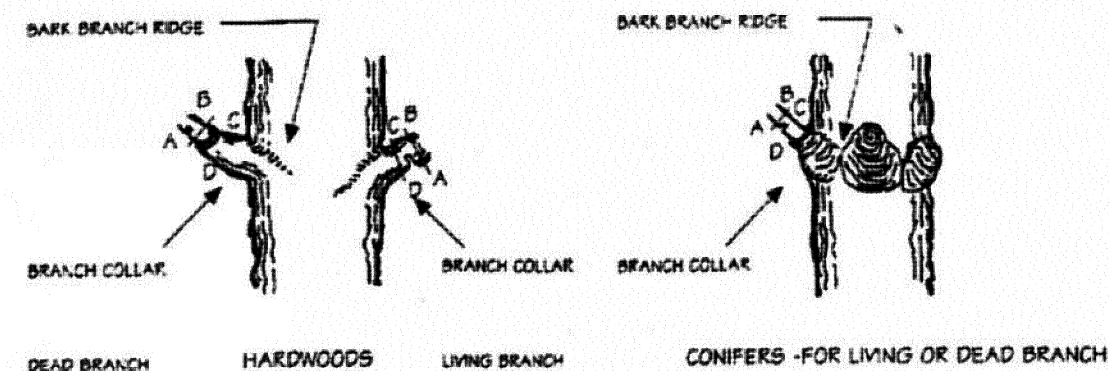
GENERAL NOTES

- LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TCP.
- THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
- ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
- FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS.

TREE PROTECTION DEVICE  
(TEMPORARY)

TPD-G  
OPTION 2

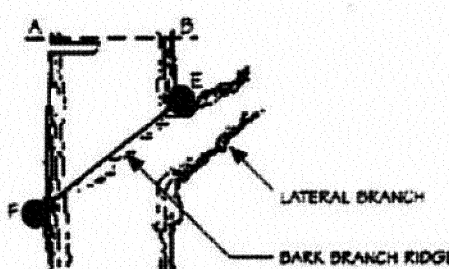
Pruning a Branch



Notes:

- Remove branch weight by undercutting at A and remove limb by cutting through at AB.
- Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
- If D is difficult to find on hardwoods, angle of CD to trunk should be the reflective angle of the bark branch ridge to the trunk.
- Only prune at specified times.
- Remove no more than 30% of crown at one time.

Pruning a Leader to Reduce Size



Notes:

- Remove top weight by undercutting at A and remove limb by cutting through AB.
- Remove stub at EF parallel to the bark branch ridge.
- Only prune at specified times.
- No more than 30% of crown to be removed at one time.
- Diameter of lateral branch should be no less than 30% of the diameter of the leader.

Source: Fairfax County, Virginia/Vegetation Preservation & Planting, January 1986

Tree Pruning

CONTACT "MISS UTILITY"  
48 HOURS PRIOR TO TRENCHING  
1-800-257-7777

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The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact locations.

It is the applicants responsibility to obtain any state permits if required, for any construction activities covered by this plan which impacts a State regulated wetland. Any changes to plans, for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGSCD.

DATE	REVISION
7-15-16	Removal of the proposed chapel use and
-	Crematory Construction
5-11-18	Address Envir. Comments
5-23-18	Address Envir. Comments



**Landesign**  
ENGINEERS \* SURVEYORS \* PLANNERS  
2905 MITCHELLVILLE ROAD SUITE NO. 111  
BOWIE, MARYLAND 20716  
(301) 249-8802

OWNER/DEVELOPER

Zizos Properties, LLC  
6512 NW Crain Hwy  
Bowie, Maryland 20715  
301-805-5544  
Attn: Tom Zizos

TYPE II TREE CONSERVATION PLAN  
NOTES

Parcel 'A'  
**BEALL FUNERAL HOME**  
6512 N.W. Crain Highway  
Plat Book: VJ 183 Plat: 72  
Queen Anne (7th) Election District  
Prince George's County, Maryland

DATE: JUNE, 2017

SCALE: 1"=30'

DESIGN BY: JF

DRAWN BY: JF/DH

CHECKED BY: JF

SHEET No: 2 of 2

FIELD BOOK: 135

JOB No: 07-017

FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



M-NCPPC  
APPROVAL

PROJECT NAME: Beall Funeral Home

PROJECT NUMBER: ROSP-4662-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number