

GENERAL NOTES

PROJECT NAME: 7600 NORTHERN AVE
EXISTING ZONING: RR
EXISTING USE: RESIDENTIAL - SINGLE FAMILY
NUMBER OF PARCEL: 2
APPLICANT: FREDY O. GIRON
PROPERTY LOCATION: 7600 NORTHERN AVE, GLENN DALE, MD 20769

DEVELOPMENT DATA
1. PROPOSED USE OF PROPERTY: SINGLE-FAMILY RESIDENCE
2. MINIMUM LOT SIZE: 0.46 A.C. OR 20,000 S.F.
3. MAXIMUM LOT COVERAGE: 25%
4. MINIMUM SETBACK:
a. FRONT: 25'
b. SIDE: 8'
c. REAR: 20'
5. LOT WIDTH:
a. 80' AT FRONT BUILDING LINE
b. 70' AT FRONT STREET LINE
6. MAXIMUM BUILDING HEIGHT: 40'
a. PROPOSED HEIGHT: 16'

UTILITY NOTES
1. SWM CONCEPT NUMBER: 33445-2024
2. WATER/SEWER SERVICE CATEGORY: W-3,S-3
3. PROPOSED WATER/SEWER SERVICE: W-3,S-3

SITE INVENTORY INFORMATION
1. TAX MAP GRID: 03681
2. 200 SHEET NO: 210NE09
3. AVIATION POLICY AREA: N/A
4. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: N/A
5. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: N/A
6. CHESAPEAKE BAY CRITICAL AREA OVERLAY WITHIN THE SITE: N/A
7. STREAMS AND WETLANDS WITHIN THE SITE: YES
8. TOPOGRAPHY SURVEY PREPARED BY: CDDI

PARCEL AREA STATEMENT: PARCEL 14 & 16
1. NET TRACT AREA: 64,674 S.F. OR 1.4847 AC.
ROAD DEDICATION: 4,104 S.F. OR 0.0942 AC.
GROSS TRACT AREA: 68,778 S.F. OR 1.579 AC.
2. DISTURBED AREA: 0.37 AC.
3. PROPOSED LOT COVERAGE: 14.9%

Table B-2. Site Statistics Table

Site Statistics	Total ¹
Gross tract area	1.58 ac.
Existing 100-year floodplain	0.76 ac.
Net tract area	0.82 ac.
Existing woodland in the floodplain	0.73 ac.
Existing woodland net tract	0.35 ac.
Existing woodland total	1.08 ac.
Existing PMA	1.02 ac.
Regulated streams (linear feet of centerline)	525 lin. ft.
Riparian (wooded) buffer up to 300 feet wide ²	1.08 ac.

¹Figures are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.

²Acres of onsite woodland up to 300 feet measured from the stream centerline or from the top of bank on both sides of all regulated stream.

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RR
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMS)	3681
Administrative	WSSC Grid (Sheet 20)	210NE09
Administrative	Planning Area (Plan Area)	70
Administrative	Election District (ED)	14
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy	Established Communities
Administrative	Police District	II
Administrative	Joint Base Andrews Land Use Control Area (JBA/LUCArea USAF)	N/A

¹If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

LEGEND

	TREE LINE
	LIMIT OF DISTURBANCE
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	REGULATED STREAM (CENTERLINE)
	TEMPORARY TREE PROTECTION FENCE
	COMAR 50-FOOT STREAM BUFFER
	WOODLAND PRESERVED-NOT CREDITED (WP-NC)
	WOODLAND RETAINED-ASSUMED CLEARED (WP-AC)
	EX. ASPH. TO BE REMOVED
	EX. ASPH. TO REMAIN

WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 3 = 0.04 AC.

WOODLAND RETAINED-ASSUMED CLEARED(WP-AC): AREA 2 = 0.01 AC

WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 1 = 0.02 AC.

WOODLAND RETAINED-ASSUMED CLEARED(WP-AC): AREA 1 = 0.09 AC

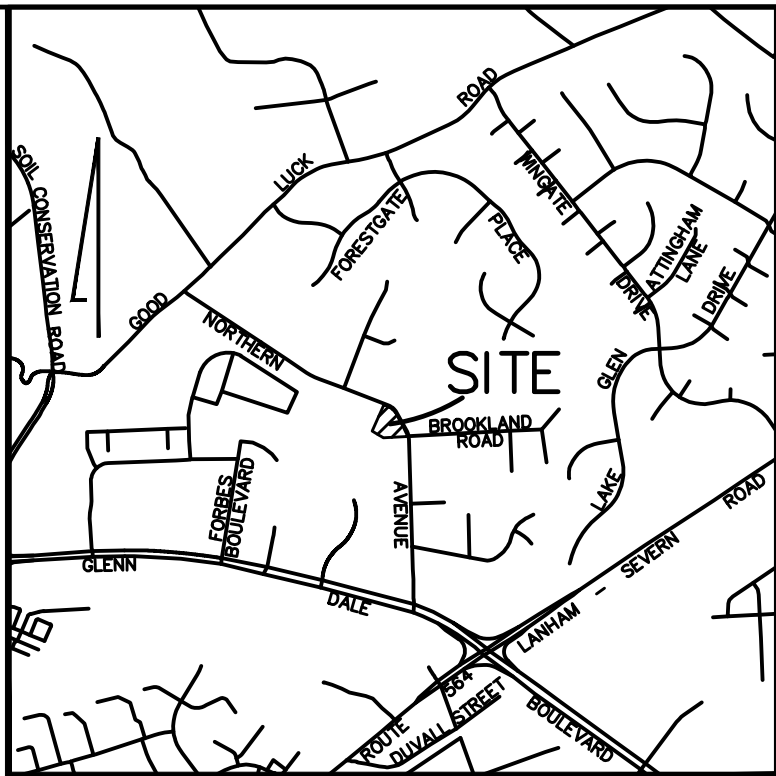
WOODLAND RETAINED/NOT CREDITED TOWARD ANY REQUIREMENTS(WR-NC): AREA 2 = 0.18 AC.

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

OWNERS/APPLICANT:

FREDY O. GIRON
FREDY'S TOUCH ELEGANT CONSTRUCTION LLC
FREDYGIRON18@YAHOO.COM
(410)-940-7001

WOODLAND CONSERVATION SUMMARY TABLE (TCP 2)												
Lot/Parcel #	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
Parcel 14	1.04	0.74	0.30	0.32	0.71	0.10	0.00	-	0.00	0.00	0.22	0.10
Parcel 16	0.54	0.02	0.52	0.03	0.02	0.01	0.00	-	0.00	0.00	0.02	0.00
ROW DEDICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
TOTAL ACRES:	1.58	0.76	0.82	0.35	0.73	0.11	0.00	0.00	0.00	0.00	0.24	0.10



VICINITY MAP
SCALE: 1"=2000'

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments	Disposition
1	Pink Oak	<i>Quercus palustris</i>	42	Poor	Damaged bark by borers, numerous dead/broken scaffold branches	To be saved
2	Silver Maple	<i>Acer saccharinum</i>	32	Fair	crown dieback, poor form in crown, damaged trunk.	To be saved
3	Sweet Gum	<i>Liquidambar styraciflua</i>	34	Poor	crown dieback, poor form in crown, damaged trunk, hollow trunk	To be saved
4*	Chestnut Oak	<i>Quercus prinus</i>	36	Good	crown dieback	To be saved

*-tree located offsite, size and condition estimated

Property Owners Awareness Certificate

I/ We Fredy Giron hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner or Owners Representative [Signature] Date 4-22-24

I/ We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: [Signature] 09-05-2024
MILTON M. PEREZ DATE

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

Prince George's County Planning Department, M-NCPPC				
Environmental Planning Section				
TREE CONSERVATION PLAN APPROVAL				
TCP2-019-2024				
Approved by	Date	DRD #	Reason for Revision	
00 <u>Christina Mendi</u>	10/8/2024	N/A	N/A	
01				
02				
03				
04				
05				
06				

REVISIONS

DATE: OCT., 2023
DWN. RC CHECKED MT

SCALE: 1" = 30'

PROJECT/FILE NO. 23-057

SHEET NO. 1 OF 2

7600 NORTHERN AVE

PARCEL 14 & 16

BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD

TREE CONSERVATION
PLAN 2-019-2024
COVER SHEET

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

